



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.gov

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

June 29, 2023 at 10:00 a.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.

STAFF RECOMMENDATION

STAFF PLANNER: Jonathan Tardif

Docket LU-23-0006: City of Boulder Gunbarrel Hill Trail Restoration and Construction

Request: Limited Impact Special Use application for grading in excess of 500 cubic yards related to the restoration and construction of recreation trails within the Gunbarrel Hill open space.

Location: The Gunbarrel Hill open space, located 0.50 miles east of the intersection of Lookout Road and 75th Street, in Section 12, Township 1N, Range 70.

Zoning: Agricultural (A)

Applicant: Adam Gaylord (City of Boulder)

Property Owner: City of Boulder

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SUMMARY AND RECOMMENDATION

The applicant requests Limited Impact Special Use review for earthwork and grading in excess of 500 cubic yards related to the restoration and construction of recreation trails within the Gunbarrel Hill open space. The project will include extensive earthwork to restore undesignated trails back to their natural habitat, make improvements to existing designated trails and mitigate existing erosion issues, and improve the trailhead access point at Cambridge Street and Boulderado Drive. Limited Impact Special Use Review is required because the proposed non-foundational earthwork exceeds 500 cubic yards, and this earthwork is analyzed pursuant to the Special Use Standards outlined in Boulder County Land Use Code (Code) Art. 4-601.

With the recommended conditions, staff finds the proposal can meet the Limited Impact Special Review Criteria in Article 4-601 of the Boulder County Land Use Code (the Code) and recommends conditional approval of docket **LU-23-0006: City of Boulder Gunbarrel Hill Trail Restoration and Construction.**

DISCUSSION

The Gunbarrel Hill open space currently contains 2.8 miles of designated trails open to bikes, pedestrians, and equestrians, and 11.8 miles of visitor-created undesignated trails. As described in the project narrative, the proposed trail restoration and construction will include the repair of 9,062 feet of existing trail, construction of 9,823 feet of new trail, and the closing and restoring 9,692 feet of existing undesignated trail. No structures are proposed with the restoration and construction of the recreation trails. The overall project site plan is illustrated in Figure 1, below, and on page A23 of staff packet Attachment A. Figures 2 and 3, below, provide context to the existing conditions of the trails.

Figure 1 outlines the proposed paths involved in trail restoration and construction in green and purple lines. The green lines indicate area where restoration work will be taking place, while the purple lines indicate areas where trail construction efforts will occur. The trail crosses six parcels between the Gunbarrel Hill trailhead and the White Rock trailhead and are listed below in order from west to east:

- 146312100001 (0 Lookout Road, owned by the City of Boulder)
- 146507000002 (0 Lookout Road, owned by the City of Boulder)
- 146507300001 (0 Lookout Road, owned by the City of Boulder)
- 146507000004 (0 Lookout Road, owned by the City of Boulder)
- 146507000003 (8300 Lookout Road, owned by the City of Boulder)
- 146518001001 (8923 Valmont Road, owned by the City of Boulder)

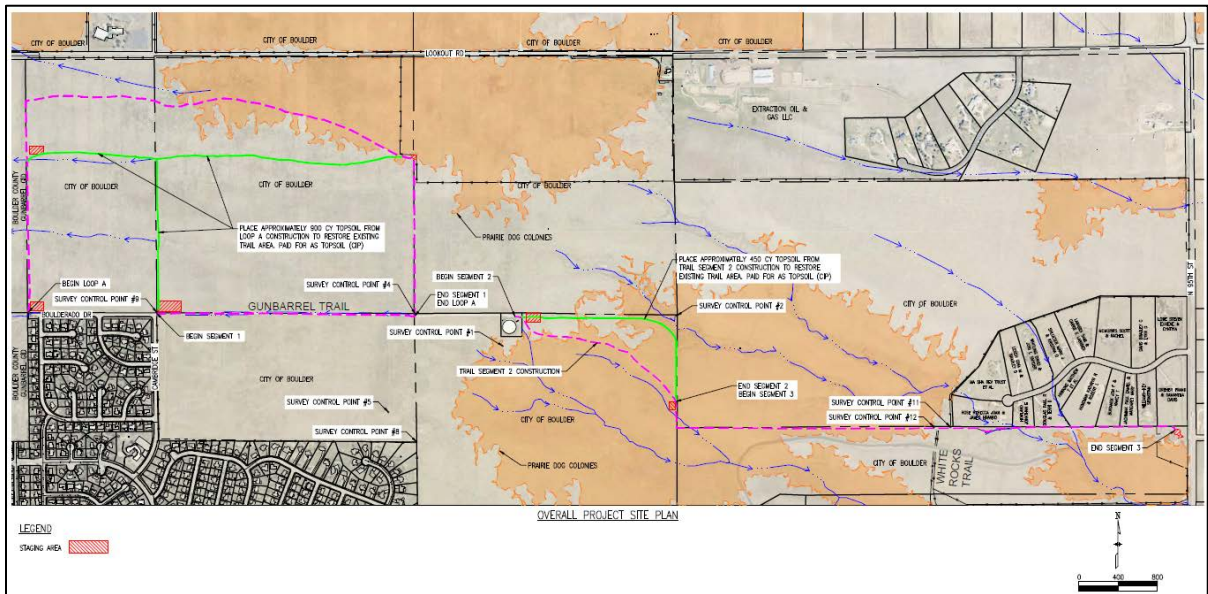


Figure 1: Trail Route Vicinity Map



Figure 2: Undesignated trails to be restored to natural habitat



Figure 3: Erosion on existing trails to be repaired

As shown in Figure 4 below, the Boulder County Comprehensive Plan (the Comprehensive Plan) identifies a wide variety of resources along the trail route. Within the project area identified in Figure 1, above, the following resources are identified:

- White Rocks/Gunbarrel Hill Environmental Conservation Area;
- Critical Wildlife Habitats;
- Environmental Conservation Areas;
- Riparian Areas;
- Archaeologically Sensitive Areas;
- Wetlands;
- Agricultural Lands of Local Importance; and
- Agricultural Lands of Statewide Importance.

Potential impacts to these identified resources are addressed under Criteria 3 and 4, below.

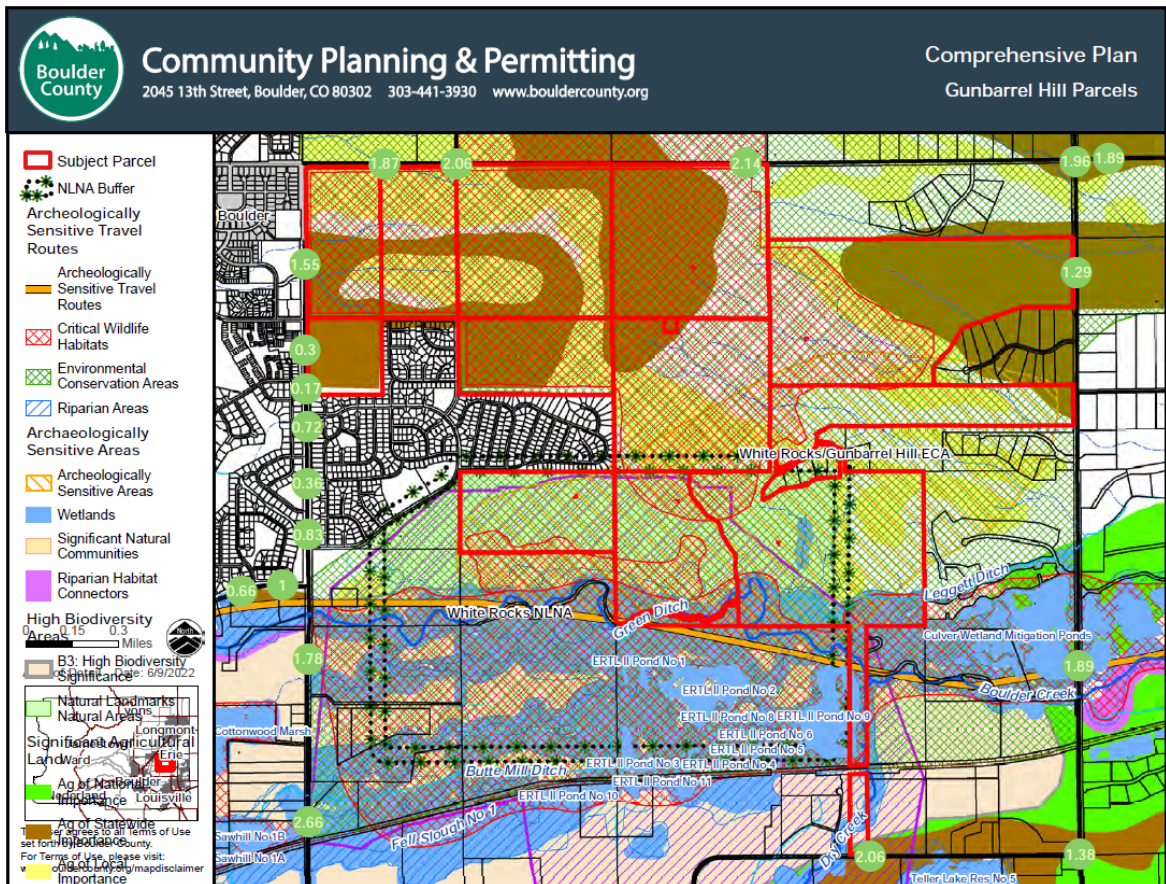


Figure 4: Comprehensive Plan Map

As detailed in the criteria review below, staff finds that the proposed non-foundational earthwork can meet the Special Review Criteria in Article 4-601 of the Code, with the recommended conditions of approval.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below.

Boulder County Building Safety & Inspection Services Team: The Building team referral response indicated that building and grading permits, plan review, and an observation report would be required for the implementation of trail restoration and construction efforts.

Boulder County Development Review Team – Access & Engineering: This team reviewed the proposal and responded that legal access is demonstrated via adjacency to Boulderado Drive and West Phillips Road. They also noted several requirements for the proposal summarized as follows:

- Parking spaces should be configured in a linear manner;
- Access to the trailhead must be paved for a distance of at least 10 feet to minimize migration of gravel on to Boulderado Drive;
- Building permit plans must detail all improvements at the Boulderado Drive trail access;
- Provide documentation of the fueling practices and locations;
- Apply for a stormwater quality permit;
- Submit a traffic control plan completed by a Traffic Control Supervisor (TCS);
- Hours of construction will be limited from 8:30 AM to 3:30 PM; and

- Worker vehicles must be parked in designated approved areas that are outside of the road traveled way which do not conflict with project work.

