



**MEETING OF THE BOARD OF COUNTY COMMISSIONERS  
BOULDER COUNTY  
AGENDA**

**Thursday, April 3, 2025, 9:00 a.m.**

**Thursday, April 3, 2025, 1:30 p.m.**

**Third Floor Hearing Room**

**County Court House**

**1325 Pearl Street, Boulder**

This agenda is subject to change. Please call ahead to confirm an item of interest (303-441-3500). In-person meetings are held in the Third Floor Hearing Room, County Courthouse, 1325 Pearl Street, Boulder. Public comments are taken at meetings designated as Public Hearings. Meetings and hearings on this agenda are open to the public.

**Boulder County wants to ensure that everyone has equal access to our programs, activities, and services. To request an Americans with Disability Act (ADA) accommodation, please email [ADA@bouldercounty.gov](mailto:ADA@bouldercounty.gov), or call 303-441-1386. Submit your request as early as possible, and no later than two business days before the event.**

To view a two-week forecast agenda of the commissioners' schedule, visit the Commissioners' [Advance Agenda](#).

**All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join through Zoom or in-person at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder. The commissioners retain the right to switch all hearings and meetings to in-person only instead of hybrid if technical difficulties arise. To sign up for in-person public comment, please use the link in this agenda for each respective hearing. There will also be a kiosk located in the lobby of the 3rd Floor to sign up for in-person public comment. For questions regarding in-person hearings call 303-441-3500.**

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Pages

1. **Call to Order**
2. **9:00 a.m. Public Comment Session**
  - **Virtual Attendee Link for April 3 General Public Comment Session**
  - **Call-in information: 1-833-568-8864, Webinar ID: 160 425 2382**
  - **Registration Required**

- **In-Person Comment Registration for April 3 General Public Comment Session**

**2.a Public Comment Session**

This meeting will be to take public comment for any matter not being discussed in another current public hearing process. Each speaker (up to 10 people) will be able to give public comment to the commissioners for 3 minutes each. No pooled speaking is available for this meeting. Participants will not be able to screen-share but can bring printed materials in person. Public comments and applicable attachments can always be emailed to the commissioners at [commissioners@bouldercounty.gov](mailto:commissioners@bouldercounty.gov).

- **Action Requested: Public testimony – no action taken**
- **Staff Contact: Brianna Barber**
- **Location: Hybrid (Hearing Room and Zoom Webinar)**

**3. 1:30 p.m. Public Hearing**

- **Virtual Attendee Link for Commissioners' April 3 Afternoon Session**
- **Call-in information: 1-833-568-8864, Webinar ID: 160 790 8916**
- **Registration Required**
- **In-Person Comment Registration for Commissioners' April 3 Afternoon Session**

**3.a Community Planning & Permitting Docket SPR-24-0026: Berg Additions**

3

Call-up of Director’s Determination of SPR-24-0026 for Site Plan Review to construct one basement addition and one above-grade addition for a total residential floor area of 7,494 sq. ft. where the presumptive size maximum is 8,541 sq. ft. The application was submitted by Gary Berg (applicant/property owner) and Steve Dodd & Buffy Andrews C/O Dodd Studio (agents). The subject property is in the Estate Residential (ER) zoning district at 175 Bellevue Drive, Section 6, Township 1S, Range 70W.

There will be opportunities for live virtual and in-person public comment, and written comments can be emailed to [planner@bouldercounty.gov](mailto:planner@bouldercounty.gov). Information regarding how to participate will be available on the [Berg Additions docket webpage](#).

- **Action Requested: Decision**
- **Presenter(s): Sam Walker, Community Planning & Permitting (In Person), Gary Berg, Applicant/Property Owner (In Person), and Steve Dodd c/o Dodd Studio, Agent (In Person).**





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • www.BoulderCounty.gov

## BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

April 3, 2025 at 1:30 p.m.

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join **through Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

**This hearing was previously scheduled for February 27, 2025, but was tabled. A new attachment (Attachment D) has been added with additional public comments received after the previous staff recommendation was issued.**

### PUBLIC HEARING

**STAFF PLANNER:** Sam Walker

### STAFF RECOMMENDATION REGARDING:

#### Commissioners' Call-up of SPR-24-0026: Berg Additions

**Proposal:** ORIGINAL: Site Plan Review to construct three basement additions for a total residential floor area of 8,299 sq. ft. where the presumptive size maximum is 8,312 sq. ft.

APPROVED: Site Plan Review to construct one basement addition and one above-grade addition for a total residential floor area of 7,494 sq. ft. where the presumptive size maximum is 8,541 sq. ft.

**Location:** 175 Bellevue Drive, in Section 06, Township 1S, Range 70.

**Zoning:** Estate Residential (ER) Zoning District

**Applicant:** Buffy Andrews & Steve Dodd (Dodd — Studio)

**Owner:** Gary Berg

### STAFF RECOMMENDATION:

Staff recommend that the Board of County Commissioners uphold the Director's determination for SPR-24-0026 Berg Additions.

### PACKET CONTENTS:

Item	Pages
Staff Memo	1 – 3
Determination Letter Packet (Attachment A)	A1 – A139
Public Comments (Attachment B)	B1 – B35
SPRW-22-0024 Berg Additions Determination Letter Packet (Attachment C)	C1 – C61
Comments Received After February 27, 2025 (Attachment D)	D1 – D6

Claire Levy County Commissioner    Marta Loachamin County Commissioner    Ashley Stolzmann County Commissioner

## **SUMMARY AND RECOMMENDATION**

On January 2, 2025, the Community Planning & Permitting Department (CPP) issued a Determination Letter conditionally approving docket *SPR-24-0026 Berg Additions*, an application for Site Plan Review (SPR) to construct a 642-square-foot basement addition and a 431-square-foot above-grade addition for a total residential floor area of 7,494 square feet (after deconstruction of 414 square feet of the existing basement level), where the presumed compatible size for the defined neighborhood is 8,541 sq. ft. The Board of County Commissioners (BOCC) authorized a call-up of the Director's determination for review before the board pursuant to Art. 4-809 of the Land Use Code. At the January 28, 2025 BOCC Business Meeting, the BOCC voted unanimously to ratify the call-up and hold a public hearing for the proposal.

## **DISCUSSION**

The existing residence on the property was originally constructed in 1966, and appears to have remained relatively unchanged until 2018 when an internal remodel without the addition of any floor area was permitted by the County under BP-18-0073. Following the 2018 building permit, the property owners submitted a 2019 application for Limited Impact Special Review to permit establishment of a Historic Accessory Dwelling on the parcel (LU-19-0014 Berg – Historic Accessory Dwelling Unit and New Residence). Prior to the issuance of a staff recommendation or the public hearing, LU-19-0014 was tabled indefinitely in July of 2019 and no further action has taken place.

In 2022, County staff issued BP-21-0384 for a new “Studio/Home Office Structure” on the subject parcel, referred to in this recommendation and the attached Determination for SPR-24-0026 as the “detached studio.” Construction of the detached studio did not require planning review (such as Site Plan Review) prior to permitting because the proposal did not meet any of the thresholds for development review described in Art. 4-802.A of the Land Use Code (“the Code”). At the time that BP-21-0384 was issued to construct the detached studio, the subject parcel was below the presumed compatible size for the defined neighborhood (avoiding the threshold described in 4-802.A.2, which requires Site Plan Review for proposals that would exceed 125% of the median floor area for the defined neighborhood). The detached studio was also proposed at a resulting size of 996 square feet, which would not cause the residential floor area on the parcel to exceed the presumed compatible size but would fall below the threshold described in Art. 4-802.A.3 which requires Site Plan Review for “Any cumulative increase in floor area of more than 1,000 square feet on a parcel over that existing as of September 8, 1998.” At the time of the subject review, the detached studio was under active construction.

Following the issuance of BP-21-0384 for the detached studio, the owners submitted an application for Site Plan Review Waiver (SPRW-22-0024 Berg Additions) to permit construction of an 804-square-foot main level addition to the existing residence. This proposal was approved by staff, and a building permit (BP-23-1128) was issued for the approved addition in 2024. The Determination Letter packet for SPRW-22-0024 is included with this recommendation as Attachment C. At the time of the subject review this addition was also under active construction.

The subject application originally proposed a partial deconstruction of the existing basement level below the main residence, and three subsequent additions to existing structures on the subject parcel. The proposed additions included an above-grade attached garage addition to the north side of the original residence, a below-grade, walk-out basement addition below the main-level addition approved through SPRW-22-0024, and a below-grade, walk-out basement addition to the existing detached studio building. Both proposed basement-level additions would involve the conversion of existing crawlspace areas into living space by increasing the floor-to-ceiling height and adding windows and doors that opened to the east-facing walkout exterior.

During the course of the application review, CPP staff expressed concern that the additions as

originally proposed would increase the visual impacts of the already highly visible development on site and therefore conflict with SPR Standard 10. In response, the applicant submitted revised plans that primarily relied on new plantings to mitigate visual impacts. Staff found that the revised plans were adequate to mitigate the visual impacts of both proposed main residence additions, but would not adequately mitigate the increased visual impacts of the proposed addition to the detached studio. As such, the Determination approved only the two additions to the main residence and did not approve the detached studio basement addition. (Note: vegetation can be used to mitigate visual impact but cannot be used as a way to overcome the size presumption. In this case, however, the total floor area proposed is less than the presumed compatible size for the neighborhood.)

Following the issuance of the Determination, CPP staff received one comment expressing general support for the proposal and 17 comments expressing concerns. Attachment B includes the full text of all public comments received by staff. Concerns expressed by commenters are briefly summarized below:

- The proposal will pose a significant visual impact to the surroundings, including nearby public open space and private property.
- Construction on the top of the slope will destabilize it.
- Construction will inhibit quiet enjoyment of the surrounding properties and disturb wildlife.
- Approval of the proposal conflicts with the City of Boulder’s “Blue Line,” which restricts provision of municipal water service to properties higher than 5,750 feet above sea level.
- Public notice for the proposal was not adequate.
- The proposal was approved without a public hearing.

In response to the some of the concerns raised in public comments, staff note that the application was appropriately noticed according to the requirements described in Article 4-805 of the Land Use Code, and that Site Plan Review applications do not require a public hearing for approval unless the Determination is appealed by the applicant or, as in this case, the Determination is called up by the BOCC pursuant to Article 4-809 of the Land Use Code.

During the January 28, 2025 BOCC Business meeting where the call-up was considered, the BOCC requested that staff clarify whether or not the reviewed project included a proposal to establish an accessory dwelling unit (ADU). Staff note that the reviewed and approved proposal did not include an ADU, but that the previously-described LU-19-0014 proposed establishment of an ADU on the property in approximately the same location as the detached studio, and several floorplans submitted as part of the application review showed cooking and bathing facilities in the proposed lower level addition to the detached accessory structure; these would not be allowed without approval through Limited Impact Special Use Review.

The Director’s determination prohibited the conversion of the existing crawlspace below the detached accessory structure into residential floor area; if the BOCC instead approves the additional floor area below the detached structure, the applicants could convert it into residential floor area but would need to apply for a Limited Impact Special Use Review for an ADU to permit installation of cooking or bathing facilities in the converted area (or in the structure in general). ADUs are only allowed in limited circumstances under the current code: Agricultural Worker Units, Historic Units, Family Care Units, and Disaster Recovery Units (see Article 4-516.H of the Code).

Staff recommend that the uphold the Director’s Determination for *SPR-24-0026 Berg Additions* as described in the attached Determination Letter packet.



# Community Planning & Permitting

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**Claire Levy** County Commissioner

**Marta Loachamin** County Commissioner

**Ashley Stolzmann** County  
 Commissioner

1/2/2025

Buffy Andrews  
 1301 Walnut St  
 Suite 101  
 Boulder, CO 80302

Steve Dodd  
 1301 Walnut Street Suite 101  
 Boulder, CO 80302

Gary Berg  
 175 Bellevue Drive  
 Boulder, CO 80302

Dear Applicant(s):

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County CPP Director has Approved with Conditions the site plan for the following, effective January 2, 2025.

**Docket: SPR-24-0026 Berg Additions**

**Request:** ORIGINAL: Site Plan Review to construct three basement additions for a total residential floor area of 8,299 sq. ft. where the presumptive size maximum is 8,312 sq. ft.  
 APPROVED: Site Plan Review to construct one basement addition and one above-grade addition for a total residential floor area of 7,479 sq. ft. where the presumptive size maximum is 8,541 sq. ft.

**Location:** 175 BELLEVUE DRIVE

**Zoning:** Estate Residential

**Applicant:** Buffy Andrews

This is a Conditional Approval made by the CPP Director, and is not final until a 14-day referral period has transpired. During the next 14 days, the Board of County Commissioners (BOCC) may choose to call this docket up for a public hearing. If no hearing is required, this letter will serve as the final determination. Building, grading and access permits will be subject to any and all conditions of approval.

If the BOCC should decide to modify the CPP Director's approval, or determines that further review is necessary, a public hearing will be held. Upon completion of the public hearing and approval by the BOCC, if a building, grading or access permit has been applied for, it will continue in the process and permits may be issued subject to any and all conditions of approval.

In the event that you wish to appeal any conditions of the CPP Director's determination, you are entitled to appeal the determination to the BOCC. You must file an appeal for this purpose with the CPP Department in writing no later than 14 days after the date of this letter. If an appeal is requested, the BOCC will review the CPP Director's determination at a public meeting.

Please be aware that the attached Conditions of Approval become final if the docket is not called up by the BOCC at the end of the 14-day review period. There are no other administrative means to appeal. If you wish to resubmit information with regards to complying with any of the attached Conditions of Approval, and have this information reviewed for approval by staff prior to the end of the 14-day review period, your submissions must be received by the office no later than 10 days from the date of this letter.

Site Plan Review approval is valid for three years from the date of this letter although any changes in County regulations could affect the proposal prior to application for a building permit. In order to be issued a building permit, the project must comply with all policies and regulations in effect at the time of permit application.

A Building Permit cannot be issued for this project until the applicable conditions above have been met. Furthermore, a Certificate of Occupancy cannot be issued for this project until the applicable conditions above have been met. A SPR inspection will need to be scheduled with this department prior to the issuance of a Certificate of Occupancy. None of the conditions of approval will be waived or a Certificate of Occupancy issued for this project based upon the applicant's need to meet financial obligations (i.e., construction cost overruns or loan closing dates). Any future additions to the approved structure, regardless of size, will require SPR approval to amend this SPR.

The Public Notice sign must remain posted for 14 days after the date of this letter and then returned to the CPP Department in a timely manner after this date. Or, if your Site Plan Review application requires a public hearing, please return the sign after the final public hearing. We will begin processing a refund for the \$25 sign deposit when your sign is returned, and a check will be mailed to you within approximately 2 weeks.

Please carefully review the attached conditions of approval. Compliance with these conditions will be confirmed as is necessary throughout the process.

Sincerely,



Samuel Walker  
Planner II

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APPLICATION #: SPR-24-0026  
 APPLICANT: Berg Additions  
 PROJECT LOCATION: 175 Bellevue Drive  
 PROJECT SUMMARY: ORIGINAL: Site Plan Review to construct three basement additions for a total residential floor area of 8,299 sq. ft. where the presumptive size maximum is 8,312 sq. ft.  
 APPROVED: Site Plan Review to construct one basement addition and one above-grade addition for a total residential floor area of 7,494 sq. ft. where the presumptive size maximum is 8,541 sq. ft.

### CONDITIONS OF APPROVAL

Article 4-806 of the Land Use Code states that no Site Plan Review can be approved without compliance with the following standards. All site plan review applications shall be reviewed in accordance with the following standards which the Director has determined to be applicable based on the nature and extent of the proposed development. ***Only those standards applicable to this project are included in this list.***

1. ***To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:***
  - c. ***For applications outside of platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside, the defined neighborhood is the area within 1,500 feet from the applicable parcel. The neighborhood shall not include any parcels inside municipal boundaries, platted subdivisions with seven or more developed lots or the townsites of Allenspark, Eldora, Eldorado Springs, Raymond and Riverside.***

The applicable neighborhood for the subject parcel is the area within 1,500 feet from the parcel, excluding parcels inside municipal boundaries, platted subdivisions with seven or more developed lots, and any mapped townsites.
2. ***The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood.***
  - a. ***In determining size compatibility of residential structures within the defined neighborhood, it is presumed that structures of a size within the larger of a total residential floor area of either (1) 125% of the median residential floor area for that defined neighborhood or (2) of a total residential floor area of 1,500 square feet in the mapped townsites of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, or 2,500 square feet for all other areas of the County, are compatible with that neighborhood, subject also to a determination that the***

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*resulting size complies with the other Site Plan Review standards in this section 4-806.A.*

#### A. SIZE PRESUMPTION

The presumed compatible size of residential structures within the defined neighborhood (see Standard 1 above for the applicable neighborhood) is 8,541 square feet.

<b>Median (total residential floor area) in the defined neighborhood*</b>	7,633 square feet
<b>125% of the median residential floor area in the defined neighborhood</b>	8,541 square feet
<b>Total existing residential floor area on the subject parcel*</b>	6,820 square feet
<b>Total proposed residential floor area</b>	8,299 square feet

*\*Source: Boulder County Assessor's records, as verified by CPP staff for the subject parcel.*

#### B. APPROVED SIZE

<b>RESIDENTIAL FLOOR AREA*</b>	
<b>Total existing floor area on the subject parcel</b>	6,835 square feet
<b>Total existing floor area to be deconstructed</b>	414 square feet
<b>Approved NEW residential floor area</b>	Maximum 1,073 square feet
<b>TOTAL approved resulting residential floor area</b>	Maximum 7,494 square feet

*\*Residential Floor Area includes all attached and detached floor area on a parcel including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices, and workshops, excluding covered deck. Floor area does not include the area of any covered porch. Gazebos, carports, detached greenhouses and hoopouses up to a total combined size of 400 square feet are also exempt.*

The application materials indicate that there is currently 6,835 square feet of existing residential floor area on the parcel, including the following:

- 3,917-square-foot main residence (consisting of a 1,918-square-foot first floor and a 1,999-square-foot lower level)
- 956-square-foot detached garage
- 996-square-foot detached studio (BP-21-0384)
- 966-square-foot first floor addition (SPRW-22-0024/BP-23-1128).

Staff note that, in the above list, the calculated floor area for the residence and detached garage were taken from the applicants' plans, while the floor area for the detached studio

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and main-residence additions use calculations performed by County Permitting staff as part of the review for each listed permit.

414 square feet of existing basement areas below the western section of the main residence on-site will be deconstructed as a part of “Phase 3” site development. The applicants then propose to construct a 431-square-foot above-grade garage addition to the northern façade of the residence, convert 642 square feet of existing crawlspace below the southern section of the main residence into living area, and convert 1,026 square feet of existing crawlspace below the detached studio building into living area. As proposed, the total resulting residential floor area on the parcel would be 8,520 square feet.

However, Staff only supports portions of the proposed development. As described under Standard 10, below, the proposed additional floor area below the detached studio building would dramatically increase the visual impacts of the development, and as such cannot be approved.

Only the proposed above-grade garage and below-grade main residence additions are approved, because they are under the presumptive size limitation, their resulting size of 7,494 square feet is compatible with the general character of the defined neighborhood, and they will not increase the visual impacts of the overall development. The proposed additional floor area below the detached studio building is not approved.

3. ***The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure.***

#### **ACCESS REQUIREMENTS**

The subject property is accessed via Bellevue Drive, a City of Boulder owned right-of-way (ROW) via a paved, shared private driveway (aka Mesa Canyon Drive). Legal access has been demonstrated via the following easements:

- a. Reception No.'s: 00799876 recorded 12/24/1986, 90522297 recorded 1/7/1953, 90778274 recorded 3/2/1965, and 90778275 recorded 3/2/1965.
- b. A private drive within an existing access easement recorded 12/24/1986 at Rec. No. 00828316.

The evaluation signed and stamped by BEST Engineering titled “Asphalt Driveway Evaluation for 175 Bellevue Drive Project No. 24-1166” dated September 12, 2024, observed that the following actions should be taken to ensure the existing driveway continues to function safely and properly:

- a. Stabilizing the driveway with temporary surfacing measures, in areas of high-severity distress.
- b. Resetting the curb stones that have rotated or settled.
- c. Crack sealing on all longitudinal, transverse, and alligator cracks to prevent water ingress.

Staff will not require the post-construction pavement replacement as laid out in the BEST Engineering evaluation due to the limited scope of the proposal. However, staff strongly recommend that the full-depth removal and replacement of the driveway pavement



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occurs with the new asphalt section following all the recommendations laid out in item 5 from the BEST Engineering evaluation.

***At building permit***, submit revised plans showing measures a, b, and c as listed above in the appropriate areas as specified by the BEST Engineering evaluation.

***During construction***, all materials, machinery, dumpsters, and other items shall be staged on the subject property; worker vehicles must be parked on the subject property or along one side of the shared driveway in a manner that allows continued emergency access along the shared driveway during construction.

***At the final inspection***, the Community Planning & Permitting Department must verify that the access and driveway has been constructed to meet the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards and the BEST Engineering evaluation described above](#).

5. ***The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the 2003 Urban-Wildland Interface Code; NFPA / 80A, 299, 1231; 2003 International Fire Code; and the 2003 International Building Code.***

#### **WILDFIRE MITIGATION / TREE PRESERVATION REQUIREMENTS**

The proposed project is in Wildfire Zone 1 of unincorporated Boulder County and wildfire mitigation is required. The Boulder County wildfire mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

There are two paths for completing Boulder County's Defensible Space requirements: 1) Wildfire Partners Certificate or 2) Regulatory Wildfire Mitigation. Contact a Boulder County Wildfire Mitigation Specialist at 303-441-3926 to discuss these paths and associated steps.

***On Building Permit application***, select either the Wildfire Partners or the Regulatory Wildfire Mitigation path.

***Prior to issuance of any permits or removal of any trees***, a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking shall be completed. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created which will describe the wildfire mitigation requirements to be implemented. The defensible space marking will be designed in conjunction with the Tree Preservation Plan and Screening requirements outlined in Section 10 below. The Wildfire Partners Assessment report or the Wildfire Mitigation Plan will show the existing trees that are required to be preserved (noted on the site plan and marked on site) for visual screening, per Section 10 below.

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***Before scheduling rough inspections***, vegetation marked for removal must be cut and all slash, cuttings, and debris must be removed, properly disposed of, and inspected by the Boulder County Community Planning & Permitting Department. Community Planning & Permitting staff must confirm that the trees required to be preserved (noted on the approved defensible space plan and marked on site) remain on the property. The trees flagged with “Do Not Cut” tape shall not be removed without staff approval.

***At the time of final inspections***, all required items in the Wildfire Partners Assessment Report or Regulatory Wildfire Mitigation Plan are to be implemented, inspected by a Wildfire Mitigation Specialist, and approved. Staff must confirm that the trees required to be preserved (flagged with “Do Not Cut” tape, noted on approved defensible space plan) remain on the property.

Please refer to Section R327 of the Boulder County Building Code for Ignition-Resistant Construction requirements. See the referral from the Wildfire Mitigation Team for more information on the County’s wildfire mitigation requirements, including: site location, emergency water supply, and emergency vehicle access. See the referral from the Building Safety & Inspection Services Team for more information on the County’s Automatic Fire Sprinkler System requirement.

6. ***The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including but not limited to hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies.***

#### **DRAINAGE PLAN**

The applicant submitted new grading and drainage plans that encompass the entire site that include existing and proposed contours, flow lines, and drainage infrastructure. The applicant also provided updated earthwork volume calculations based on the revised engineered grading and drainage plan that encompasses all proposed work on the site. These documents are attached to this letter, and approved as proposed.

7. ***The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.***

#### **A. WILDLIFE SAFE FENCE**

Because this area serves as a mountain wildlife movement corridor, the following wildlife-safe specifications shall apply for any new fences:

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- a. Fences should be kept as close to the developed portion of the site as possible.
- b. They should be made from materials like woven wire or tightly strung, single-strand wire. Chain-link fencing is not permitted except for small kennels, since wildlife can be easily entangled in mesh fencing.
- c. Top and bottom wires must be smooth, with wire spacing at 16, 22, 28, and 40 inches from the ground. The bottom wire must be at least 16 inches from the ground for the passing of young animals. The top two wires must be 12 inches apart to reduce entanglement. Because fences over 40 inches high may be lethal, they are not permitted.

## **B. WEED CONTROL PLAN**

Weeds are invasive or noxious plant species. Site disturbances provide an opportunity for weeds to germinate and spread to neighboring properties, which include significant agricultural lands and public open space. The county-listed noxious weed, houndstongue, is on-site. Additionally, poison hemlock is on-site. This is not a county-regulated species, but it is noxious and extremely poisonous. A Weed Control Plan is required.

***Prior to issuance of building or grading permits***, submit two copies of a Weed Control Plan for review and approval by the Boulder County Community Planning & Permitting Department and the Parks and Open Space Department. The Weed Control Plan should identify what county listed noxious weeds are known to be on the property, their location, and the proposed method of weed control. For assistance in the development of this plan please contact the County's weed management coordinator at 303-678-6110 or the CSU Weed Extension Agent at 303-776-4865. This plan may be combined with the Revegetation and Erosion Control Plan described under Standard 12, below.

## **C. REMOVAL OF RUSSIAN OLIVE TREES**

Because Russian olive trees are a state-listed noxious weed, the Community Planning & Permitting Department strongly recommends they be cut down, and their stumps immediately treated with a systemic herbicide. Downed trees should be chipped or removed from the parcel. Alternatively the trees may remain standing if they are killed using a basal bark herbicide treatment. Please contact the Boulder County Weed Coordinator at 303-678-6110 for recommended removal methods, or for assistance.

9. ***The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.***

The proposed basement conversions were reviewed and approved by the Historic Preservation Advisory Board on March 11, 2024.

10. ***The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area. Development shall avoid***

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*prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.*

- b. For development anywhere in the unincorporated areas of the county, mitigation of visual impact may include changing structure location, reducing or relocating windows and glazing to minimize visibility, reducing structure height, changing structure orientation, requiring exterior color and materials that blend into the natural environment, and/or lighting requirements to reduce visibility at night.*

	<b>APPROVED</b>
<b>Location:</b>	As shown on the site plan dated 04/01/2024 and staked in the field (Note: The proposed basement level addition in the detached studio is not approved)
<b>Elevations:</b>	As shown in the revised submittal materials dated 11/05/2024 (Note: The proposed basement level addition in the detached studio is not approved)
<b>Height:</b>	Approximately 14' 6" from existing grade (attached garage)
<b>Exterior Materials:</b>	As shown in the application materials
<b>Exterior Colors:</b>	As shown in the application materials

The application materials propose the deconstruction of approximately 414 square feet of the existing basement level under the main residence on-site. A 431-square-foot attached garage addition will then be made to the north façade of the existing residence, a 642-square-foot walk-out basement level addition will be added under the south wing of the residence, and a 1,026-square-foot walk-out basement addition will be constructed under the detached studio building.

Staff have limited visual impact concerns related to the proposed main residence additions described above. The attached garage will be located behind the crest of the hill, and the submitted elevations only show windows in the form of a glass garage door, which faces inward to the property and away from the prominent view to the east. A supplemental landscaping plan submitted by the applicants also shows vegetative screening which will further break up the mass of the addition. The proposal to add visible floor area to the basement level of the residence is similarly mitigated because it will not increase the massing of the structure. Although there will be additional windows in the lower-level addition that will face toward the prominent eastern view, they will be partially shielded by landscaping, set back under the proposed main-level decking to limit reflectivity, and will be located behind the crest of the slope from most viewpoints.



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The proposed basement-level addition to the detached studio, however, is of great visual impact concern. The existing studio structure is located prominently at the top of an east-facing slope and is visible from the public road immediately downslope, many areas within the City of Boulder, and a broad swath of the eastern plains (as shown in Figures 1, 2, and 3 below).



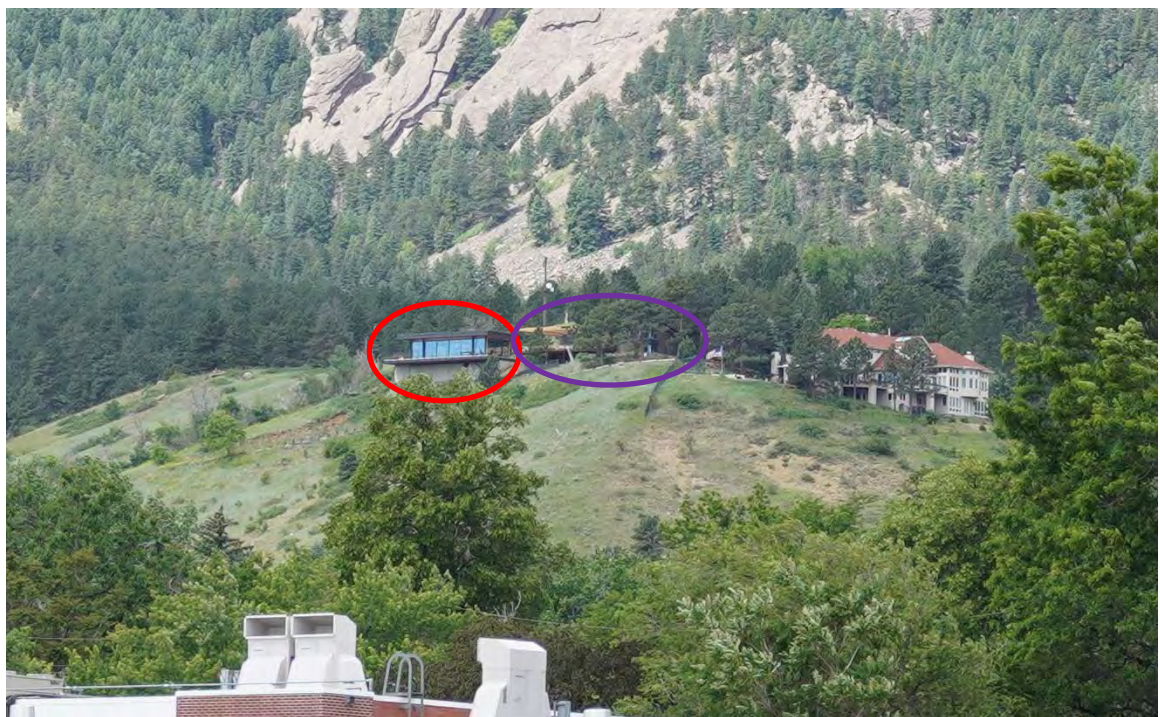
*Figure 1: Staff site photo, taken facing west and upslope from Bellevue Drive. Detached studio circled in red, south wing of existing residence circled in purple.*



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*Figure 2: Staff site photo, taken facing west from Broadway within the City of Boulder. Detached studio circled in red, existing residence circled in purple.*



*Figure 3: 100% crop of Figure 2 image, detached studio circled in red, existing residence circled in purple.*

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The proposed addition will only increase the visual impacts of the structure due to the necessity of incorporating egress windows into areas designed for habitation, which will contribute to even greater reflectivity during the day and lantern effect at night. In contrast to the main structure additions, the addition to the studio building will not be set back from the crest of the slope, and staff do not find that the landscape plan proposed by the applicants is sufficient to mitigate its visual impacts.

Therefore, while the proposed main-residence additions are approved, the proposed basement-level addition to the detached studio is denied.

*At building permit*, the submitted plans must only show the approved additions to the main residence, including the 431-square-foot attached garage and 642-square-foot basement addition, as well as the deconstruction of 414 square feet of the existing basement. A permit will not be issued for any new floor area attached to the detached studio building.

#### **A. LANDSCAPE AND SCREENING REQUIREMENTS**

Because of this site's visible location and lack of visual buffering, landscaping is required. During the application review, the applicants submitted supplemental planting and tree removal plans, developed in consultation with the County Wildfire Mitigation Team, to illustrate proposed vegetative screening intended to minimize the visual impacts of the proposal while allowing for appropriate on-site wildfire mitigation. These plans, dated November 06, 2024 (and attached to this letter), are approved as proposed.

*At building permit*, the approved Landscape and Screening Plan shall be included as part of the building plan set required at the time of permit application.

*At the time of final inspection*, the full installation of the approved Landscape and Screening Plan must be inspected and approved by the Community Planning & Permitting Department.

#### **B. EXTERIOR COLORS**

The application materials indicate that the attached garage addition will use standing-seam metal siding and membrane roofing, while the approved basement addition will use a mixture of stucco, concrete, and tan brick siding with metal fascia. These materials are intended to match the exterior colors and materials of the existing residence, and are approved as proposed. To minimize the visual impacts of the development, all exterior colors and materials must use a matte, non-reflective finish.

*At building permit*, one set of digital exterior color and material samples must be included with the building plan set required at permit application.

*At the final inspection*, the Community Planning & Permitting Department must inspect and verify that the approved color and material samples are used on the new structure.

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### C. EXTERIOR LIGHTING

The locations and types of exterior lighting fixtures were not provided in the application. Given the visible position in the landscape and rural character of the area, lighting has the potential to cause negative visual impacts. In order to minimize adverse visual impacts, exterior lighting fixtures shall be limited to:

- a. Only one ceiling or wall mounted fixture is permitted for each exterior entrance.
- b. No landscape lighting is permitted.
- c. No driveway lighting is permitted.

***Prior to issuance of building permits***, a proposed lighting plan must be submitted to the Community Planning & Permitting Department for review and approval. Down lighting is required, and all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. The lighting plan must indicate the location of all exterior fixtures on the site and structure, and must include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures. The lighting plan shall be included as part of the building plan set required at the time of permit application.

***At the final inspection***, the full installation of the approved lighting plan must be inspected and approved by the Community Planning & Permitting Department.

11. ***The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, over-sized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use.***

### A. LOCATION

The locations of the attached garage and main-residence basement additions shown on the site plan dated 04/01/2024 and staked in the field are approved as proposed.

### B. EARTHWORK AND GRADING

The following earthwork and grading requirements are approved.

<b>Foundational Earthwork:</b> (exempt from 500 cubic yards threshold)	24 cubic yards cut and 10 cubic yards backfill
<b>Other Earthwork:</b>	87 cubic yards cut and 146 cubic yards fill for site grading and previously-approved improvements to the driveway

### C. GRADING NARRATIVE

Per the attached referral response submitted by the Development Review Team – Access & Engineering, the applicant submitted new grading and drainage plans that encompass the whole site.



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- a. The applicant submitted a new earthwork and grading worksheet that accounts for all of the improvements across the entire site.
- b. The applicant referenced plans that were approved with BP-21-0384 that clearly show all relevant information regarding the retaining walls.
- c. The applicant referenced plans that were approved with BP-21-0384, and there is a condition on this building permit in Accela that approves the emergency turnaround location.
- d. The applicant submitted new signed and sealed engineered plans that show the removal and relocation of the on-site water treatment system (OWTS).

These plans are approved as proposed.

#### **D. UTILITIES**

To minimize disturbances to the site, all utility service lines shall be routed underground (see [Article 7-1200](#) of the Land Use Code) and should be located in areas already disturbed or proposed to be disturbed (e.g., along driveway).

*Prior to issuance of building and grading permits*, submit to the Community Planning & Permitting Department for review and approval a plan depicting the routing of all utility services. The utility routing plan shall be included as part of the building plan set required at the time of permit application.

*At the time of building inspections*, full installation of the utilities per the approved plan must be inspected and confirmed by the Community Planning & Permitting Department.

#### **E. RETAINING WALLS**

The revised plans show potential future grading and retaining walls in the proposed relocation of the OWTS. Retaining walls or series of walls greater than four feet in height, as measured from the bottom of the footer to the top of the wall, require building permits for construction.

*At building permit*, submit all relevant grading plans for the proposed location of the OWTS that include the height of any retaining walls used in this area. If they are greater than four feet in height, wall details must be designed and stamped by a qualified Colorado-licensed professional engineer.

12. *Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area.*

#### **A. REVEGETATION AND WEED CONTROL PLAN**

Supplemental submittals by the applicant included proposed landscaping and revegetation, but do not show all areas that might be disturbed by construction, weed control methods, or erosion control measures. A Revegetation and Weed Control Plan is required that includes: native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging and soil stockpiling areas, driveway, utility lines, and septic system),

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locations of silt fence or erosion control logs down slope of all disturbed areas, and matting requirements on steeper slopes where necessary; and the mapping of county-listed, noxious weed species on the entire parcel, with their intended control techniques specified. The county-listed noxious weed, houndstongue, is on-site. Additionally, poison hemlock is on-site. This is not a county-regulated species, but it is noxious and extremely poisonous.

***Prior to issuance of building or grading permits***, submit to the Community Planning & Permitting Department for review and approval one copy of a Revegetation & Weed Control Plan (see [Revegetation Page](#) for info and examples).

***At the time of final inspection***, the full installation of the approved Revegetation & Weed Control Plan must be inspected and approved by the Community Planning & Permitting Department. All areas of exposed soil must be revegetated. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account must be provided to assure completion of revegetation. What is considered “adequate revegetation” is influenced by the amount of site disturbance, potential for significant erosion (steep slopes), and visibility. In all cases some level of germination and growth is required. Note that areas of disturbance not included on the site plan are still subject to reseeded.

## **B. EROSION CONTROL**

A silt barrier must be installed down slope of all disturbed areas prior to construction and maintained throughout the construction process until revegetation has been established. Silt barrier construction shall be in accordance with the Colorado Storm Water regulations (see our [silt barrier](#) handout). If any surface water is channeled around or through the disturbed areas, anchored straw bale barriers shall also be installed to filter and slow channeled flow.

A construction fence must be installed downslope of the construction site (but upslope of the erosion control measures) to prevent construction debris/ material from falling downslope and protect the shared driveway and residences downhill from the site.

***Prior to issuance of building or grading permits***, details regarding the placement and construction of required erosion control measures must be submitted to, and approved by, the Community Planning & Permitting Department. The placement and profile of the silt fence may be shown on the Revegetation and Weed Control Plan. Erosion control measures must be installed before construction commences and remain in place until vegetation is sufficiently established on the disturbed soil.

***Prior to any grading or site disturbance***, the silt barrier location and materials must be installed as required per the approved plans.

***At the time of the footing foundation inspection and all subsequent inspections***, the Community Planning & Permitting Department must confirm the silt barrier location and materials have been installed as required per the approved plans. Any other areas on site are subject to installation of silt fences, if needed.

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15. ***The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.***

As conditioned this proposal will be consistent with the Comprehensive Plan, intergovernmental agreements, and this Code.

**ADDITIONAL REQUIREMENTS AND INFORMATION:**

**BUILDING PERMITS:** A building permit, plan review and inspections approvals are required for the proposed addition. Please refer to the county's adopted 2015 editions of the International Codes and code amendments.

**SPRINKLER REQUIREMENTS:** According to R313.2.1 of the currently adopted 2015 Boulder County Building Code this addition triggers the requirement for an automatic residential fire sprinkler system to be installed throughout the home. This system shall be designed and installed in accordance with NFPA 13D or IRC Section P2904.

*R313.2.1 Additions to existing one- and two-family dwellings. An automatic residential fire sprinkler system shall be installed throughout existing one- and twofamily dwellings with additions when the sum of the total floor area of the addition plus the existing oneand two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling. Exceptions: 1. One-time additions not exceeding 200 square feet in floor area, and 2. Carport additions which are exempt from the definition of "Residential Floor Area" in Section 18-189D of the Boulder County Land Use Code.*

**BUILDSMART:** (A HERS rating is required for this project) Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.

**DESIGN WIND AND SNOW LOADS:** The design wind and snow loads for the property are 165 mph (Vult) and 45 psf, respectively.

**IGNITION-RESISTANT CONSTRUCTION AND DEFENSIBLE SPACE:** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.

**ELECTRIC VEHICLE CHARGING OUTLET:** Boulder County Building Code requires:

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- a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125- volt receptacle outlet required for each car space by NEC Section 210.52(G)(1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
  - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
  - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
  - iii. Electrical conduit to allow ease of future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet.

**TRANSFERABLE DEVELOPMENT CREDITS (TDC) REQUIREMENTS:**

Boulder County's TDC program, effective August 8, 2008, requires that, in general, homeowners who wish to build residences with floor areas greater than 6,000 square feet in unincorporated Boulder County purchase TDC Certificates. Please be aware that it appears four development credits would be required for this proposed project. The actual number of development credits necessary will be determined during the building permit review, once the exact square footage of your project is calculated. The number of development credits you need to purchase will be based on the total residential floor area on your parcel, including the proposed project and all other existing residential floor area. The TDC Clearinghouse will provide you with information on Boulder County's new TDC program, help you to obtain TDC Certificates for sale or purchase, and facilitate the market for TDCs. See <https://www.bouldercounty.org/property-and-land/land-use/planning/transferable-development-credits-tdc/marketplace/> for more information.

**PUBLIC HEALTH ONSITE WASTEWATER TREATMENT SYSTEM**

**REQUIREMENTS:** Boulder County Public Health (BCPH) issued a repair permit for the installation of an absorption bed system on 6/30/2020. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 2-bedroom house and accessory structure. BCPH has not issued final approval of the OWTS to date.

The proposed site plan includes addition of a bedroom and bathroom on the lower level of the existing accessory structure. This renovation would qualify the structure as an Accessory Dwelling Unit (ADU) and would exceed the capacity of the existing OWTS. Upgrading the existing OWTS will be necessary.

The site plan review indicates the applicant's intent to replace the existing OWTS to accommodate the new garage and the proposed ADU.

The owner or their agent (e.g., contractor) must apply for an OWTS permit, and the OWTS permit must be issued prior to installation and before a building permit can be obtained. The OWTS must be installed, inspected, and approved before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning and Permitting (CP&P).

The OWTS permit must be issued prior to installation and before a building permit can be obtained. The OWTS components must be installed, inspected, and approved before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning and Permitting (CP&P).

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Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
 303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

**MEMO TO:** County Health and Parks Departments, FPD  
**FROM:** Sam Walker, Planner II  
**DATE:** May 31, 2024  
**RE:** Site Plan Review application SPR-24-0026

**Docket SPR-24-0026: Berg Additions**

**Request:** Site Plan Review to construct three basement additions for a total residential floor area of 8,299 sq. ft. where the presumptive size maximum is 8,312 sq. ft.

**Location:** 175 Bellevue Drive, Section 6, Township 1S, Range 70W

**Zoning:** Estate Residential (ER) Zoning District

**Owner/**

**Applicant:** Gary Berg

**Agent:** Steve Dodd

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to [planner@bouldercounty.gov](mailto:planner@bouldercounty.gov). All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 720-564-2738 or email [swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov) to request more information.

Please return responses by **June 19, 2024**.

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

Agency or Address \_\_\_\_\_

Date \_\_\_\_\_





## Boulder County Land Use Department

Courthouse Annex Building  
2045 13th Street • PO Box 471 • Boulder, Colorado 80302  
Phone: 303-441-3930  
Email: [planner@bouldercounty.org](mailto:planner@bouldercounty.org)  
Web: [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)  
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.  
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

## Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Modification of Site Plan Review	<input type="checkbox"/> Road Name Change	<input type="checkbox"/> Special Use (Oil & Gas development)	
<input type="checkbox"/> Correction Plat	<input type="checkbox"/> Modification of Special Use	<input type="checkbox"/> Road/Easement Vacation	<input type="checkbox"/> State Interest Review (1041)	
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision Exemption	
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Site Plan Review Waiver	<input type="checkbox"/> Variance	
<input type="checkbox"/> Limited Impact Special Use	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Other:	
<input type="checkbox"/> Limited Impact Special Use Waiver		<input type="checkbox"/> Special Use/SSDP		
<input type="checkbox"/> Location and Extent				
Location(s)/Street Address(es) 175 Bellevue Drive				
Boulder, CO 80302				
Subdivision Name TR,NBR 101-103, 105, 107, 109, 170				
Lot(s)	Block(s)	Section(s)	Township(s)	Range(s)
Area in Acres 4.64	Existing Zoning ER	Existing Use of Property Single Family Residence		Number of Proposed Lots 1
Proposed Water Supply Cisterns		Proposed Sewage Disposal Method Septic		


### Applicants:

Applicant/Property Owner Gary Berg		Email gary@theacademyboulder.com		
Mailing Address 175 Bellevue Dr.				
City Boulder	State CO	Zip Code 80302	Phone 303-475-9172	
Applicant/Property Owner/Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	
Agent/Consultant Steve Dodd		Email Steve@Dodd-Studio.com		
Mailing Address 1301 Walnut St Suite 101				
City Boulder	State CO	Zip Code 80302	Phone 303-440-7957	

### Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

**All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.**

Signature of Property Owner 	Printed Name Gary D. Berg	Date 3-27-2024
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.








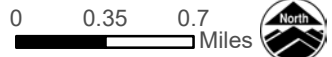
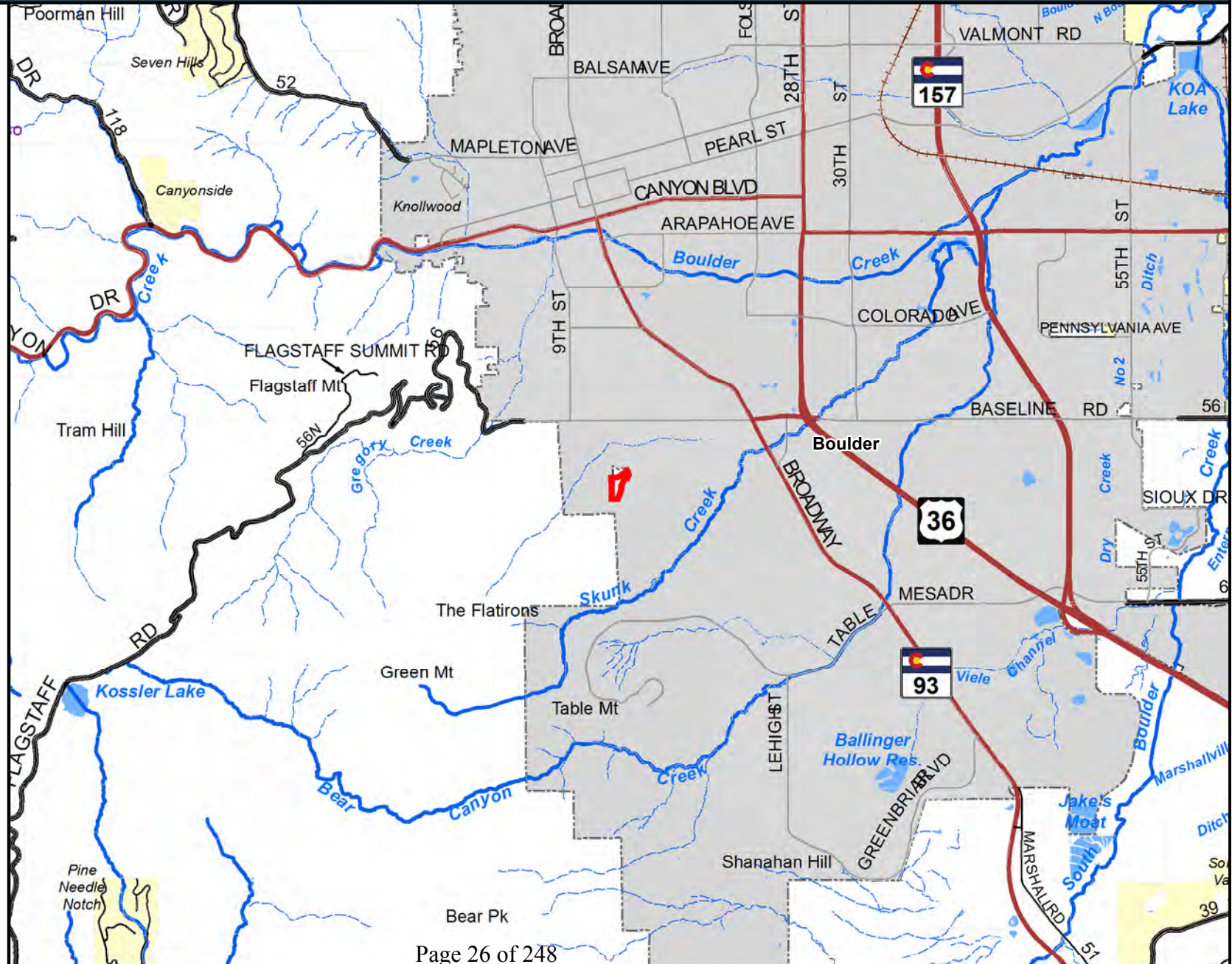
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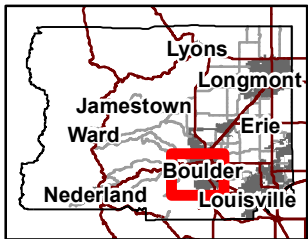
Vicinity

175 BELLEVUE

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 11/29/2023



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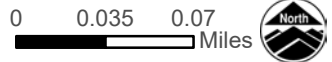
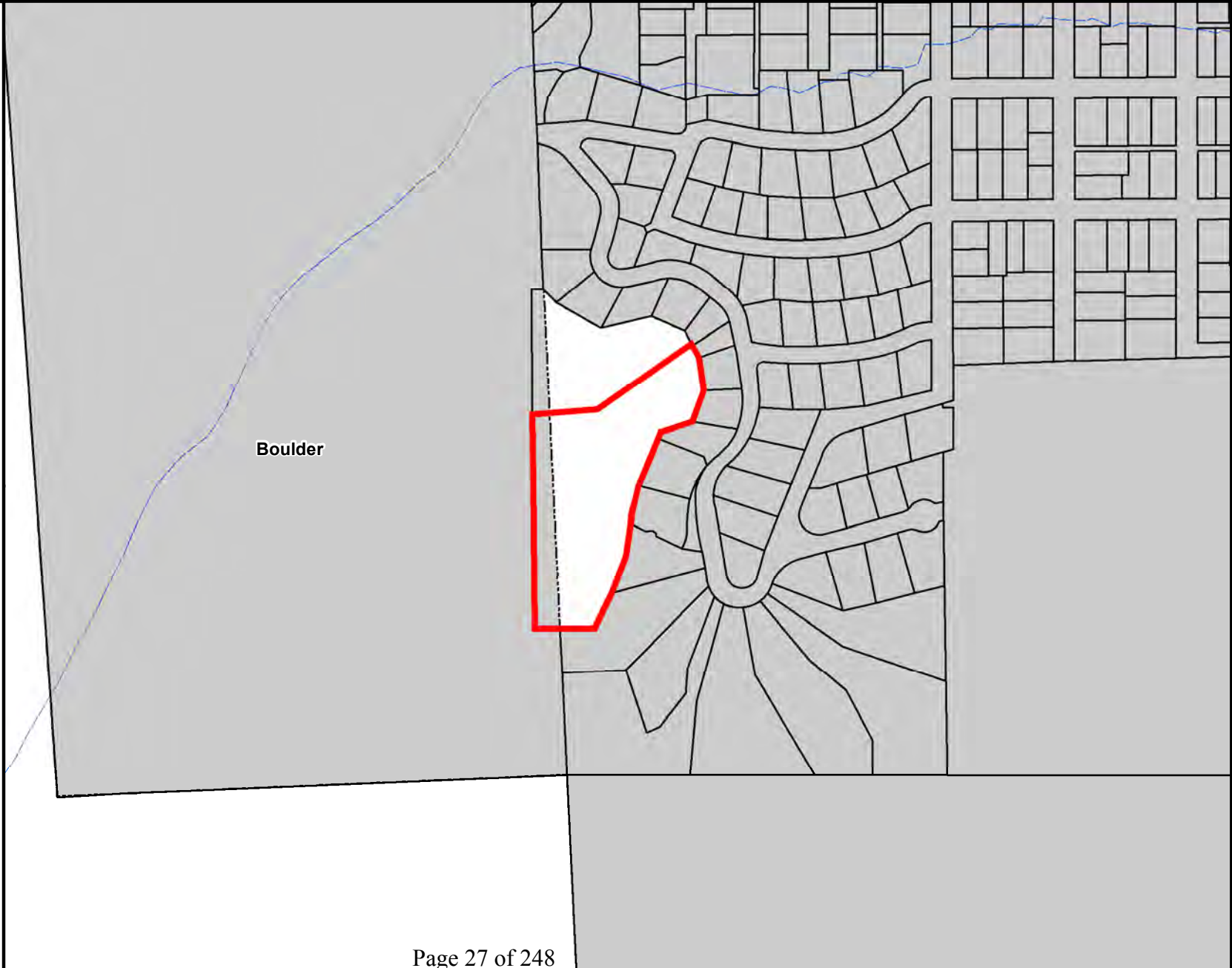
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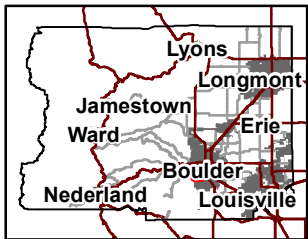
Location

175 BELLEVUE

 Subject Parcel



Area of Detail Date: 11/29/2023



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Aerial

175 BELLEVUE

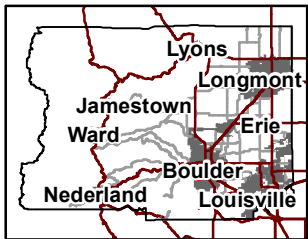
 Subject Parcel



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Area of Detail Date: 11/29/2023



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# Community Planning & Permitting

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Aerial

175 BELLEVUE

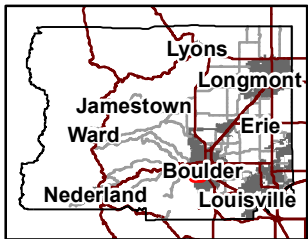
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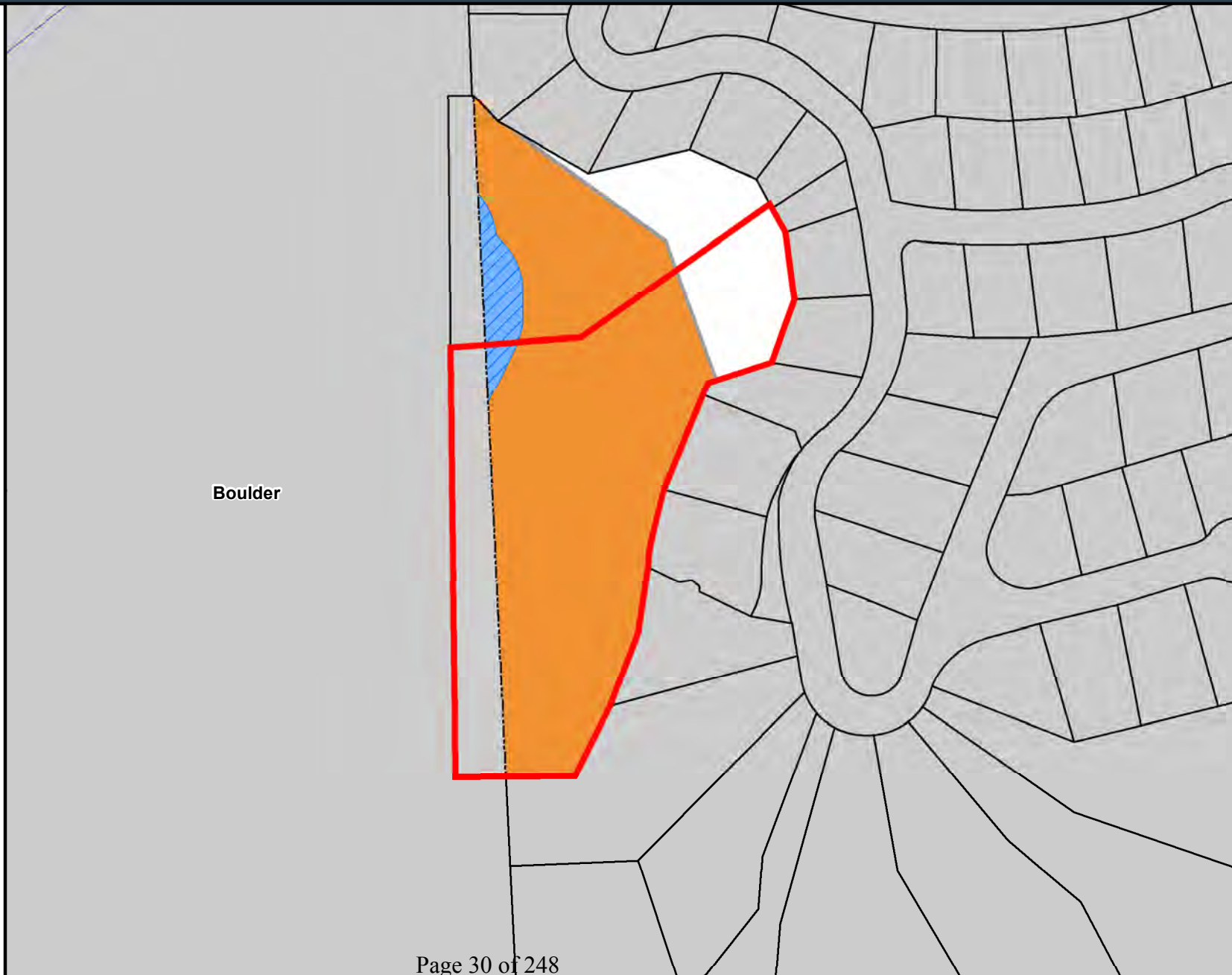
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## Comprehensive Plan

### 175 BELLEVUE

-  Subject Parcel
  -  Riparian Areas
  -  Wetlands
  -  Significant Natural Communities
- High Biodiversity Areas**
-  B2: Very High Biodiversity Significance
  -  Rare Plant Areas

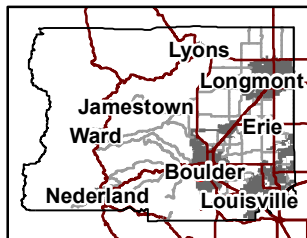


Boulder

0 0.015 0.03 Miles



Area of Detail Date: 11/29/2023



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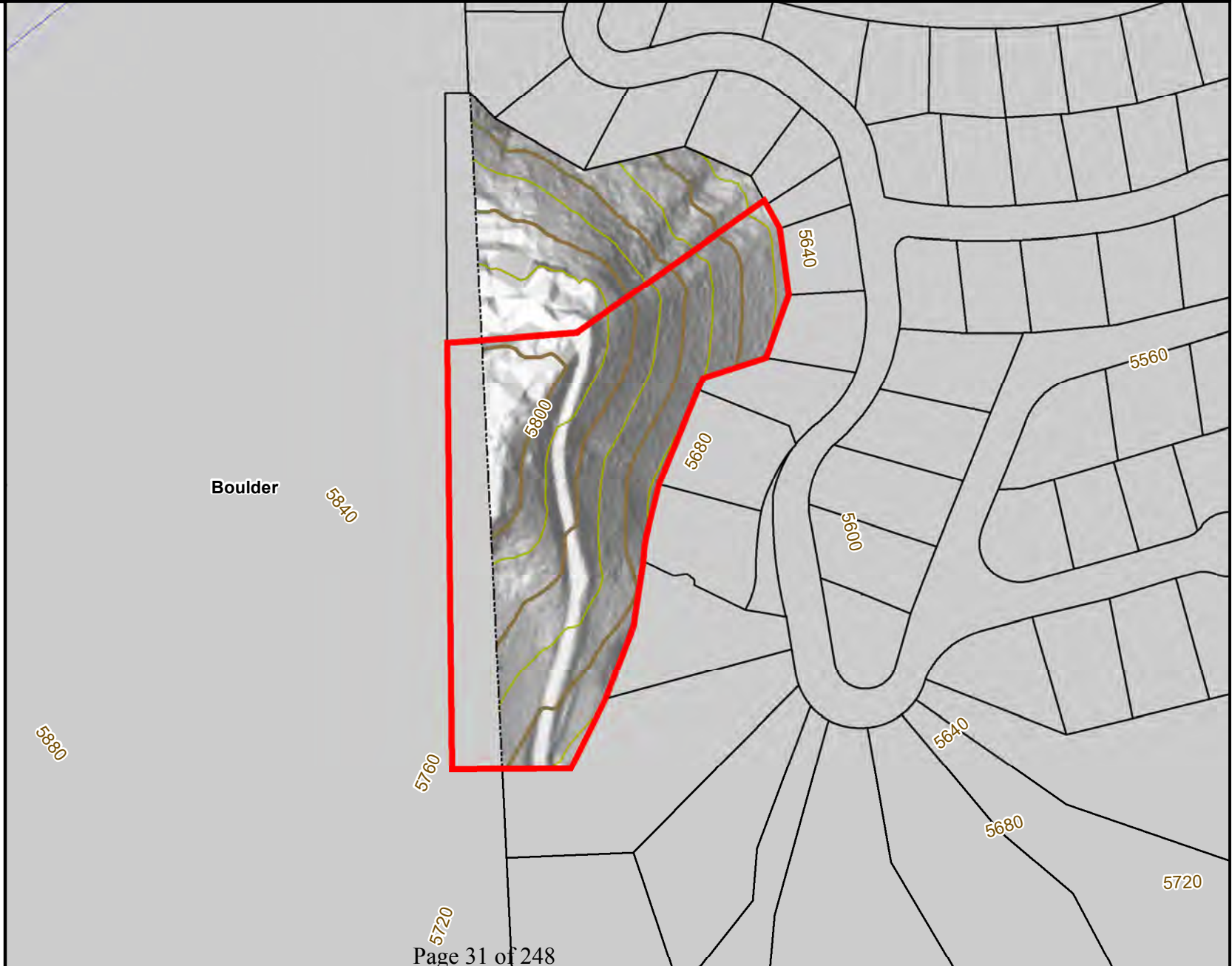
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

## Elevation Contours

### 175 BELLEVUE

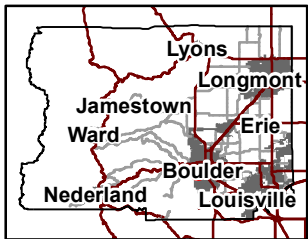
-  Subject Parcel
-  Contours 40'
-  Contours 20'



0 0.015 0.03 Miles



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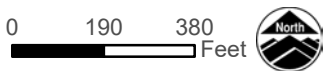
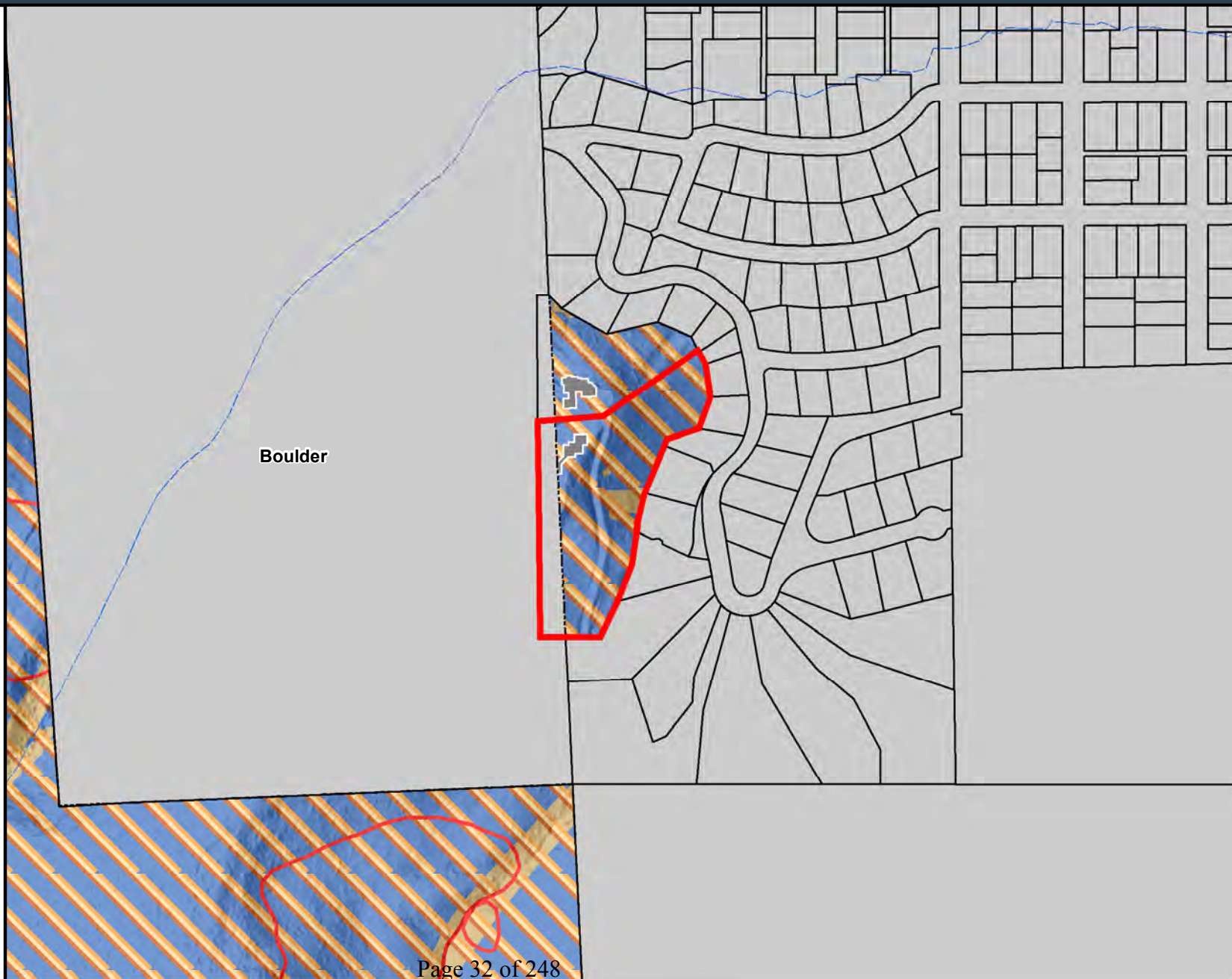
# Community Planning & Permitting

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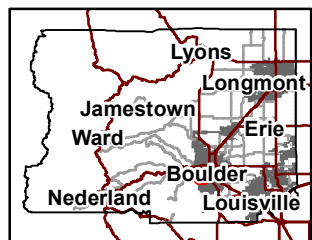
## Geologic Hazards

175 BELLEVUE

-  Subject Parcel
-  Steeply Dipping, Heaving Bedrock
-  Very High Swelling Soil Potential
-  High Swelling Soil Potential
-  Moderate Swelling Soil Potential



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# Community Planning & Permitting

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Planning Areas

175 BELLEVUE

Subject Parcel

Active IGA Boundary

### Active IGA Designation

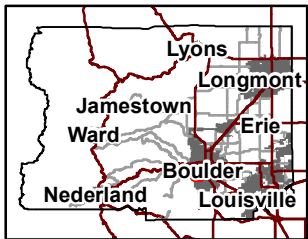
BVCP



0 0.035 0.07 Miles



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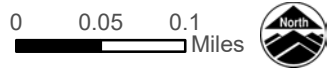
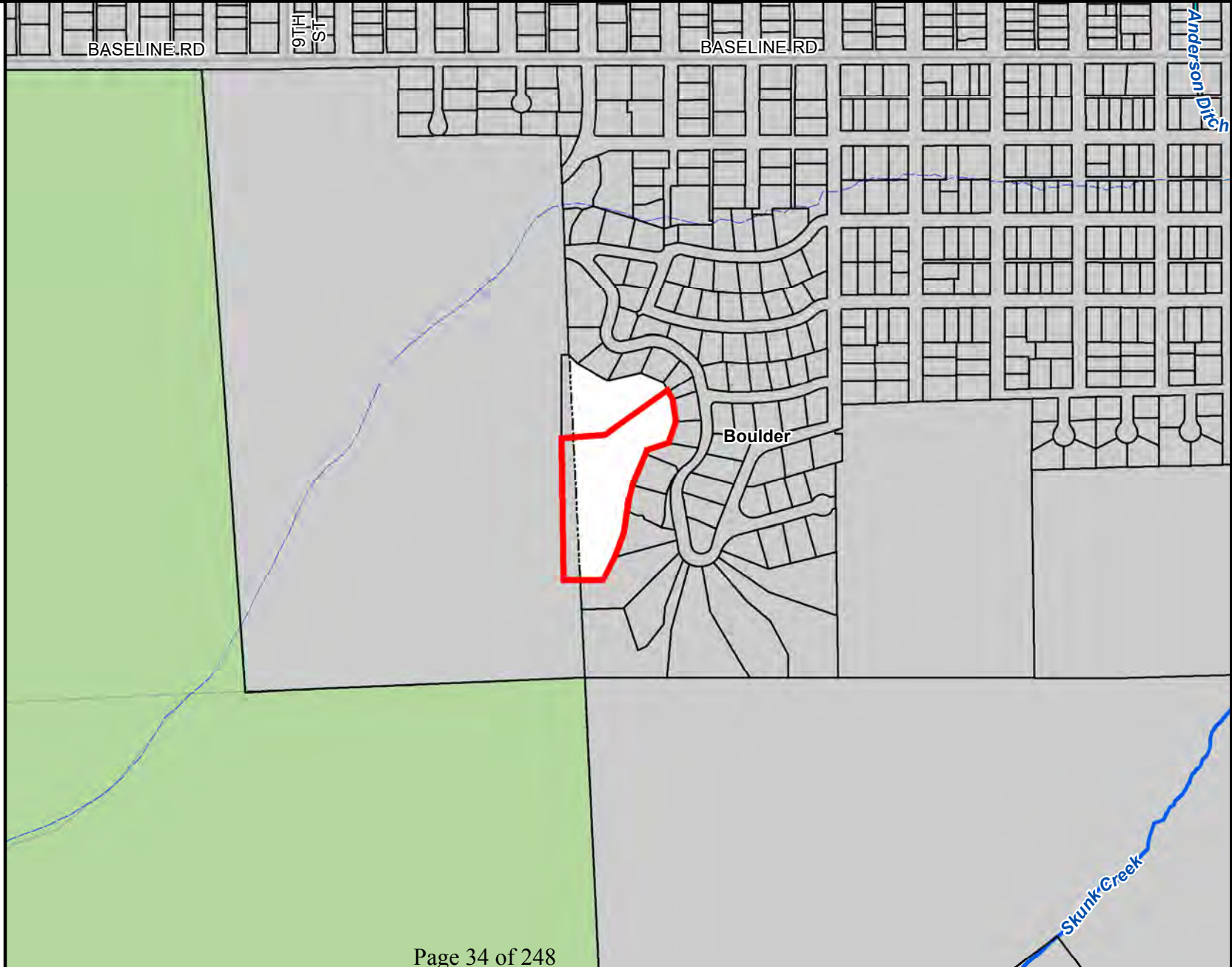
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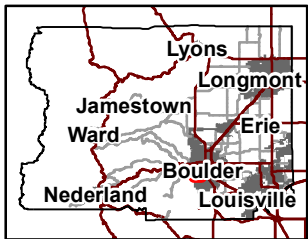
Public Lands & CEs

175 BELLEVUE

-  Subject Parcel
-  City Parks and Open Space
-  OSMP Properties
-  Other Open Space



Area of Detail Date: 11/29/2023



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# Community Planning & Permitting

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Zoning

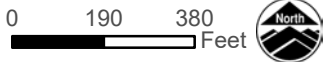
175 BELLEVUE

Subject Parcel

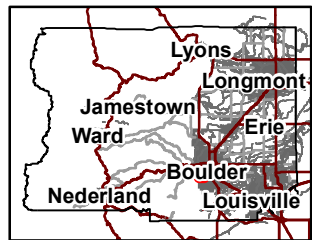
### Zoning Districts

Estate Residential

Forestry



Area of Detail Date: 11/29/2023



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# Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

## Structure #1 Information

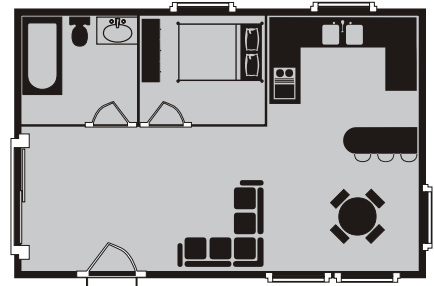
Type of Structure: (e.g. residence, studio, barn, etc.)		Residence			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		6614.4 sq. ft.	Deconstruction:		414 sq. ft.
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	1668 sq. ft.		1668 sq. ft.	27.6'	
First Floor:				Exterior Wall Material	Metal
Second Floor:				Exterior Wall Color	Grey
Garage:				Roofing Material	Bituthane
	<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached			Roofing Color	Grey
*Covered Porch:					
Total:	2099 sq. ft.		2099 sq. ft.	Total Bedrooms	2

## Project Identification:

Project Name:	175 Bellevue Addition
Property Address/Location:	175 Bellevue Boulder, CO 80302
Current Owner:	Gary Berg
Size of Property in Acres:	4.64

## Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



## Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			Deconstruction:		
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:				Exterior Wall Material	
First Floor:				Exterior Wall Color	
Second Floor:				Roofing Material	
Garage:				Roofing Color	
	<input type="checkbox"/> Detached <input type="checkbox"/> Attached				
*Covered Porch:					
Total:				Total Bedrooms	

## Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

**Note:** If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

**If a Limited Impact Special Review is required,** then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

\*See Article 18-131A for definition of covered porch.

### Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

### Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

**Note:** Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

### Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Terrace & Patio Grading	36.51	97.99	-61.48
<b>Subtotal</b>	36.51	97.99	-61.48
Box 1			
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	13.24	5.31	7.93
Material cut from foundation excavation to be removed from the property			-53.55

### Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
No Excess material to transport

### Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.


See attached Narrative

### Is Your Property Gated and Locked?

**Note:** If county personnel cannot access the property, then it could cause delays in reviewing your application.

### Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Print Name <b>Buffy Andrews</b>	Date <b>04-01-2024</b>
---	---------------------------------	------------------------



# 175 Bellevue Addition

175 Bellevue Boulder CO 80302



**Dodd—Studio**

Architecture +  
Community Design

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steve@dodd-studio.com  
dodd-studio.com

**175 Bellevue Addition**

175 Bellevue  
Boulder, CO 80302

Project Number: 1806

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**PROJECT TEAM**

**ARCHITECT:**

Dodd-Studio  
10301 Walnut Street Suite 101  
Boulder, CO 80304  
p. 303.440.7957  
Steve Dodd  
Steve@dodd-studio.com

**CONTRACTOR:**

Essex Development  
2607 6th Street  
Boulder, CO 80304  
Paul Edwards  
p. 303.324.1865  
Paul@robluckettbuilders.com

**OWNER:**

Gary Berg  
175 Bellevue Dr  
Boulder, CO 80302  
gary@theacademyboulder.com

**STRUCTURE:**

DB Engineering, LLC  
Boulder, CO  
p. 303.748.4226  
David Blair  
dave@dbengg.com

**HVAC:**

HVAC Residential Consultants  
13882 W. 68th Way  
Arvada, CO 80004  
Mike Carsen  
p. 303.420.7532  
hvaresidentialconsultants@gmail.com

**SHEET INDEX**

**3 Submittal**

- SPR 1 Cover Sheet
- SPR 2 Site Plan
- SPR 3 Site Plan Detail
- SPR 4 LL Area Plan
- SPR 5 ML Area Plan
- SPR 6 East Elevation
- SPR 7 South Elevation
- SPR 8 West Elevation
- SPR 9 North Elevation

**APPLICABLE CODES**

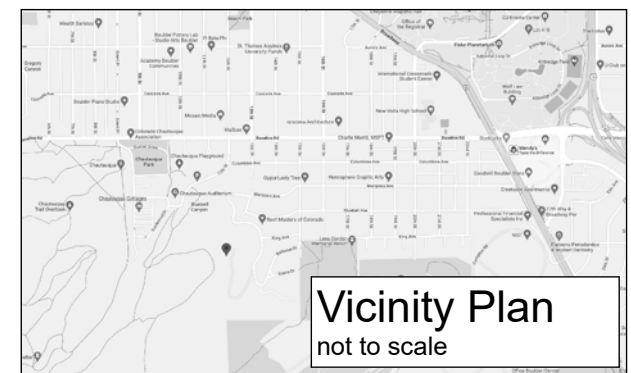
2015 INTERNATIONAL BUILDING CODE (the "IBC"), including specifically Appendix Chapters C, I, J and K;  
2015 INTERNATIONAL RESIDENTIAL CODE (the "IRC"), including specifically Appendix Chapters E, F, H, R and S;  
2015 INTERNATIONAL EXISTING BUILDING CODE (the "IEBC");  
2015 INTERNATIONAL MECHANICAL CODE (the "IMC");  
2015 INTERNATIONAL PLUMBING CODE (the "IPC");  
2015 INTERNATIONAL FUEL GAS CODE (the "IFGC");  
CURRENT VERSION ADOPTED BY THE COLORADO STATE ELECTRICAL BOARD OF THE NATIONAL ELECTRICAL CODE (the "NEC");  
2015 INTERNATIONAL ENERGY CONSERVATION CODE (the "IECC");  
2015 INTERNATIONAL GREEN CONSTRUCTION CODE (the "IGCC");  
2015 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (the "ICCPC"); and the 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (the "ISpsc");  
all, except the NEC, as published by the International Code Council (ICC), 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; and the NEC, as published by the National Fire Protection Association, One Batterymarch Park, Quincy, MA 02169-7471; with additions, deletions and amendments as per the Boulder County Building Code Amendments.

