



PUBLIC WORKS DEPARTMENT  
#303-840-9546

**Permit Type:** Residential Curb Chase Drain

**Chase Drain Application and Sidewalk Drainage Information:**

Chase Drain Applications can be submitted to the Town for review for managing nuisance water on sidewalks. Before submitting the application form, please read the following important troubleshooting facts and information related to excessive water, ice and algae growth concerns:

- It is important to note that new subdivisions typically experience excessive water over sidewalks due to higher irrigation needs during the sod and landscaping establishment period. There have been many cases in Town where chase drains were installed in new subdivisions and are no longer functioning as originally intended (dry).
- In the summer, follow recommended watering guidelines and restrictions imposed by your water provider. Eliminating overwatering is one of the easiest ways to eliminate excess water over the sidewalk and it will save you money on your water bill. Water runoff from grassy areas also carries fertilizer which contributes to algae growth on sidewalks if they are continually wet.
- Make sure sump pump and roof drain discharges are located outside of the backfill zone and in accordance with Town Building Codes.
- Avoid burying downspouts and sump pump pipes. If burying is necessary, ensure they daylight outside of the backfill zone and are not susceptible to clogging.
- Do not grade drainage swales within the foundation backfill zone if at all possible.
- Do not place trees, berms, sidewalks or other improvements within the drainage swales around your home. These swales are designed to ensure surface drainage properly flows around your home foundation.
- Make sure the ground slopes away from foundation walls (10% minimum) for the first 10 feet or property line.
- Do not combine roof drain downspouts with sump pump discharge pipes.
- Shovel snow from sidewalks and driveways onto lawns to reduce ice buildup in the street and sidewalks.
- Property owners are responsible for ensuring proper maintenance of sidewalk (*Municipal Code Chapter 10.01.050*).
- All chase drains must be installed in accordance with Town Standards. Property owners who elect to install a chase drain through a private contractor must obtain a Town Right-of-Way permit and use the Town Standard Chase Drain Details.

**Permit Information:**

**Fee:** There is a fee of \$1,000 (payable to “Town of Parker”) with the approval of the application. Once the fee and application are submitted and approved, the sidewalk curb chase will be added to the Town’s yearly concrete replacement contract.

**Note:** All applications received after March 1<sup>st</sup> may not be processed for installation until the following year.

Please add a description of approximate location for requested installation (EG.-10’ west of west side of driveway) and attach a sketch of the lot and the requested/proposed location. The Town will not install sidewalk curb chase until the streets have been accepted for maintenance following the warranty period.

**Additional Information:**

1. The property owner is required to abide by current Town code as it relates to sidewalk maintenance which shall include chase drains.
2. Repair/Replacement of damaged chase drains due to actions and/or neglect of the property owner may be the responsibility of the property owner.
3. Installation of a chase drain is the desire of the property owner to address a nuisance water issue only and the property owner acknowledges that the grading and drainage patterns of private lots that allow water to flow overland to the Right-of-Way is correct.