Boulder County Parks & Open Space – Natural Resource Planner: The Natural Resource Planner reviewed the application materials and expressed overall support for the proposal and recommends trails remain open as much as possible during construction. The Natural Resource Planner also noted the following requirements:

- Several burrowing owl nesting sites are present in the vicinity of the project area. As such, an owl survey must be completed in the nesting season prior to construction. If found, construction timing may need modification to be completed during the non-nesting season;
- Construction activity must incorporate the OSMP’s Ecological Best Management Practices, as well as cleaning of equipment, use of certified weed-free straw, and a spill kit on-site;
- Plans submitted for permitting must clarify the grass species used for revegetation; and
- Plans submitted for permitting must identify all mechanized equipment to be used and what stop-work considerations apply for mechanized work in wet soil conditions.

Boulder Rural Fire Protection District: The Boulder Rural FPD referral response included their request to maintain emergency access throughout the area during the construction process.

Xcel Energy: The Xcel Energy referral response indicated that existing overhead and underground utilities are present in the area, and requests the applicant locates all utilities prior to the commencement of construction activity.

Adjacent Property Owners: Notices were sent to all property owners within a 1,500-foot radius of the proposed trail route. Staff received responses from two (2) members of the public, both of which expressed support for the proposed open space improvements and also stated concerns about existing prairie dogs and wind erosion of open space land.

Agencies that responded with no conflict: Boulder County Parks & Open Space – Conservation Easement Stewardship Specialist, City of Boulder – Open Space and Mountain Parks (OSMP),

Agencies that did not submit a response: Boulder County Floodplain Management Program, Boulder County Public Health, Northern Colorado Water Conservancy District, City of Boulder Planning & Development Services, Boulder Valley & Longmont Conservation Districts, Colorado Department of Agriculture-ICS-PACFA, and History Colorado – Office of Archaeology and Historic Preservation.

LIMITED IMPACT SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff has reviewed the proposal of grading in excess of 500 cubic yards related to the restoration and construction of recreation trails within the Gunbarrel Hill open space pursuant to the Limited Impact Special Use Review criteria per Section 4-601.A of the Code, and finds the following:

- (1) *Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;*

The proposed trail route and construction access points are located within the Agricultural (A) zoning district. There are no specific Use Categories in the Code that describe public hiking trails, but the A zoning district allows a variety of day-use recreational facilities by right and the proposed non-foundational earthwork is considered an accessory use to the recreational use of the proposed trail.

Per Article 4-516.O.1.b of the Code, grading in excess of 50 cubic yards is excepted from Limited Impact Special Use Review if it is normal grading activity associated with trail or road construction by a governmental entity on publicly acquired open space land in accordance with an open space management plan approved by the Board of County Commissioners. Although the proposed trail was approved by the City of Boulder, it was not approved as part of a Board of County Commissioners plan and is therefore still subject to Limited Impact review.

Article 4-516.O.5 requires three additional provisions for non-foundational earthwork that exceeds 500 cubic yards, but these provisions relate to grading that impacts floodplain, normal agricultural grading, and the creation of ponds, none of which apply to the project under review.

The referral response provided by the Building Safety & Inspection Services team noted permitting requirements for the proposed non-foundational earthwork. Staff recommend a condition of approval requiring that the terms of the building team referral response be met.

Therefore, as conditioned, staff finds this criterion can be met.

- (2) ***Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;***

For the purposes of this Limited Impact Special Use Review, staff considered the surrounding neighborhood to be the properties within 1,500 feet of the parcels in which the proposed trail restoration and construction will occur. The entirety of the trail is on property owned by the City of Boulder and located within unincorporated Boulder County. The Gunbarrel Hill open space is characterized by rolling hills and broad visual planes. No structures are proposed with the restoration and construction of the recreation trails; thus, staff finds no concern regarding visual impacts to surrounding properties. In order to mitigate impacts to regular vehicular traffic for adjacent properties, especially during commuter periods, staff recommends a condition of approval that hours of construction be limited from 8:30 AM to 3:30 PM, Monday through Friday.

Extensive site disturbance is proposed but is also necessary to restore undesignated trails back to their natural habitat and mitigate existing erosion impacts to existing trails and create a safe and useable recreational trail for users. The proposed repair of existing trail and the restoration of undesignated trail back to its natural habitat will occur in areas of existing disturbance. The proposed new trail construction follows the existing contours of the open space. Staff does not find and concern for impact to the natural topography of the site.

Staff does not anticipate the proposed project to result in any impacts which would be out of character with the defined neighborhood. While the proposal does involve significant amounts of earthwork and grading on-site, staff does not find the proposed earthwork will

change the existing character of the area.

Therefore, as conditioned, staff finds this criterion is met.

(3) ***Will be in accordance with the Boulder County Comprehensive Plan;***

The Boulder County Comprehensive Plan identifies many resources of note in the project area, including White Rocks/Gunbarrel Hill Environmental Conservation Area, Critical Wildlife Habitats, Environmental Conservation Areas, Riparian Areas, Archaeologically Sensitive Areas, Wetlands, Agricultural Lands of Local Importance, and Agricultural Lands of Statewide Importance. The Comprehensive Plan also indicates a View Protection Corridor associated with Lookout Road and North 95th Street with view protection scores that range from 1.29 to 2.14 along the perimeter of the Gunbarrel Hill open space.

The referral response from the Parks & Open Space Natural Resource Planner indicated overall support of the project and a limited concern regarding the impacts of the proposed trail on these areas. Special note was provided regarding the existence of several burrowing owl nesting sites in the vicinity of the project area, and staff recommend a condition of approval that an owl survey is required to be completed in the nesting season prior to construction.

The Comprehensive Plan also includes several goals, policies, and objectives that the proposed trail would support. Policy OS 3.01.02 states “Through planning and management, Boulder County strives to preserve significant resources and enhance protection and restoration of native ecosystems and their native species populations while also providing passive, sustainable, and enjoyable public uses that connect the public to their environment.” The proposed project includes habitat restoration measures and closing existing undesignated trails to better preserve environmental features while also constructing new trails and improving the existing trails, which improves the ability of the public to connect with the environment.

Goal 2 and its associated policies of the Public Health element indicate that “Boulder County collaborates with partners and municipalities to promote safe and healthy recreation and access to open spaces and nature that support physical and mental health.” This goal is inherently supported by the project, which represents a collaborative effort between the City of Boulder and Boulder County to promote improved public access to public lands through the improvement of an existing open space.

Therefore, as conditioned, staff finds this criterion can be met.

(4) ***Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.***

Staff anticipates the proposed work will not result in an over-intensive use of land or an excessive depletion of natural resources. The scale of the proposed earthwork is necessary to restore existing undesignated trails to their natural habitat as well as construction of new recreation trails and erosion control measures for existing trail areas. The proposed new trail construction generally follows the existing grade of the land. In order to minimize impacts to the surrounding landscape, staff recommend a condition requiring the installation of clear limits to disturbance areas during construction. Limits to areas of disturbance must be included on the Revegetation and Erosion Control Plan submitted to the Community Planning & Permitting Department for permitting.

Although the project narrative described general best management practices for revegetation of disturbed areas after construction of the trail is completed, detailed information regarding revegetation was limited. The Natural Resource Planner's referral response also expressed a request for clarification on the grass species to be used during revegetation. Staff recommend a condition of approval requiring that the applicant submit a Revegetation Plan for Community Planning & Permitting approval with the submittal of any building or grading permits. Additionally, staff recommend a condition of approval that a traffic control plan be completed by a Traffic Control Supervisor (TCS) and is included with the documents submitted for permitting.

Based on the application materials submitted by the applicant and the recommended conditions of approval, staff finds that the proposed work will not result in an over-intensive use of land or an excessive depletion of natural resources.

Therefore, as conditioned, staff finds this criterion can be met.

(5) *Will not have a material adverse effect on community capital improvement programs;*

There is no indication the proposal will have an adverse effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff finds this criterion is met.

(6) *Will not require a level of community facilities and services greater than that which is available;*

Staff does not anticipate the proposal will have an adverse effect on community facilities and services, and no agencies submitted a response voicing any concerns about community facilities or services. The referral response from the Boulder Rural Fire Protection District requested emergency access is maintained throughout the area during the construction process.

Therefore, staff finds this criterion is met.

(7) *Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;*

Legal access to the trail heads is demonstrated via adjacency to Boulderado Drive and West Phillips Road. There are two vehicular access points for the proposed open space improvements, and a total of six staging areas for vehicles and construction equipment. Application materials indicate that mechanized equipment will be used during the proposed open space improvements and staging & fueling areas will be present. The Development Review Team – Access & Engineering referral response noted that not much

detail is provided for the proposed improvements to the existing trail access point at Boulderado Drive, and staff recommends a condition of approval that plans submitted for permitting must detail the proposed improvements for the Boulderado Drive trail access, and that documentation is provided for the fueling practices and locations.

Staff also recommend an additional condition of approval requiring that all workers' vehicles must be parked in designated approved areas that are outside of the road traveled way which do not conflict with the project work, and that the parking plan shall be shown on the site plan submitted for permitting.

As conditioned, staff does not anticipate any changes or long-term negative impacts to the existing transportation system. Therefore, staff finds this criterion is met.

(8) *Will not cause significant air, odor, water, or noise pollution;*

Staff do not have any concerns that use of the Gunbarrel Hill open space will result in the creation of significant air, odor, water, or noise pollution, and no referral agency responded with such a concern.

Therefore, staff finds this criterion can be met.

(9) *Will be adequately buffered or screened to mitigate any undue visual impacts of the use;*

Although the existing open space and recreation trail users will be visible from adjacent properties, staff finds the proposed earthwork for the restoration and construction of recreation trails is consistent with the existing use of the open space. The Comprehensive Plan identifies a View Protection Corridor associated with Lookout Road and North 95th Street with view protection scores that range from 1.29 to 2.14. These view protection scores are associated with the view of the front range as seen from the roadways, and staff does not find concern that the proposed earthwork will result in any undue visual impacts.

Revegetation of the area as required under Criterion 4 above will ensure there are no long-term undue visual impacts and staff do not have concerns that the proposed improvements will change the existing visual character of the area.

Therefore, as conditioned in Criterion 4 above, staff finds this criterion can be met.

(10) *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;*

Staff do not anticipate that the proposed restoration and construction of the recreation trails will be detrimental to the health, safety, or welfare of present or future inhabitants of Boulder County. No departments or agencies have responded with any comments or concerns related to this criterion.

Therefore, staff finds this criterion is met.

(11) *Will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;*

The proposed restoration and construction of the recreation trails minimize consumption and inefficient use of land by utilizing existing areas of disturbance as well as restoring natural

habitats within the open space. Additionally, the proposal provides an expanded and more accessible trail network while meeting societal needs by providing better recreational opportunities for the public.

Therefore, staff finds this criterion is met.

- (12) ***Will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.***

The proposed trail locations are within areas identified by the Comprehensive Plan as having moderate swelling soil potential and landslide susceptibility. Existing trail erosion is present within the Gunbarrel Hill open space, and the proposed earthwork intends to mitigate the existing erosion issues and create a trail that is capable of being maintained at a higher level of function. No departments or agencies have responded with any comments or concerns related to this criterion. As such, staff finds that unreasonable risk of harm to people or property from natural hazards is not present for the proposed area of disturbance and staff has no conflict with the proposed earthwork.