**CODE REVIEW**

**Property Information**

Project Type: Addition to Single Family Home  
Owners: Gary Berg  
Site Address: 175 Bellevue Boulder CO 80302  
Legal: TR 2573A 6-1S-70 & 0.77 ACS M/L ADJ ON W IN SE 1/4 NE 1/4 01-1S-71 PER DEED 833443 11/30/66 BCR TOTAL 4.48 ACS M/L PER LS-09-0036  
Assessor PN: 157706200002  
Zoning: ER  
Setbacks: Side 10', Rear 25', Front 35'  
Building Height: 22'-0" (35'-0" Max subdivided prior 08-29-1994)  
Fire Sprinkler: Extend existing NFPA 13d fire sprinkler system to main level addition and crawl space below. Provide shop drawings.  
Energy: BuildSmart Option: HERS report

**VICINITY MAP**

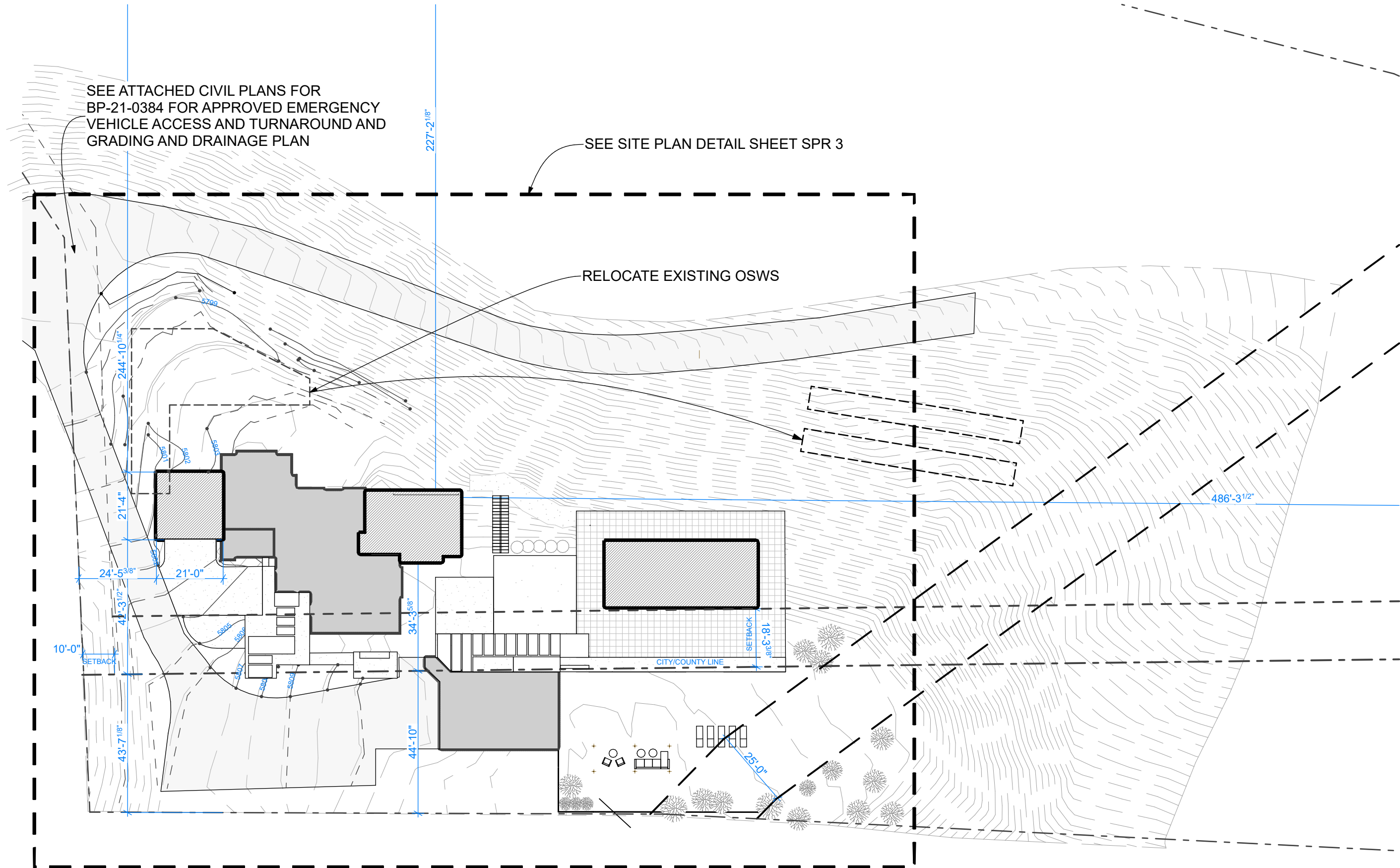


ISSUED:

4/1/24 SPR-W

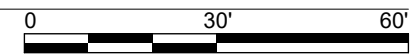
Cover Sheet

**SPR 1**



1

**Site Plan**  
SCALE: 1" = 30'



ISSUED:

4/1/24 SPR-W

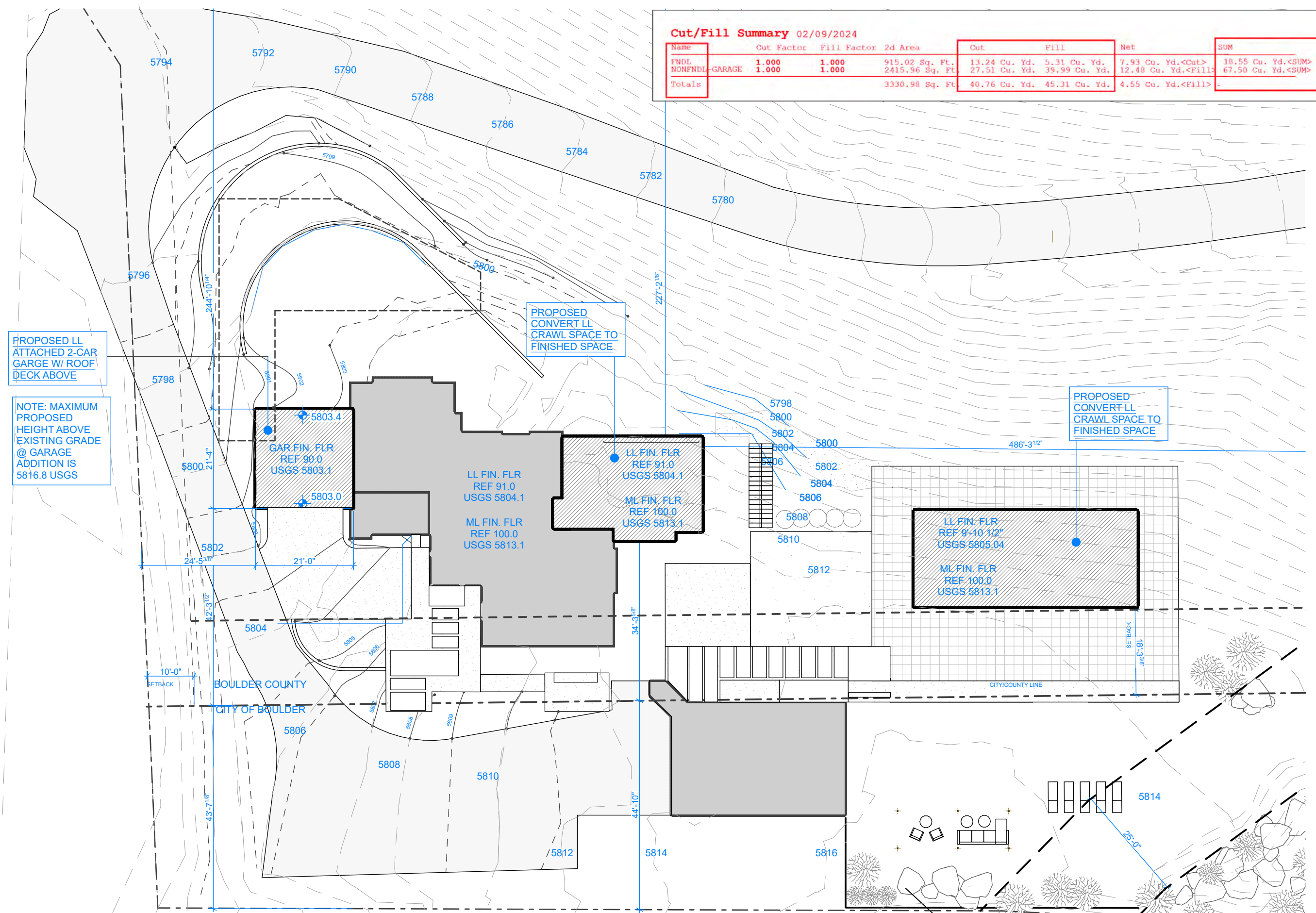
Site Plan

**SPR 2**

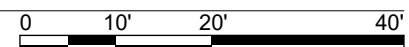


**Cut/Fill Summary 02/09/2024**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net	SUM
FNDL	1.000	1.000	915.02 Sq. Ft.	13.24 Cu. Yd.	5.31 Cu. Yd.	7.93 Cu. Yd.<Cut>	18.55 Cu. Yd.<SUM>
NONFNDL-GARAGE	1.000	1.000	2415.96 Sq. Ft.	27.51 Cu. Yd.	39.99 Cu. Yd.	12.48 Cu. Yd.<Fill>	67.50 Cu. Yd.<SUM>
<b>Totals</b>			<b>3330.98 Sq. Ft.</b>	<b>40.76 Cu. Yd.</b>	<b>45.31 Cu. Yd.</b>	<b>4.55 Cu. Yd.&lt;Fill&gt;</b>	



**1 Site Plan SPR 3**  
SCALE: 1" = 20'



ISSUED:

4/1/24 SPR-W

Site Plan Detail

**SPR 3**

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**175 Bellevue  
Addition**

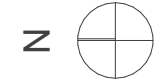
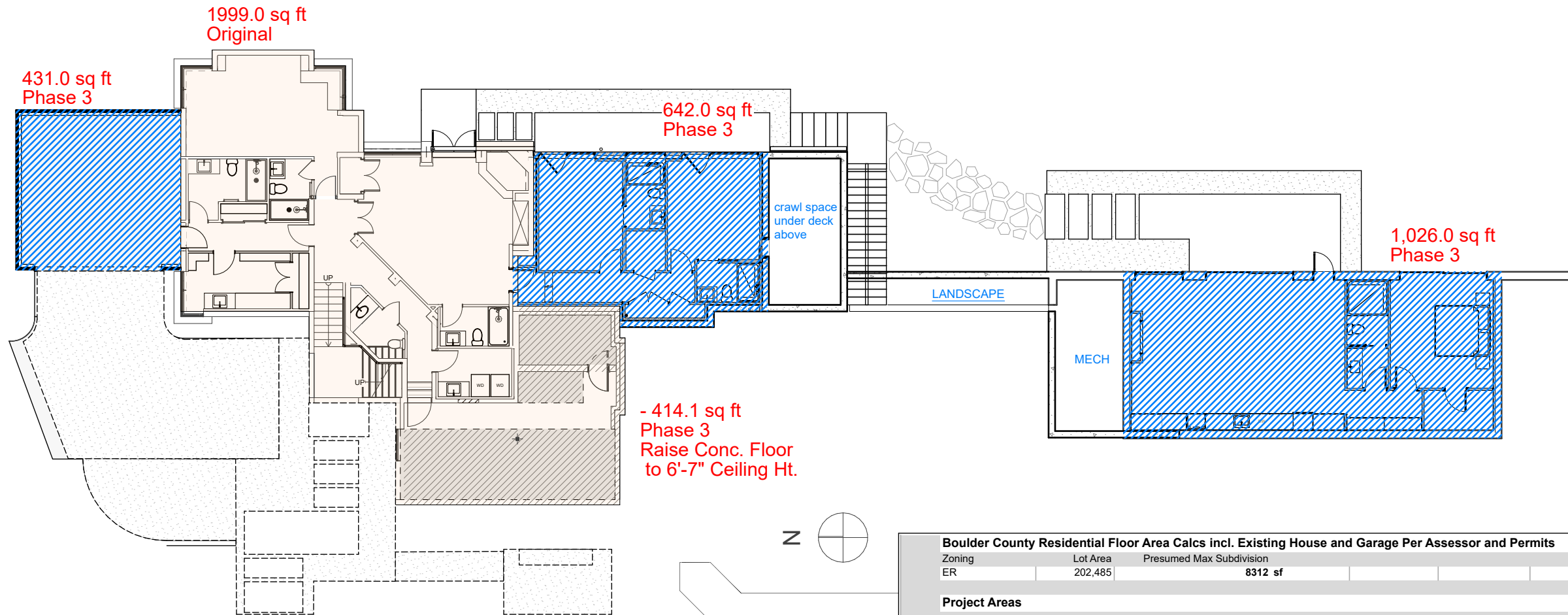
175 Bellevue  
Boulder, CO 80302

Project Number: 1806

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Boulder County Residential Floor Area Calcs incl. Existing House and Garage Per Assessor and Permits							
Zoning	Lot Area	Presumed Max Subdivision					
ER	202,485	8312 sf					
Project Areas							
	Existing Original	SPR-1 ML Pavilion	SPRW-2 Great Room Addition and Master Closet Add	SPR-3 Garage Addition and LL Great Room	SPR-3 Pavillion LL Level	Total	2000 sf SPRW Check
Main House LL	1999	0	0	642	0	2641	642
Main House ML	1918	0	642			2560	642
Closet Reconfig.			162.4			162.4	162.4
Pavillion ML		956			0	956	0
Pavillion LL					1026	1026	
Decom. Storage				414		-414	
<b>Total Finished Area</b>	<b>3917</b>	<b>956</b>	<b>804.4</b>		<b>1026</b>	<b>6931</b>	<b>1446.4</b>
Garage (LL)		0	0	431		431	0
Original Garage	937		0			937	0
						0	0
<b>Total RFA</b>	<b>4854</b>	<b>956</b>	<b>804.4</b>			<b>8299.4</b>	<b>1446</b>

ISSUED:

4/11/24 SPR-W

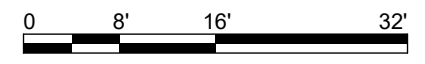
LL Area Plan

**SPR 4**

Printed: 4/11/24

1

**LL SPR 3**  
SCALE: 1/16" = 1'-0"



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**175 Bellevue  
Addition**

175 Bellevue  
Boulder, CO 80302

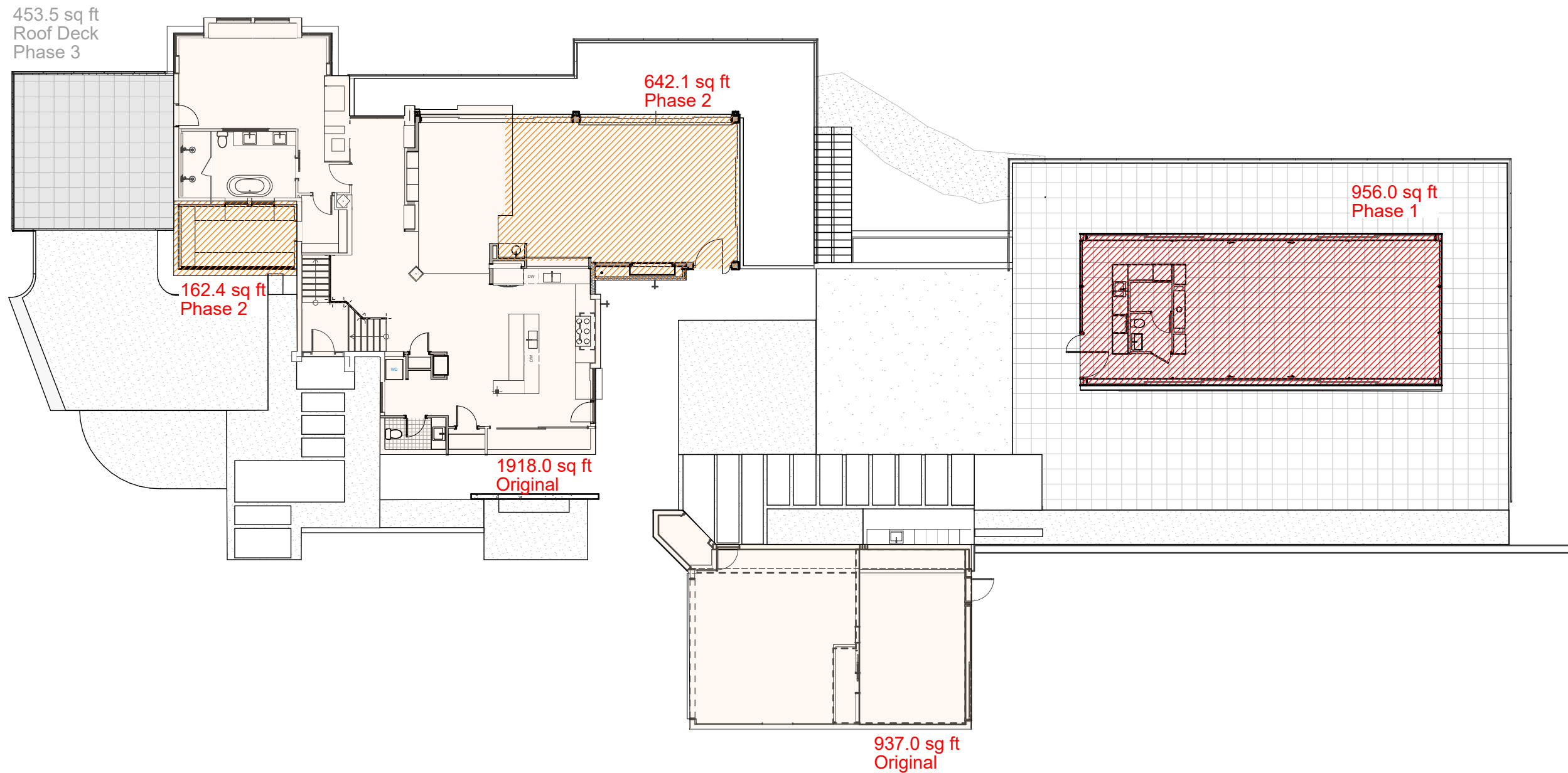
Project Number: 1806

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Note:  
Work labeled "Original", "Phase 1", and "Phase 2"  
has been approved under separate SPR and is either  
completed or been issued a permit and under construction



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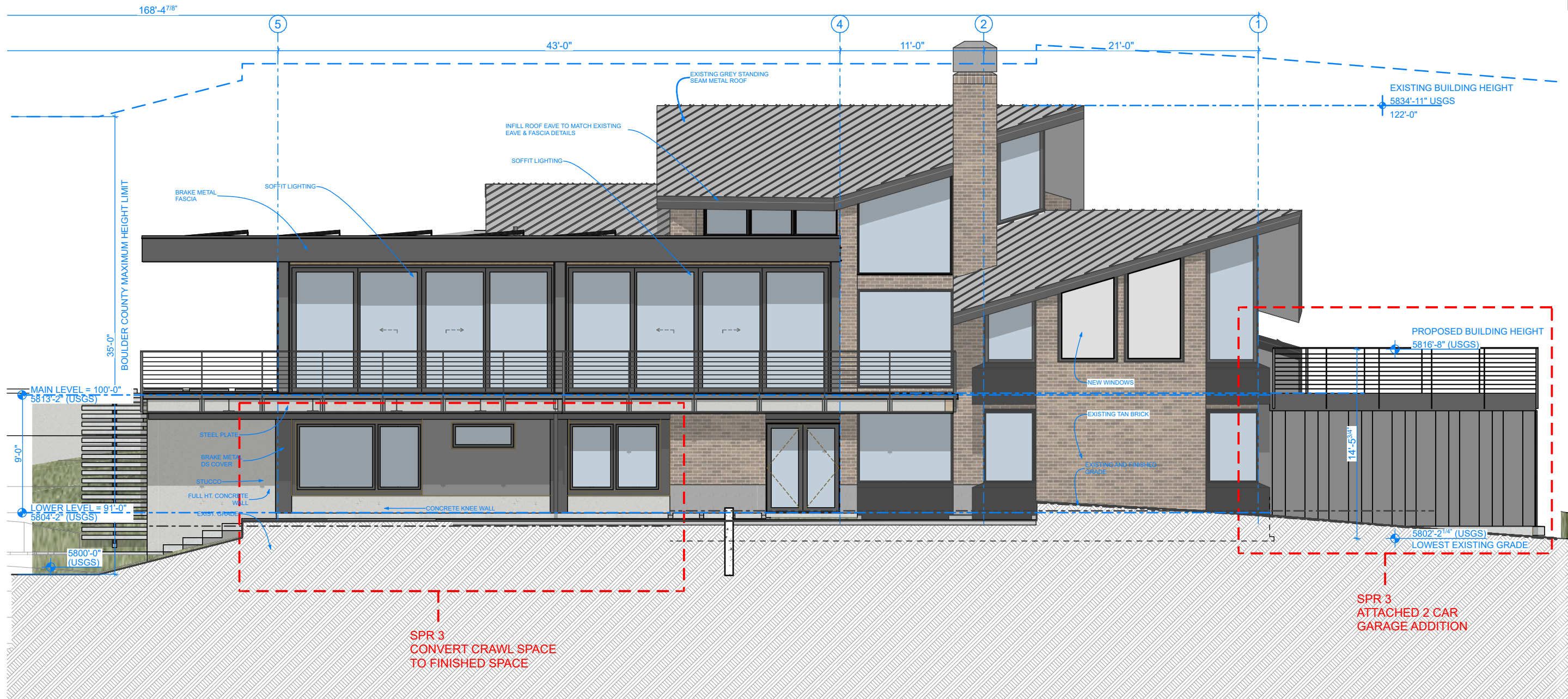
4/1/24 SPR-W

ML Area Plan

**SPR 5**

Printed: 4/11/24

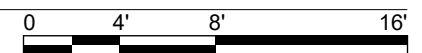




1

**East Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:

4/1/24 SPR-W

East Elevation

**SPR 6**

Printed: 4/11/24

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**175 Bellevue  
Addition**

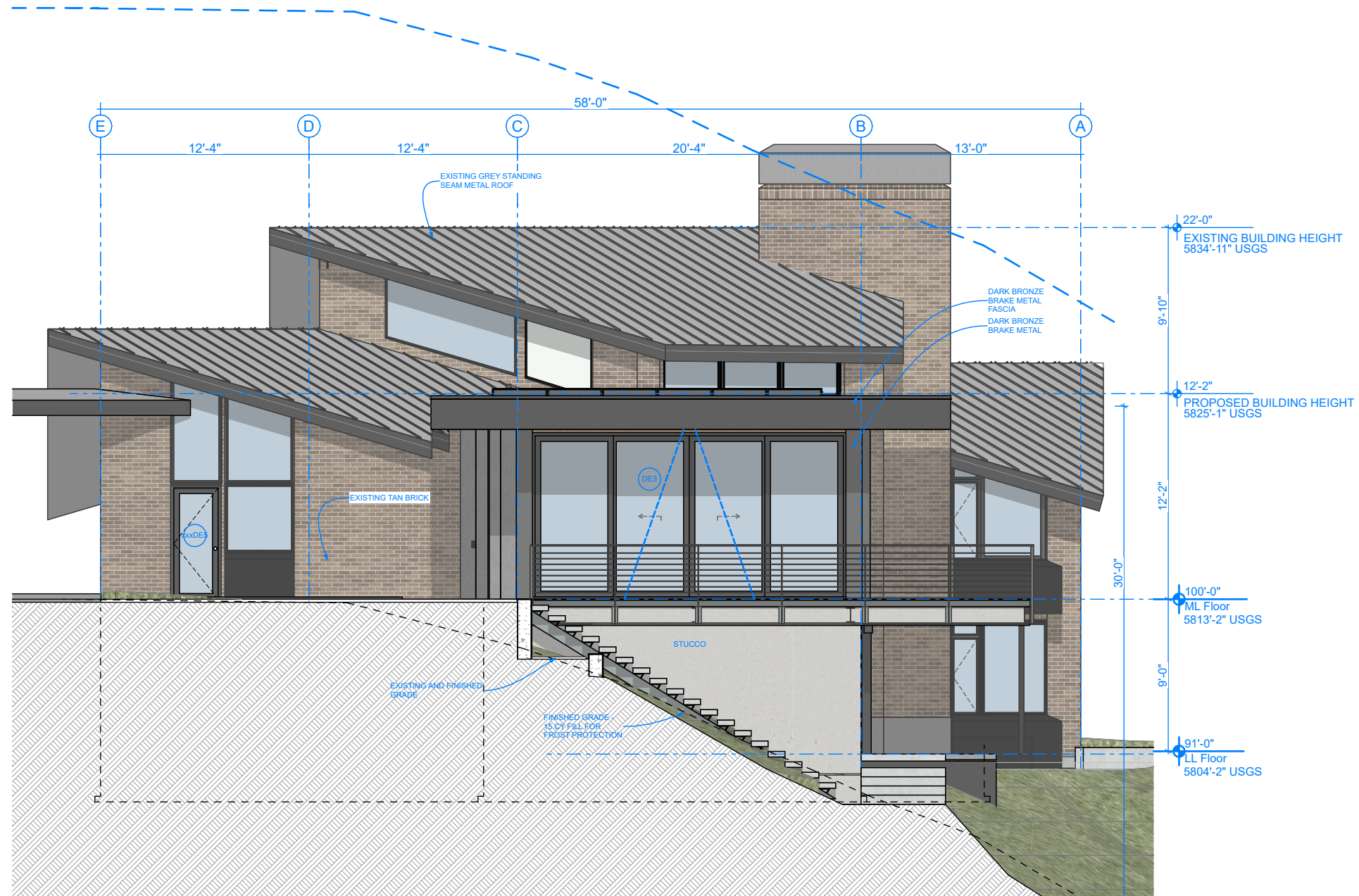
175 Bellevue  
Boulder, CO 80302

Project Number: 1806

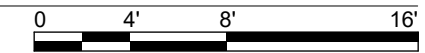
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**1** South Elevation  
SCALE: 1/8" = 1'-0"



ISSUED:	
4/1/24	SPR-W

South Elevation

**SPR 7**



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**175 Bellevue  
Addition**

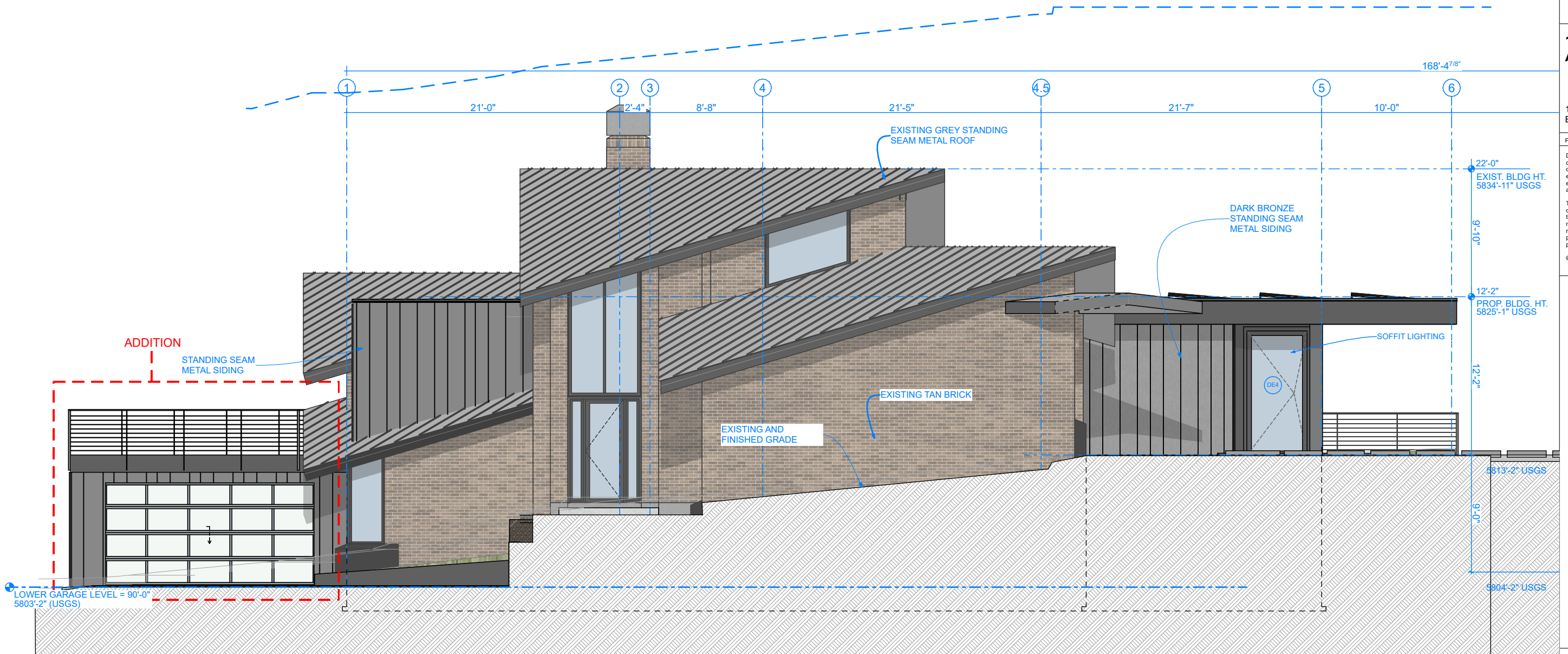
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Project Number: 1806

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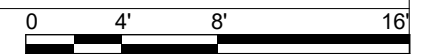
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1

**West Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:

4/1/24 SPR-W

West Elevation

**SPR 8**

Printed: 4/11/24

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**175 Bellevue  
Addition**

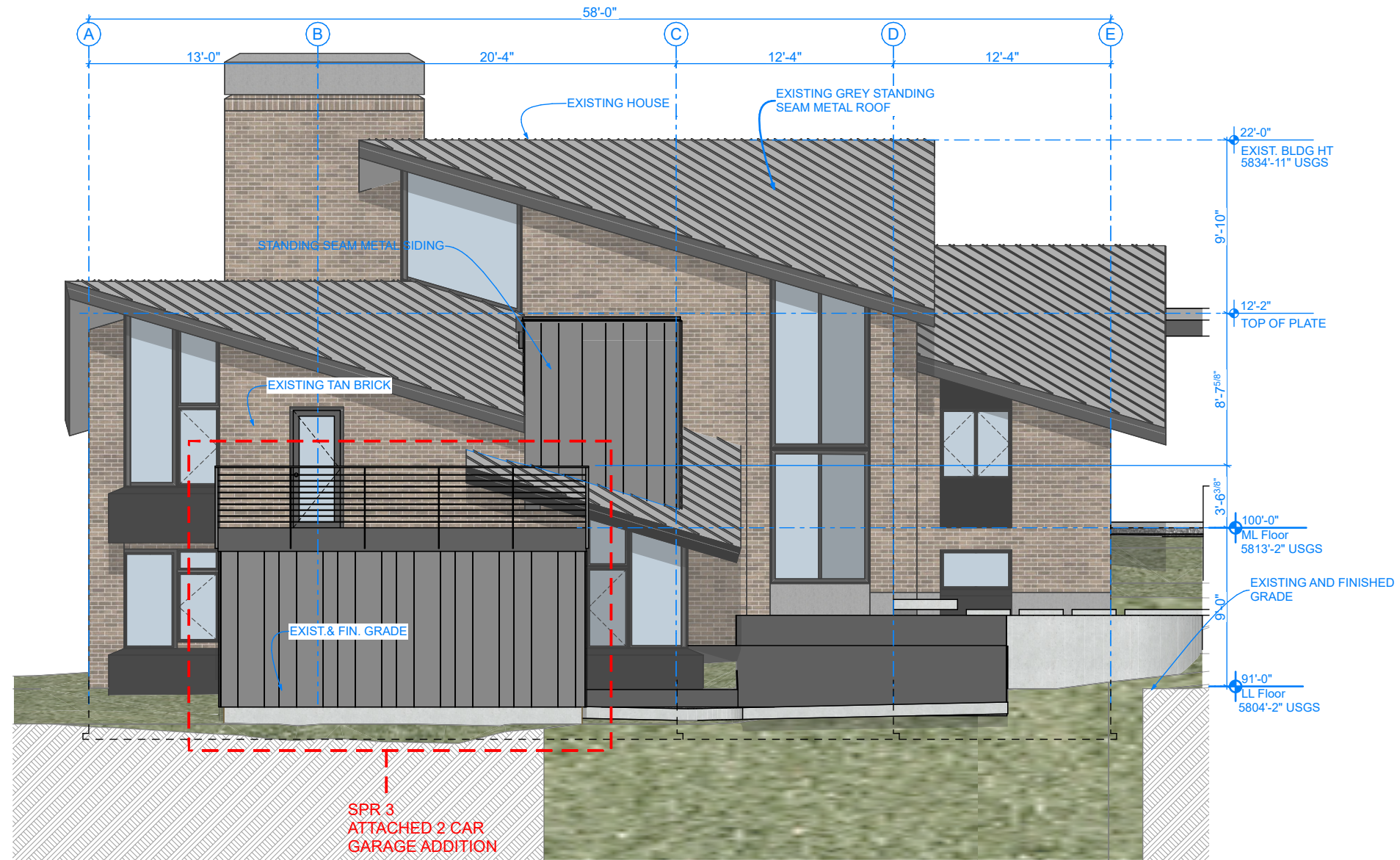
175 Bellevue  
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Project Number: 1806

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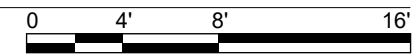
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1

**North Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:

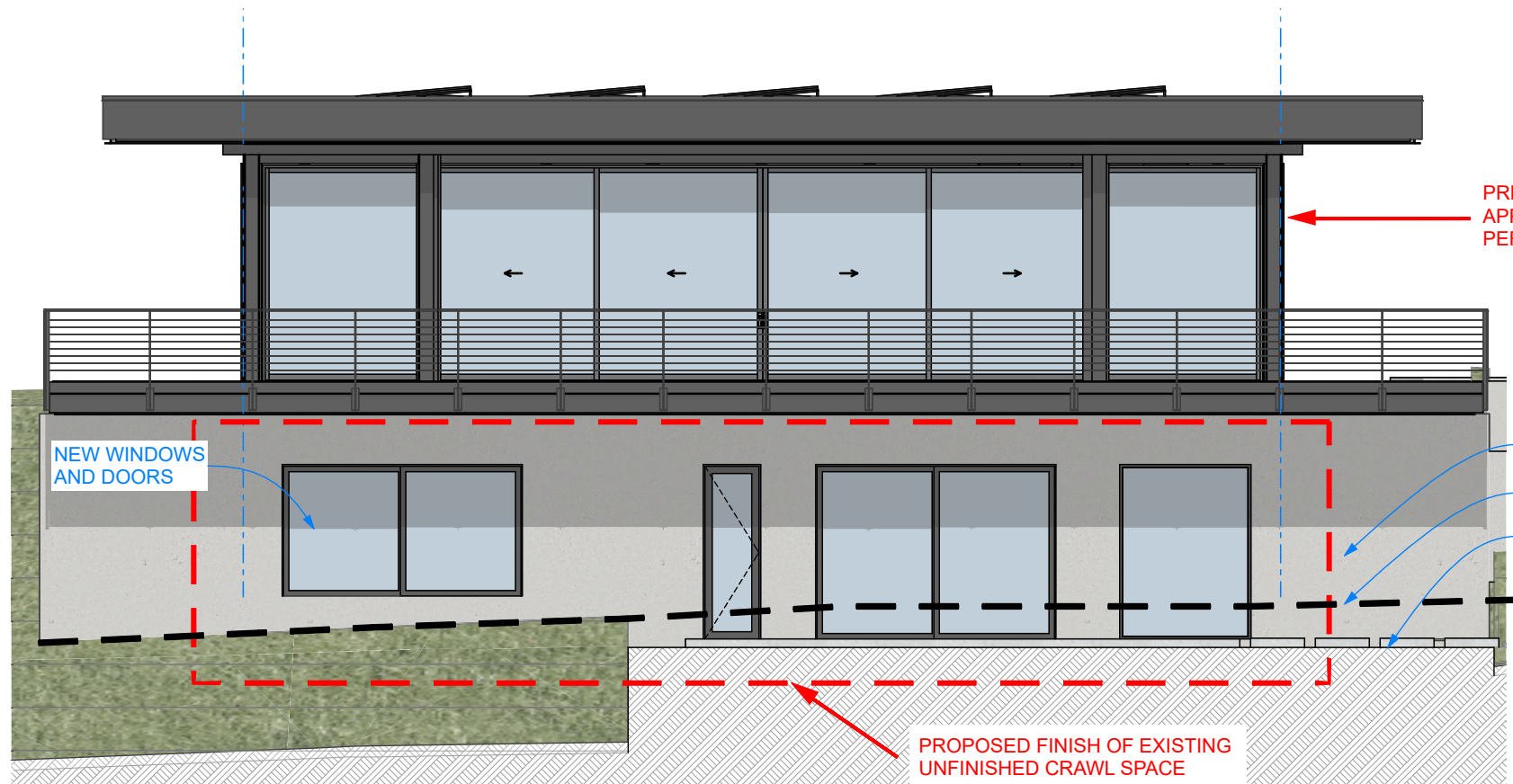
4/1/24 SPR-W

North Elevation

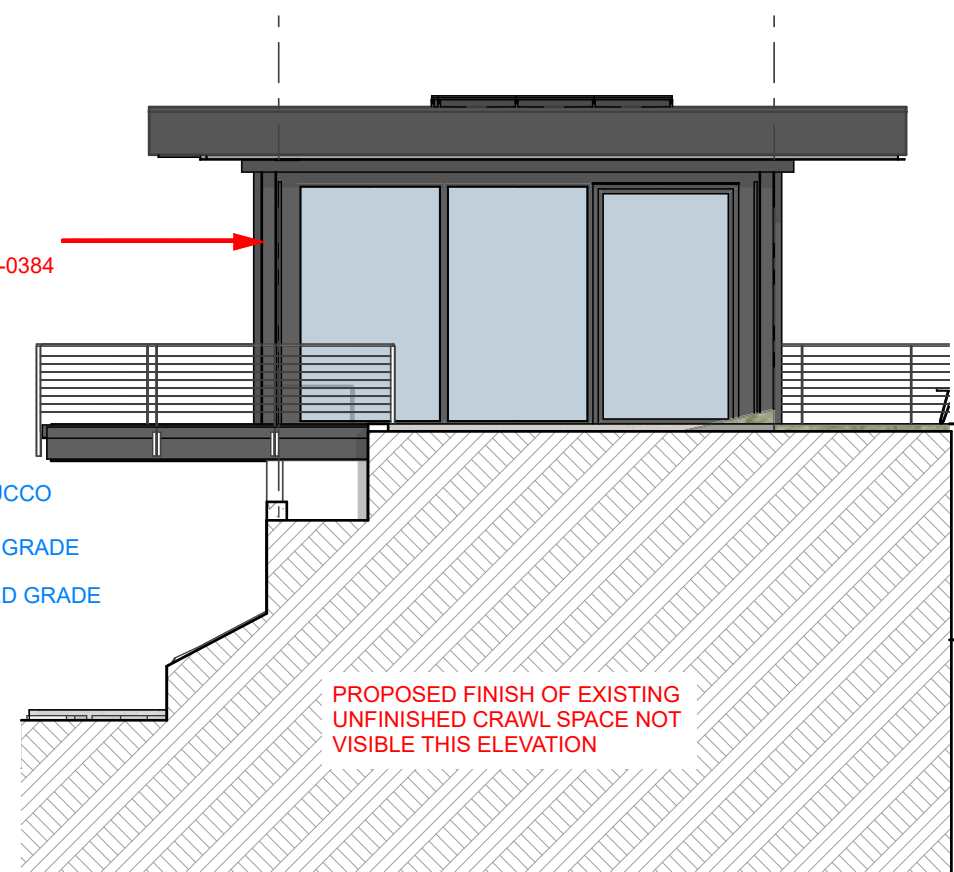
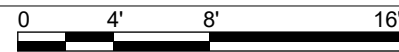
**SPR 9**

Printed: 4/11/24

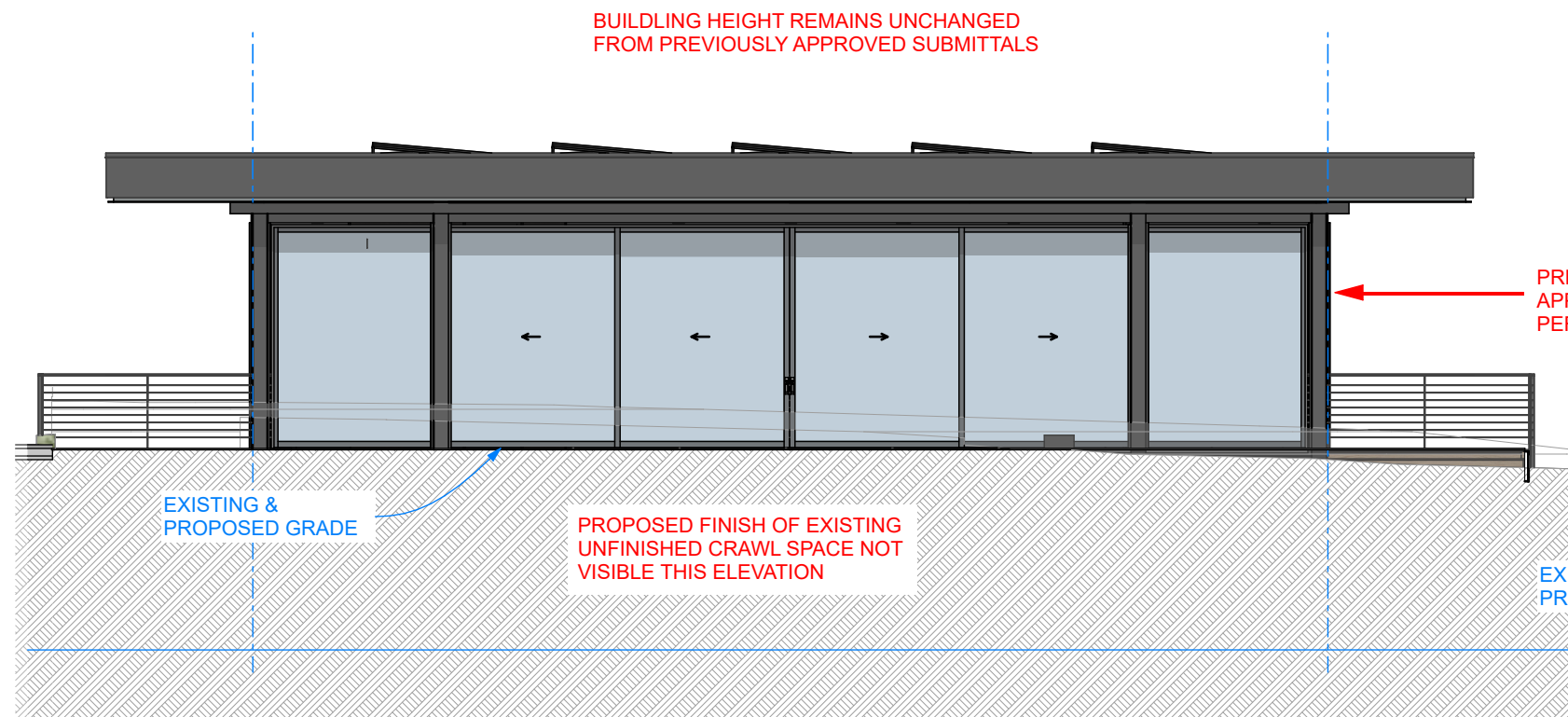
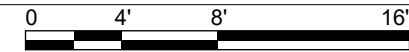




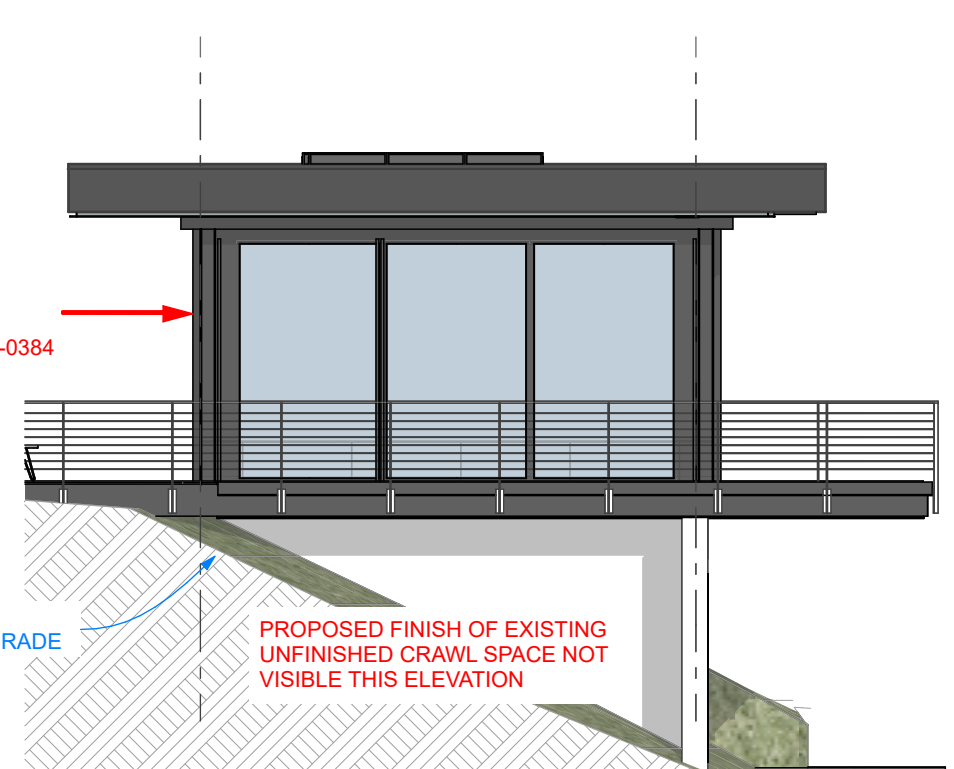
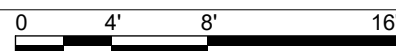
**2 East Elevation**  
SCALE: 1/8" = 1'-0"



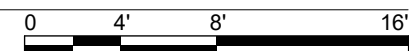
**6 North Elevation**  
SCALE: 1/8" = 1'-0"



**4 West Elevation**  
SCALE: 1/8" = 1'-0"



**8 South Elevation**  
SCALE: 1/8" = 1'-0"





**Dodd—Studio**

Architecture +  
Community Design

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steve@dodd-studio.com  
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**175 Bellevue  
Addition**

175 Bellevue  
Boulder, CO 80302

Project Number: 1806

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Architect Co



**1** View from SE  
SCALE: 1:6.87



**3** View from NW  
SCALE: 1:6.87



**2** View from NE  
SCALE: 1:6.87



**4** View from NE  
SCALE: 1:6.83

ISSUED:

4/1/24	SPR-W

Renderings

**SPR 11**

Printed: 4/11/24



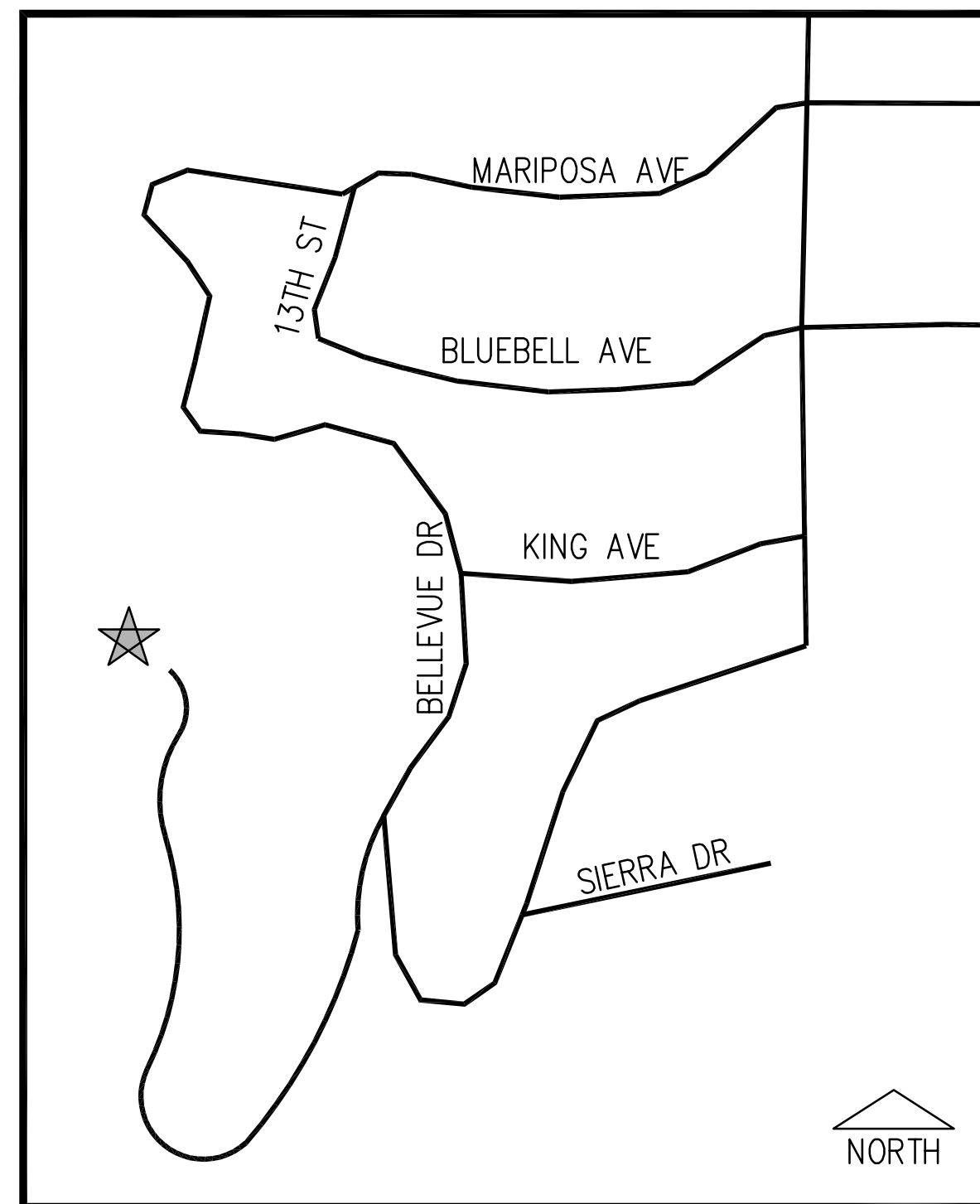
# BERG RESIDENCE GARAGE ADDITION

175 BELLEVUE DRIVE, BOULDER, COLORADO 80302

## SITE GRADING, EROSION CONTROL AND REVEGETATION PLAN

### SHEET INDEX

C0.0	COVER SHEET
C1.0	GRADING, EROSION CONTROL & REVEGETATION PLAN
C1.1	SITE DETAILS



VICINITY MAP (NTS)

### GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE BOULDER COUNTY, COLORADO DEPARTMENT OF TRANSPORTATION, LOCAL FIRE AUTHORITY, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE FIRE DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY OWNER AND ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.

2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.

4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN OF ERIE, UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCC.ORG).

5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR TOWN APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. CONTINUOUS AND POINT DISCHARGE OF STORM FLOWS AND GROUNDWATER TO NEIGHBORING PROPERTIES IS NOT PERMITTED.

7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.

8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.

9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.

10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.

11. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.

13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.

14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS AT LEAST 80% ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY. COORDINATE WITH ENGINEER PLACEMENT OF PERMANENT, APPROPRIATELY-SIZED ROCK AT ALL PIPE OUTFALLS TO DISSIPATE FLOW ENERGY, REDUCE EROSION AND SPREAD FLOWS TO PROVIDE A WIDE, NATURAL SHEETFLOW TO PROPERTY OUTFALL.

15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)

16. SURVEY INFORMATION: PROPERTY LINE AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY POWER SURVEYING COMPANY, INC 303-702-1617, NOTED AS "IMPROVEMENT SURVEY PLAT" JOB NO. 501-16-306 DWG NO. 16-306-C DATED AUG 10, 2018. REFER TO SURVEY AND PLANS FROM OWNER/ARCHITECT FOR ALL BENCHMARK AND HORIZONTAL CONTROL INFORMATION. SEE SURVEY NOTES. STAKING OF SITE FEATURES SHALL BE ACCOMPLISHED USING THE ARCHITECTURAL PLANS - DO NOT USE GRADING PLANS FOR STAKING OF SITE STRUCTURES. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.

17. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.

18. THE CONTRACTOR SHALL FURNISH THE OWNER, ARCHITECT, AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. WHERE APPLICABLE, THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.

19. SITE FEATURES SHOWN HEREIN MAY NEED TO BE REVISED BASED ON FINAL ARCHITECTURE PLANS, LANDSCAPE ARCHITECTURE PLANS, ENCOUNTERED SITE CONDITIONS, ETC. NOTIFY OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER OF ANY ANY DISCREPANCIES AND PLAN REVISIONS PRIOR TO WORK. THESE PLANS ARE FOR GRADING, DRAINAGE, EROSION CONTROL AND STANDARD REVEGETATION PURPOSES ONLY. COORDINATE DOWNSPOUT CONNECTIONS AND EXTENSIONS WITH OWNER AND/OR ARCHITECT, INCLUDING WATER TIGHT CONVEYANCE EXTENSION OR PIPE SYSTEM TO MINIMUM 5' FROM BUILDING OR FURTHER AS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER. PROHIBIT DOWNSPOUT OUTFALL TO PEDESTRIAN AREAS, PARTICULARLY ON THE NORTH SIDE OF STRUCTURES WHERE FREEZING IS LIKELY. CONTACT ENGINEER FOR ADDITIONAL SITE DOWNSPOUT PIPING PLANS ARE NEEDED.

20. PROVIDE 8" EXPOSED FOUNDATION ABOVE EXTERIOR GRADES. PROVIDE 10% SLOPE AWAY FROM FOUNDATION FOR 10 FEET AS NOTED ON PLANS PER GEOTECHNICAL REPORT. SELECT, PLACE AND COMPACT SOIL PER REFERENCED SPECIFICATIONS AND GEOTECHNICAL REPORT. COORDINATE ALL ALL FEES, TOP FDN ELEV., CLEARANCE UNDER DECKS, STEPS DOWN FROM THRESHOLDS, WATERPROOFING, ETC. WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION

21. THESE PLANS ARE FOR GRADING, EROSION CONTROL AND STANDARD REVEGETATION PURPOSES ONLY AND NOT FOR UTILITIES, GROUNDWATER REMEDIATION, BUILDING LAYOUT, SHORING AND/OR WALL DESIGN/CONSTRUCTION. SEE PLANS BY OTHERS FOR LOCATION AND LAYOUT OF SITE FEATURES, UTILITIES, ETC.. WALLS ARE SHOWN FOR ALIGNMENT, GRADING, TOP OF WALL(TW)/BOTTOM OF WALL(BW) ELEVATIONS, AND BUDGETING PURPOSES ONLY. FINAL WALL DESIGN AND ALL DETAILS RELATED TO EXCAVATION, SHORING, AND PROTECTION OF EXISTING ONSITE AND OFFSITE SLOPES/STRUCTURES TO BE PROVIDED BY OTHER GEOTECHNICAL AND SHORING ENGINEERS. COORDINATE EXCAVATION, SHORING, AND SOIL PLACEMENT SPECIFICATIONS WITH PROJECT GEOTECH ENGINEER AND SHORING/WALL DESIGNER. CONTACT ENGINEER FOR ADDITIONAL PLANS (REVISION, UTILITY, LAYOUT, ETC.) AS NEEDED.

22. COORDINATE ACCESS, PROPOSED PLANS, AND CONSTRUCTION SCHEDULE/ACTIVITY WITH NEIGHBORING PROPERTY OWNERS PRIOR TO AND DURING CONSTRUCTION.

### REVEGETATION AND EROSION CONTROL NOTES:

#### REVEGETATION AND PERMANENT STABILIZATION MEASURES:

PERMANENT LANDSCAPING WILL INCLUDE SEEDING, SODDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE MUNICIPALITY, WITH ADDITIONAL LANDSCAPING PLANTINGS: GROUND COVER, AND DETAILS BY THE LANDSCAPE ARCHITECT OR OWNER.

BOULDER COUNTY REGULATION FOOTHILLS SEED MIX 5,500 FEET TO 7,000 FEET ELEVATION:

COMMON NAME	SPECIES NAME	VARIETY	% OF MIX	#PLS/ACRE
Side Oats Grama	Bouteloua curtipendula	Vaughn	10%	1.82
Blue Grama	Bouteloua gracilis	Native, Alma, or Hachita	15%	0.63
Slender Wheatgrass	Elymus trachycaulus	San Luis	20%	4.38
Junegrass	Koeleria macrantha	Native	10%	0.15
Western Wheatgrass	Pascopyrum smithii	Arriba	10%	3.17
Western Wheatgrass	Pascopyrum smithii	Native	10%	3.17
Switchgrass	Panicum virgatum	Blackwell or Nebraska 28	7%	0.63
Little Bluestem	Schizachyrium scoparium	Cimarron or Pastura	8%	1.07
Green Needlegrass	Stipa viridula	Lodorm or Native	10%	1.93
TOTALS:			100%	16.95

RATES ARE FOR BROADCAST SEEDING. IF USING A SEED DRILL, REDUCE RATES BY HALF. PLS = PURE LIVE SEED.

REFER TO BOULDER COUNTY STANDARDS FOR ADDITIONAL DETAILS:

<https://bouldercounty.gov/PROPERTY-AND-LAND/LAND-USE/PLANNING/REVEGETATION/>

<https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p13-revegetation.pdf>

<https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p11-suggested-native-plants-for-horticultural-use-front-range.pdf>

#### BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT:

NON STRUCTURAL BMPs WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPs WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPs WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY MITIGATE ISSUES BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPs. NON STRUCTURAL BMPs WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPs FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION CONTROL PLAN. IMPLEMENTING, SUPPLEMENTING, AND MAINTAINING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPs FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES AND STORM COLLECTION SYSTEM.

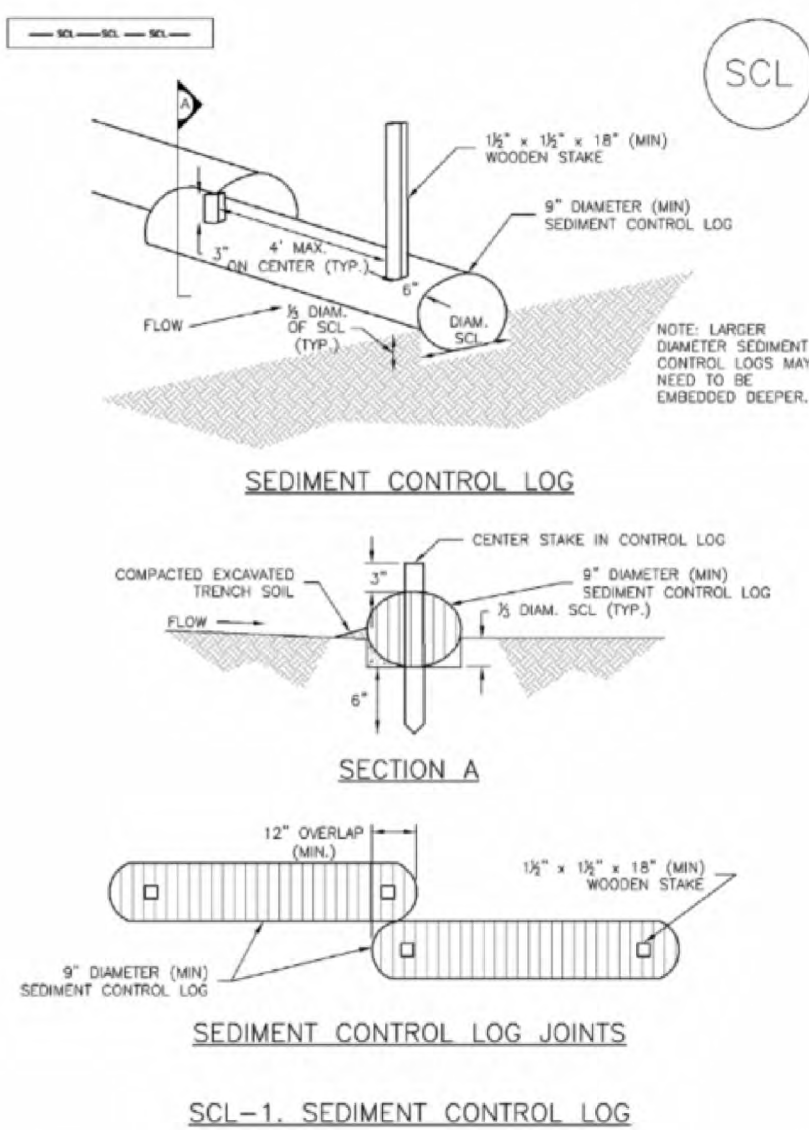
THE EROSION CONTROL MEASURES SHOWN HEREIN ARE FOR COORDINATION PURPOSES ONLY. GIVEN THE DYNAMIC NATURE OF WEATHER AND A CONSTRUCTION SITE, THE CONTRACTOR MUST REVISE AND PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS THE PROJECT CHANGES. COORDINATE THE NEED FOR ADDITIONAL MEASURES WITH THE LOCAL JURISDICTIONAL INSPECTOR. REFER TO WWW.MHFD.ORG FOR ADDITIONAL IMPORTANT EROSION CONTROL REQUIREMENTS, INSTALLATION/MAINTENANCE NOTES, ETC. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

( [HTTPS://MHFD.ORG/WP-CONTENT/UPLOADS/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF](https://mhfd.org/wp-content/uploads/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF) )

<b>BERG RESIDENCE GARAGE</b>		
175 BELLEVUE DRIVE, BOULDER CO 80302		
<b>GRADING, ERO CTL, REVEGETATION COVER SHEET</b>		
<b>DATE</b>	<b>SUBMITTAL</b>	<b>DESCRIPTION</b>
02/15/2024	SITE PLAN REVIEW	
 <b>THE HAGER COMPANY LLC</b> CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM		C0.0

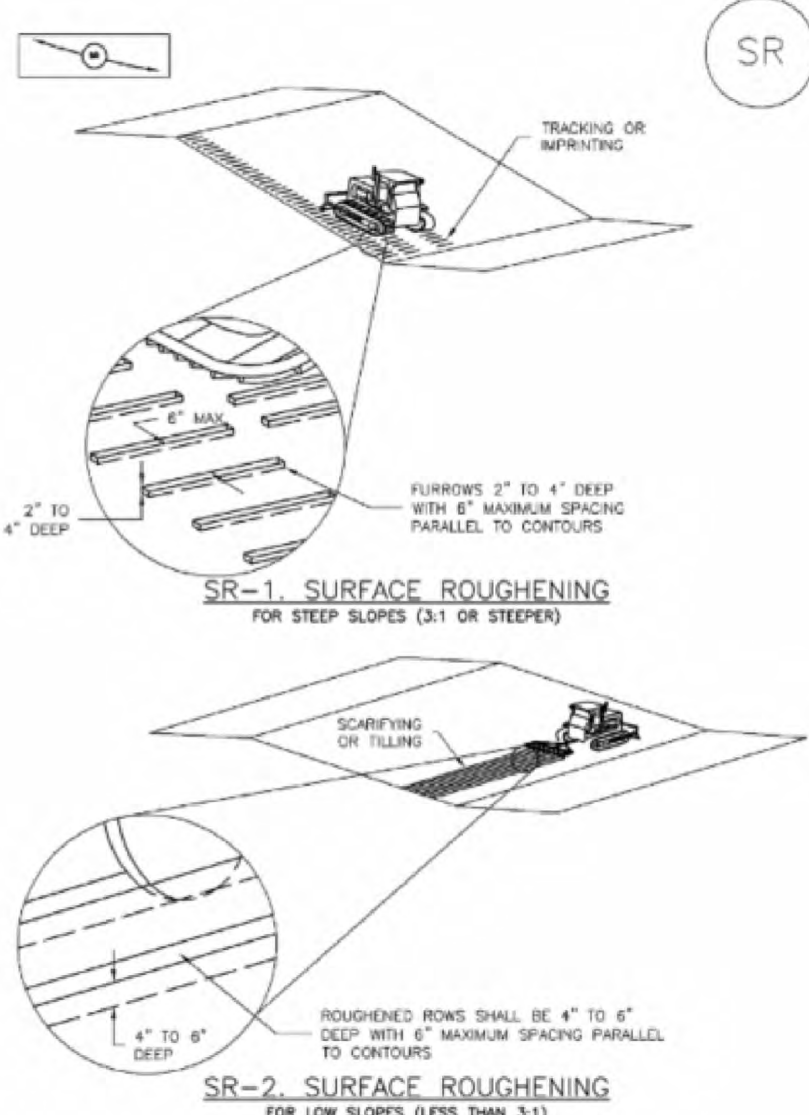


Sediment Control Log (SCL) SC-2



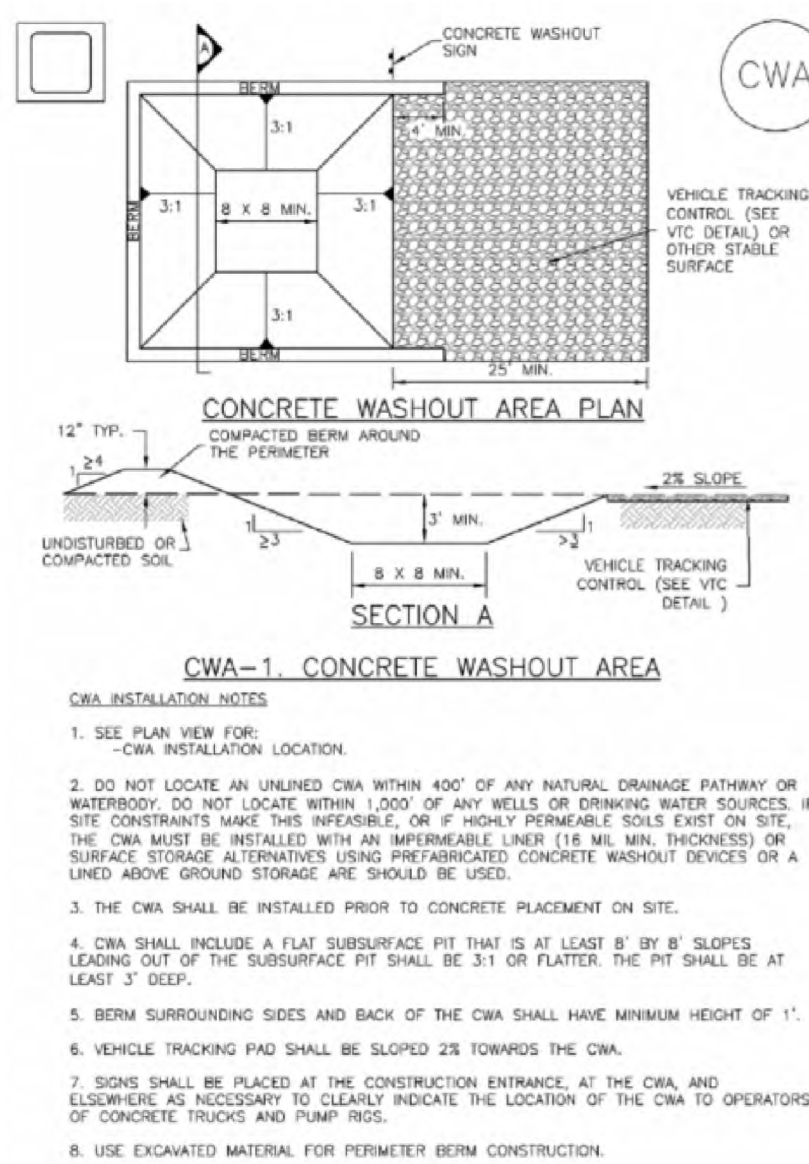
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Surface Roughening (SR) EC-1



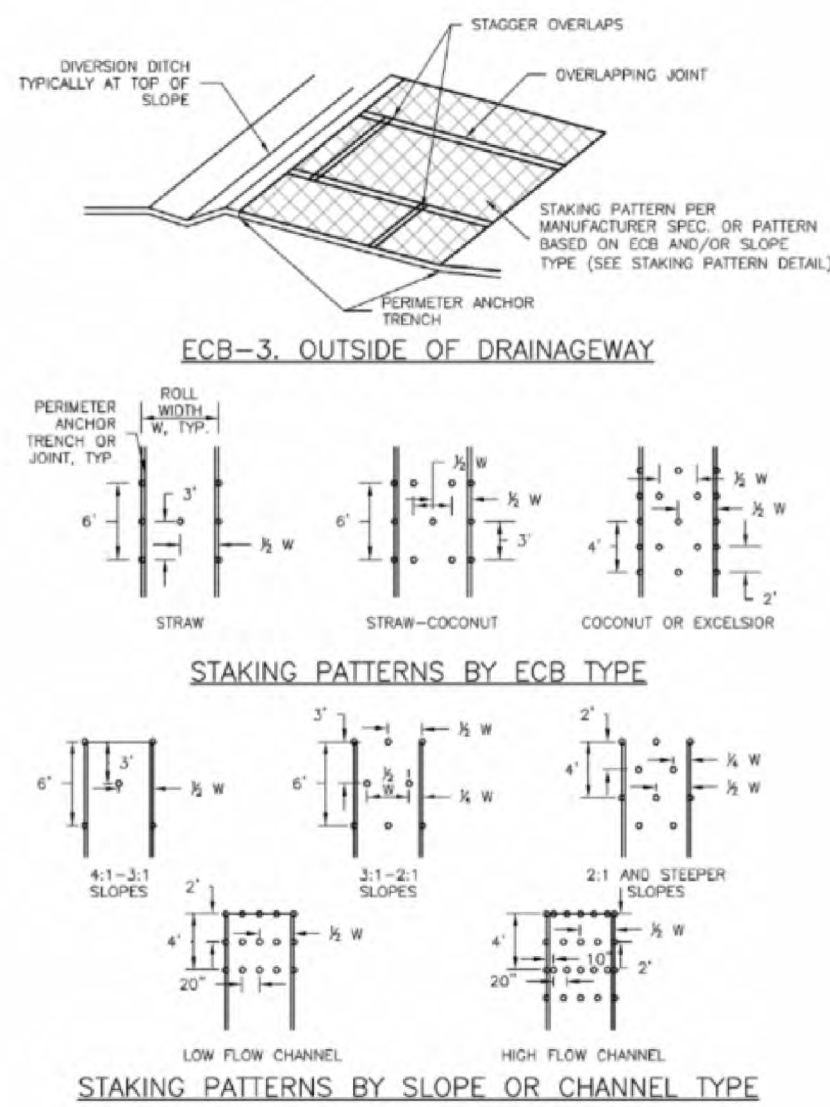
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

Concrete Washout Area (CWA) MM-1



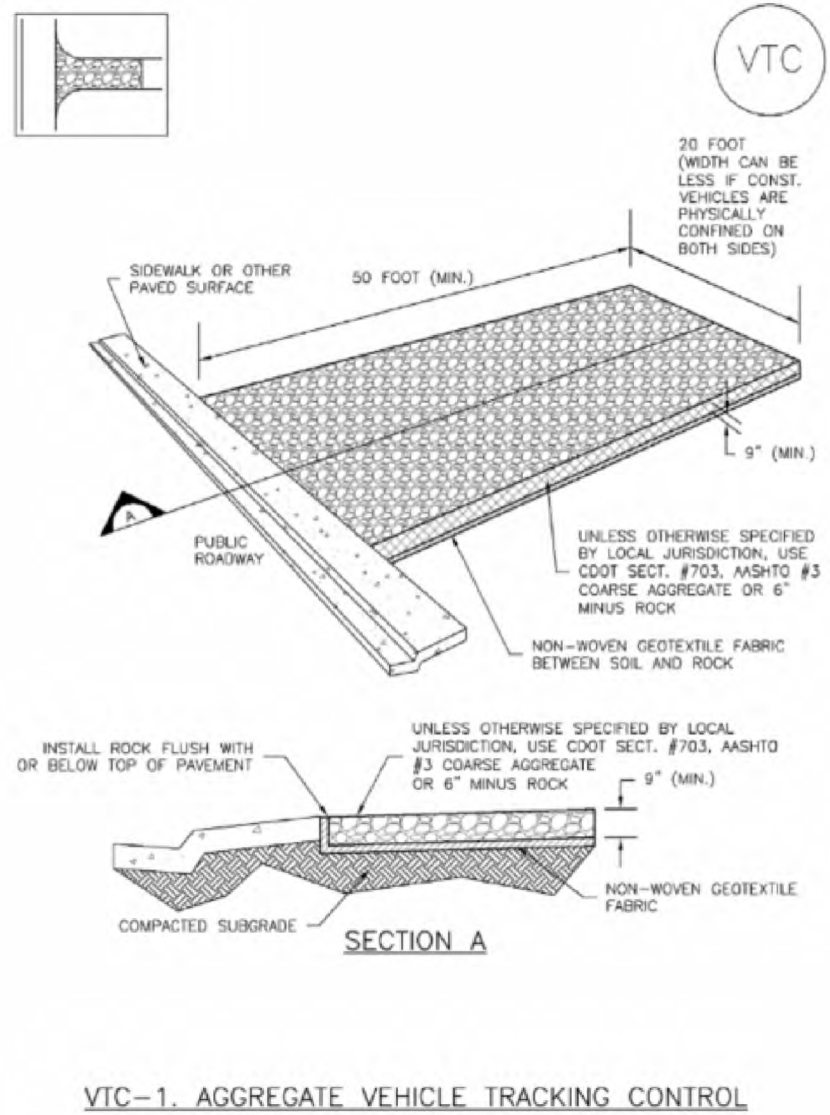
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Rolled Erosion Control Products (RECP) EC-6



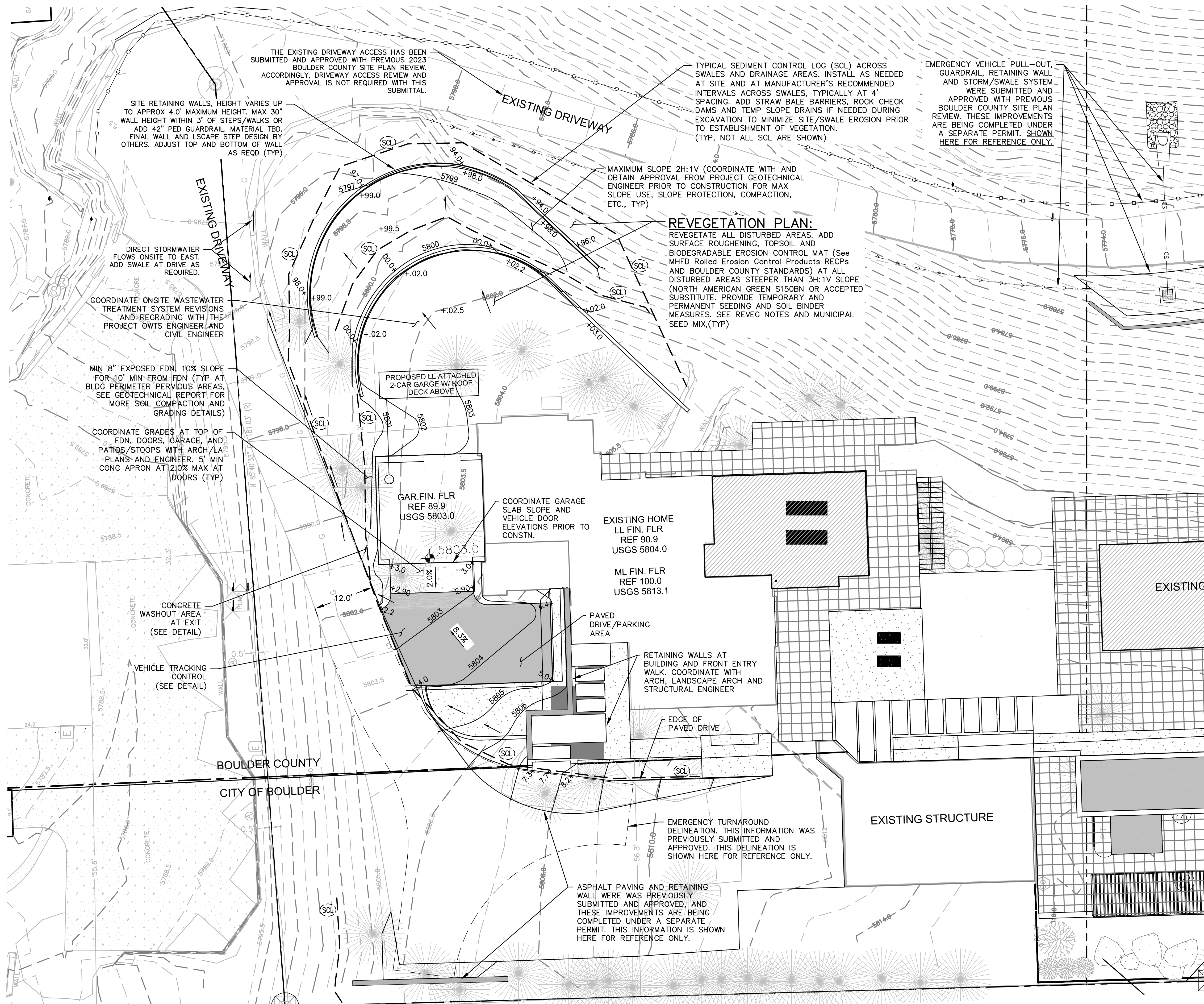
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-7

Vehicle Tracking Control (VTC) SM-4



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

NOTE: SEE https://mhfd.org/wp-content/uploads/2021/01/Chapter-7-Construction-BMPs.pdf FOR ADDITIONAL IMPORTANT EROSION CONTROL REQUIREMENTS, INSTALLATION/MAINTENANCE NOTES, ETC.



Site plan details including bearings (S 01°34'30" E 180.97' (R), S 01°36'54" E 181.13' (M)), a legend for symbols like 'SET #6 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 37929', and a title block for 'BERG RESIDENCE GARAGE' with project information and the Hager Company logo.



# Dodd — Studio

## Site Plan Review/Waiver- Project Narrative for 175 Bellevue

May 20, 2024

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T 303.440.7957

[steve@dodd-studio.com](mailto:steve@dodd-studio.com)

[www.dodd-studio.com](http://www.dodd-studio.com)

To: Boulder County

Re: SPR-W request for 175 Bellevue Existing Home

### Summary

An SPR-W is requested for the existing 3917 sf mid-century modern residence with an existing 937 detached garage (in the City) at 175 Bellevue Drive. The project has a PSM of 8312 sf. A main level great room addition of 642 sf and closet addition is 162 sf was previously approved and permitted - BP-22-2215. In addition, an accessory building was previously approved and permitted - BP-21-0384. Please note BP-21-0384 was amended after original approval, reducing the RFA from 996 sf to 956 sf. The total existing RFA is 6614.4 sf, as shown in the table included in the attached drawings.

This SPR -W includes a) finishing the lower level of the existing accessory structure - 1026 sf; b) finishing the lower level of the previously approved great room addition - 642 sf; and c) the addition of a lower level attached garage to the main residence- 431 sf. In order to remain below the PSM of 8312, a portion of the existing storage area at the lower level of the primary residence is proposed to be decommissioned to a max ceiling height of 6'-7" by pouring a raised concrete slab over built-up styrofoam. An additional 1685 sf of RFA is proposed in this SPR-W, bringing the total RFA to 8299.4sf, which falls below the PSM of 8312 sf.

The grading plan for the new terraced areas are in the Civil plans from The Hager Company, LLC. The cut and fill for the attached garage addition and regrading will have a negative sum for soil displacement of -4.55 cu yds. There is an addition of landscape patio earthwork that will require regrading between the living area addition and the Pavilion accessory building. That will also have a negative sum for soil displacement of -56.93 cu yds of fill to be added.

The proposal has been designed to work with the design of the original home and minimize the view of the addition from the adjacent properties and the adjacent Chautauqua Park trail system.

The new addition will be designed as a Net Zero home per Boulder County requirements and will not require a level of community facilities and services greater than currently available.

The existing residence is currently on cisterns for domestic water supply and an OSWS for sanitary sewage. The garage addition necessitates the relocation of the existing OSWS to a location further south on the site, as shown on the site plan. The addition does not propose adding bedrooms.

The proposal was reviewed and unanimously approved by HPAB on 3/11/24. Emergency access and turnaround was approved as part of BP-21-0384. Civil drawings for that permit are included for reference.

A detailed discussion of specific review criteria follows:

**Site Plan Review:**

To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:

1. The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood. **The proposed 431 sf garage addition and 1668 sf of building out existing lower levels is compatible with the general character of the defined neighborhood.**
2. The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure. **The intent of this proposal is to create an attached garage and add additional living area under the previous additions to make the existing home more livable to the homeowners. No additional bedrooms are proposed and will not impose undue burden on the public services and infrastructure of the area.**
3. Plans for the proposed development have satisfactorily mitigated any geologic hazards, such as expansive soils, subsiding soils, questionable soils where the safe-sustaining power of the soils is in doubt, or contaminated soils, landslides, unstable slopes, rockfalls, and avalanche corridors, as identified in the Comprehensive Plan, or through the site plan review process. **The proposal will mitigate any geological hazards by using a concrete**

**foundation system designed by a licensed structural engineer and based on a soils report from a licensed geotechnical engineer.**

4. The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the 2003 Urban-Wildland Interface Code; NFPA / 80A, 299, 1231; 2003 International Fire Code; and the 2003 International Building Code. **The site is in the high risk wildfire area and the new residential addition will be designed to comply with the Urban-Wildland Interface Code. A key design strategy is having the building materials non-flammable or treated to be fire resistant per the Ignition-Resistant Construction code per section R327 of the 2015 Boulder County Building Code amendments for one and two family dwellings.**

5. The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. **Existing drainage flows will not be adversely affected by the proposal. Water quality and erosion control measures during construction will be required at Building Permit, and the existing water quality and drainage patterns will remain intact after construction. A full grading and drainage plan will be provided at Building Permit submittal.**

6. The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **The Location of the proposed addition minimizes any additional site disturbance on the property and keeps the balance of the 4.64 acre site undisturbed and in its current state.**

7. The development shall avoid flash flood corridors, alluvial fans, floodplains, and unique geologic, geomorphic, paleontological, or pedologic features, as identified in the Comprehensive Plan or through the site plan

review process. Development within or affecting such hazards may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonable or necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

8. The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

9. The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies.**

10. The development shall not have a significant negative visual impact on the natural features or neighborhood character of the surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

11. The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, oversized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use. **The Addition is designed to have no additional grading beyond the exempt 10' from the structure's perimeter. The addition will not trigger the Limited Impact Special Review.**



12. Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. **A revegetation plan, erosion control plan, and grading/drainage plan will be provided at Building Permit.**

13. The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County. The protection of Natural Landmarks and Natural Areas shall also be extended to their associated buffer zones. Development within or affecting such Landmarks or Areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.

**Complies**

14. Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure. **Not Applicable.**

15. The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code. **Complies.**

## Walker, Samuel

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**From:** Lowrey, David <lowreyd@bouldercolorado.gov>  
**Sent:** Monday, June 3, 2024 11:09 AM  
**To:** Walker, Samuel  
**Subject:** [EXTERNAL] FW: Referral Packet for SPR-24-0026: Berg Additions at 175 Bellevue Drive

No issues with this from Boulder Fire.

**David Lowrey**  
 Division Chief\Fire Marshal



**City of Boulder**  
**Fire-Rescue**

O:303.441.4356

[lowreyd@bouldercolorado.gov](mailto:lowreyd@bouldercolorado.gov)

Community Risk Reduction Division

6055 Reservoir Rd. | Boulder, CO 80301

[Bouldercolorado.gov](http://Bouldercolorado.gov)

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**From:** Duchi, Trevor <tduchi@bouldercounty.gov>  
**Sent:** Friday, May 31, 2024 11:31 AM  
**To:** !LongRange <longrange@bouldercounty.gov>; Flax, Ron <rflax@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAREferral <CAREferral@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Oehlkers, Jason <joehlkers@bouldercounty.gov>; Allshouse, Alycia <aallshouse@bouldercounty.gov>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; jstruble@northernwater.org; bflockhart@northernwater.org; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; Ranglos, Christopher <ranglosc@bouldercolorado.gov>; Bonnell, Juliet <bonnellj@bouldercolorado.gov>; Collins, Bethany <CollinsB@bouldercolorado.gov>; Cassidy, Jacob <CassidyJ@bouldercolorado.gov>; Lowrey, David <lowreyd@bouldercolorado.gov>; prevention@mvfpd.org; Frederick, Summer <sfrederick@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Skufca, Erika <eskufca@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>  
**Cc:** Walker, Samuel <swalker@bouldercounty.gov>; Morgan, Heather <hmorgan@bouldercounty.gov>  
**Subject:** Referral Packet for SPR-24-0026: Berg Additions at 175 Bellevue Drive

**External Sender Notice** This email was sent by an external sender.

Please [click here](#) for the referral packet for **SPR-24-0026: Berg Additions at 175 Bellevue Drive**.

Please return responses and direct any questions to [Sam Walker](#) by **June 19, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,



**Trevor Duchi (he/him/his) | Administrative Technician**  
**Planning Division | Boulder County Community Planning & Permitting**  
 P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302  
[tduchi@bouldercounty.gov](mailto:tduchi@bouldercounty.gov) | (303) 441-3930 | [www.boco.org/cpp](http://www.boco.org/cpp)  
 My usual working hours are Monday-Friday, 8:00 a.m.-4:30 p.m.

Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from [tduchi@bouldercounty.org](mailto:tduchi@bouldercounty.org) to [tduchi@bouldercounty.gov](mailto:tduchi@bouldercounty.gov). **Emails sent to both .org and .gov addresses will continue to work.** This work is part of the migration to the .gov domain that began in July 2022 when the Boulder County website moved to [www.bouldercounty.gov](http://www.bouldercounty.gov). This move to the .gov domain provides a higher level of cybersecurity protection.



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.gov](http://www.bouldercounty.gov)

## Building Safety & Inspection Services Team

### MEMO

**TO:** Sam Walker, Planner II  
**FROM:** Michelle Huebner, Plans Examiner Supervisor  
**DATE:** June 4, 2024

**RE:** Referral Response, SPR-24-0026: Berg Additions: Site Plan Review to construct three basement additions for a total residential floor area of 8,299 sq. ft. where the presumptive size maximum is 8,312 sq. ft.

Location: 175 Bellevue Drive

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permits.** A building permit, plan review and inspections approvals are required for the proposed addition.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

**2015 Building Code Adoption & Amendments**, at the following URL:  
[Amendments to Boulder County Building Code effective June 6, 2022](#)

2. **Automatic Fire Sprinkler System.** According to R313.2.1 of the currently adopted 2015 Boulder County Building Code this addition triggers the requirement for an automatic residential fire sprinkler system to be installed throughout the home. This system shall be designed and installed in accordance with NFPA 13D or IRC Section P2904.

***R313.2.1 Additions to existing one- and two-family dwellings.*** An automatic residential fire sprinkler system shall be installed throughout existing one- and two-family dwellings with additions when the sum of the total floor area of the addition plus the existing one- and two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner



*located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.*

Exceptions:

1. One-time additions not exceeding 200 square feet in floor area, and
  2. Carport additions which are exempt from the definition of “Residential Floor Area” in Section 18-189D of the Boulder County Land Use Code.
3. **BuildSmart.** (A HERS rating is required for this project) Please refer to the county’s adoption and amendments to Chapter 11 of the IRC, the county’s “BuildSmart” program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.
  4. **Design Wind and Snow Loads.** The design wind and snow loads for the property are 165 mph (Vult) and 45 psf, respectively.
  5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
  6. **Electric vehicle charging outlet.** Boulder County Building Code requires:
    - a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125-volt receptacle outlet required for each car space by NEC Section 210.52(G)(1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
      - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
      - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
      - iii. Electrical conduit to allow ease of future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet.
  7. **Plan Review.** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our [Residential Plan Check List](#) and other Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at [building@bouldercounty.org](mailto:building@bouldercounty.org)



# Community Planning & Permitting

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 303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

**MEMO TO:** County Health and Parks Departments, FPD  
**FROM:** Sam Walker, Planner II  
**DATE:** May 31, 2024  
**RE:** Site Plan Review application SPR-24-0026

**Docket SPR-24-0026: Berg Additions**

**Request:** Site Plan Review to construct three basement additions for a total residential floor area of 8,299 sq. ft. where the presumptive size maximum is 8,312 sq. ft.

**Location:** 175 Bellevue Drive, Section 6, Township 1S, Range 70W

**Zoning:** Estate Residential (ER) Zoning District

**Owner/**

**Applicant:** Gary Berg

**Agent:** Steve Dodd

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to [planner@bouldercounty.gov](mailto:planner@bouldercounty.gov). All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 720-564-2738 or email [swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov) to request more information.

Please return responses by **June 19, 2024**.

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed Name LuAnn Penfold Printed Name LuAnn Penfold

Agency or Address Mountain View Fire District

Date 06-05-24

**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

June 17, 2024

Boulder County Community Planning and Permitting  
PO Box 471  
Boulder, CO 80306

Attn: Sam Walker

**Re: Berg Additions, Case # SPR-24-0026**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a **possible conflict** with **Berg Additions**. Please be aware PSCo owns and operates an existing natural gas service line in the area of the proposed construction activities, and underground electric facilities within the subject property. Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect).

If additional easements need to be acquired by separate PSCo, a Right-of-Way Agent will need to be contacted.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
 303-441-3930 • www.BoulderCounty.gov

June 17, 2024

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team – Zoning

FROM: Brian P. Kelly Planner II; Community Planning & Permitting, Development Review Team - Access & Engineering

SUBJECT: Docket # SPR-24-0026: Berg Additions – 175 Bellevue Drive  
 HOLD REQUEST

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and requests the application be put on hold for the following reasons:

1. Plans submitted for permitting do not demonstrate how drainage will be managed across the site. Furthermore, plans submitted by the applicant do not clearly indicate existing and proposed contours, total area of disturbance, and earthwork calculations of the entire parcel development. Specifically, the submitted application must include without limitation:
  - a. The private driveway and borrow ditch earthwork calculations.
  - b. Proper information regarding the retaining walls, such as top-of-wall and bottom-of-wall elevations and construction details, including footers and materials.
  - c. The emergency pullout and turnaround area information that must meet the Boulder County Multimodal Transportation Standards (Standards).
  - d. The removal and relocation of the On-site Water Treatment System (OWTS).
2. During a site visit June 4, 2024, staff observed that the existing private driveway is failing, demonstrating susceptible landslide possibility to the east. Driveway improvements will need to mitigate the observed failure and provide updated grading calculations.

To properly review this proposal, the applicants must submit an Engineered Grading and Drainage Plan demonstrating in totality all development on the parcel. Information referenced in other submitted materials must be included on the submitted plans.

The Grading plan must clearly show the following information: existing and proposed contours for all approved and unapproved development improvements stamped by a qualified Colorado-licensed Professional Engineer.

The revised plans must demonstrate drainage details including flow lines and how drainage will be handled from the proposed development. Please provide updated grading calculations based on the engineered Grading and Drainage Plans.

**NOTE: if the total non-foundational earthwork exceeds 500 cubic yards, a Limited Impact Special Use Review is required.**

This concludes our comments at this time.



## City of Boulder Open Space & Mountain Parks

2520 55<sup>th</sup> St. | Boulder, CO 80301; 303-441-3440

<http://www.osmp.org>

### MEMORANDUM

To: Samuel Walker, Planner II, Boulder County Community Planning and Permitting

From: Jake Cassidy, Property Agent, City of Boulder Open Space and Mountain Parks

Date: 6/19/2024

Re: Docket SPR-24-0026  
Berg Additions Structures Site Plan Review

---

Thank you for the opportunity to review the application referenced above. The property's western boundary is adjacent to City of Boulder Open Space and Mountain Parks (OSMP) land. Please consider the following comments regarding this development application:

#### **Open Space Adjacent**

All open space fences and boundaries must be respected at all times. No gates or other access points will be allowed from the subject property onto city owned open space lands.

No dumping of trash, tree limbs, lawn clippings, or other debris is allowed on city-owned open space land. Trimming or removal of existing vegetation from OSMP property or planting vegetation on OSMP property is prohibited.

Construction access across city owned open space lands, storage of construction material, staging construction equipment, or dumping of construction debris on city owned open space lands are not allowed.

#### **City Waterline**

The city has a water transmission pipeline in the vicinity and associated easement in the area. The applicant should just be aware of the pipeline and make sure that the OSWS doesn't encroach further south than what's indicated on the drawings.

#### **Viewshed**

OSMP supports efforts by county staff to have the applicant maintain trees and vegetation that could help shield the proposed development from the public viewshed while considering the need for wildfire defensible space.

## Native Plants

Use of native plant materials for revegetation and landscaping should be recommended.

In the referral OSMP noticed a reference to a municipal seed mix on page 26 and a county mix on page 27. OSMP would prefer our low elevation seed mix and would request the commercial switchgrass be removed from the current proposed mix that's in the plan. Feel free to reach out if there are any questions.

Non-native plant materials should not be planted, particularly European privet *Ligustrum vulgare*, Wayfaring tree *Viburnum lantana*, Tree of heaven *Ailanthus altissima*, Honeysuckle *Lonicera morrowii* and *L. tatarica* and any State of Colorado listed noxious weed species.