Therefore, staff find that this criterion is met.

- (13) ***The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.***

Staff do not anticipate that the proposed restoration and construction of the recreation trails will change the existing drainage patterns or flow rates within the Gunbarrel Hill open space. The Access & Engineering referral response recommended a condition of approval that the applicant must obtain a stormwater quality permit.

Therefore, as conditioned, staff finds this criterion is met.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Limited Impact Special Use Review. Therefore, staff recommends that the Board of County Commissioners ***conditionally approve docket LU-23-0006: City of Boulder Gunbarrel Hill Trail Restoration and Construction*** with the following conditions:

1. The locations for the trail restoration and construction are approved as proposed in the application materials, dated 02/09/2023.
2. The development is subject to the requirements of the Boulder County Building Safety and Inspection Services Team and adopted County Building Codes as outlined in the referral comments dated 03/29/2023, including but not limited to, building and grading permits, plan review, and an observation report.
3. Hours of construction will be limited from 8:30 AM to 3:30 PM, Monday through Friday.
4. An owl survey is required to be completed in the nesting season prior to construction. The survey must be supplied with the materials submitted to Community Planning & Permitting Department for permitting.
5. Clear limits to areas of disturbance during construction must be installed. The proposed limits to areas of disturbance must be included on the Revegetation and Erosion Control Plan submitted to the Community Planning & Permitting department for review and approval.
6. ***At building or grading permit submittal***, a Revegetation and Erosion Control Plan must be submitted for approval. This plan must include grass species to be used, an explanation of how topsoils will be stockpiled, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of erosion control measures around disturbed areas, and matting requirements, if necessary.

Prior to the final inspection, the full installation of the approved Revegetation and Erosion Control plan must be inspected and approved by the Community Planning & Permitting Department. 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 will be required to assure the success of revegetation. You should consider the following well in advance of your revegetation inspection:

- a. Whether you are applying for a Certificate of Occupancy, final inspection, or the return of funds held in escrow for completion of revegetation, some level of germination and growth of grass seed is required.
 - b. Keep in mind that the steeper the slopes and dryer the soil, the greater the attention needed to establish a level of germination adequate to obtain revegetation approval.
 - c. Areas of disturbance found at inspection not included on the revegetation plan are still subject to reseeding and matting.
7. ***At building or grading permit submittal***, a traffic control plan must be submitted for approval. The plan must be completed by a Traffic Control Supervisor (TCS).
 8. ***At building or grading permit submittal***, the application materials submitted for permitting must detail the proposed improvements for the Boulderado Drive trail access, and that documentation is provided for the fueling practices and locations
 9. ***During construction***, all workers' vehicles must be parked in designated approved areas that are outside of the road traveled way which do not conflict with the project work, and that the parking plan shall be shown on the site plan submitted for permitting.
 10. ***At building or grading permit submittal***, the parking plan must be shown on the site plan submitted for permitting.

11. *At building or grading permit submittal*, the applicant must apply for a stormwater quality permit.
12. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket **LU-23-0006: City of Boulder Gunbarrel Hill Trail Restoration and Construction.**



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

MEMO TO: Agencies and Adjacent Property Owners
FROM: Jonathan Tardif, Planner II
DATE: March 29, 2023
RE: Docket LU-23-0006

Docket LU-23-0006: CITY OF BOULDER Gunbarrel Hill Trail Restoration and Construction

Request: Limited Impact Special Use application for grading in excess of 500 cubic yards related to the restoration and construction of recreation trails within the Gunbarrel Hill open space.

Location: 0 Lookout Road, Parcel #: 146312100001, 0.50 miles east of the intersection of Lookout Road and 75th Street, in Sections 7, 8, 12, Township 1N, Ranges 69 and 70W.

Zoning: Agricultural (A)

Applicant: City of Boulder, Adam Gaylord

Owner: City of Boulder

Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan and the Land Use Code.

This process includes a public hearing before the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of this hearing.

The Community Planning & Permitting staff and County Commissioners value 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.org. 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 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 303-441-1352 or jtardif@bouldercounty.org.

Please return responses by **April 13, 2023**.

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____

Date _____

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



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
Web: 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 checked="" 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 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)					
Subdivision Name					
Lot(s)	Block(s)	Section(s) 12, 7, & 8	Township(s) 1N	Range(s) 70W & 69W	
Area in Acres 1,000	Existing Zoning A - Agricultural	Existing Use of Property Open space		Number of Proposed Lots	
Proposed Water Supply		Proposed Sewage Disposal Method			

Applicants:

Applicant/Property Owner City of Boulder OSMP c/o Adam Gaylord			Email gaylorda@bouldercolorado.gov	
Mailing Address 2520 55th St				
City Boulder	State CO	Zip Code 80306	Phone 303-495-8982	
Applicant/Property Owner/Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	
Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	

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 <i>Dan Burke</i>	Printed Name Dan Burke	Date 02-01-2023
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.






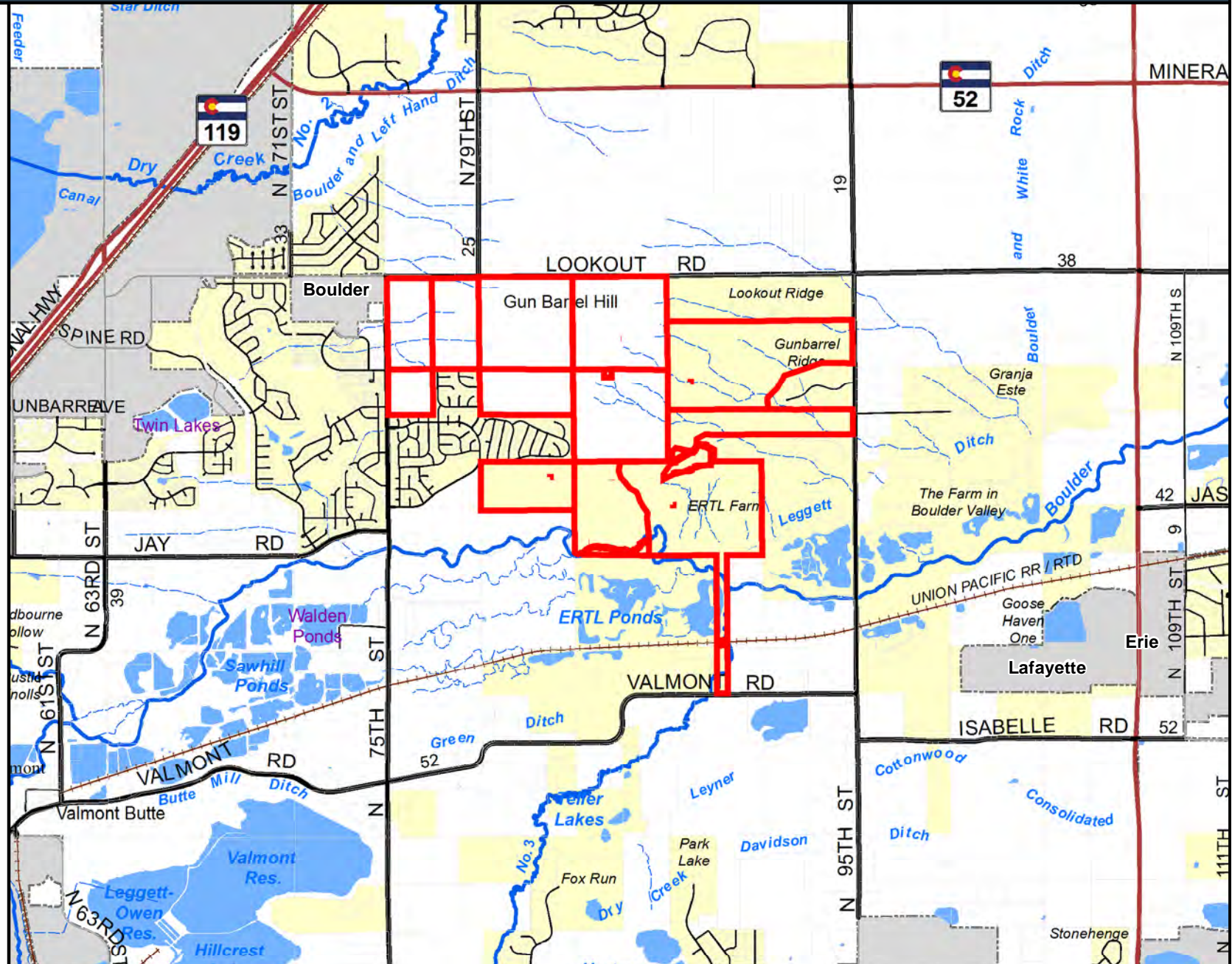
Community Planning & Permitting

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

Vicinity

Gunbarrel Hill Parcels

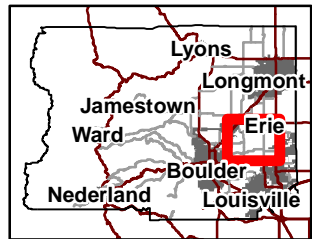
-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



0 0.35 0.7 Miles



Area of Detail Date: 6/9/2022



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Location

Gunbarrel Hill Parcels

Subject Parcel

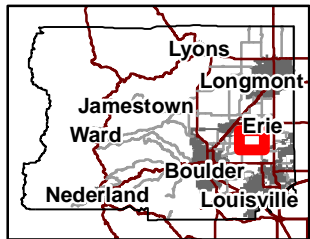
Subdivisions

Subdivisions

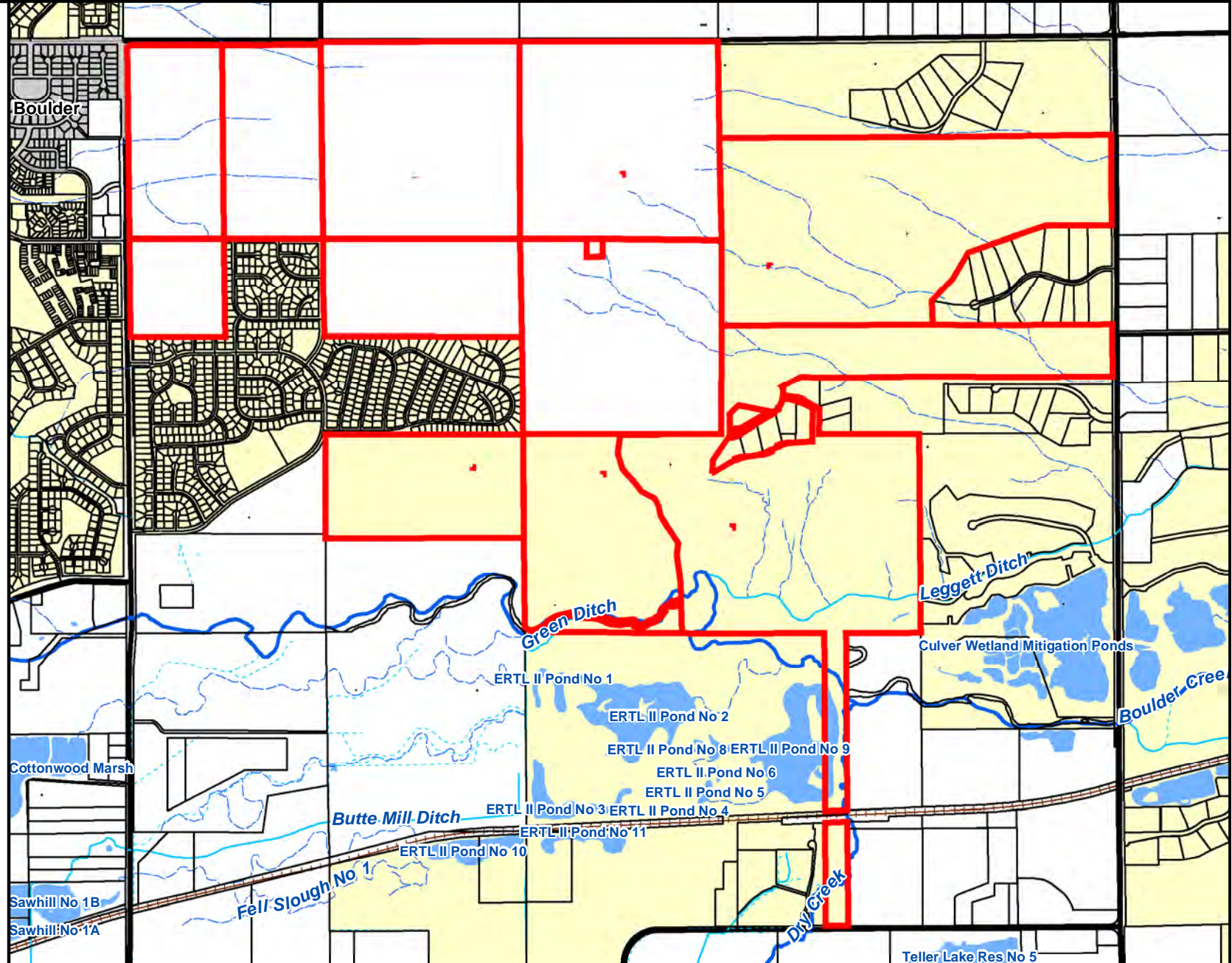
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Area of Detail Date: 6/9/2022



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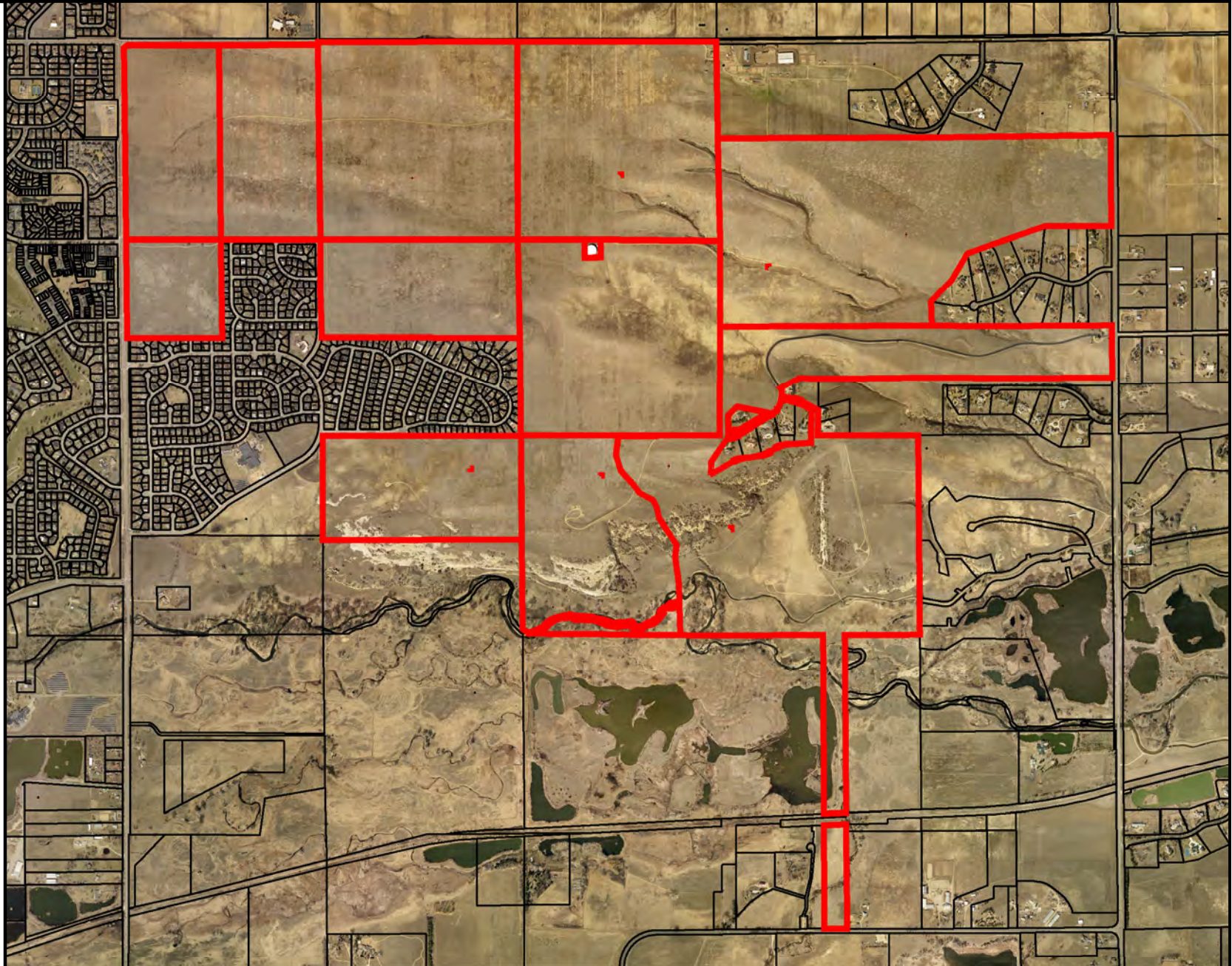


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Aerial
Gunbarrel Hill Parcels

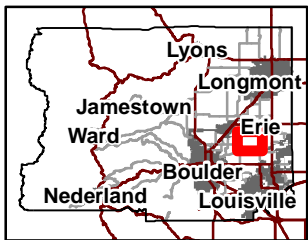
 Subject Parcel



0 0.15 0.3 Miles



Area of Detail Date: 6/9/2022



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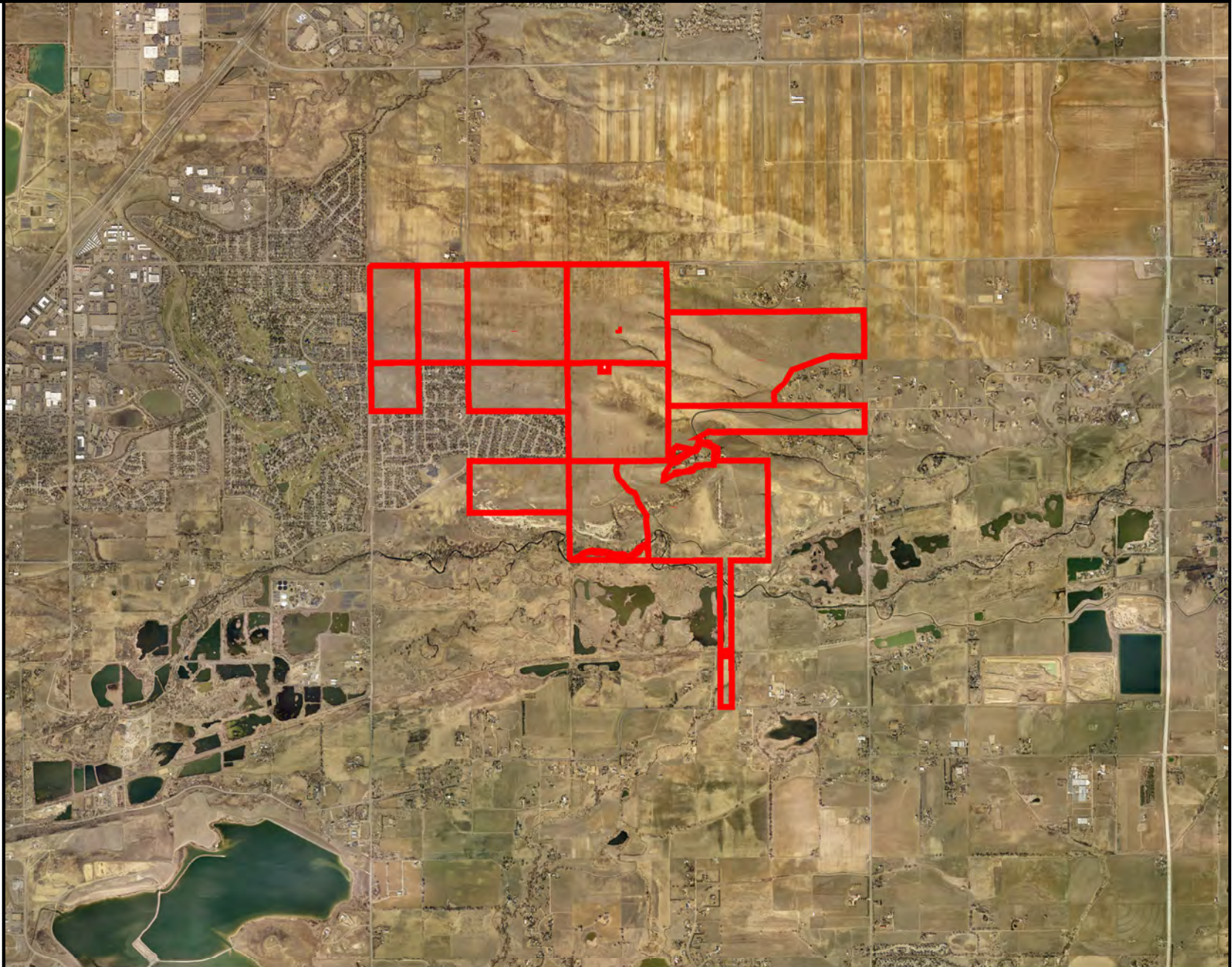


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Aerial
Gunbarrel Hill Parcels