The grading and landscape plans should include a section on weed management.

Following are some sources of information about the use of local native plants in landscaping:  
[https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants\\_0408.pdf](https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants_0408.pdf)

<https://conps.org/gardening-with-native-plants/>

<https://bouldercolorado.gov/services/gardening-native-plants>

## Visual Impact

Exterior lighting should be directed downward to minimize glare and the illumination of adjacent and nearby OSMP lands, conservation easements, or other undeveloped property. Exterior colors should be muted to blend into the natural surroundings, to reduce the visual impact to adjacent and nearby OSMP lands.

Please feel free to contact me if you have any questions or comments about this response.



## Public Health

*Environmental Health Division*

June 21, 2024

TO: Staff Planner, Community Planning and Permitting

FROM: Carl Job, Environmental Health Specialist

SUBJECT: SPR-24-0026: Berg Additions

OWNER: BERG

PROPERTY ADDRESS: 175 BELLEVUE DRIVE

SEC-TOWN-RANGE: 06 -1S -70

The Boulder County Public Health – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS:

1. Boulder County Public Health (BCPH) issued a repair permit for the installation of an absorption bed system on 6/30/2020. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 2-bedroom house and accessory structure. BCPH has not issued final approval of the OWTS to date.
2. The proposed site plan includes addition of a bedroom and bathroom on the lower level of the existing accessory structure. This renovation would qualify the structure as an Accessory Dwelling Unit (ADU) and would exceed the capacity of the existing OWTS. Upgrading the existing OWTS will be necessary.
3. The site plan review indicates the applicant's intent to replace the existing OWTS to accommodate the new garage and the proposed ADU.
4. The owner or their agent (e.g., contractor) must apply for an OWTS permit, and the OWTS permit must be issued prior to installation and before a building permit can be obtained. The OWTS must be installed, inspected, and approved before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning and Permitting (CP&P).
5. The OWTS permit must be issued prior to installation and before a building permit can be obtained. The OWTS components must be installed, inspected, and approved before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning and Permitting (CP&P).
6. Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.

This concludes comments from the Public Health - Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: [www.SepticSmart.org](http://www.SepticSmart.org). If you have additional questions about OWTS, please do not hesitate to contact [HealthOWS@bouldercounty.org](mailto:HealthOWS@bouldercounty.org)

Cc: OWTS file, owner, Community Planning and Permitting





## Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
 303-678-6200 • POSinfo@bouldercounty.org  
 www.BoulderCountyOpenSpace.org

**TO:** Sam Walker, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** June 25, 2023  
**SUBJECT:** Docket SPR-24-0026, Berg, 175 Bellevue Drive

Staff has reviewed the submitted materials and cannot support the proposal. Beginning with a 2019 special use review, staff has continued to be very concerned with the visual impacts of development on this parcel.

The east façade of the pavilion is already extremely visible from the City of Boulder. It is likely one of the *most visible* houses from the city. Visually, it is located directly underneath the first and third flatirons, it is the highest visible house in elevation, and it is entirely made of glass walls. It is also likely visible from OSMP's Kohler Mesa Trail to the south and east. The addition of another wall of windows would essentially double the amount of glazing on the eastern façade of the pavilion.

This would unquestionably be a significant negative visual impact. SPR Standard 10 states that, "The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property" (Article 4-806-A-10). The development would be prominent, on steep slopes, and visually exposed. The proposal is therefore in conflict with Standard 10.

A Revegetation and Weed Control Plan is required that includes: native grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging and soil stockpiling areas, driveway, utility lines, and septic system), locations of silt fence or erosion control logs down slope of all disturbed areas, and matting requirements on steeper slopes where necessary; and the mapping of county-listed, noxious weed species on the entire parcel, with their intended control techniques specified. The county-listed noxious weed, houndstongue, is on-site. Additionally, poison hemlock is on-site. This is not a county-regulated species, but it is noxious and extremely poisonous.

It is strongly recommended that all Russian-olive trees -- a state-listed noxious weed -- be cut down and the stumps immediately treated with a systemic herbicide to prevent re-sprouting.



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
 303-441-3930 • www.BoulderCounty.gov

## Wildfire Mitigation Team

### MEMO

**TO:** Sam Walker, Planner II  
**FROM:** Kyle McCatty, Senior Wildfire Mitigation Specialist Supervisor  
**DATE:** October 28, 2024  
**RE:** Site Plan Review application SPR-24-0026

Thank you for the referral. We have the following comments for the applicants:

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US. Still, the loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code. Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

Wildfire Mitigation is required; the proposed project is in [Wildfire Zone 1](#) (the foothills or mountains—approximately west of highways 7, 36, or 93) of the unincorporated portion of Boulder County. The Boulder County Wildfire Mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

Increased ignition resistant materials are required for the new garage. Some allowances can be made in the defensible space standard—trees can be kept or planted for screening—if increased ignition resistant materials are used on the new and existing garage; noncombustible or Class A decking is used on either of the garage roofs; and Type X, or another 1-hour fire-resistance-rated construction on the exterior side, is used on the three most exposed sides of the two garages.

### Site Location

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process.

Typically, the greatest risk to an addition igniting in a wildfire is often due to structure-to-structure fire spread—primarily if an addition is within 50 feet of an existing structure. Ideally, all structures should be located as far from property lines as possible to maximize full defensible space—at least 100 feet (especially areas with large openings, overhangs, or cantilevers). However, although not ideal, a minimum of 50 feet

between the addition and the property line is needed for defensible space for additions because of the risk of structure-to-structure fire spread.

It is **recommended** to use an increased level of ignition resistant materials on the existing residence to reduce the risk of structure-to-structure fire spread.

The new garage is less than 50 feet from the property line, so increased ignition resistant materials are required.

### **Ignition-Resistant Materials and Construction**

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction or better. Because of the wildfire mitigation risks associated with the site location, the following more restrictive increased ignition-resistant exterior materials are required for the new garage:

- Double pane tempered glass is required within at least 50 feet of property lines.
- Wood and fire-retardant-treated wood are not allowed.
- Heavy timber (IBC Section 602.4) and log wall construction (see definition in R327) are allowed.
- Deck surface must be an ASTM E84 (UL 723) flame-spread index no greater than 75.

Some allowances can be made in the defensible space standard—trees can be kept or planted for screening—if increased ignition resistant materials are used on the new and existing garage; noncombustible or Class A decking is used on either of the garage roofs; and Type X, or another 1-hour fire-resistance-rated construction on the exterior side, is used on the three most exposed sides of the two garages. The three most exposed sides for the new garage are the west, north, and east, and the existing garage is the west, north, and south.

For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. Refer to the Boulder County publication: [Building with Ignition Resistant Materials](#) for specific requirements. All exterior materials must be clearly noted on the building plans and must be reviewed and approved as “ignition resistant” by the Building Safety & Inspection Services Team.

### **Defensible Space**

Adequate defensible space is required around all existing and new structures to prevent the spread of fire to and from structures. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. Where the property boundary limits Zone 2 (at least 100 feet from structures), Zone 1 (a

buffer of at least 30 feet free of conifer trees and other highly combustible vegetation immediately surrounding the home, including all attachments and accessory structures within 30 feet) may need to begin at the home's dripline. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

Follow the Colorado State University [Low-Flammability Landscape Plants – 6.305](#), [Fire-Resistant Landscaping – 6.303](#), and Colorado State Forest Service [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#) publications when choosing plants and designing revegetation and landscaping.

### **Emergency Water Supply**

Emergency water supply is currently only required when building a new residence. No emergency water supply will be required for this application.

### **Emergency Vehicle Clearance**

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by. Refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#) for specific clearance-related requirements.

### **Timeline**

**After applying for, but prior to issuance of any permits**, a Boulder County Wildfire Mitigation Specialist will contact you to schedule a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created to describe the wildfire mitigation requirements.

**Before scheduling rough framing inspections**, the plan's defensible space portion must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of.

**At the time of final inspection**, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier



material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at [kmccatty@bouldercounty.gov](mailto:kmccatty@bouldercounty.gov).



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
 303-441-3930 • www.BoulderCounty.gov

December 23, 2024

TO: Samuel Walker, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Tim Oliver, Planner II; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # SPR-24-0026: Berg Additions at 175 Bellevue Drive

The Development Review Team – Access & Engineering staff have reviewed the additional materials submitted for the above referenced docket and have the following comments:

1. The applicant submitted new grading and drainage plans that encompass the whole site.
  - a. The applicant submitted a new earth work and grading worksheet that accounts for all of the improvements across the entire site.
  - b. The applicant referenced plans that were approved with BP-21-0384 that clearly show all relevant information regarding the retaining walls.
  - c. The applicant referenced plans that were approved with BP-21-0384, and there is a condition on this building permit in Accela that approves the emergency turnaround location.
  - d. The applicant submitted new signed and sealed engineered plans that show the removal and relocation of the on-site water treatment system (OWTS).
2. The applicant provided an evaluation signed and stamped by BEST Engineering titled “Asphalt Driveway Evaluation for 175 Bellevue Drive Project No. 24-1166” dated September 12, 2024. The drainage improvements recommended by BEST Engineering are reflected on the plans that were approved with BP-21-0384 and BP-21-2688.
3. The applicant submitted new grading and drainage plans that encompass the entire site that include existing and proposed contours, flow lines, and drainage infrastructure. The applicant also provided updated earthwork volume calculations based on the revised engineered grading and drainage plan that encompasses all proposed work on the site.

The Development Review Team – Access & Engineering staff also have the following comments for the docket:

1. The subject property is accessed via Bellevue Drive, a City of Boulder owned right-of-way (ROW) via a paved, shared private driveway (aka Mesa Canyon Drive). Legal access has been demonstrated via the following easements:

- a. Reception No.'s: 00799876 recorded 12/24/1986, 90522297 recorded 1/7/1953, 90778274 recorded 3/2/1965, and 90778275 recorded 3/2/1965.
  - b. A private drive within an existing access easement recorded 12/24/1986 at Rec. No. 00828316.
2. The revised plans show potential future grading and retaining walls in the proposed relocation of the OWTS. Retaining walls or series of walls greater than four feet in height, as measured from the bottom of the footer to the top of the wall, require building permits for construction.

***At building permit,*** submit all relevant grading plans for the proposed location of the OWTS that include the height of any retaining walls used in this area. If they are greater than four feet in height, wall details must be designed and stamped by a qualified Colorado-licensed professional engineer.

3. The evaluation signed and stamped by BEST Engineering titled "Asphalt Driveway Evaluation for 175 Bellevue Drive Project No. 24-1166" dated September 12, 2024 observed that the following actions should be taken ensure the existing driveway continues to function safely and properly:
  - Stabilizing the driveway with temporary surfacing measures, in areas of high-severity distress
  - Resetting the curb stones that have rotated or settled.
  - Crack sealing on all longitudinal, transverse, and alligator cracks to prevent water ingress.

***At building permit,*** submit revised plans that show these measures proposed in the appropriate areas as specified by the BEST Engineering evaluation.

Staff will not require the post-construction pavement replacement as laid out in the BEST Engineering evaluation because it is not proportional to the scope of the proposal. However, staff strongly recommends that the full-depth removal and replacement of the driveway pavement occurs with the new asphalt section following all the recommendations laid out in item 5 from the BEST Engineering evaluation.

4. During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property; worker vehicles must be parked on the subject property or along one side of the shared driveway in a manner that allows continued emergency access along the shared driveway during construction.

This concludes our comments at this time.

# Dodd — Studio

## Revised Site Plan Review/Waiver- Project Narrative for 175 Bellevue

November 5, 2024

1301 Walnut Street

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Boulder, CO 80302

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[www.dodd-studio.com](http://www.dodd-studio.com)

To: Boulder County

Re: SPR-24-0026 Review Comments

### Response to Staff Comments

The above referenced SPR application was placed on hold by Access and Engineering on June 17, 2024 due to 1) Concerns about slope stability related to the existing access drive. Staff subsequently communicated concerns regarding 2) The visibility of windows in the proposed lower level finish areas, 3) The removal of mature trees and replacement with less mature trees, 4) Disturbance of the historic landscape design around the existing house, and 5) Noted inconsistencies and incompleteness between architecture, landscape, and civil engineering drawings.

Responses to the above are as follows:

1) Slope Stability - Please refer to the detailed response by Charlie Hager, civil engineer, included in the re-submittal documents. Mr. Hager has communicated extensively with Access and Engineering staff. A slope stability engineering firm, Best Engineering, was retained to evaluate the existing driveway conditions. In addition, Boulder County staff was unable to locate previously approved access and improvement drawings for the driveway, so those documents have been included in this re-submittal.

2) Proposed Window Visibility - Extensive discussions with county staff regarding the visibility of the proposed lower level windows included email exchanges with Sam Walker and an on-site meeting with Wildfire Partners Kyle McCatty. There are competing concerns between visual screening provided by the existing mature evergreens and required wildfire mitigation measures. The general strategy agreed upon with Wildfire Partners includes removal of mature evergreen trees on the north side of the existing house and around the proposed garage, but retention of all existing live evergreens along the north and west property lines as well as all existing evergreens east of the structures. Combined, the retention of these existing trees provides substantial



visual screening of the project while managing wildfire risks. Additional plantings on the east of the property, including 3 evergreens east of the accessory structure, have been added to enhance visual screening. Two sections of full height steel tube screens have been added to provide non-vegetative screening of the proposed lower level windows. These measures are summarized on Sheet SPR 3, Wildfire Mitigation and Screening Plan. Finally, to respond to comments that images on sheets SPR 11-13 were “cherry-picked” to maximize screening from those specific views, a rendered panoramic animation of the proposed landscaping and structures has been included to allow staff to view the screening strategy from any angle. Please note that all renderings, animation, and landscape plans are based on a single, unmanipulated model to accurately depict proposed landscape locations.

3) Removal of mature evergreens - The original SPR submittal proposed removal of several mature evergreens east of the structures. Plans have been revised to retain all of the existing mature trees east of the structures. Removal of trees 14-20 enables retention of all exciting mature trees along the west and north property lines, providing a substantial visual screen at those locations.

4) Historic Landscape - email discussions with Jessica Fassick have confirmed there are no concerns about the existing landscape design and no need to preserve any of it.

5) Poor coordination and incompleteness of drawings - Architecture, Civil, and Landscape Plans have been fully coordinated and show the full extent of grading and improvements over the entire site, including the western portion of the property under City of Boulder jurisdiction. Two landscape plans (tree removal and planting) and one civil plan (grading and revegetation) are included in the re-submittal documents, including a revised cut and fill worksheet including site-wide grading in the county portion of the site. Grading includes creation of tree wells on the slope east of the structures to improve survivability of the proposed planting.

## Original Written Statement

### Summary

An SPR-W is requested for the existing 3917 sf mid-century modern residence with an existing 937 detached garage (in the City) at 175 Bellevue Drive. The project has a PSM of 8312 sf. A main level great room addition of 642 sf and closet addition is 162 sf was previously approved and permitted - BP-22-2215. In addition, an accessory building was previously approved and permitted - BP-21-0384. Please note BP-21-0384 was amended after original approval, reducing the RFA from 996 sf to 956 sf. The total existing RFA is 6614.4 sf, as shown in the table included in the attached drawings.

This SPR -W includes a) finishing the lower level of the existing accessory structure - 1026 sf; b) finishing the lower level of the previously approved great room addition - 642 sf; and c) the addition of a lower level attached garage to the main residence- 431 sf. In order to remain below the PSM of 8312, a portion of the existing storage area at the lower level of the primary residence is proposed to be decommissioned to a max ceiling height of 6'-7" by pouring a raised concrete slab over built-up styrofoam. An additional 1685 sf of RFA is proposed in this SPR-W, bringing the total RFA to 8299.4sf, which falls below the PSM of 8312 sf.

The grading plan for the new terraced areas are in the Civil plans from The Hager Company, LLC. The cut and fill for the attached garage addition and regrading will have a negative sum for soil displacement of -4.55 cu yds. There is an addition of landscape patio earthwork that will require regrading between the living area addition and the Pavilion accessory building. That will also have a negative sum for soil displacement of -56.93 cu yds of fill to be added.

The proposal has been designed to work with the design of the original home and minimize the view of the addition from the adjacent properties and the adjacent Chautauqua Park trail system.

The new addition will be designed as a Net Zero home per Boulder County requirements and will not require a level of community facilities and services greater than currently available.

The existing residence is currently on cisterns for domestic water supply and an OSWS for sanitary sewage. The garage addition necessitates the relocation of the existing OSWS to a location further south on the site, as shown on the site plan. The addition does not propose adding bedrooms.

The proposal was reviewed and unanimously approved by HPAB on 3/11/24. Emergency access and turnaround was approved as part of BP-21-0384. Civil drawings for that permit are included for reference.

A detailed discussion of specific review criteria follows:

**Site Plan Review:**

To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:

1. The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood.

**The proposed 431 sf garage addition and 1668 sf of building out existing lower levels is compatible with the general character of the defined neighborhood.**

2. The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure. **The intent of this proposal is to create an attached garage and add additional living area under the previous additions to make the existing home more livable to the homeowners. No additional bedrooms are proposed and will not impose undue burden on the public services and infrastructure of the area.**

3. Plans for the proposed development have satisfactorily mitigated any geologic hazards, such as expansive soils, subsiding soils, questionable soils where the safe-sustaining power of the soils is in doubt, or contaminated soils, landslides, unstable slopes, rockfalls, and avalanche corridors, as identified in the Comprehensive Plan, or through the site plan review process. **The proposal will mitigate any geological hazards by using a concrete foundation system designed by a licensed structural engineer and based on a soils report from a licensed geotechnical engineer.**

4. The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the 2003 Urban-Wildland Interface Code; NFPA / 80A, 299, 1231; 2003



International Fire Code; and the 2003 International Building Code. **The site is in the high risk wildfire area and the new residential addition will be designed to comply with the Urban-Wildland Interface Code. A key design strategy is having the building materials non-flammable or treated to be fire resistant per the Ignition-Resistant Construction code per section R327 of the 2015 Boulder County Building Code amendments for one and two family dwellings.**

5. The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. **Existing drainage flows will not be adversely affected by the proposal. Water quality and erosion control measures during construction will be required at Building Permit, and the existing water quality and drainage patterns will remain intact after construction. A full grading and drainage plan will be provided at Building Permit submittal.**

6. The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **The Location of the proposed addition minimizes any additional site disturbance on the property and keeps the balance of the 4.64 acre site undisturbed and in its current state.**

7. The development shall avoid flash flood corridors, alluvial fans, floodplains, and unique geologic, geomorphic, paleontological, or pedologic features, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such hazards may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonable or necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

8. The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director,

only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

9. The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies.**

10. The development shall not have a significant negative visual impact on the natural features or neighborhood character of the surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

11. The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, oversized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use. **The Addition is designed to have no additional grading beyond the exempt 10' from the structure's perimeter. The addition will not trigger the Limited Impact Special Review.**

12. Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. **A revegetation plan, erosion control plan, and grading/drainage plan will be provided at Building Permit.**

13. The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County. The protection of Natural Landmarks and Natural Areas shall also be extended to their

associated buffer zones. Development within or affecting such Landmarks or Areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.

**Complies**

14. Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure. **Not Applicable.**

15. The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code. **Complies.**



### Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

### Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

**Note:** Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

### Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
<b>Driveway and Parking Areas</b>	0 CY	0 CY	0 CY
<b>Berm(s)</b>	0 CY	0 CY	0 CY
<b>Other Grading</b> <small>ENTRY &amp; CENTRAL LAWN, SOUTH AREA, OWTS, TREE PADS</small>	59 CY	142 CY	201 CY
<b>Subtotal</b>	59 CY	142 CY	201 CY <span style="float: right;">Box 1</span>

\* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
<b>Foundation</b>	24 CY	10 CY	34 CY
<b>Material cut from foundation excavation to be removed from the property</b>			0 CY <small>(ALL FDN CUT TO BE USED ONSITE)</small>

### Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

### Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.


### Is Your Property Gated and Locked?

**Note:** If county personnel cannot access the property, then it could cause delays in reviewing your application.

### Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature	Print Name	Date
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November 5, 2024

Access & Engineering Development Review Team  
 Mr. Brian P. Kelly Planner II or Current Reviewer  
 Community Planning & Permitting  
 2045 13th Street  
 Boulder, Colorado 80302

Re: Docket # SPR-24-0026: Garage Addition – 175 Bellevue Drive  
 Hold Request Responses

Boulder County Access & Engineering Review Team,

Thank you for your review of the above referenced project. The following are responses to the Boulder County Hold Request memorandum dated June 17, 2024 (see attached). The Boulder County comments are included below (blue italic text) with responses and plan excerpts where possible for your convenience. Reference is made to the revised Site Plan Review submittal plan set (see attached "Site Grading, Erosion Control & Revegetation Plan" dated November 5, 2024). The plan set is being resubmitted with this letter.

**Hold Request Comments:**

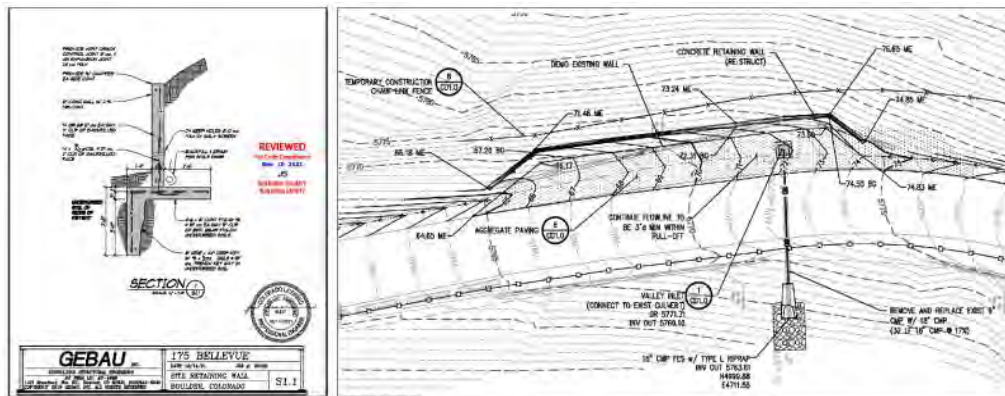
*1. Plans submitted for permitting do not demonstrate how drainage will be managed across the site. Furthermore, plans submitted by the applicant do not clearly indicate existing and proposed contours, total area of disturbance, and earthwork calculations of the entire parcel development. Specifically, the submitted application must include without limitation:*

*a. The private driveway and borrow ditch earthwork calculations.*

RESPONSE: The private driveway and borrow ditch earthwork calculations were provided with previously submitted and approved 2021 project. See: 175 BELLEVUE BP-21-0384.

*b. Proper information regarding the retaining walls, such as top-of-wall and bottom-of-wall elevations and construction details, including footers and materials.*

RESPONSE: Wall information is shown on the previously approved BP-21-0384 and JVA JOB NO. 3107.1C plans. Excerpts from the previously approved JVA and Gebau structural wall plans are shown on sheet C1.1 of the current 175 Bellevue Garage Addition civil engineering plan set for coordination. No further wall review and approval is required. See excerpt below:



EXCERPTS FROM PREVIOUSLY APPROVED "175 BELLEVUE BP-21-0384" SHOWING REQUESTED WALL HEIGHT INFORMATION, SWALE, ETC., SEE "175 BELLEVUE BP-21-0384" AND "JVA JOB NO. 3107.1C" FOR MORE INFORMATION, WALL STRUCTURAL DETAILS, AND WALL PERMIT WERE APPROVED AS A PART OF "175 BELLEVUE BP-21-0384".  
 SHOWN FOR INFORMATIONAL PURPOSES ONLY, SEE RELEVANT 2021 PERMIT PLANS FOR CONSTRUCTION.

*c. The emergency pullout and turnaround area information that must meet the Boulder County Multimodal Transportation Standards (Standards).*

RESPONSE: The driveway and emergency pullout/turnaround were previously reviewed and approved by Boulder County staff as a part of BP-21-0384. The emergency pullout/turnaround are shown on sheet C1.0 of the current 175 Bellevue Garage Addition civil engineering plan set with appropriate labeling. Accordingly, no further review or revisions are required.

*d. The removal and relocation of the On-site Water Treatment System (OWTS).*

RESPONSE: See sheet C1.0 of the current 175 Bellevue Garage Addition civil engineering plan. The removal of the current OWTS and the approximate location of the new OWTS are shown with notes related to required permitting by Boulder County Public Health. The owner acknowledges that all OWTS permits must be in place prior to final building permit approval.

*2. During a site visit June 4, 2024, staff observed that the existing private driveway is failing, demonstrating susceptible landslide possibility to the east. Driveway improvements will need to mitigate the observed failure and provide updated grading calculations.*

RESPONSE: Based on discussions with the hold request reviewer, an analysis of the driveway was performed. See the attached P.E.-stamped and signed BEST Engineering "Asphalt Driveway Evaluation for 175 Bellevue Drive Project No. 24-1166" dated September 12, 2024. As noted in the letter, recommendations were made to address the driveway condition. No landslide concerns were noted by BEST. Excerpts from the letter are included in Sheet C0.0 of the garage addition plan. Note that the recommended drainage improvements (See 5.A below) are already shown on the ongoing permit plans ("175 BELLEVUE BP-21-0384" and "JVA JOB NO. 3107.1C"). Note that several of the recommendations are for the current condition, and others are for after all construction is complete. See excerpt from sheet C0.0 below:

AS REQUESTED BY BOULDER COUNTY, THE EXISTING DRIVEWAY WAS ANALYZED FOR SLOPE STABILITY. THE FOLLOWING DRIVEWAY REMEDIATION RECOMMENDATIONS ARE FROM BEST ENGINEERING COMPANY'S "ASPHALT DRIVEWAY EVALUATION LETTER FOR 175 BELLEVUE DRIVE," PROJECT NO. 24-1166 DATED SEPTEMBER 12, 2024. THE COLORADO P.E.-STAMPED AND SIGNED LETTER WAS SUBMITTED TO BOULDER COUNTY AS A PART OF THIS SPR APPROVAL. IT IS RECOMMENDED THAT ITEMS 1 AND 2 BE PERFORMED UPON RECEIPT OF THE PERMIT FOR THE GARAGE ADDITION PROJECT. IT IS RECOMMENDED THAT ITEMS 3, 4 AND 5 BE PERFORMED AS A PART OF THE ONGOING PAVILION PERMIT (SEE "175 BELLEVUE BP-21-0384" AND "JVA JOB NO. 3107.1C") AND WITH SITE WORK ASSOCIATED WITH THIS GARAGE ADDITION PROJECT.

1. TEMPORARY MEASURES: GIVEN THE ONGOING CONSTRUCTION, WE RECOMMEND STABILIZING THE DRIVEWAY WITH TEMPORARY SURFACING MEASURES, SUCH AS ASPHALT PATCHING IN AREAS OF HIGH-SEVERITY DISTRESS, TO MAINTAIN ACCESSIBILITY FOR PASSENGER AND CONSTRUCTION VEHICLES.
2. CURB STONE RESETTING: THE CURB STONES THAT HAVE ROTATED OR SETTLED SHOULD BE RESET. THIS CAN BE ACHIEVED EITHER BY COMPACTING THE SHOULDER SOILS OR REMOVING A PORTION OF THE ASPHALT PAVEMENT AND RESETTING THE STONES ON A STABLE BASE. THIS WILL PREVENT FURTHER DISPLACEMENT AND IMPROVE EDGE SUPPORT.
3. DRAINAGE IMPROVEMENTS: ADDRESS THE POOR DRAINAGE ALONG THE UPHILL SIDE BY IMPROVING SWALES OR INSTALLING SURFACE DRAINS TO PREVENT PONDING. PROPER DRAINAGE WILL REDUCE WATER INFILTRATION INTO THE PAVEMENT BASE, MITIGATING EDGE AND ALLIGATOR CRACKING.
4. CRACK SEALING: PERFORM CRACK SEALING ON ALL LONGITUDINAL, TRANSVERSE, AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS. THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURE AND DELAY FURTHER DETERIORATION.
5. POST-CONSTRUCTION PAVEMENT REPLACEMENT: ONCE THE CONSTRUCTION PROJECT IS COMPLETE, WE RECOMMEND FULL-DEPTH REMOVAL AND REPLACEMENT OF THE DRIVEWAY PAVEMENT. A NEW ASPHALT SECTION SHOULD BE CONSTRUCTED, INCLUDING THE FOLLOWING:
  - A. DRAINAGE UPGRADES: INSTALL IMPROVED DRAINAGE SWALES AND STRUCTURES TO PREVENT SURFACE WATER FROM COMPROMISING THE PAVEMENT'S STRUCTURAL INTEGRITY.
  - B. PILE SECTION COMPLETION: THE MISSING PILE AND LAGGING SECTION SHOULD BE INSTALLED TO REINFORCE THE SLOPE AND MAINTAIN PAVEMENT STABILITY.
  - C. CURB STOP INSTALLATION: INSTALL A CURB STOP ALONG THE DOWNHILL SIDE OF THE DRIVEWAY TO RETAIN THE ASPHALT AND PREVENT FURTHER EROSION OF THE SHOULDER.

*To properly review this proposal, the applicants must submit an Engineered Grading and Drainage Plan demonstrating in totality all development on the parcel. Information referenced in other submitted materials must be included on the submitted plans. The Grading plan must clearly show the following information: existing and proposed contours for all approved and unapproved development improvements stamped by a qualified Colorado-licensed Professional Engineer. The revised plans must demonstrate drainage details including flow lines and how drainage will be handled from the proposed development. Please provide updated grading [earthwork volume] calculations based on the engineered Grading and Drainage Plans.*

RESPONSE: The plans have been revised to show the overall site with relevant grading information. Existing and proposed contours are clearly shown on the plans. It is our understanding that a P.E.-stamped and signed drainage summary report was submitted and

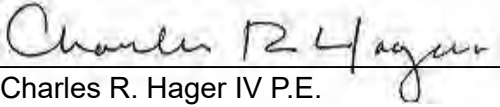


approved with the 175 BELLEVUE BP-21-0384 permit. The current plans do not alter the historical and previously approved drainage patterns and do not exceed the capacity of the BP-21-0384 permitted improvements. Accordingly, no further drainage analysis is required.

An analysis of the proposed cut and fill earthwork volumes was performed as requested based on the proposed contours shown on sheet C1.0. The revised earthwork volume worksheet for the foundational (within 10' of the new proposed addition) and non-foundational (beyond 10' from the new proposed structures) is attached to this letter and will be included in the resubmittal package.

Please let us know if you have any questions. If all is in order, please let us know the next steps for approval of the permit.

Sincerely,  
The Hager Company LLC

By:   
Charles R. Hager IV P.E.  
Principal

Cc: Gary Berg, 175 Bellevue Owner  
Steve Dodd, Architect

**ATTACHMENTS:**

Garage Addition Resubmittal Information:

SPR-24-0026 Berg Additions\_AE\_bpk HOLD REQUEST.pdf  
175 Bellevue Grading Ero Ctl Reveg Plan The Hager Co 2024 11 05.pdf  
175 Bellevue N Garage Cut Fill Worksheet 2024 11 05.pdf  
BEST Engineering Driveway EvalLtr\_175BellevueDr\_09-12-2024.pdf

Previously Submitted and Approved:

175 Bellevue JVA Civil Plans 310.71c [STAMPED-APPROVED] 2021-09-17.pdf  
175 Bellevue Drainage Analysis [STAMPED-APPROVED] 2022 02 07.pdf  
175 Bellevue Retaining Wall Permit [STAMPED-APPROVED] 2021 11 10.pdf

175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

**SPR-24-0026 Berg Additions\_AE\_bpk HOLD REQUEST.pdf**



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
 303-441-3930 • www.BoulderCounty.gov

June 17, 2024

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team – Zoning

FROM: Brian P. Kelly Planner II; Community Planning & Permitting, Development Review Team - Access & Engineering

SUBJECT: Docket # SPR-24-0026: Berg Additions – 175 Bellevue Drive  
 HOLD REQUEST

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and requests the application be put on hold for the following reasons:

1. Plans submitted for permitting do not demonstrate how drainage will be managed across the site. Furthermore, plans submitted by the applicant do not clearly indicate existing and proposed contours, total area of disturbance, and earthwork calculations of the entire parcel development. Specifically, the submitted application must include without limitation:
  - a. The private driveway and borrow ditch earthwork calculations.
  - b. Proper information regarding the retaining walls, such as top-of-wall and bottom-of-wall elevations and construction details, including footers and materials.
  - c. The emergency pullout and turnaround area information that must meet the Boulder County Multimodal Transportation Standards (Standards).
  - d. The removal and relocation of the On-site Water Treatment System (OWTS).
2. During a site visit June 4, 2024, staff observed that the existing private driveway is failing, demonstrating susceptible landslide possibility to the east. Driveway improvements will need to mitigate the observed failure and provide updated grading calculations.

To properly review this proposal, the applicants must submit an Engineered Grading and Drainage Plan demonstrating in totality all development on the parcel. Information referenced in other submitted materials must be included on the submitted plans.

The Grading plan must clearly show the following information: existing and proposed contours for all approved and unapproved development improvements stamped by a qualified Colorado-licensed Professional Engineer.

The revised plans must demonstrate drainage details including flow lines and how drainage will be handled from the proposed development. Please provide updated grading calculations based on the engineered Grading and Drainage Plans.

**NOTE: if the total non-foundational earthwork exceeds 500 cubic yards, a Limited Impact Special Use Review is required.**

This concludes our comments at this time.



175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

**175 Bellevue Grading Ero Ctl Reveg Plan The Hager Co 2024 11 05.pdf**



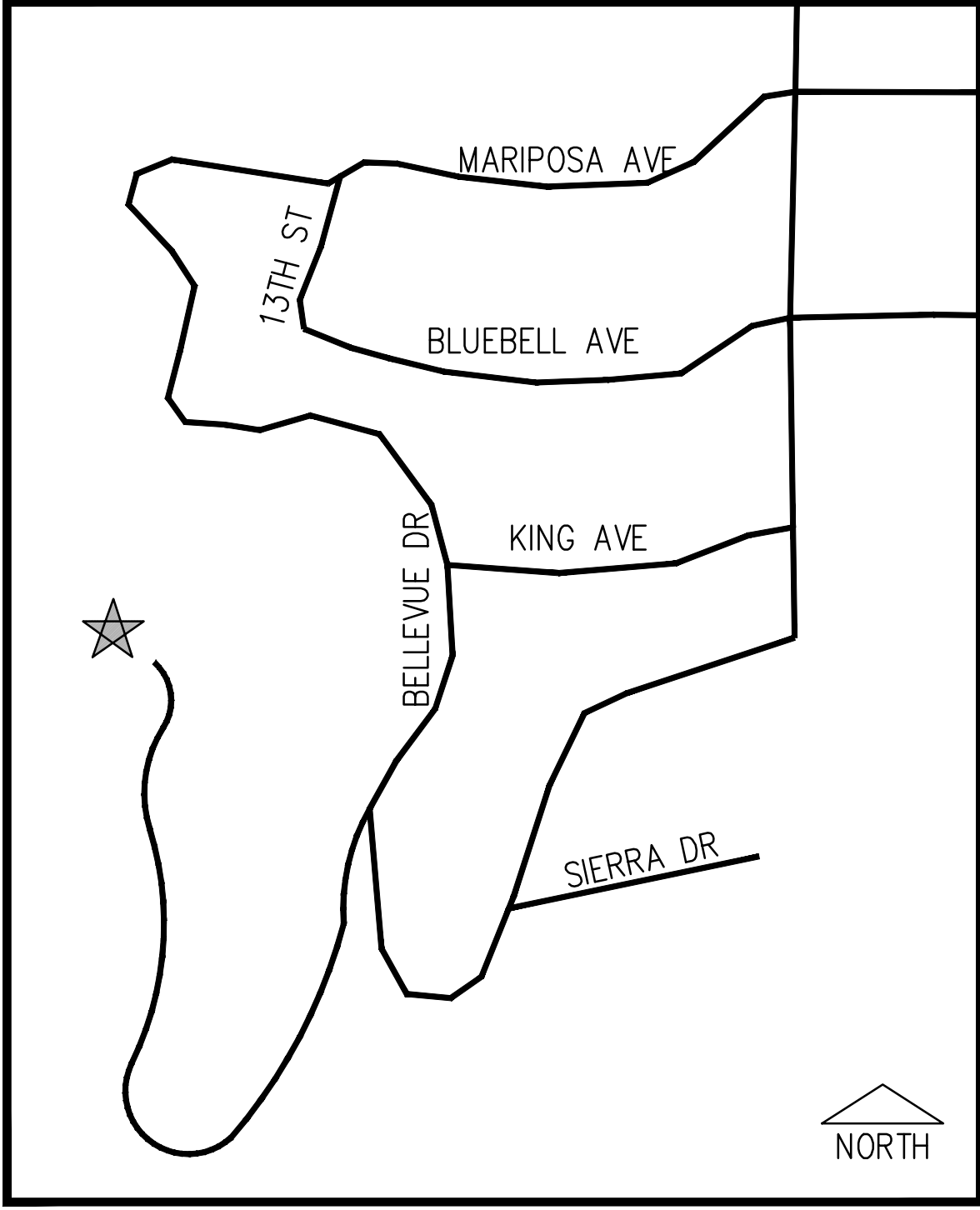
# BERG RESIDENCE GARAGE ADDITION

175 BELLEVUE DRIVE, BOULDER, COLORADO 80302

## SITE GRADING, EROSION CONTROL AND REVEGETATION PLAN

### SHEET INDEX

C0.0	COVER SHEET
C1.0	GRADING, EROSION CONTROL & REVEGETATION PLAN
C1.1	SITE DETAILS



VICINITY MAP (NTS)

### GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE BOULDER COUNTY, COLORADO DEPARTMENT OF TRANSPORTATION, LOCAL FIRE AUTHORITY, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE FIRE DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY OWNER AND ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY, UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCC.ORG).
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR TOWN APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. CONTINUOUS AND POINT DISCHARGE OF STORM FLOWS AND GROUNDWATER TO NEIGHBORING PROPERTIES IS NOT PERMITTED.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS AT LEAST 80% ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY. COORDINATE WITH ENGINEER PLACEMENT OF PERMANENT, APPROPRIATELY-SIZED ROCK AT ALL PIPE OUTFALLS TO DISSIPATE FLOW ENERGY, REDUCE EROSION AND SPREAD FLOWS TO PROVIDE A WIDE, NATURAL SHELF/TOW TO PROPERTY OUTFALL.

- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMP IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)
  - SURVEY INFORMATION: PROPERTY LINE AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY POWER SURVEYING COMPANY, INC 303-702-1617, NOTED AS "IMPROVEMENT SURVEY PLAT" JOB NO. 501-16-306 DWG NO. 16-306-C DATED AUG 10, 2018. REFER TO SURVEY AND PLANS FROM OWNER/ARCHITECT FOR ALL BENCHMARK AND HORIZONTAL CONTROL INFORMATION. SEE SURVEY NOTES. STAKING OF SITE FEATURES SHALL BE ACCOMPLISHED USING THE ARCHITECTURAL PLANS - DO NOT USE GRADING PLANS FOR STAKING OF SITE STRUCTURES. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
  - PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
  - THE CONTRACTOR SHALL FURNISH THE OWNER, ARCHITECT, AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. WHERE APPLICABLE, THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.
  - SITE FEATURES SHOWN HEREIN MAY NEED TO BE REVISED BASED ON FINAL ARCHITECTURE PLANS, LANDSCAPE ARCHITECTURE PLANS, ENCOUNTERED SITE CONDITIONS, ETC. NOTIFY OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER OF ANY ANY DISCREPANCIES AND PLAN REVISIONS PRIOR TO WORK. THESE PLANS ARE FOR GRADING, DRAINAGE, EROSION CONTROL AND STANDARD REVEGETATION PURPOSES ONLY. COORDINATE DOWNSPOUT CONNECTIONS AND EXTENSIONS WITH OWNER AND/OR ARCHITECT, INCLUDING WATER TIGHT CONVEYANCE EXTENSION OR PIPE SYSTEM TO MINIMUM 5' FROM BUILDING OR FURTHER AS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER. PROHIBIT DOWNSPOUT OUTFALL TO PEDESTRIAN AREAS, PARTICULARLY ON THE NORTH SIDE OF STRUCTURES WHERE FREEZING IS LIKELY. CONTACT ENGINEER FOR ADDITIONAL SITE DOWNSPOUT PIPING PLANS ARE NEEDED.
  - PROVIDE 8" EXPOSED FOUNDATION ABOVE EXTERIOR GRADES. PROVIDE 10% SLOPE AWAY FROM FOUNDATION FOR 10 FEET AS NOTED ON PLANS PER GEOTECHNICAL REPORT. SELECT, PLACE AND COMPACT SOIL PER REFERENCED SPECIFICATIONS AND GEOTECHNICAL REPORT. COORDINATE ALL ALL FFEs, TOP FDN ELEV, CLEARANCE UNDER DECKS, STEPS DOWN FROM THRESHOLDS, WATERPROOFING, ETC. WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION
  - THESE PLANS ARE FOR GRADING COORDINATION, EROSION CONTROL AND STANDARD REVEGETATION PURPOSES ONLY AND NOT FOR UTILITIES, GROUNDWATER REMEDIATION, BUILDING LAYOUT, SHORING AND/OR WALL DESIGN/CONSTRUCTION. SEE PLANS BY OTHERS FOR LOCATION AND LAYOUT OF SITE FEATURES, UTILITIES, ETC. WALLS ARE SHOWN FOR ALIGNMENT, GRADING, TOP OF WALL(TW)/BOTTOM OF WALL(BW) ELEVATIONS, AND BUDGETING PURPOSES ONLY. FINAL WALL DESIGN AND ALL DETAILS RELATED TO EXCAVATION, SHORING, AND PROTECTION OF EXISTING ONSITE AND OFFSITE SLOPES/STRUCTURES TO BE PROVIDED BY OTHER GEOTECHNICAL AND SHORING ENGINEERS. COORDINATE EXCAVATION, SHORING, AND SOIL PLACEMENT SPECIFICATIONS WITH PROJECT GEOTECH ENGINEER AND SHORING/WALL DESIGNER. CONTACT ENGINEER FOR ADDITIONAL PLANS (REVISION, UTILITY, LAYOUT, ETC.) AS NEEDED. SEE LANDSCAPE ARCHITECT PLANS FOR GRADING AND SITE FEATURE LAYOUT. CONTOURS AND SPOT ELEVATIONS AREA SHOWN HEREIN BASED ON LANDSCAPE ARCHITECT PLANS FOR EARTHWORK ANALYSIS AND COORDINATION PURPOSES.
  - COORDINATE ACCESS, PROPOSED PLANS, AND CONSTRUCTION SCHEDULE/ACTIVITY WITH NEIGHBORING PROPERTY OWNERS PRIOR TO AND DURING CONSTRUCTION.
- AS REQUESTED BY BOULDER COUNTY, THE EXISTING DRIVEWAY WAS ANALYZED FOR SLOPE STABILITY. THE FOLLOWING DRIVEWAY REMEDIATION RECOMMENDATIONS ARE FROM BEST ENGINEERING COMPANY'S "ASPHALT DRIVEWAY EVALUATION LETTER FOR 175 BELLEVUE DRIVE," PROJECT NO. 24-1166 DATED SEPTEMBER 12, 2024. THE COLORADO P.E.-STAMPED AND SIGNED LETTER WAS SUBMITTED TO BOULDER COUNTY AS A PART OF THIS SPR APPROVAL. IT IS RECOMMENDED THAT ITEMS 1 AND 2 BE PERFORMED UPON RECEIPT OF THE PERMIT FOR THE GARAGE ADDITION PROJECT. IT IS RECOMMENDED THAT ITEMS ITEMS 3, 4 AND 5 BE PERFORMED AS A PART OF THE ONGOING PAVILION PERMIT (SEE "175 BELLEVUE BP-21-0384 AND JVA JOB NO. 3107.1C") AND WITH SITE WORK ASSOCIATED WITH THIS GARAGE ADDITION PROJECT.**
- TEMPORARY MEASURES: GIVEN THE ONGOING CONSTRUCTION, WE RECOMMEND STABILIZING THE DRIVEWAY WITH TEMPORARY SURFACING MEASURES, SUCH AS ASPHALT PATCHING IN AREAS OF HIGH-SEVERITY DISTRESS, TO MAINTAIN ACCESSIBILITY FOR PASSENGER AND CONSTRUCTION VEHICLES.
  - CURB STONE RESETTING: THE CURB STONES THAT HAVE ROTATED OR SETTLED SHOULD BE RESET. THIS CAN BE ACHIEVED EITHER BY COMPACTING THE SHOULDER SOILS OR REMOVING A PORTION OF THE ASPHALT PAVEMENT AND RESETTING THE STONES ON A STABLE BASE. THIS WILL PREVENT FURTHER DISPLACEMENT AND IMPROVE EDGE SUPPORT.
  - DRAINAGE IMPROVEMENTS: ADDRESS THE POOR DRAINAGE ALONG THE UPHILL SIDE BY IMPROVING SWALES OR INSTALLING SURFACE DRAINS TO PREVENT PONDING. PROPER DRAINAGE WILL REDUCE WATER INFILTRATION INTO THE PAVEMENT BASE, MITIGATING EDGE AND ALLIGATOR CRACKING.
  - CRACK SEALING: PERFORM CRACK SEALING ON ALL LONGITUDINAL, TRANSVERSE, AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS. THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURE AND DELAY FURTHER DETERIORATION.
  - POST-CONSTRUCTION PAVEMENT REPLACEMENT: ONCE THE CONSTRUCTION PROJECT IS COMPLETE, WE RECOMMEND FULL-DEPTH REMOVAL AND REPLACEMENT OF THE DRIVEWAY PAVEMENT. A NEW ASPHALT SECTION SHOULD BE CONSTRUCTED, INCLUDING THE FOLLOWING:
    - DRAINAGE UPGRADES: INSTALL IMPROVED DRAINAGE SWALES AND STRUCTURES TO PREVENT SURFACE WATER FROM COMPROMISING THE PAVEMENT'S STRUCTURAL INTEGRITY.
    - PILE SECTION COMPLETION: THE MISSING PILE AND LAGGING SECTION SHOULD BE INSTALLED TO REINFORCE THE SLOPE AND MAINTAIN PAVEMENT STABILITY.
    - CURB STOP INSTALLATION: INSTALL A CURB STOP ALONG THE DOWNHILL SIDE OF THE DRIVEWAY TO RETAIN THE ASPHALT AND PREVENT FURTHER EROSION OF THE SHOULDER.

### REVEGETATION AND EROSION CONTROL NOTES:

**REVEGETATION AND PERMANENT STABILIZATION MEASURES:**  
 PERMANENT LANDSCAPING WILL INCLUDE SEEDING, SODDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE MUNICIPALITY, WITH ADDITIONAL LANDSCAPING PLANTINGS, GROUND COVER, AND DETAILS BY THE LANDSCAPE ARCHITECT OR OWNER.

BOULDER COUNTY REGULATION FOOTHILLS SEED MIX 5,500 FEET TO 7,000 FEET ELEVATION:

COMMON NAME	SPECIES NAME	VARIETY	% OF MIX	#PLS/ACRE
Side Oats Grama	<i>Bouteloua curtipendula</i>	Vaughn	10%	1.82
Blue Grama	<i>Bouteloua gracilis</i>	Native, Alma, or Hachita	15%	0.63
Slender Wheatgrass	<i>Elymus trachycaulus</i>	San Luis	20%	4.38
Junegrass	<i>Koeleria macrantha</i>	Native	10%	0.15
Western Wheatgrass	<i>Pascopyrum smithii</i>	Arriba	10%	3.17
Western Wheatgrass	<i>Pascopyrum smithii</i>	Native	10%	3.17
Switchgrass	<i>Panicum virgatum</i>	Blackwell or Nebraska 28	7%	0.63
Little Bluestem	<i>Schizachyrium scoparium</i>	Cimarron or Pastura	8%	1.07
Green Needlegrass	<i>Stipa viridula</i>	Lodrom or Native	10%	1.93
TOTALS:			100%	16.95

RATES ARE FOR BROADCAST SEEDING. IF USING A SEED DRILL, REDUCE RATES BY HALF. PLS = PURE LIVE SEED.


REFER TO BOULDER COUNTY STANDARDS FOR ADDITIONAL DETAILS:  
<https://bouldercounty.gov/PROPERTY-AND-LAND/USE-PLANNING/REVEGETATION/>  
<https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p13-revegetation.pdf>  
<https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p11-suggested-native-plants-for-horticultural-use-front-range.pdf>

**BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT:**  
 NON STRUCTURAL BMPs WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPs WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPs WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY MITIGATE ISSUES BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPs. NON STRUCTURAL BMPs WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

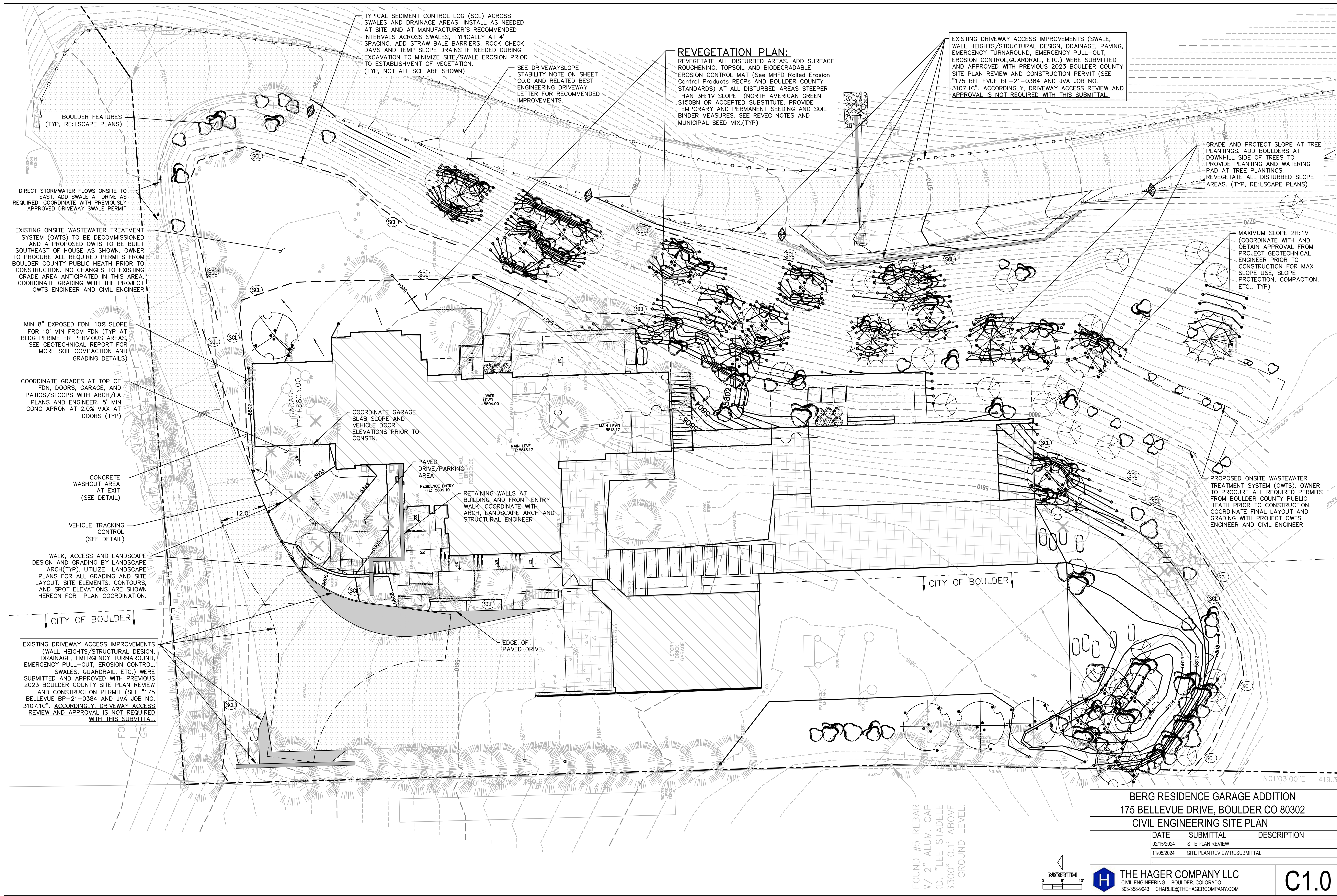
PLANNED STRUCTURAL BMPs FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION CONTROL PLAN. IMPLEMENTING, SUPPLEMENTING, AND MAINTAINING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPs FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES AND STORM COLLECTION SYSTEM.

THE EROSION CONTROL MEASURES SHOWN HEREIN ARE FOR COORDINATION PURPOSES ONLY. GIVEN THE DYNAMIC NATURE OF WEATHER AND A CONSTRUCTION SITE, THE CONTRACTOR MUST REVISE AND PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS THE PROJECT CHANGES. COORDINATE THE NEED FOR ADDITIONAL MEASURES WITH THE LOCAL JURISDICTIONAL INSPECTOR. REFER TO WWW.MHFD.ORG FOR ADDITIONAL IMPORTANT EROSION CONTROL REQUIREMENTS, INSTALLATION/MAINTENANCE NOTES, ETC.FOR ADDITIONAL DETAILS AND REQUIREMENTS.  
 ( [HTTPS://MHFD.ORG/WP-CONTENT/UPLOADS/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF](https://mhfd.org/wp-content/uploads/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF) )

<b>BERG RESIDENCE GARAGE ADDITION</b>		
175 BELLEVUE DRIVE, BOULDER CO 80302		
<b>GRADING, ERO CTL, REVEGETATION COVER SHEET</b>		
<b>DATE</b>	<b>SUBMITTAL</b>	<b>DESCRIPTION</b>
02/15/2024		SITE PLAN REVIEW
11/05/2024		SITE PLAN REVIEW RESUBMITTAL
 <b>THE HAGER COMPANY LLC</b> CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM		C0.0





TYPICAL SEDIMENT CONTROL LOG (SCL) ACROSS SWALES AND DRAINAGE AREAS. INSTALL AS NEEDED AT SITE AND AT MANUFACTURER'S RECOMMENDED INTERVALS ACROSS SWALES, TYPICALLY AT 4' SPACING. ADD STRAW BALE BARRIERS, ROCK CHECK DAMS AND TEMP SLOPE DRAINS IF NEEDED DURING EXCAVATION TO MINIMIZE SITE/SWALE EROSION PRIOR TO ESTABLISHMENT OF VEGETATION. (TYP, NOT ALL SCL ARE SHOWN)

SEE DRIVEWAYSLOPE STABILITY NOTE ON SHEET CO.0 AND RELATED BEST ENGINEERING DRIVEWAY LETTER FOR RECOMMENDED IMPROVEMENTS.

**REVEGETATION PLAN:**  
REVEGETATE ALL DISTURBED AREAS. ADD SURFACE ROUGHENING, TOPSOIL AND BIODEGRADABLE EROSION CONTROL MAT (See MHFD Rolled Erosion Control Products RECPS AND BOULDER COUNTY STANDARDS) AT ALL DISTURBED AREAS STEEPER THAN 3H:1V SLOPE (NORTH AMERICAN GREEN S150BN OR ACCEPTED SUBSTITUTE. PROVIDE TEMPORARY AND PERMANENT SEEDING AND SOIL BINDER MEASURES. SEE REVEG NOTES AND MUNICIPAL SEED MIX.(TYP)

EXISTING DRIVEWAY ACCESS IMPROVEMENTS (SWALE, WALL HEIGHTS/STRUCTURAL DESIGN, DRAINAGE, PAVING, EMERGENCY TURNAROUND, EMERGENCY PULL-OUT, EROSION CONTROL, GUARDRAIL, ETC.) WERE SUBMITTED AND APPROVED WITH PREVIOUS 2023 BOULDER COUNTY SITE PLAN REVIEW AND CONSTRUCTION PERMIT (SEE "175 BELLEVUE BP-21-0384 AND JVA JOB NO. 3107.1C". ACCORDINGLY, DRIVEWAY ACCESS REVIEW AND APPROVAL IS NOT REQUIRED WITH THIS SUBMITTAL.

GRADE AND PROTECT SLOPE AT TREE PLANTINGS. ADD BOULDERS AT DOWNHILL SIDE OF TREES TO PROVIDE PLANTING AND WATERING PAD AT TREE PLANTINGS. REVEGETATE ALL DISTURBED SLOPE AREAS. (TYP, RE: LANDSCAPE PLANS)

MAXIMUM SLOPE 2H:1V (COORDINATE WITH AND OBTAIN APPROVAL FROM PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION FOR MAX SLOPE USE, SLOPE PROTECTION, COMPACTION, ETC., TYP)

PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM (OWTS). OWNER TO PROCURE ALL REQUIRED PERMITS FROM BOULDER COUNTY PUBLIC HEALTH PRIOR TO CONSTRUCTION. COORDINATE FINAL LAYOUT AND GRADING WITH PROJECT OWTS ENGINEER AND CIVIL ENGINEER

DIRECT STORMWATER FLOWS ONSITE TO EAST. ADD SWALE AT DRIVE AS REQUIRED. COORDINATE WITH PREVIOUS APPROVED DRIVEWAY SWALE PERMIT

EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) TO BE DECOMMISSIONED AND A PROPOSED OWTS TO BE BUILT SOUTHEAST OF HOUSE AS SHOWN. OWNER TO PROCURE ALL REQUIRED PERMITS FROM BOULDER COUNTY PUBLIC HEALTH PRIOR TO CONSTRUCTION. NO CHANGES TO EXISTING GRADE AREA ANTICIPATED IN THIS AREA. COORDINATE GRADING WITH THE PROJECT OWTS ENGINEER AND CIVIL ENGINEER

MIN 8" EXPOSED FDN, 10% SLOPE FOR 10' MIN FROM FDN (TYP AT BLDG PERIMETER PERVIOUS AREAS. SEE GEOTECHNICAL REPORT FOR MORE SOIL COMPACTION AND GRADING DETAILS)

COORDINATE GRADES AT TOP OF FDN, DOORS, GARAGE, AND PATIOS/STOOPS WITH ARCH/LA PLANS AND ENGINEER. 5' MIN CONC APRON AT 2.0% MAX AT DOORS (TYP)

CONCRETE WASHOUT AREA AT EXIT (SEE DETAIL)

VEHICLE TRACKING CONTROL (SEE DETAIL)

WALK, ACCESS AND LANDSCAPE DESIGN AND GRADING BY LANDSCAPE ARCH(TYP). UTILIZE LANDSCAPE PLANS FOR ALL GRADING AND SITE LAYOUT. SITE ELEMENTS, CONTOURS, AND SPOT ELEVATIONS ARE SHOWN HEREON FOR PLAN COORDINATION.

EXISTING DRIVEWAY ACCESS IMPROVEMENTS (WALL HEIGHTS/STRUCTURAL DESIGN, DRAINAGE, EMERGENCY TURNAROUND, EMERGENCY PULL-OUT, EROSION CONTROL, SWALES, GUARDRAIL, ETC.) WERE SUBMITTED AND APPROVED WITH PREVIOUS 2023 BOULDER COUNTY SITE PLAN REVIEW AND CONSTRUCTION PERMIT (SEE "175 BELLEVUE BP-21-0384 AND JVA JOB NO. 3107.1C". ACCORDINGLY, DRIVEWAY ACCESS REVIEW AND APPROVAL IS NOT REQUIRED WITH THIS SUBMITTAL.

CARAGE  
FFE+5803.00


COORDINATE GARAGE SLAB SLOPE AND VEHICLE DOOR ELEVATIONS PRIOR TO CONSTN.

PAVED DRIVE/PARKING AREA

RETAINING WALLS AT BUILDING AND FRONT ENTRY WALK. COORDINATE WITH ARCH, LANDSCAPE ARCH AND STRUCTURAL ENGINEER

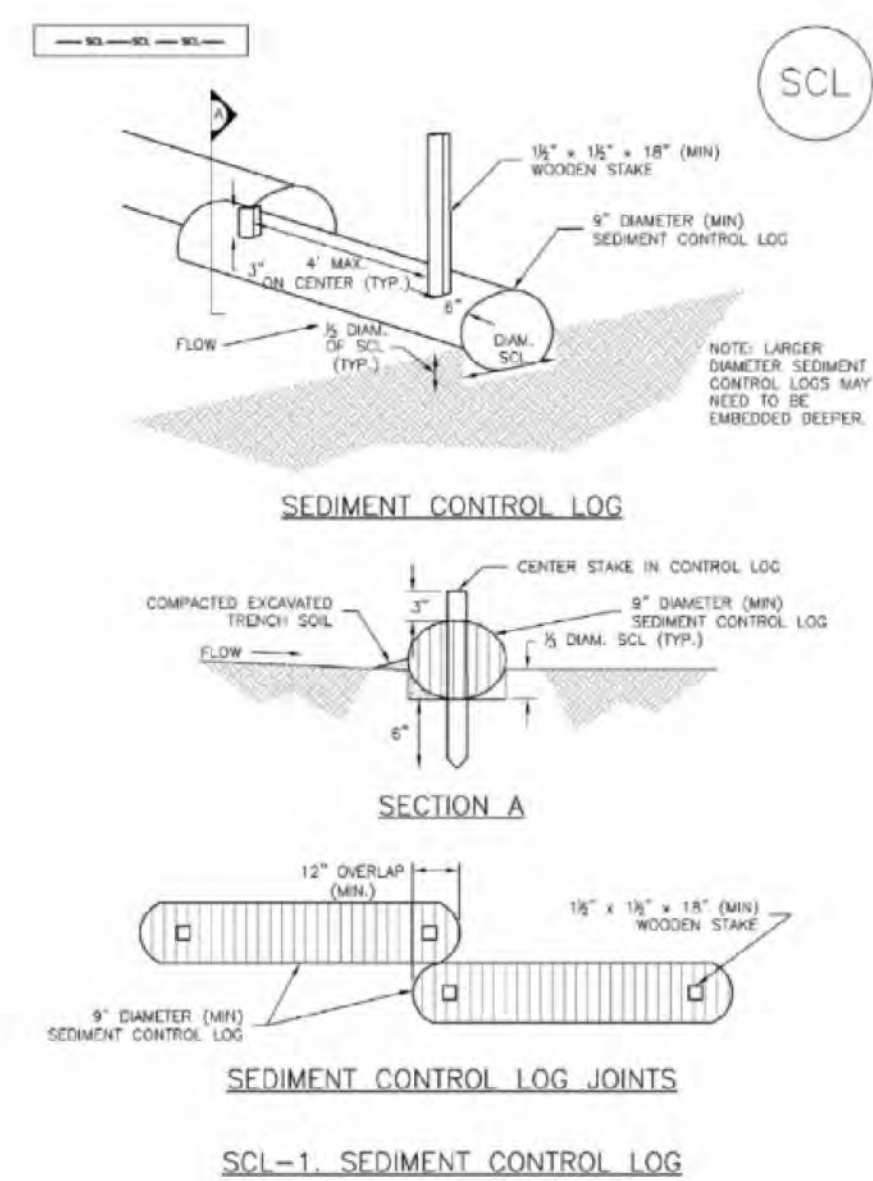
EDGE OF PAVED DRIVE.

FOUND #5 REBAR  
V/ 2" ALUM. CAP  
(D. "LEE STABLE  
3300" 0.1' ABOVE  
GROUND LEVEL.

<b>BERG RESIDENCE GARAGE ADDITION</b> 175 BELLEVUE DRIVE, BOULDER CO 80302 CIVIL ENGINEERING SITE PLAN		
DATE	SUBMITTAL	DESCRIPTION
02/15/2024	SITE PLAN REVIEW	
11/05/2024	SITE PLAN REVIEW RESUBMITTAL	
 <b>THE HAGER COMPANY LLC</b> CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM		<b>C1.0</b>

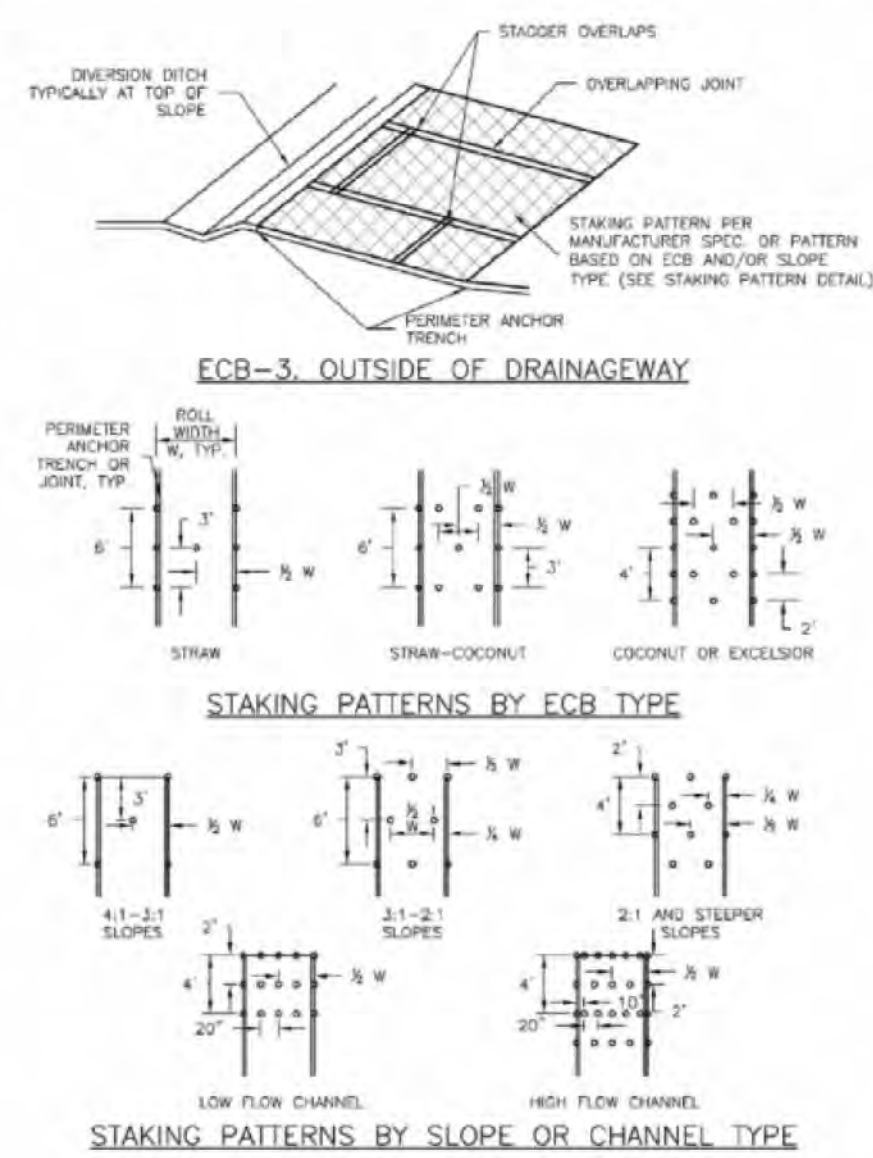


**Sediment Control Log (SCL) SC-2**



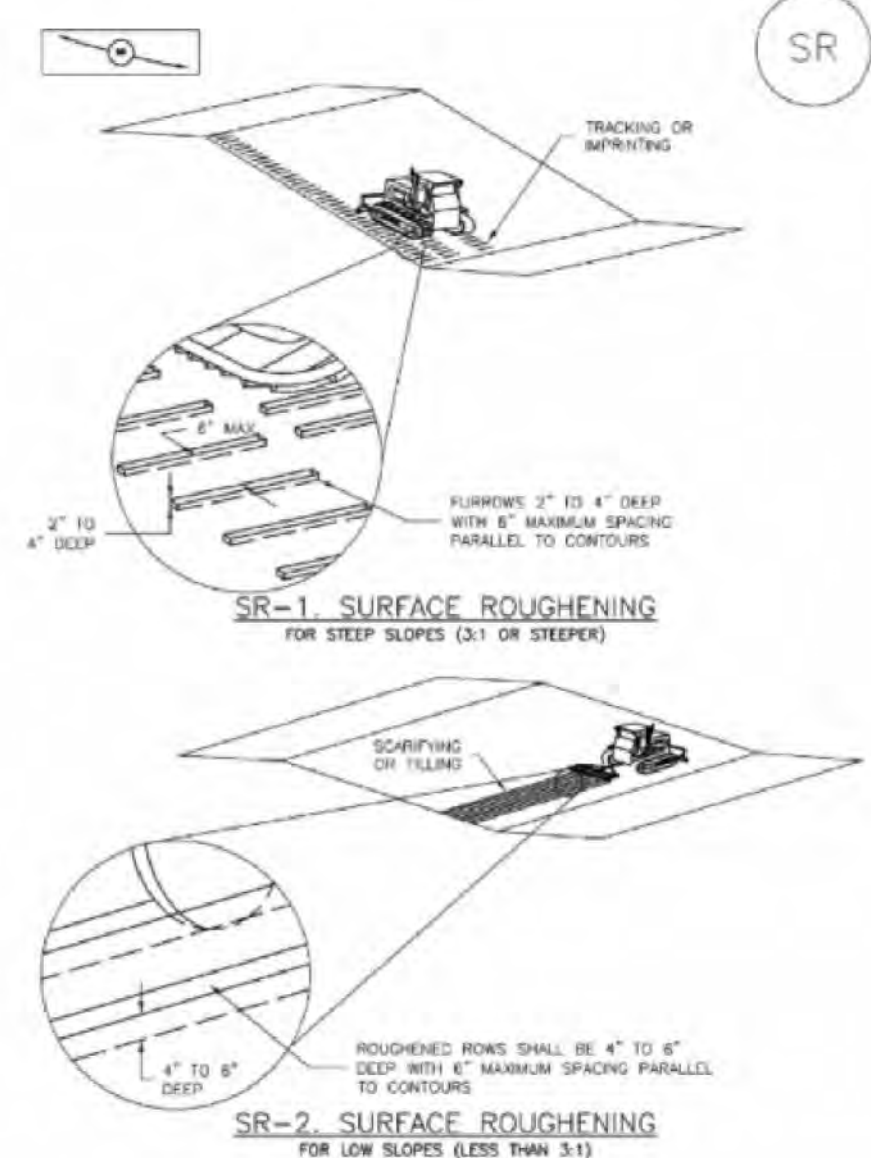
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

**Rolled Erosion Control Products (RECP) EC-6**



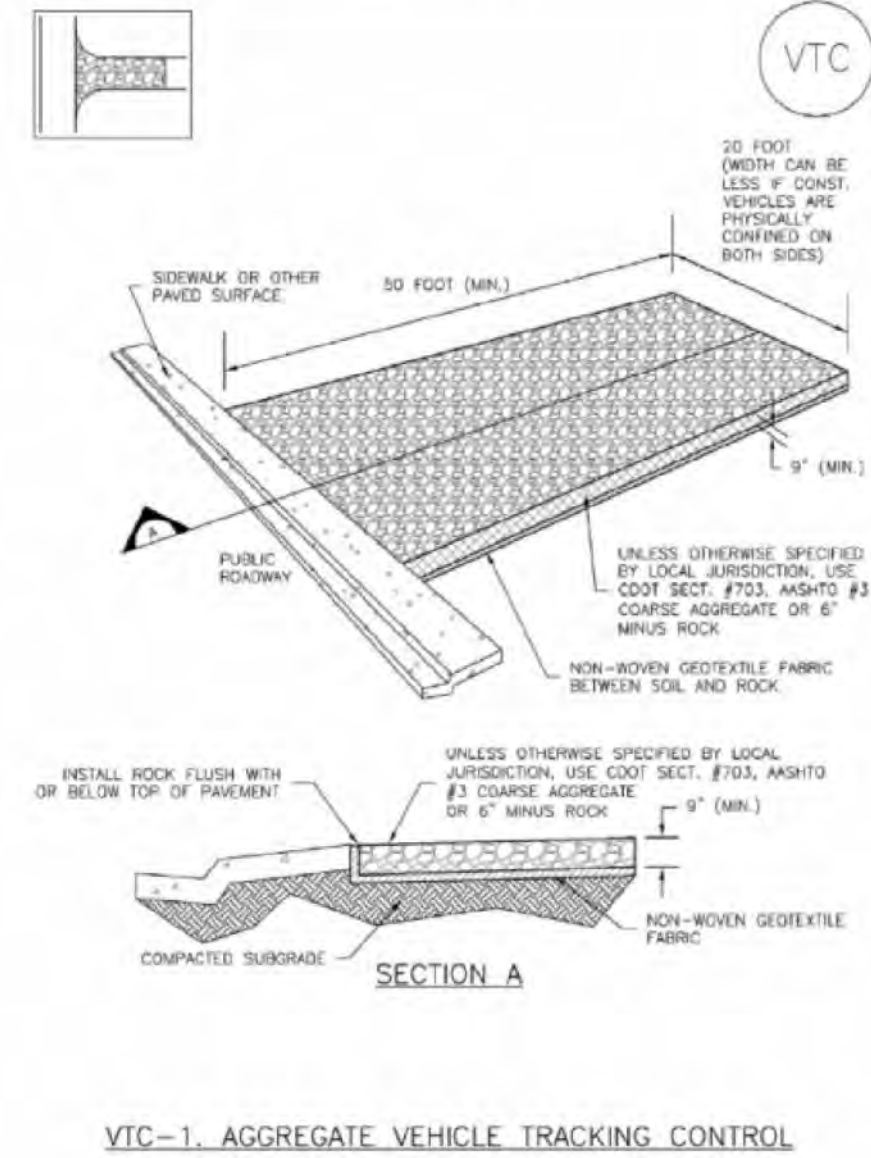
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-7

**Surface Roughening (SR) EC-1**



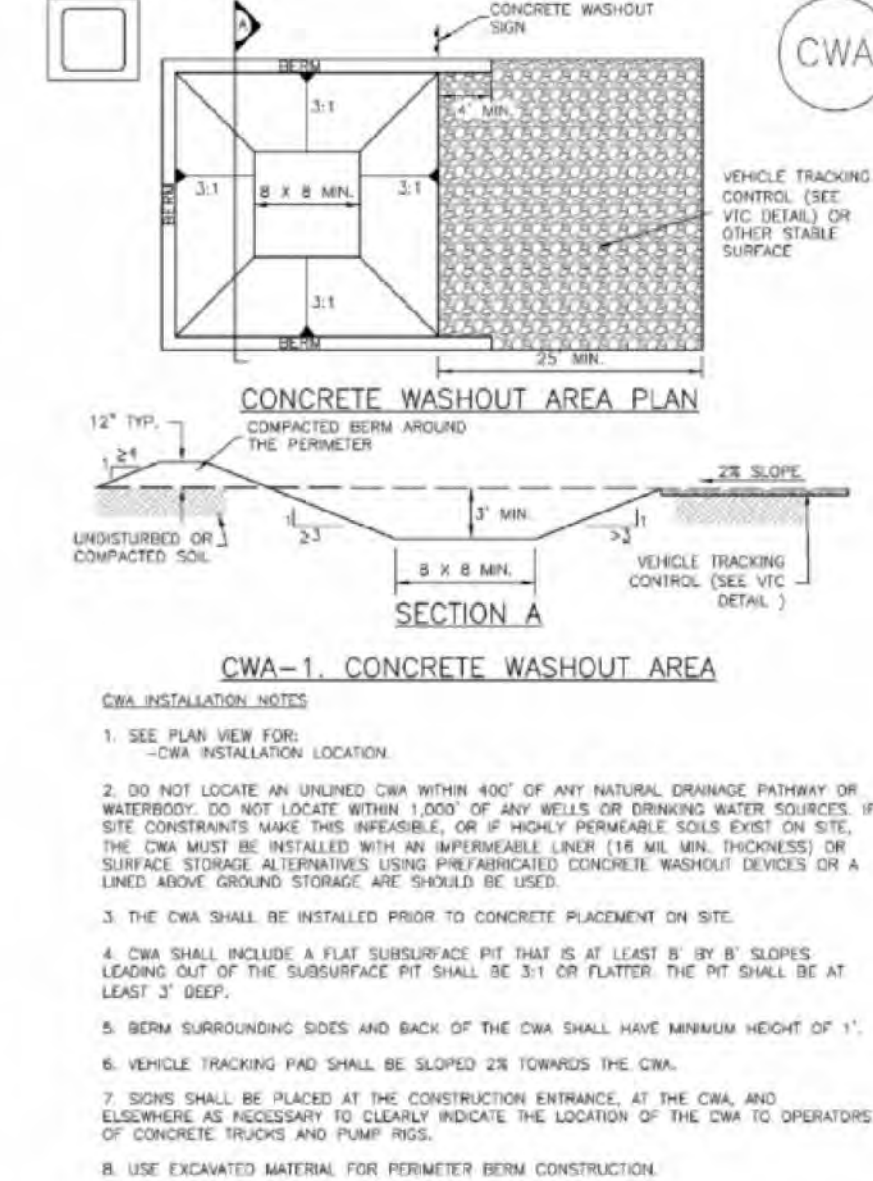
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

**Vehicle Tracking Control (VTC) SM-4**



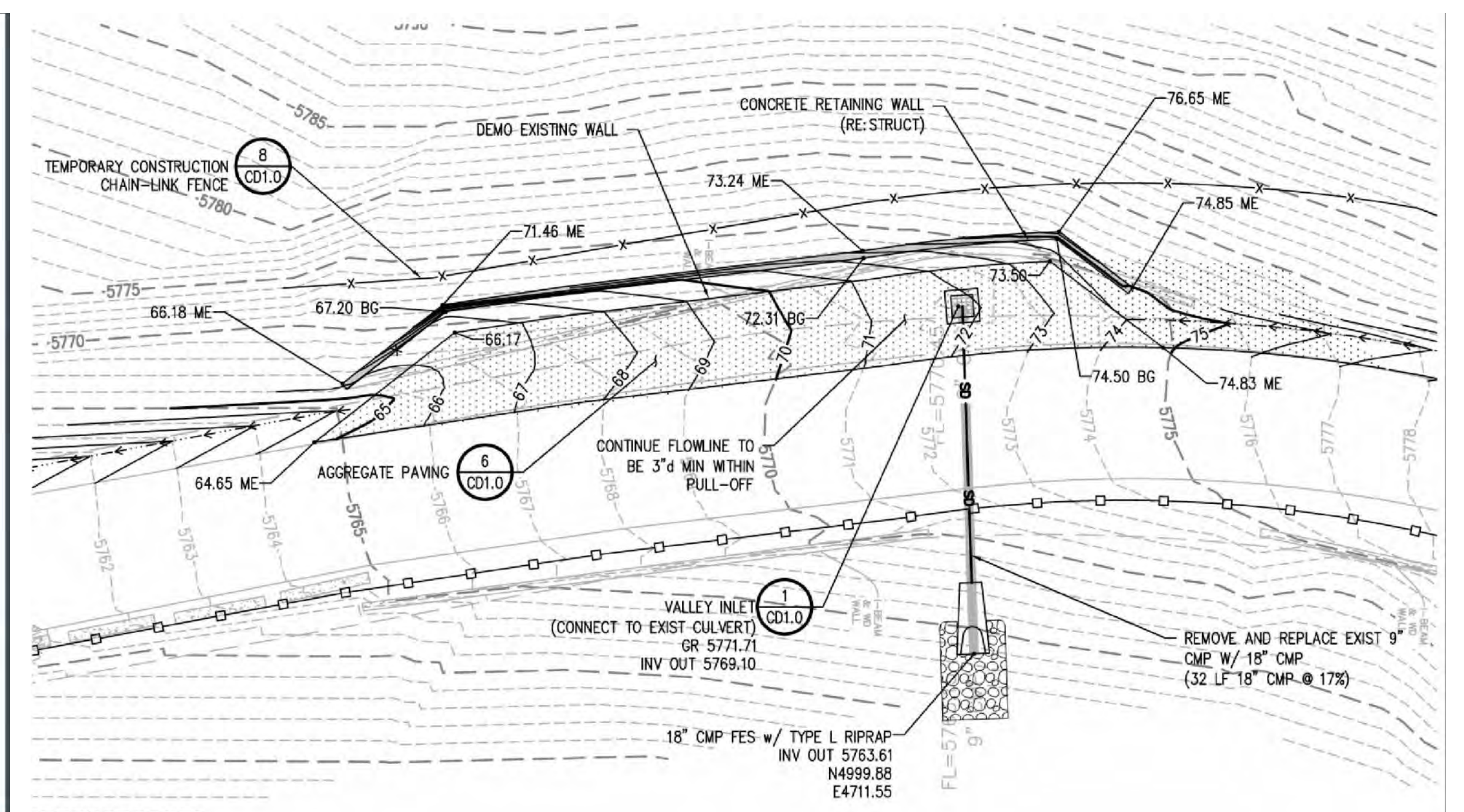
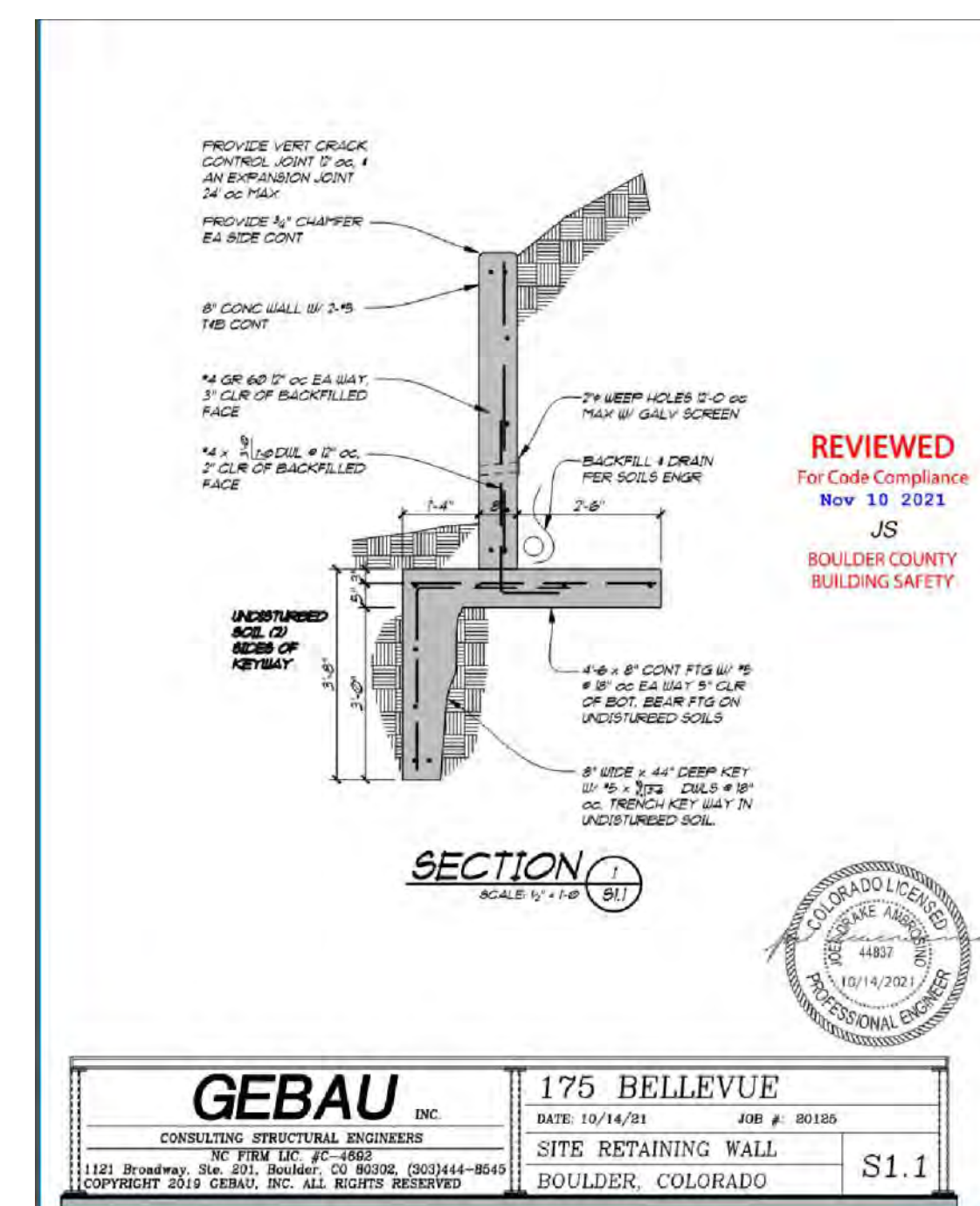
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

**Concrete Washout Area (CWA) MM-1**



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

NOTE: SEE <https://mhfd.org/resources/criteria-manual-volume-3/> FOR ADDITIONAL IMPORTANT EROSION CONTROL REQUIREMENTS, INSTALLATION/MAINTENANCE NOTES, ETC.



EXCERPTS FROM PREVIOUSLY APPROVED "175 BELLEVUE BP-21-0384" SHOWING REQUESTED WALL HEIGHT INFORMATION, SWALE, ETC.. SEE "175 BELLEVUE BP-21-0384" AND "JVA JOB NO. 3107.1C" FOR MORE INFORMATION. WALL STRUCTURAL DETAILS AND WALL PERMIT WERE APPROVED AS A PART OF "175 BELLEVUE BP-21-0384". SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RELEVANT 2021 PERMIT PLANS FOR CONSTRUCTION.