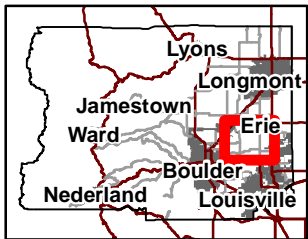
 Subject Parcel



0 0.3 0.6 Miles



Area of Detail Date: 6/9/2022



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Comprehensive Plan

Gunbarrel Hill Parcels

Subject Parcel

NLNA Buffer

Archeologically Sensitive Travel Routes

Archeologically Sensitive Travel Routes

Critical Wildlife Habitats

Environmental Conservation Areas

Riparian Areas

Archeologically Sensitive Areas

Archeologically Sensitive Areas

Wetlands

Significant Natural Communities

Riparian Habitat Connectors

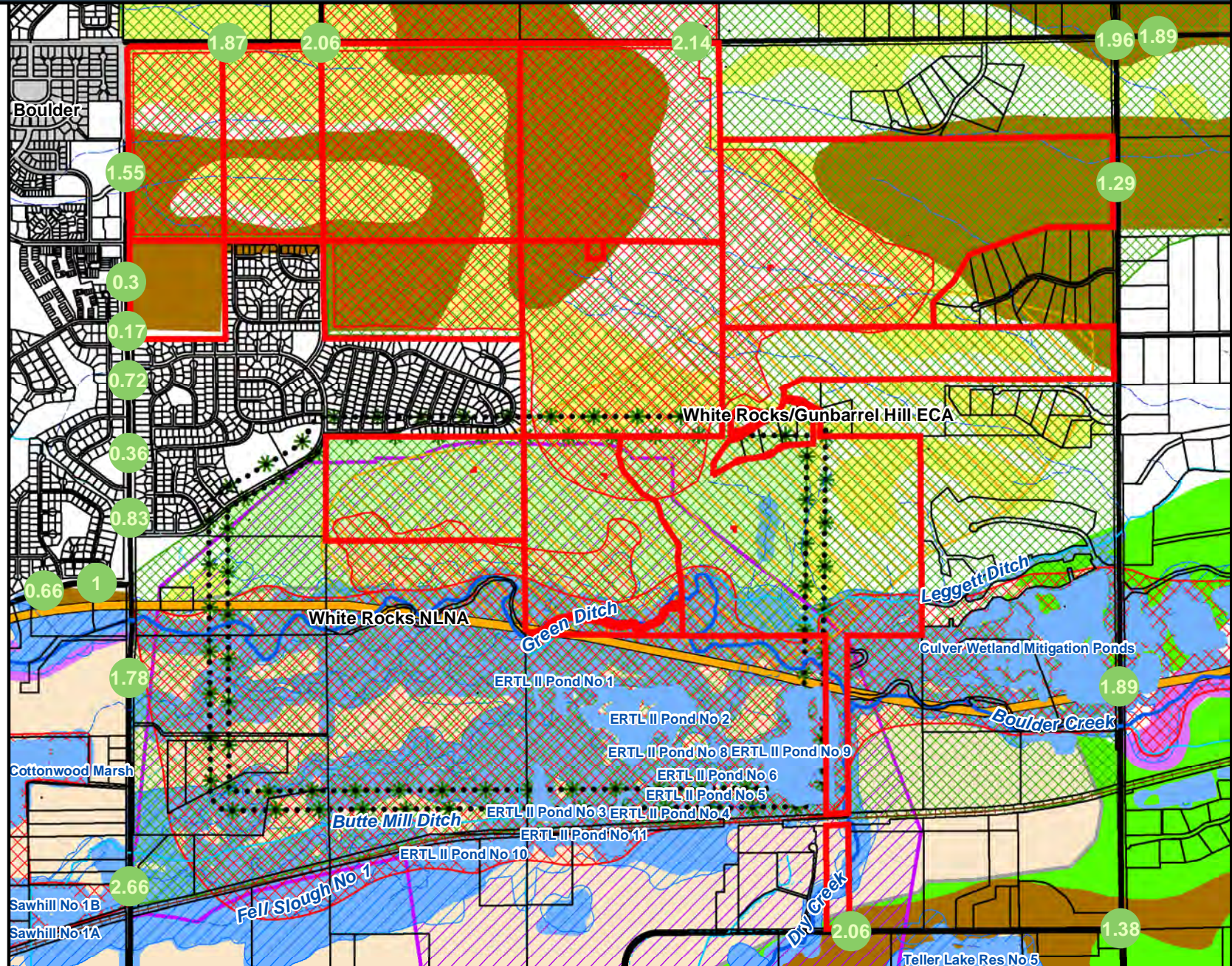
High Biodiversity Areas

B3: High Biodiversity Significance



Ag of Statewide Importance

Rare Plant Areas





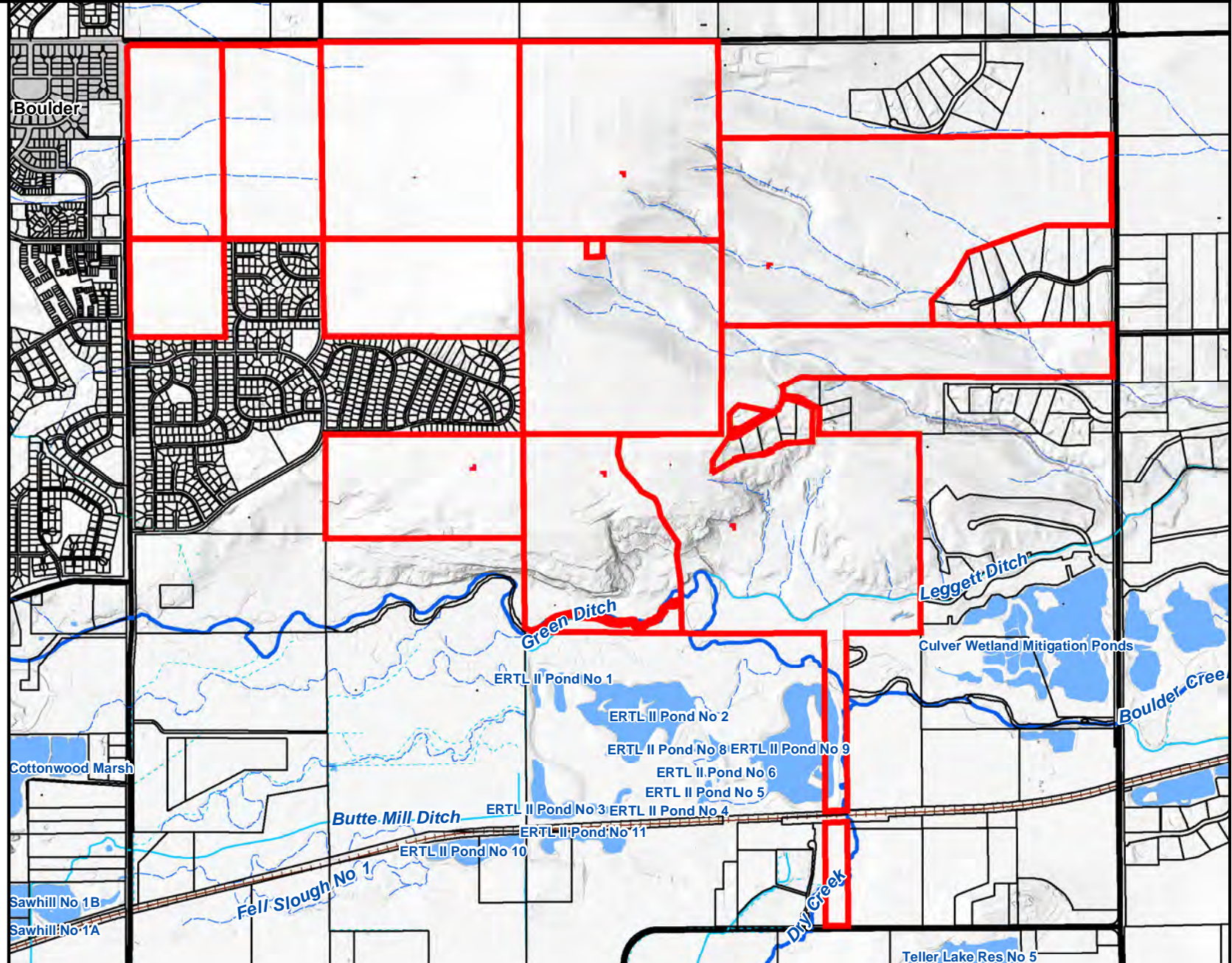
Community Planning & Permitting

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Elevation Contours

Gunbarrel Hill Parcels

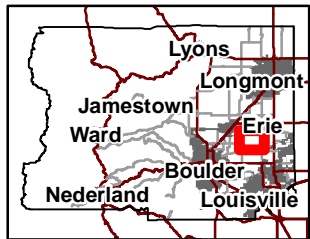
Subject Parcel



0 0.15 0.3 Miles



Area of Detail Date: 6/9/2022



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Floodplain Gunbarrel Hill Parcels

Subject Parcel

Floodplain

100-Year Floodplain

- Zones AE, A, AO and AH

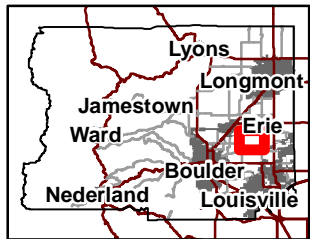
Floodway

500-Year Floodplain
- Zone X500

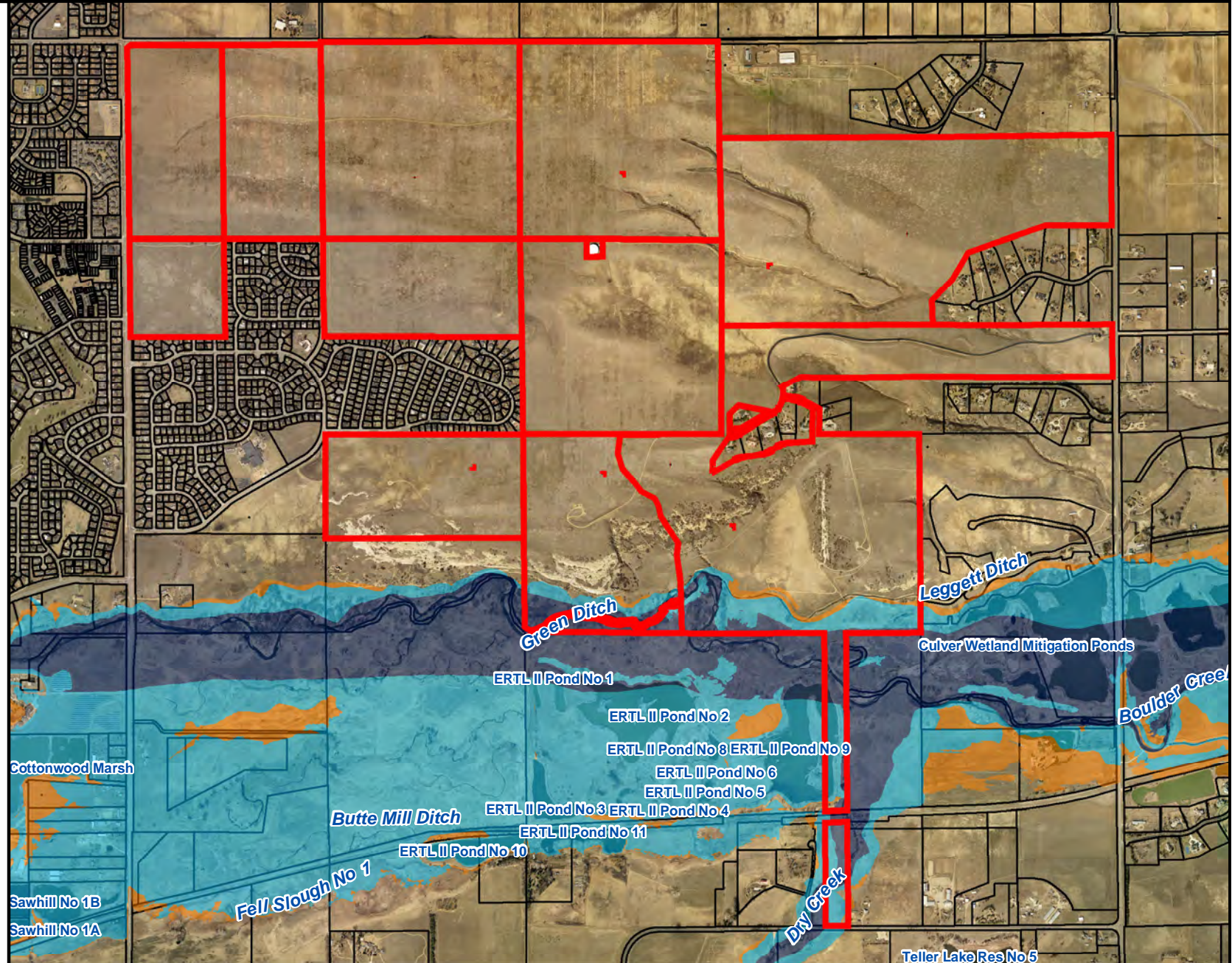
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Area of Detail Date: 6/9/2022



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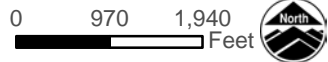
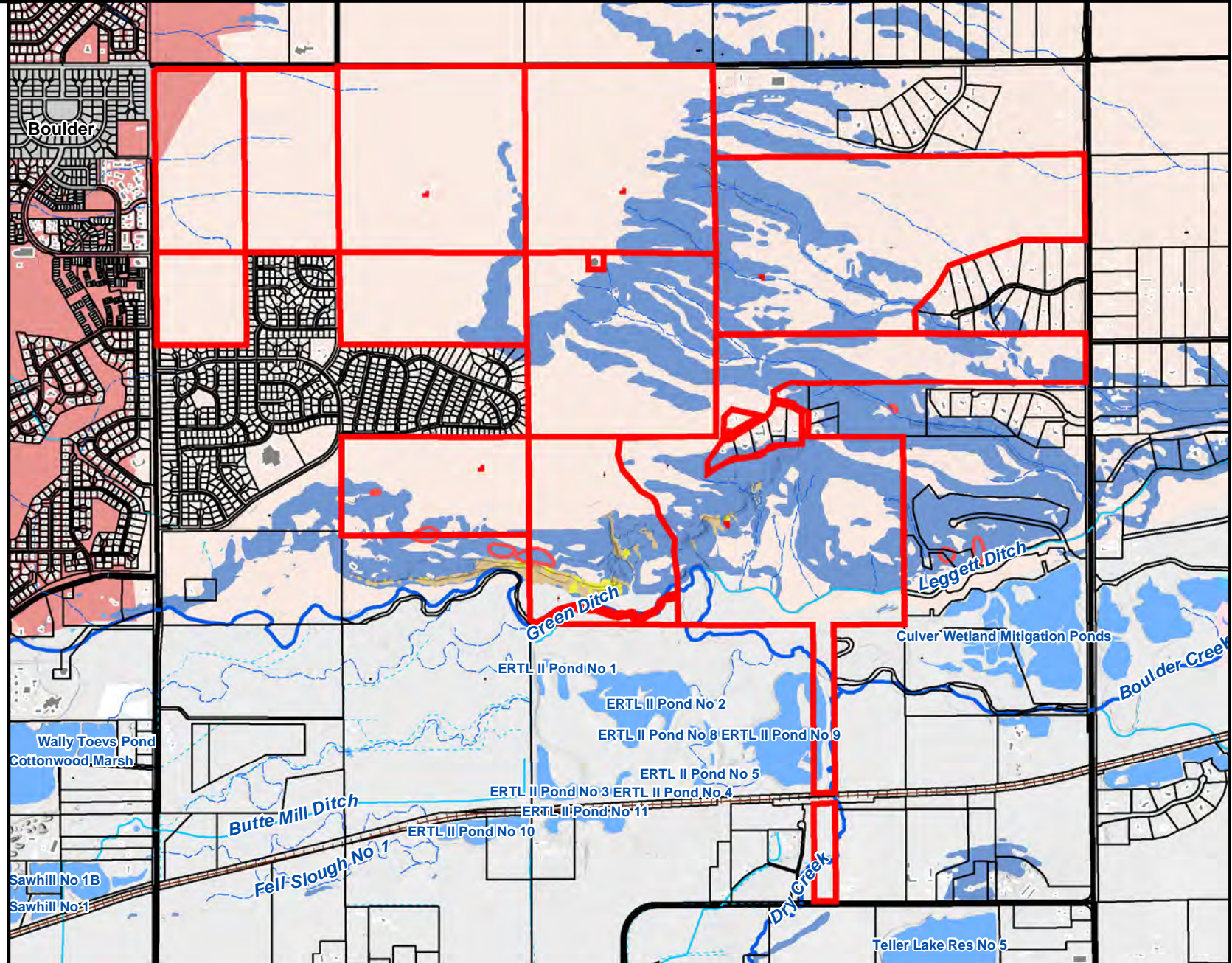


Community Planning & Permitting

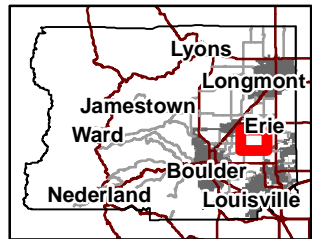
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Geologic Hazards Gunbarrel Hill Parcels

- Subject Parcel
- Very High Swelling Soil Potential
- High Swelling Soil Potential
- Moderate Swelling Soil Potential



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Marijuana Business Regulatory Areas

Gunbarrel Hill Parcels

Subject Parcel

Marijuana Establishments

Facilities and Regulatory Buffers

Educational Facility Buffer

Educational Facility

Licensed Child Care Facility Buffer

Licensed Child Care Facility

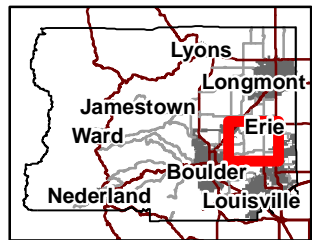
Treatment Facility Buffer

Treatment Facility

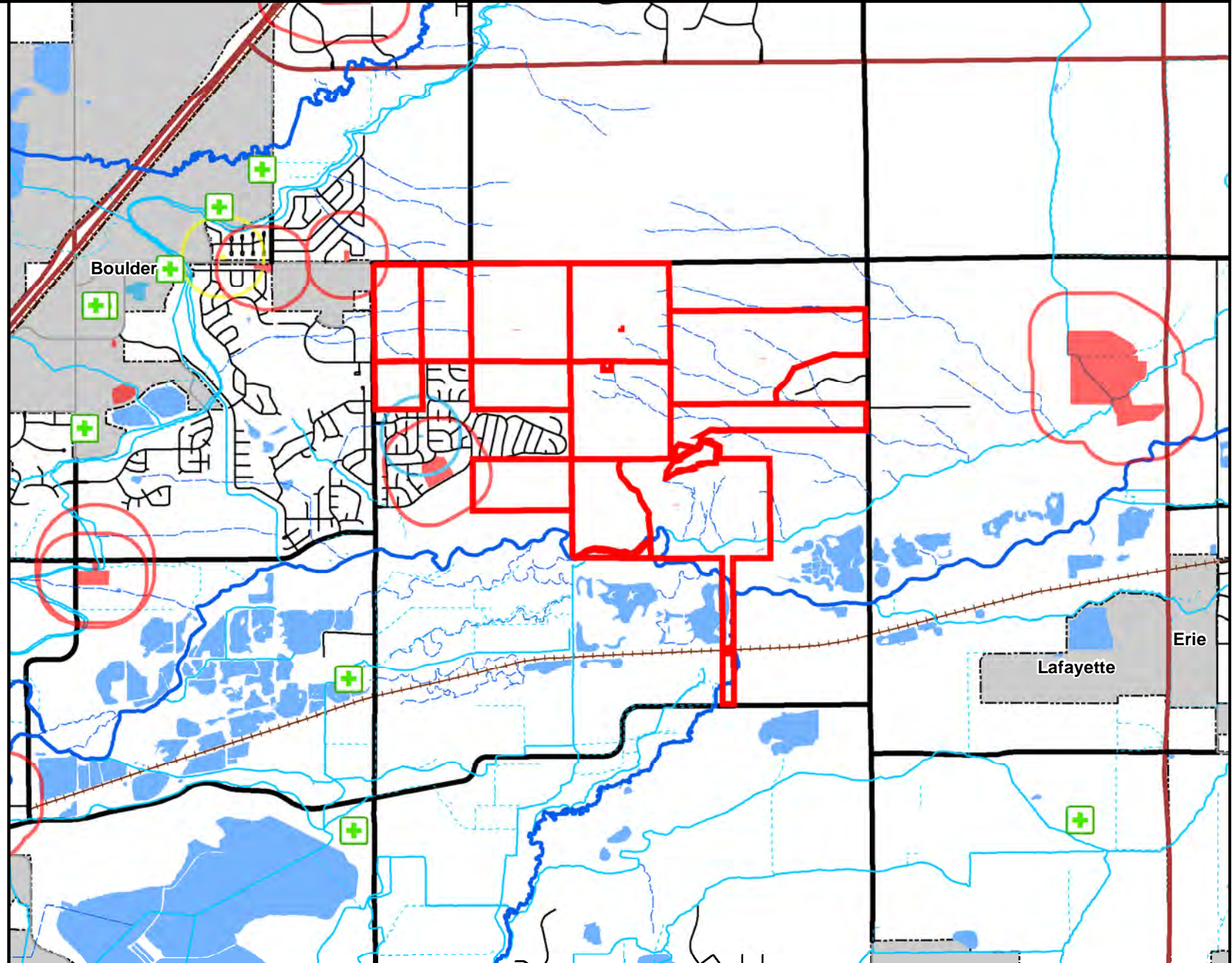
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Oil & Gas Facilities Gunbarrel Hill Parcels

Subject Parcel

Oil & Gas Well

- Producing (PR)
- Plugged & Abandoned (PA)
- Dry & Abandoned (DA)
- Abandoned Location (AL)
- Shut-In (SI)
- Tank Battery