BERG RESIDENCE GARAGE ADDITION 175 BELLEVUE DRIVE, BOULDER CO 80302		
SITE DETAILS		
DATE	SUBMITTAL	DESCRIPTION
02/15/2024	SITE PLAN REVIEW	
11/05/2024	SITE PLAN REVIEW RESUBMITTAL	
THE HAGER COMPANY LLC CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM		C1.1



175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

**BEST Engineering Driveway EvalLtr\_175BellevueDr\_09-12-2024.pdf**



September 12, 2024

Gary Berg  
 175 Bellevue Drive  
 Boulder, Colorado 80302

Subject: Asphalt Driveway Evaluation  
 175 Bellevue Drive  
 Boulder, Colorado 80302  
 Project No. 24-1166

At your request, Best Engineering Solutions and Technologies, LLC (BEST) conducted a site visit on July 31, 2024, to assess the condition of the asphalt driveway at 175 Bellevue Drive in Boulder, Colorado. Below are our observations, conclusions, and recommendations based on the site evaluation.

**FIELD OBSERVATIONS:** The asphalt driveway was constructed as a full-depth pavement section directly over native soils. We observed the following pavement distresses:

- **Longitudinal Cracking:** Parallel cracks running in the direction of traffic, likely caused by thermal shrinkage or movement in the asphalt or subgrade. These cracks expose the pavement to water infiltration, weakening the underlying base and subgrade.
- **Transverse Cracking:** Cracks perpendicular to the direction of traffic, typically caused by temperature fluctuations. This type of cracking can lead to further deterioration if not properly sealed.
- **Alligator Cracking:** Characterized by interconnected cracks forming a pattern resembling alligator skin, observed at moderate to high severity. This is indicative of a weakened subgrade and loss of load-bearing capacity due to settlement or repeated loading.
- **Edge Cracking:** Found along the pavement's edges, caused by lack of lateral support, erosion, and water infiltration.

Additionally, **curb stones** placed along the pavement edges have rotated and settled, mainly due to erosion of the shoulder soils. We were informed that a construction project is underway at the residence, potentially contributing to pavement wear.

We observed a section of the driveway reinforced with steel piles and lagging to mitigate erosion-related deterioration. However, this section also exhibits moderate to severe alligator cracking, likely caused by backfill settlement behind the piles, compromising the subgrade's structural integrity.

On the **uphill side** of the driveway, poor drainage has led to surface water accumulation, causing moderate to high-severity alligator and edge cracking. The **downhill side** is experiencing shoulder erosion, leading to curb stone rotation and settlement, exacerbated by the steep slope.

**RECOMMENDATIONS:** Based on our observations, the asphalt pavement is generally performing adequately for its age, but several actions are recommended to address current issues and ensure continued functionality during and after the ongoing construction:

1. **Temporary Measures:** Given the ongoing construction, we recommend stabilizing the driveway with temporary surfacing measures, such as asphalt patching in areas of high-severity distress, to maintain accessibility for passenger and construction vehicles.



2. **Curb Stone Resetting:** The curb stones that have rotated or settled should be reset. This can be achieved either by compacting the shoulder soils or removing a portion of the asphalt pavement and resetting the stones on a stable base. This will prevent further displacement and improve edge support.
3. **Drainage Improvements:** Address the poor drainage along the uphill side by improving swales or installing surface drains to prevent ponding. Proper drainage will reduce water infiltration into the pavement base, mitigating edge and alligator cracking.
4. **Crack Sealing:** Perform crack sealing on all longitudinal, transverse, and alligator cracks to prevent water ingress. This will help preserve the pavement structure and delay further deterioration.
5. **Post-Construction Pavement Replacement:** Once the construction project is complete, we recommend full-depth removal and replacement of the driveway pavement. A new asphalt section should be constructed, including the following:
  - o **Drainage Upgrades:** Install improved drainage swales and structures to prevent surface water from compromising the pavement's structural integrity.
  - o **Pile Section Completion:** The missing pile and lagging section should be installed to reinforce the slope and maintain pavement stability.
  - o **Curb Stop Installation:** Install a curb stop along the downhill side of the driveway to retain the asphalt and prevent further erosion of the shoulder.

**LIMITATIONS:** This evaluation has been conducted using generally accepted geotechnical and pavement engineering practices and is intended for the exclusive use of the client for remediation and planning purposes. The conclusions and recommendations provided in this letter are based on conditions observed during our site visit and the information available at the time. BEST assumes no responsibility for variations in conditions that may arise after the site visit or outside the areas evaluated.

No warranty, either express or implied, is provided as part of this evaluation. The recommendations are based on our observations and should not be construed as guarantees of performance. Any reproduction or redistribution of this report, in whole or in part, without the express written consent of Best Engineering Solutions and Technologies, LLC, is prohibited.

If you have any further questions, please feel free to contact us.

Respectfully submitted,  
BEST ENGINEERING

*Matthew A. Best*  
Matthew A. Best, P.E.  
Principal Engineer



175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

**175 Belleview N Garage Cut Fill Worksheet 2024 11 05.pdf**

### Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

### Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

**Note:** Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

### Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
<b>Driveway and Parking Areas</b>	0 CY	0 CY	0 CY
<b>Berm(s)</b>	0 CY	0 CY	0 CY
<b>Other Grading</b> ENTRY & CENTRAL LAWN, SOUTH AREA, OWTS, TREE PADS	59 CY	142 CY	201 CY
<b>Subtotal</b>	59 CY	142 CY	201 CY <span style="float: right;">Box 1</span>

\* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
<b>Foundation</b>	24 CY	10 CY	34 CY
<b>Material cut from foundation excavation to be removed from the property</b>			0 CY (ALL FDN CUT TO BE USED ONSITE)

### Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

### Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.


### Is Your Property Gated and Locked?

**Note:** If county personnel cannot access the property, then it could cause delays in reviewing your application.

### Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

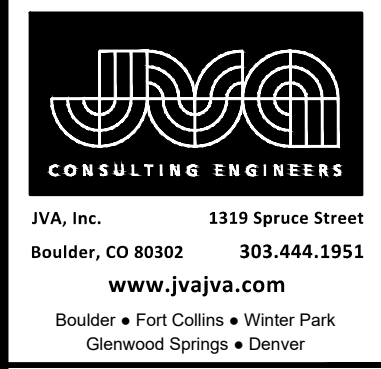
Signature	Print Name	Date
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175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

**Previously Submitted and Approved:**

**175 Bellevue JVA Civil Plans 310.71c [STAMPED-APPROVED]  
2021-09-17.pdf**



# 175 BELLEVUE DRIVE BERG RESIDENCE BOULDER, CO 80302 CIVIL ENGINEERING PLANS

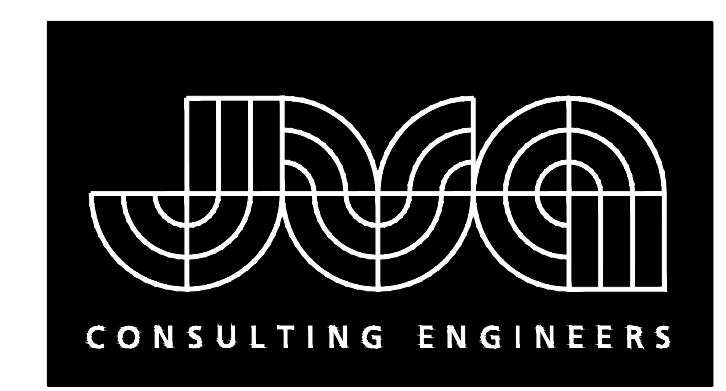
**APPROVED**  
By J Severson at 1:33 pm, Jan 24, 2022

**CONTACTS**

**OWNER:** GARY BERG  
175 BELLEVUE DRIVE  
BOULDER, CO 80302  
GARY@THEACADEMYBOULDER.COM

**CIVIL ENGINEER:** JVA, INC  
1319 SPRUCE STREET  
BOULDER, CO 80302  
MARK ROCHELEAU, P.E.  
(303) 565-4886  
MROCHELEAU@JVAJVA.COM

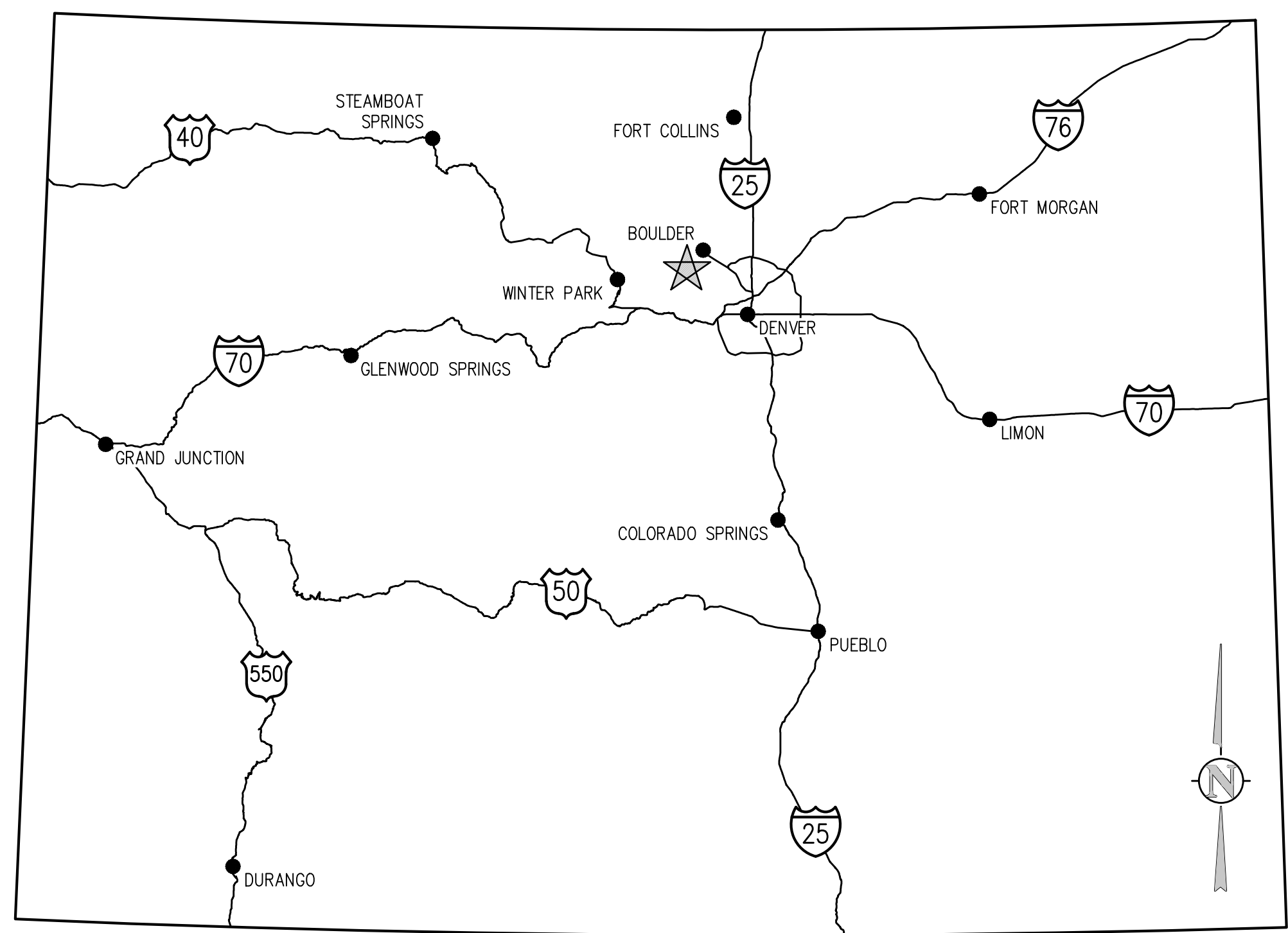
**ARCHITECT:** DODD-STUDIO  
1301 WALNUT STREET  
BOULDER, CO 80302  
STEVE DODD  
(303) 440-7957  
STEVE@DODD-STUDIO.COM



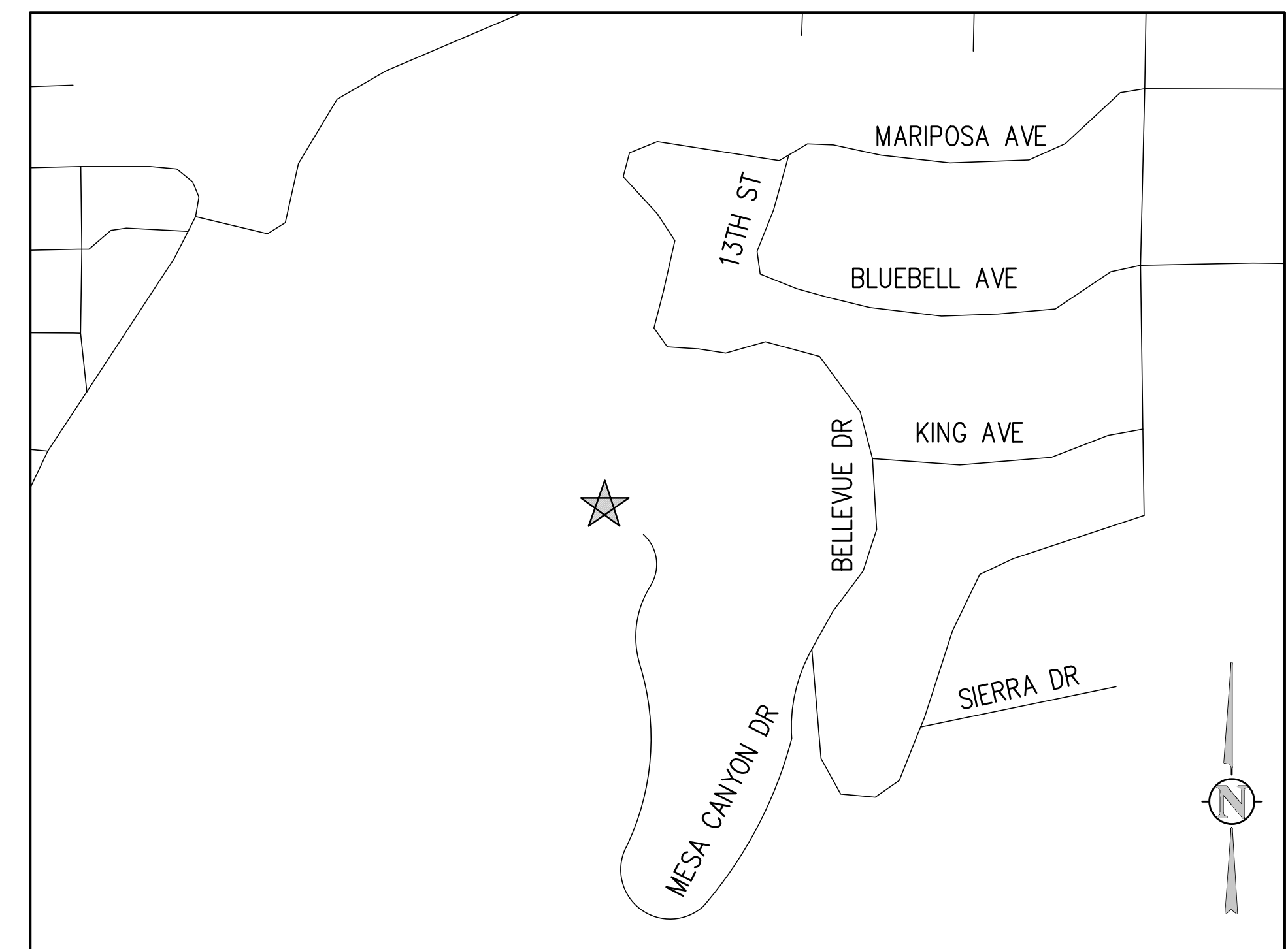
JVA, Inc. 1319 Spruce Street  
Boulder, CO 80302 303.444.1951  
www.jvajva.com  
Boulder • Fort Collins • Winter Park  
Glenwood Springs • Denver

**DRAWING INDEX**

SHEET NO.	TITLE
CO.0	COVER SHEET
CO.1	LEGEND, NOTES, AND ABBREVIATIONS
C1.0	CIVIL SITE PLAN
C1.1	DETAILED CIVIL SITE PLAN
CD1.0	SITE DETAILS
CD1.1	SITE DETAILS
CE1.0	REVEGETATION AND EROSION CONTROL PLAN
CE1.1	REVEGETATION AND EROSION CONTROL DETAILS
CE1.2	REVEGETATION AND EROSION CONTROL DETAILS



VICINITY MAP  
NTS



LOCATION MAP  
NTS

NO.	DATE	DES'D	OWN	REVISION DESCRIPTION

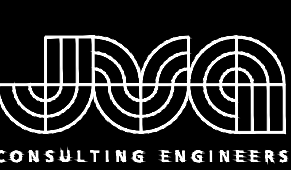


DESIGNED BY: MGR/DAM  
DRAWN BY: DAM  
CHECKED BY: KEV  
JOB #: 3107.1c  
DATE: SEPT 17, 2021  
© JVA, INC.

BERG RESIDENCE  
175 BELLEVUE DR  
BOULDER, CO 80302  
COVER SHEET

SHEET NO.  
CO.0





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Boulder, CO 80502 303.444.1951  
www.jvajva.com  
Boulder • Fort Collins • Winter Park  
Glender • Steamboat Springs • Denver

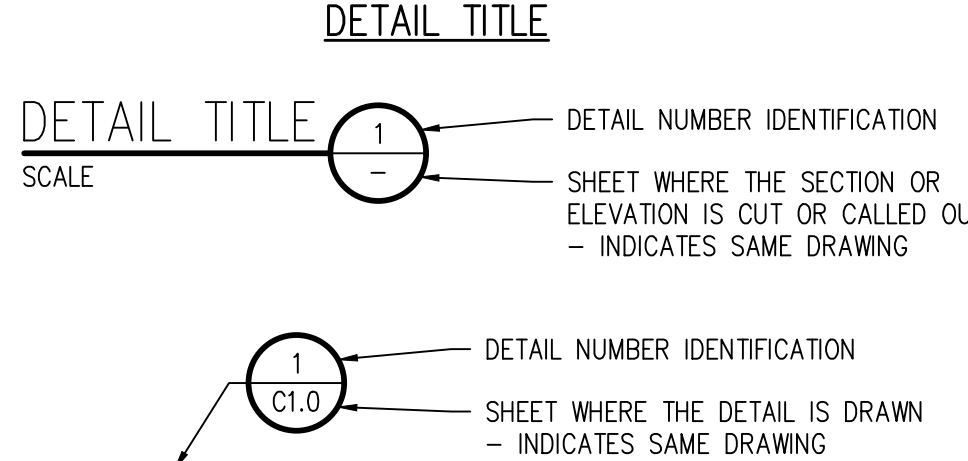
ABBREVIATIONS

Table of abbreviations including AASHTO, ABAN, AC, ADDL, ADDM, ADJ, AL, ALT, AMT, APPROX, ARCH, ARV, ASTM, ASPH, ASSY, ASYM, AUTO, AVG, AWWA, BC, BFV, BG, BLDG, BLK, BM, BMP, BS, BOS, BOT, BSM, BVCE, BVCS, BW, CB, CCW, CDOT, CIP, CJ, CL, CLR, CMP, CMU, CO, COC, CONC, CONST, CONT, COR, CR, CTR, CY, DEMO, DIA, DIP, DOM, DN, DR, DWG, DWL, E, EA, ECC, EJ, EL, ELEC, ENGR, EQP, EQUIV, ESMT, EST, EVCE, EVCS, EW, EXP, EXIST, FND, FES, FF, FG, FH, FL, FN, FOC, FPM, FPS, FT, FTG, G, GA, GAL, GALV, GCO, GIP, GND, GPD, GPM, GR, GRG, GSP, GV, H, HB, HE, HDWL, HNDRL, HORIZ, HP, HR, HVAC, HWY, HWL, HYD, INCL, ID, IN, INSUL, INV, IRR, JTS, KO, KPL, KWF, L, LSCAPE, LF, LP, LT, LWL, MAINT, MAN, MATL, MAX, ME, MECH, MFR, MH, MIN, MISC, MJ, N, NA, NIC, NPT, NTS, OC, OD, OPP, OPT, PC, PCO, PCR, PI, PVI, PL, PE, PREFAB, PRELIM, PREP, PROP, PRV, PSF, PSI, PT, PV, PVC, PVT, QTY, R, RAD, RCP, RD, RE, RECT, REINF, REIN, REQD, ROW, SAN, SD, SECT, SPD, SPEC, SQ, SQ IN, SQ FT, SQ YD, SS, SST, STA, STD, STL, STRUCT, SVC, SYMP, SYM, TB, TBC, TBM, TEMP, TG, THK, TOB, TOC, TOS, TOT, TW, TYP, UBC, UGE, UTIL, VERT, VC, VCP, W, W/O, WOCE, WSE, WW, X SECT, XFMR, YH

DESIGN LEGEND

Table of design legend symbols including BENCHMARK, MANHOLE, AREA DRAIN, COMBINATION INLET, TYPE R INLET, TYPE 13 FIELD INLET, FLARED END SECTION W/ RIPRAP, TEE W/ THRUST BLOCK, END CAP W/ THRUST BLOCK, GATE VALVE, REDUCER/INCREASER, WATER METER, FIRE HYDRANT, STORM - 12" AND SMALLER, STORM - LARGER THAN 12", ROOF DRAIN, TRENCH DRAIN, UNDERDRAIN, SANITARY SEWER, FORCE MAIN, WATER, NON POTABLE WATER, POTABLE WATER, IRRIGATION, IRRIGATION - LARGER THAN 12", CABLE TV, DRAIN, ELECTRIC, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, FIBER OPTIC, FUEL, GAS, PVC PIPE (MISC)

Table of design legend symbols including FENCE, GUARD RAIL, FLOW LINE OF DITCH OR WASH, SLOPE ARROW, PROPOSED SPOT ELEVATION, EXIST SPOT ELEVATION, EXIST INDEX CONTOUR, EXIST INTERMEDIATE CONTOUR, PROPOSED INDEX CONTOUR, PROPOSED INTERMEDIATE CONTOUR, SPILL/CATCH CURB TRANSITION, SIGN W/ POST, CURB RAMP, SIDEWALK CHASE, SIDEWALK, CONCRETE PAVING, HEAVY DUTY CONCRETE PAVING, HEAVY DUTY ASPHALT PAVING, LIGHT DUTY ASPHALT PAVING, GRAVEL, PROPOSED BUILDING, BUILDING ACCESS, RETAINING WALL, BOULDER/ROCK WALL, LIMITS OF SAWCUT, LIMITS OF WORK, EASEMENT LINE, PROPERTY LINE, ADJACENT PROPERTY LINE/ROW, MATCHLINE



SURVEY LEGEND

Table of survey legend symbols including WATER LINE, WATER VALVE, WATER METER, FIRE HYDRANT, SANITARY SEWER LINE, SANITARY SEWER MANHOLE, STORM DRAINAGE LINE, STORM DRAINAGE MANHOLE, CURB INLET, UNDERGROUND ELECTRICAL LINE, OVERHEAD ELECTRICAL LINE, ELECTRICAL POLE, GUY WIRE, ELECTRICAL TRANSFORMER, ELECTRICAL RISER, ELECTRIC VAULT, LIGHT POLE, DECORATIVE LIGHT, FIBEROPTIC LINE, TELEPHONE LINE, TELEPHONE RISER, GAS LINE, INDICATION OF ACCESS, BUILDING, BENCHMARK AS DESCRIBED, FOUND MONUMENT, TEST CP, UTILITY LOCATED BY MAP, AS MEASURED AT TIME OF SURVEY, CALCULATED FROM RECORD AND AS MEASURED INFORMATION, PLAT, RECORDED, MAILBOX, CONCRETE, EDGE OF ASPHALT, GRAVEL, FENCE, GUARDRAIL, BOLLARD, SIGN, CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS), DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS), BOULDER

GENERAL NOTES

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE BOULDER COUNTY, COLORADO DEPARTMENT OF TRANSPORTATION, BOULDER FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE BOULDER FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- 2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- 4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
- 5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
- 7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- 8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FOREWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- 9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- 10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- 11. OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- 12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- 13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA COVERED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- 14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- 15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK IF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- 16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
- 17. SURVEY INFORMATION:
  - 17.1. BENCHMARK INFORMATION: ELEVATIONS SHOWN ON THIS MAP ARE BASED ON ELEVATION DATA PROVIDED BY POWERS ELEVATION COMPANY, INC. AND FURTHER BASED ON CITY OF BOULDER BENCH MARK K-3, A #4 STEEL PIN 1.2 FEET BELOW GROUND LEVEL IN MONUMENT BOX LOCATED IN THE INTERSECTION OF BASELINE ROAD AND 14TH STREET. POWERS ELEVATION NAVD 1988 ELEVATION = 5559.44 FEET. THE CITY OF BOULDER PUBLISHED ELEVATION = 5559.31.
  - 17.2. BASIS OF BEARINGS: BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF PARVEL 2, BEARS N01°00'E AS MONUMENTED AND SHOWN HEREON.
  - 17.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:
    - CP-1 N5185.34 E4721.03 FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "LEE STADELE LS 26300" FLUSH W/ GROUND LEVEL
    - CP-2 N5171.69 E4540.51 FOUND #5 REBAR FLUSH W/ GROUND LEVEL
    - CP-3 N4990.79 E4545.48 FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "LEE STADELE LS 26300" 0.1' ABOVE GROUND LEVEL
- 18. SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL "D" INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL COLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES), TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLES OR OTHER CREASIS MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION. VISIT [HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUINDEX.CFM](https://www.fhwa.dot.gov/PROGRAMADMIN/SUINDEX.CFM) FOR MORE INFORMATION.

APPROVED  
By J Severson at 1:40 pm, Jan 24, 2022

REVISION DESCRIPTION  
NO. DATE DESD DWN

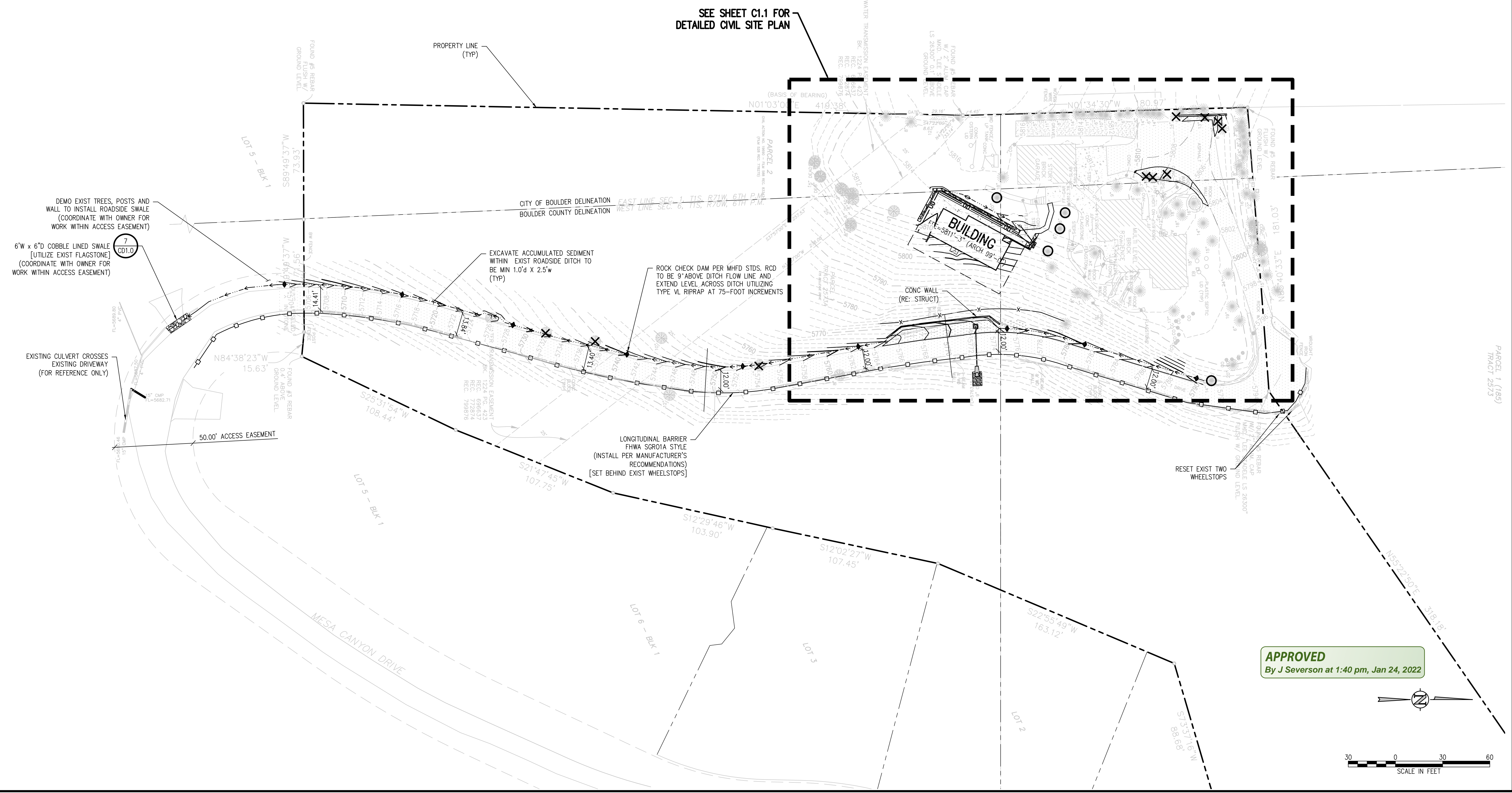
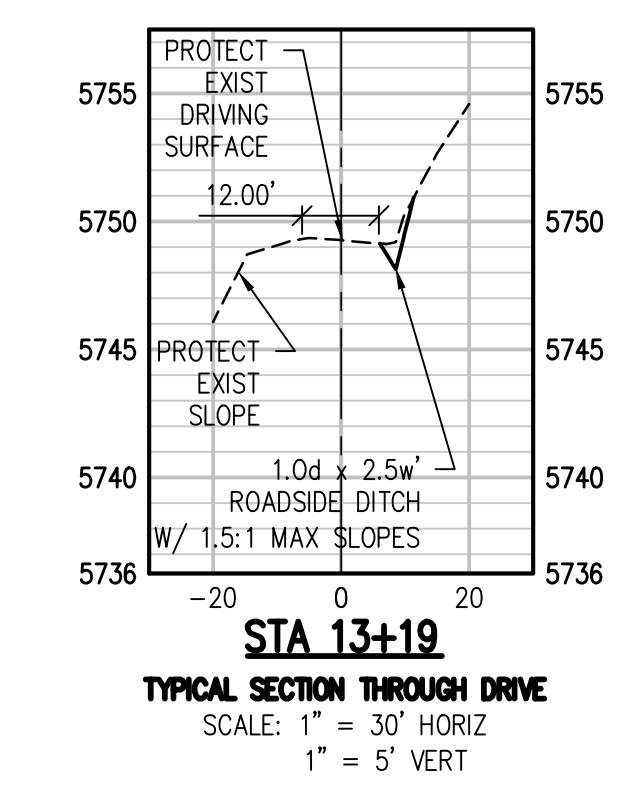
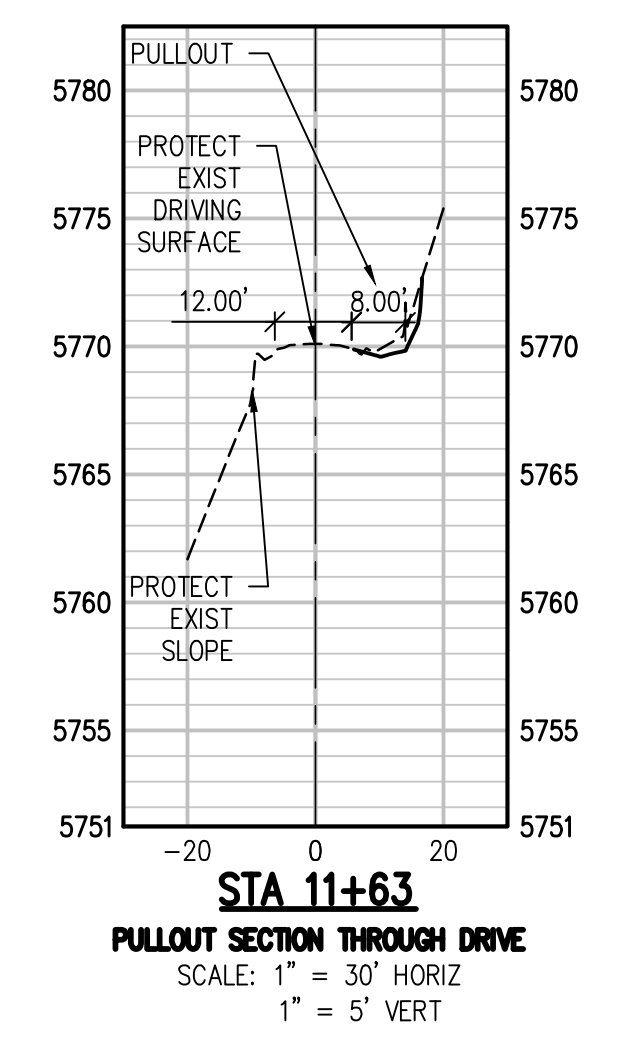
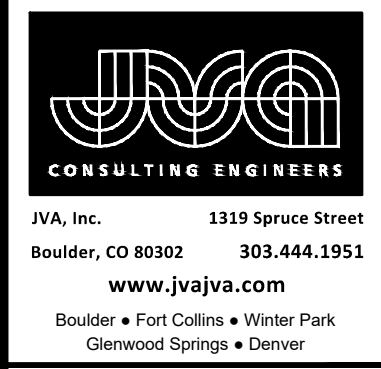


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CHECKED BY: KEV  
JOB #: 3107.1c  
DATE: SEPT 17, 2021  
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BOULDER, CO 80302  
LEGEND, NOTES, AND ABBREVIATIONS

SHEET NO.  
C0.1





NO.	DATE	DESIGNED BY	DESCRIPTION

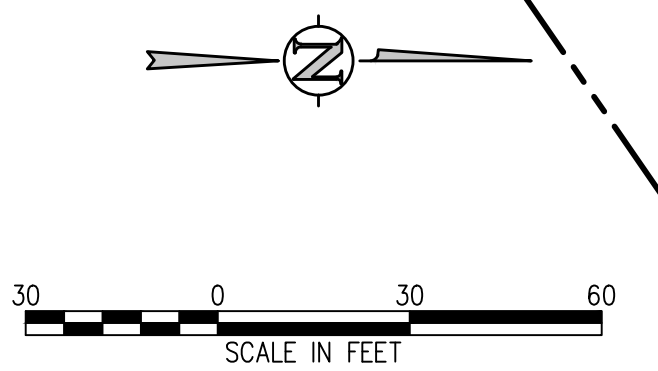


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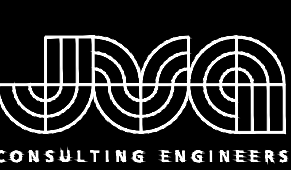
CIVIL SITE PLAN

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By J Severson at 1:40 pm, Jan 24, 2022

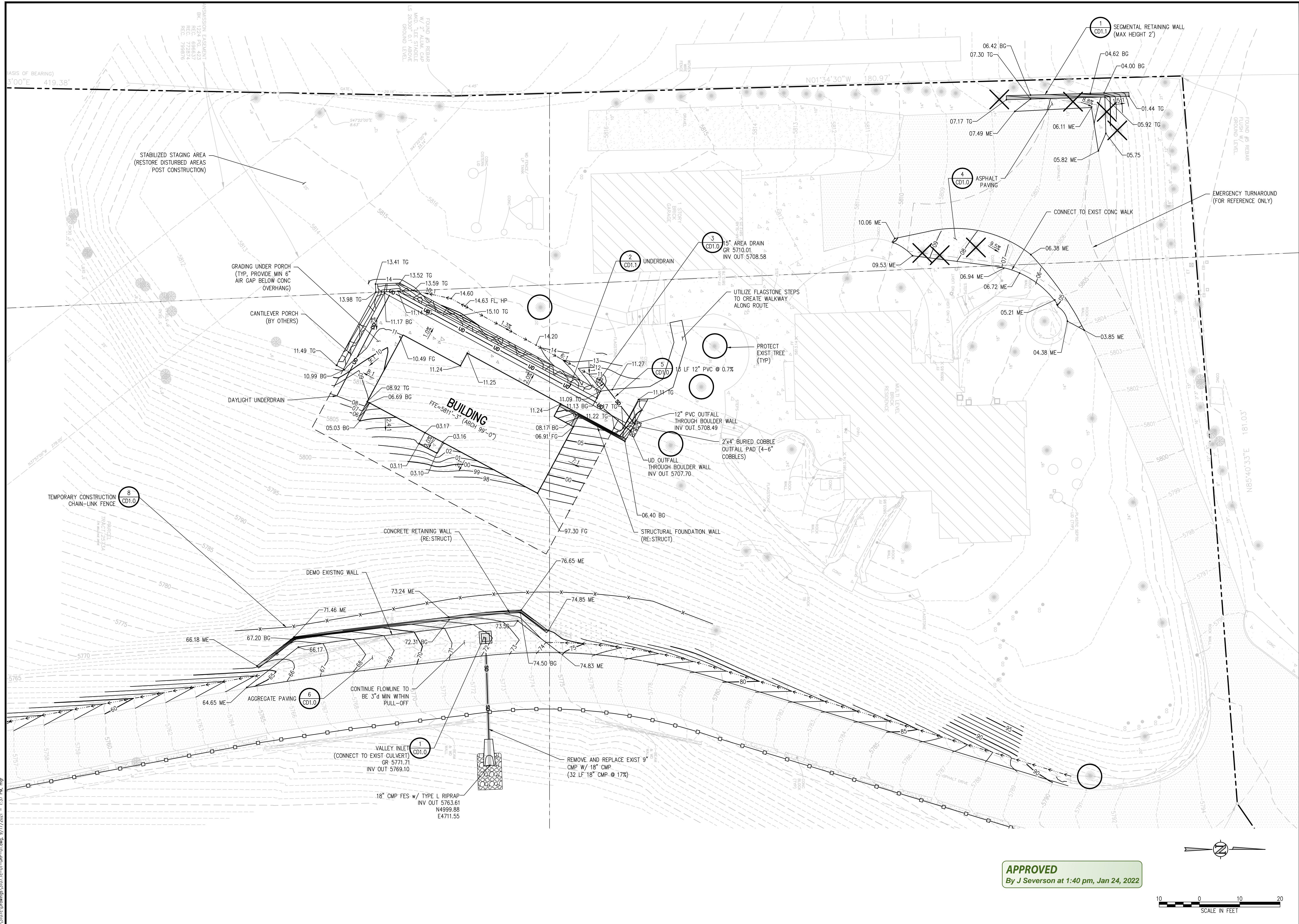


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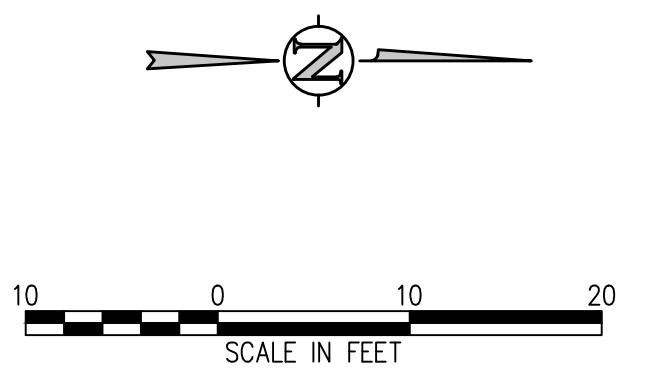


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J:\3107\Drawings\3107-1c-01-089-01.dwg, 9/17/2021 - 1:37 PM, mjr

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By J Severson at 1:40 pm, Jan 24, 2022



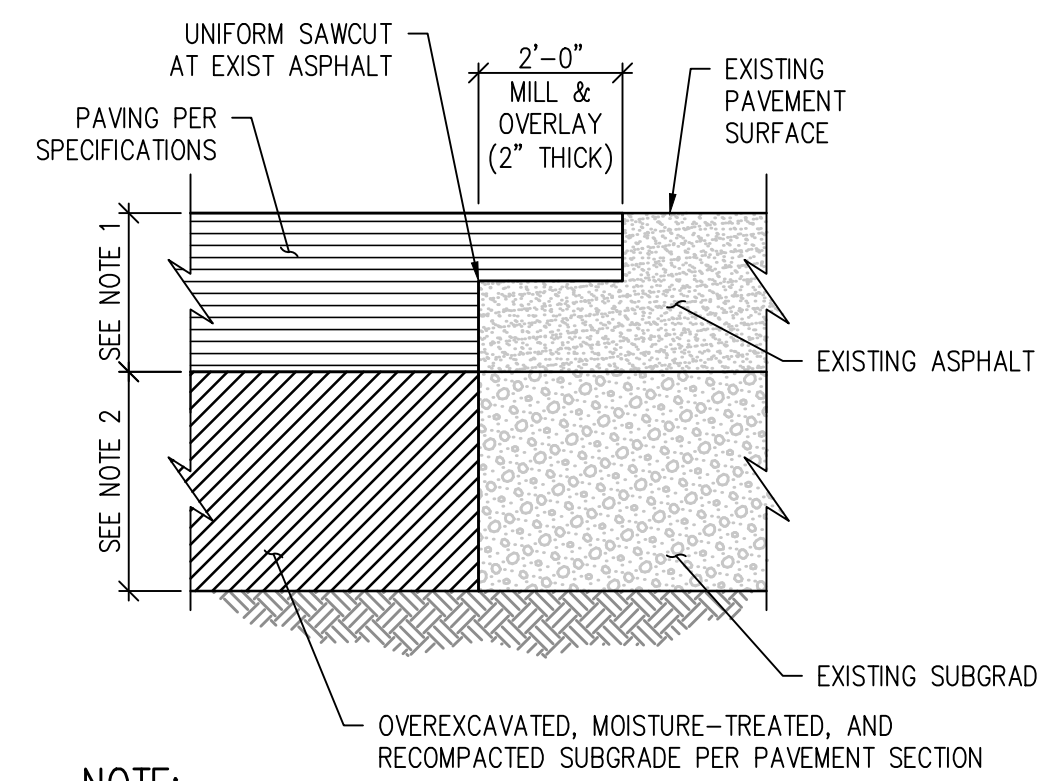
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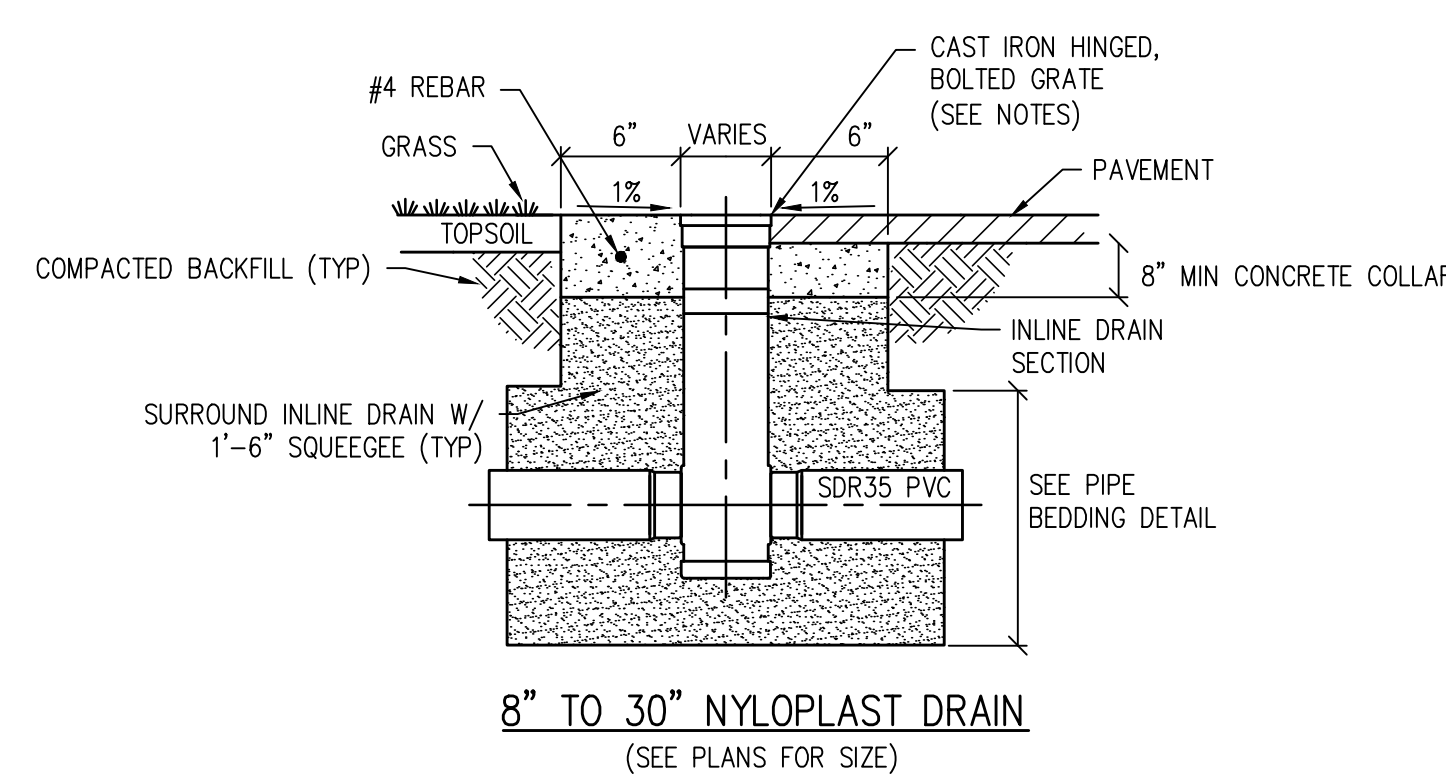
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**DETAILED CIVIL SITE PLAN**  
SHEET NO.  
**C1.1**





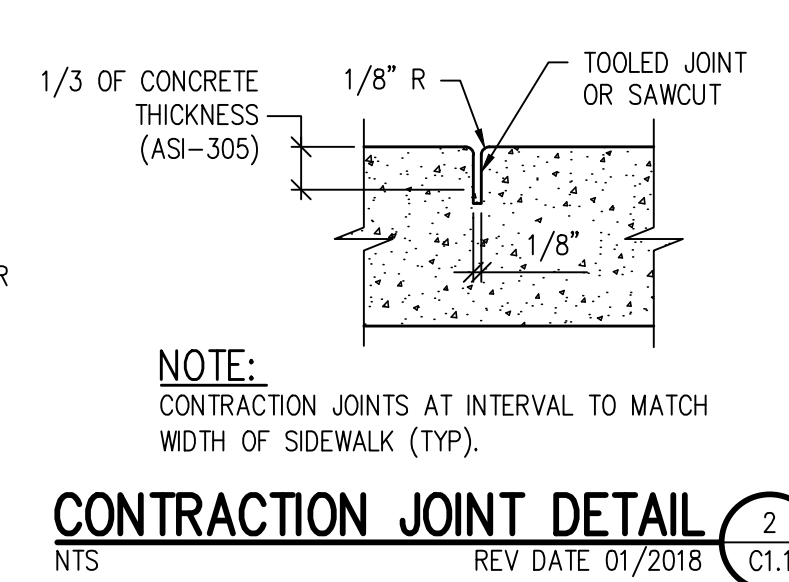
- NOTE:**
1. MATCH EXISTING DEPTH +1"
  2. MATCH EXIST SUBGRADE DEPTH UNLESS OTHERWISE SPECIFIED
  3. APPLY TACKIFIER AT SAWCUT AND MILL PRIOR TO PAVING.

**ASPHALT "T" PATCH DETAIL** 4  
NTS C1.1



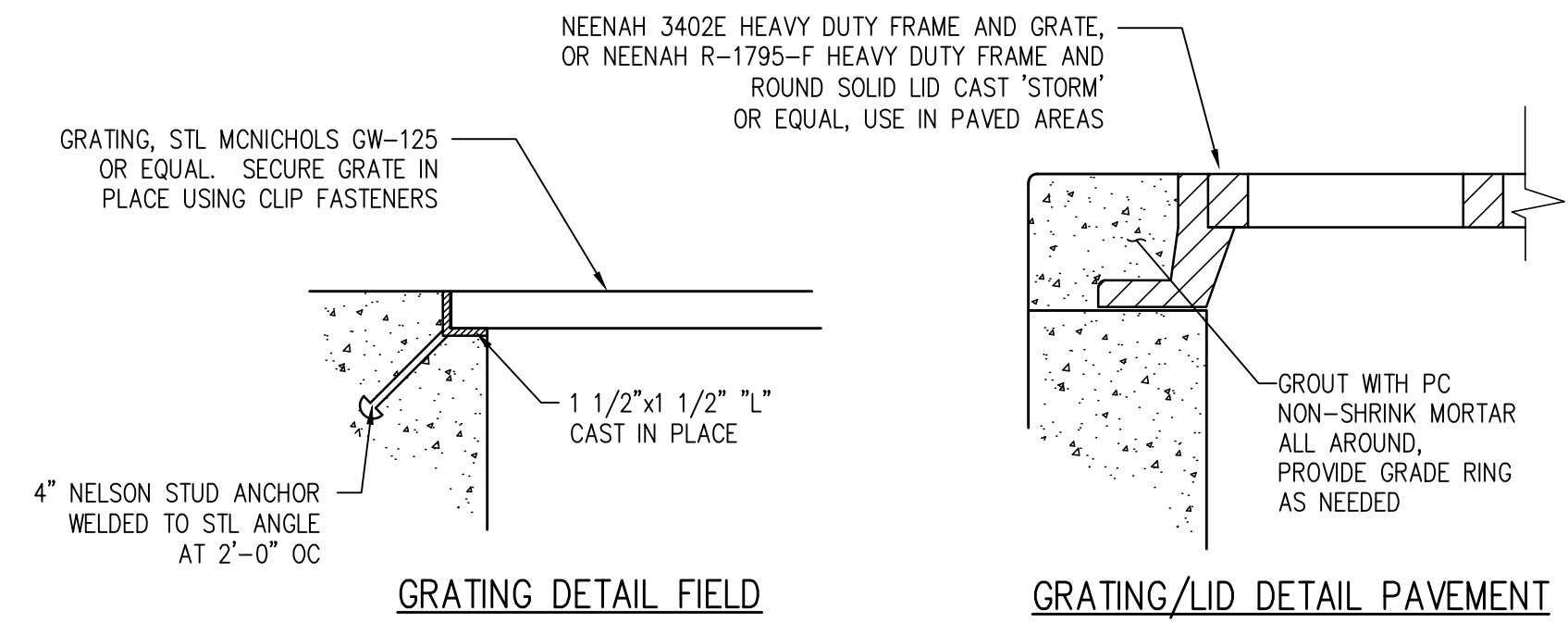
- NOTES:**
1. AREA DRAIN COVER TO BE NYLOPLAST CAST HS-20 RATED BOLTED AND HINGED GRATE OR APPROVED EQUAL IN TRAFFIC AREAS.
  2. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED WITH PEDESTRIAN RATED GRATES (1/4" MAX OPENING, TYPICAL).

**AREA DRAIN DETAIL** 3  
NTS C1.1

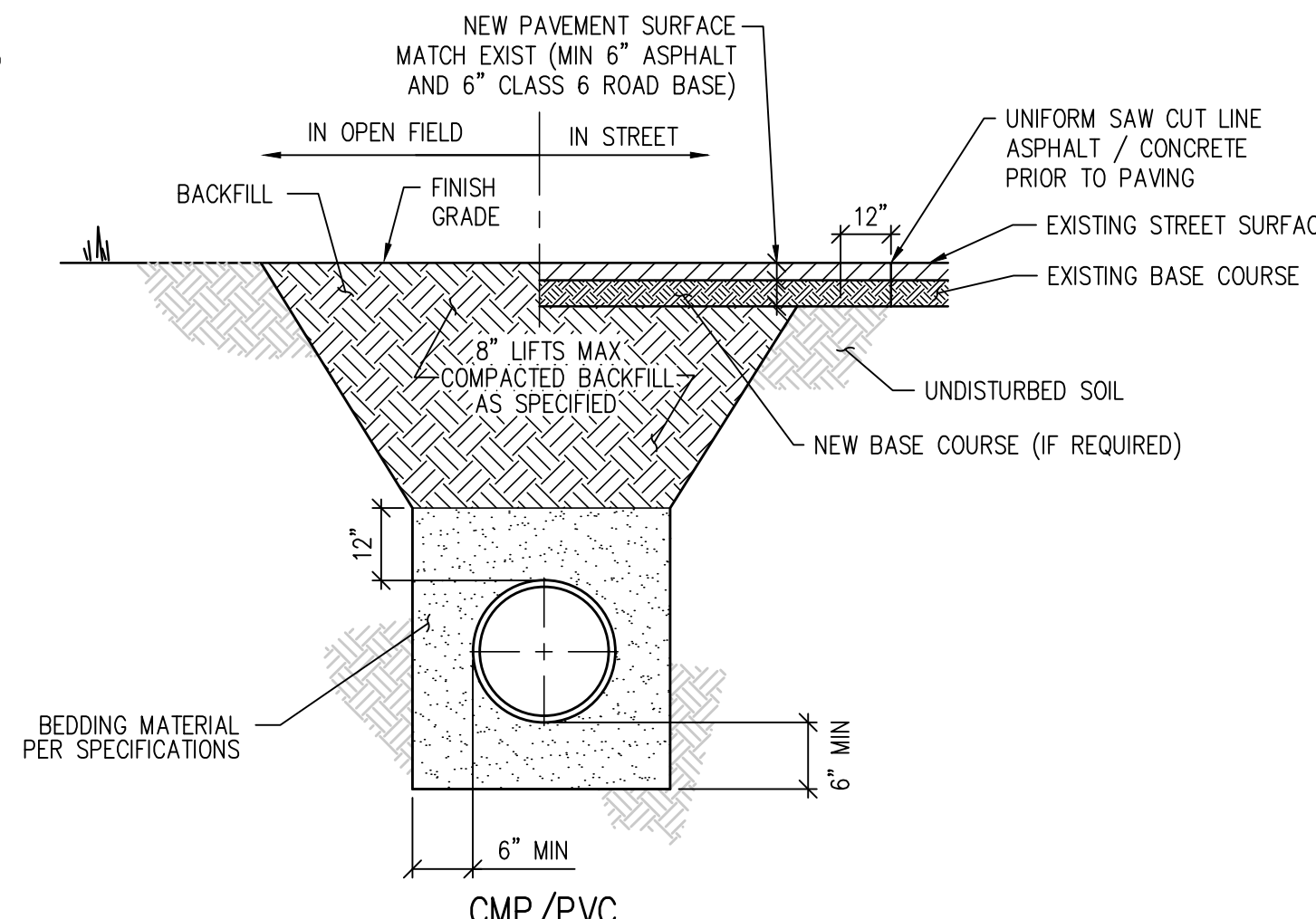


**NOTE:**  
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

**CONTRACTION JOINT DETAIL** 2  
NTS REV DATE 01/2018 C1.1

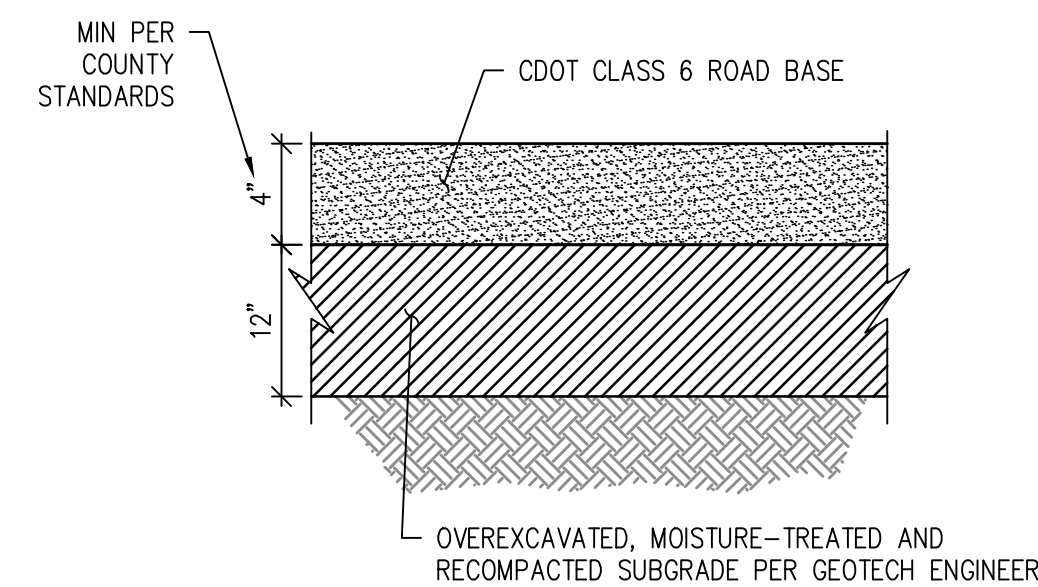


**GRATING DETAIL FIELD** and **GRATING/LID DETAIL PAVEMENT**

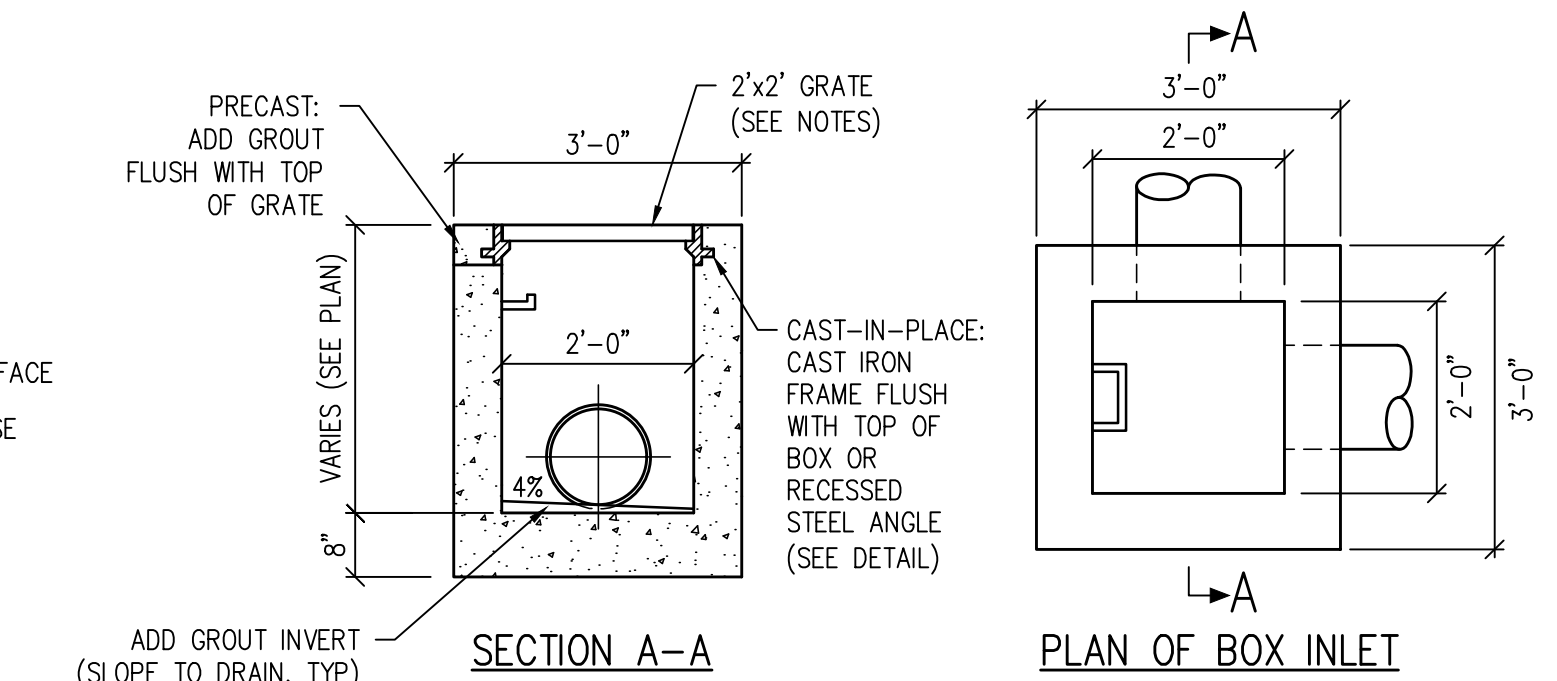


- NOTES:**
1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATE PER SPECIFICATIONS OR AS REQUIRED.
  2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.
  3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

**STORM SEWER PIPE BEDDING DETAIL** 5  
NTS C1.1

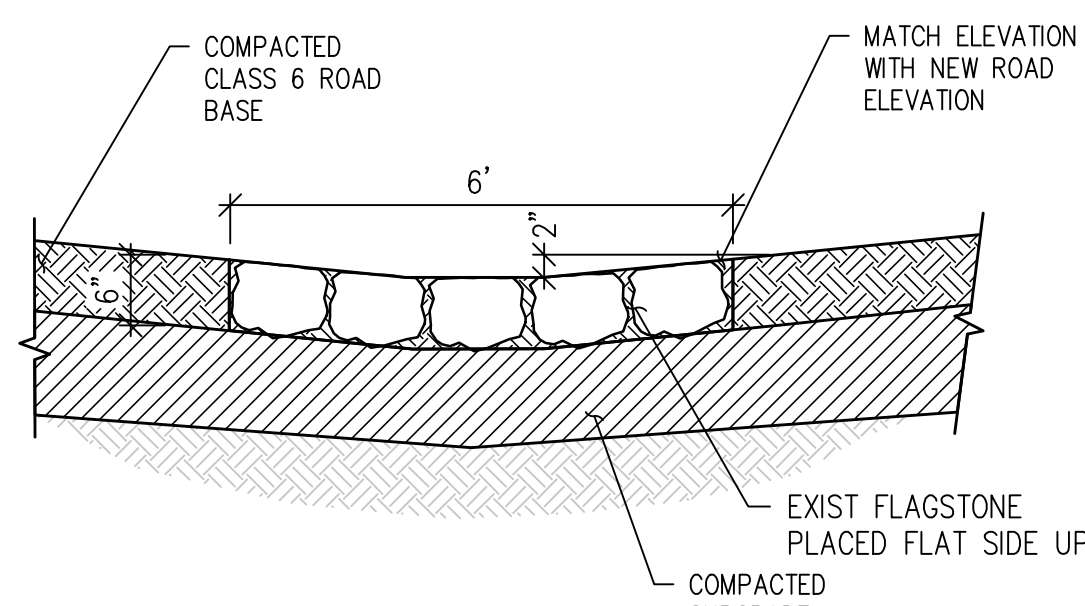


**AGGREGATE PAVING SECTION DETAIL** 6  
NTS C1.1



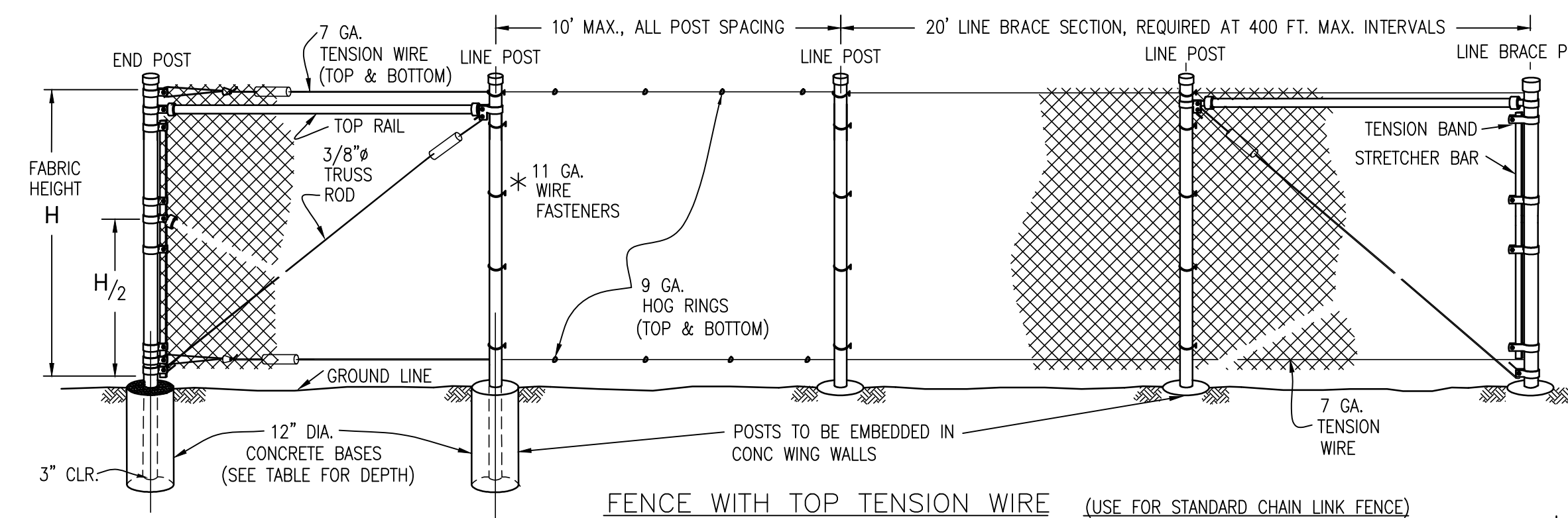
- NOTES:**
1. CONCRETE SHALL BE CDOT CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST AND SHALL CONFORM TO ASTM C478. PRECAST BOX IS SHOWN.
  2. CAST-IN-PLACE CONCRETE WALLS SHALL BE 6" MIN THICKNESS WITH 3/4" CHAMFERED EDGES.
  3. ALL WALLS AND BASE SHALL BE REINFORCED WITH #4'S @ 8" OC EACH WAY. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MIN CLEARANCE.
  4. WHERE INLET IS INSTALLED IN TRAFFIC AREAS, ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS20 LOADING.
  5. USE NEENAH 3402E CAST GRATING OR ACCEPTED SUBSTITUTE.
  6. SEE PLAN FOR LOCATION AND SIZE OF PIPE. WHERE INLET IS INSTALLED IN PEDESTRIAN AREAS, A PEDESTRIAN/ADA GRATE SHALL BE USED (MAX 1/4" OPEN SPACING, IRONSMITH GRAY CAST GRATE 9032DR-24, MONICHOUS GDM-1-125 METAL BAR GRATING W/ CLIPS, OR ACCEPTED SUBSTITUTE).
  7. WHEN CONCRETE OR BITUMINOUS PAVING IS TO EXTEND TO THE EDGE OF THE INLET, USE NEENAH 3402E HEAVY DUTY FRAME AND GRATE, OR NEENAH R-1795-F HEAVY DUTY FRAME AND ROUND SOLID LID CAST 'STORM' OR EQUAL, REFER TO PLANS.
  8. PROVIDED EMBEDDED PLASTIC LADDER STEPS AT 18" VERTICAL SPACING FOR INLETS DEEPER THAN 4". SEE PLASTIC STEP DETAIL.

**2'x2' INLET DETAIL** 1  
NTS C1.1



- NOTES:**
1. COMPACT SUBGRADE PER SPECIFICATIONS.
  2. PANS TO CONVEY STORMWATER TO HAYSTACK CREEK IN LOCATIONS PER FIELD ENGINEER'S DISCRETION.

**RIPRAP LINED PAN DETAIL** 7  
NTS C1.0



**FENCE WITH TOP TENSION WIRE** (USE FOR STANDARD CHAIN LINK FENCE)

**FENCE MATERIAL**

FABRIC HEIGHT H	△ CONCRETE BASE			
	DEPTH	DIA.	DEPTH	DIA.
3 THRU 4 FEET	34 INCHES	12 INCHES	28 INCHES	12 INCHES
> 4 THRU 12 FEET	40 INCHES	12 INCHES	40 INCHES	12 INCHES

ALL POSTS 3 IN CLEAR FROM BOTTOM OF CONCRETE BASE

FABRIC HEIGHT H	END, CORNER & LINE BRACE POSTS		LINE POSTS		TOP & BRACE RAILS	
	ROUND PIPE I.D.	ROLL-FORMED STEEL	ROUND PIPE I.D.	ROLL-FORMED STEEL	ROUND PIPE I.D.	ROLL-FORMED STEEL
FEET	INCHES		INCHES		INCHES	
3 THRU 6	2.5	3.5 x 3.5	1.5	1.875 x 1.625	1.25	1.25 x 1.625
> 6 THRU 8	2.5	3.5 x 3.5	2.0	1.875 x 1.625	1.25	1.25 x 1.625
> 8 THRU 12	2.5	3.5 x 3.5	2.25	3.00 x 1.625	1.50	1.875 x 1.625

**CHAIN LINK FENCE DETAIL** 8  
NTS C1.1

**LEGEND**

- \* ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
- LIGHTENER OR TURNBUCKLE SYMBOL (SEE DETAILS ON SHEETS 2 & 3)
- ▼ TYPE OF LINE POST (ROUND PIPE OR ROLL-FORMED STEEL) SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.
- + BRACE RAIL WILL NOT BE REQUIRED FOR 36", 42" OR 48" FABRIC HEIGHTS. BRACE RAIL FOR FENCE WITH ROLL-FORMED STEEL ELEMENTS IS 12" BELOW THE TOP RAIL, (SEE SHEET 3).

**GENERAL NOTES:**

1. H(HEIGHT OF FABRIC) SHALL BE AS SHOWN ON THE PLANS. FABRIC IS AVAILABLE IN THE FOLLOWING HEIGHTS: 36", 42", 48", 60", 72", 84", 96", 108", 120" AND 144"
2. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
3. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO.9 GAGE. ALL IN CONFORMANCE WITH ASTM F 626.
4. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
5. AT THE CONTRACTOR'S OPTION, PIPE USED FOR FENCE CONSTRUCTION SHALL CONFORM TO THE DIMENSIONS AND WEIGHTS FOR EITHER "ORDINARY PIPE" OR "ALTERNATIVE PIPE" AS SHOWN ON SHEET 2. "ALTERNATIVE PIPE" SHALL BE HIGH STRENGTH STEEL PIPE MEETING THE REQUIREMENTS OF FED. SPEC. RR-F-191/3C.
6. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
7. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS B.
8. CONCRETE WITH LIGHTWEIGHT AGGREGATE CONFORMING TO AASHTO M 195, WILL BE PERMITTED.
9. TERMINATION OF FENCE AT BRIDGES OR OTHER STRUCTURES SHALL BE AS SHOWN ON PLANS.
10. CHAIN LINK FABRIC UP TO 5 FEET HIGH SHALL BE KNUCKLED AT THE TOP AND BOTTOM SELVAGES. FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
11. FENCE MAY BE CONSTRUCTED WITH EITHER ROUND PIPE OR ROLL-FORMED STEEL COMPONENTS. THE CONTRACTOR SHALL STATE THE TYPE OF CONSTRUCTION AND TYPE OF LINE POST TO BE USED THROUGHOUT THE PROJECT, AT THE RECONSTRUCTION CONFERENCE.

**APPROVED**  
By J Severson at 1:40 pm, Jan 24, 2022

NO. DATE DESIGNED BY  
NO. DATE DESIGNED BY



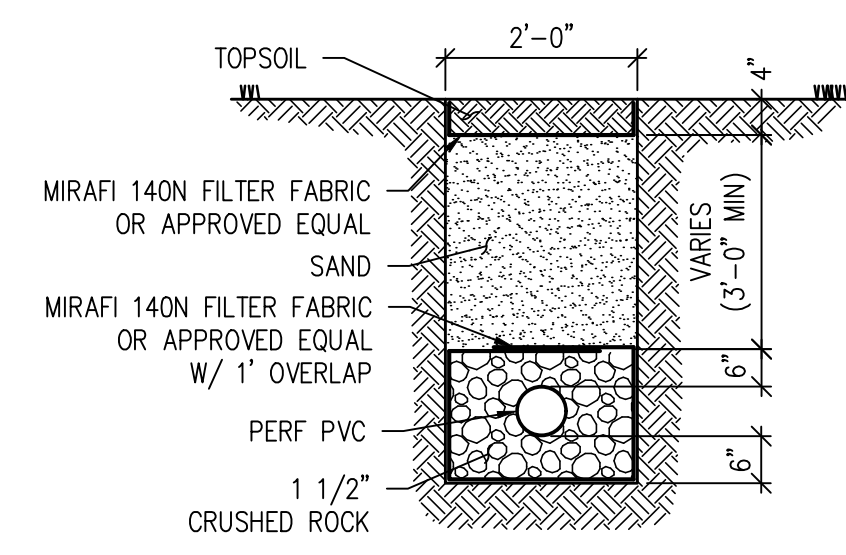
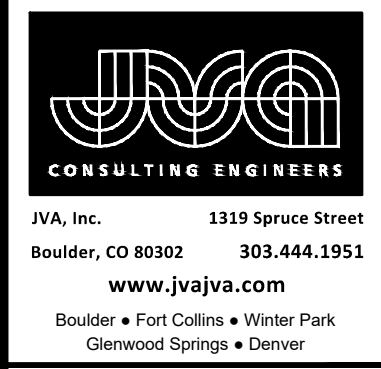
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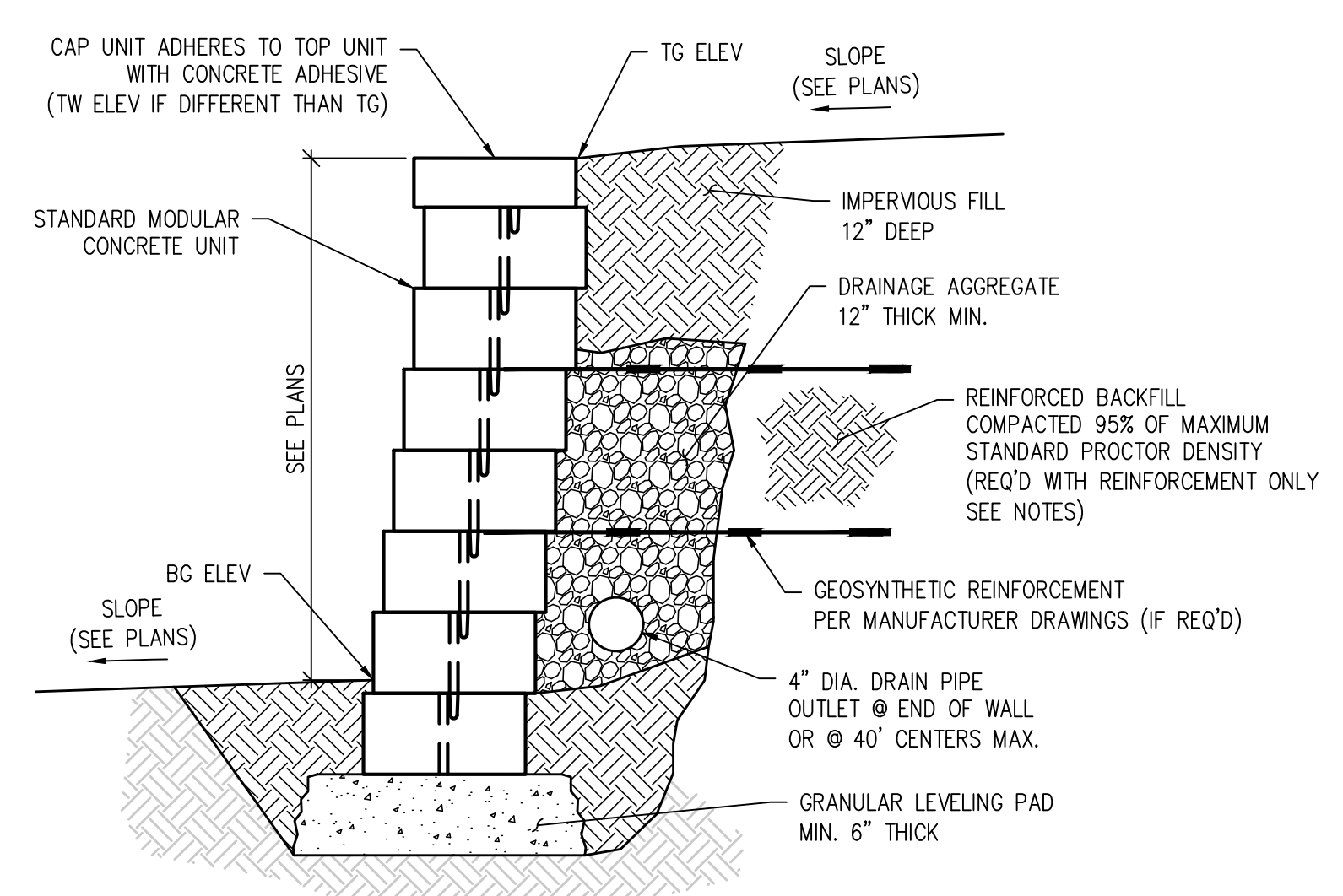
SITE DETAILS

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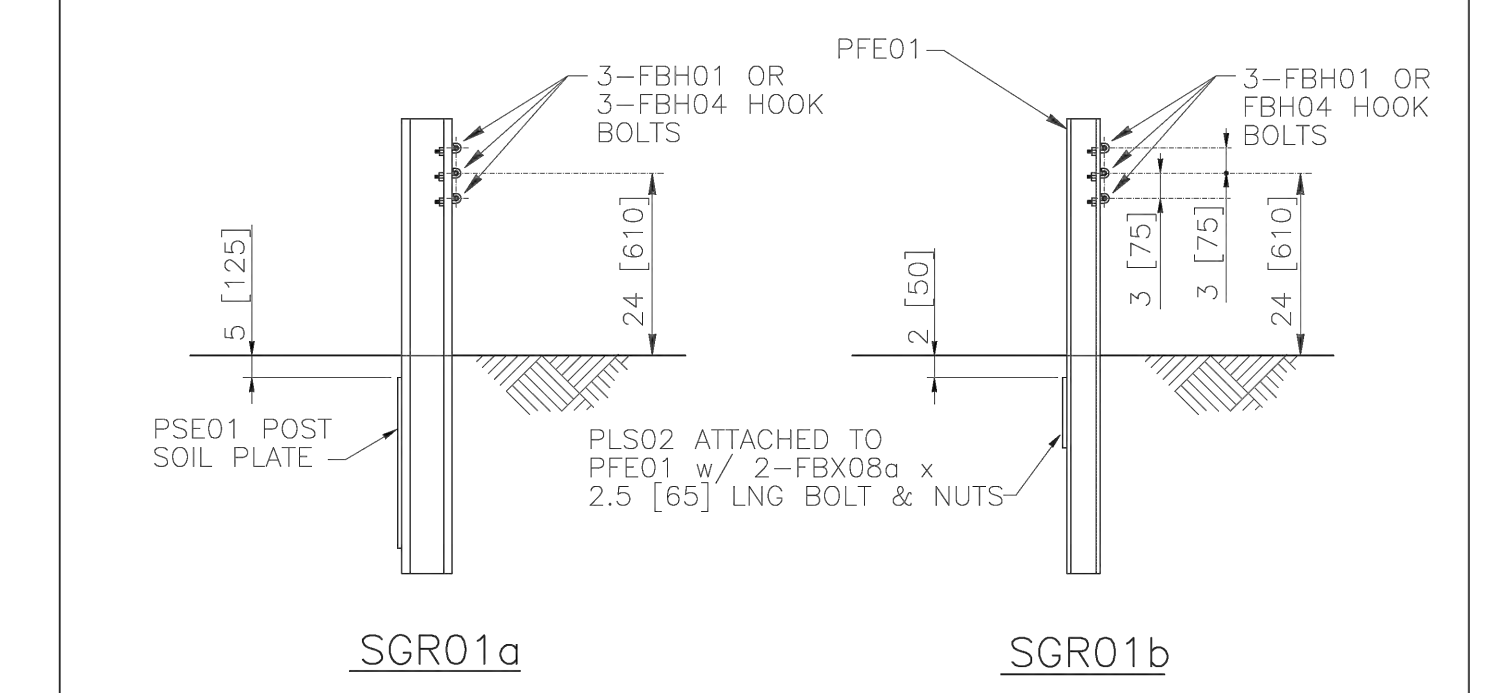
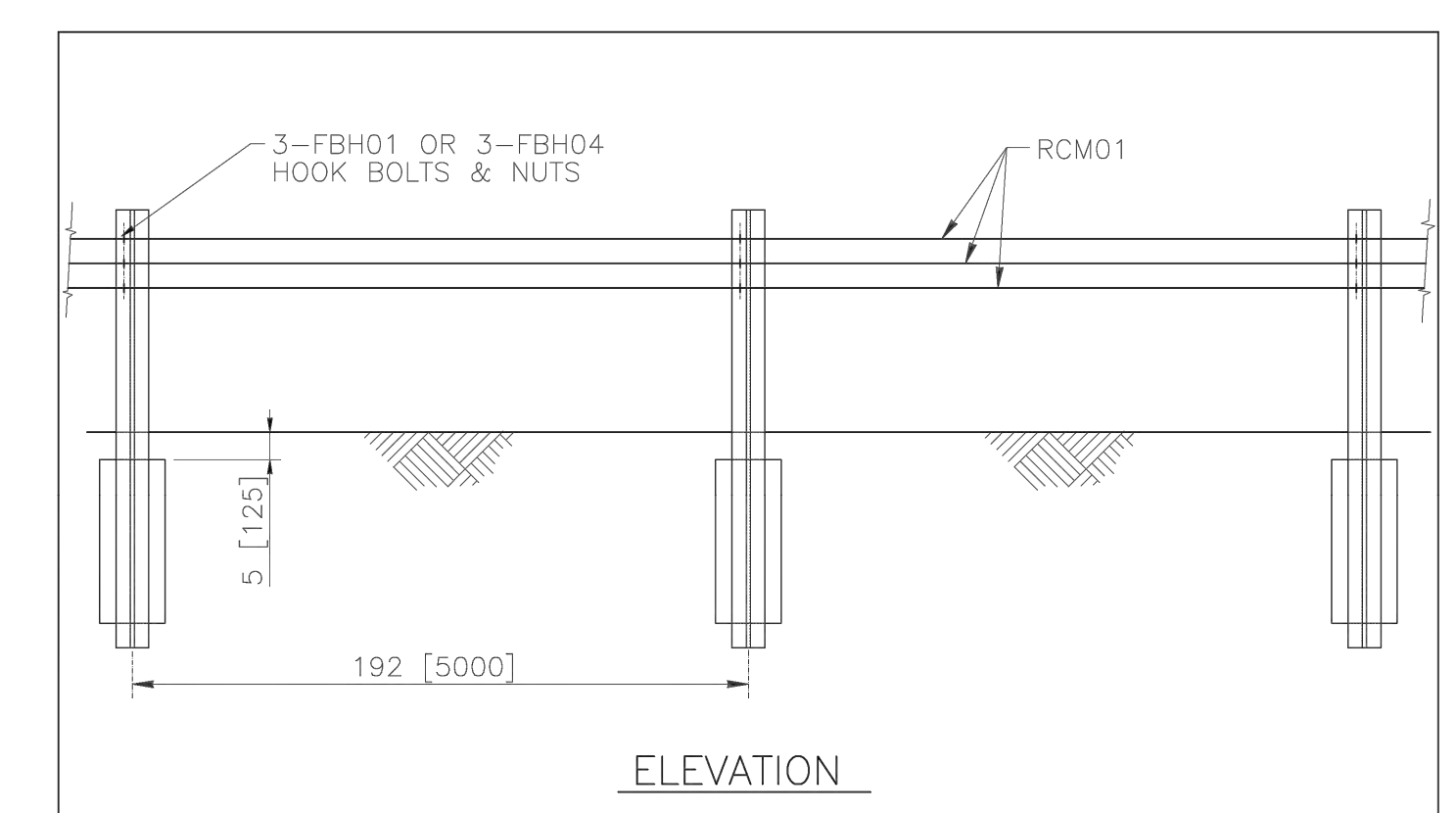




**NOTE:**  
SIZE AND SLOPE PIPE AS NOTED IN PLANS 1.  
**UNDER DRAIN DETAIL** 2  
NTS C1.1



**NOTES:**  
1. THE ABOVE DETAIL IS BASED ON MANUFACTURERS STANDARD DETAILS AND ARE FOR GENERAL WALL LAYOUT & INSTALLATION INFORMATION ONLY. CONTRACTOR TO REVIEW AND FOLLOW ALL OF BLOCK MANUFACTURER'S DESIGN, SUBMITTAL AND INSTALLATION REQUIREMENTS, INCLUDING STAMPED ENGINEERING DRAWINGS AND DETAILS TO BE PROVIDED TO OWNER AND ENGINEER.  
2. BLOCKS TO BE VERSA-LOK "STANDARD" SPLIT FACE OR ACCEPTED SUBSTITUTION.  
3. CONTRACTOR TO PROVIDE MANUFACTURER INFORMATION AND SAMPLE OF COLOR, SIZE, ETC. TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION.  
4. SUBMIT FINAL BLOCK COLOR AND TEXTURE SAMPLE TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.  
5. ALL RETAINING WALLS (OR ADDITION OF MULTIPLE TIERED WALLS) THAT EXCEED A FOUR FOOT HEIGHT OR INCLUDE A SURCHARGE LOAD MAY REQUIRE A SEPARATE PERMIT TO BE OBTAINED BY CONTRACTOR.  
6. JVA PLANS ARE FOR WALL LAYOUT AND GRADING ONLY. TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL.  
7. GRADES AT BOTTOM AND TOP OF WALL SHALL BE 1% MIN TO 2% MAX FOR CONCRETE OR 2% MINIMUM FOR LANDSCAPE.  
**SEGMENTAL RETAINING WALL** 1  
NTS C1.1



1994  
**WEAK-STEEL POST CABLE GUARDRAIL**  
SGR01a-b  
SHEET NO. 1 of 2 DATE: 7/12/2005

**INTENDED USE**  
Cable guardrails are commonly used where there is adequate room behind the barrier to allow a dynamic deflection of up to 138 inches [3500 mm]. This system must be anchored using a cable anchor and terminal system like SEC01. SGR-01a and SGR-01b are both test level 3 barriers.