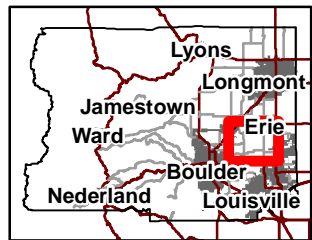
Pit

- Closed Pit
- Creststone CDP Area

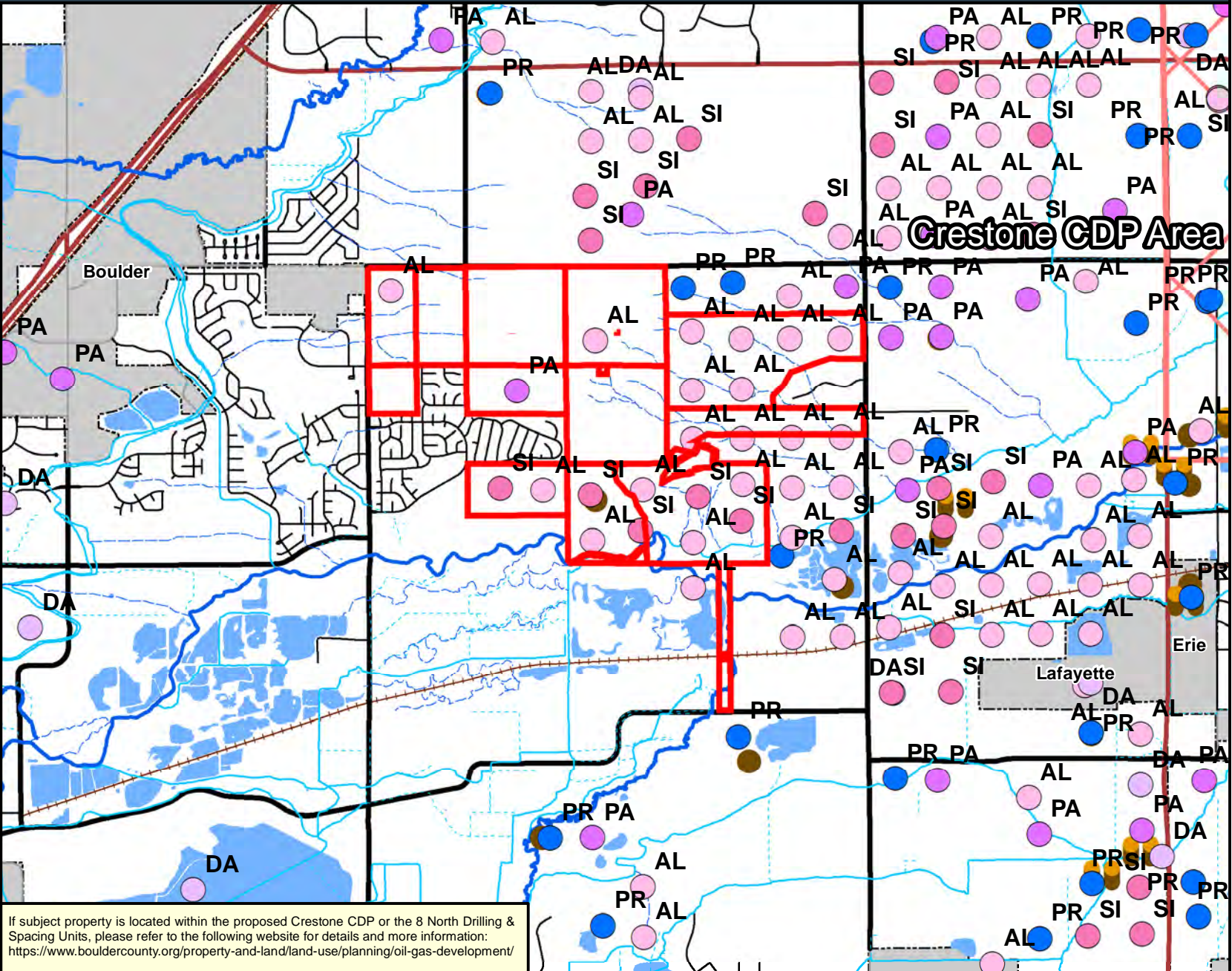
0 0.3 0.6 Miles



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If subject property is located within the proposed Creststone CDP or the 8 North Drilling & Spacing Units, please refer to the following website for details and more information: <https://www.bouldercounty.org/property-and-land/land-use/planning/oil-gas-development/>

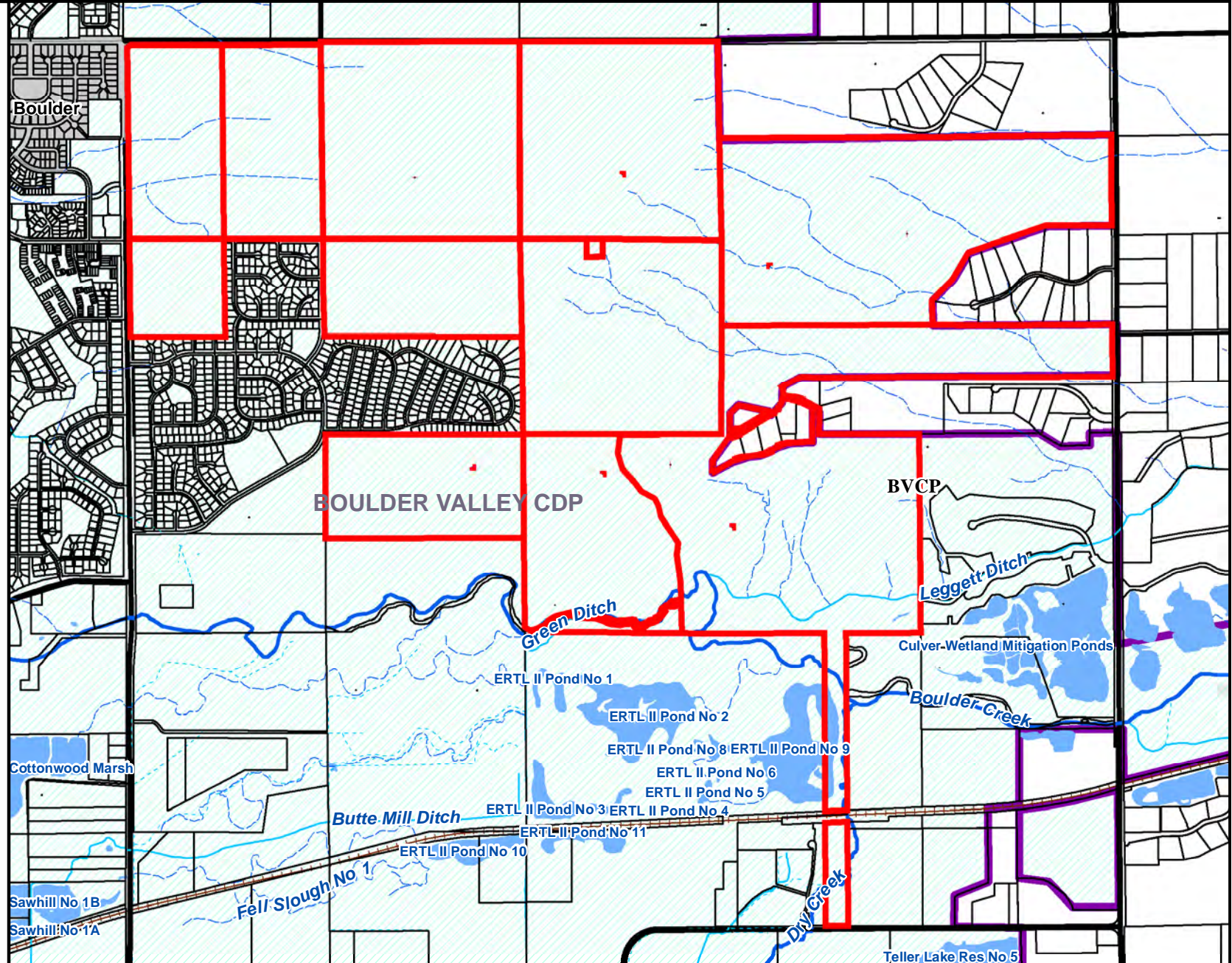


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Planning Areas
Gunbarrel Hill Parcels

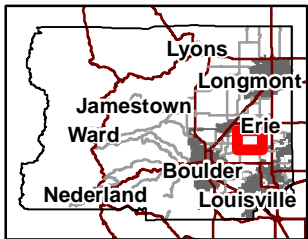
-  Subject Parcel
-  Active IGA Boundary
- Active IGA Designation**
-  BVCP