**COMPONENTS**  
Unit length = 192 inches [5000 mm]

Designator	Component	System	Number
FBH01	Hook bolts and nuts	a-b	3
or FBH04	Hook bolts and nuts	a-b	3
or FBH03	Hook bolts and nuts	a	3
PFE01	Post	b	1
with PLS02	Soil plate	b	1
and FBX08a	Bolt (2.5 in [65 mm]) and nut	b	2
PSE01	Post	a	1
RCM01	Cable (984 ft [300 m] typical)	a-b	3

**APPROVALS**  
FHWA Acceptance Letter B-64, 2/14/00.

**REFERENCES**  
M.D. Graham, W.C. Burnett, J.L. Gibson, R.H. Freer, *New Highway Barriers: The Practical Application of Theoretical Design*, Highway Research Record 174, Highway Research Board, Washington, DC, 1967, pp. 88-183.  
M.E. Bronstad, J.E. Michie and J.D. Mayer, Jr., *Performance of Longitudinal Traffic Barriers*, National Cooperative Highway Research Program Report Number 289, Transportation Research Board, June, 1987.  
J.B. Mayer, Jr., *Crash-Test Evaluation of a Franklin Post and Cable Guardrail System*, Southwest Research Institute Test Reports prepared for the South Dakota Department of Transportation, Pierre, SD, August, 1989.

**CONTACT INFORMATION**  
Federal Highway Administration  
Office of Safety  
400 Seventh Street, SW  
Washington, DC 20590  
202-366-2288

**WEAK-STEEL POST CABLE GUARDRAIL**  
SGR01a-b  
SHEET NO. 2 of 2 DATE: 07/12/2005

**APPROVED**  
By J Severson at 1:40 pm, Jan 24, 2022

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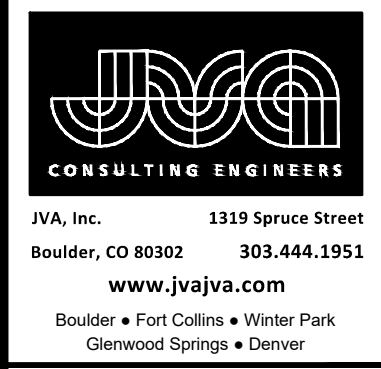


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PLAINS SEED MIX				
COMMON NAME	SPECIES NAME	VARIETY	%MIX	#PLS/ACRE
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	VAUGHN	15%	2.74
BLUE GRAMA	BOUTELOUA GRACILIS	NATIVE, ALMA, OR HACHITA	20%	0.84
BUFFALOGRASS	BUCHLOE DACTYLOIDES	NATIVE	15%	9.33
WESTERN WHEATGRASS	PASCOPIRYUM SMITHII	ARRIBA	12.5%	3.96
WESTERN WHEATGRASS	PASCOPIRYUM SMITHII	NATIVE	12.5%	3.96
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	CMARRON OR PASTURA	13%	1.74
GREEN NEEDLEGRASS	SIPA VIRIDULA	LODORM OR NATIVE	12%	2.31
TOTALS			100%	24.88

**EROSION AND SEDIMENTATION NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
- ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

**NOTES:**

- COORDINATE ALL LAND DISTURBING ACTIVITIES WITH OWNER AND RESPECTIVE NEIGHBORING LAND OWNERS.
- THIS PLAN IS FOR DRIVEWAY GRADING AND DRAINAGE PURPOSES ONLY. LANDSCAPING IMPROVEMENTS MAY REQUIRE GRADING ADJUSTMENTS. REFER TO ARCHITECTURAL AND STRUCTURAL ENGINEERING FOR ADDITIONAL DESIGN AND CONSTRUCTION GUIDANCE.
- PER BOULDER COUNTY STANDARDS, DISTURBED AREA WILL TO BE ROUGHENED WITH A RAKE PRIOR TO SEEDING. ALL DISTURBED AREA TO RE-SEED TO WITH APPROVED SEED MIX.
- WEED-FREE STRAW APPLIED AT 1.5 TO 2 TONS PER ACRE AND "CRIMPED" INTO THE SOIL WITH A CRIMPING TOOL.
- CONTRACTOR TO INSTALL EROSION CONTROL BLANKET ON ALL DISTURBED SLOPES STEEPER THAN 4:1 RESEED PER NOTES ABOVE.

**REVEGETATION NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS PER COUNTY FIRE DEFENSIBLE, AND REVEGETATION STANDARDS. DISTURBED AREAS OUTSIDE FIRE DEFENSIBLE AREAS SHALL HAVE SOIL AMENDED PER COUNTY STANDARDS, AND BE RESTORED WITH A COUNTY APPROVED PLAINS SEED MIX. REFER TO BOULDER COUNTY REVEGETATION PLAN REQUIREMENTS FOR A LIST OF PROHIBITED PLANT SPECIES.
- EXCAVATED TOPSOIL TO BE STOCKPILED FOR REUSE ON SITE AND APPLIED PER BOULDER COUNTY STANDARDS. DISTURBED AREA WILL TO BE ROUGHENED WITH A RAKE PRIOR TO SEEDING. ALL DISTURBED AREA TO RE-SEED TO WITH APPROVED SEED MIX.
- WEED-FREE STRAW APPLIED AT 1.5 TO 2 TONS PER ACRE AND "CRIMPED" INTO THE SOIL WITH A CRIMPING TOOL.
- CONTRACTOR TO INSTALL EROSION CONTROL BLANKET ON ALL DISTURBED SLOPES STEEPER THAN 4:1 RESEED PER NOTES ABOVE.



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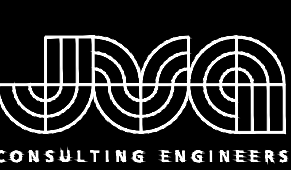
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REVEGETATION AND EROSION CONTROL PLAN

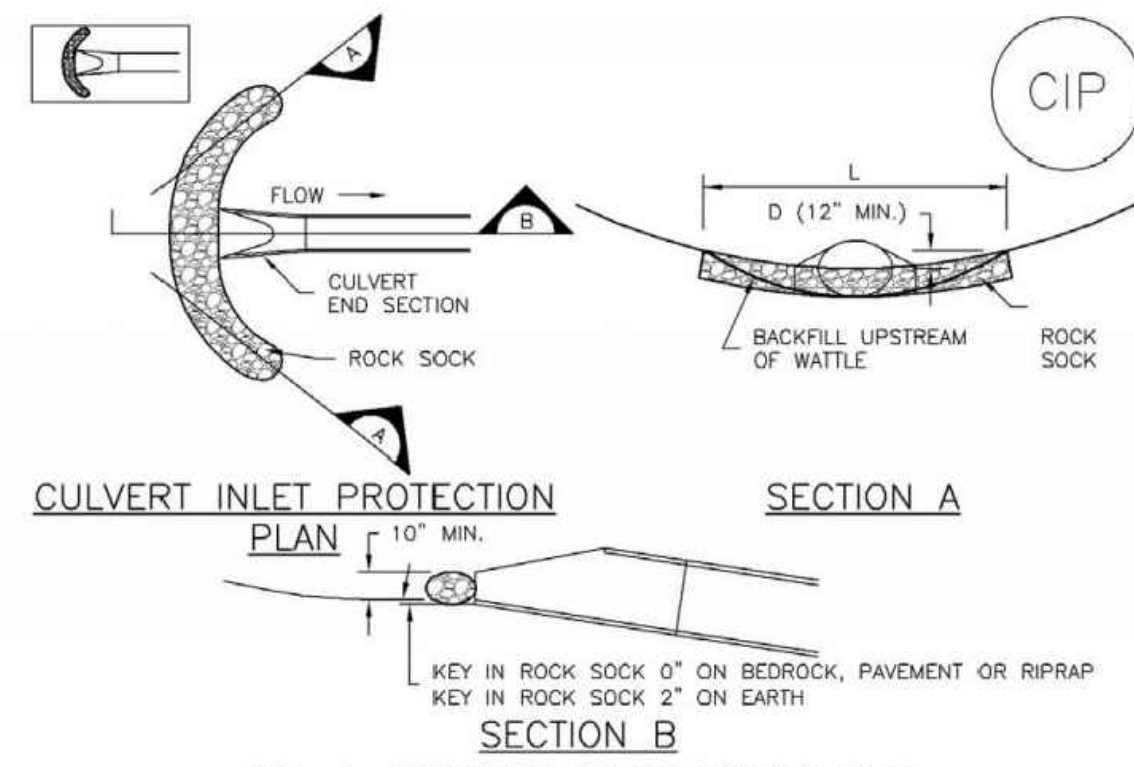
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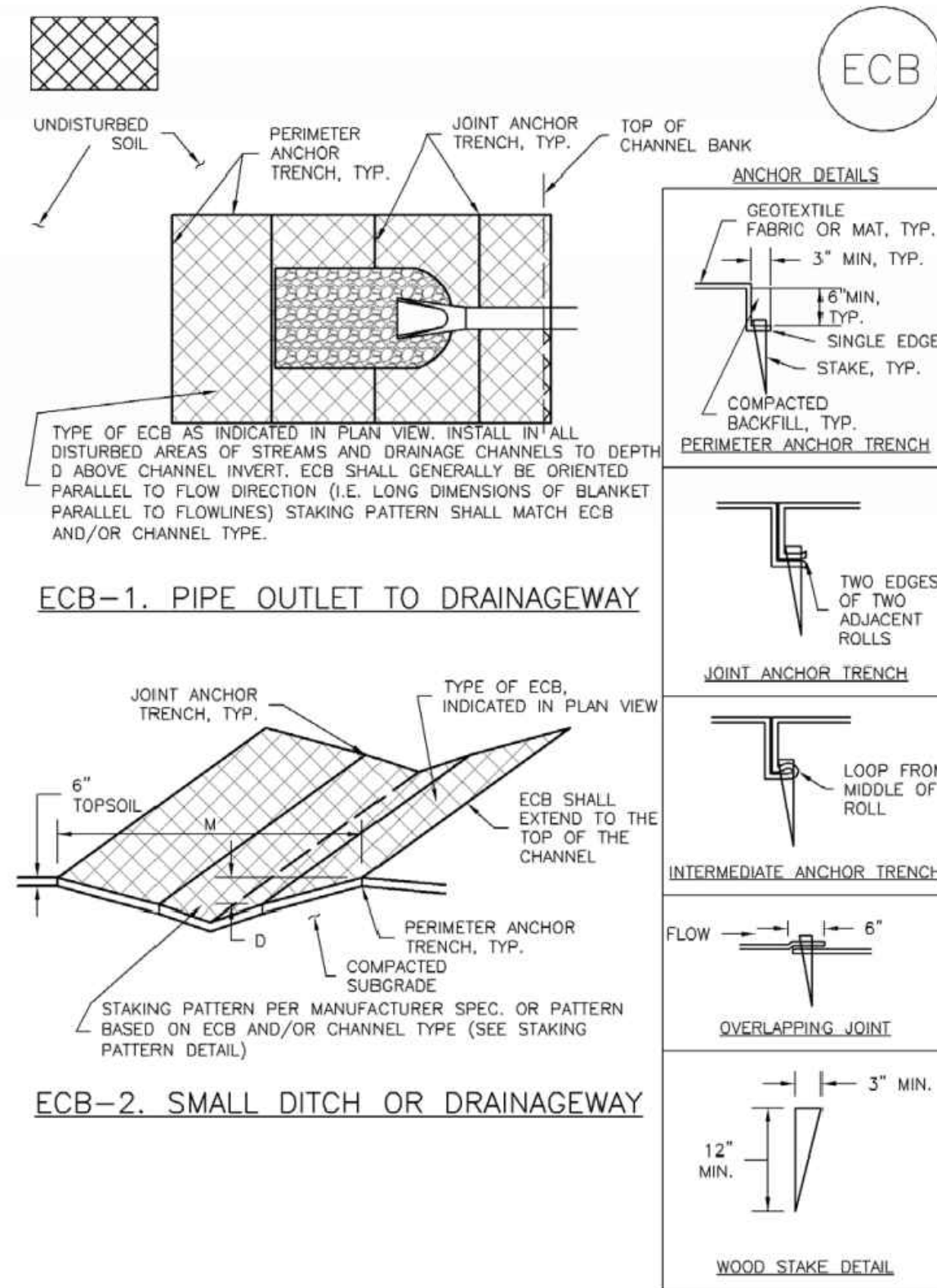
**Inlet Protection (IP) SC-6**



**CIP-1. CULVERT INLET PROTECTION**  
CULVERT INLET PROTECTION INSTALLATION NOTES  
1. SEE PLAN VIEW FOR:  
-LOCATION OF CULVERT INLET PROTECTION.  
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.  
CULVERT INLET PROTECTION MAINTENANCE NOTES  
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.  
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.  
(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

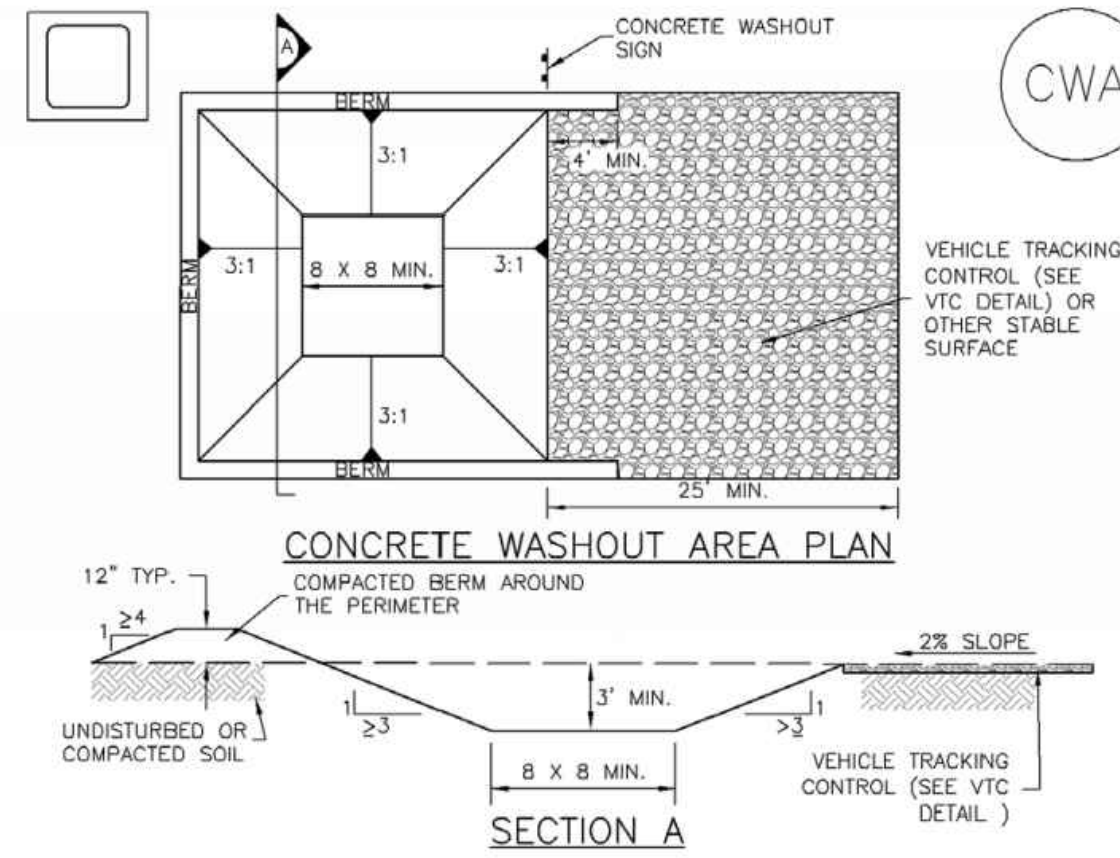
August 2013 Urban Drainage and Flood Control District IP-7  
Urban Storm Drainage Criteria Manual Volume 3

**EC-6 Rolled Erosion Control Products (RECP)**



RECP-6 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

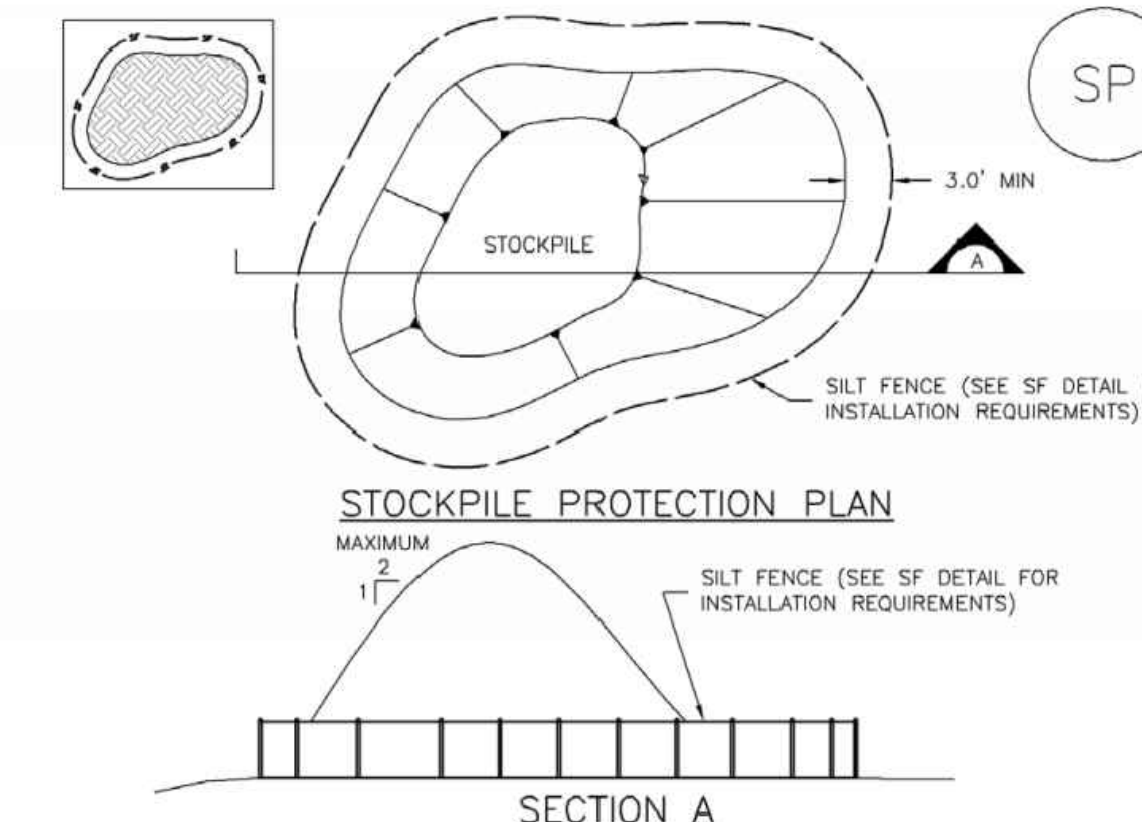
**Concrete Washout Area (CWA) MM-1**



**CWA-1. CONCRETE WASHOUT AREA**  
CWA INSTALLATION NOTES  
1. SEE PLAN VIEW FOR:  
-CWA INSTALLATION LOCATION.  
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES, IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.  
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.  
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.  
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.  
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.  
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.  
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.  
CWA MAINTENANCE NOTES  
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.  
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.  
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.  
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.  
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District CWA-3  
Urban Storm Drainage Criteria Manual Volume 3

**Stockpile Management (SP) MM-2**



**SP-1. STOCKPILE PROTECTION**  
STOCKPILE PROTECTION INSTALLATION NOTES  
1. SEE PLAN VIEW FOR:  
-LOCATION OF STOCKPILES.  
-TYPE OF STOCKPILE PROTECTION.  
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.  
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).  
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.  
STOCKPILE PROTECTION MAINTENANCE NOTES  
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.  
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.  
(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District SP-3  
Urban Storm Drainage Criteria Manual Volume 3

**SC-6 Inlet Protection (IP)**

**GENERAL INLET PROTECTION INSTALLATION NOTES**

- 1. SEE PLAN VIEW FOR:  
-LOCATION OF INLET PROTECTION.  
-TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6).  
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS) IF A RAINFALL/RUNOFF EVENT IS FORECAST. INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.  
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.  
**INLET PROTECTION MAINTENANCE NOTES**  
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/2 OF THE HEIGHT FOR STRAW BALES.  
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.  
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEED, AND MULCH, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.  
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.  
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.  
NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District August 2013  
Urban Storm Drainage Criteria Manual Volume 3

**EC-6 Rolled Erosion Control Products (RECP)**

**EROSION CONTROL BLANKET INSTALLATION NOTES**

- 1. SEE PLAN VIEW FOR:  
-LOCATION OF ECB.  
-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).  
-AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.  
2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.  
3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR Voids SHALL EXIST UNDER THE BLANKET.  
4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.  
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.  
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.  
7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.  
8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.  
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.  
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

\*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL.  
\*\*ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS.

RECP-8 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

**MM-1 Concrete Washout Area (CWA)**

**CWA MAINTENANCE NOTES**

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.  
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.  
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.  
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.  
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

**MM-2 Stockpile Management (SM)**

**STOCKPILE PROTECTION MAINTENANCE NOTES**

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.  
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.  
(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

**APPROVED**  
By J Severson at 1:41 pm, Jan 24, 2022

NO. DATE DESIGNED BY  
NO. DATE DESIGNED BY

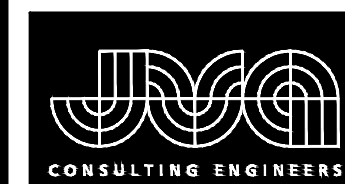


DESIGNED BY: MGR/DAM  
DRAWN BY: DAM  
CHECKED BY: KEV  
JOB #: 3107.1c  
DATE: SEPT 17, 2021  
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REVEGETATION AND EROSION CONTROL  
DETAILS

SHEET NO.  
**CE1.1**





JVA, Inc. 1319 Spruce Street  
Boulder, CO 80302 303.444.1951  
www.jvajva.com  
Boulder • Fort Collins • Winter Park  
Glenwood Springs • Denver

NO. DATE DESD DWN REVISION DESCRIPTION



DESIGNED BY: MGR/DAM  
DRAWN BY: DAM  
CHECKED BY: KEV  
JOB #: 3107.1c  
DATE: SEPT 17, 2021  
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BERG RESIDENCE  
175 BELLEVUE DR  
BOULDER, CO 80302  
REVEGETATION AND EROSION CONTROL  
DETAILS

SHEET NO.  
CE1.2

**EC-12 Check Dams (CD)**

**CHECK DAM INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CHECK DAMS.
  - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
  - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
- CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
- RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
- RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
- THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

**CHECK DAM MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
- CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CD-4 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

**RECP-6 Rolled Erosion Control Products (RECP)**

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

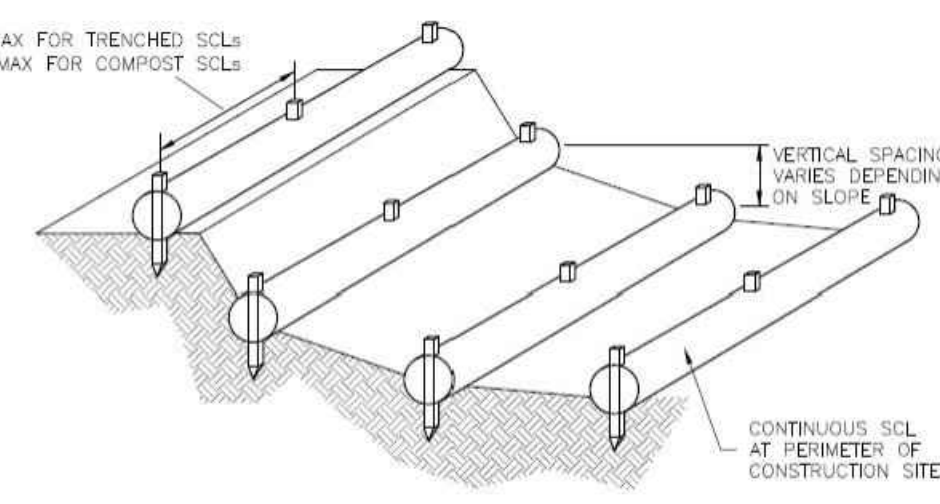
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
- ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

RECP-6 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

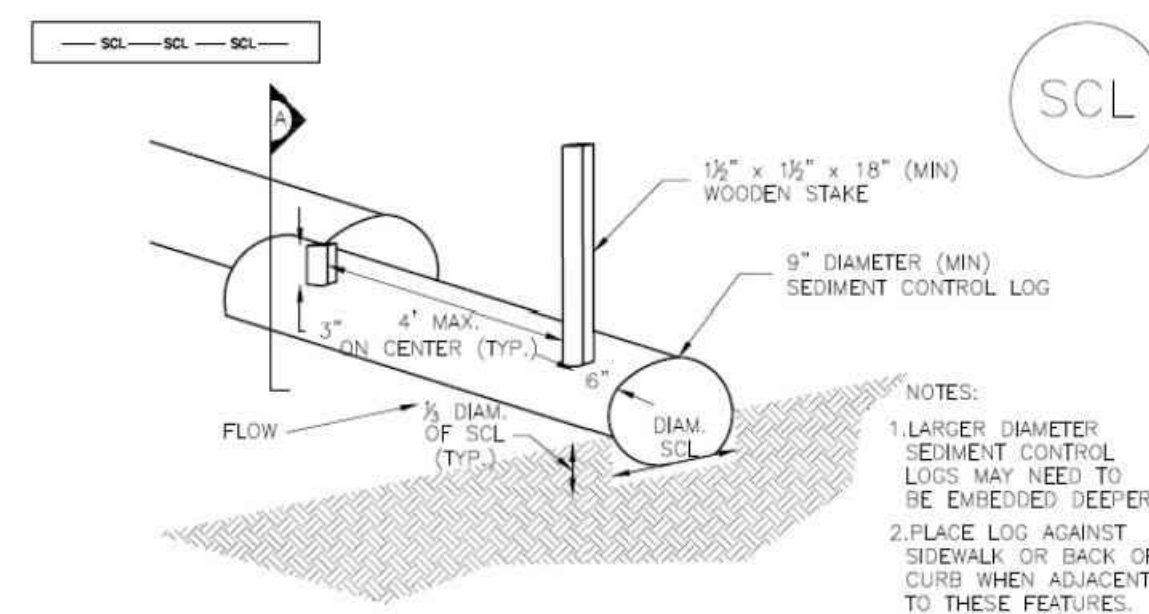
**SC-2 Sediment Control Log (SCL)**



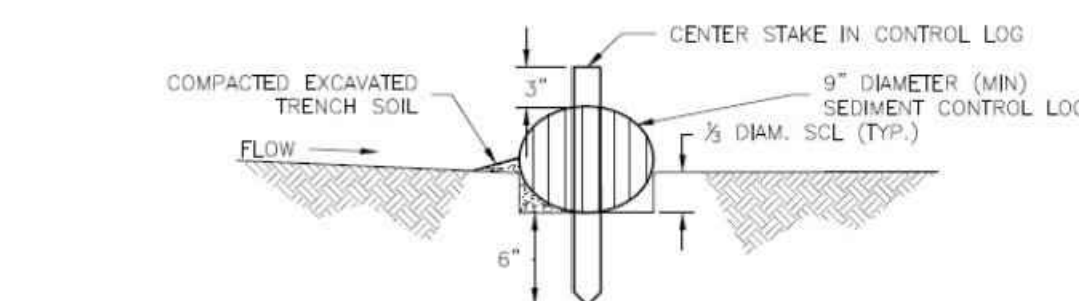
SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SC-2 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2015

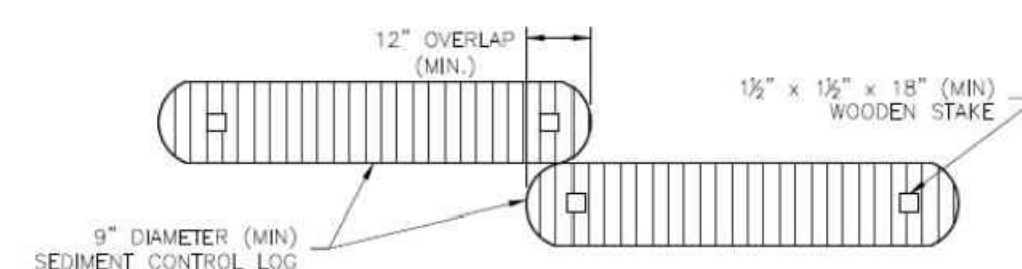
**SC-2 Sediment Control Log (SCL)**



TRENCHED SEDIMENT CONTROL LOG



SECTION A TRENCHED SEDIMENT CONTROL LOG



LOG JOINTS

SCL-1. TRENCHED SEDIMENT CONTROL LOG

SCL-3 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2015

**SC-2 Sediment Control Log (SCL)**

**SEDIMENT CONTROL LOG INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

**SEDIMENT CONTROL LOG MAINTENANCE NOTES**

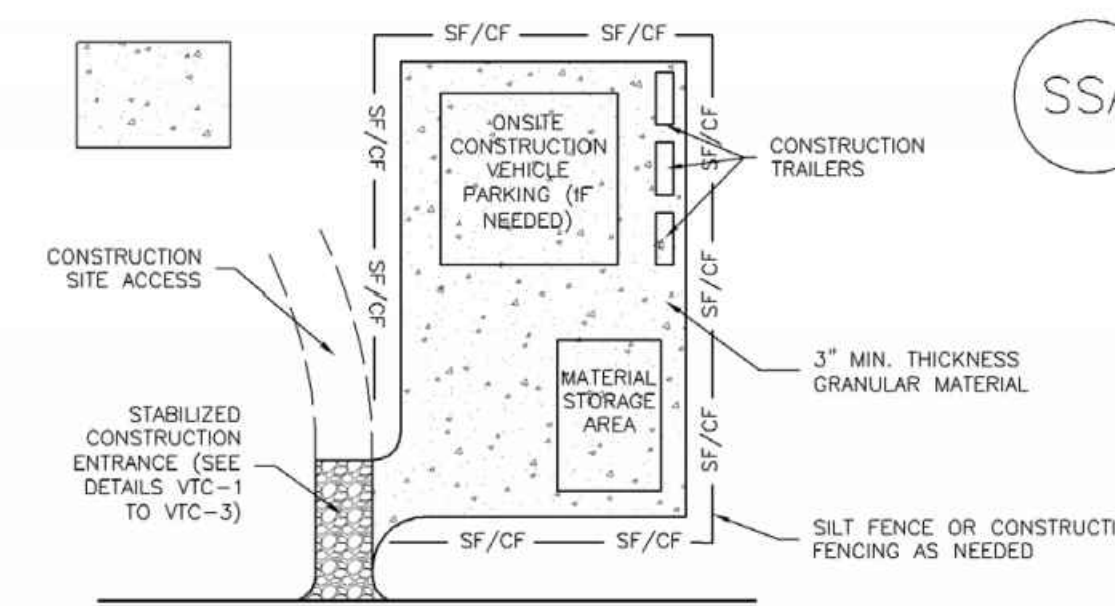
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-2 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2015

**SM-6 Stabilized Staging Area (SSA)**



SSA-1. STABILIZED STAGING AREA

**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF STAGING AREA(S).
  - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

**SM-6 Stabilized Staging Area (SSA)**

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SM-6 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

APPROVED  
By J Severson at 1:41 pm, Jan 24, 2022



175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

Previously Submitted and Approved:

175 Bellevue Drainage Analysis [STAMPED-APPROVED] 2022 02 07.pdf



**REVIEWED**

By J Severson at 12:50 pm, Feb 07, 2022

JVA, Incorporated  
 1319 Spruce Street  
 Boulder, CO 80302  
 303.444.1951  
 info@jvajva.com

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September 17, 2021

Jennifer Severson, Principal Planner  
 Boulder County Community Planning & Permitting  
 2045 13<sup>th</sup> Street  
 Boulder CO 80302

RE: 175 Bellevue Drainage Analysis Memo – BP-21-0384  
 JVA Job # 3107.1c

Jennifer,

This Engineering Drainage Memo is to provide a drainage analysis of the drainage basin flowing through the addressed site 175 Bellevue in both Unincorporated Boulder County and incorporated Boulder, Colorado for their building permit development. The proposed project intends to construct a detached building addition, improve an emergency vehicle turnaround, construct a formulized emergency vehicle pull-off, and provide roadside ditch maintenance. As shown on the attached site plan set, the existing site sits in both the City of Boulder and Boulder County limits. The easterly portion, within Boulder County zoning, consists of the existing residence, the main access drive, and the proposed detached building addition; and the westerly portion, within City of Boulder zoning, consists of the existing garage and emergency turn-around area.

The site sits along a mostly vegetated ridge that is east facing below the City of Boulder's underground water tank with a private access drive providing access to two existing dwellings. The topography within the proposed improvement area consists of typical foothills mountain vegetation and slopes ranging from 2% to 50%. The site generally consists of overland sheetflow that is intercepted through an existing roadside ditch along the uphill side of the private access drive. This roadside ditch flows offsite through the private Mesa Canyon Drive where it is captured by an existing 15-inch culvert directing flows to the existing Mesa Canyon drainage.

The drainage analysis was completed using GIS provided topography of the entire basin that extends to the top of the ridge above. Two single basins were developed to analysis the entire roadside ditch capturing stormwater runoff. With Basin A including the north portion of the site, and Basin B including the south portion of the site. See the attached Drainage Figure that shows the drainage condition analyzed. USGS Hydrologic soil surveys provided that the existing soils mostly consist of Colluvial land with a soil group rating of A, and a small section of Nederland very cobbly sandy loam with a soil group rating of B. It should be noted that these B soils are located at the top of the ridge and continue to flow through type A group soils. Hydrologic Soil Group Rating A soils generally have very fast infiltration rates when thoroughly wet.

Basin A was determined to be 1.07-acres with an equated 100-year runoff coefficient of 0.70 resulting in a 100-year runoff flow rate of 3.93-CFS. This runoff is captured by an existing roadside ditch, that is proposed to be maintained to be one-foot deep. The project proposes a single 2'x 2' valley inlet in line to offload a portion of basin A to follow historic drainage conditions. Bentley's Flowmaster software calculations determined that the ditch can anticipate 9.1-inches for normal depth of water. This roadside ditch conveys water to a rebuilt inlet within the emergency pulloff. Inlet calculations determined that an inline inlet can capture 2.80-CFS, while the remaining 1.13-CFS bypasses the inlet to Basin B below. Basin B was determined to



be 3.52-acres with an equated 100-year runoff coefficient of 0.59 resulting in a 100-year runoff flow rate of 5.21-CFS. Basin B accepts 1.13-CFS bypass flows cumulating a flow rate of 6.34-CFS. Flowmaster drainage analysis of this existing roadside ditch to be maintained to be one-foot deep shows that these combined flows can anticipate 10.5-inches of flow depth. These flows continue offsite to the Mesa Canyon Drive where an existing 15-inch CMP culvert takes it under an existing drive continuing to the Mesa Canyon drainage. Calculations show that these flow rates can anticipate a normal depth of 8.7-inch or 58% full. See the attached calculations and USGS Hydrologic Soil Group for additional information.

Maintenance activities are proposed to remove accumulated sediment within the existing roadside ditch and existing culvert to ensure all existing drainage infrastructure will work as intended. The project proposes to install permanent best management practices through rock check dams spaced every 75-feet to provide energy dissipation improvements and sediment transport controls.

The project has reviewed the existing drainage criteria for the proposed improved area per the provided planner comments on August 26, 2021 and the Boulder County Storm Drainage Criteria Manual to ensure that stormwater can freely pass through the existing roadside swales. Please feel free to reach out to us with any additional comments or questions through email at [mrocheleau@jvajva.com](mailto:mrocheleau@jvajva.com)

Sincerely,  
 JVA, INCORPORATED

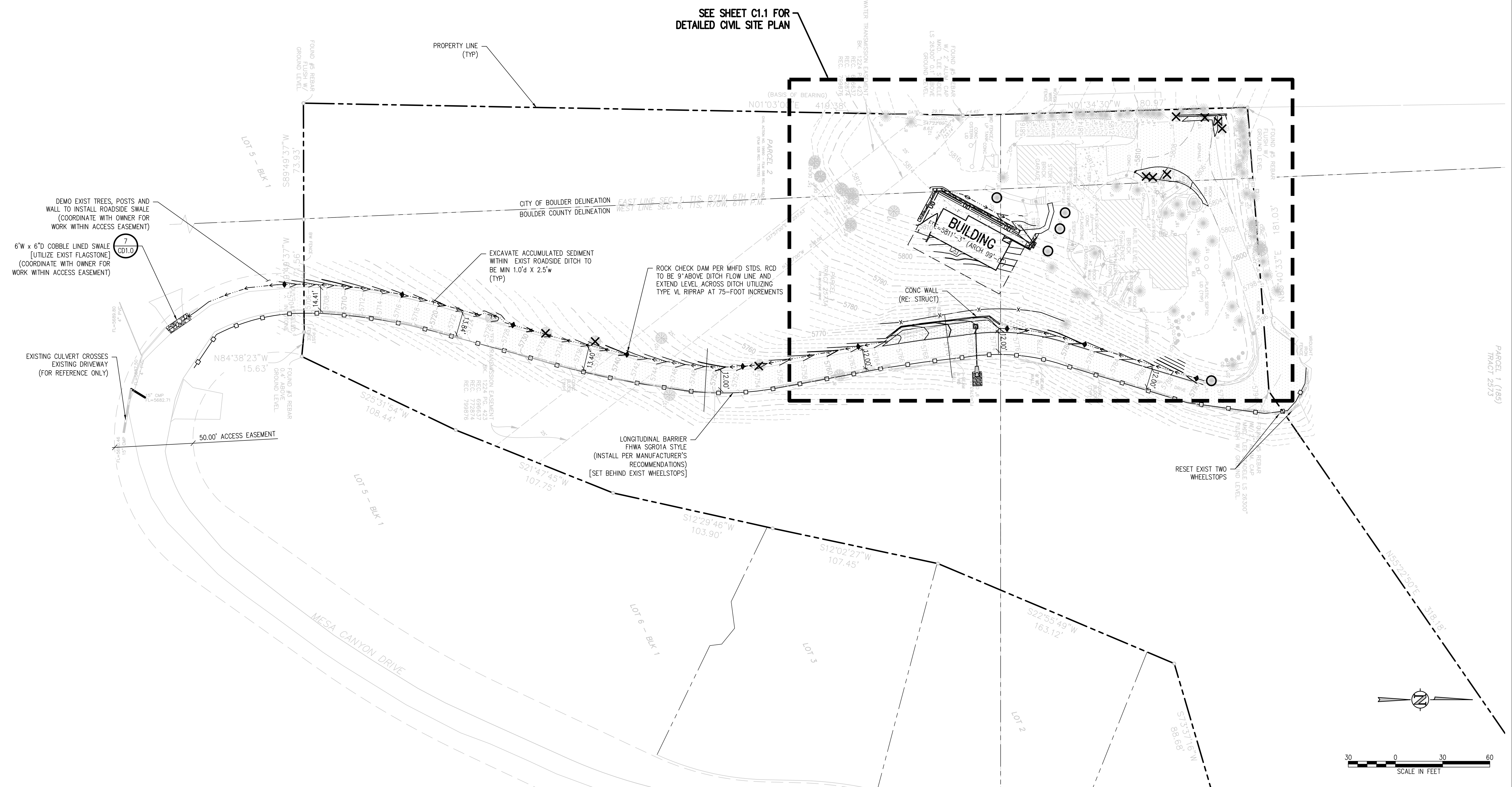
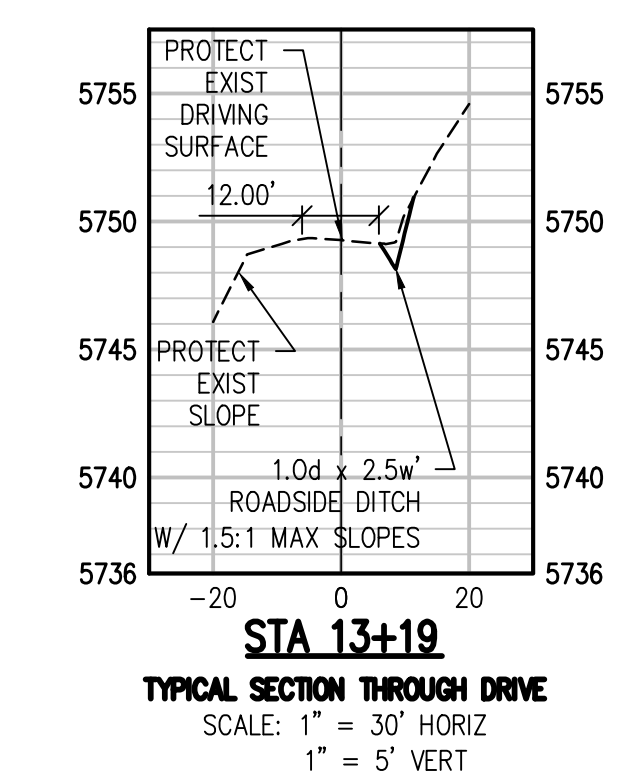
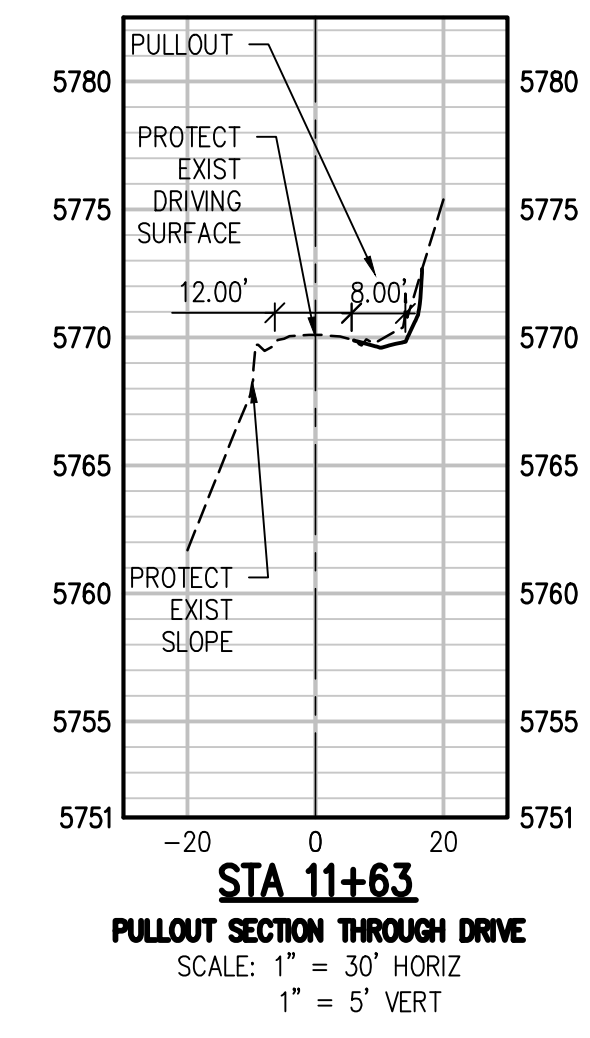
By:

Mark G. Rocheleau, P.E., CFM  
 Senior Project Engineer

Kevin A. Tone, P.E.  
 President







NO.	DATE	DESIGNED	BY	DESCRIPTION

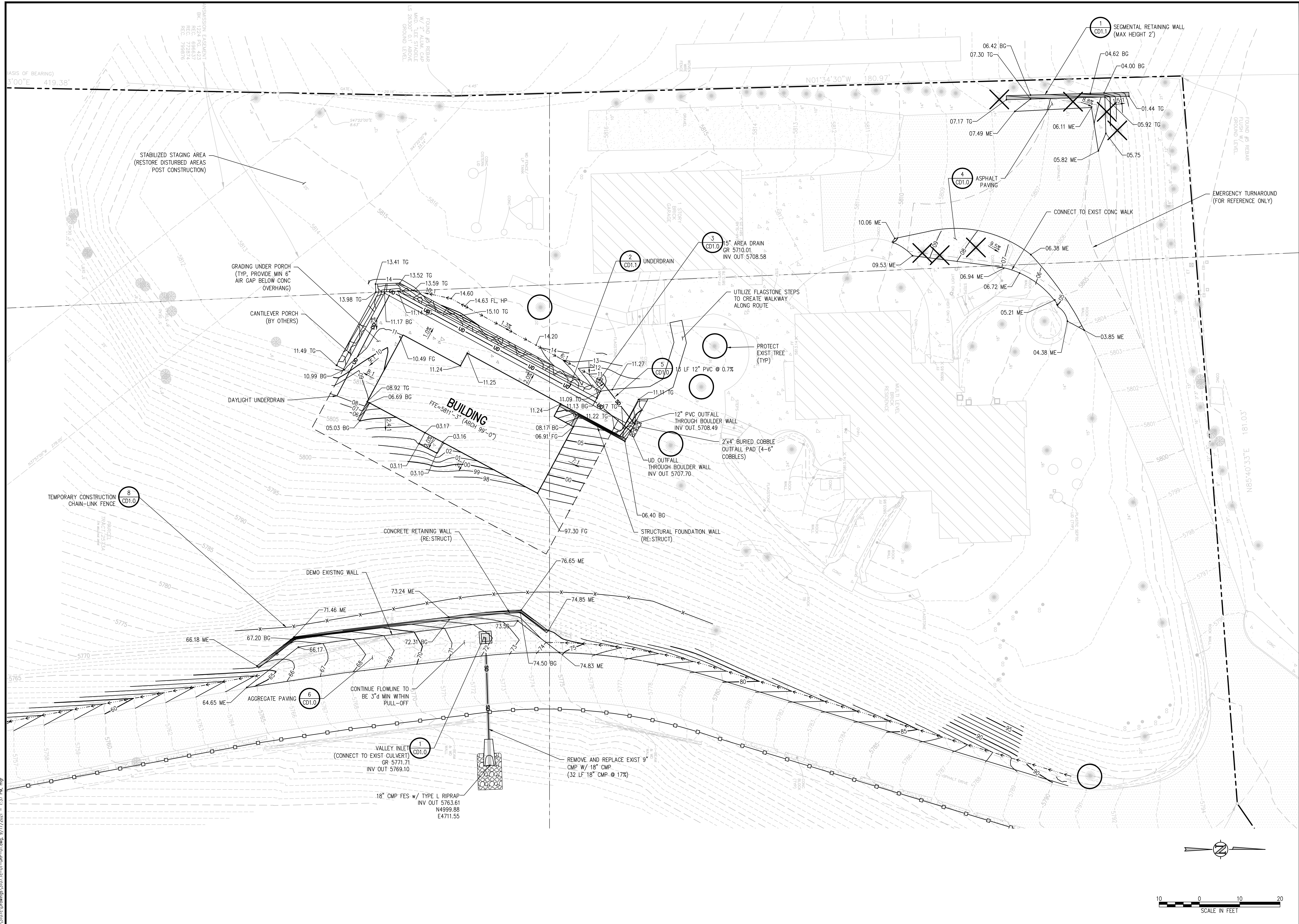
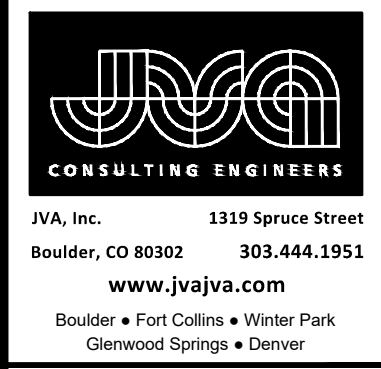
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DRAWN BY: DAM  
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JOB #: 3107.1c  
DATE: SEPT 17, 2021  
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BERG RESIDENCE  
175 BELLEVUE DR  
BOULDER, CO 80302

CIVIL SITE PLAN

SHEET NO.  
**C1.0**





NO.	DATE	DESIGNED	DRAWN	DESCRIPTION

NO.	DATE	DESIGNED	DRAWN	DESCRIPTION

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DATE: SEPT 17, 2021
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BERG RESIDENCE
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BOULDER, CO 80302

DETAILED CIVIL SITE PLAN
--------------------------






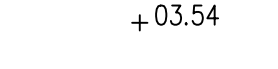



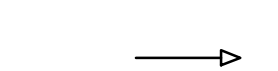
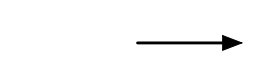
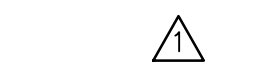

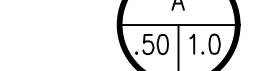
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C1.1

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**DRAINAGE MAP LEGEND**

-  EXISTING INDEX CONTOUR
  -  EXISTING INTERMEDIATE CONTOUR
  -  PROPOSED INDEX CONTOUR
  -  PROPOSED INTERMEDIATE CONTOUR
  -  EXISTING SPOT ELEVATION
  -  PROPOSED SPOT ELEVATION
  -  HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
  -  HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
  -  DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
  -  DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
  -  DIRECTION OF FLOW (HISTORIC)
  -  DIRECTION OF FLOW (DEVELOPED)
  -  BASIN DESIGN POINT
  -  DRAINAGE BASIN IDENTIFICATION BUBBLE
- A = DEVELOPED BASIN DESIGNATION  
 .50 = 100-YR RUNOFF COEFFICIENT  
 1.0 = AREA ACRES

NO.	DATE	DES'D	OWN	REVISION DESCRIPTION

DESIGNED BY:	TRR
DRAWN BY:	TRR
CHECKED BY:	MGR
JOB #:	3107c
DATE:	9/3/2021
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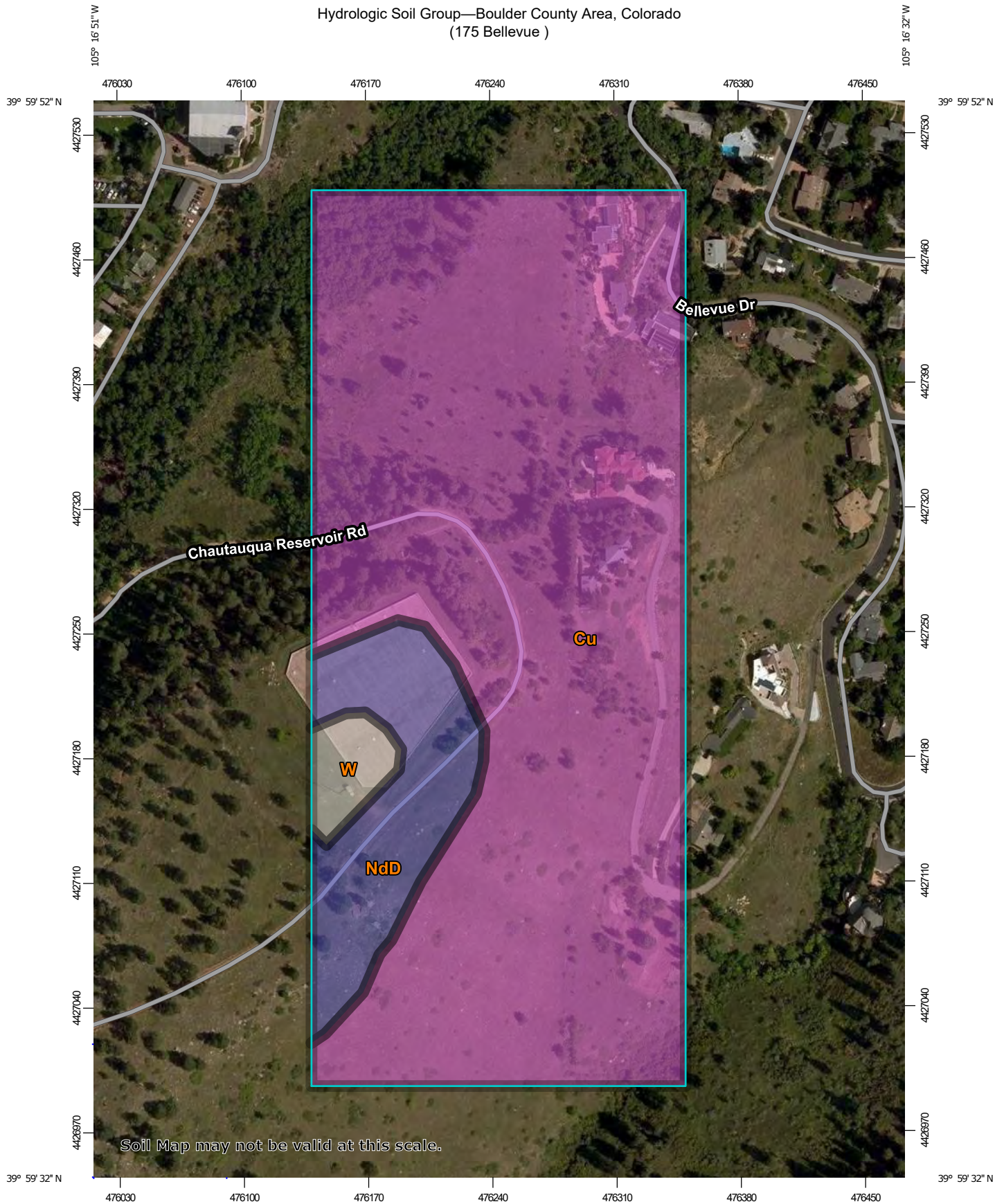
BERG RESIDENCE  
 185 BELLEVUE DRIVE  
 BOULDER, COLORADO 80302

DRAINAGE EXHIBIT

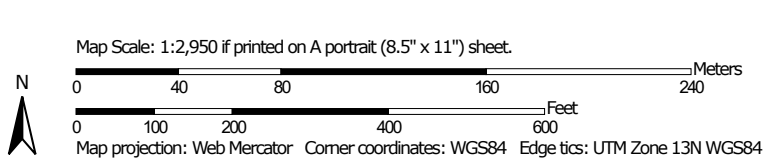
SHEET NO.  
**FIG**



Hydrologic Soil Group—Boulder County Area, Colorado  
(175 Bellevue)



Soil Map may not be valid at this scale.






Hydrologic Soil Group—Boulder County Area, Colorado  
(175 Bellevue )

**MAP LEGEND**

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**


-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Boulder County Area, Colorado  
Survey Area Data: Version 17, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 30, 2014—Sep 18, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cu	Colluvial land	A	22.6	85.8%
NdD	Nederland very cobbly sandy loam, 1 to 12 percent slopes	B	3.1	11.8%
W	Water		0.6	2.4%
<b>Totals for Area of Interest</b>			<b>26.3</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



**JVA Incorporated**  
 1319 Spruce Street  
 Boulder, CO 80302  
 Ph: (303) 444 1951

Job Name: Berg Residence  
 Job Number: 3107c  
 Date: 9/3/21  
 By: TRR

## Berg Residence

### Composite Runoff Coefficient Calculations

Location: Wheat Ridge  
 Minor Design Storm: 

2
---

  
 Major Design Storm: 

100
-----

  
 Soil Type: 

C/D
-----

CA 100yr = 0.78i + 0.11  
 CB 100yr = 0.47i + 0.426  
 CC/D 100yr = 0.41i + 0.484)

Basin Design Data																	
	I (%) =	100%	90%	90%	40%	25%	25%	2%	2%				I (%)	Runoff Coeff's			
Basin Name	Design Point	A <sub>paved streets</sub> (sf)	A <sub>drives/conc</sub> (sf)	A <sub>roof</sub> (sf)	A <sub>gravel</sub> (sf)	A <sub>plygnd</sub> (sf)	A <sub>art. turf</sub> (sf)	A <sub>iscape (B soil)</sub> (sf)	A <sub>iscape (C/D soil)</sub> (sf)	A <sub>Total</sub> (sf)	A <sub>Total</sub> (ac)	Imp (%)	C2	C5	C10	C100	
A	1	24,000							22,416	46,416	1.07	52.7%	0.40	0.47	0.52	0.70	
B	2	38,250							114,911	153,161	3.52	26.5%	0.19	0.25	0.33	0.59	
										0	0.00						
TOTAL SITE		62,250	0	0	0	0	0	0	137,327	199,577	4.58	32.6%	0.24	0.30	0.37	0.62	





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 By: TRR

## Berg Residence

### Time of Concentration Calculations

Location: Wheat Ridge  
 Minor Design Storm: 2  
 Major Design Storm: 100  
 Soil Type: C/D

Sub-Basin Data				Initial Overland Time ( $t_i$ )			Travel Time ( $t_t$ ) $t_t = \text{Length} / (\text{Velocity} \times 60)$						$t_c$ Comp	tc Urbanized Check OFF		$t_c$ Final
Basin Name	Design Point	$A_{\text{Total}}$ (ac)	C5	Upper most Length (ft)	Slope (%)	$t_i$ (min)	Length (ft)	Slope (%)	Type of Land Surface	$C_v$	Velocity (fps)	$t_t$ (min)	Time of Conc $t_i + t_t = t_c$	Total Length (ft)	$t_c = (L/180) + 10$ (min)	Min $t_c$
A	1	1.07	0.47	500	11.0%	11.7	1933	10.7%	Nearly bare ground	10	3.3	9.8	21.5	2433	N/A	21.5
B	2	3.52	0.25	500	11.0%	15.6	39853	33.0%	Nearly bare ground	10	5.7	115.6	131.3	40353	N/A	131.3
0	0	0.00							Paved areas & shallow paved swales	20				0	N/A	



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Job Name: Berg Residence  
 Job Number: 3107c  
 Date: 9/3/21  
 By: TRR

**Berg Residence**

**Developed Storm Runoff Calculations**

Design Storm :

**100 Year**

Point Hour Rainfall (P<sub>1</sub>) : **2.23**

Basin Name	Design Point	Area (ac)	Direct Runoff					Total Runoff				Inlets				Pipe			Pipe/Swale Travel Time			Notes			
			Runoff Coeff	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)		Velocity (fps)	tt (min)	Total Time (min)
A	1	1.07	0.70	21.50	0.75	5.27	3.93	21.50	0.75	5.27	3.93	2x2 inlet	2.80		1.13	18 in	CMP	23.0%	2.8	30.6	32	10.0	0.05	21.55	
B	2	3.52	0.59	131.30	2.08	2.50	5.21	73.40	2.08	2.50	5.21			1.13		18 in	CMP	5.0%	6.3	14.3	120	7.3	0.28	73.68	





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 Ph: (303) 444 1951

Job Name: Berg Residence  
 Job Number: 3107c  
 Date: 9/3/21  
 By: TRR

## FLOW CALCULATIONS - GRATE INLET SUMP CONDITION

(Reference: Urban Drainage and Flood Control District Drainage Criteria Manual, 2001, V.1, Section 3.3.6)  
 (Note: Spreadsheet assumes orifice condition for fully developed flow.)

**INLET TYPE:** 2'x2' Inlet

**BASIN:** A

**Orifice Equation:**

$$Q = Cd * Ao * (2gH)^{0.5}$$

K = Clogging Coefficient value  
for multiple inlets

Adjust Ao (open area) due to clogging as follows:

Effective Area Opening  $Ae = (1-C) Ao$ , where:

$$C = K * Co / N$$

N = Number of Inlets

Co = Single Inlet Clogging Factor:

$$\frac{Co(\text{grate}) = 0.5}{(50\% \text{ clogging})}$$

N	Grate
1	1
2	1.5
3	1.75
4	1.88
5	1.94
6	1.97
7	1.98
8	1.99

Number of inlets:

**N = 1**

Inlet Dimensions and Effective Open Area:

**Grate Opening:**

$$Ao(g) = 2.1 \text{ ft}^2$$

$$\text{Total } Ao(g) = 2.10 \text{ ft}^2$$

$$K = 1.00$$

$$C = K * Co / N = 0.50$$

$$Ae(g) = (1-C)Ao = 1.05 \text{ ft}^2$$

Allowable depth:

$$H = 3.0 \text{ in} = 0.25 \text{ ft}$$

Constants:

$$g = 32.20 \text{ ft/s}^2$$

$$Cd = 0.67$$

Flow Calculations:

**Grate Flow:**

$$Q = Cd * Ae(g) * (2gH)^{0.5}$$

$$Qg = 2.82 \text{ CFS}$$

**Total Intercepted Flow with  
an allowable depth of**

1 inlet(s) and  
3 inches is 2.8 cfs

$$\text{Required Flow (Q } 2 \text{ )} = 0.81 \text{ cfs}$$

$$\text{Required Flow (Q } 100 \text{ )} = 3.93 \text{ cfs}$$

$$\text{Bypass} = 0.0 \text{ cfs}$$

$$\text{Bypass} = 1.1 \text{ cfs}$$

## Worksheet for Basin A Road Side Ditch

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.050
Channel Slope	0.107 ft/ft
Left Side Slope	1.500 H:V
Right Side Slope	1.500 H:V
Discharge	3.93 cfs
Results	
Normal Depth	9.1 in
Flow Area	0.9 ft <sup>2</sup>
Wetted Perimeter	2.7 ft
Hydraulic Radius	3.8 in
Top Width	2.28 ft
Critical Depth	10.1 in
Critical Slope	0.062 ft/ft
Velocity	4.52 ft/s
Velocity Head	0.32 ft
Specific Energy	1.08 ft
Froude Number	1.291
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	9.1 in
Critical Depth	10.1 in
Channel Slope	0.107 ft/ft
Critical Slope	0.062 ft/ft

Trapezoidal Flood depth < 12-inches



## Berg Residence Basin B Road Side Ditch

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.050
Channel Slope	0.132 ft/ft
Left Side Slope	1.500 H:V
Right Side Slope	1.500 H:V
Discharge	6.30 cfs
Results	
<b>Normal Depth</b>	<b>10.5 in</b>
Flow Area	1.1 ft <sup>2</sup>
Wetted Perimeter	3.2 ft
Hydraulic Radius	4.4 in
Top Width	2.62 ft
Critical Depth	12.2 in
Critical Slope	0.058 ft/ft
Velocity	5.50 ft/s
Velocity Head	0.47 ft
Specific Energy	1.34 ft
Froude Number	1.467
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.5 in
Critical Depth	12.2 in
Channel Slope	0.132 ft/ft
Critical Slope	0.058 ft/ft

Trapezoidal Flood depth < 12-inches

## Worksheet for Existing 15" Culvert

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.024
Channel Slope	8.0 %
Diameter	15.0 in
Discharge	6.30 cfs
Results	
Normal Depth	8.7 in
Flow Area	0.7 ft <sup>2</sup>
Wetted Perimeter	2.2 ft
Hydraulic Radius	4.1 in
Top Width	1.23 ft
Critical Depth	12.2 in
Percent Full	58.0 %
Critical Slope	3.3 %
Velocity	8.54 ft/s
Velocity Head	1.13 ft
Specific Energy	1.86 ft
Froude Number	1.949
Maximum Discharge	10.65 cfs
Discharge Full	9.90 cfs
Slope Full	3.2 %
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	58.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	8.7 in
Critical Depth	12.2 in
Channel Slope	8.0 %
Critical Slope	3.3 %

Existing 15-inch CMP culvert at 58% full during 100-year storm event



175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

Previously Submitted and Approved:

**175 Bellevue Retaining Wall Permit [STAMPED-APPROVED] 2021 11 10.pdf**

PROVIDE VERT CRACK CONTROL JOINT 12' OC, & AN EXPANSION JOINT 24' OC MAX

PROVIDE 3/4" CHAMFER EA SIDE CONT

8" CONC WALL W/ 2-#5 T+B CONT

#4 GR 60 12" OC EA WAY, 3" CLR OF BACKFILLED FACE

#4 x 3/8" 1-Ø DWL @ 12" OC, 2" CLR OF BACKFILLED FACE

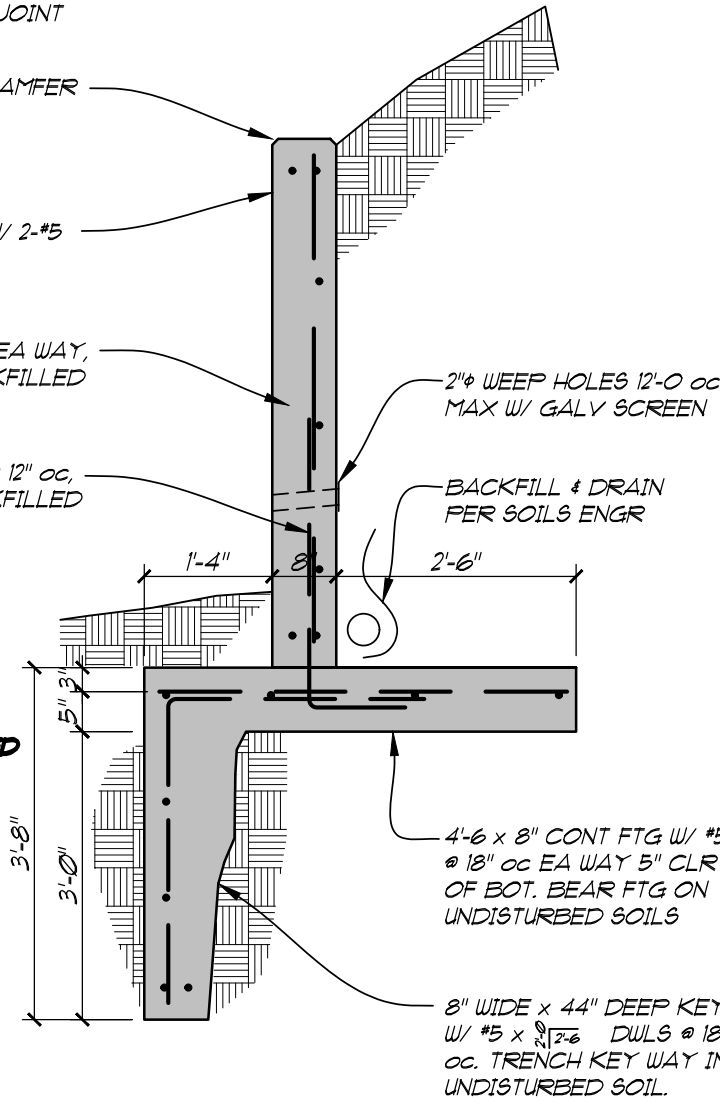
2"Ø WEEP HOLES 12'-0" OC MAX W/ GALV SCREEN

BACKFILL & DRAIN PER SOILS ENGR

UNDISTURBED SOIL (2) SIDES OF KEYWAY

4'-6" x 8" CONT FTG W/ #5 @ 18" OC EA WAY 5" CLR OF BOT. BEAR FTG ON UNDISTURBED SOILS

8" WIDE x 44" DEEP KEY W/ #5 x 3/8" DWLS @ 18" OC. TRENCH KEY WAY IN UNDISTURBED SOIL.



**REVIEWED**  
 For Code Compliance  
 Nov 10 2021  
 JS  
 BOULDER COUNTY  
 BUILDING SAFETY

**SECTION 1**  
 SCALE: 1/2" = 1'-0"  
 S1.1

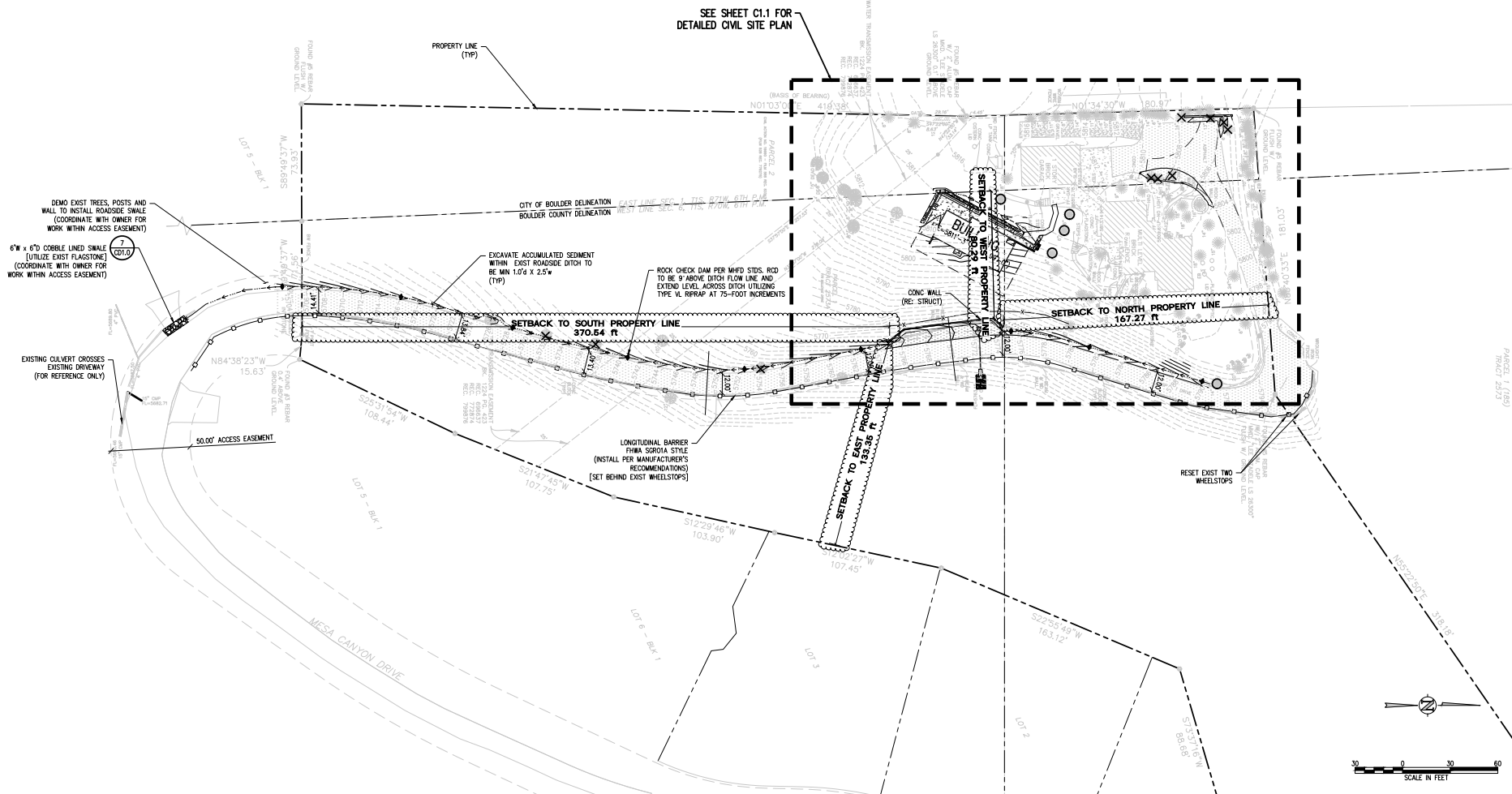
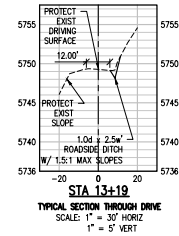
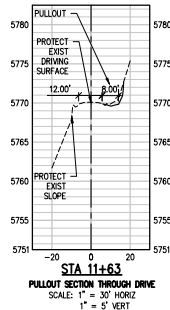


<h1 style="margin: 0;">GEBAU</h1> <p style="margin: 0;">INC.</p> <p style="margin: 0;">CONSULTING STRUCTURAL ENGINEERS</p> <p style="margin: 0;">NC FIRM LIC. #C-4692</p> <p style="margin: 0;">1121 Broadway, Ste. 201, Boulder, CO 80302, (303)444-8695</p> <p style="margin: 0;">COPYRIGHT 2019 GEBAU, INC. ALL RIGHTS RESERVED</p>	<h2 style="margin: 0;">175 BELLEVUE</h2> <p style="margin: 0;">DATE: 10/14/21      JOB #: 20125</p>	
	<p style="margin: 0;">SITE RETAINING WALL</p> <p style="margin: 0;">BOULDER, COLORADO</p>	<p style="margin: 0;">S1.1</p>



APPROVED

Revised Site Plan  
12-6-2021  
Mperez  
CP&P Zoning



SEE SHEET C1.1 FOR DETAILED CIVIL SITE PLAN



JVA, Inc. 1118 Geneva Street  
Boulder, CO 80502 303.444.2591  
www.jvaja.com  
Builder • Fort Collins • Winter Park  
Greenwood Springs • Denver

NO.	DATE	REVISION	BY	CHK



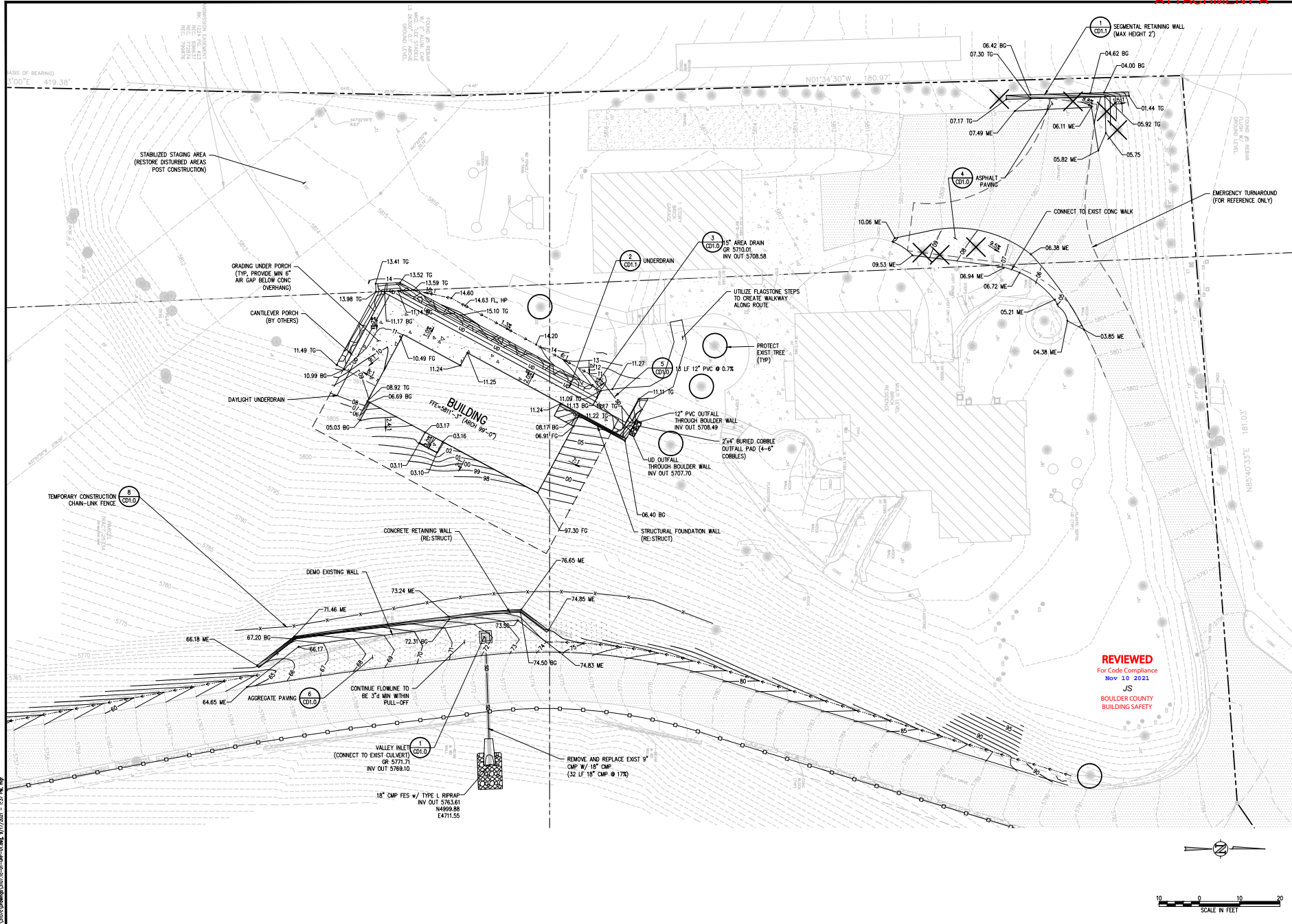
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JOB #: 3107.1c  
DATE: SEPT 17, 2021  
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175 BELLEVUE DR  
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CIVIL SITE PLAN

SHEET NO.  
C1.0



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Boulder, CO 80502 303.444.2591  
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Greenwood Village • Denver



AXIS OF BEARING  
110.0°E = 419.35'

4:\A121\Drawings\A121-1-21-08-01.dwg, 9/17/2021 = 1:37 PM, RW

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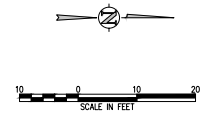


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For Code Compliance  
Nov 10 2021  
JS  
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BUILDING SAFETY

BERG RESIDENCE  
175 BELLEVUE DR  
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DETAILED CIVIL SITE PLAN

SHEET NO.  
C1.1





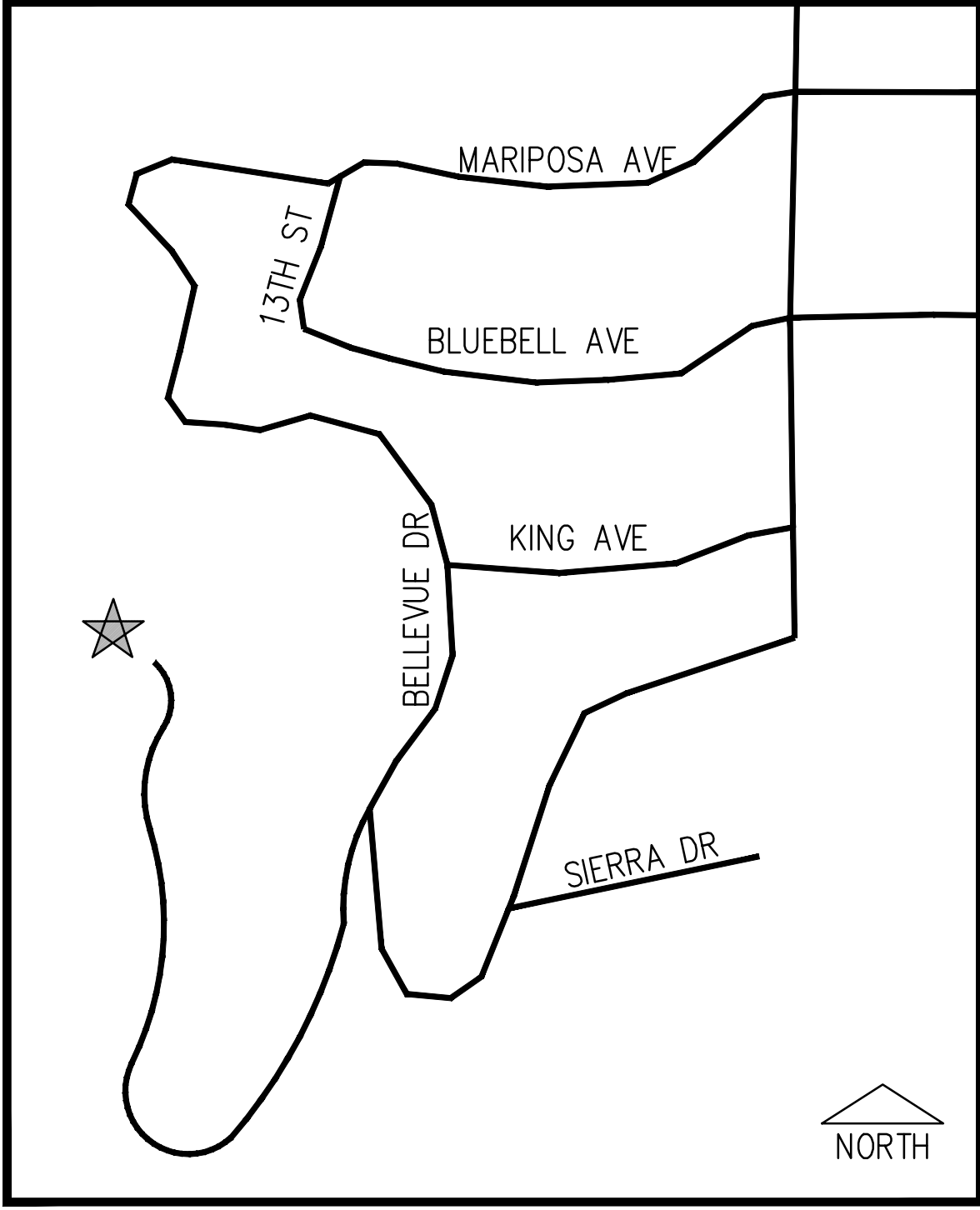
# BERG RESIDENCE GARAGE ADDITION

175 BELLEVUE DRIVE, BOULDER, COLORADO 80302

## SITE GRADING, EROSION CONTROL AND REVEGETATION PLAN

### SHEET INDEX

C0.0	COVER SHEET
C1.0	GRADING, EROSION CONTROL & REVEGETATION PLAN
C1.1	SITE DETAILS



VICINITY MAP (NTS)

### GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE BOULDER COUNTY, COLORADO DEPARTMENT OF TRANSPORTATION, LOCAL FIRE AUTHORITY, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE FIRE DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY OWNER AND ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY, UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCC.ORG).
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR TOWN APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. CONTINUOUS AND POINT DISCHARGE OF STORM FLOWS AND GROUNDWATER TO NEIGHBORING PROPERTIES IS NOT PERMITTED.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS AT LEAST 80% ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY. COORDINATE WITH ENGINEER PLACEMENT OF PERMANENT, APPROPRIATELY-SIZED ROCK AT ALL PIPE OUTFALLS TO DISSIPATE FLOW ENERGY, REDUCE EROSION AND SPREAD FLOWS TO PROVIDE A WIDE, NATURAL SHELF/TOW TO PROPERTY OUTFALL.

- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMP IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)
  - SURVEY INFORMATION: PROPERTY LINE AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY POWER SURVEYING COMPANY, INC 303-702-1617, NOTED AS "IMPROVEMENT SURVEY PLAT" JOB NO. 501-16-306 DWG NO. 16-306-C DATED AUG 10, 2018. REFER TO SURVEY AND PLANS FROM OWNER/ARCHITECT FOR ALL BENCHMARK AND HORIZONTAL CONTROL INFORMATION. SEE SURVEY NOTES. STAKING OF SITE FEATURES SHALL BE ACCOMPLISHED USING THE ARCHITECTURAL PLANS - DO NOT USE GRADING PLANS FOR STAKING OF SITE STRUCTURES. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
  - PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIFLINE OF TREES.
  - THE CONTRACTOR SHALL FURNISH THE OWNER, ARCHITECT, AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. WHERE APPLICABLE, THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.
  - SITE FEATURES SHOWN HEREIN MAY NEED TO BE REVISED BASED ON FINAL ARCHITECTURE PLANS, LANDSCAPE ARCHITECTURE PLANS, ENCOUNTERED SITE CONDITIONS, ETC. NOTIFY OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER OF ANY ANY DISCREPANCIES AND PLAN REVISIONS PRIOR TO WORK. THESE PLANS ARE FOR GRADING, DRAINAGE, EROSION CONTROL AND STANDARD REVEGETATION PURPOSES ONLY. COORDINATE DOWNSPOUT CONNECTIONS AND EXTENSIONS WITH OWNER AND/OR ARCHITECT, INCLUDING WATER TIGHT CONVEYANCE EXTENSION OR PIPE SYSTEM TO MINIMUM 5' FROM BUILDING OR FURTHER AS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER. PROHIBIT DOWNSPOUT OUTFALL TO PEDESTRIAN AREAS, PARTICULARLY ON THE NORTH SIDE OF STRUCTURES WHERE FREEZING IS LIKELY. CONTACT ENGINEER FOR ADDITIONAL SITE DOWNSPOUT PIPING PLANS ARE NEEDED.
  - PROVIDE 8" EXPOSED FOUNDATION ABOVE EXTERIOR GRADES. PROVIDE 10% SLOPE AWAY FROM FOUNDATION FOR 10 FEET AS NOTED ON PLANS PER GEOTECHNICAL REPORT. SELECT, PLACE AND COMPACT SOIL PER REFERENCED SPECIFICATIONS AND GEOTECHNICAL REPORT. COORDINATE ALL ALL FFEs, TOP FDN ELEV, CLEARANCE UNDER DECKS, STEPS DOWN FROM THRESHOLDS, WATERPROOFING, ETC. WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION
  - THESE PLANS ARE FOR GRADING COORDINATION, EROSION CONTROL AND STANDARD REVEGETATION PURPOSES ONLY AND NOT FOR UTILITIES, GROUNDWATER REMEDIATION, BUILDING LAYOUT, SHORING AND/OR WALL DESIGN/CONSTRUCTION. SEE PLANS BY OTHERS FOR LOCATION AND LAYOUT OF SITE FEATURES, UTILITIES, ETC. WALLS ARE SHOWN FOR ALIGNMENT, GRADING, TOP OF WALL(TW)/BOTTOM OF WALL(BW) ELEVATIONS, AND BUDGETING PURPOSES ONLY. FINAL WALL DESIGN AND ALL DETAILS RELATED TO EXCAVATION, SHORING, AND PROTECTION OF EXISTING ONSITE AND OFFSITE SLOPES/STRUCTURES TO BE PROVIDED BY OTHER GEOTECHNICAL AND SHORING ENGINEERS. COORDINATE EXCAVATION, SHORING, AND SOIL PLACEMENT SPECIFICATIONS WITH PROJECT GEOTECH ENGINEER AND SHORING/WALL DESIGNER. CONTACT ENGINEER FOR ADDITIONAL PLANS (REVISION, UTILITY, LAYOUT, ETC.) AS NEEDED. SEE LANDSCAPE ARCHITECT PLANS FOR GRADING AND SITE FEATURE LAYOUT. CONTOURS AND SPOT ELEVATIONS AREA SHOWN HEREIN BASED ON LANDSCAPE ARCHITECT PLANS FOR EARTHWORK ANALYSIS AND COORDINATION PURPOSES.
  - COORDINATE ACCESS, PROPOSED PLANS, AND CONSTRUCTION SCHEDULE/ACTIVITY WITH NEIGHBORING PROPERTY OWNERS PRIOR TO AND DURING CONSTRUCTION.
- AS REQUESTED BY BOULDER COUNTY, THE EXISTING DRIVEWAY WAS ANALYZED FOR SLOPE STABILITY. THE FOLLOWING DRIVEWAY REMEDIATION RECOMMENDATIONS ARE FROM BEST ENGINEERING COMPANY'S "ASPHALT DRIVEWAY EVALUATION LETTER FOR 175 BELLEVUE DRIVE," PROJECT NO. 24-1166 DATED SEPTEMBER 12, 2024. THE COLORADO P.E.-STAMPED AND SIGNED LETTER WAS SUBMITTED TO BOULDER COUNTY AS A PART OF THIS SPR APPROVAL. IT IS RECOMMENDED THAT ITEMS 1 AND 2 BE PERFORMED UPON RECEIPT OF THE PERMIT FOR THE GARAGE ADDITION PROJECT. IT IS RECOMMENDED THAT ITEMS ITEMS 3, 4 AND 5 BE PERFORMED AS A PART OF THE ONGOING PAVILION PERMIT (SEE "175 BELLEVUE BP-21-0384 AND JVA JOB NO. 3107.1C") AND WITH SITE WORK ASSOCIATED WITH THIS GARAGE ADDITION PROJECT.**
- TEMPORARY MEASURES: GIVEN THE ONGOING CONSTRUCTION, WE RECOMMEND STABILIZING THE DRIVEWAY WITH TEMPORARY SURFACING MEASURES, SUCH AS ASPHALT PATCHING IN AREAS OF HIGH-SEVERITY DISTRESS, TO MAINTAIN ACCESSIBILITY FOR PASSENGER AND CONSTRUCTION VEHICLES.
  - CURB STONE RESETTING: THE CURB STONES THAT HAVE ROTATED OR SETTLED SHOULD BE RESET. THIS CAN BE ACHIEVED EITHER BY COMPACTING THE SHOULDER SOILS OR REMOVING A PORTION OF THE ASPHALT PAVEMENT AND RESETTING THE STONES ON A STABLE BASE. THIS WILL PREVENT FURTHER DISPLACEMENT AND IMPROVE EDGE SUPPORT.
  - DRAINAGE IMPROVEMENTS: ADDRESS THE POOR DRAINAGE ALONG THE UPHILL SIDE BY IMPROVING SWALES OR INSTALLING SURFACE DRAINS TO PREVENT PONDING. PROPER DRAINAGE WILL REDUCE WATER INFILTRATION INTO THE PAVEMENT BASE, MITIGATING EDGE AND ALLIGATOR CRACKING.
  - CRACK SEALING: PERFORM CRACK SEALING ON ALL LONGITUDINAL, TRANSVERSE, AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS. THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURE AND DELAY FURTHER DETERIORATION.
  - POST-CONSTRUCTION PAVEMENT REPLACEMENT: ONCE THE CONSTRUCTION PROJECT IS COMPLETE, WE RECOMMEND FULL-DEPTH REMOVAL AND REPLACEMENT OF THE DRIVEWAY PAVEMENT. A NEW ASPHALT SECTION SHOULD BE CONSTRUCTED, INCLUDING THE FOLLOWING:
    - DRAINAGE UPGRADES: INSTALL IMPROVED DRAINAGE SWALES AND STRUCTURES TO PREVENT SURFACE WATER FROM COMPROMISING THE PAVEMENT'S STRUCTURAL INTEGRITY.
    - PILE SECTION COMPLETION: THE MISSING PILE AND LAGGING SECTION SHOULD BE INSTALLED TO REINFORCE THE SLOPE AND MAINTAIN PAVEMENT STABILITY.
    - CURB STOP INSTALLATION: INSTALL A CURB STOP ALONG THE DOWNHILL SIDE OF THE DRIVEWAY TO RETAIN THE ASPHALT AND PREVENT FURTHER EROSION OF THE SHOULDER.

### REVEGETATION AND EROSION CONTROL NOTES:

REVEGETATION AND PERMANENT STABILIZATION MEASURES:  
 PERMANENT LANDSCAPING WILL INCLUDE SEEDING, SODDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE MUNICIPALITY, WITH ADDITIONAL LANDSCAPING PLANTINGS, GROUND COVER, AND DETAILS BY THE LANDSCAPE ARCHITECT OR OWNER.

BOULDER COUNTY REGULATION FOOTHILLS SEED MIX 5,500 FEET TO 7,000 FEET ELEVATION:

COMMON NAME	SPECIES NAME	VARIETY	% OF MIX	#PLS/ACRE
Side Oats Grama	<i>Bouteloua curtipendula</i>	Vaughn	10%	1.82
Blue Grama	<i>Bouteloua gracilis</i>	Native, Alma, or Hachita	15%	0.63
Slender Wheatgrass	<i>Elymus trachycaulus</i>	San Luis	20%	4.38
Junegrass	<i>Koeleria macrantha</i>	Native	10%	0.15
Western Wheatgrass	<i>Pascopyrum smithii</i>	Arriba	10%	3.17
Western Wheatgrass	<i>Pascopyrum smithii</i>	Native	10%	3.17
Switchgrass	<i>Panicum virgatum</i>	Blackwell or Nebraska 28	7%	0.63
Little Bluestem	<i>Schizachyrium scoparium</i>	Cimarron or Pastura	8%	1.07
Green Needlegrass	<i>Stipa viridula</i>	Lodrom or Native	10%	1.93
TOTALS:			100%	16.95

RATES ARE FOR BROADCAST SEEDING. IF USING A SEED DRILL, REDUCE RATES BY HALF. PLS = PURE LIVE SEED.


REFER TO BOULDER COUNTY STANDARDS FOR ADDITIONAL DETAILS:  
<https://bouldercounty.gov/PROPERTY-AND-LAND/LAND-USE/PLANNING/REVEGETATION/>  
<https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p13-revegetation.pdf>  
<https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p11-suggested-native-plants-for-horticultural-use-front-range.pdf>

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT:  
 NON STRUCTURAL BMPs WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPs WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPs WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY MITIGATE ISSUES BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPs. NON STRUCTURAL BMPs WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

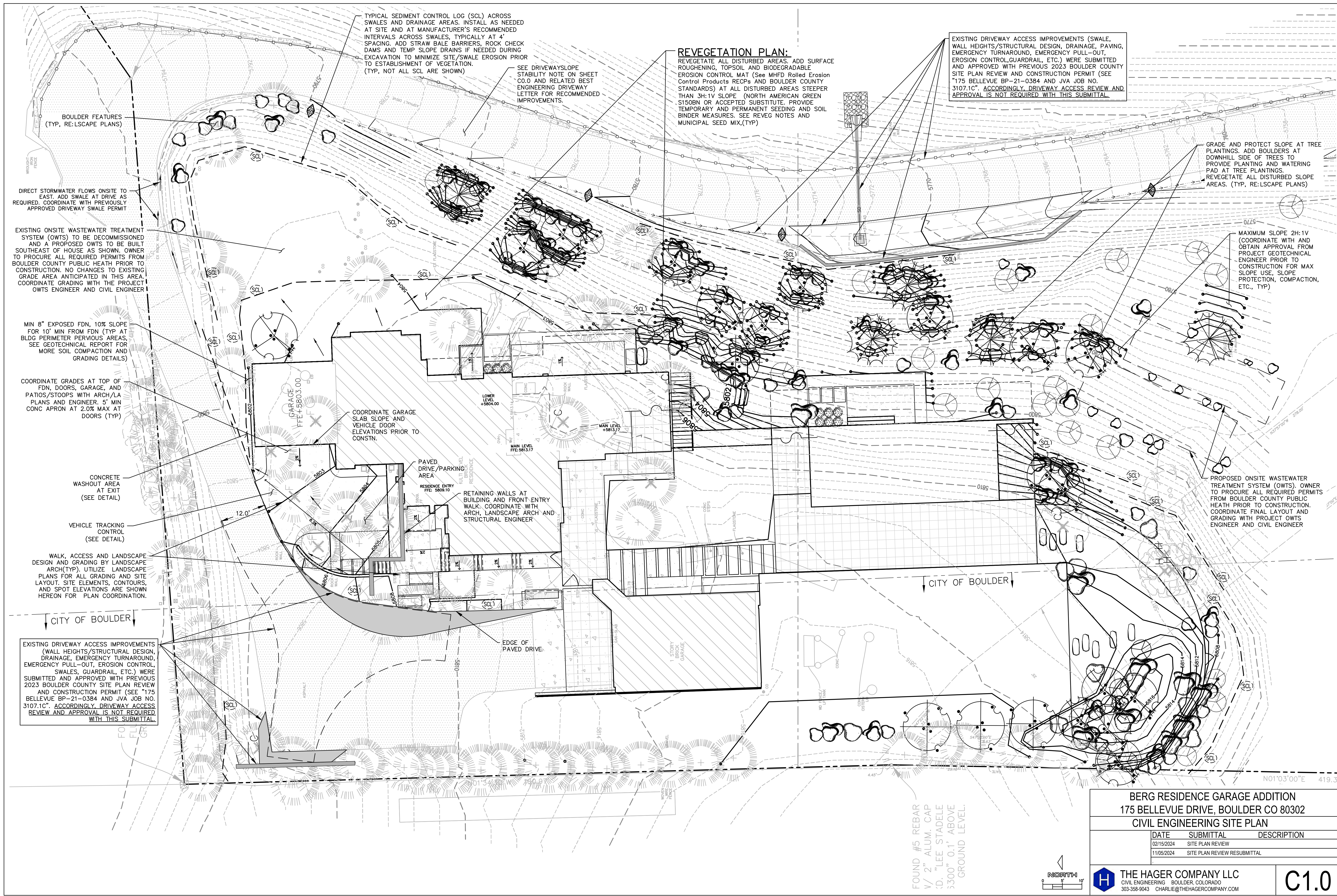
PLANNED STRUCTURAL BMPs FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION CONTROL PLAN. IMPLEMENTING, SUPPLEMENTING, AND MAINTAINING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPs FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES AND STORM COLLECTION SYSTEM.

THE EROSION CONTROL MEASURES SHOWN HEREIN ARE FOR COORDINATION PURPOSES ONLY. GIVEN THE DYNAMIC NATURE OF WEATHER AND A CONSTRUCTION SITE, THE CONTRACTOR MUST REVISE AND PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS THE PROJECT CHANGES. COORDINATE THE NEED FOR ADDITIONAL MEASURES WITH THE LOCAL JURISDICTIONAL INSPECTOR. REFER TO WWW.MHFD.ORG FOR ADDITIONAL IMPORTANT EROSION CONTROL REQUIREMENTS, INSTALLATION/MAINTENANCE NOTES, ETC.FOR ADDITIONAL DETAILS AND REQUIREMENTS.  
 ( [HTTPS://MHFD.ORG/WP-CONTENT/UPLOADS/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF](https://mhfd.org/wp-content/uploads/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF) )

<b>BERG RESIDENCE GARAGE ADDITION</b>		
175 BELLEVUE DRIVE, BOULDER CO 80302		
<b>GRADING, ERO CTL, REVEGETATION COVER SHEET</b>		
<b>DATE</b>	<b>SUBMITTAL</b>	<b>DESCRIPTION</b>
02/15/2024		SITE PLAN REVIEW
11/05/2024		SITE PLAN REVIEW RESUBMITTAL
 <b>THE HAGER COMPANY LLC</b>		<b>C0.0</b>
CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM		





TYPICAL SEDIMENT CONTROL LOG (SCL) ACROSS SWALES AND DRAINAGE AREAS. INSTALL AS NEEDED AT SITE AND AT MANUFACTURER'S RECOMMENDED INTERVALS ACROSS SWALES, TYPICALLY AT 4' SPACING. ADD STRAW BALE BARRIERS, ROCK CHECK DAMS AND TEMP SLOPE DRAINS IF NEEDED DURING EXCAVATION TO MINIMIZE SITE/SWALE EROSION PRIOR TO ESTABLISHMENT OF VEGETATION. (TYP, NOT ALL SCL ARE SHOWN)

SEE DRIVEWAYSLOPE STABILITY NOTE ON SHEET C.O.0 AND RELATED BEST ENGINEERING DRIVEWAY LETTER FOR RECOMMENDED IMPROVEMENTS.

**REVEGETATION PLAN:**  
 REVEGETATE ALL DISTURBED AREAS. ADD SURFACE ROUGHENING, TOPSOIL AND BIODEGRADABLE EROSION CONTROL MAT (See MHFD Rolled Erosion Control Products RECPS AND BOULDER COUNTY STANDARDS) AT ALL DISTURBED AREAS STEEPER THAN 3H:1V SLOPE (NORTH AMERICAN GREEN S150BN OR ACCEPTED SUBSTITUTE. PROVIDE TEMPORARY AND PERMANENT SEEDING AND SOIL BINDER MEASURES. SEE REVEG NOTES AND MUNICIPAL SEED MIX.(TYP)

EXISTING DRIVEWAY ACCESS IMPROVEMENTS (SWALE, WALL HEIGHTS/STRUCTURAL DESIGN, DRAINAGE, PAVING, EMERGENCY TURNAROUND, EMERGENCY PULL-OUT, EROSION CONTROL, GUARDRAIL, ETC.) WERE SUBMITTED AND APPROVED WITH PREVIOUS 2023 BOULDER COUNTY SITE PLAN REVIEW AND CONSTRUCTION PERMIT (SEE "175 BELLEVUE BP-21-0384 AND JVA JOB NO. 3107.1C". ACCORDINGLY, DRIVEWAY ACCESS REVIEW AND APPROVAL IS NOT REQUIRED WITH THIS SUBMITTAL.

GRADE AND PROTECT SLOPE AT TREE PLANTINGS. ADD BOULDERS AT DOWNHILL SIDE OF TREES TO PROVIDE PLANTING AND WATERING PAD AT TREE PLANTINGS. REVEGETATE ALL DISTURBED SLOPE AREAS. (TYP, RE: LANDSCAPE PLANS)

MAXIMUM SLOPE 2H:1V (COORDINATE WITH AND OBTAIN APPROVAL FROM PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION FOR MAX SLOPE USE, SLOPE PROTECTION, COMPACTION, ETC., TYP)

PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM (OWTS). OWNER TO PROCURE ALL REQUIRED PERMITS FROM BOULDER COUNTY PUBLIC HEALTH PRIOR TO CONSTRUCTION. COORDINATE FINAL LAYOUT AND GRADING WITH PROJECT OWTS ENGINEER AND CIVIL ENGINEER

DIRECT STORMWATER FLOWS ONSITE TO EAST. ADD SWALE AT DRIVE AS REQUIRED. COORDINATE WITH PREVIOUSLY APPROVED DRIVEWAY SWALE PERMIT

EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) TO BE DECOMMISSIONED AND A PROPOSED OWTS TO BE BUILT SOUTHEAST OF HOUSE AS SHOWN. OWNER TO PROCURE ALL REQUIRED PERMITS FROM BOULDER COUNTY PUBLIC HEALTH PRIOR TO CONSTRUCTION. NO CHANGES TO EXISTING GRADE AREA ANTICIPATED IN THIS AREA. COORDINATE GRADING WITH THE PROJECT OWTS ENGINEER AND CIVIL ENGINEER

MIN 8" EXPOSED FDN, 10% SLOPE FOR 10' MIN FROM FDN (TYP AT BLDG PERIMETER PERVIOUS AREAS. SEE GEOTECHNICAL REPORT FOR MORE SOIL COMPACTION AND GRADING DETAILS)

COORDINATE GRADES AT TOP OF FDN, DOORS, GARAGE, AND PATIOS/STOOPS WITH ARCH/LA PLANS AND ENGINEER. 5' MIN CONC APRON AT 2.0% MAX AT DOORS (TYP)


CONCRETE WASHOUT AREA AT EXIT (SEE DETAIL)

VEHICLE TRACKING CONTROL (SEE DETAIL)

WALK, ACCESS AND LANDSCAPE DESIGN AND GRADING BY LANDSCAPE ARCH(TYP). UTILIZE LANDSCAPE PLANS FOR ALL GRADING AND SITE LAYOUT. SITE ELEMENTS, CONTOURS, AND SPOT ELEVATIONS ARE SHOWN HEREON FOR PLAN COORDINATION.

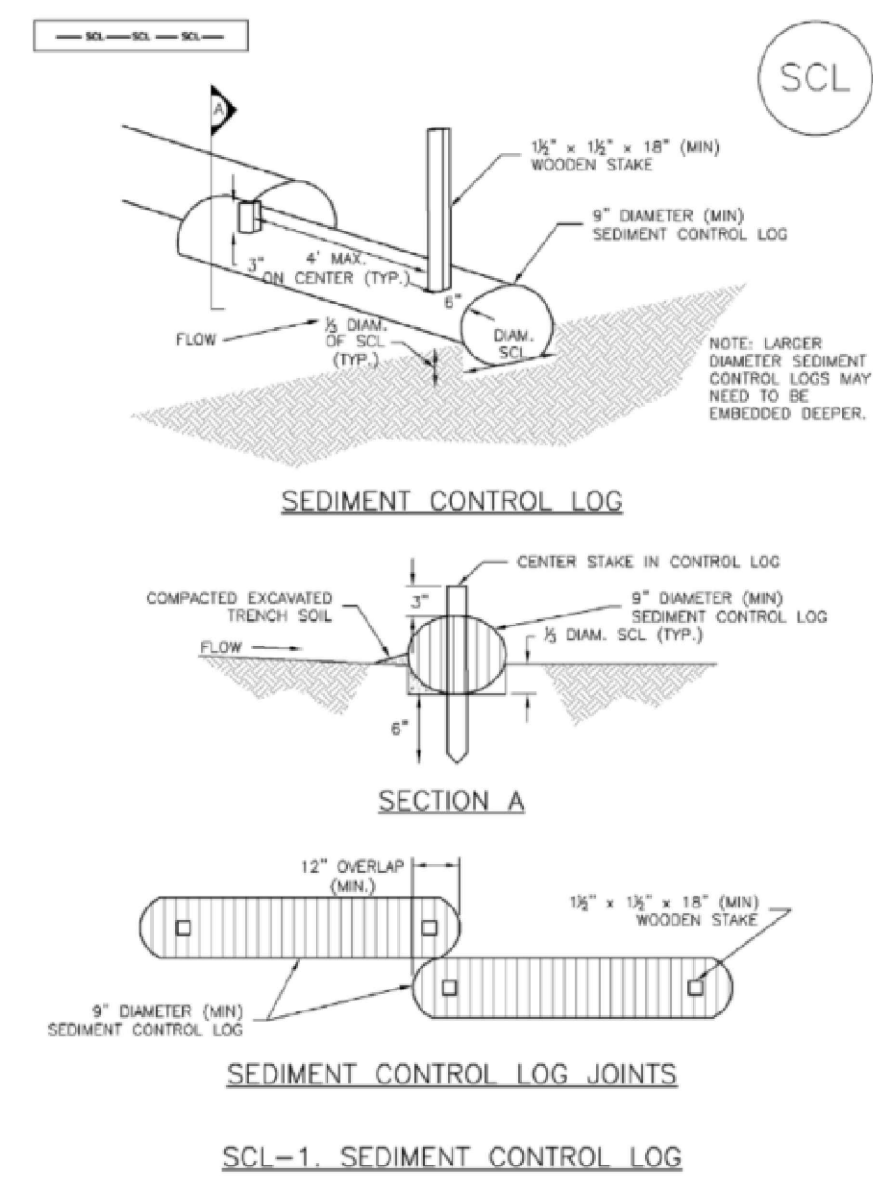
EXISTING DRIVEWAY ACCESS IMPROVEMENTS (WALL HEIGHTS/STRUCTURAL DESIGN, DRAINAGE, EMERGENCY TURNAROUND, EMERGENCY PULL-OUT, EROSION CONTROL, SWALES, GUARDRAIL, ETC.) WERE SUBMITTED AND APPROVED WITH PREVIOUS 2023 BOULDER COUNTY SITE PLAN REVIEW AND CONSTRUCTION PERMIT (SEE "175 BELLEVUE BP-21-0384 AND JVA JOB NO. 3107.1C". ACCORDINGLY, DRIVEWAY ACCESS REVIEW AND APPROVAL IS NOT REQUIRED WITH THIS SUBMITTAL.

FOUND #5 REBAR  
 V/ 2" ALUM. CAP  
 (D. "LEE STABLE  
 3300" 0.1' ABOVE  
 GROUND LEVEL.

<b>BERG RESIDENCE GARAGE ADDITION</b> 175 BELLEVUE DRIVE, BOULDER CO 80302 CIVIL ENGINEERING SITE PLAN		
DATE	SUBMITTAL	DESCRIPTION
02/15/2024	SITE PLAN REVIEW	
11/05/2024	SITE PLAN REVIEW RESUBMITTAL	
 <b>THE HAGER COMPANY LLC</b> CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM		<b>C1.0</b>

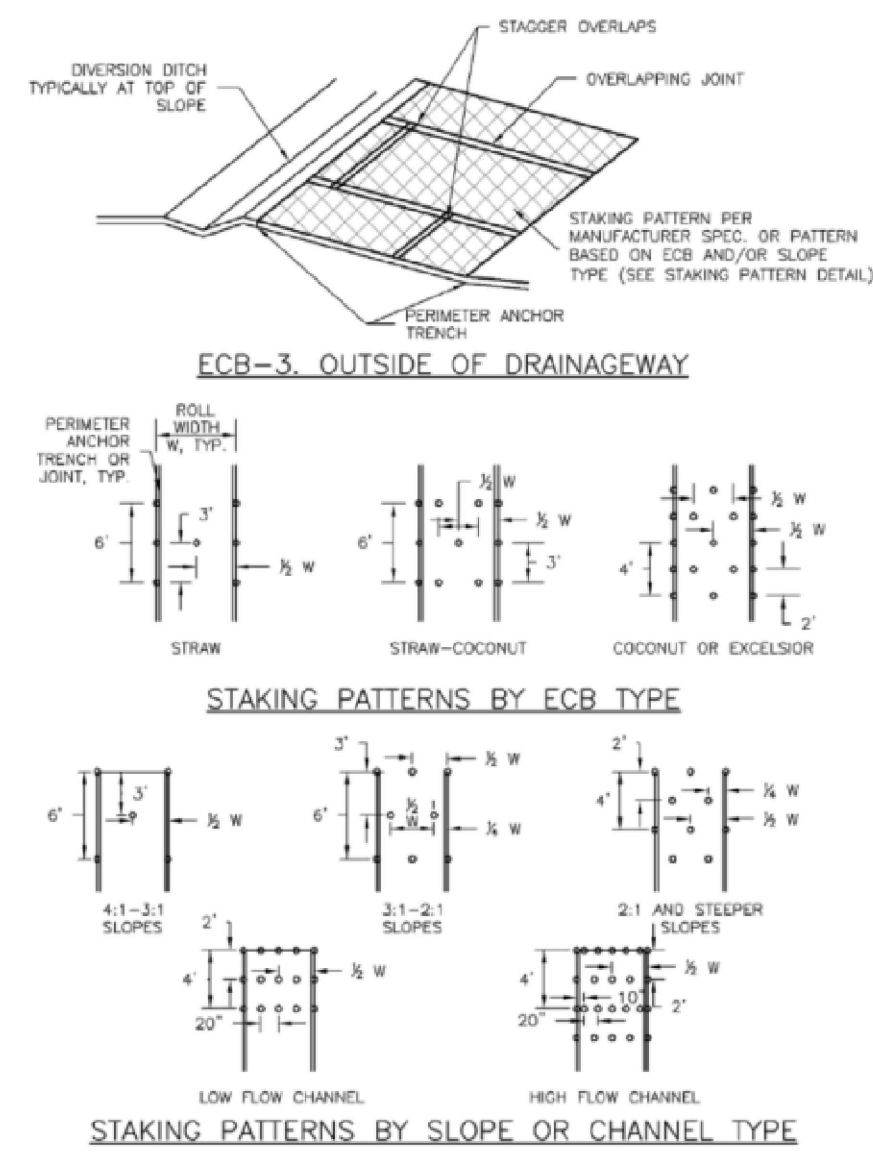


**Sediment Control Log (SCL) SC-2**



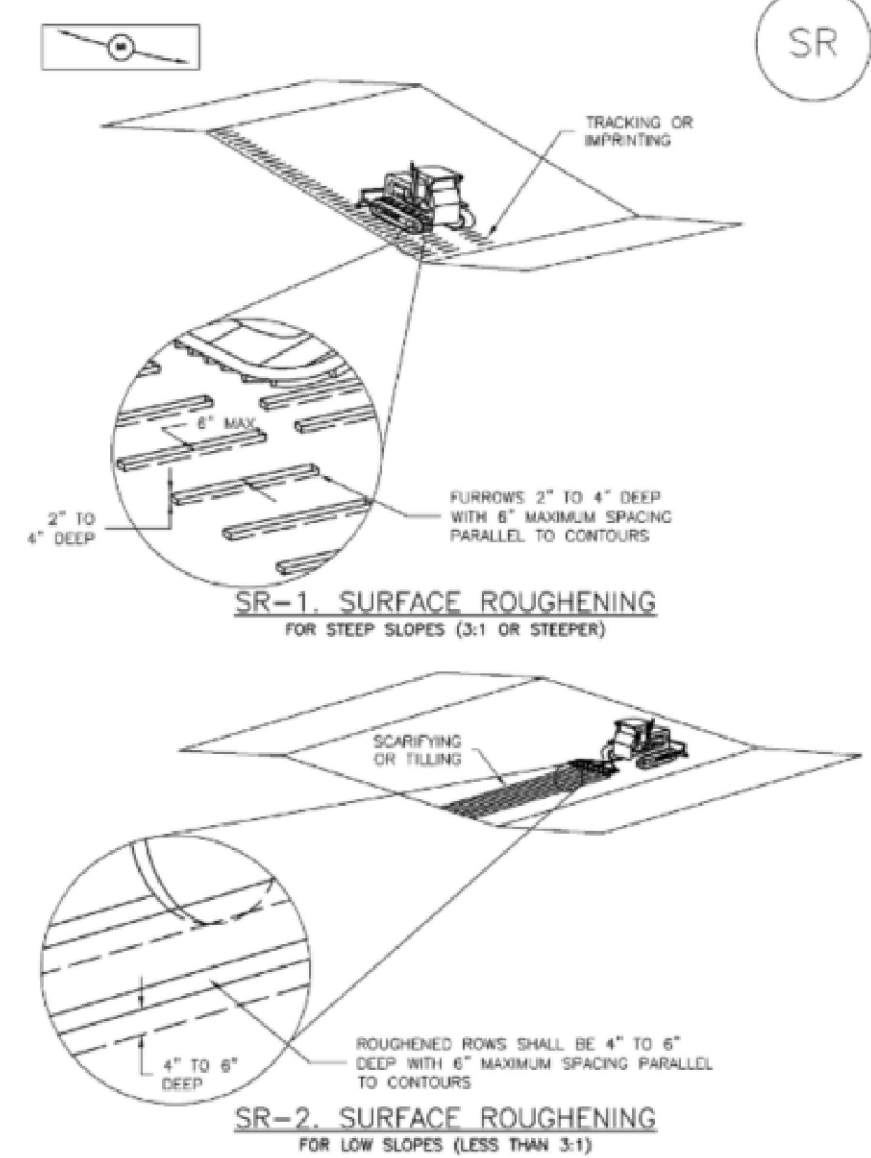
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

**Rolled Erosion Control Products (RECP) EC-6**



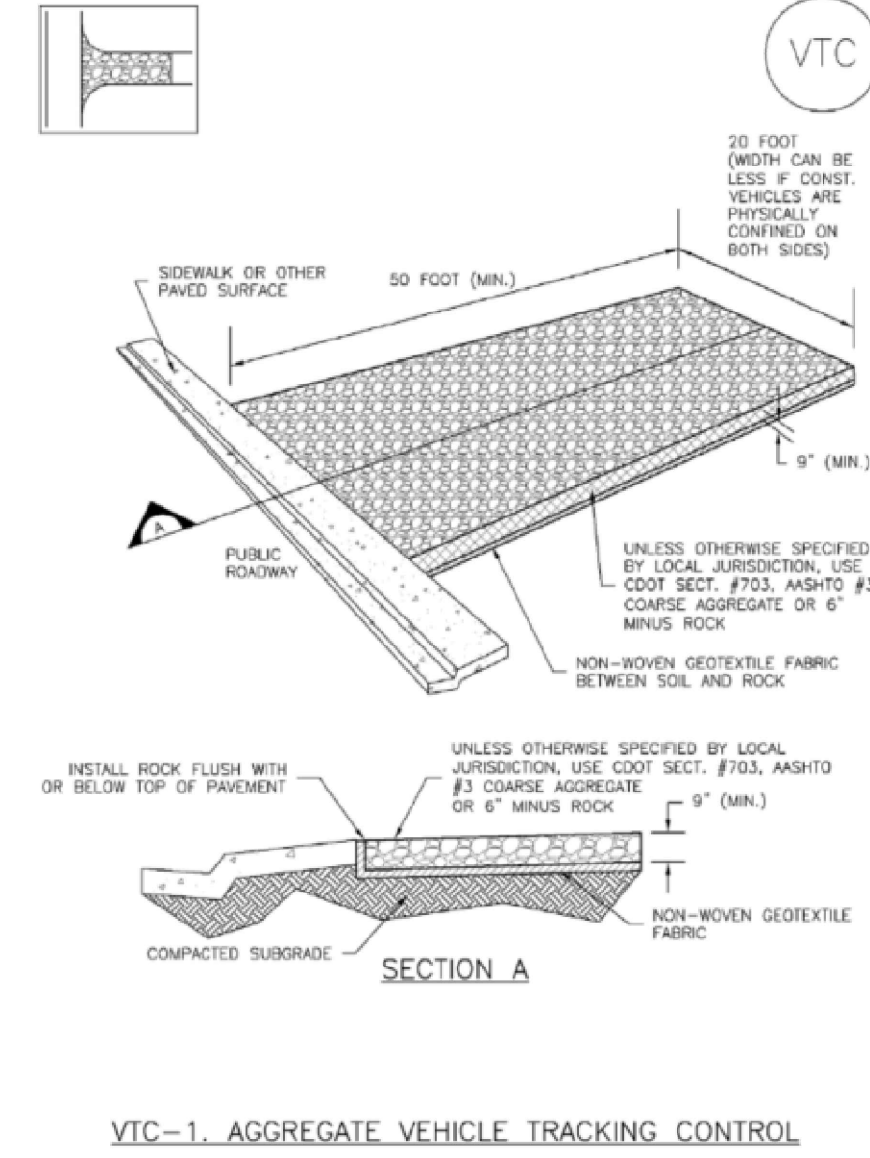
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-7

**Surface Roughening (SR) EC-1**



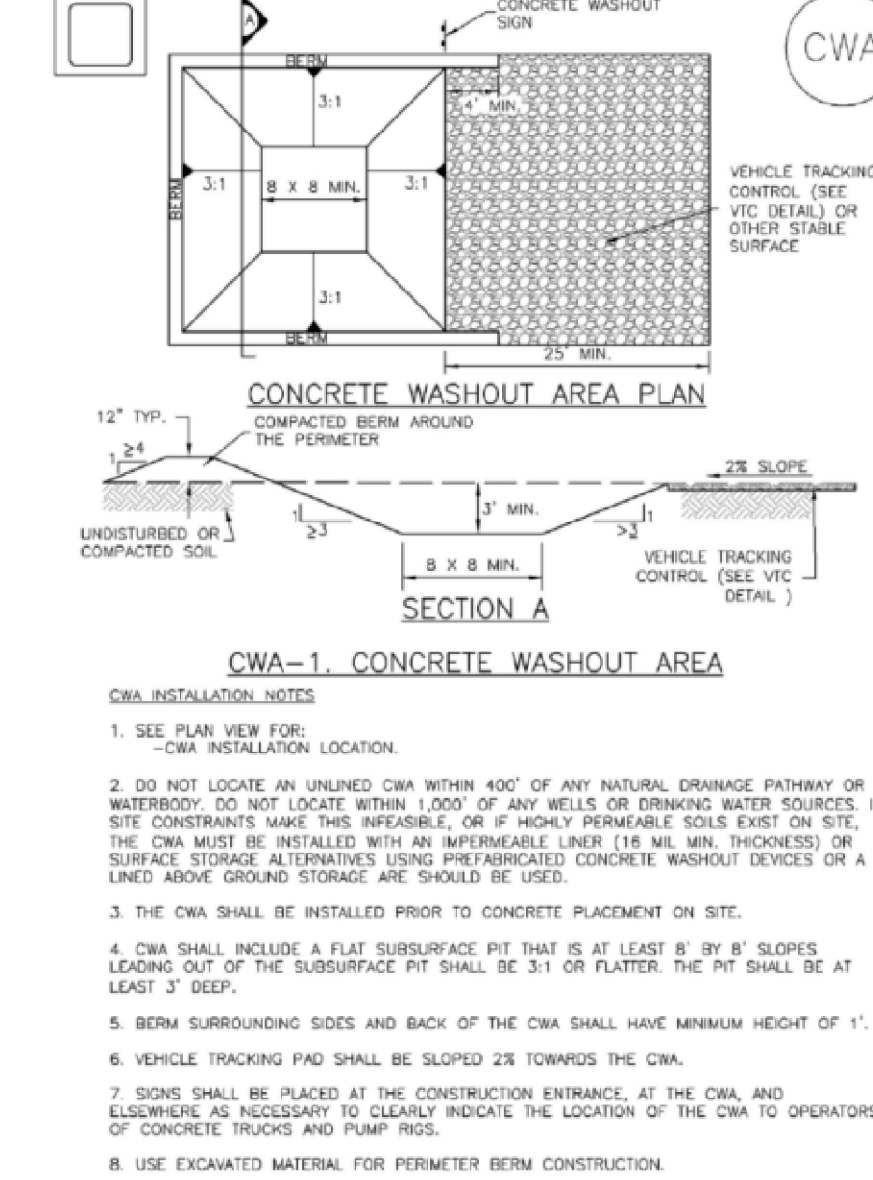
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

**Vehicle Tracking Control (VTC) SM-4**



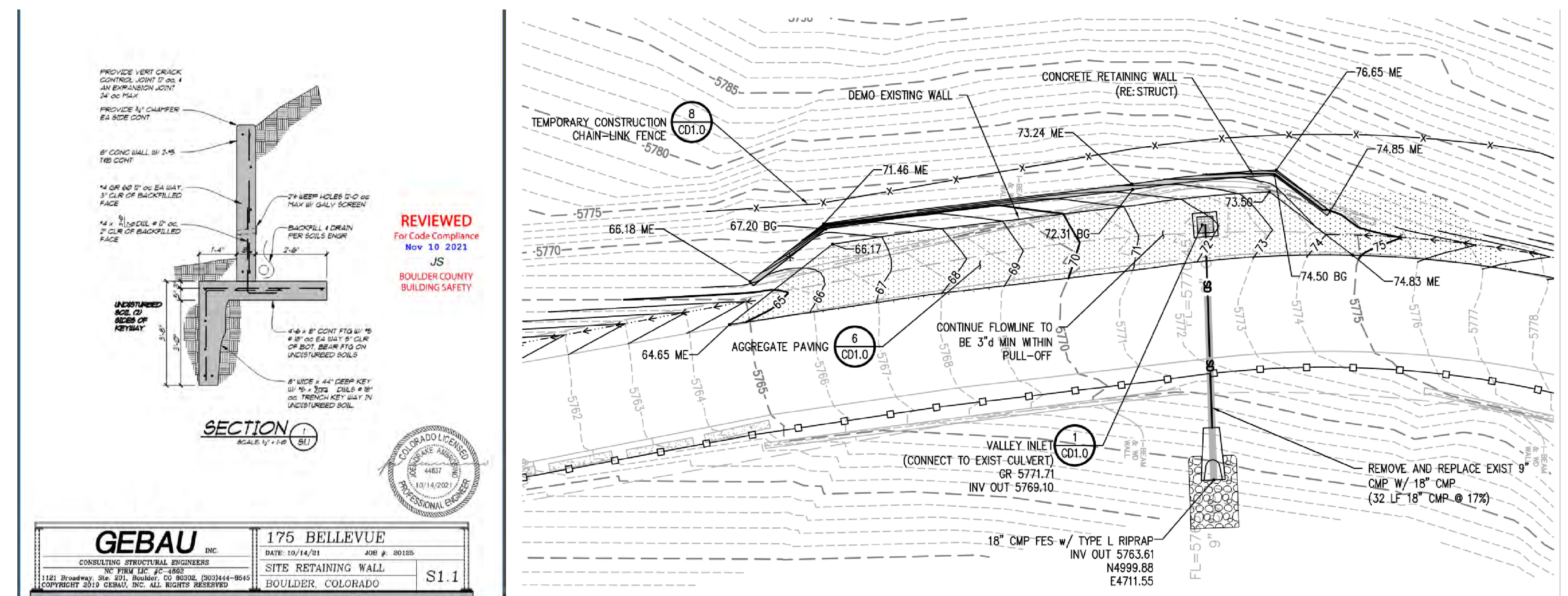
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

**Concrete Washout Area (CWA) MM-1**



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

NOTE: SEE <https://mhfd.org/resources/criteria-manual-volume-3/> FOR ADDITIONAL IMPORTANT EROSION CONTROL REQUIREMENTS, INSTALLATION/MAINTENANCE NOTES, ETC.



EXCERPTS FROM PREVIOUSLY APPROVED "175 BELLEVUE BP-21-0384" SHOWING REQUESTED WALL HEIGHT INFORMATION, SWALE, ETC.. SEE "175 BELLEVUE BP-21-0384" AND "JVA JOB NO. 3107.1C" FOR MORE INFORMATION. WALL STRUCTURAL DETAILS AND WALL PERMIT WERE APPROVED AS A PART OF "175 BELLEVUE BP-21-0384". SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RELEVANT 2021 PERMIT PLANS FOR CONSTRUCTION.

BERG RESIDENCE GARAGE ADDITION 175 BELLEVUE DRIVE, BOULDER CO 80302		
SITE DETAILS		
DATE	SUBMITTAL	DESCRIPTION
02/15/2024	SITE PLAN REVIEW	
11/05/2024	SITE PLAN REVIEW RESUBMITTAL	
THE HAGER COMPANY LLC CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM		C1.1



CRITICAL SHEET NOTES:

- C1 REFER TO ARCHITECTURE DRAWINGS FOR ALL PROPOSED PERGOLA STRUCTURES AND EXACT LOCATIONS OF COLUMNS WITHIN PROPOSED PATIOS.
- C2 REFER TO STRUCTURAL FOR ALL FOOTINGS, CAISSONS AND BELOW GRADE FOUNDATIONS.
- C3 CONTRACTOR TO PROVIDE AN ALLOWANCE FOR LANDSCAPE LIGHTING. APPROXIMATELY (1) MINI BULLET TREE LIGHT FOR EVERY (2) PROPOSED TREES, AND (1) PATH LIGHT FOR EVERY (25LF) OF WALKWAYS, TRAILS, OR OTHER DELINEATIONS OF PEDESTRIAN CIRCULATION.
- C4 SITE GRADING SHALL BE COMPLETED WITH THE GOAL OF MINIMIZING WALL HEIGHTS WHILE NOT EXCEEDING THE NATURAL SLOPE OF SURROUNDING EXISTING GRADES.
- C5 CISTERNS SHOULD BE LOCATED BELOW AREAS OF MINIMAL IMPACT FOR MAINTENANCE AND AWAY FROM TREE ROOT ZONES (E.G. LAWN, PERVIOUS PAVING, ETC)

EXISTING TREE LEGEND:

- EXISTING EVERGREEN & DECIDUOUS TREE TO REMAIN, TYP.
- EXISTING EVERGREEN & DECIDUOUS TREE TO BE REMOVED DUE TO FIRE MITIGATION, TYP.
- EXISTING EVERGREEN & DECIDUOUS TREE TO BE REMOVED DUE TO CONSTRUCTION, TYP.
- EXISTING EVERGREEN & DECIDUOUS TREE TO BE REMOVED DUE TO HEALTH (DEAD), TYP.

MATERIALS LEGEND:

- M1.1 - OIL & STONE OR EXPOSED AGGREGATE ASPHALT
- M1.2 - REGULAR GRAY CONCRETE WITH LIGHT BROOM FINISH
- M1.3 - PAVERS IN RUNNING BOND PATTERN
- M1.4 - 24"x24" PORCELANOSA PRADA ACERO ANTI-SLIP PEDESTAL PAVER SYSTEM
- M1.5 - THERMORY COMPOSITE WOOD
- M1.6 - 2"-3" LAYER OF 3/4" CRUSHED IRREGULAR BLACK GRANITE
- M2.1 - PLANTING BED WITH 2"-3" LAYER OF HARDWOOD MULCH AND 100% COVERAGE DRIP IRRIGATION
- M2.2 - BLUEGRASS SOD LAWN WITH 100% COVERAGE SPRAY IRRIGATION
- M2.3 - 90/10 FESCUE GRASS SEED MIX WITH 70% COVERAGE SPRAY IRRIGATION
- M2.4 - ARKANSAS VALLEY SEED NATIVE WONDER SEED MIX WITH 70% COVERAGE SPRAY IRRIGATION

SYMBOLS LEGEND:

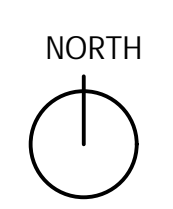
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- NO BUILD ZONE
- WILDFIRE OFFSET



TREE REMOVAL PLAN

0 20 40

1" = 20' - 0"



SHEET NOTES:

- EXISTING
  - 0.1 MAIN RESIDENCE
  - 0.2 GARAGE/GYM
  - 0.3 PAVILION
  - 0.4 WILDFIRE MITIGATION OFFSET
  - 0.5 UTILITY
  - 0.6 TREE TO REMAIN
  - 0.7 VEGETATION TO REMAIN
- WALLS & GRADING - PROPOSED
  - 1.0 SUBSURFACE DRAIN PIPE
  - 1.1 CISTERN LOCATION
  - 1.2 RETAINING WALL
  - 1.3 POOL WALL W/WATER FEATURE
  - 1.4 STEEL BLADE RETAINING KEYED BOULDER, TYP.
  - 1.5 STEPS
  - 1.6 SUBSURFACE DRAINAGE
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  - 2.0 DRIVEWAY
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  - 3.7 PARKING
  - 3.8 HORIZONTAL WOOD SLAT FENCE
  - 3.9 RAILING
  - 3.10 GATE ACCESS
  - 3.11 HANDRAIL
  - 3.12 BENCH
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  - 5.0 STRIP LIGHT
  - 5.1 ACCENT/MOONLIGHTING
  - 5.2 DOT LIGHT
- SITE FURNISHING - PROPOSED
  - 6.0 TO BE DETERMINED

GENERAL NOTES:

- G1 ALL DIMENSIONS ARE FOR GENERAL REFERENCE ONLY AND WILL NEED TO BE FIELD VERIFIED WITH EXISTING SITE DIMENSIONS AND ALIGNMENTS. ALIGNING EDGES OF LANDSCAPE AND HARDSCAPE ELEMENTS WITH ARCHITECTURAL ELEMENTS IS MORE IMPORTANT THAN ACTUAL DIMENSIONS WITHIN THIS SET. LAYOUT MUST BE FIELD VERIFIED AND MARKED PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
- G2 ANY SPOT ELEVATIONS ON THIS PLAN ARE CONCEPTUAL ONLY. FINAL GRADING SHALL BE PROVIDED BY A CIVIL ENGINEER. IF REQUIRED, R DESIGN IS NOT LIABLE FOR ANYTHING CONSTRUCTED WITHOUT CIVIL'S APPROVAL. THE CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND MEASUREMENTS ON SITE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
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NOT FOR CONSTRUCTION

ISSUE: DATE:

PARCEL: CITY OF BOULDER - 30631000019 BOULDER COUNTY - 157706200002

DRAWN BY: BK CHECKED BY: RB

DATE: NOVEMBER 06, 2024

SHEET TITLE: SDP TREE REMOVAL PLAN

SHEET NO.: L001.0



CRITICAL SHEET NOTES:

- C1 REFER TO ARCHITECTURE DRAWINGS FOR ALL PROPOSED PERGOLA STRUCTURES AND EXACT LOCATIONS OF COLUMNS WITHIN PROPOSED PATIOS.
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PLANT SCHEDULE:

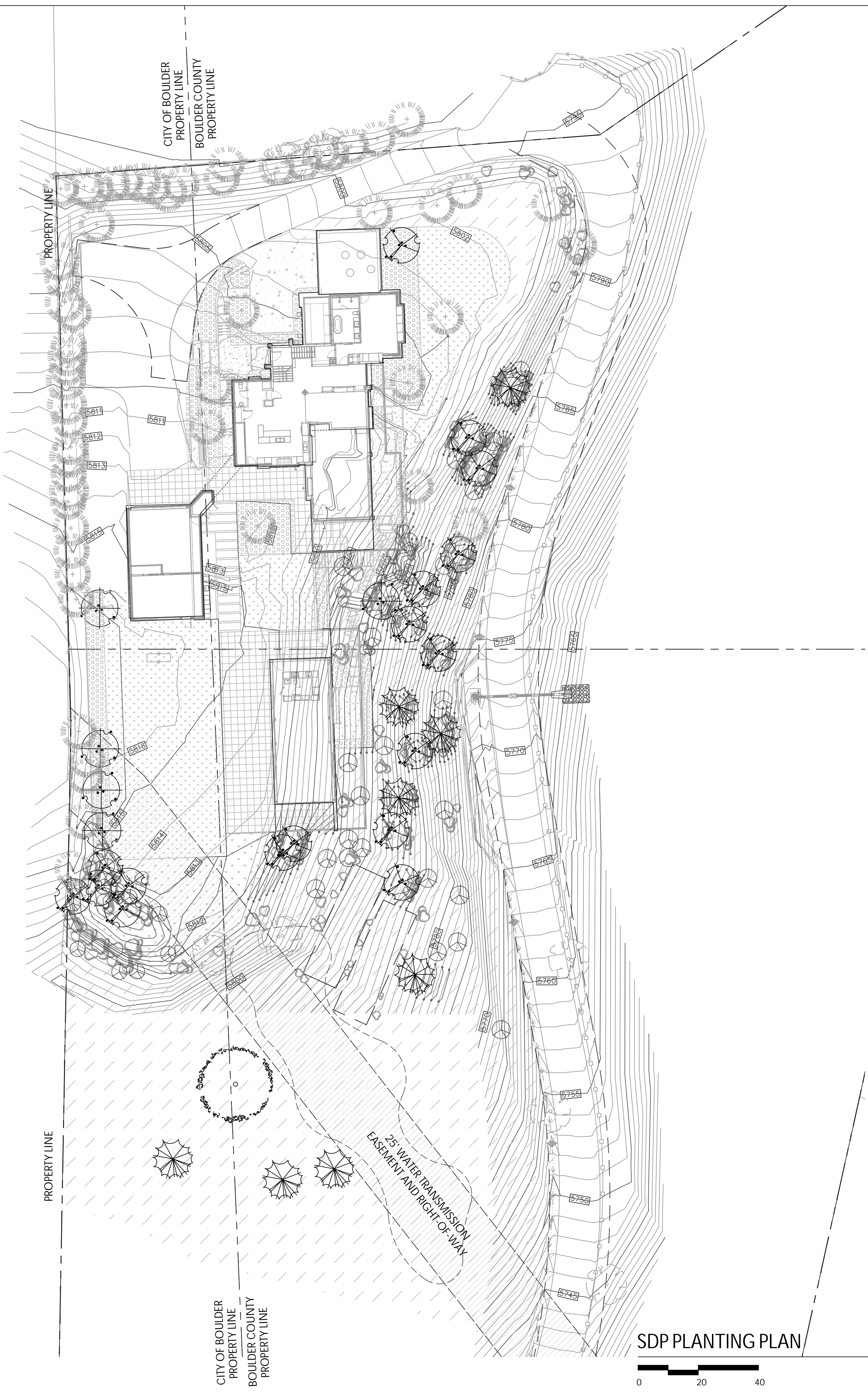
SYMBOL	ABBREV.	#	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	
	XX XX	2	CANOPY TREE	XXXXXX	2.5' CAL.	REFER TO PLAN	MODERATE
	XX XX	17	DECIDUOUS TREE	XXXXXX	2.5' CAL.	REFER TO PLAN	MODERATE
	XX XX	3	EVERGREEN TREE	XXXXXX	8-10' HT.	REFER TO PLAN	MODERATE
	XX XX	6	EVERGREEN TREE	XXXXXX	8-10' HT.	REFER TO PLAN	MODERATE
	XX XX	5	ORNAMENTAL TREE	XXXXXX	2.5' CAL.	REFER TO PLAN	MODERATE
	XX XX	36	SHRUB	XXXXXX	5 GAL.	REFER TO PLAN	MODERATE

MATERIALS LEGEND:

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- M1.2 - REGULAR GRAY CONCRETE WITH LIGHT BROOM FINISH
- M1.3 - PAVERS IN RUNNING BOND PATTERN
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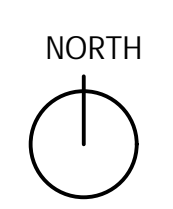
- PROPERTY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- NO BUILD ZONE
- WILDFIRE OFFSET



SDP PLANTING PLAN

0 20 40

1" = 20' - 0"



SHEET NOTES:

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  - 0.2 GARAGE/GYM
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R DESIGN landscape architecture planning + urban design

1200 BANNOCK ST. DENVER, COLORADO 80204 303.600.8795 rdesignstudios.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BERG RESIDENCE

176 BELLEVUE DRIVE, BOULDER, CO 80302

NOT FOR CONSTRUCTION

ISSUE: DATE:

PARCEL: CITY OF BOULDER - 30631000019 BOULDER COUNTY - 157706200002

DRAWN BY: BK CHECKED BY: RB

DATE: NOVEMBER 06, 2024

SHEET TITLE: SDP PLANTING PLAN

SHEET NO.: L200.0



# 175 Bellevue Addition

175 Bellevue Boulder CO 80302



**Dodd—Studio**  
Architecture +  
Community Design

303.440.7957  
steve@dodd-studio.com  
dodd-studio.com

**175 Bellevue Addition**

175 Bellevue  
Boulder, CO 80302

Project Number: 1806

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Architect Co

**PROJECT TEAM**

**ARCHITECT:**

Dodd-Studio  
10301 Walnut Street Suite 101  
Boulder, CO 80304  
p. 303.440.7957  
Steve Dodd  
Steve@dodd-studio.com

**CONTRACTOR:**

Rob Lockett Builders  
2607 6th Street  
Boulder, CO 80304  
Paul Edwards  
p. 303.324.1865  
Paul@robluckettbuilders.com

**OWNER:**

Gary Berg  
175 Bellevue Dr  
Boulder, CO 80302  
gary@theacademyboulder.com

**STRUCTURE:**

DB Engineering, LLC  
Boulder, CO  
p. 303.748.4226  
David Blair  
dave@dbengg.com

**SHEET INDEX**

- SPR 1 Cover Sheet
- SPR 2 Site Plan
- SPR 3 Wildfire Mitigation and Screening Plan
- SPR 4 LL Area Plan
- SPR 5 ML Area Plan
- SPR 6 East Elevation
- SPR 7 South Elevation
- SPR 8 West Elevation
- SPR 9 North Elevation
- SPR 10 Pavillion Elevations
- SPR 11 Renderings
- SPR 12 Photomontage Renderings 1
- SPR 13 Photomontage Renderings 2

**VICINITY MAP**



ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

Cover Sheet

**SPR 1**

Printed: 11/6/24

**APPLICABLE CODES**

2015 INTERNATIONAL BUILDING CODE (the "IBC"), including specifically Appendix Chapters C, I, J and K;  
2015 INTERNATIONAL RESIDENTIAL CODE (the "IRC"), including specifically Appendix Chapters E, F, H, R and S;  
2015 INTERNATIONAL EXISTING BUILDING CODE (the "IEBC");  
2015 INTERNATIONAL MECHANICAL CODE (the "IMC");  
2015 INTERNATIONAL PLUMBING CODE (the "IPC");  
2015 INTERNATIONAL FUEL GAS CODE (the "IFGC");  
CURRENT VERSION ADOPTED BY THE COLORADO STATE ELECTRICAL BOARD OF THE NATIONAL ELECTRICAL CODE (the "NEC");  
2015 INTERNATIONAL ENERGY CONSERVATION CODE (the "IECC");  
2015 INTERNATIONAL GREEN CONSTRUCTION CODE (the "IGCC");  
2015 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (the "ICCP"); and the 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (the "ISPS");  
all, except the NEC, as published by the International Code Council (ICC), 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; and the NEC, as published by the National Fire Protection Association, One Batterymarch Park, Quincy, MA 02169-7471; with additions, deletions and amendments as per the Boulder County Building Code Amendments.

**CODE REVIEW**

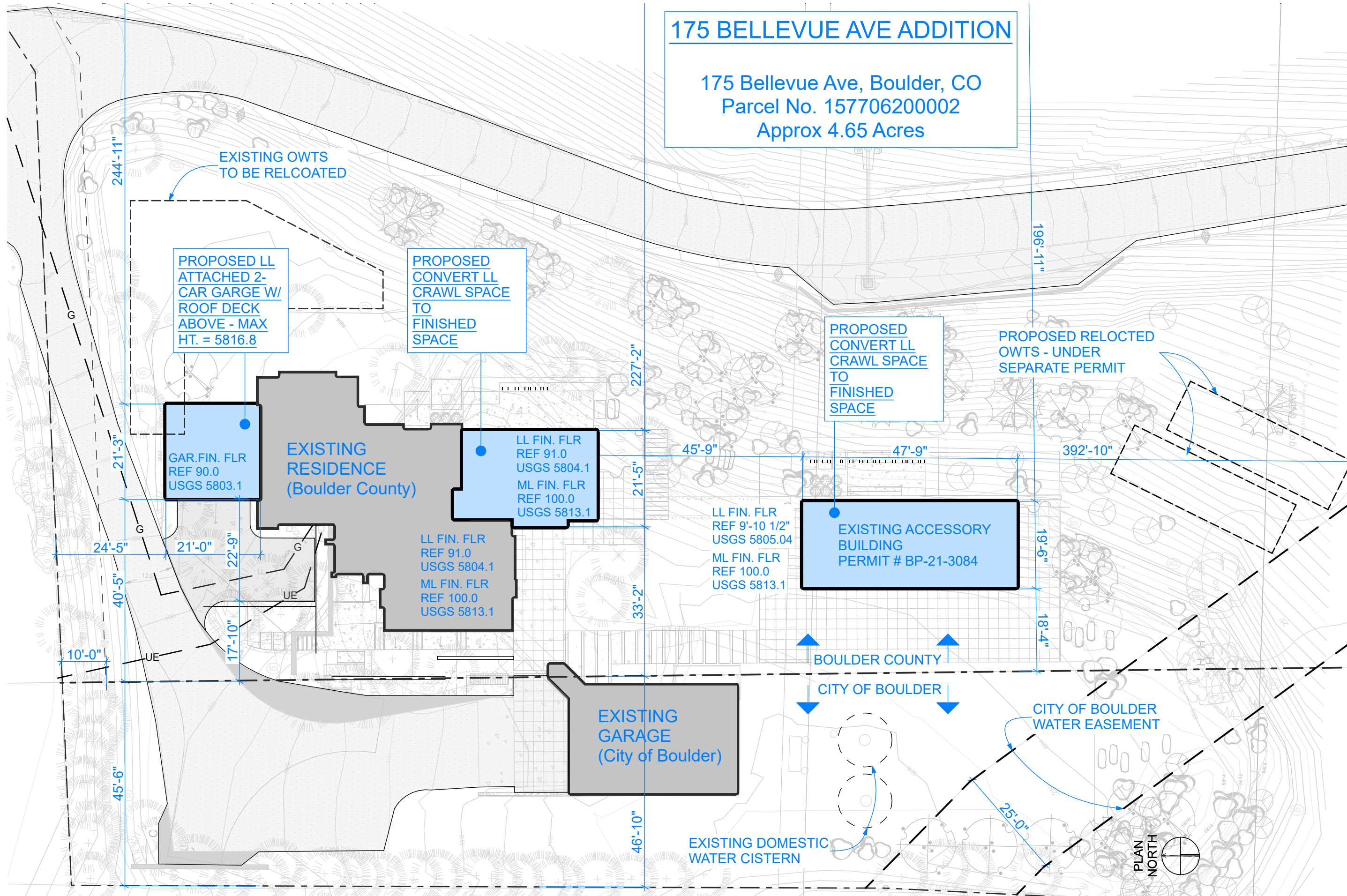
**Property Information**

Project Type: Addition to Single Family Home  
Owners: Gary Berg  
Site Address: 175 Bellevue Boulder CO 80302  
Legal: TR 2573A 6-1S-70 & 0.77 ACS M/L ADJ ON W IN SE 1/4 NE 1/4 01-1S-71 PER DEED 833443 11/30/66 BCR TOTAL 4.48 ACS M/L PER LS-09-0036  
Assessor PN: 157706200002  
Zoning: ER  
Setbacks: Side 10', Rear 25', Front 35'  
Building Height: 22'-0" (35'-0" Max subdivided prior 08-29-1994)  
Fire Sprinkler: Extend existing NFPA 13d fire sprinkler system to main level addition and crawl space below. Provide shop drawings.  
Energy: BuildSmart Option: HERS report



# 175 BELLEVUE AVE ADDITION

175 Bellevue Ave, Boulder, CO  
Parcel No. 157706200002  
Approx 4.65 Acres



PROPOSED LL ATTACHED 2-CAR GARAGE W/ ROOF DECK ABOVE - MAX HT. = 5816.8

PROPOSED CONVERT LL CRAWL SPACE TO FINISHED SPACE

PROPOSED CONVERT LL CRAWL SPACE TO FINISHED SPACE

PROPOSED RELOCTED OWTS - UNDER SEPARATE PERMIT

GAR. FIN. FLR  
REF 90.0  
USGS 5803.1

EXISTING RESIDENCE  
(Boulder County)

LL FIN. FLR  
REF 91.0  
USGS 5804.1  
ML FIN. FLR  
REF 100.0  
USGS 5813.1

LL FIN. FLR  
REF 91.0  
USGS 5804.1  
ML FIN. FLR  
REF 100.0  
USGS 5813.1

LL FIN. FLR  
REF 9'-10 1/2"  
USGS 5805.04  
ML FIN. FLR  
REF 100.0  
USGS 5813.1

EXISTING ACCESSORY BUILDING  
PERMIT # BP-21-3084

EXISTING GARAGE  
(City of Boulder)









EXISTING DOMESTIC WATER CISTERN

BOULDER COUNTY  
CITY OF BOULDER

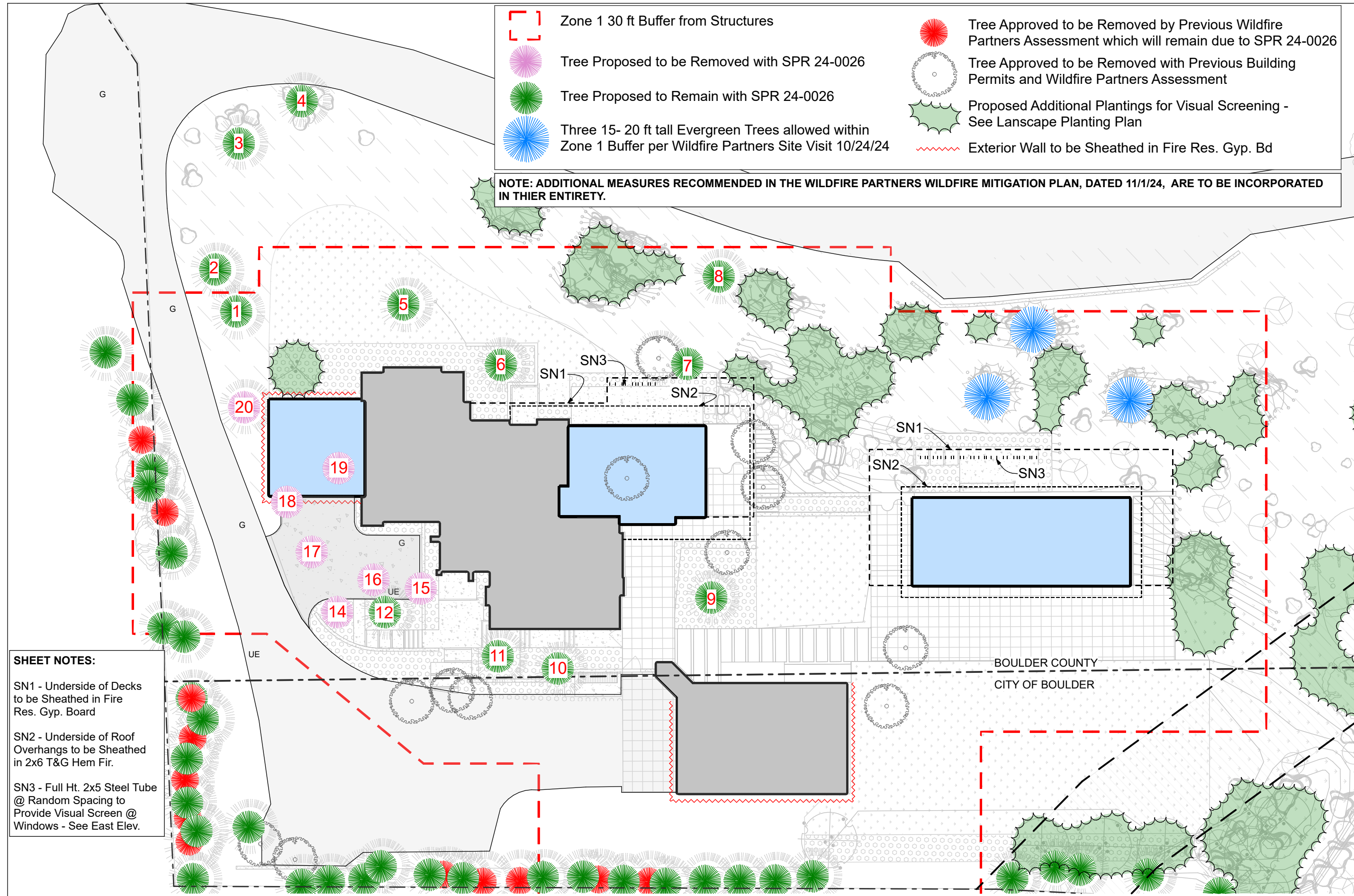
CITY OF BOULDER  
WATER EASEMENT





-  Zone 1 30 ft Buffer from Structures
-  Tree Proposed to be Removed with SPR 24-0026
-  Tree Proposed to Remain with SPR 24-0026
-  Three 15- 20 ft tall Evergreen Trees allowed within Zone 1 Buffer per Wildfire Partners Site Visit 10/24/24
-  Tree Approved to be Removed by Previous Wildfire Partners Assessment which will remain due to SPR 24-0026
-  Tree Approved to be Removed with Previous Building Permits and Wildfire Partners Assessment
-  Proposed Additional Plantings for Visual Screening - See Landscape Planting Plan
-  Exterior Wall to be Sheathed in Fire Res. Gyp. Bd

**NOTE: ADDITIONAL MEASURES RECOMMENDED IN THE WILDFIRE PARTNERS WILDFIRE MITIGATION PLAN, DATED 11/1/24, ARE TO BE INCORPORATED IN THIER ENTIRETY.**



**SHEET NOTES:**

SN1 - Underside of Decks to be Sheathed in Fire Res. Gyp. Board

SN2 - Underside of Roof Overhangs to be Sheathed in 2x6 T&G Hem Fir.

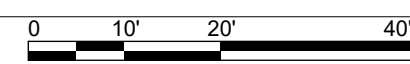
SN3 - Full Ht. 2x5 Steel Tube @ Random Spacing to Provide Visual Screen @ Windows - See East Elev.

ISSUED:	
4/1/24	SPR-W
11/5/24	SPR-W R1

Wildfire Mitigation and Screening Plan

**SPR 3**

Printed: 11/6/24





**Dodd—Studio**

Architecture +  
Community Design

303.440.7957  
steve@dodd-studio.com  
dodd-studio.com

**175 Bellevue Addition**

175 Bellevue  
Boulder, CO 80302

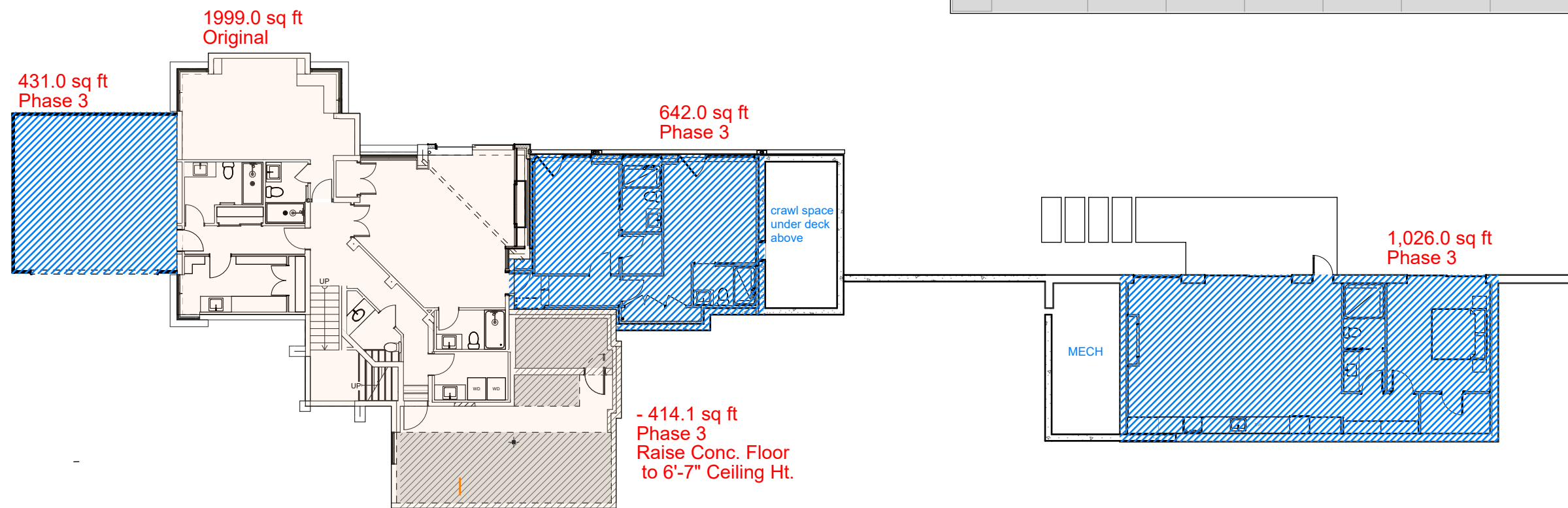
Project Number: 1806

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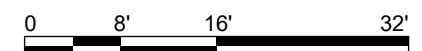
The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Boulder County Residential Floor Area Calcs incl. Existing House and Garage Per Assessor and Permits							
Zoning	Lot Area	Presumed Max Subdivision					
ER	202,485	8312 sf					
Project Areas							
	Existing Original	SPR-1 ML Pavillion	SPRW-2 Great Room Addition and MAster Closet Add	SPR-3 Garage Addition and LL Great Room	SPR-3 Pavillion LL Level	Total	2000 sf SPRW Check
Main House LL	1999	0	0	642	0	2641	642
Main House ML	1918	0	642		0	2560	642
Closet Reconfig.			162.4			162.4	162.4
Pavillion ML		956			0	956	0
Pavillion LL					1026	1026	
Decom. Storage				414		-414	
<b>Total Finished Area</b>	<b>3917</b>	<b>956</b>	<b>804.4</b>		<b>1026</b>	<b>6931</b>	<b>1446.4</b>
Garage (LL)		0	0	431		431	0
Original Garage	937		0			937	0
						0	0
<b>Total RFA</b>	<b>4854</b>	<b>956</b>	<b>804.4</b>			<b>8299.4</b>	<b>1446</b>



1 LL SPR 3  
SCALE: 1/16" = 1'-0"



ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

LL Area Plan

**SPR 4**

**Dodd—Studio**

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steve@dodd-studio.com  
dodd-studio.com

**175 Bellevue Addition**

175 Bellevue  
Boulder, CO 80302

Project Number: 1806

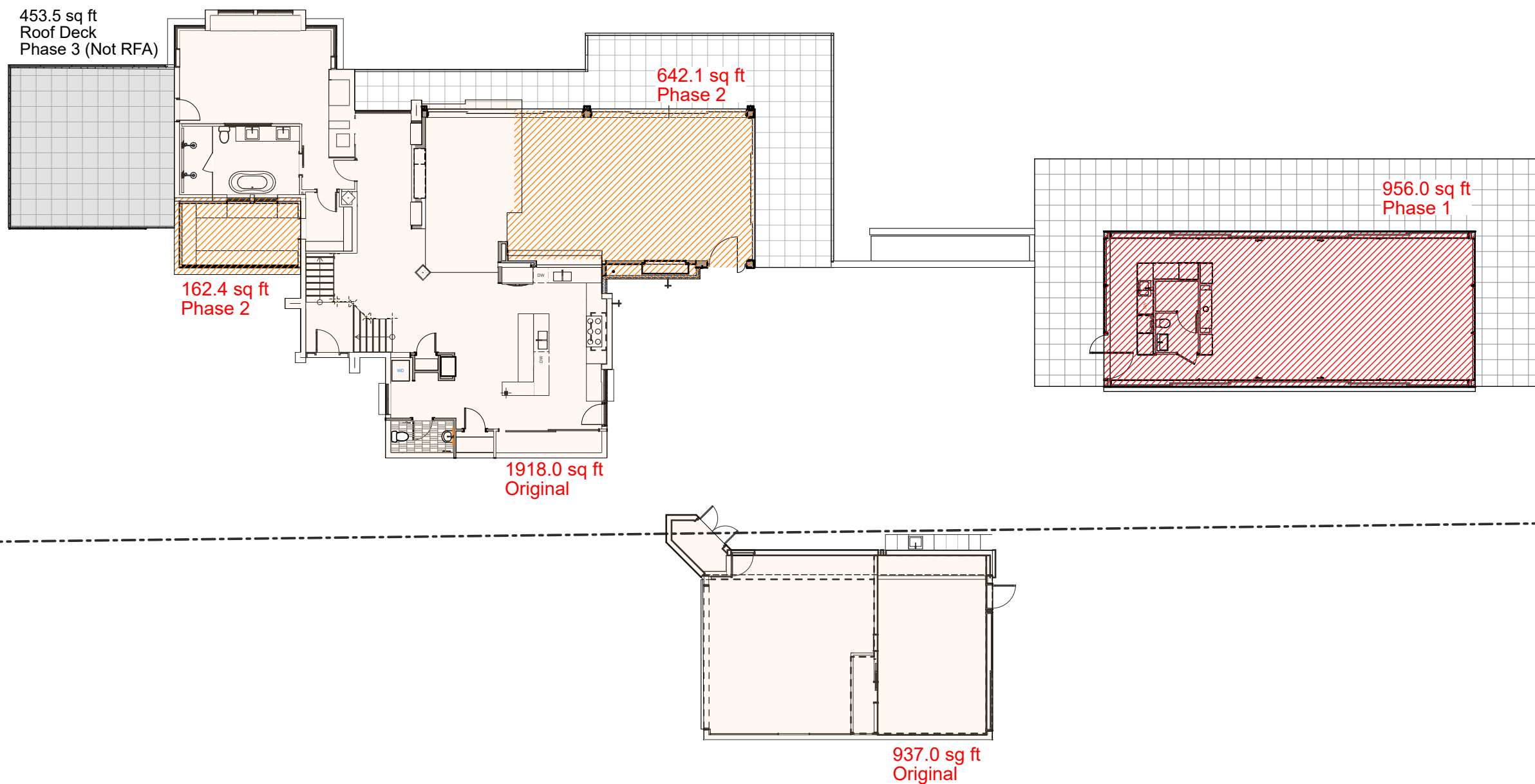
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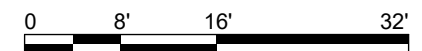
© Architect Co

Boulder County Residential Floor Area Calcs incl. Existing House and Garage Per Assessor and Permits							
Zoning	Lot Area	Presumed Max Subdivision					
ER	202,485	8312 sf					
Project Areas							
	Existing Original	SPR-1 ML Pavillion	SPRW-2 Great Room Addition and MAster Closet Add	SPR-3 Garage Addition and LL Great Room	SPR-3 Pavillion LL Level	Total	2000 sf SPRW Check
Main House LL	1999	0	0	642	0	2641	642
Main House ML	1918	0	642		0	2560	642
Closet Reconfig.			162.4			162.4	162.4
Pavillion ML		956			0	956	0
Pavillion LL					1026	1026	
Decom. Storage				414		-414	
<b>Total Finished Area</b>	<b>3917</b>	<b>956</b>	<b>804.4</b>		<b>1026</b>	<b>6931</b>	<b>1446.4</b>
Garage (LL)		0	0	431		431	0
Original Garage	937		0			937	0
						0	0
<b>Total RFA</b>	<b>4854</b>	<b>956</b>	<b>804.4</b>			<b>8299.4</b>	<b>1446</b>

Note:  
Work labeled "Original", "Phase 1", and "Phase 2" has been approved under separate SPR and is either completed or been issued a permit and under construction



1 ML SPR 3  
SCALE: 1/16" = 1'-0"



ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

ML Area Plan

**SPR 5**



**Dodd—Studio**

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**175 Bellevue  
Addition**

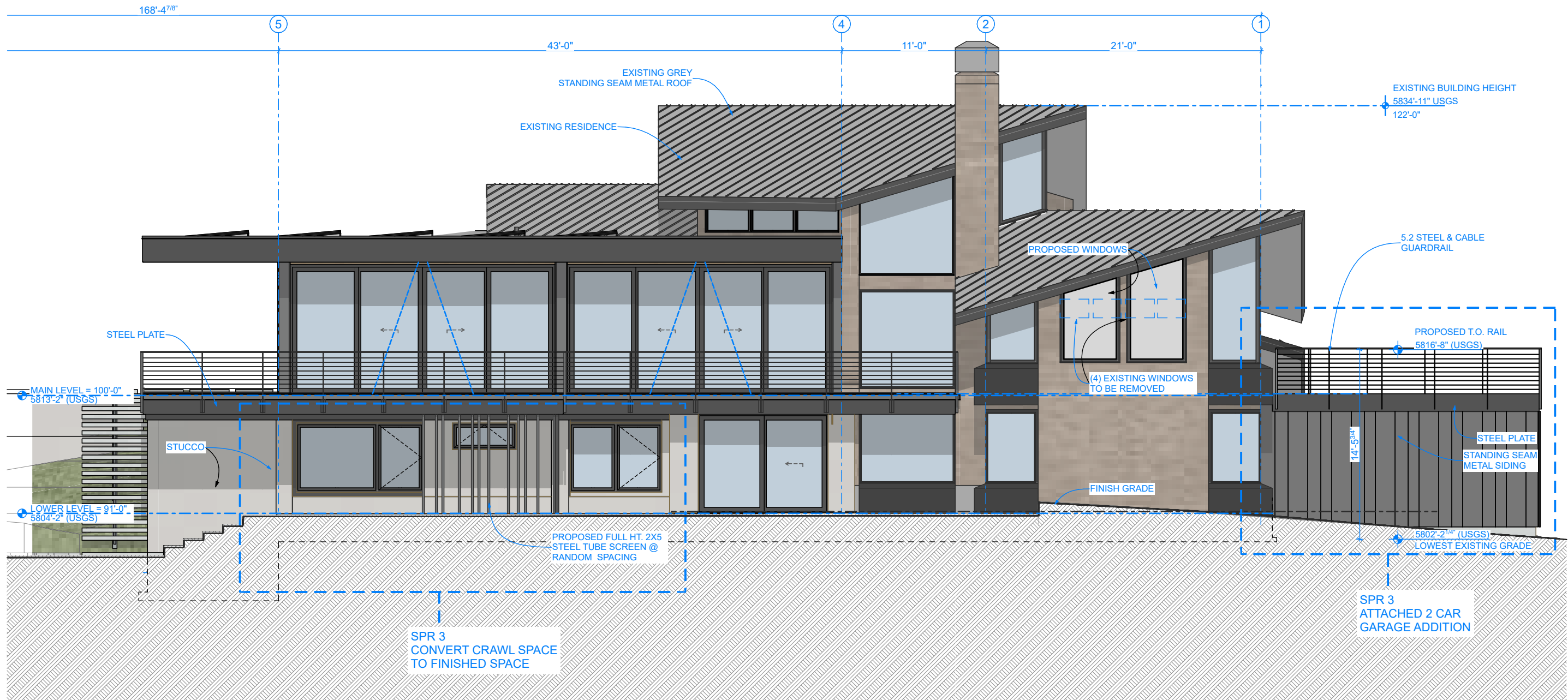
175 Bellevue  
Boulder, CO 80302

Project Number: 1806

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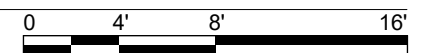
© Architect Co



1

**East Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

East Elevation

**SPR 6**

Printed: 11/6/24

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steve@dodd-studio.com  
dodd-studio.com

**175 Bellevue  
Addition**

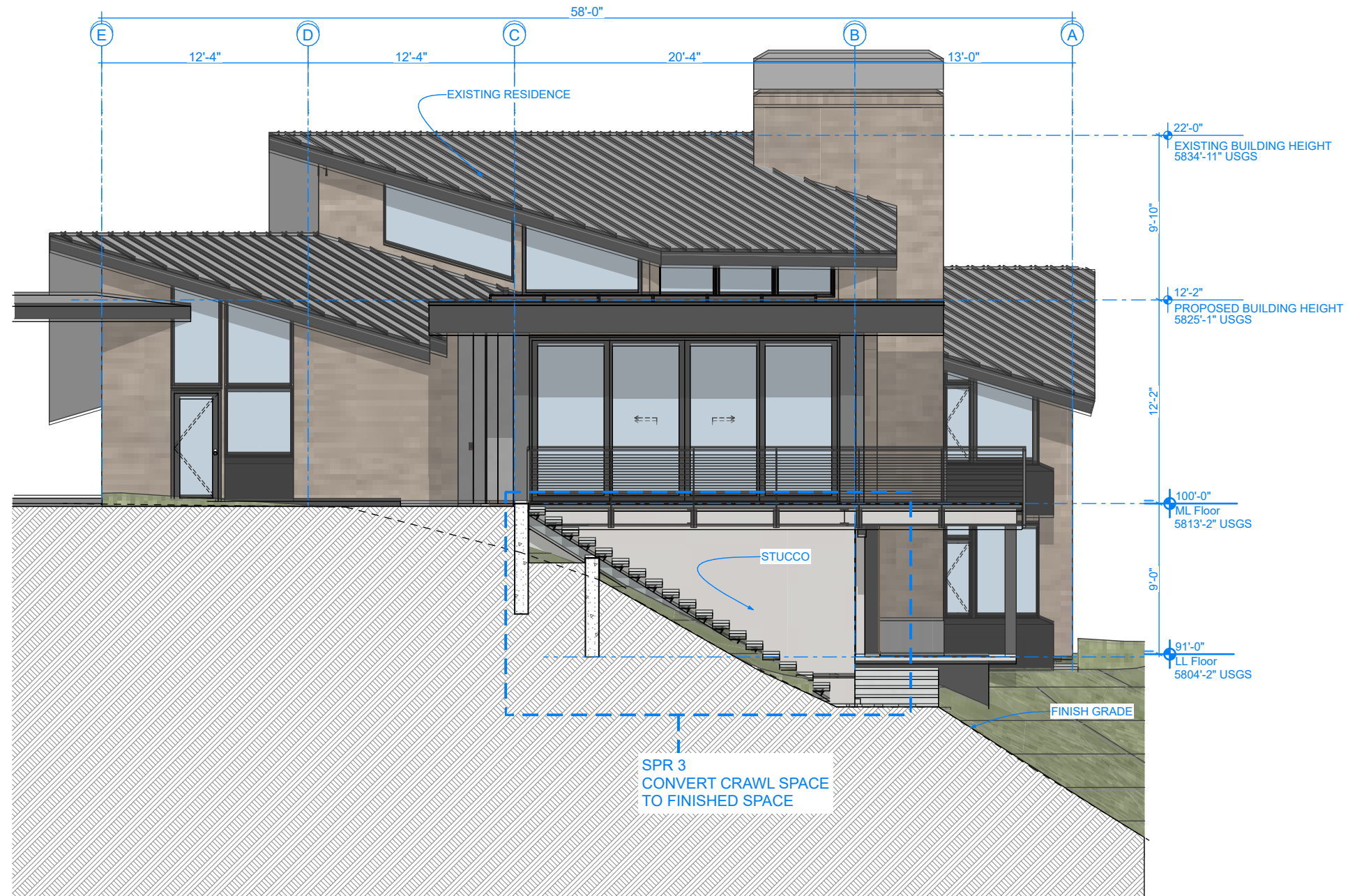
175 Bellevue  
Boulder, CO 80302

Project Number: 1806

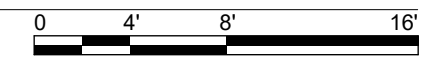
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**1** South Elevation  
SCALE: 1/8" = 1'-0"



ISSUED:	
4/1/24	SPR-W
11/5/24	SPR-W R1

South Elevation

**SPR 7**

Printed: 11/6/24



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dodd-studio.com

**175 Bellevue  
Addition**

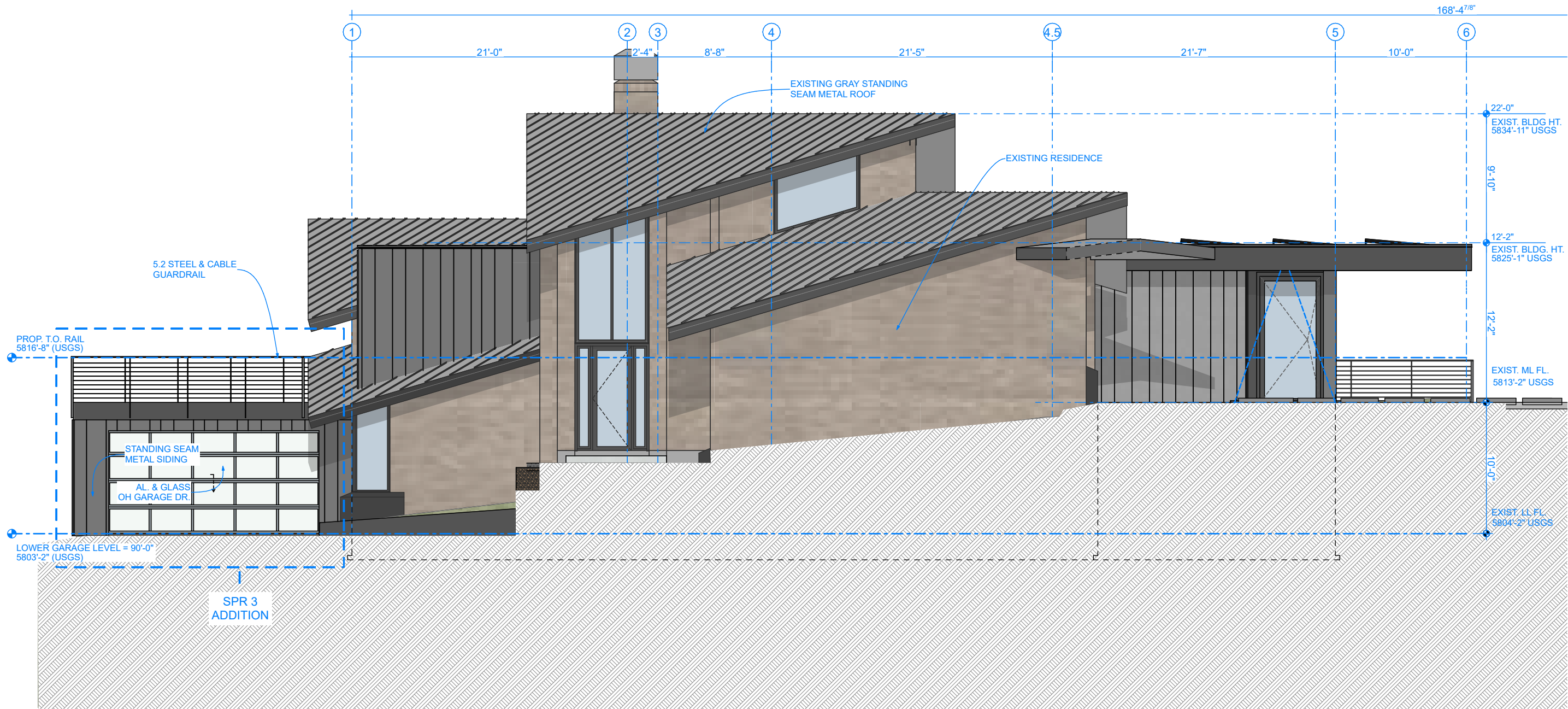
175 Bellevue  
Boulder, CO 80302

Project Number: 1806

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1

**West Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

West Elevation

**SPR 8**

Printed: 11/6/24

**175 Bellevue  
Addition**

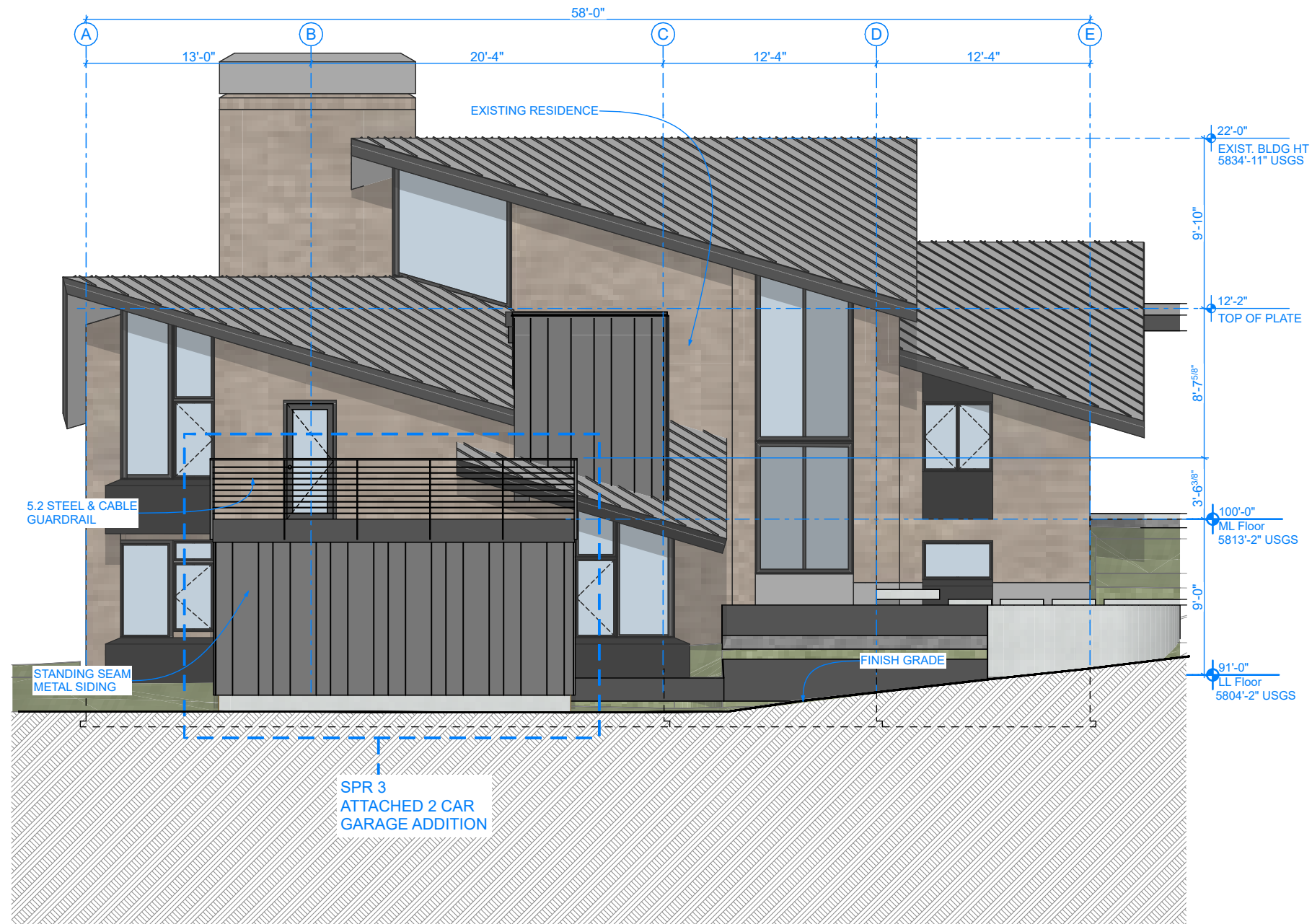
175 Bellevue  
Boulder, CO 80302

Project Number: 1806

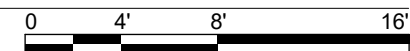
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**1** North Elevation  
SCALE: 1/8" = 1'-0"



ISSUED:

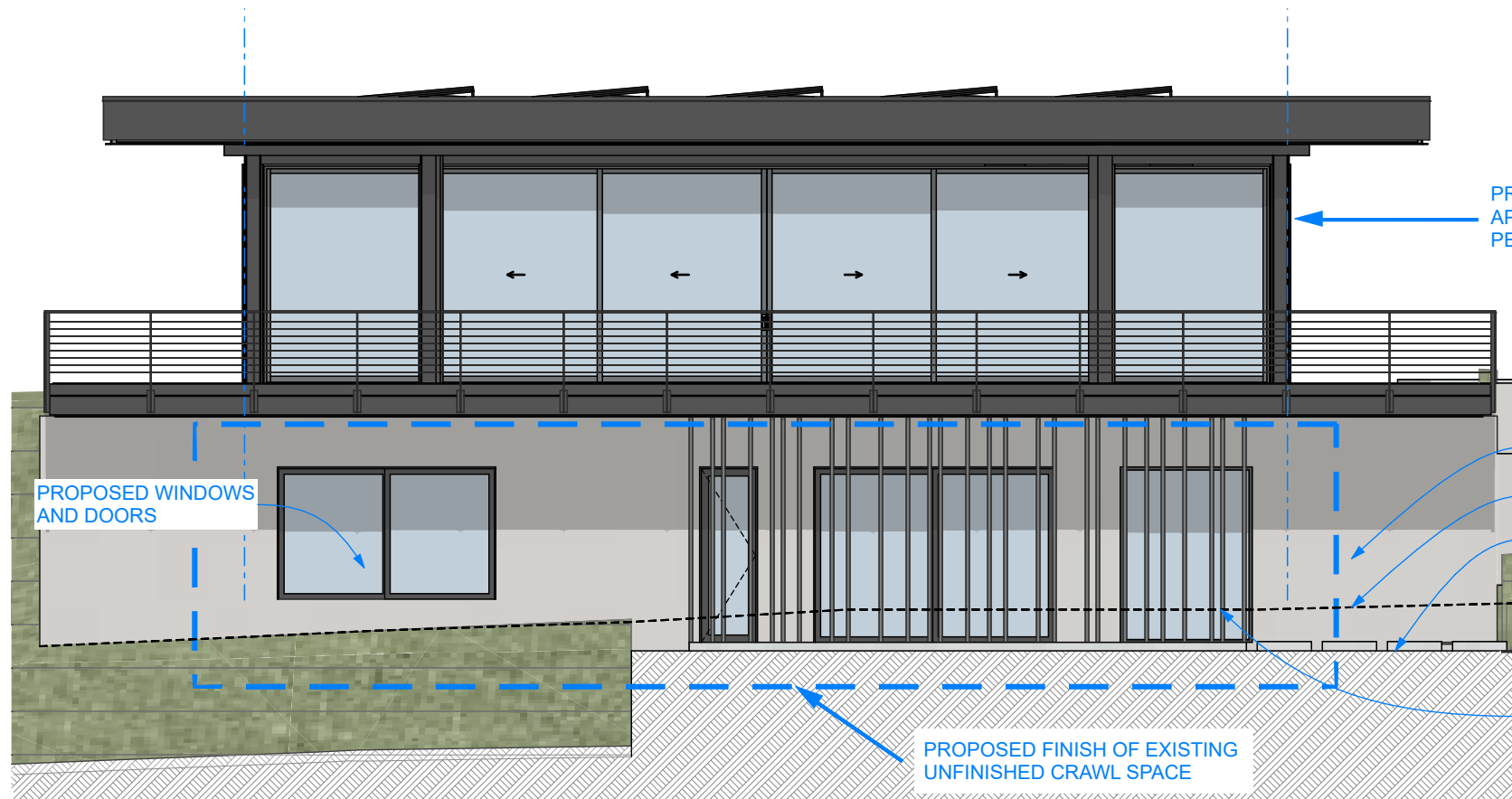
4/1/24	SPR-W
11/5/24	SPR-W R1

North Elevation

**SPR 9**

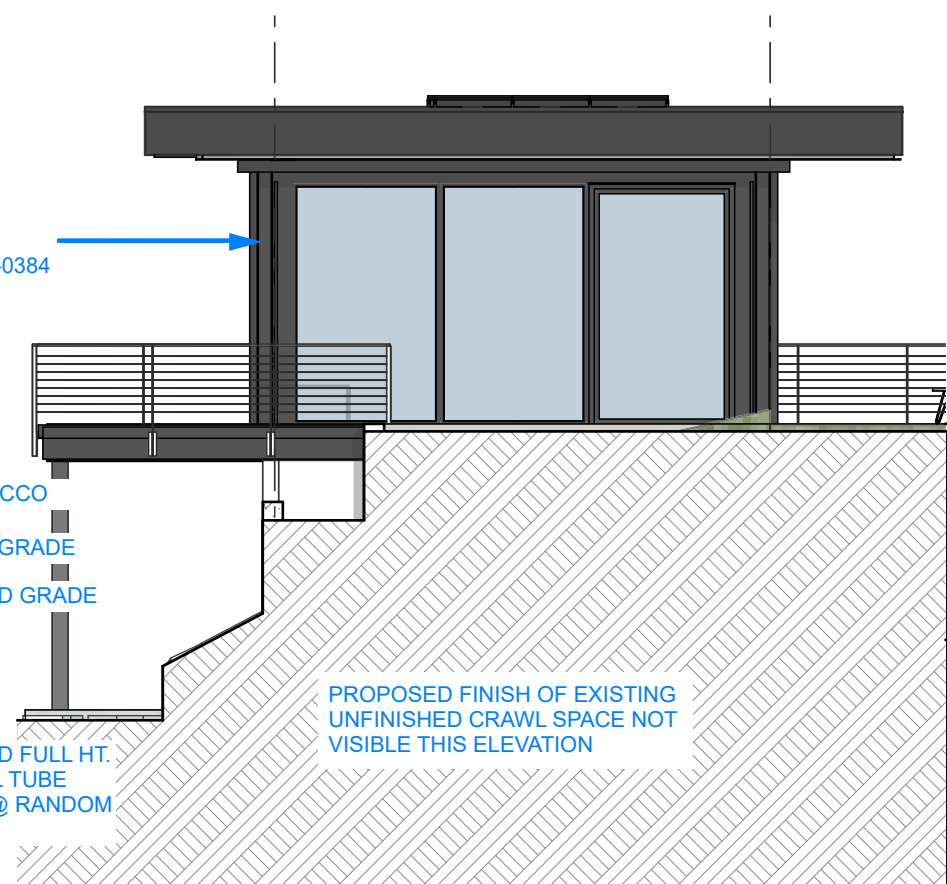
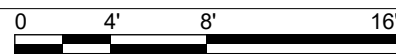
Printed: 11/6/24





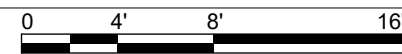
**2 East Elevation**

SCALE: 1/8" = 1'-0"

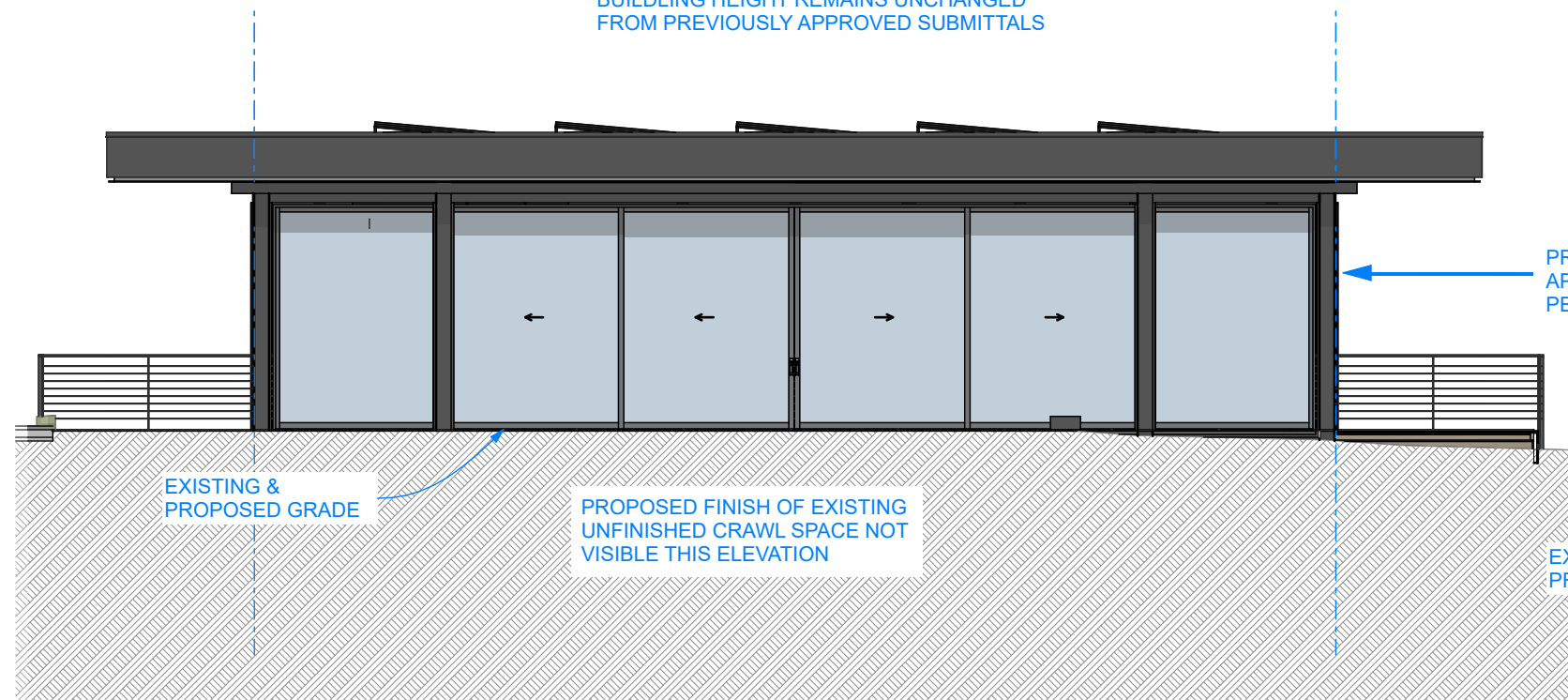


**6 North Elevation**

SCALE: 1/8" = 1'-0"

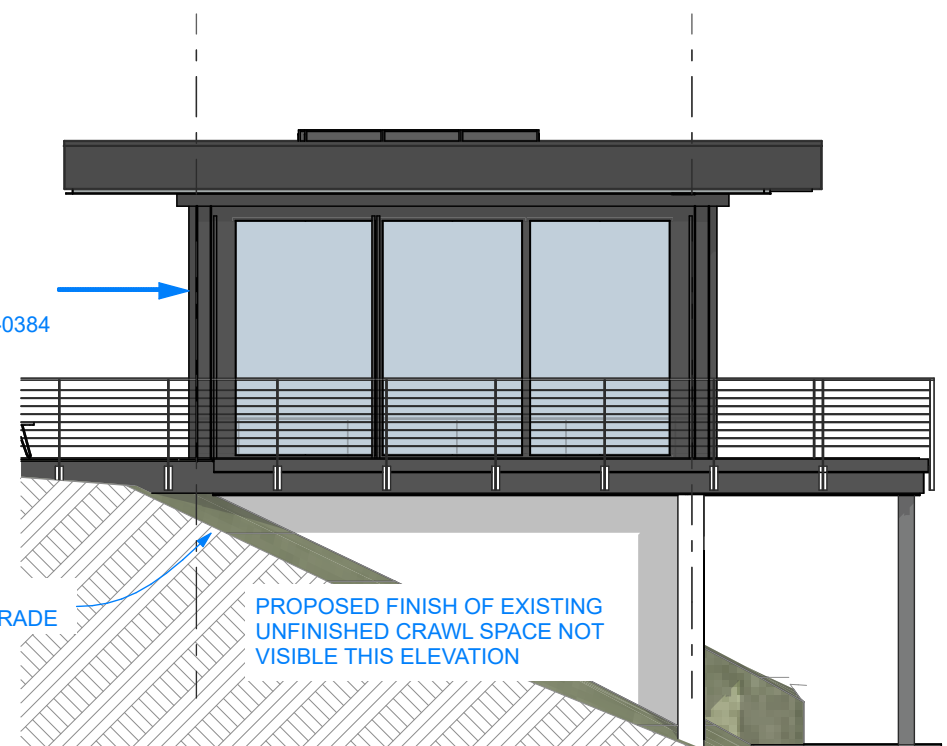
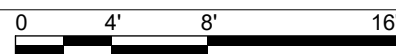


BUILDING HEIGHT REMAINS UNCHANGED FROM PREVIOUSLY APPROVED SUBMITTALS



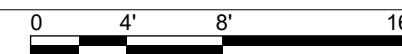
**4 West Elevation**

SCALE: 1/8" = 1'-0"



**8 South Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

Pavillion Elevations

**SPR 10**



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steve@dodd-studio.com  
dodd-studio.com

**175 Bellevue Addition**

175 Bellevue  
Boulder, CO 80302

Project Number: 1806

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**1** View from SE  
SCALE: 1:6.87

**3** View from NW  
SCALE: 1:6.87

NOTE: SEE SHEET SPR3 FOR EXISTING TREE NUMBER LOCATIONS



**2** View from NE  
SCALE: 1:6.87

**4** View from NE  
SCALE: 1:6.83

ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

Renderings

**SPR 11**

Printed: 11/6/24



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dodd-studio.com

**175 Bellevue  
Addition**

175 Bellevue  
Boulder, CO 80302

Project Number: 1806

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1 NE View from King Ave - Existing



2 SE View from Sierra Dr - Existing



3 View from King Ave NE - Proposed



4 View from Sierra Drive SE - Proposed

ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1


Photomontage  
Renderings 1

**SPR 12**



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dodd-studio.com

**175 Bellevue  
Addition**

175 Bellevue  
Boulder, CO 80302

Project Number: 1806

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1 SW View from Enchanted Mesa Trail - Existing



2 SW View from Enchanted Mesa Trail - Proposed

ISSUED:

4/1/24	SPR-W
11/5/24	SPR-W R1

Photomontage  
Renderings 2

**SPR 13**



## Walker, Samuel

---

**From:** Walker, Samuel  
**Sent:** Monday, July 8, 2024 9:16 AM  
**To:** Randschneider@comcast.net; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Ask a Planner - Randall Schneider - SPR-24-0026 - 175 Bellevue Drive

Good morning Randall,

Thank you for your comments, they have been added to the project file and are now a part of the public record for application **SPR-24-0026 Berg Additions**. Your comments have been reviewed by staff, and will be forwarded to the Board of County Commissioners for their consideration as part of a determination letter packet issued at the conclusion of the application review period.

For more information, you can view the docket webpage by clicking this link: [boco.org/spr-24-0026](https://boco.org/spr-24-0026)

The application was submitted in April, but was not complete (and therefore not under review) until May 28, 2024. The public notice sign was posted during a staff site visit on June 17, 2024, which is within the codified 28-calendar-day review period ([Article 4-805.A](#) of the Land Use Code describes the required sign posting for Site Plan Review, but doesn't include a specific timeline within which the sign must be posted). The signs do occasionally get knocked or blown over, the applicants may have replaced it or slightly moved it and caused you to notice it where you didn't previously.

I'm guessing that your question about additional buildings is primarily related to the 996-square-foot accessory structure with large windows to the south of the main residence. The accessory structure was permitted in 2021, and did not require a planning process or public review because it was less than 1,000 sq. ft. and did not bring the property over the calculated presumptive size maximum (I'm referencing [Articles 4-802.A.2 and 4-802.A.3](#) in this case). Several department officials would have been involved with the permit review, but Ron Flax (Chief Building Official) will have the final sign-off when the structure is completed and the permit is ready to be closed.

The addition to the main residence that is currently under construction was approved by a public review titled [SPRW-22-0024 Berg Additions](#), which was completed in June of 2022. That project was reviewed by Erica Bjelland, who has since left the county, and also has an active building permit.

Please feel free to reach out to me directly with any questions or additional comments.

### Sam Walker

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)



*Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from [swalker@bouldercounty.org](mailto:swalker@bouldercounty.org) to [swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov). **Emails sent to both .org and .gov addresses will continue to work.** This work is part of the migration to the .gov domain that began in July 2022 when the Boulder County website moved to [www.bouldercounty.gov](http://www.bouldercounty.gov). This move to the .gov domain provides a higher level of cybersecurity protection*

-----Original Message-----

From: Wufoo <no-reply@wufoo.com>

Sent: Sunday, July 7, 2024 7:33 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Ask a Planner - Randall Schneider - SPR-24-0026 - 175 Bellevue Drive

Boulder County Property Address : 175 Bellevue Drive If your comments are regarding a specific Docket, please enter the

Docket number: SPR-24-0026

Name: Randall Schneider

Email Address: Randschneider@comcast.net Phone Number: (303) 668-7212 Please enter your question or comment:

Hi, Two initial questions:

Why did the Public Notice sign for the application review just get posted within the past few days when the application was submitted months ago?

Who is the planning department official who approved the additional buildings on this property and why was it done without a public posting of the application / public review?

Thank you,

Randall Schneider

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



## Walker, Samuel

---

**From:** Walker, Samuel  
**Sent:** Monday, January 13, 2025 7:49 AM  
**To:** henrygeorgebeer@gmail.com; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Ask a Planner - Henry Beer - -

Henry,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

### Sam Walker

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Friday, January 10, 2025 10:24 AM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Ask a Planner - Henry Beer - -

Name: Henry Beer

Email Address: [henrygeorgebeer@gmail.com](mailto:henrygeorgebeer@gmail.com)

Phone Number: (720) 470-7745

Please enter your question or comment: Please see attached document below. Please call Henry Beer at the number above with questions.

Attach a photo or document (optional): <https://bouldercounty.wufoo.com/cabinet/23ec9384-e8af-44e4-a68d-bb7a90d878ac> - 15.83 KB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

9 January 2025

Boulder County Commissioners and Staff:

*Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions*

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent a significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east-facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students *to the base of this hill*, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this “compound” has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,  
Henry Beer  
1460 Sierra Drive  
Boulder CO 80302  
720.470.7745  
Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* *Stu Wright*



**Walker, Samuel**

---

**From:** Walker, Samuel  
**Sent:** Monday, January 13, 2025 4:22 PM  
**To:** RAND SCHNEIDER; LU Land Use Planner  
**Cc:** Robin Stolp; Henrygeorgebeer@gmail.com  
**Subject:** RE: [EXTERNAL] Project #: SPR-24-0026 Berg Additions

Randall & Robin,

Thank you for the additional comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

---

**From:** RAND SCHNEIDER <randschneider@comcast.net>  
**Sent:** Monday, January 13, 2025 11:36 AM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Cc:** Robin Stolp <Robinstolp@comcast.net>; Henrygeorgebeer@gmail.com  
**Subject:** [EXTERNAL] Project #: SPR-24-0026 Berg Additions

To the Boulder County Community Planning and Permitting Director,  
 We are in full agreement with the attached letter, dated January 9, 2025 submitted by Henry Beer on behalf of the Bellevue Heights neighborhood. We "strongly oppose this offensive and unnecessary proposed addition" at 175 Bellevue Drive! Frankly, we are amazed that the City of Boulder allowed the current building extension on the subject property that is clearly an "eye sore" and scar at the front and base of our beautiful Flatirons, visible when arriving to Boulder, and from many views around Boulder.

Respectfully and sincerely,  
 Randall Schneider & Robin Stolp  
 1333 King Avenue  
 Boulder, CO 80302  
 303-668-7212

9 January 2025

Boulder County Commissioners and Staff:

*Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions*

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent a significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east-facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students *to the base of this hill*, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this “compound” has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,  
Henry Beer  
1460 Sierra Drive  
Boulder CO 80302  
720.470.7745  
Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* *Stu Wright*



**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Tuesday, January 14, 2025 8:19 AM  
**To:** lsanditen@gmail.com; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Ask a Planner - Lynne Sanditen - - 175 Bellevue Drive

Lynne,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
2045 13th Street, Boulder, CO 80302  
Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Monday, January 13, 2025 5:13 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Ask a Planner - Lynne Sanditen - - 175 Bellevue Drive

Boulder County Property Address : 175 Bellevue Drive

Name: Lynne Sanditen

Email Address: [lsanditen@gmail.com](mailto:lsanditen@gmail.com)

Please enter your question or comment: I stand with my neighbors who submitted the attached letter stating strong opposition to approving the proposed additional development at 175 Bellevue.

Attach a photo or document (optional): <https://bouldercounty.wufoo.com/cabinet/dd125a20-d784-43af-9617-e6cbd2339a74> - 43.23 KB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

9 January 2025

Boulder County Commissioners and Staff:

*Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions*

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent a significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students *to the base of this hill*, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this “compound” has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,  
Henry Beer  
1460 Sierra Drive  
Boulder CO 80302  
720.470.7745  
Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* Stu Wright  
Lynne Sanditen, David Gorodetzky



## Walker, Samuel

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**From:** Walker, Samuel  
**Sent:** Tuesday, January 14, 2025 12:37 PM  
**To:** Janice McCullagh; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] #: SPR-24-0026: Berg Additions

Janice,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

### Sam Walker

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** Janice McCullagh <jan\_mccullagh@me.com>  
**Sent:** Tuesday, January 14, 2025 12:11 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] #: SPR-24-0026: Berg Additions

Boulder County Commissioners and Staff:

*Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions*

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent a significant **eyesore**, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously **unstable slope** will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students *to the base of this hill*, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors **strongly oppose this offensive and unnecessary** proposed addition. Lastly, **the violence this "compound"** has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,

Janice McCullagh  
1353 King Avenue  
Boulder, CO 80302

With thanks to  
Henry Beer  
1460 Sierra Drive



**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Tuesday, January 14, 2025 4:20 PM  
**To:** VIRGINIA NEWTON; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Project # SPR-24—0026: Berg Additions

Virginia,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

-----Original Message-----

From: VIRGINIA NEWTON <ginna@icloud.com>  
 Sent: Tuesday, January 14, 2025 3:01 PM  
 To: LU Land Use Planner <planner@bouldercounty.gov>  
 Subject: [EXTERNAL] Project # SPR-24—0026: Berg Additions

14 January 2025

Boulder County Commissioners and Staff:

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent a significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

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Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students to

the base of this hill, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this "compound" has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,  
Virginia Newton  
1303 Mariposa Ave  
Boulder CO 80302



**Walker, Samuel**

---

**From:** Walker, Samuel  
**Sent:** Wednesday, January 15, 2025 2:00 PM  
**To:** Peggy Jessel; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Proposed project#SPR-24-0026: Berg Additions; 175 Bellevue Dr.

Peggy,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
2045 13th Street, Boulder, CO 80302  
Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** Peggy Jessel <peggyrjessel@gmail.com>  
**Sent:** Tuesday, January 14, 2025 4:47 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Proposed project#SPR-24-0026: Berg Additions; 175 Bellevue Dr.

Peggy Jessel  
1306 Mariposa Ave  
Boulder, CO 80302  
303.709.5000  
peggyrjessel@gmail.com

January 14, 2025

Re: Project #SPR-24-0026 Berg Addition

Project Location: 175 Bellevue Drive

Determination Date: January 2, 2025

Greetings County planners and Commissioners:

I live at 1306 Mariposa Ave. in Boulder. I have lived in this neighborhood since moving here with my parents in 1966. I hike nearly daily on the Enchanted Mesa Trail reservoir road and have been acutely aware of the construction occurring at the above address. I was not aware of the two glass buildings, as offensive as they are, through any notification from the owner or the county. I was under the impression that what the owner built was the extent of his plans. However, I did receive the notice to expand this construction and am within the allotted time to object. I understand that there has been a preliminary determination to allow this project to go forward.

First, I would encourage you to make a site visit, both from the east looking west from just about anywhere in central and south Boulder, and importantly, from the back side which is on the very popular Enchanted Mesa Trail. No matter from which direction one looks, the two buildings that have already been completed, which look like entertainment features, are eyesores. I remember when there was one house at the top of the driveway, and now there appear to be three. It's shocking that the owner wishes to build a fourth structure, this one with a basement and above ground floor level of 7,479 sq. ft. Even by Boulder's recent decisions favoring developers, that is ridiculously large and imposing, especially on the top and side of a steep hill, highly visible front and back. I wonder if the owner of 175 Bellevue will sell the older house in which he currently lives for several million dollars when the new 7500 sq ft house is completed. When is building very expensive homes in this town going to be enough?

In addition to the view obstruction of our mountain backdrop, including the Flatirons, that this project will present, the construction work will be incredibly disruptive to neighbors. My house is just down the hill from Bellevue, and when there are parties, fireworks, gas leaf blowers, and concerts, it's as if I'm living in an amplified sound basin.

I can't imagine being able to enjoy quiet hikes up the Mesa Trail, Enchanted Mesa or east over from Sierra Dr. and up Four Pines. The construction noise will be penetrating and inescapable. Truck traffic will likely come up Mariposa and go south to make the turn to the driveway for 175 Bellevue. It will be extremely difficult for large trucks to go south on 15<sup>th</sup> St. because of the hairpin curve past King St. onto Bellevue. The truck traffic that was prevalent heading south on 15<sup>th</sup> St. to build other



large homes was so irritating that windows had to be closed during our nicest months. Other than construction or landscaping noise, this is a relatively quiet neighborhood, and I don't want to lose that character.

Wildlife will be disrupted. We see bears, deer, birds of prey, coyotes, bobcats and mountain lions. There has already been substantial disruption because of Boulder Mountain Parks fire mitigation just below the proposed construction site on lower Enchanted Mesa that has been going on for at least two years. Please don't add to that.

Until now, I had been under the impression that the Blue Line prevented building up on the Mesa. When I was growing up, and until now, I had been under the impression that residents up on the hill had to truck water in. However, in the past couple of months, blue flags can be seen in the ground from the reservoir, crossing the County's Enchanted Mesa road to what looks like an open space water line vent, and on to the property's fence line. Is water going to be supplied to this property from the reservoir? How were they able to get a permit for that? Does that mean we can expect more construction in that area because someone has figured out a way to divert water from the reservoir to private property?

For these reasons, and more that I don't have the expertise to express, I urge the County to overrule the Planning and Permitting Department's approval of this project.

Very truly yours,

Peggy Jessel

**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Wednesday, January 15, 2025 2:05 PM  
**To:** hills@ucar.edu; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Ask a Planner - Alan Hills - SPR-24-0026 - 175 Bellevue Drive

Alan,  
 Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

-----Original Message-----

From: Wufoo <no-reply@wufoo.com>  
 Sent: Tuesday, January 14, 2025 10:41 PM  
 To: LU Land Use Planner <planner@bouldercounty.gov>  
 Subject: [EXTERNAL] Ask a Planner - Alan Hills - SPR-24-0026 - 175 Bellevue Drive

Boulder County Property Address : 175 Bellevue Drive If your comments are regarding a specific Docket, please enter the Docket number: SPR-24-0026  
 Name: Alan Hills  
 Email Address: hills@ucar.edu  
 Phone Number: (303) 402-9906

Please enter your question or comment: The overall design of the additions seem excellent. They fit in well with existing structures and are elegant and well integrated. Good luck with it all. I look forward to the final product.

Alan  
 233 Bellevue  
 Public record acknowledgement:  
 I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Wednesday, January 15, 2025 2:10 PM  
**To:** VIRGINIA NEWTON; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Re: Project #SPR-24-0026 Berg Addition 175 Bellevue

Virginia,

Thank you for the additional comments, they have been added to the file along with your previous message. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

-----Original Message-----

From: VIRGINIA NEWTON <ginna@icloud.com>  
 Sent: Wednesday, January 15, 2025 12:39 PM  
 To: LU Land Use Planner <planner@bouldercounty.gov>  
 Subject: [EXTERNAL] Re: Project #SPR-24-0026 Berg Addition 175 Bellevue

Im so sorry the letter was sent prematurely! I pushed send before I had finished editing.

Dear County planners and Commissioners.

> Im writing again to strongly request that there is a public hearing on this Site Plan Review. In addition, I urge you to extend the deadline for approval. The majority of the people in this neighborhood, lower Chautauqua, including me, were not notified about this project or about the glass buildings before they were built. (Just yesterday I was sent a copy of the plan and notification) I am shocked to hear that there has been a preliminary acceptance.

>

> Please extend this deadline and please publicize plans for this project to the rest of Boulder.

> It will not only be disruptive to the whole neighborhood and beyond, it will obstruct the views, looking down from the Mesa trail and views looking up. It will impact not only this neighborhood which will have to cope with the noise and traffic for a couple of years, but it will impact the whole city, all the people driving into Boulder on 36 and especially, of course, the thousands of people who hike on the Mesa Trail. I have not even mentioned the impact on the wildl also who are disappearing Trail, up against the Blue line. Asl understand, the Blue Line was designed to protect Boulder from this kind of excessive development. In my opinion there is no benefit to anyone except to the person who has the money to do what he wants without any concern for others.

Thank you.

Virginia Newton  
 1303 Mariposa Ave  
 303-725-6436





**Walker, Samuel**

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**From:** VIRGINIA NEWTON <ginna@icloud.com>  
**Sent:** Wednesday, January 15, 2025 12:31 PM  
**To:** LU Land Use Planner  
**Subject:** [EXTERNAL] Project #SPR-24-0026 Berg Addition 175 Bellevue  
**Attachments:** letter to county re 175 bellevue.docx

Dear County planners and Commissioners.

Im writing again to strongly request that there is a public hearing on this Site Plan Review. In addition, I urge you to extend the deadline for approval. The majority of the people in this neighborhood, lower Chautauqua, including me, were not notified about this project or about the glass buildings before they were built. (Just yesterday I was sent a copy of the plan and notification) I am shocked to hear that there has been a preliminary acceptance.

Please extend this deadline and please publicize plans for this project to the rest of Boulder.

It will not only be disruptive to the whole neighborhood and beyond, it will obstruct the views, looking down from the Mesa trail and views looking up. It will impact not only this neighborhood which will have to cope with the noise and traffic for a couple of years, but it will impact the whole city, all the people driving into Boulder on 36 and especially, of course, the thousands of people who hike on the Mesa Trail. I have not even mentioned the impact on the wildl also who are disappearing Trail, up against the Blue line The Blue Line was designed to protect Boulder from this kind of excessive development.

In my opinion there is no benefit to anyone except to the person who has the money to do what he wants without any

It will impact not only this neighborhood which will have to cope with the noise and traffic disruption etc for a couple of years, but it will impact the whole city, people driving into Boulder on 36, and the thousands of people who hike on the Mesa Trail. The Blue Line was designed to protect Boulder from this kind of excessive development.

**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Wednesday, January 15, 2025 2:15 PM  
**To:** howew@aol.com; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Project # SPR-24-0026: Berg Additions

Bill,  
 Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** howew@aol.com <howew@aol.com>  
**Sent:** Wednesday, January 15, 2025 1:42 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Project # SPR-24-0026: Berg Additions

Bill Howe  
 1225 Mariposa Ave  
 Boulder, CO 80302  
[howew@aol.com](mailto:howew@aol.com)

January 15, 2025  
 Re: Project #SPR-24-0026 Berg Additions  
 Project Location: 175 Bellevue Drive

Hello Boulder County planners and Commissioners,

I write to wholeheartedly urge you to oppose approving the proposed additional development and further expansion of a large compound at 175 Bellevue.

As you know, the Blue Line was conceived to serve and benefit all the citizens of Boulder and Boulder county with the invaluable mountain views and by protection from over development that significantly compromise these views and encroached on and diminished access to wild life and relatively wild land. The existing additions at this location have already significantly violated the spirit of the noble, precient and community based ideals of the Blue Line. For example, the views of the Flatirons are scared and compromised night and day by an all-glass, east facing facade. the unique and beautiful Mesa Trail, at the place of proposed addition, has over the years, greeted and gifted tens of thousand of with a breath taking



view of the flatirons. If you approve the additional development, the Mesa Trail at this location will greet the hikers with a breath taking affront, intrusion and insult of huge (7,479 square feet?) structure.

My primary objection to the approval of additional development is that our community and visitors that come to Boulder, tens of thousands of people, will suffer an irreplaceable and unnecessary loss of beauty, serenity, wildness, etc., for multiple generations, just for the benefit of a handful of people. These people have already benefited with the existing additions, and now they are asking even more benefit and causing more harm.

The existing additions at this location have already significantly violated the spirit of the noble, forward-looking and community based ideals of the Blue Line. For example, the from the East, views of the Flatirons are now scared and compromised night and day by an all-glass, east facing facade, that cannot be softened by landscaping because of the steep slope. From the West, on the unique and beautiful Mesa Trail, at the place of proposed addition, has over the years, greeted and gifted tens of thousand of hikers with a breath taking view of the flatirons. If you approve the additional development, the Mesa Trail at this location will greet the hikers with a breath taking intrusion, disturbance and insult of the huge (7,479 square feet?) structure.

I strongly request a public hearing regarding this proposed additional development. It is not just people in my neighborhood that will continue to be adversely affected by this development, but a significant number of people in Boulder County.

I urge the County to overrule the planning and Permitting Department's approval of this project.

Respectfully submitted,  
Bill Howe

**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Thursday, January 16, 2025 8:37 AM  
**To:** Denise Franklin; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Your Notice of Determination, Project #SPR-24-0026: Berg Additions

Denise,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

-----Original Message-----

**From:** Denise Franklin <denise.franklin2016@gmail.com>  
**Sent:** Wednesday, January 15, 2025 3:05 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Your Notice of Determination, Project #SPR-24-0026: Berg Additions

Dear Boulder County Planners and Commissioners:

I live at 450 13th St in Boulder and am writing to express my opposition to the proposed additional development at 175 Bellevue. I've lived in Boulder for nearly 30 years and have been at this 13th St address for the last 10 years. I hike Enchanted Mesa almost everyday and am saddened every time to see that glass structure currently being built at 175 Bellevue. It is such an eyesore, not only from the trail, but from much of town as well. Another structure will further diminish the beauty of the mesa that we all share. Construction will also disrupt the quiet for all of our neighbors, including all of the wildlife and fragile ecosystem they live in.

I would like to request that BOCC hold a public hearing.

Thank you,  
 Denise Franklin



**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Thursday, January 16, 2025 8:39 AM  
**To:** Peggy Jessel; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] SPR-24-0026

Good morning Peggy,

Thank you for the additional comments. They have been added to the project file and will be forwarded to the Board of County Commissioners and the applicant along with your previous message.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
2045 13th Street, Boulder, CO 80302  
Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** Peggy Jessel <peggyjessel@gmail.com>  
**Sent:** Wednesday, January 15, 2025 3:14 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] SPR-24-0026

This comment is in addition to my letter of yesterday, January 15. I neglected to request that the County hold a public hearing on this project. Given that the proposed project will be seen from much of the City, I wonder if the notification went out to enough of our citizens. A hearing would allow more people to participate.

Thank-you,  
Peggy Jessel

## Walker, Samuel

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**From:** Walker, Samuel  
**Sent:** Thursday, January 16, 2025 8:42 AM  
**To:** dismasrotta@comcast.net; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Ask a Planner - Dismas Rotta - - 175 Bellevue

Dismas & Stefka,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

### Sam Walker

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

-----Original Message-----

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Wednesday, January 15, 2025 3:20 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Ask a Planner - Dismas Rotta - - 175 Bellevue

Boulder County Property Address : 175 Bellevue

Name: Dismas Rotta

Email Address: dismasrotta@comcast.net

Phone Number: (303) 829-4051

Please enter your question or comment: We stand with our fellow neighbors in opposition to the expansion of 175 Bellevue and in the same regard as Henry Beer has stated.

Ms.Stefka Trusz, Dismas Rotta

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Thursday, January 16, 2025 9:19 AM  
**To:** Henry Beer  
**Subject:** RE: [EXTERNAL] Project #: SPR-24-0026 Berg Additions

Henry,

Apologies for the delayed response. I've added the updated letter to the record for this proposal, and will forward it to the applicant and Board of County Commissioners later this morning.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** Henry Beer <henrygeorgebeer@gmail.com>  
**Sent:** Tuesday, January 14, 2025 4:26 PM  
**To:** Walker, Samuel <swalker@bouldercounty.gov>  
**Subject:** Re: [EXTERNAL] Project #: SPR-24-0026 Berg Additions

Samuel--for what it's worth, here's the most recent letter with additional neighbor names accompanying it.

Henry G. Beer, IDSA FSEGD  
*Free Range Small Batch Artisanal Thinking*  
**HENRY BEER CONSULTING + DESIGN**  
 1460 Sierra Drive Boulder CO 80302  
[henrygeorgebeer@gmail.com](mailto:henrygeorgebeer@gmail.com)  
 720.470.7745



On Mon, Jan 13, 2025 at 4:21 PM Walker, Samuel <[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)> wrote:

Randall & Robin,

Thank you for the additional comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting

2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** RAND SCHNEIDER <[randschneider@comcast.net](mailto:randschneider@comcast.net)>  
**Sent:** Monday, January 13, 2025 11:36 AM  
**To:** LU Land Use Planner <[planner@bouldercounty.gov](mailto:planner@bouldercounty.gov)>  
**Cc:** Robin Stolp <[Robinstolp@comcast.net](mailto:Robinstolp@comcast.net)>; [Henrygeorgebeer@gmail.com](mailto:Henrygeorgebeer@gmail.com)  
**Subject:** [EXTERNAL] Project #: SPR-24-0026 Berg Additions

To the Boulder County Community Planning and Permitting Director,

We are in full agreement with the attached letter, dated January 9, 2025 submitted by Henry Beer on behalf of the Bellevue Heights neighborhood. We "strongly oppose this offensive and unnecessary proposed addition" at 175 Bellevue Drive! Frankly, we are amazed that the City of Boulder allowed the current building extension on the subject property that is clearly an "eye sore" and scar at the front and base of our beautiful Flatirons, visible when arriving to Boulder, and from many views around Boulder.

Respectfully and sincerely,

Randall Schneider & Robin Stolp

1333 King Avenue

Boulder, CO 80302

303-668-7212



14 January 2025

Boulder County Commissioners and Staff:

*Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions*

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent an significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well . In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building .

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students *to the base of this hill*, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this “compound” has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,  
Henry Beer  
1460 Sierra Drive  
Boulder CO 80302  
720.470.7745  
Henrygeorgebeer@gmail.com

Please see the following page for additional signatures.

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* Stu Wright\* Virginia Newton\* Bill Howe\* Peggy Jessel\* Nikky Wolman\* David Fulker \*Sandi Roach\* Phyllis Wise\* Lynne Sanditen\* David Gorodetzky\* Rand Schneider\* Robin Stolp.

\*The names with an asterisk have all contacted me personally requesting I include their names in the letter.



**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Thursday, January 16, 2025 1:35 PM  
**To:** Phyllis Wise; LU Land Use Planner  
**Cc:** Richard Meisinger  
**Subject:** RE: [EXTERNAL] Fwd: 175 Belleview

Phyllis and Richard,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
2045 13th Street, Boulder, CO 80302  
Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** Phyllis Wise <phyllismwise@yahoo.com>  
**Sent:** Wednesday, January 15, 2025 8:47 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Cc:** Richard Meisinger <RichardMeisinger@gmail.com>  
**Subject:** [EXTERNAL] Fwd: 175 Belleview

Dear Boulder County Commissioner,

We would like to join our neighbors to oppose approving the proposed additional building on 175 Bellevue. The attached letter from Henry Beer outlines in detail the reason for our opposition. My partner, Richard Meisinger, and I live at 1425 King Avenue and will be seriously impacted by this additional building.


Sincerely,  
Phyllis Wise and Richard Meisinger Jr

PROPERTY OWNER/RESIDENT  
1405 BELLEVUE DR  
BONNICKER, CO 80026

**NOTICE OF DETERMINATION**

Project #: 159-24-024 Reg. Address  
Project Location: 175 Bellevue Drive  
Determination Date: January 2, 2025  
Deadline for Response: January 16, 2025

**Approved Project:** Site Plan Review to construct one basement addition and one above-grade addition for a total residential floor area of 7,276 sq. ft. where the prescriptive site maximum is 8,541 sq. ft.



This is to notify you that a Determination by the Boulder County Community Planning & Permitting Director has been made on the above project. The Determination is not final for 14 calendar days after the date of issuance. If you would like more information regarding this proposal and any conditions that must be met, the file is public information. You may view the file online at [www.bcoinc.org/159-24-024](http://www.bcoinc.org/159-24-024) or contact the Community Planning & Permitting Department to request an information packet.

There is a 14-day public comment period from the Determination Date listed above. During this time, the Board of County Commissioners (BOCC) will consider comments and decide whether to review the Director's determination. If you have any comments regarding this project, please respond in writing and reference the project number. Email [planning@bouldercounty.gov](mailto:planning@bouldercounty.gov), or mail comments to PO Box 671, Boulder, CO 80502, or call 303-441-3950. Your comments will become part of the public record.

Your response MUST be received during the 14-day public comment period to be considered by the BOCC. If the BOCC decides to hold a public hearing or the applicants appeal the determination, adjacent property owners will be sent notice of the public hearing.

Site Log: [unclear] | [unclear] | [unclear]



9 January 2025

Boulder County Commissioners and Staff:

*Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions*

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent a significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east-facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students *to the base of this hill*, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this “compound” has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,  
 Henry Beer  
 1460 Sierra Drive  
 Boulder CO 80302  
 720.470.7745  
 Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* *Stu Wright*

**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Tuesday, January 21, 2025 10:17 AM  
**To:** Marina Skumanich; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] 175 Bellevue – SPR-24-0026 Berg Additions

Marina,

Apologies for my delayed response. Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration. SPR-24-0026 Berg Additions was called up by the Board of County Commissioners last week, and will proceed to a Business Meeting where the Commissioners will vote on whether or not to hold a public hearing for the proposal. Currently I'm anticipating that the call-up will be discussed during the [January 28 Business Meeting](#); the meeting agenda will be finalized around midday on Thursday, January 23<sup>rd</sup>.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** Marina Skumanich <ninasku@gmail.com>  
**Sent:** Thursday, January 16, 2025 6:55 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] 175 Bellevue – SPR-24-0026 Berg Additions

Boulder County Community Planning and Permitting  
 Courthouse Annex  
 2045 13th Street  
 Boulder, CO 80302

Subject: 175 Bellevue – SPR-24-0026 Berg Additions

To Whom It May Concern:

I am a resident of Boulder County and live in the neighborhood of the Berg house on 175 Bellevue. I walk daily on the Enchanted Mesa trail – as do countless others.

I am completely opposed to the approval of additional construction on this site.

The name of the County Planning Department includes the word “community,” which indicates that community is a value that should be front and center in any development approvals. Indeed, the zoning codes of Boulder County were established to protect community and environmental values and ensure a high quality of life for all residents. Yet I



continue to be stunned and amazed by the willingness of Boulder County Planning to approve of developments so contrary to the public interest!

Recent county actions relative to the 175 Bellevue property demonstrate this clearly. This property is located in a very exposed area adjacent to the highly popular Chautauqua Park area and on a mesa named "Enchanted Mesa," which clearly indicates its special value within the open space system. Originally, the 175 Bellevue house (which goes back decades) was discretely nestled in trees, so as to not encroach either on the special viewscapes of the Flatirons from the city of Boulder, or the views from the Enchanted Mesa trail down towards the city (the area right adjacent to the property is one of the prime viewpoints to the east along the entire Mesa Trail).

Yet somehow the County recently approved the detached "studio" on 175 Bellevue - an obscene, self-indulgent structure that is of limited purpose, yet designed to jut wildly out of the property and serve as an eyesore in all directions. It is unfathomable how the County could ignore the public impacts of this structure – and again, impacts that occur to the many people who enjoy a community treasure called "Enchanted Mesa!"

And as though the "studio" (and the original house) were not enough of an expansive footprint for the Bergs, they are now requesting even MORE construction on the site. Such additional expansion in such a special place is not justified. The County previously erred in approving the "studio" – I strongly urge you revise course and recognize the high public interest in this area, and at this time deny this permit application.

Sincerely,

Marina Skumanich  
400 13th Street  
Boulder CO 80302  
[ninasku@gmail.com](mailto:ninasku@gmail.com)

**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Tuesday, January 21, 2025 10:18 AM  
**To:** J Mckim Malville; LU Land Use Planner  
**Subject:** RE: SPR-24-0026: Berg Additions

John & Nancy,

Apologies for my delayed response. Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration. SPR-24-0026 Berg Additions was called up by the Board of County Commissioners last week, and will proceed to a Business Meeting where the Commissioners will vote on whether or not to hold a public hearing for the proposal. Currently I'm anticipating that the call-up will be discussed during the [January 28 Business Meeting](#); the meeting agenda will be finalized around midday on Thursday, January 23<sup>rd</sup>.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
2045 13th Street, Boulder, CO 80302  
Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

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**From:** J Mckim Malville <kim.malville@colorado.edu>  
**Sent:** Thursday, January 16, 2025 8:42 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Cc:** J Mckim Malville <kim.malville@colorado.edu>  
**Subject:** [EXTERNAL] SPR-24-0026: Berg Additions

Dear Commissioners and Staff,

Please find attached our comments about this project.

Thank you for considering them.

John McKim Malville  
Nancy Koontz Malville



January 16, 2025

Boulder County Commissioners and Staff:

*Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions*

We wish to oppose the additional development at 175 Bellevue. The original building was above the Blue Line and should never have been allowed in the first place. The charter amendment establishing the Blue Line prohibited water services above it, with the intent of discouraging housing developments in the hills west of Boulder, which contain the famous Flatirons.

The Flatirons and the lands below them are essential features of the city of Boulder. The area around the Flatirons establishes the essence of Boulder more than any other aspect of the city for its citizens and visitors. Images of the Flatirons on Green Mountain are ubiquitous symbols of the city of Boulder. The area abounds with Flatirons photographs, drawings, paintings, and sculptures of the flatirons. The city government, the University of Colorado, and many businesses make use of this symbol in their logos, advertisements, and marketing materials. Many businesses also use the word Flatiron in their names. In addition, Boulder often is referred to in the tech industry as the "Silicon Flatirons", analogous to Santa Clara Valley's famous nickname. The view from Boulder of the Flatirons should be vigorously protected

In 1959 a group of prominent citizens led the movement to protect the beauty of our backdrop. They are revered by many citizens today who know the history of the city (Al Bartlet, Harold Walton, Gayle Waldroop, Hugh McCaffrey, and Florence Sibert). In the election of July 21, 1959, the charter amendment establishing the Blue Line passed overwhelming by a vote of 2735 to 852. Thus, at that time over 2700 citizens voted to prevent construction above it. I suspect today such a vote would be as compelling as it was then.

The existing buildings are significant eyesores, visible from below. Those who constructed the houses at 175 Bellevue circumvented the intent of the charter amendment and have either cisterns filled by water that is trucked in or have drilled drilling wells. The original error of constructing the house should not be compounded.

Prohibiting building or development on important backdrops is characteristic of good town planning. Please do not let this development proceed and create an even greater blight on our landscape. Enough is enough!

Respectfully yours,  
John McKim Malville  
Nancy K. Malville  
1323 Bluebell Avenue  
Boulder CO 80302  
303 422 8678



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

June 14, 2022

Gary Berg  
 175 Bellevue Drive  
 Boulder, CO 80302

**Re: SPRW-22-0024**

Dear Gary,

Pursuant to Article 4-802.C of the Boulder County Land Use Code (the Code), the Boulder County Community Planning & Permitting Department (CPP) has reviewed and granted your request to waive Site Plan Review for the proposed additions at 175 Bellevue Drive, subject to the conditions listed below. Per Article 4-802.C.1 of the Code, the CPP Director may waive Site Plan Review for any increase in the total residential floor area to a size less than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located, up to an increase of 2,000 square feet, if the Director determines that there is no potential for any significant conflict with the criteria listed in Article 4-806 of the Code. In this case, the applicant has proposed to build an 804.5-square-foot residential addition, and the CPP Director has determined that there is no potential for conflict with the criteria listed in Article 4-806 of the Code.

Consistent with Article 4-802.C of the Code, this office has referred the waiver request to neighboring property owners and has not received any responses that the CPP Director has determined would warrant further County review.

## **CONDITIONS**

### **1. NEIGHBORHOOD**

The applicable neighborhood for the subject parcel is the area within 1,500 square feet from the parcel, excluding parcels inside municipal boundaries, platted subdivisions with seven or more developed lots, and any mapped townsites.

### **2. APPROVED SIZE**

<b>RESIDENTIAL FLOOR AREA</b>	
<b>Total existing residential floor area on the subject parcel</b>	5,848 square feet
<b>Approved NEW residential floor area</b>	804.5 square feet
<b>TOTAL residential floor area on the subject parcel</b>	Approximately 6,652.5 square feet

The application proposes an 804.5 square-foot addition (162.4 square-foot closet and 642.1 square-foot living and dining room). Staff supports the size as proposed since it is under the

**Matt Jones** County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner



presumptive size limitation of 8,312 square feet and since the resulting size of 6,652.5 square feet of Residential Floor Area is found to be compatible with the general character of the defined neighborhood.

### 3. ACCESS REQUIREMENTS

The subject property is accessed from Bellevue Drive, a City of Boulder owned Right of Way (ROW), via a paved, shared private driveway (aka Mesa Canyon Drive). Legal access has been demonstrated by the following easements:

- a. Reception No.'s: 00799876 recorded 12/24/1986, 90522297 recorded 1/7/1953, 90778274 recorded 3/2/1965, and 90778275 recorded 3/2/1965.
- b. A private drive within an existing access easement recorded 12/24/1986 at Rec. No. 00828316.

Access and related drainage/slope stabilization improvements were required as conditions of approval for BP-21-0384 issued for a studio/home office on the subject parcel. These improvements will be inspected prior to closeout of the building permit. No additional improvements to the existing access are required at this time.

During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property; worker vehicles must be parked on the subject property or along one side of the shared driveway *in a manner that allows continued emergency access* along the shared driveway during construction.

### 4. GEOLOGICAL HAZARDS

Because this property lies within a [Major Geologic Hazard Area](#) as identified by the [Boulder County Comprehensive Plan](#) and due to the steepness of the site, additional site-specific information is required. A Subsurface Investigation Report was completed in 2018 for BP-21-0384. However, because this report only remains valid for two years after the date of issuance, an updated recommendation will be required based on the information provided in the report.

*At the time of building or grading permit application*, the Building Safety & Inspection Services Team will require an updated recommendation letter stamped from a soils engineer that identifies the validity of the Subsurface Investigation Report completed in 2018.

### 5. WILDFIRE MITIGATION

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US. Still, the loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code. Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

Wildfire Mitigation is required; the proposed project is in [Wildfire Zone 1](#) (the foothills or mountains—approximately west of Highways 7, 36, or 93) of the unincorporated portion of Boulder County. The Boulder County Wildfire Mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

### **Site Location**

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process, and no conflicts have been identified. Ideally, all structures should be located as far from property lines as possible for full defensible space – at least 100 feet. Although one of the additions is only about 45 feet from the property line and far from ideal, this distance is adequate given the relatively low fuel loading within 100 feet of this addition.

### **Ignition-Resistant Materials and Construction**

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction or better.

For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. Refer to the Boulder County publication: [Building with Ignition Resistant Materials](#) for specific requirements. All exterior materials must be clearly noted on the building plans and must be reviewed and approved as “ignition resistant” by the Building Safety & Inspection Services Team.

### **Defensible Space**

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

Follow the Colorado State University [FireWise Plant Materials – 6.305](#), [Fire-Resistant Landscaping – 6.303](#), and Colorado State Forest Service [Protecting Your Home from Wildfire: Creating Wildfire: Defensible Zones – 2012 Quick Guide](#) publications when choosing plants and designing revegetation and landscaping.

### **Emergency Water Supply**

Emergency water supply is currently only required when building a new residence. No emergency water supply will be required for this application.

### **Emergency Vehicle Clearance**

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by. For specific clearance related requirements, refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#).

### **Timeline**

*After applying for, but prior to issuance of any permits*, a Boulder County Wildfire Mitigation Specialist will contact you to schedule a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created which will describe the wildfire mitigation requirements.



*Before scheduling rough framing inspections*, the defensible space must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed.

*At the time of final inspection*, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

## 6. HISTORIC SIGNIFICANCE

Community Planning & Permitting staff has determined that the existing residence is eligible for landmark status. The Historic Preservation Advisory Board has approved the proposed addition as it does not conflict with and maintains the historic character of the property.

## 7. HEIGHT

The height of the proposed addition is approved for 27.6 feet from existing grade, as shown in the application materials submitted on 4/28/2022.

## 8. EXTERIOR COLORS & MATERIALS

Application materials indicate the exterior walls of the proposed addition will have a grey exterior siding and grey roof. Exterior colors are approved as proposed.

Application materials indicate metal will be used for the exterior siding and bituthene for the roof of the addition. All exterior materials should have a matte finish.

*Prior to issuance of building permits*, submit to the Community Planning & Permitting Department for review and approval, one set of exterior material samples to be used including roof, siding and trim. Please note that due to COVID-19 distancing restrictions samples may be provided electronically. Samples should be included as part of the building plan set required at the time of permit application.

*At the time of final inspection*, the Community Planning & Permitting Department must inspect and verify that the approved colors and materials are used on the new structure.

## 9. EXTERIOR LIGHTING

The locations and types of exterior lighting fixtures were not provided in the application. Given the visible position in the landscape and rural character of the area, lighting has the potential to cause negative visual impacts. In order to minimize adverse visual impacts, exterior lighting fixtures shall be limited to:

- a. Only one ceiling or wall mounted fixture is permitted for each exterior entrance.
- b. No landscape lighting is permitted.
- c. No driveway lighting is permitted.

***Prior to issuance of building permits,*** a proposed lighting plan must be submitted to the Community Planning & Permitting Department for review and approval. [Down lighting](#) is required, and all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. The lighting plan must indicate the location of all exterior fixtures on the site and structure, and must include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures. The lighting plan shall be included as part of the building plan set required at the time of permit application.

***At the final inspection,*** the full installation of the approved lighting plan must be inspected and approved by the Community Planning & Permitting Department.

## 10. LOCATION

The location of the addition shown on the materials submitted on 4/28/2022 and staked in the field is approved as proposed.

## 11. EARTHWORK & GRADING

The following earthwork and grading requirements are approved.

<b>Foundational Earthwork:</b> (exempt from 500 cubic yards threshold)	458.4 cubic yards cut and 227.7 cubic yards fill
---	--

The application materials indicate that the construction of the addition will require 458.4 cubic yards of foundational cut and 227.7 cubic yards of foundational fill but do not indicate where the excess cut is to be used. The applicant must submit a grading fact sheet with the building permit application that is signed and stamped by a Colorado registered Professional Engineer, Landscape Architect, or Architect. If any non-foundational earthwork is proposed, the location of that earthwork must be identified on plans submitted for permitting and areas of cut and fill must be clearly delineated using contrasting shading.

***Prior to issuance of building or grading permits,*** submit to this office a narrative describing where excess foundation cut (other than that used for backfill within the foundation) will be transported. If the cut will be located on site as fill, be sure to delineate the fill location on the revegetation plan as well as indicate the method of revegetation for any disturbed areas. The location of any excess fill on the site will have to be approved by the Community Planning & Permitting Department.

All reasonable efforts shall be made to minimize the site disturbance associated with this development proposal. Total earthwork (excluding normal excavation contained within structure footings and foundations) approaching the 500 cubic yard trigger for [Limited Impact Special Use Review](#) will require grading plans certified by a registered Professional Engineer.

***At the time of final inspection,*** the location and receipt for transport and dumping must be submitted to the Community Planning & Permitting Department so that receipt of fill materials may be verified.



## 12. REVEGETATION

Use of native plant material is recommended for revegetation and landscaping.

*Prior to final inspection*, all areas of exposed soil must be revegetated. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account must be provided to assure completion of revegetation. What is considered “adequate revegetation” is influenced by the amount of site disturbance, potential for significant erosion (steep slopes), and visibility. In all cases some level of germination and growth is required. Note that areas of disturbance not included on the site plan are still subject to reseeded. Please note that no species on List A, B or C in the County's [Noxious Weed Management Plan](#) may be used to meet revegetation requirements.

## 13. EROSION CONTROL

Appropriate erosion control measures shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of erosion control shall be shown on site plans submitted for building permit approval.

A construction fence must be installed downslope of the construction site (but upslope of the erosion control measures) to prevent construction debris/ material from falling downslope and protect the shared driveway and residences downhill from the site.

*Prior to issuance of building or grading permits*, details regarding the placement and construction of the appropriate erosion control measure must be submitted to and approved by the Community Planning & Permitting Department. The placement and profile of the erosion control measure must be shown on the Revegetation Plan.

*Prior to any grading or site disturbance*, the erosion control measure must be installed as required per the approved plans.

*At the time of the footing foundation inspection and all subsequent inspections*, the Community Planning & Permitting Department must confirm the erosion control measure has been installed as required per the approved plans.

If you have any questions or concerns, please feel free to contact me at 303-441-1364 or via e-mail at [mblankas@bouldercounty.org](mailto:mblankas@bouldercounty.org)

Sincerely,



Michelle Blankas  
Planner I

## **ADDITIONAL REQUIREMENTS & INFORMATION**

**BUILDING PERMIT:** A building permit, plan review, and inspection approvals are required for the proposed addition.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

**2015 Building Code Adoption & Amendments**, at the following URL:  
<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

**AUTOMATIC FIRE SPRINKLER SYSTEM:** According to R313.2.1 of the currently adopted 2015 Boulder County Building Code this addition triggers the requirement for an automatic residential fire sprinkler system to be installed throughout the home. This system shall be designed and installed in accordance with NFPA 13D or IRC Section P2904.

**R313.2.1 Additions to existing one- and two-family dwellings.** An automatic residential fire sprinkler system shall be installed throughout existing one- and two- family dwellings with additions when the sum of the total floor area of the addition plus the existing one- and two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.

**BUILDSMART. A HERS RATING** is required for this project. Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.

**IGNITION-RESISTANT CONSTRUCTION AND DEFENSIBLE SPACE:** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the County's wildfire mitigation specialists.

**DESIGN WIND AND SNOW LOADS:** The design wind and ground snow loads for the property are 165 mph (Vult) and 45 psf, respectively.

**PLAN REVIEW:** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building code requirements are to be met. Our Residential Plan Checklist and other Building Safety publications can be found at: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf>

**PUBLIC HEALTH ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS:** BCPH issued a repair permit for the installation of an absorption bed system on 6/30/20. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 2-bedroom house. The final number of bedroom in the home must be no more than two.



BCPH has not final-approved the installation of the OWTS. According to the site plan for the studio/home office structure (BP-21-0384), the sewer line serving the proposed studio will connect directly into the home. This work must be done under an OWTS permit. The owner can do the work under the current open OWTS permit but must:

- 1) Submit \$250 to BCPH for another inspection once the sewer line is installed.
- 2) The installer must submit a new record drawing that includes studio connection once that is installed and approved.

**An engineer design addendum has already been received for this additional work under the existing OWTS permit.** The sewer line must be installed, inspected and approved by BCPH before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning & Permitting.

Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.

cc: SPRW-22-0024 file, property owner



## Boulder County Land Use Department

Courthouse Annex Building  
2045 13th Street • PO Box 471 • Boulder, Colorado 80302  
Phone: 303-441-3930  
Email: [planner@bouldercounty.org](mailto:planner@bouldercounty.org)  
Web: [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)  
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.  
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

## Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name			
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning		<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 175 Bellevue Drive Boulder, CO 80302					
Subdivision Name TR,NBR 101-103, 105, 107, 109, 170					
Lot(s)	Block(s)	Section(s)	Township(s)	Range(s)	
Area in Acres 4.64	Existing Zoning ER	Existing Use of Property Single Family Residence		Number of Proposed Lots 1	
Proposed Water Supply Cisterns		Proposed Sewage Disposal Method Septic			


### Applicants:

Applicant/Property Owner Gary Berg		Email <a href="mailto:gary@theacademyboulder.com">gary@theacademyboulder.com</a>		
Mailing Address 175 Bellevue Dr.				
City Boulder	State CO	Zip Code 80302	Phone 303-475-9172	
Applicant/Property Owner/Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	
Agent/Consultant Steve Dodd		Email <a href="mailto:Steve@Dodd-Studio.com">Steve@Dodd-Studio.com</a>		
Mailing Address 1301 Walnut St Suite 101				
City Boulder	State CO	Zip Code 80302	Phone 303-440-7957	

### Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

**All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.**

Signature of Property Owner 	Printed Name Gary D. Berg	Date 3/28/2022
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.








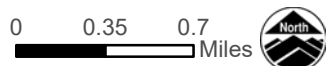
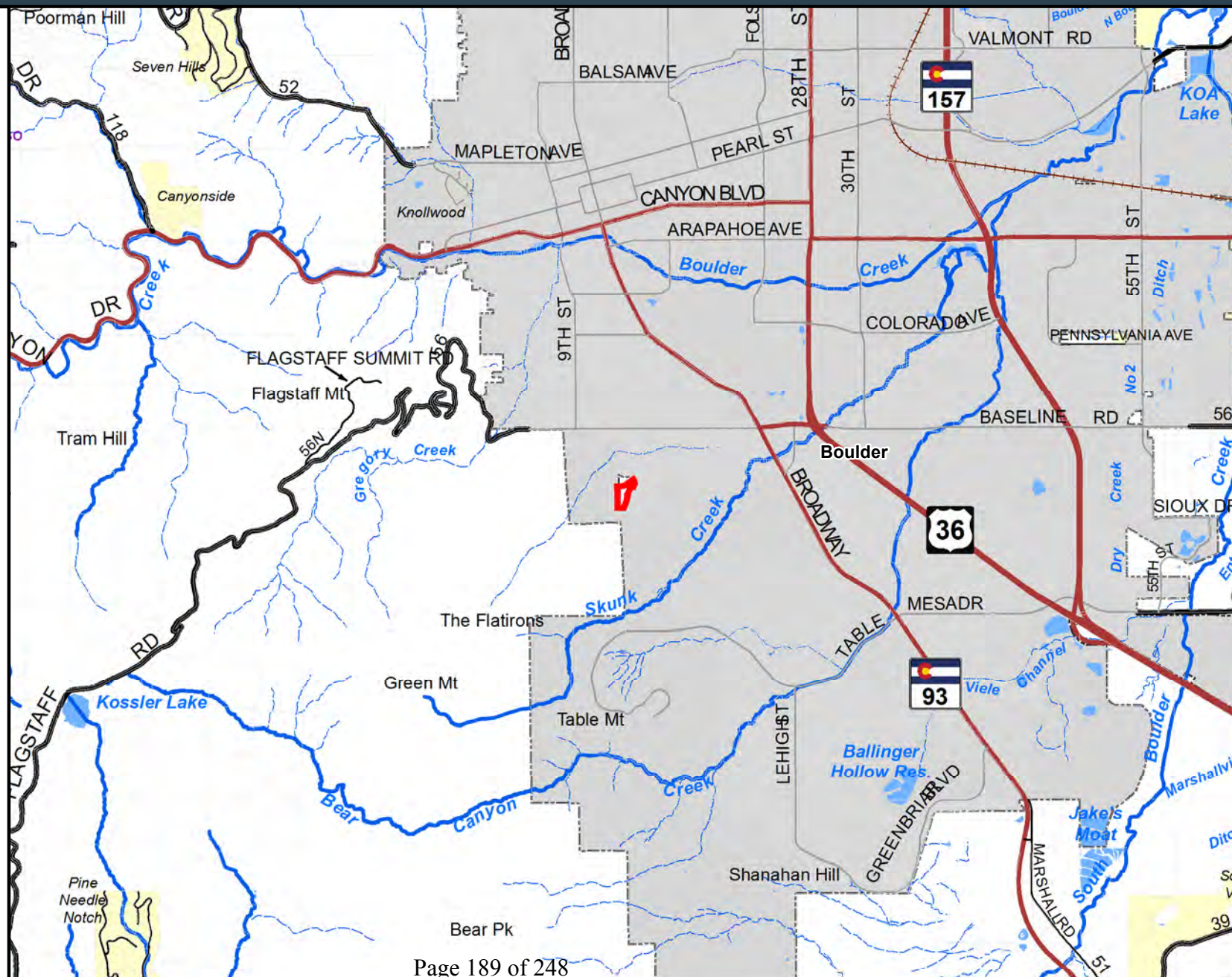
# Community Planning & Permitting

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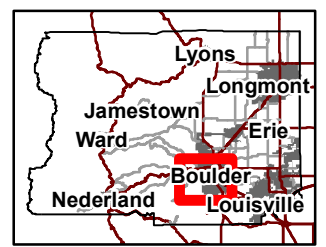
Vicinity

175 BELLEVUE DR

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 11/2/2021



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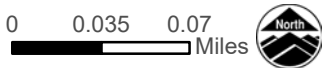
# Community Planning & Permitting

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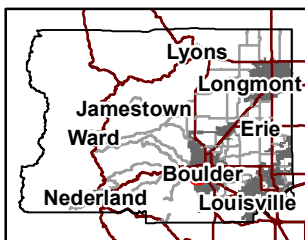
Location

175 BELLEVUE DR

 Subject Parcel



Area of Detail Date: 11/2/2021



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Aerial

175 BELLEVUE DR

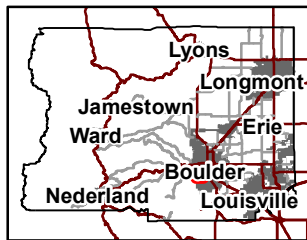
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 11/2/2021



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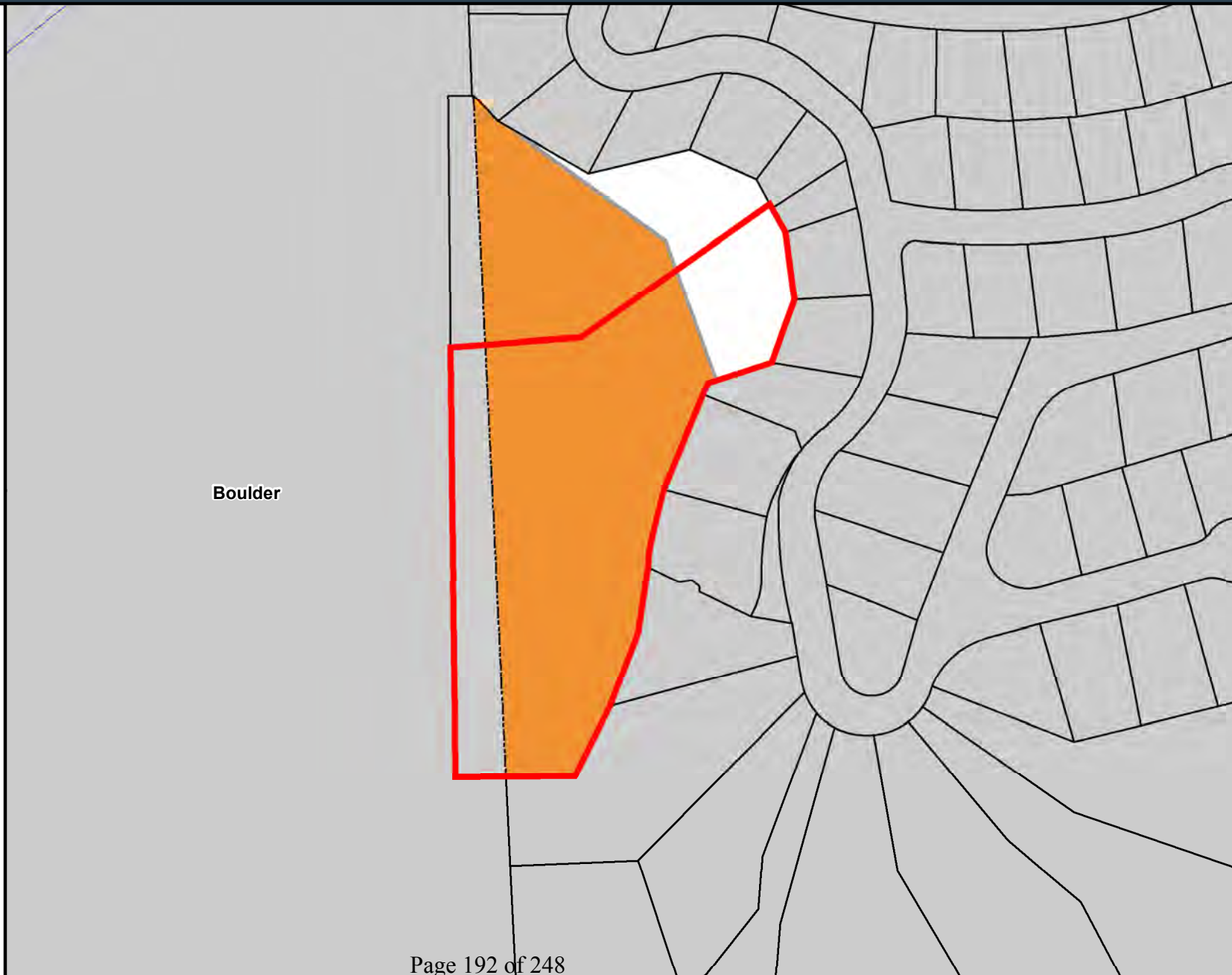
# Community Planning & Permitting

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## Comprehensive Plan

### 175 BELLEVUE DR

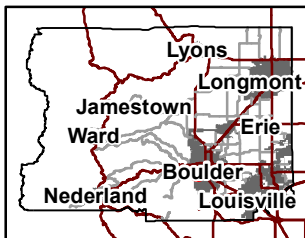
-  Subject Parcel
  -  Riparian Areas
  -  Wetlands
  -  Significant Natural Communities
- High Biodiversity Areas**
-  B2: Very High Biodiversity Significance
  -  Rare Plant Areas



0 0.015 0.03 Miles



Area of Detail Date: 11/2/2021



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# Community Planning & Permitting

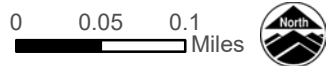
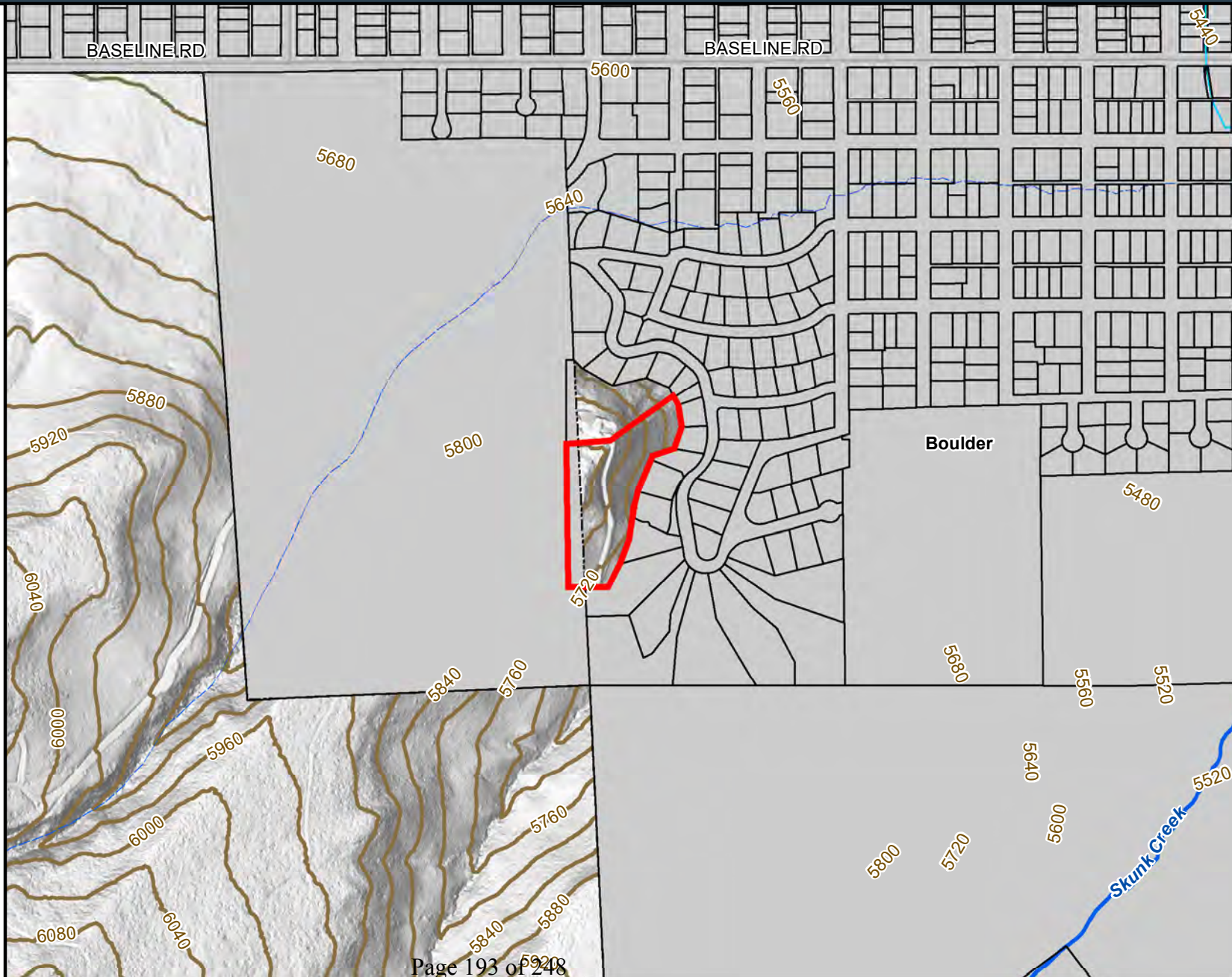
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

## Elevation Contours

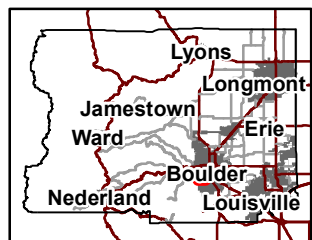
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Subject Parcel

Contours 40'



Area of Detail Date: 11/2/2021



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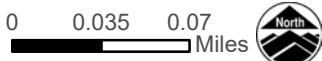
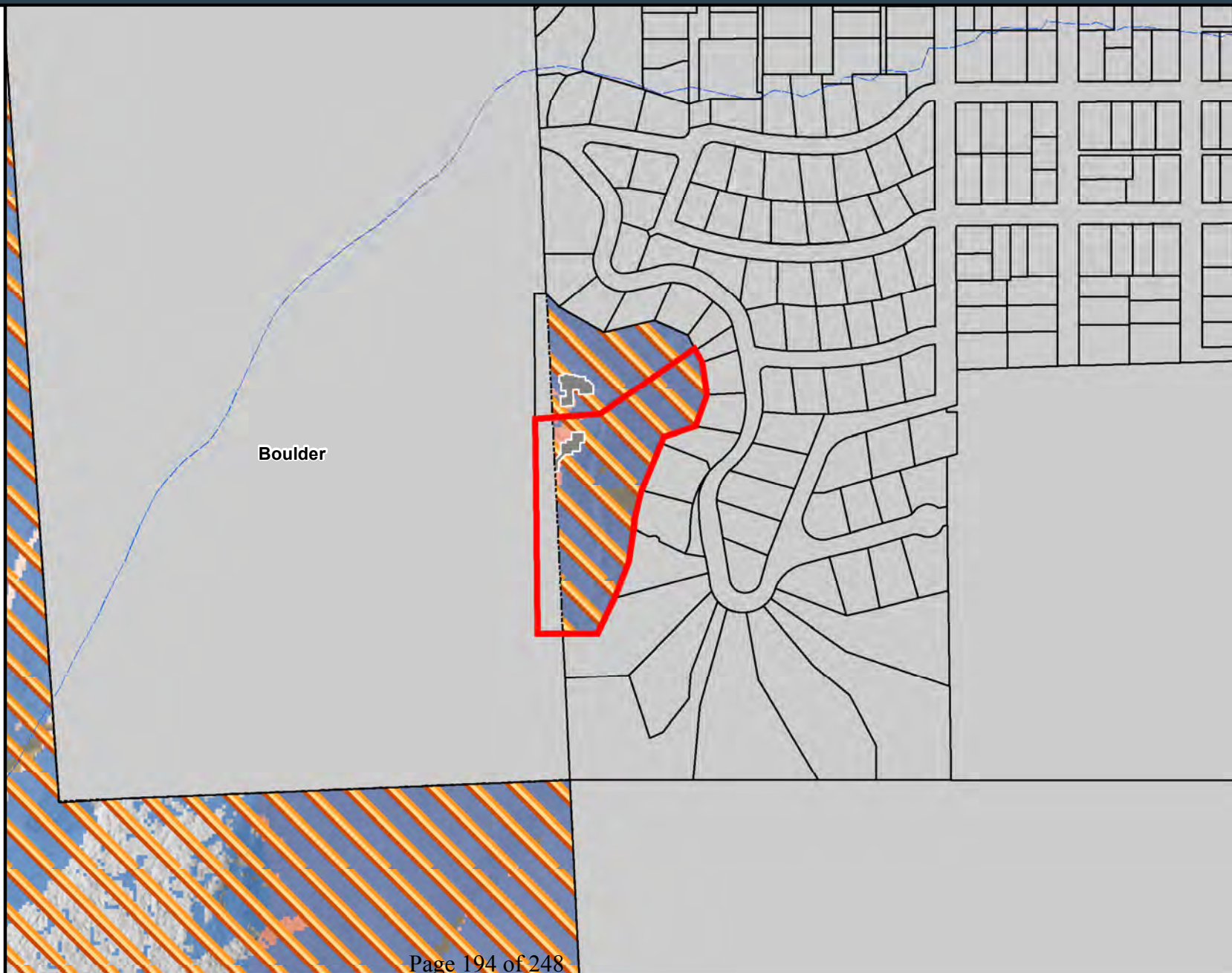
# Community Planning & Permitting

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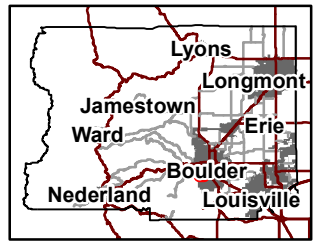
## Geologic Hazards

175 BELLEVUE DR

-  Subject Parcel
-  Steeply Dipping, Heaving Bedrock
-  Debris flow susceptibility area
-  Rockfall susceptibility area
-  Landslide high susceptibility area
-  Very High Swelling Soil Potential
-  High Swelling Soil Potential
-  Moderate Swelling Soil Potential



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# Community Planning & Permitting

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Planning Areas

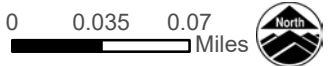
175 BELLEVUE DR

Subject Parcel

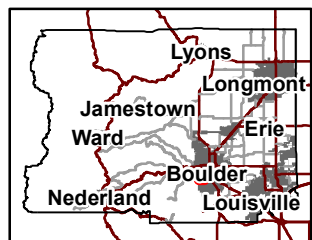
Active IGA Boundary

### Active IGA Designation

BVCP



Area of Detail Date: 11/2/2021



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


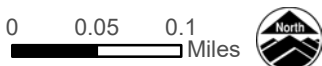
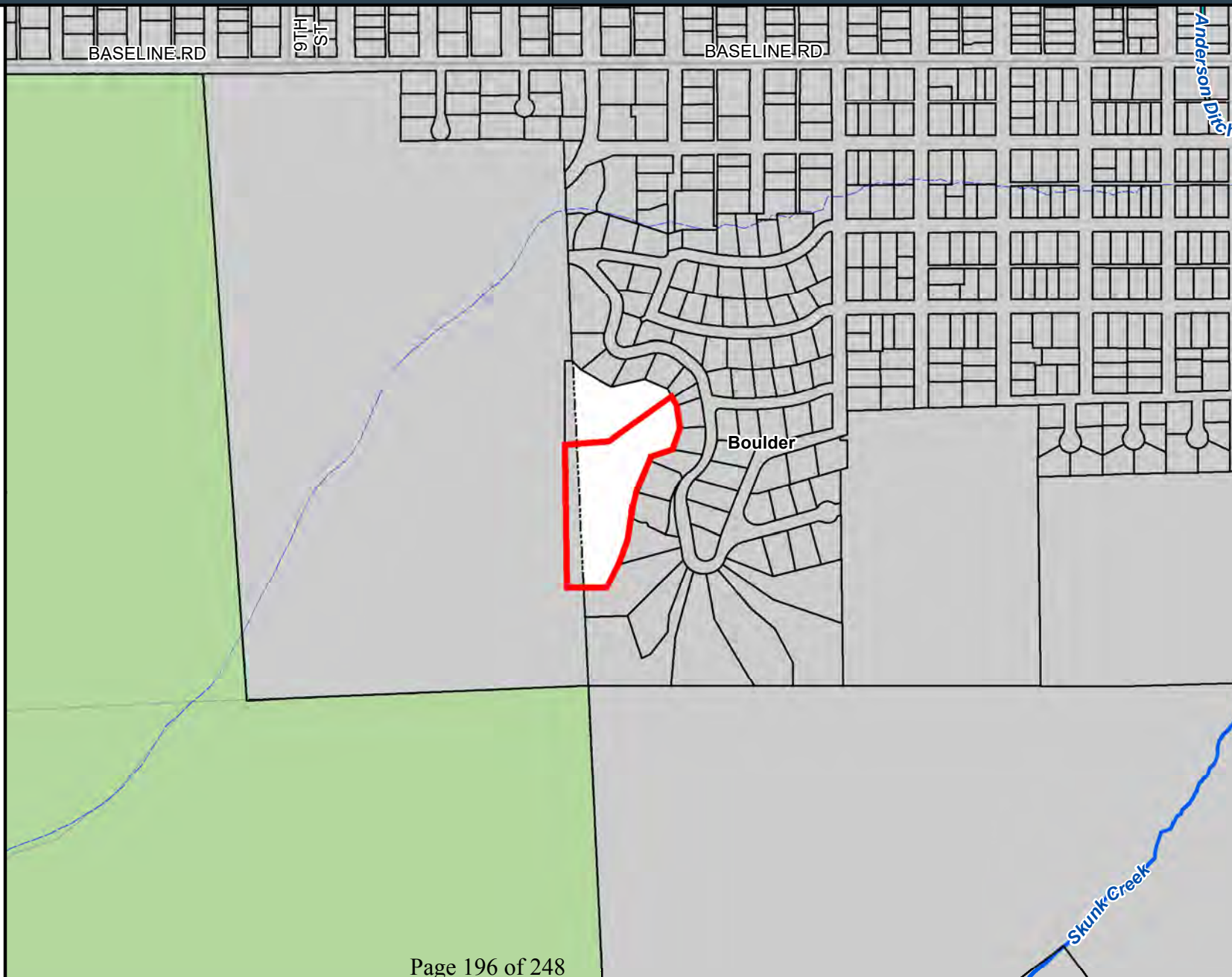
# Community Planning & Permitting

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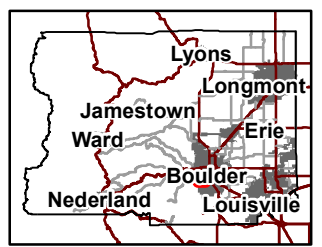
Public Lands & CEs

175 BELLEVUE DR

-  Subject Parcel
-  City Parks and Open Space
-  OSMP Properties
-  Other Open Space



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# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

## Zoning

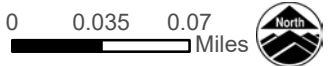
### 175 BELLEVUE DR

Subject Parcel

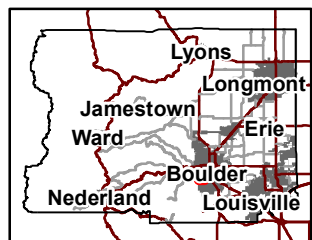
#### Zoning Districts

Estate Residential

Forestry



Area of Detail Date: 11/2/2021



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HST-ADM



**Boulder County  
Land Use Department  
Publications**

## Historic Preservation Referral Requirement

**Land Use Department**  
Courthouse Annex Building  
2045 13th Street  
PO Box 471  
Boulder, CO 80302

**Planning Division:**  
Phone: 303.441.3930  
Fax: 303.441.4856  
Email: [planner@bouldercounty.org](mailto:planner@bouldercounty.org)  
Website: [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)

**Office Hours:**  
Monday – Friday 8 a.m. to 4:30 p.m.  
Closed Tuesdays 8 to 10 a.m.

## Historic Preservation Referral Requirement

Boulder County is committed to identifying and preserving the rich history of the unincorporated areas of the county. Through our Comprehensive Plan, Land Use Code, and other policies we have created a program to document, protect, and preserve the varying historic resources in our jurisdiction. County Land Use staff and the Historic Preservation Advisory Board (HPAB) are available to assist property owners in researching their property history, determining whether it is eligible for landmark designation, identifying ways to preserve the property and finding financial incentives for preservation.

The Historic Preservation Advisory Board (HPAB) serves as a referral body to review and comment on development proposals which would affect historic properties (any property with structures 50 years of age or older). Development review applications may require review by the full Historic Preservation Advisory Board, however, this depends on the nature of the historic resource and specific development proposal. A Boulder County Historic Preservation Planner in coordination with the members of HPAB determines the appropriate level of review for each development project.

Please contact a Boulder County Land Use Historic Preservation Planner at [historic@bouldercounty.org](mailto:historic@bouldercounty.org) or 303-441-3930 to discuss your project, and complete this form prior to submitting an application. Contact staff as soon as possible, since historic property research can take time. To avoid delays, contact the staff to begin this research well in advance of your submittal.

### Applicant - Please complete this section:

Applicant(s): Gary Berg		
Project Address: 175 Bellevue Drive		
City: Boulder	State: CO	Zip Code: 80302
Parcel Information: Parcel Number: 157706200002		

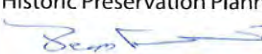
### The following is required to be completed by a Boulder County Historic Preservation Planner:

Land Use Staff in cooperation with HPAB has considered an application for:

Denise Grimm

Jessica Fasick

at the property listed above and has determined that the Application:

<input type="checkbox"/>	Does not require a referral
<input checked="" type="checkbox"/>	Requires a referral only to the Boulder County Historic Preservation Planner
<input checked="" type="checkbox"/>	Requires a review by the Historic Preservation Advisory Board eligible for landmark status per HPAB 8/14/18
Historic Preservation Planner Signature: 	Date: 3/7/22



# Site Plan Review Waiver Fact Sheet

The applicant(s) is/are required to complete each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures. Please note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

## Structure #1 Information

<b>Type of Structure:</b> (e.g. residence, studio, barn, etc.)			Residential		
<b>Total Existing Floor Area:</b> (Finished + Unfinished square feet including garage if attached.)			3420 sq. ft.		<b>Deconstruction:</b>  0 sq. ft.
<b>Are new floor areas being proposed where demolition will occur?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<b>Proposed Floor Area (New Construction Only)</b>				<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<b>Finished</b>	<b>Unfinished</b>	<b>Total</b>	<b>Height</b> (above existing grade)	27.6'
<b>Basement:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Material</b>	Metal
<b>First Floor:</b>	804.5 sq. ft.	sq. ft.	804.5 sq. ft.	<b>Exterior Wall Color</b>	Grey
<b>Second Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Material</b>	Bituthene
<b>Garage:</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Color</b>	Grey
<b>*Covered Porch:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Total Bedrooms</b>	3
<b>Total:</b>	804.5 sq. ft.	sq. ft.	804.5 sq. ft.		

## Structure #2 Information

<b>Type of Structure:</b> (e.g. residence, studio, barn, etc.)					
<b>Total Existing Floor Area:</b> (Finished + Unfinished square feet including garage if attached.)					<b>Deconstruction:</b>  sq. ft.
<b>Are new floor areas being proposed where demolition will occur?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<b>Proposed Floor Area (New Construction Only)</b>				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<b>Finished</b>	<b>Unfinished</b>	<b>Total</b>	<b>Height</b> (above existing grade)	
<b>Basement:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Material</b>	
<b>First Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Color</b>	
<b>Second Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Material</b>	
<b>Garage:</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Color</b>	
<b>*Covered Porch:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Total Bedrooms</b>	
<b>Total:</b>	sq. ft.	sq. ft.	sq. ft.		

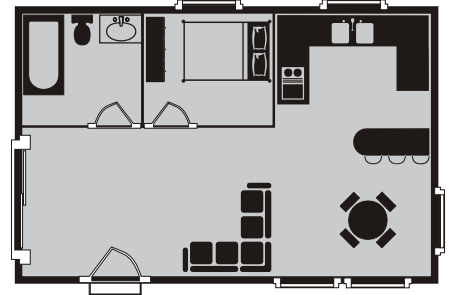
\*See Article 18-131A for definition of covered porch.

## Project Identification:

<b>Project Name:</b>	175 Bellevue
<b>Property Address/Location:</b>	175 Bellevue Dr. Boulder, CO 80302
<b>Current Owner:</b>	Gary Berg
<b>Size of Property in Acres:</b>	4.64

## Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



## Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

**Note:** If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

**If a Limited Impact Special Review is required,** then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

## Floor Area

**Please Note:** If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

## Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

## Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

**Note:** Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

## Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

See Attached Letter

## Is Your Property Gated and Locked?

**Note:** If county personnel cannot access the property, then it could cause delays in reviewing your application.

## Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature	Print Name	Date
-----------	------------	------

## Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
<b>Driveway and Parking Areas</b>			
<b>Berm(s)</b>			
<b>Other Grading</b>			
<b>Subtotal</b>			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
<b>Foundation</b>	12378	6150	6228
<b>Material cut from foundation excavation to be removed from the property</b>			6228

## Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:



# Dodd — Studio

## Site Plan Review/Waiver- Project Narrative for 175 Bellevue

April 27, 2022

1301 Walnut Street

Suite 101

Boulder, CO 80302

T 303.440.7957

[steve@dodd-studio.com](mailto:steve@dodd-studio.com)

[www.dodd-studio.com](http://www.dodd-studio.com)

To: Boulder County

Re: SPR-W request for 175 Bellevue Existing Home

### Summary

An SPR-W is requested for the existing 3,420 sf mid-century modern residence at 175 Bellevue Drive. The project has a PSM of 8312 sf. The proposed additions total 805 sf. The total existing area is 4854 sf for a total proposed area of 5659 sf, which is 2653 sf below the PSM.

The proposal has been designed to work with the design of the original home and minimize the view of the addition from the adjacent properties and the adjacent Chautauqua Park trail system.

The new addition will be designed as a Net Zero home per Boulder County requirements and will not require a level of community facilities and services greater than currently available.

The existing residence is currently on Cisterns and Septic. The home will continue to use similar facilities until and unless Annexation to the City of Boulder is successfully completed with connection to City water and sewer. The addition does not propose adding bedrooms.

A detailed discussion of specific review criteria follows:

### Site Plan Review:

To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:

1. The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood. **The proposed 804.5 sqft addition is less than the 1,000 square feet addition to an existing structure within Boulder County's allowances.**

2. The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure. **The intent of this proposal is to create a larger Living/Dining area and additional primary closet space to make the existing home more livable to the homeowners. No additional bedrooms or baths are proposed and will not impose undue burden on the public services and infrastructure of the area.**

3. Plans for the proposed development have satisfactorily mitigated any geologic hazards, such as expansive soils, subsiding soils, questionable soils where the safe-sustaining power of the soils is in doubt, or contaminated soils, landslides, unstable slopes, rockfalls, and avalanche corridors, as identified in the Comprehensive Plan, or through the site plan review process. **The proposal will mitigate any geological hazards by using a concrete foundation system design by a licensed structural engineer and based a soils report from a licensed geotechnical engineer.**

4. The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the 2003 Urban-Wildland Interface Code; NFPA / 80A, 299, 1231; 2003 International Fire Code; and the 2003 International Building Code. **The site is in the high risk wildfire area and the new residential addition will be designed to comply with the Urban-Wildland Interface Code. A key design strategy is having the building materials non-flammable or treated to be fire resistant per the Ignition-Resistant Construction code per section R327 of the 2015 Boulder County Building Code amendments for one and two family dwellings.**

5. The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. **Existing drainage flows will not be adversely affected by the proposal. Water quality and erosion control measures during construction will be required at Building Permit, and the existing water quality and drainage patterns will remain intact after construction. A full grading and drainage plan will be provided at Building Permit submittal.**



6. The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **The Location of the proposed addition minimizes any additional site disturbance on the property and keeps the balance of the 4.64 acre site undisturbed and in it's current state.**

7. The development shall avoid flash flood corridors, alluvial fans, floodplains, and unique geologic, geomorphic, paleontological, or pedologic features, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such hazards may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonable or necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

8. The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

9. The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies.**

10. The development shall not have a significant negative visual impact on the natural features or neighborhood character of the surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting

views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

11. The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, oversized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use. **The Addition is designed to have no additional grading beyond the exempt 10' from the structure's perimeter. The addition will not trigger the Limited Impact Special Review.**

12. Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. **A revegetation plan, erosion control plan, and grading/drainage plan will be provided at Building Permit.**

13. The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County. The protection of Natural Landmarks and Natural Areas shall also be extended to their associated buffer zones. Development within or affecting such Landmarks or Areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**

14. Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure. **Not Applicable.**

15. The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code. **Complies.**



**Dodd—Studio**

Architecture +  
Community Design

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steve@dodd-studio.com  
dodd-studio.com

**175 Bellevue  
SPR**

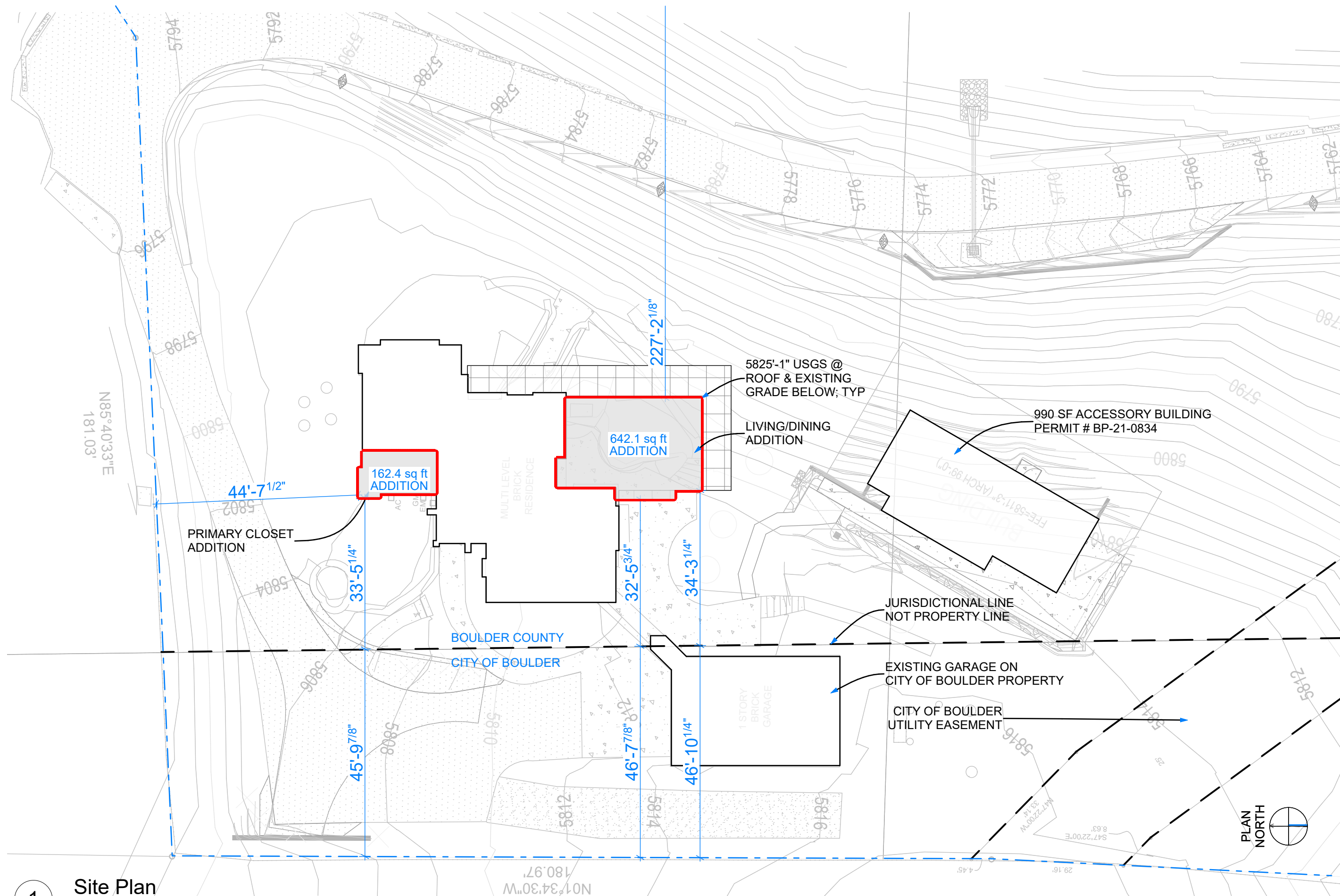
440 Broken Fence Rd  
Boulder, CO 80302

Project Number: 1806

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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**1** Site Plan  
SCALE: 1" = 20'

ISSUED:
XX/XX/2020 - Issue Description


Site Plan

**SPR 1**

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**175 Bellevue  
SPR**

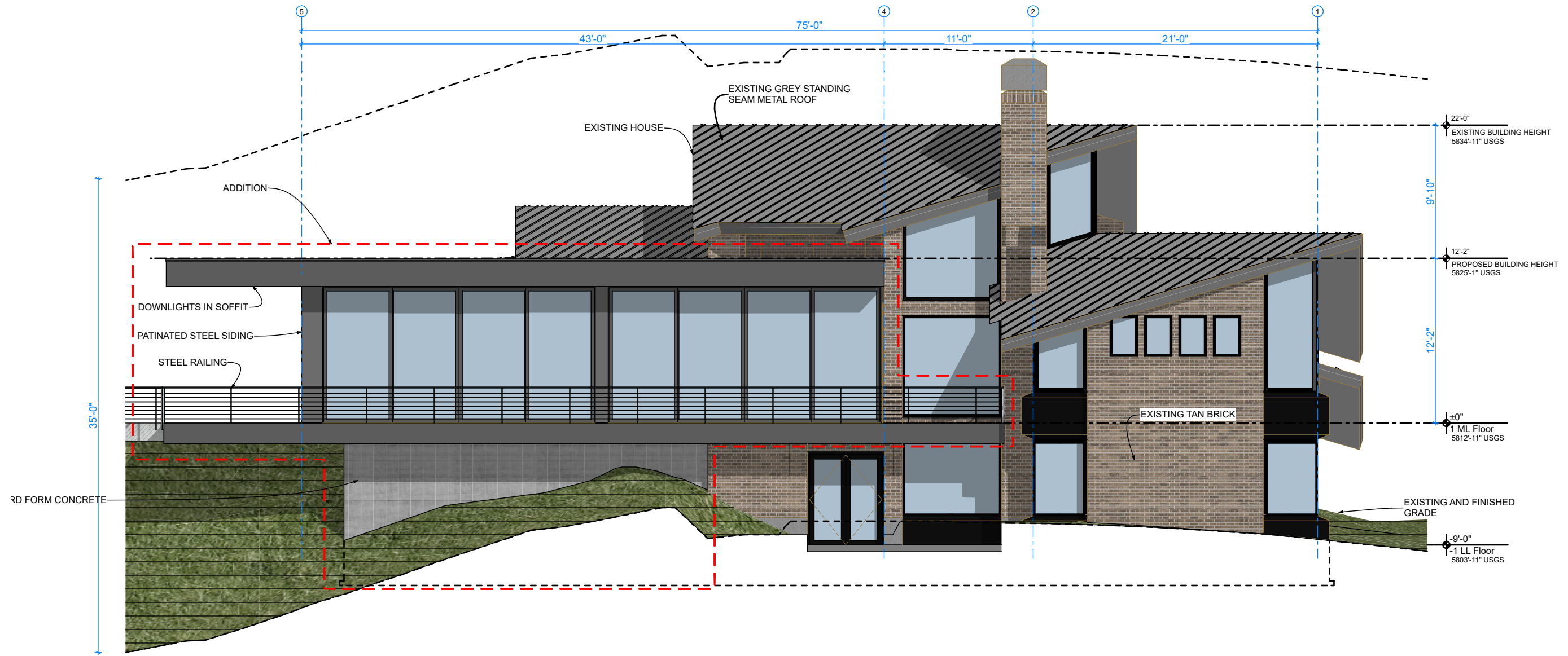
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Boulder, CO 80302

Project Number: 1806

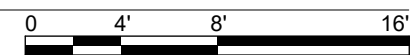
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**1 East Elevation**  
SCALE: 1/8" = 1'-0"



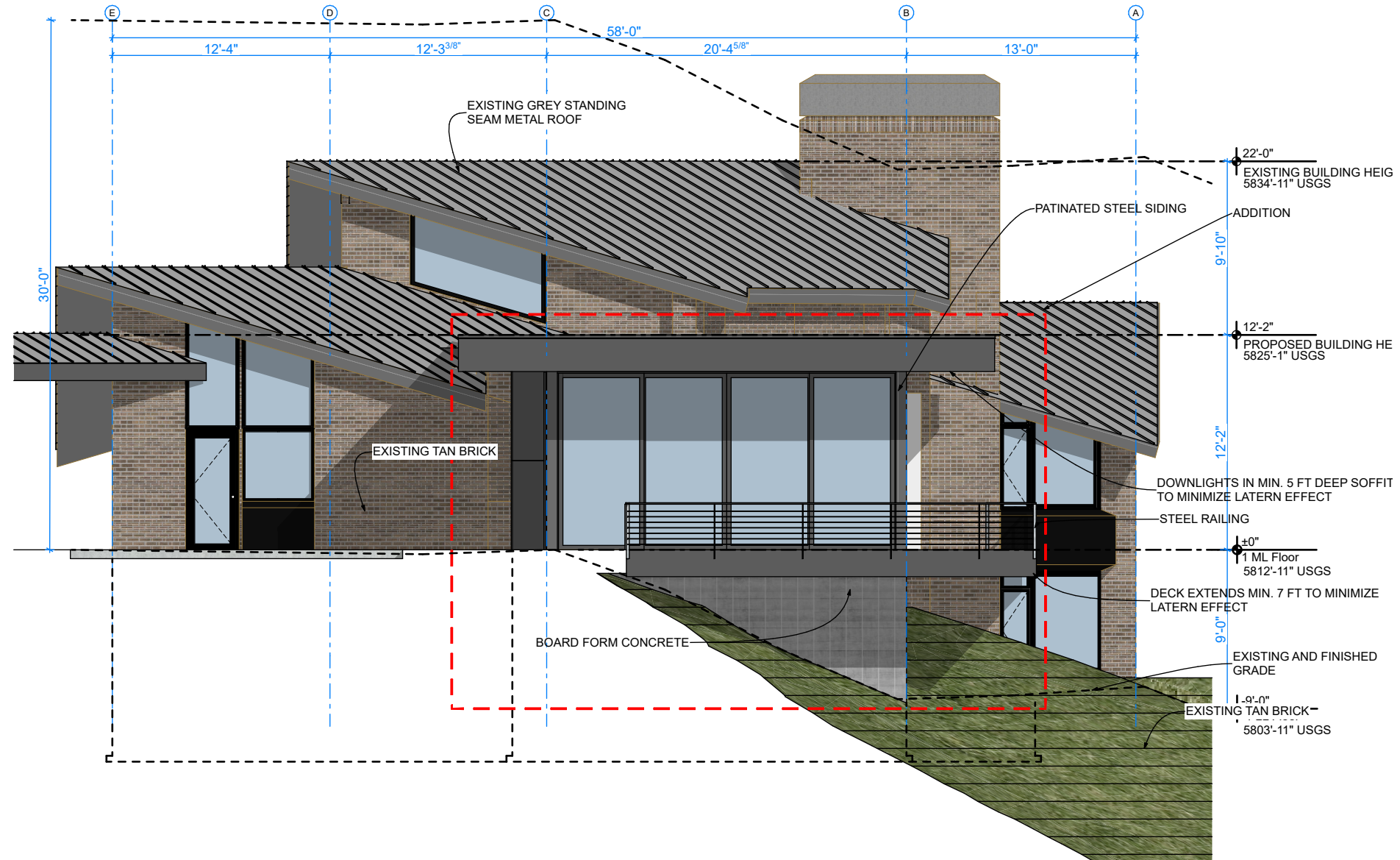
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XX/XX/2020 - Issue Description


East Elevation

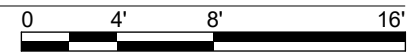
**SPR 2**

Printed: 4/27/22





**1** South Elevation  
SCALE: 1/8" = 1'-0"

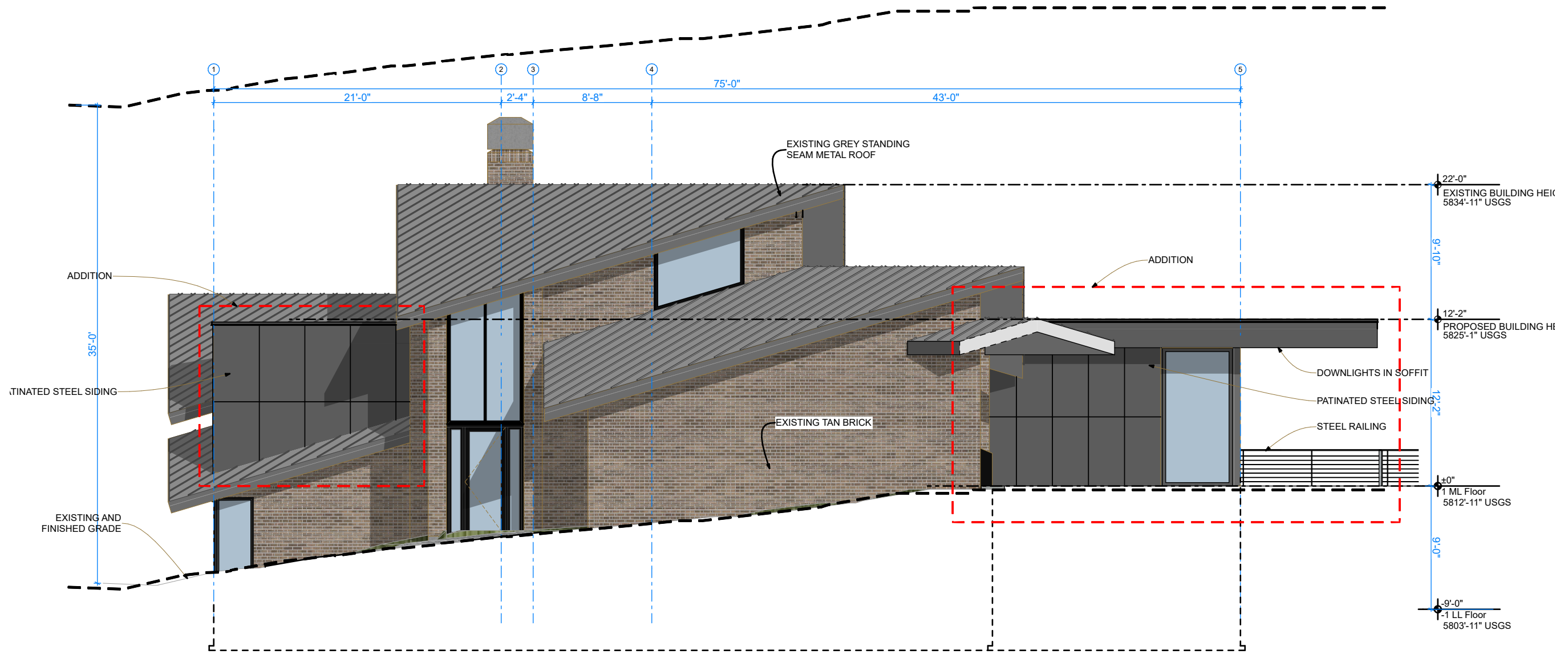


ISSUED:
XX/XX/2020 - Issue Description


South Elevation

**SPR 3**

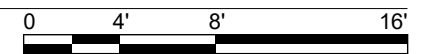




1

**West Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:
XX/XX/2020 - Issue Description


West Elevation

**SPR 4**

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**175 Bellevue  
SPR**

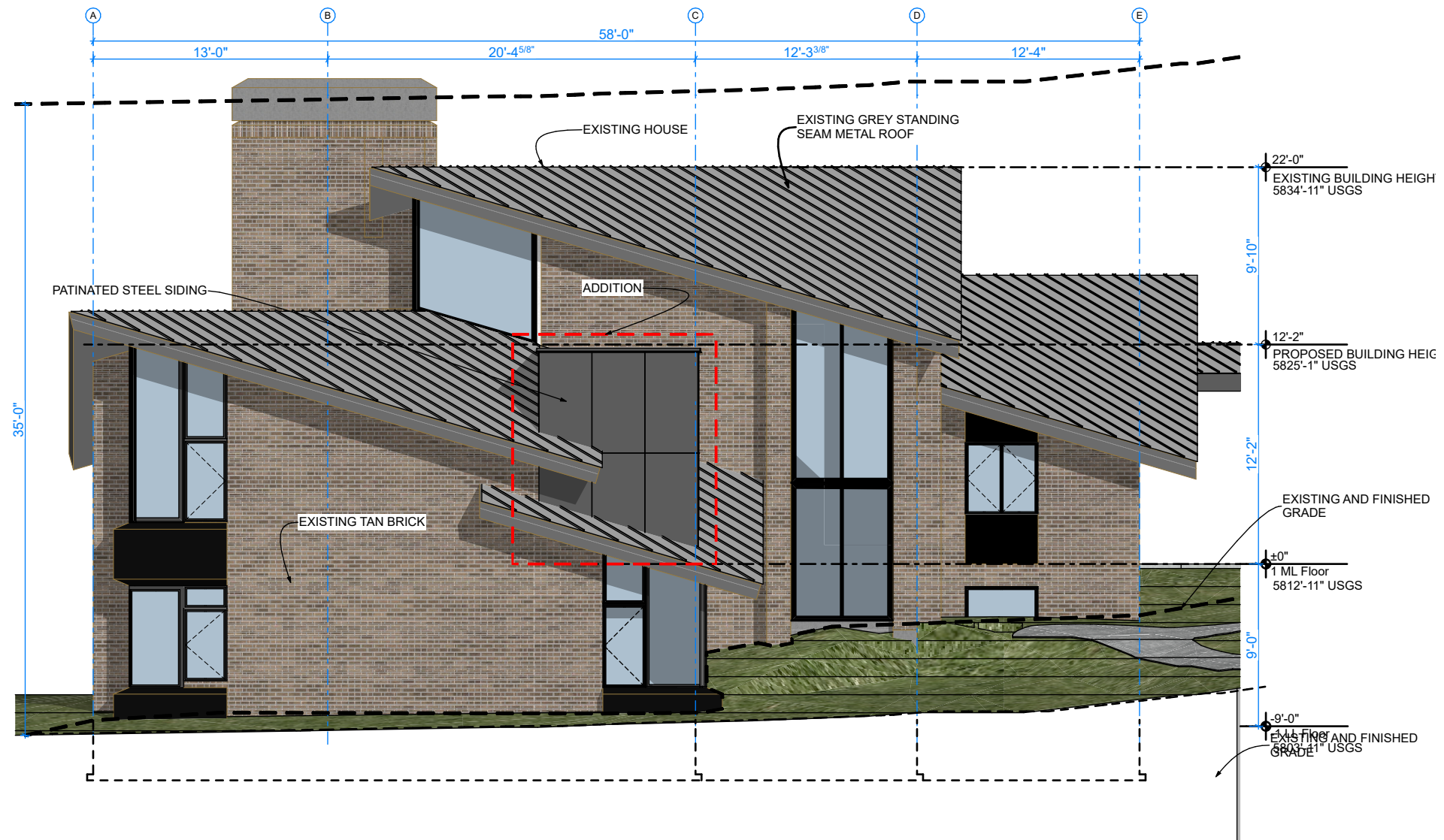
440 Broken Fence Rd  
Boulder, CO 80302

Project Number: 1806

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

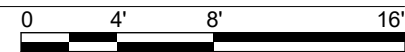
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1

**North Elevation**

SCALE: 1/8" = 1'-0"



ISSUED:  
XX/XX/2020 - Issue Description


North Elevation

**SPR 5**



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## Building Safety & Inspection Services Team

### MEMO

TO: Michelle Blankas, Staff Planner I  
 FROM: Michelle Huebner, Plans Examiner Supervisor  
 DATE: May 5, 2022

RE: Referral Response, SPRW-22-0024: Berg Additions. Site Plan Review Waiver for 804.5-square-foot additions.

Location: 175 BELLEVUE DRIVE

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the proposed addition.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

**2015 Building Code Adoption & Amendments**, at the following URL:  
<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

2. **Automatic Fire Sprinkler System.** According to R313.2.1 of the currently adopted 2015 Boulder County Building Code this addition triggers the requirement for an automatic residential fire sprinkler system to be installed throughout the home. This system shall be designed and installed in accordance with NFPA 13D or IRC Section P2904.

***R313.2.1 Additions to existing one- and two-family dwellings.*** An automatic residential fire sprinkler system shall be installed throughout existing one- and two-family dwellings with additions when the sum of the total floor area of the addition plus the existing one- and two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.



3. **BuildSmart. A HERS rating** is required for this project. Please refer to the county’s adoption and amendments to Chapter 11 of the IRC, the county’s “BuildSmart” program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.
4. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the county’s wildfire mitigation specialists.
5. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 165 mph (Vult) and 45 psf, respectively.
6. **Plan Review.** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our [Residential Plan Check List](#) and other Building Safety publications can be found at: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf>

If the applicants should have questions or need additional information, we’d be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at [building@bouldercounty.org](mailto:building@bouldercounty.org)



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.BoulderCounty.org](http://www.BoulderCounty.org)

May 18, 2022

TO: Michelle Blankas, Planner I; Community Planning & Permitting, Development Review Team - Zoning

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # SPRW-22-0024: Berg Additions  
175 Bellevue Drive

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed from Bellevue Drive, a City of Boulder owned Right of Way (ROW), via a paved, shared private driveway (aka Mesa Canyon Drive). Legal access has been demonstrated by the following easements:
  - a. Reception No.'s: 00799876 recorded 12/24/1986, 90522297 recorded 1/7/1953, 90778274 recorded 3/2/1965, and 90778275 recorded 3/2/1965 (all attached).
  - b. A private drive within an existing access easement recorded 12/24/1986 at Rec. No. 00828316 (attached).
1. Access and related drainage/ slope stabilization improvements were required as conditions of approval for BP-21-0384 issued for a studio/ home office on the subject parcel. These improvements will be inspected as prior to closeout of the building permit. No additional improvements to the existing access are required at this time.
2. Appropriate erosion control measures shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of erosion control shall be shown on site plans submitted for building permit approval.
3. A construction fence must be installed downslope of the construction site (but upslope of the erosion control measures) to prevent construction debris/ material from falling downslope and protect the shared driveway and residences downhill from the site.
4. During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property; worker vehicles must be parked on the subject property or along one side of the shared driveway *in a manner that allows continued emergency access* along the shared driveway during construction.
5. No non-foundational cut or fill was identified on the grading fact sheet included in the application. The applicant must submit a grading fact sheet with the building permit application that is signed and stamped by a Colorado registered Professional Engineer, Landscape Architect, or Architect. If any non-foundational earthwork is proposed, the

Matt Jones County Commissioner Claire Levy County Commissioner Marta Loachamin County Commissioner

location of that earthwork must be identified on plans submitted for permitting and areas of cut and fill must be clearly delineated using contrasting shading.

This concludes our comments at this time.



#0079'  
F11110/24/86 12:05 PM REAL ESTATE RECORDS  
OTTE HOUSTON BOULDER CNTY CO RECORDER

6-1

## MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (which supersedes that certain preliminary Agreement entered into between the parties hereto on December 17, 1964), made and entered into this 20<sup>th</sup> day of February, 1965, by and between HARVEY N. PLATTS, hereinafter called "First Party," and HARRIS A. THOMPSON and LAURENE J. THOMPSON, hereinafter called "Second Parties," WITNESSETH:

18

The Second Parties are desirous of purchasing the following described property from the First Party, to-wit:

Tract  
2573

Parcel No. 1: That part of that tract of land described in deed and recorded in Book 919, Page 569 of the Boulder County records, Boulder County, Colorado, lying South of the following described line: Commencing at the West Quarter corner of Section 6, Township 1 South, Range 70 West of the 6th P.M., thence North 2° 27' 10" West, (referred to True Meridian) 1014.26 feet along the West line of said Section 6 to the true point of beginning; thence North 85° 14' 30" East, 135.99 feet; thence North 55° 22' 50" East, 318.43 feet, more or less, to a point on the East line of said tract (said point being the midpoint of the Westerly line of Lot 7, in Block 7, Bellevue Park Replat, a subdivision of a part of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 6, Township 1 South, Range 70 West of the 6th P.M.), described in Book 919, Page 569 in said Boulder County records, subject to a permanent easement and right-of-way conveyed to the City of Boulder, described in deed and recorded in Book 1224, Page 423 of the Boulder County records, containing 3.750 acres, more or less.

Parcel No. 2: Commencing at the West Quarter corner of Section 6, Township 1 South, Range 70 West of the 6th P.M., thence North 2° 27' 10" West (referred to True Meridian), 1014.26 feet along the West line of said Section 6 to the true point of beginning; and South 2° 27' 10" East, 602.67 feet, more or less, along the West line of said Section 6, to the Southwest corner of that tract of land described in deed recorded in Book 919 at Page 569 of the Boulder County records; thence West 73.93 feet; thence North 1° 10' East, 418.19 feet; thence North 1° 07' 00" West,

180.47 feet, more or less, to a point from which the true point of beginning bears North 85° 14' 30" East, 43.28 feet; thence North 85° 14' 30" East, 43.28 feet to the true point of beginning, containing 0.773 acres, more or less.

Together with the right of ingress and egress on which is designated as right-of-way C, on Exhibit A-A, under date of December 17, 1964, which Exhibit is attached to and made a part of this Agreement. The purchase price of the above-described property is agreed to be \$16,750.00, payable as follows: \$4500.00 heretofore paid on December 17, 1964, with the remainder of said purchase price to be paid in cash on or before March 1, 1965.

In addition to the payment of said purchase price of \$16,750.00, the Second Parties agree to convey to the First Party at the time of closing all of the following described property, to-wit:

All of Lot 7, in Block 7, Bellevue Park Replat, Subdivision of a part of the City of Boulder, being a part of the North-West Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 1 South, Range 70 West of the 6th P.M., less the following described parcel: Beginning at the Southeast corner of Lot 7, in Block 7, in said Bellevue Park Replat, thence Northwesterly 79.50 feet along the Easterly line of said Lot 7; thence Southwesterly 129.5 feet, more or less, to a point on the Westerly line of said Lot 7, said point being the midpoint of the Westerly line of said Lot 7; thence South 28° 47' East, 42 feet to the Southwest corner of said Lot 7; thence North 71° 11' East, 108.90 feet, more or less, to the point of beginning. Boulder County.

It is further understood and agreed between the parties hereto that each of the parties hereto own other property abutting the above described property, and that each of the parties hereto will grant to the other party, upon request, reasonable utility easements, and reasonable private rights-of-way for access as required by the other party for the reasonable full development of their respective lands, including a proposed right-of-way as shown on Exhibit A-A referred to above.

6-3

It is further understood and agreed that if Second Parties are unable to obtain a building permit for a single family dwelling on or for parcel No. 1 described above, plus the remaining portion of said Lot 7, Block 7 in said Bellevue Park, prior to July 1, 1965, the Second Parties may elect to cancel this agreement, provided that written notice of said cancellation shall be given to First Party prior to July 15, 1965, in which event, First Party agrees to refund all moneys paid to First Party, and reconvey to Second Parties that portion of Lot 7 in Block 7 referred to above.

It is further understood and agreed that First Party shall convey said Parcel No. 1 to Second Parties by good and sufficient warranty deed, free and clear of any liens and encumbrances, except for general taxes for the year 1965, and subject to existing restrictive covenants, easements and rights-of-way of record, if any. Said First Party shall furnish to the Second Parties on or before the 25<sup>th</sup> day of February, 1965, either an abstract of title to said property certified to date, or a commitment from a title insurance company authorized to do business in the State of Colorado, binding said company to issue it's regular form of title insurance to the Second Parties.

It is further understood and agreed that first party shall convey Parcel No. 2 to the Second Parties by Quit Claim Deed.

It is further understood and agreed that the Second Parties shall furnish to the First Party on or before the 20<sup>th</sup> day of February, 1965, a commitment from a title insurance company authorized to do business in the State of Colorado binding said company to issue it's regular



6-4

form of title insurance to the First Party, which title insurance shall show that that portion of Lot 7 in said Block 7 to be conveyed to Second Parties, shall show good and merchantable title in the Second Parties; and shall be free and clear of all liens and encumbrances, excepting general taxes for the year 1965, and any easements, covenants, or rights-of-way of record.

It is further understood and agreed that the Second Parties shall assume and pay all taxes on Parcels No. 1 and No. 2 for the year 1965, and that First Party shall assume and agree to pay all taxes on that portion of said Lot 7 to be conveyed by him to Second Parties accruing after January 1, 1965.

It is further understood and agreed that the First Party shall have the right of first refusal to purchase back any portion or all of Parcel No. 1 and Parcel No. 2 at a price to be agreed upon between the parties hereto. In the event that the parties hereto cannot agree on said purchase price, then and in that event, each party shall appoint an appraiser, said two appraisers to appoint a third appraiser, and the determination of said appraisers shall become binding upon each of the parties hereto as to said purchase price. In the event said three appraisers cannot agree, the decision of the appraiser appointed by the first two appraisers shall be final and binding upon the parties hereto.

It is further understood and agreed that the Second Parties shall have the right of first refusal to purchase all or any portion of the abutting property now owned by the first party which property is not contained in either Parcel No. 1 or Parcel No. 2 as described above. In this event, the price of said portion or all of said property shall be agreed upon between the parties; otherwise, each party shall appoint one appraiser and said two appraisers shall appoint a third appraiser to determine the value

6-4

of said property. In the event said two appraisers cannot agree the value determined by the third appraiser shall be final and binding on both of the parties hereto.

It is further understood and agreed that this Agreement shall inure to and become binding upon the heirs, administrators, successors, and assigns of each of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 20<sup>th</sup> day of February, 1965.

Henry N. Plets  
First Party

Harrie A. Thompson

Jaune S. Thompson  
Second Parties





#00828316 02/20/87 09:35 AM REAL ESTATE RECORDS  
F1459 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

RIGHT-OF-WAY EASEMENT  
GRANT AND AGREEMENT

THIS GRANT AND AGREEMENT is entered into by and between HARRIS A. THOMPSON and LAURENE J. THOMPSON, as the Grantors, and PATRICIA FINNOFF, as the Grantee.

The effective date of this document shall be December 31, 1986.

RECITALS

A. Pursuant to a Memorandum of Agreement by and between HARVEY N. PLATTS and HARRIS A. THOMPSON and LAURENE J. THOMPSON dated February 20, 1965, and recorded at Reception No. 799876 (Film 1438) on October 24, 1986 ("Memorandum of Agreement"), Platts agreed to convey two parcels of land to the Grantors known as Tract 2573A.

B. Following the conveyance of Tract 2573A to the Grantors, Platts retained ownership of a parcel adjoining Tract 2573A ("Finnoff parcel") which has subsequently been transferred to the Grantee.

C. The Memorandum of Agreement also reserved the right in the successors and assigns of the Finnoff parcel to request a reasonable private right-of-way for access across Tract 2573A in order to develop the Finnoff parcel. The Memorandum of Agreement included a sketch of a proposed right-of-way which was subsequently built and has been maintained to this date by the Grantors as a road right-of-way access.

D. As a condition of the Grantee's purchase of the Finnoff parcel, Grantee has requested a right-of-way for access across Tract 2573A to serve the Finnoff parcel.

E. Both Grantors and Grantee agree that certain restrictions and limitations need to be placed on the use of the road right-of-way easement. The parties have set forth such restrictions in this document. It is intended that these restrictions shall apply not only to the Grantors and to the Grantee, but to their successors and assigns, and that such agreement will run with the land in connection with the easement grant.

7-2

GRANT OF RIGHT-OF-WAY EASEMENT

1. The Grantors, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby grant, bargain, sell and convey, subject to all terms and conditions hereof, to the Grantee, her successors and assigns, a permanent right-of-way road easement ("easement") for the use, operation, repair and maintenance of a private road right-of-way easement for motor vehicle and pedestrian ingress and egress across the Grantors' property to serve the Grantee's property, said easement being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

2. In the event of the permanent abandonment of said easement, all right, privilege and interest herein granted shall terminate and revert back to the Grantors.

3. This grant shall not be exclusive to the Grantee and in so making the grant, the Grantors reserve to themselves, their successors and assigns, the continued right to enter upon, occupy and use this easement for motor vehicle and pedestrian access to their property and such grant shall in no way reduce or cause a diminution in the rights previously enjoyed by the Grantors prior to this grant.

AGREEMENT

The Grantee and Grantors, for themselves, their successors and assigns, having determined that it is in their mutual best interests do hereby covenant and agree between themselves as follows:

4. The easement shall serve no more than six (6) separate dwelling units with no more than four (4) such units located on the two (2) separate parcels owned by the Grantors and no more than two (2) such units located on the parcel owned by the Grantee.

5. Following any residential, landscape or other necessary construction, on either property, the road base and surface will be repaired and restored to the condition that existed immediately prior to the initiation of any construction, including blacktop resurfacing, vegetation damage and roadbed damage. This repair and/or restoration shall be completed within sixty (60) days of the completion of the end of damaging construction or sufficient steps

7-3

taken to insure the other party that such damage will be repaired or restored as soon as practical. The cost of such repair or restoration shall be paid for by the party doing the construction. During any period of construction, the party engaged in the construction shall also place gravel or other appropriate material on any potholes or other road defects in the existing road right-of-way to minimize the damage from construction traffic. Further, if there is unanimous agreement among the parties that the easement be resurfaced with a cement surface rather than continuing the blacktop surface, the parties agree to split the cost of a pigmented rough surface concrete installation which exceeds the cost of resurfacing the road with blacktop following any construction traffic use. The ground cover vegetation shall be restored to a condition substantially equivalent to its condition immediately preceding construction or damage caused by other than natural causes. The parties shall use grass seed known as "Foothills Mix", or its equivalent, to restore damaged areas where practicable.

6. Grantors and Grantee agree to share equally in the cost for the removal of any mud that slides over the road-way, for the cleanliness and maintenance of the easement, for the removal of snow and for any repair required by the road as a result of any natural cause and/or ordinary wear and tear and not the fault of one party or the other. The parties may provide for cleaning, maintenance, mud removal, repair or snow removal through the use of their own labor or equipment as they may agree among themselves, otherwise they shall contract for such services and equally split the cost. In the event that one party or the guest, contractor or invitee of one party, while using the road causes damage to the property of another party or the roadbed or road surface of the easement, it shall be the duty and obligation of that party to make such repairs or restoration. Such repairs shall be completed within twenty (20) days of the damage or sufficient steps taken to insure the other party that such damage will be repaired as soon as practical.

7. At such time as additional dwelling units are constructed on the parcels and the easement is serving additional dwelling units, the maintenance provisions provided for herein shall be shared and allocated among such additional dwelling units.



7-4

ACCEPTANCE

8. In consideration of the grant of the easement by the Grantors to the Grantee, the Grantee agrees to accept the road base in an "as is" and "where is" condition.

The Grantors and Grantee agree to indemnify and to hold each other harmless and free from liability from any claims of damage or injury to person or property of the parties themselves or to their guests, contractors or invitees resulting from use of the easement. Each party shall be responsible for the acts of its agents, contractors, employees or those acting on their behalf.

It is understood that this is a private road built on the contour of land and that neither party shall look to the other in the event that a claim for damages arises as the result of failure of design, construction, engineering, installation or maintenance of the road that may not meet a standard required by a municipality or other design criteria. Although neither party considers the road right-of-way as being dangerous or unpassable, the parties do acknowledge that it is a road constructed to provide private access to the respective properties and that anyone using said road would do so at their own risk. Necessary precautions have been taken in the construction of the road and the parties shall advise their guests and invitees of such precautions.

Each party shall maintain property damage and personal liability insurance that specifically covers use of the easement and shall make the other an additional insured under their policy if appropriate.

GENERAL

9. The exercise of any rights and privileges herein granted or retained shall at all times be performed with due care and due regard for the rights and usage of the other parties.

10. Neither party shall place any permanent structure or improvements upon said easement nor use the easement for any other purpose except as contemplated herein.

11. This Grant of Right-of-Way Easement and Agreement shall be binding on and inure to the benefit of successors, heirs and assigns of the parties.

7-5

12. The agreements contained in this document are for the benefit of the Grantors and the Grantee only and do not create any obligations or duties to persons not parties to this Agreement, but this Agreement shall run with the land.

13. All of the purposes and objectives of the Memorandum of Agreement having now been accomplished, clarified and/or resolved to the satisfaction of the effected parties, the parties hereto agree that the Memorandum of Agreement shall be null and void and shall be of no further force or effect.

14. If either party breaches any of the terms of this Agreement, the non-breaching party shall give thirty (30) days written notice by registered mail to the breaching party of the breach that must be corrected. If such breach is not cured or corrected by the breaching party, the non-breaching party, at its sole option, may either (1) cure or correct the breach on behalf of the breaching party, the cost of which shall all be borne by the breaching party; or (2) seek specific performance to obtain a remedy for the breach, as provided under this Agreement, by instituting legal proceedings, the attorneys' fees and costs of which shall be borne by the prevailing party. Failure of the non-breaching party to assert or give notice of any breach that might occur under this Agreement shall not be a waiver to the enforcement of any concurrent or subsequent breach by a breaching party.

This Grant is made and the foregoing conditions of easement are agreed to by the undersigned parties.

GRANTORS:

GRANTEE:

Harris A. Thompson  
Harris A. Thompson

Patricia Finoff  
Patricia Finoff

Laurene J. Thompson  
Laurene J. Thompson

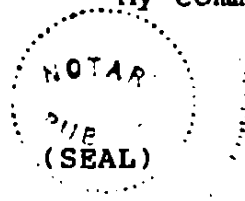
7-6

STATE OF COLORADO )  
 ) ss:  
COUNTY OF BOULDER )

The foregoing instrument has been subscribed and affirmed, or sworn to before me this 13<sup>th</sup> day of February, 1987, by Harris A. Thompson and Laurene J. Thompson as Grantors.

Witness my hand and official seal.

My commission expires: Dec. 30, 1987.



Maureen Johnson  
Notary Public

STATE OF COLORADO )  
 ) ss:  
COUNTY OF BOULDER )

The foregoing instrument has been subscribed and affirmed, or sworn to before me this 11<sup>th</sup> day of February, 1987, by Patricia Finoff as Grantee.

Witness my hand and official seal.

My commission expires: April 25, 1988.



James E. Fickel  
Notary Public



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## Exhibit "A"

LEGAL DESCRIPTION

twenty  
 A strip of land (20) feet in width located in the SW1/4 of the NW1/4 of Section 6, T1S, R70W of the 6th P.M., said strip of land extending from the Northerly line of that tract of land as described in Deed recorded on Film 528 as Reception No. 778274 of the records of Boulder County, Colorado, Southerly to the Southerly line of that tract of land as described on said Film 528 as Reception No. 778274, said strip of land being ten (10) feet on each side of the following described Centerline:

Commencing at the W1/4 Corner of said Section 6, thence N02°27'10"W, 1014.26 feet along the West line of the NW1/4 of said Section 6 to the Northwest Corner of that tract of land as described on said Film 528 as Reception No. 778274; thence N85°14'30"E, 120.34 feet along the Northerly line of that tract of land as described on said Film 528 as Reception No. 778274 to the TRUE POINT OF BEGINNING;

Thence Southeasterly, 51.32 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 35.00 feet, a central angle of 84°00'39" and being subtended by a chord that bears S23°32'20"E, 46.84 feet;

Thence S18°28'00"W, 75.22 feet to a point of curve to the left;

Thence Southerly, 100.12 feet along the arc of said curve to a point tangent, said arc having a radius of 200.00 feet, a central angle of 26°41'00" and being subtended by a chord that bears S04°07'30"W, 99.08 feet;

Thence S10°13'00"E, 91.32 feet to a point of curve to the right;

Thence Southerly, 121.03 feet along the arc of said curve to a point tangent, said arc having a radius of 275.00 feet, a central angle of 25°13'00" and being subtended by a chord that bears S02°23'30"W, 120.06 feet;

Thence S15°00'00"W, 128.31 feet to a point of curve to the left;

Thence Southwesterly, 66.01 feet along the arc of said curve to the Southerly line of that tract of land as described on said Film 528 as Reception No. 778274 and the POINT OF TERMINATION, said arc having a radius of 260.00 feet, a central angle of 14°32'48" and being subtended by a chord that bears S07°43'35"W, 65.83 feet.

Recorded at 8:57 o'clock A.M. 1957-7-11 BOOK 913 PAGE 769  
Reception No. 522297 JACK LONDLIN Recorder.

THIS DEED Made this 20th day of November in the year of our Lord one thousand nine hundred and fifty-two, between

Bellevue Park Development Company

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and Harvey Nixon Platts and Grace Norum Platts

of the County of Boulder and State of Colorado of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

One Hundred Dollars (\$100.00) and other valuable considerations - - - ~~RELIORS~~

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof

hereby confessed and acknowledged, hath granted, bargained, sold and conveyed and by these presents doth grant

not in tenancy in common but in joint tenancy, the survivor of them, their bargain, sell, convey and confirm unto the said party of the second part, their heirs and assigns

assigns and the heirs and assigns of such survivor forever, ~~RELIORS~~ all the following described lot or parcel of land, situate, lying and being in the

County of Boulder and State of Colorado, to-wit:

Beginning at a point on the West line of Section 6, Township 1 South, Range 70 West of the 6th P. M. from whence the Northwest corner of said Section 6 bears North 2° 17' West a distance of 1,249.98 feet, said point being further described as the Southwest corner of Lot three (3) in Block seven (7) of Bellevue Park Replat, an addition to the City of Boulder, according to the recorded plat thereof; thence South 42° 17' East a distance of 50.0 feet; thence South 60° 17' East a distance of 148.0 feet; thence North 77° 15' East a distance of 143.0 feet; thence South 6° 47' East a distance of 102.0 feet; thence South 28° 47' East a distance of 84.0 feet; thence South 7° 47' East a distance of 23.0 feet; thence South 20° 30' West a distance of 91.0 feet; thence South 74° 00' West a distance of 96.0 feet; thence South 22° 50' West a distance of 162.07 feet; thence South 13° 02' West a distance of 110.85 feet; thence South 12° 42' 30" West a distance of 104.56 feet; thence South 21° 48' West a distance of 107.7 feet; thence South 25° 59' West a distance of 107.85 feet; thence North 77° 21' West a distance of 15.0 feet; thence West a distance of 71.56 feet, more or less, to a point on the West line of said Section 6; thence North 2° 17' West a distance of 956.12 feet, more or less, to the point of beginning, together with a right of way for a road 50 feet in width for access to the real property hereinbefore described, the said right of way extending 25 feet on each side of the center line thereof, which center line is described as follows, to-wit:

Beginning at a point South 70° 17' East a distance of 25 feet from the Southeast corner of Lot 9 in Block 7 of Bellevue Park Replat, an addition to the City of Boulder, according to the recorded plat thereof, said point being on the center line of Bellevue Drive according to the said plat and being the point of a curve to the right; thence along a curve to the right having a radius of 180.5 feet a distance of 97.55 feet to the point of tangent; thence South 50° 41' West a distance of 10.0 feet to the point of a curve to the left; thence along a curve to the left having a radius of 200.0 feet a distance of 171.85 feet to the point of tangent; thence South 1° 27' West a distance of 23.0 feet to the point of a curve to the right; thence along a curve to the right having a radius of 200.0 feet a distance of 82.84 feet to the point of tangent; thence South 25° 11' West a distance of 108.0 feet to the point of a curve to the right; thence along a curve to the right having a radius of 600.0 feet a distance of 107.16 feet to the point of tangent; thence South 35° 25' West a distance of 102.0 feet to the point of a



919 570

curve to the right; thence along a curve to the right having a radius of 80.0 feet a distance of 228.57 to the point of tangent. The Party of the First Part also conveys to the Party of the Second Part the right to lay, construct, maintain, repair and replace water pipe line, sanitary sewer line, gas line, electric line over and across said right of way. The Party of the First Part also grants to the Party of the Second Part the right to install and maintain water and sewer mains over the southerly 15 Feet of Lot 7 in Block 7 of said Bellevue Park Replat, Easement for which installation was reserved in deed and recorded in Book 902 at Page 483 of the Boulder County Colorado Records.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, ~~whom and assigns forever~~ the survivor of them, their assigns, and the heirs and assigns of such survivor, forever. And the said

party of the first part.

for itself, and its successors, doth covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, ~~that~~ that at the time of the sealing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever: except the general taxes of the year 1952, payable in the year 1953, which the parties of the second part assume and agree to pay,

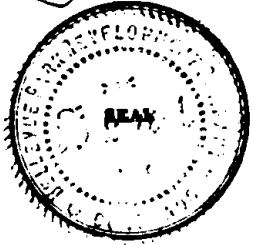
and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, ~~whom and assigns~~ against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.



IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be heretofore subscribed by its President, and its corporate seal to be heretofore affixed, attested by its Secretary, the day and year first above written.

Attest:

*Jack O. Robinson*  
Secretary



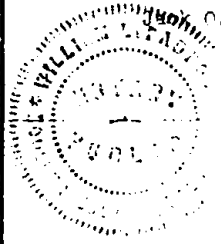
BELLEVUE PARK DEVELOPMENT COMPANY

By: *Paulie Maschetti*  
President

STATE OF COLORADO,  
County of Boulder ss.

The foregoing instrument was acknowledged before me this 5th day of January

1953 by Paulie Maschetti as President and  
Jack O. Robinson as Secretary of  
Bellevue Park Development Corporation, a corporation.



My notarial commission expires May 10, 1954.

Witness my hand and official seal.

*William T. Paddock*  
Notary Public

THIS DEED, Made this 1st day of March in the year of our Lord one thousand nine hundred and Sixty-five between

HARVEY NIXON PLATTS

of the County of Boulder and State of Colorado, of the first part, and

HARRIS A. THOMPSON and LAURENE J. THOMPSON

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Other Good and Valuable Considerations and Ten and NO/100--- DOLLARS,

to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do eg grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

Part of the West one-half of the Northwest one-quarter (W1/2NW1/4) of Section 6, Township 1 South, Range 70 West of the 6th P.M., described as follows:

That part of that tract of land described in Deed recorded January 7, 1957, in Book 919 at Page 569 in the office of the Boulder County Clerk and Recorder records lying South of the following described line:

Commencing at the West Quarter corner of said Section 6; thence North 2° 27' 10" West (referred to true meridian) along the West line of said Section, 1014.26 feet to the TRUE POINT OF BEGINNING; thence North 85° 14' 30" East, 135.99 feet; thence North 55° 22' 50" East, 318.43 feet, more or less, to a point on the East line of said tract described in Book 919 at Page 569; subject to a permanent easement and right-of-way for water transmission and distribution pipeline and appurtenances granted to the City of Boulder by instrument recorded in Book 1224 at Page 423 in the records of Boulder County Clerk and Recorder; together with right-of-way 50 feet in width as more fully described in that certain deed recorded in Book 919 at Page 569 in the office of the Boulder County Clerk and Recorder.

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

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TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said part y of the first part, for him self, his heirs, executors, and administrators, do covenants, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature, soever, subject however, to general taxes for the year 1965, due and payable in 1966, which Grantees herein assume and agree to pay,

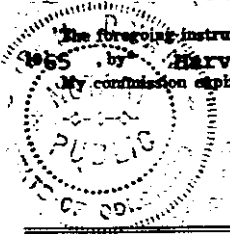
and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*Harvey Nixon Platts* [SEAL]  
Harvey Nixon Platts  
[SEAL]  
[SEAL]

STATE OF COLORADO,  
County of Boulder



The foregoing instrument was acknowledged before me this 1st day of March 1966 by Harvey Nixon Platts. My commission expires Nov. 7, 1966. Witness my hand and official seal.

*R.M. Ryan*  
Notary Public

\*If by natural persons or persons have insert name or names; if by persons acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, in the president or other officers of such corporation, naming it.

RECORDED 778274

WARRANTY DEED  
JOINT TENANTS  
HARVEY NIXON PLATTS

TO  
HARRIS A. THOMPSON and  
LAURENCE J. THOMPSON

STATE OF COLORADO,  
County of Boulder

I hereby certify that this instrument was filed for record in my office this  
day of March, 1966, A. D. 19  
at 11:28 o'clock P.M., and duly recorded in  
Book 528 Page 2

*Milton E. Zwick*  
Recorder  
*Edna S. Sarna*  
Deputy

Filed for Record  
1966  
Notary Public

*Harvey Nixon Platts*  
2625 Penn. Boulevard



MAR -2 1965

Recorded at 2:35 P.M.

Reception No. 778275

MILTON E. TSCHICHE

Recorder.

528

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1.10

THIS DEED, Made this 1st day of March, 1965, between

HARVEY NIXON PLATTS

of the County of Boulder, State of Colorado, of the first part, and HARRIS A. THOMPSON and LAURENE J. THOMPSON

of the County of Boulder and State of Colorado, of the second part:

Recorder's Stamp



WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Other Good and Valuable Considerations and Ten and N<sup>0</sup>/100 DOLLARS

to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and quit claimed, and by these presents do es remise, release, sell, convey and quit claim unto the said parties of the second part, their heirs and assigns forever, not in tenancy in commor but in joint tenancy, all the right, title, interest, claim and demand which the said part y of the first part has in and to the following described lot or parcel of land situate, lying and being in the

County of Boulder and State of Colorado, to-wit: Commencing at the West Quarter corner of Section 6, Township 1 South, Range 70 West of the 6th P.M., thence North 2° 27' 10" West (referred to true meridian), 1014.26 feet along the West line of said Section 6 to the true point of beginning; and South 2° 27' 10" East, 602.67 feet, more or less, along the West line of said Section 6, to the Southwest corner of that tract of land described in deed recorded in Book 919 at Page 569 of the Boulder County records; thence West 73.93 feet, thence North 1° 10' East, 418.19 feet; thence North 1° 07' 00" West, 180.47 feet, more or less, to a point from which the true point of beginning bears North 85° 14' 30" East, 43.28 feet; thence North 85° 14' 30" East, 43.28 feet to the true point of beginning, containing 0.773 acres, more or less, together with a right-of-way 50 feet in width as more fully described in that certain deed recorded in Book 919 at Page 569 in the office of the Boulder County Clerk and Recorder.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said part y of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

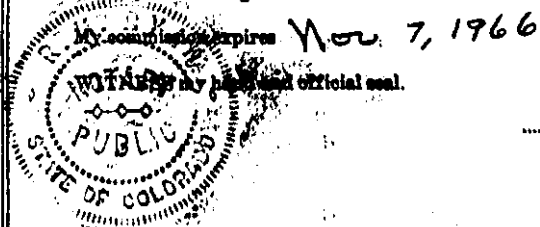
IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

*Harvey Nixon Platts* [SEAL]  
Harvey Nixon Platts [SEAL]  
[SEAL]

STATE OF COLORADO,  
County of Boulder

The foregoing instrument was acknowledged before me this 1st day of March, 1965 by Harvey Nixon Platts.



*R.M. Row*  
Notary Public.



# Public Health

## Environmental Health Division

May 9, 2022

TO: Staff Planner, Land Use Department

FROM: Jessica Epstein, Environmental Health Specialist

SUBJECT: SPRW-22-0024: Berg Additions

OWNER: Berg

PROPERTY ADDRESS: 175 Bellevue Drive

SEC-TOWN-RANGE: 06 -1S -70

The Boulder County Public Health (BCPH) – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS:

BCPH issued a repair permit for the installation of an absorption bed system on 6/30/20. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 2-bedroom house. The final number of bedroom in the home must be no more than two.

BCPH has not final-approved the installation of the OWTS. According to the site plan for the studio/home office structure (BP-21-0384), the sewer line serving the proposed studio will connect directly into the home. This work must be done under an OWTS permit. The owner can do the work under the current open OWTS permit but he must:

- 1) Submit \$250 to BCPH for another inspection once the sewer line is installed.
- 2) The installer must submit a new record drawing that includes studio connection once that is installed and approved.

**An engineer design addendum has already been received for this additional work under the existing OWTS permit.** The sewer line must be installed, inspected and approved by BCPH before a Certificate of Occupancy or Final Building Inspection approval will be issued by Land Use.

Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.

This concludes comments from the Public Health – Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: [www.SepticSmart.org](http://www.SepticSmart.org). If you have additional questions about OWTS, please do not hesitate to contact Jessica Epstein at (303) 441-1138.

Cc: OWTS file, owner, Land Use Department



## Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
303-678-6200 • POSinfo@bouldercounty.org  
www.BoulderCountyOpenSpace.org

**TO:** Michelle Blankas, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** May 24, 2022  
**SUBJECT:** Docket SPRW-22-0024, Berg, 175 Bellevue Drive

Staff has reviewed the submitted materials, has visited the parcel in the past, and has no natural resource concerns with the proposal.





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930  
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## Wildfire Mitigation Team

### MEMO

**TO:** Michelle Blankas, Planner I  
**FROM:** Kyle McCatty, Wildfire Mitigation Specialist  
**DATE:** May 17, 2022  
**RE:** Referral packet for SPRW-22-0024: Berg Additions at 175 Bellevue Drive

Thank you for the referral. We have the following comments for the applicants:

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US. Still, the loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code. Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

Wildfire Mitigation is required; the proposed project is in [Wildfire Zone 1](#) (the foothills or mountains—approximately west of highways 7, 36, or 93) of the unincorporated portion of Boulder County. The Boulder County Wildfire Mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

#### **Site Location**

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process, and no conflicts have been identified. Ideally, all structures should be located as far from property lines as possible for full defensible space—at least 100 feet. Although one of the additions is only about 45 feet from the property line and far from ideal, this distance is adequate given the relatively low fuel loading within 100 feet of this addition.

#### **Ignition-Resistant Materials and Construction**

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction or better.

For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. Refer to the Boulder County publication: [Building with Ignition Resistant Materials](#) for specific requirements. All exterior materials must be clearly noted on the building plans and must be reviewed and approved as "ignition resistant" by the Building Safety & Inspection Services Team.

**Matt Jones** County Commissioner   **Claire Levy** County Commissioner   **Marta Loachamin** County Commissioner

## Defensible Space

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

Follow the Colorado State University [FireWise Plant Materials – 6.305](#), [Fire-Resistant Landscaping – 6.303](#), and Colorado State Forest Service [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#) publications when choosing plants and designing revegetation and landscaping.

## Emergency Water Supply

Emergency water supply is currently only required when building a new residence. No emergency water supply will be required for this application.

## Emergency Vehicle Clearance

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by. Refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#) for specific clearance-related requirements.

## Timeline

**After applying for, but prior to issuance of any permits**, a Boulder County Wildfire Mitigation Specialist will contact you to schedule a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created to describe the wildfire mitigation requirements.

**Before scheduling rough framing inspections**, the defensible space must be implemented and inspected by the Land Use Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of.

**At the time of final inspection**, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at [kmccatty@bouldercounty.org](mailto:kmccatty@bouldercounty.org).





## **MOUNTAIN VIEW FIRE RESCUE**

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710

[www.mvfpd.org](http://www.mvfpd.org)

Boulder County Community Planning and Permitting

2045 13<sup>th</sup> Street

Boulder, CO 80302

Re: SPRW-22-0024 Berg Addition

May 9, 2022

Mountain View Fire has reviewed the addition for 175 Bellevue and has no concerns. Residential sprinklers will need to be modified to include the new residential space.

Thank you,

Michelle Kelly

Deputy Fire Marshal



## City of Boulder Open Space & Mountain Parks

2520 55<sup>th</sup> St. | Boulder, CO 80301; 303-441-3440

<http://www.osmp.org>

### MEMORANDUM

To: Michelle Blankas, Planner I, Boulder County Community Planning and Permitting

From: Matt Ashley, Property Agent, City of Boulder Open Space and Mountain Parks

Date: May 12, 2022

Re: Docket SPRW-22-0024  
Berg Additions Site Plan Review Waiver

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Thank you for the opportunity to review the application referenced above. The property's entire western boundary is adjacent to City of Boulder Open Space and Mountain Parks (OSMP) land. Please consider the following comments regarding this development application:

#### **Open Space Adjacent**

All open space fences and boundaries must be respected at all times. No gates or other access points will be allowed from the subject property onto city owned open space lands without approval of OSMP.

No dumping of trash, tree limbs, lawn clippings, or other debris is allowed on city-owned open space land. Trimming or removal of existing vegetation from OSMP property or planting vegetation on OSMP property is prohibited.

Construction access across city owned open space lands, storage of construction material, staging construction equipment, or dumping of construction debris on city owned open space lands are not allowed.

#### **Native Plants**

Use of native plant materials for revegetation and landscaping should be recommended. Non-native plant materials should not be planted, particularly European privet *Ligustrum vulgare*, Wayfaring tree *Viburnum lantana*, Tree of heaven *Ailanthus altissima*, Honeysuckle *Lonicera morrowii* and *L. tatarica* and any State of Colorado listed noxious weed species.

The grading and landscape plans should include a section on weed management.

Following are some sources of information about the use of local native plants in landscaping:

[https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants\\_0408.pdf](https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants_0408.pdf)

<https://conps.org/gardening-with-native-plants/>

<https://bouldercolorado.gov/services/gardening-native-plants>

### **Visual Impact**

Exterior lighting should be directed downward to minimize glare and the illumination of adjacent and nearby OSMP lands, conservation easements, or other undeveloped property. Exterior colors should be muted to blend into the natural surroundings, to reduce the visual impact to adjacent and nearby OSMP lands.

Please feel free to contact me if you have any questions or comments about this response.



**Walker, Samuel**

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**From:** Sanchez, Kimberly  
**Sent:** Sunday, March 2, 2025 12:28 PM  
**To:** Brad Chen; Walker, Samuel  
**Cc:** LU Land Use Planner; Frederick, Summer; Abner, Ethan  
**Subject:** RE: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

We will make this email (w/ photo) part of the public record. Thank you.

[@Walker, Samuel](#)

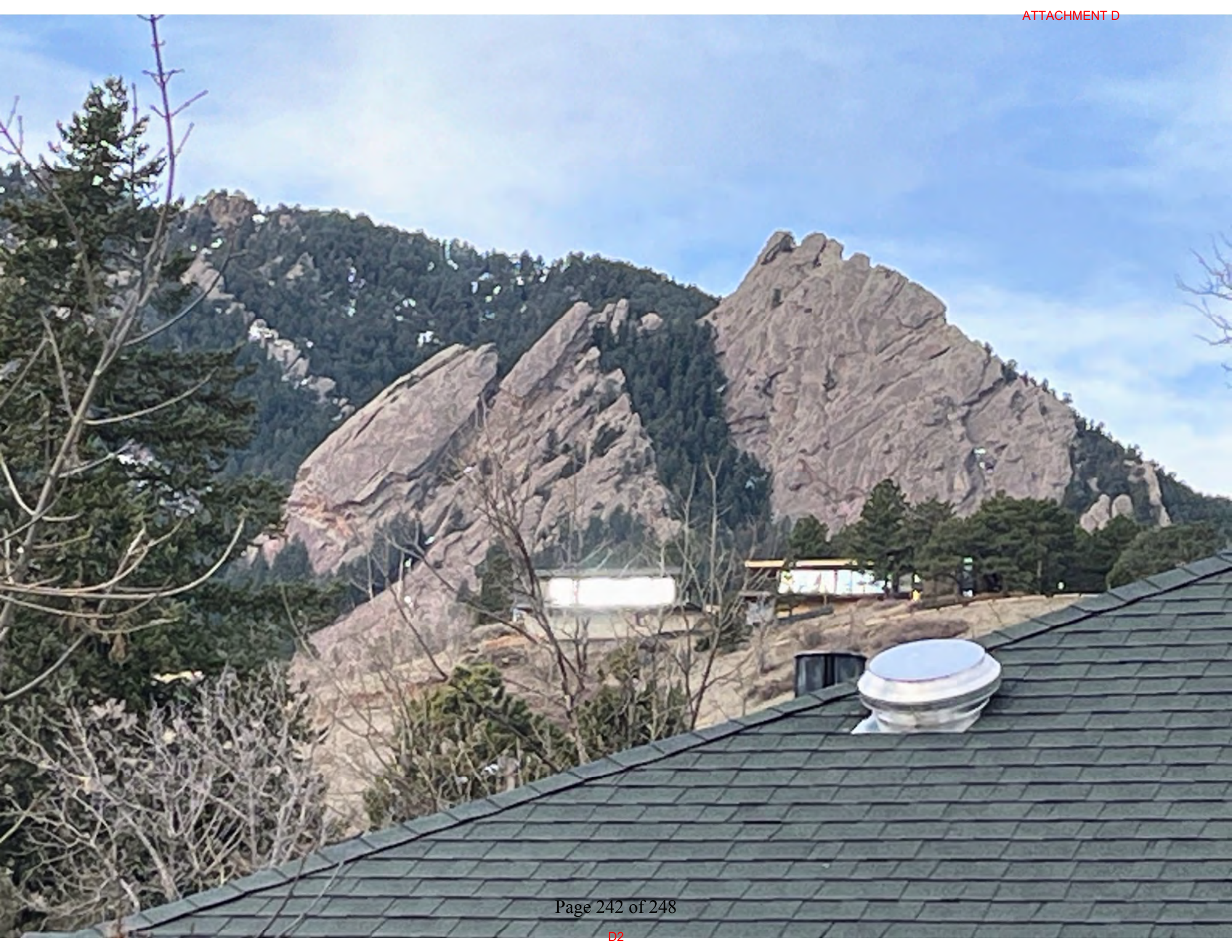
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**From:** Brad Chen <chen.brad@gmail.com>  
**Sent:** Sunday, March 2, 2025 7:37 AM  
**To:** Sanchez, Kimberly <ksanchez@bouldercounty.gov>  
**Cc:** LU Land Use Planner <planner@bouldercounty.gov>; Walker, Samuel <swalker@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; Abner, Ethan <eabner@bouldercounty.gov>  
**Subject:** Re: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

Not sure what the proper channel is for submitting this to the discussion, but this photo is from 7:30am on 3/2/2025.

The glare coming off of this structure is just awful right now. I am still blown away by the awful visual disruption created by this property on our beautiful mountains and open space.

Brad Chen





Sent from Gmail Mobile

On Thu, Feb 27, 2025 at 9:46 AM Brad Chen <[chen.brad@gmail.com](mailto:chen.brad@gmail.com)> wrote:

Great - thank you for confirming.

On Thu, 27 Feb 2025 at 09:35, Sanchez, Kimberly <[ksanchez@bouldercounty.gov](mailto:ksanchez@bouldercounty.gov)> wrote:

Quick follow-up: Thursday, April 3 at 1:30 p.m. was just confirmed as the new BOCC hearing date. This will be posted / re-noticed as explained below.

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**From:** Sanchez, Kimberly

**Sent:** Thursday, February 27, 2025 9:16 AM

**To:** [chen.brad@gmail.com](mailto:chen.brad@gmail.com); LU Land Use Planner <[planner@bouldercounty.gov](mailto:planner@bouldercounty.gov)>

**Cc:** Walker, Samuel <[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)>; Frederick, Summer <[sfrederick@bouldercounty.gov](mailto:sfrederick@bouldercounty.gov)>; Abner, Ethan <[eabner@bouldercounty.gov](mailto:eabner@bouldercounty.gov)>

**Subject:** RE: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

Good morning Brad,

Today's hearing was cancelled due to lack of a quorum. The commissioners had some unexpected conflicts that prevent them from being able to hold the hearing today. The new hearing date will be re-noticed and sent to adjacent property owners within 1500' of the property, and posted here:

<https://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SPR-24-0026>

Hopefully the new date will work for you so you can participate.

Thanks for your comment re: the notice area. 1500 ft. is what is codified in our regulations as the standard notice area in most of review processes. That said, the Site Plan Review regulations are currently being updated so I encourage you to submit any thoughts/comments/concerns/ideas you might have, including the notification area. Here is more information about the update: <https://bouldercounty.gov/property-and-land/land-use/planning/land-use-code-update/dc-24-0003/>

I also want to provide the current regulations for your reference. Site Plan Review Standard 11 in Art. 4-806 is a criterion that evaluates visual impacts, particularly in prominent areas: <https://assets.bouldercounty.gov/wp-content/uploads/2017/02/land-use-code-article-04.pdf>.

Staff evaluates this, but we have the public process so the public can also provide their perspectives on the impacts. Thanks for offering your perspective and we hope you'll be able to participate in the tabled hearing.

Best regards,  
Kim Sanchez

**Kim Sanchez | Deputy Planning Director**  
**Boulder County | Community Planning & Permitting**

She, her, hers

Hours of service: M, W, Th, F 8am-4:30pm & Tu 10am-4:30pm

Open office hours: M, W, Th 8am-3pm & Tu 10am-3pm or by appointment

Office address: 2045 13<sup>th</sup> Street, Boulder CO 80302



Mailing address: PO Box 471, Boulder CO 80306  
Direct: 720-564-2627 | Main: 303-441-3930  
Email: [ksanchez@bouldercounty.gov](mailto:ksanchez@bouldercounty.gov)

-----Original Message-----

From: Wufoo <[no-reply@wufoo.com](mailto:no-reply@wufoo.com)>  
Sent: Thursday, February 27, 2025 8:11 AM  
To: LU Land Use Planner <[planner@bouldercounty.gov](mailto:planner@bouldercounty.gov)>  
Subject: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

Boulder County Property Address : 175 BELLEVUE DRIVE If your comments are regarding a specific Docket, please enter the Docket number: SPR-24-0026

Name: Brad Chen

Email Address: [chen.brad@gmail.com](mailto:chen.brad@gmail.com)

Please enter your question or comment: hi - are you able to let me know why the public hearing scheduled for this property on 2/27 at 9am has been cancelled?

I am very concerned about the visual, public use and environmental disruption associated with this large construction project which is happening very close to the Flatirons, trails and open space. I would like to participate in the public review but I'm not sure what the status of that is now that the hearing has been cancelled.

Also, I am concerned with the public notice requirements for the permitting of work at this address. It seems that the definition of within XX feet of the property is insufficient given the unique location of this property and the fact that it is visible for miles to the east due to its high elevation and prominence.

Thank you

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**Walker, Samuel**

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**From:** Walker, Samuel  
**Sent:** Thursday, March 13, 2025 7:59 AM  
**To:** willspace@gmail.com; LU Land Use Planner  
**Subject:** RE: [EXTERNAL] Ask a Planner - Will Schaleben - SPR-24-0026 - 175 Belleview Drive

Will,  
 Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and will be forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to review additional information about the application, it's linked on the webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

**Sam Walker**

Planner II | Boulder County Community Planning & Permitting  
 2045 13th Street, Boulder, CO 80302  
 Ph: 720-564-2738  
[swalker@bouldercounty.gov](mailto:swalker@bouldercounty.gov)

-----Original Message-----

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Wednesday, March 12, 2025 7:58 PM  
**To:** LU Land Use Planner <planner@bouldercounty.gov>  
**Subject:** [EXTERNAL] Ask a Planner - Will Schaleben - SPR-24-0026 - 175 Belleview Drive

Boulder County Property Address : 175 Belleview Drive If your comments are regarding a specific Docket, please enter the Docket number: SPR-24-0026

Name: Will Schaleben

Email Address: willspace@gmail.com

Phone Number: (720) 279-4326

Please enter your question or comment: Comments on SPR-24-0026 proposed plan:

- The proposed house would be an enormous mansion on a very significant ridge. It will negatively impact the view of the mountains behind it, including the beautiful Flatirons. It will be visible from most parts of Boulder and Boulder County.
- There already is a new and ugly structure on the property that Boulder County should not have approved. It's a two-story garage and party room, that was built on the property about a year ago. The structure is clearly a huge eyesore according to complaining neighbors. It has a very large, unsightly concrete base wall and very large easterly facing windows above that reflect the sun at certain times in the morning, creating a blinding reflection that severely impacts the views. The proposed giant structure will only increase the problem of dramatically impacting mountain views.
- The very large proposed house will also negatively impact the view east from the Mesa trail, which is close by to the west.
- The steep slope below the proposed structure is very unstable and is prone to sliding. It did slide just below the ridge already during the 2013 floods. The landslides took out a retaining wall above a house below. The entire slope is very unstable and has moved slowly over 3-5 ft during the last few decades, as evident by the movement of two stone pillars at the beginning of the upper Bellevue road. The pillars were moved and rebuilt a few years ago. The extreme extra

weight of the giant proposed structure may cause the slope to slide, which could be a dangerous threat to people and property in its path.

- The property is above the so-called Blue Line, which was created to make development undesirable above the Line by cutting off connections to Boulder's water supply. Property owners above the Line rely on well water as a result. However, the well water may be charged by leakage of the Boulder owned reservoir that is above the property. Therefore, some of the water the property gets is essentially Boulder's water above the Blue Line.
- The neighborhood already has very large houses in the hills and valley to the south, which have already ruined the views of that area. The proposed massive structure would be much worse, since it would block the view behind the western ridge.
- Immediate neighbors and far beyond to the north, east and west are very upset about the proposed development, based on numerous comments I have heard.

Thank you for your consideration of the negative side of the proposed mega structure. Please deny approval of the very unpopular SPR-24-0026 proposal.

Best regards,

Will Schaleben

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



# Accessibility Report

**Filename:** SPR-24-0026-staff-recommendation-packet-for-April-03-2025.pdf

**Report created by:** [Enter personal and organization information through the Preferences > Identity dialog.]

**Organization:**

## Summary

The checker found problems which may prevent the document from being fully accessible.

- Needs manual check: 2
- Passed manually: 0
- Failed manually: 0
- Skipped: 1
- Passed: 22
- Failed: 7

## Detailed Report

### Document

Rule Name	Status	Description
<a href="#">Accessibility permission flag</a>	Passed	Accessibility permission flag must be set
<a href="#">Image-only PDF</a>	Passed	Document is not image-only PDF
<a href="#">Tagged PDF</a>	Failed	Document is tagged PDF
<a href="#">Logical Reading Order</a>	Needs manual check	Document structure provides a logical reading order
<a href="#">Primary language</a>	Passed	Text language is specified
<a href="#">Title</a>	Failed	Document title is showing in title bar
<a href="#">Bookmarks</a>	Passed	Bookmarks are present in large documents
<a href="#">Color contrast</a>	Needs manual check	Document has appropriate color contrast

### Page Content

Rule Name	Status	Description
<a href="#">Tagged content</a>	Failed	All page content is tagged
<a href="#">Tagged annotations</a>	Failed	All annotations are tagged
<a href="#">Tab order</a>	Failed	Tab order is consistent with structure order
<a href="#">Character encoding</a>	Failed	Reliable character encoding is provided
<a href="#">Tagged multimedia</a>	Passed	All multimedia objects are tagged
<a href="#">Screen flicker</a>	Passed	Page will not cause screen flicker
<a href="#">Scripts</a>	Passed	No inaccessible scripts
<a href="#">Timed responses</a>	Passed	Page does not require timed responses
<a href="#">Navigation links</a>	Passed	Navigation links are not repetitive

### Forms

Rule Name	Status	Description
<a href="#">Tagged form fields</a>	Passed	All form fields are tagged
<a href="#">Field descriptions</a>	Passed	All form fields have description

### Alternate Text

Rule Name	Status	Description
<a href="#">Figures alternate text</a>	Passed	Figures require alternate text
<a href="#">Nested alternate text</a>	Passed	Alternate text that will never be read
<a href="#">Associated with content</a>	Passed	Alternate text must be associated with some content
<a href="#">Hides annotation</a>	Passed	Alternate text should not hide annotation
<a href="#">Other elements alternate text</a>	Failed	Other elements that require alternate text

### Tables

Rule Name	Status	Description
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<a href="#">Rows</a>	Passed	TR must be a child of Table, THead, TBody, or TFoot
<a href="#">TH and TD</a>	Passed	TH and TD must be children of TR
<a href="#">Headers</a>	Passed	Tables should have headers
<a href="#">Regularity</a>	Passed	Tables must contain the same number of columns in each row and rows in each column
<a href="#">Summary</a>	Skipped	Tables must have a summary

**Lists**

<b>Rule Name</b>	<b>Status</b>	<b>Description</b>
<a href="#">List items</a>	Passed	LI must be a child of L
<a href="#">Lbl and LBody</a>	Passed	Lbl and LBody must be children of LI

**Headings**

<b>Rule Name</b>	<b>Status</b>	<b>Description</b>
<a href="#">Appropriate nesting</a>	Passed	Appropriate nesting

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[Back to Top](#)