0 0.15 0.3 Miles



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Prebles

Gunbarrel Hill Parcels

Subject Parcel

Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

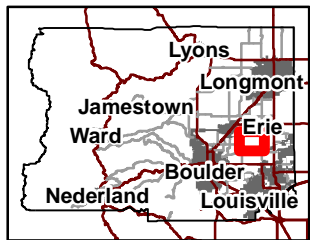
Prebles

Zone 4 Potential Restoration, Contiguous

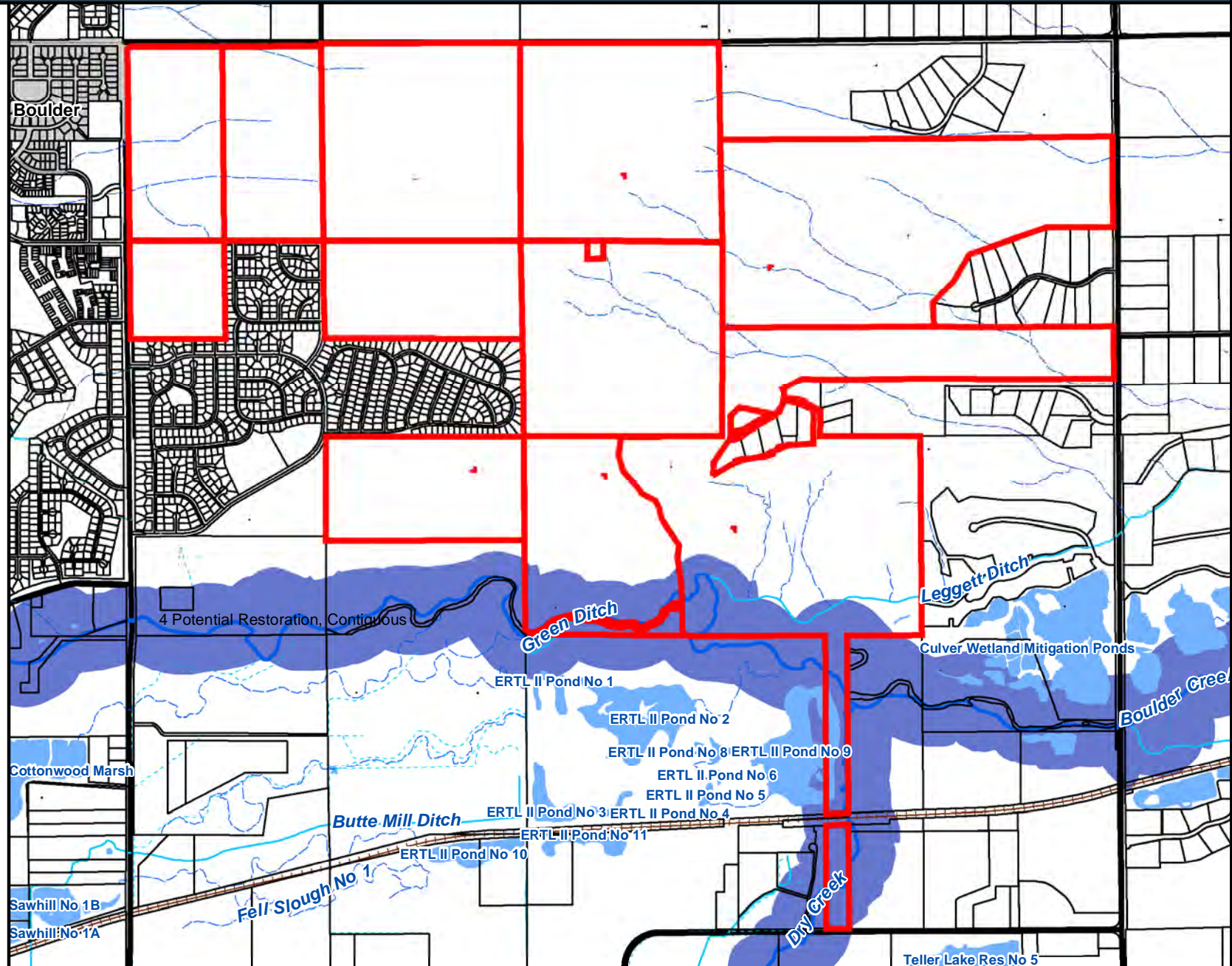
0 0.15 0.3 Miles



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Public Lands & CEs Gunbarrel Hill Parcels

Subject Parcel

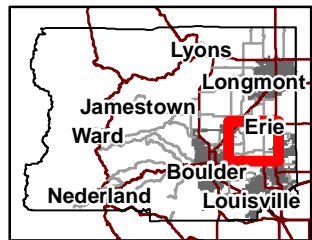
Boulder County Open Space

- County Open Space
- Joint County/Municipal Open Space
- County Conservation Easement
- City Parks and Open Space
- OSMP Properties
- Other Municipal OS-BCPOS data
- Other Open Space

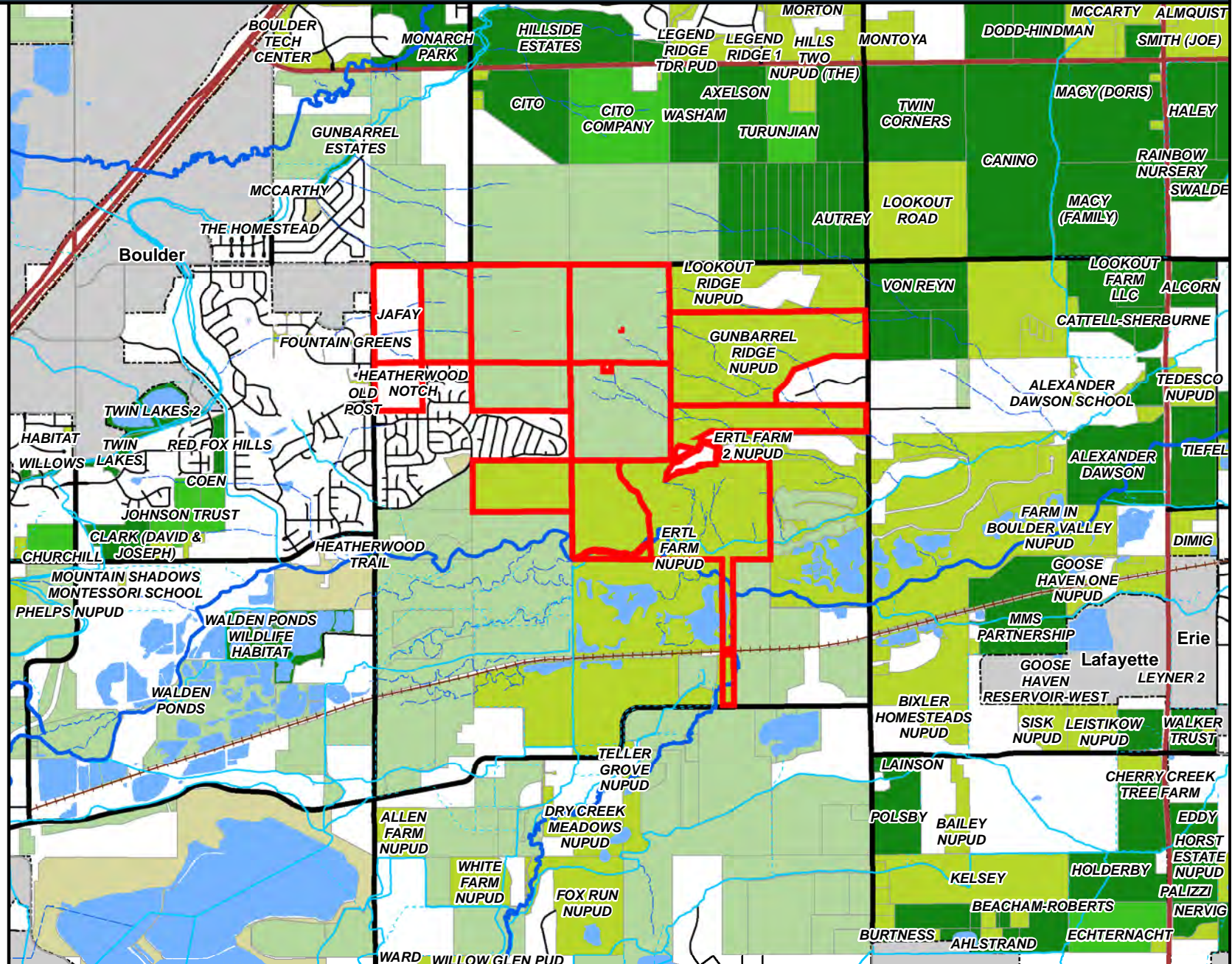
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Zoning

Gunbarrel Hill Parcels

Subject Parcel

Major Road Setbacks

90 feet

110 feet

Zoning Districts

Agricultural

Multiple Family

Rural Residential

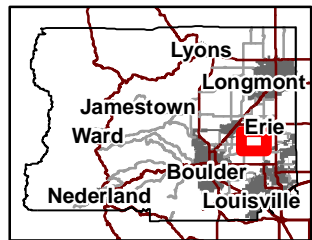
Suburban Residential

Transitional

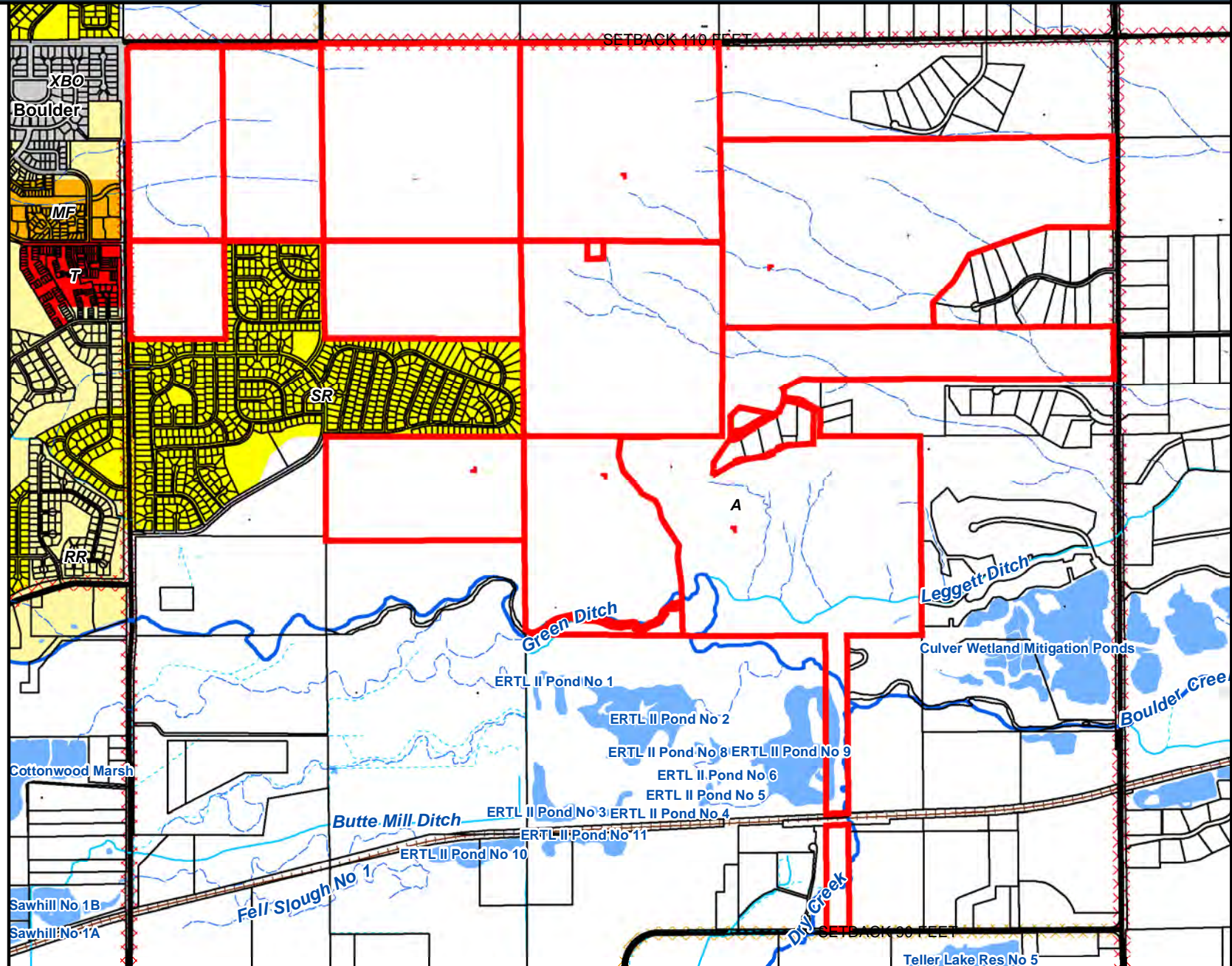
0 0.15 0.3 Miles



Area of Detail Date: 6/9/2022



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Gunbarrel Hill Phase I
Boulder County Limited Impact Special Use Review Narrative
February 1, 2023

1.0 Introduction

The City of Boulder Open Space and Mountain Parks department (OSMP) plans to improve visitor experience, trail sustainability, and grassland habitat block size by creating a 2.6-mile loop trail on 244 acres of Gunbarrel Hill in Boulder County, CO. Construction of the loop will consist of repairing 9,062 feet of existing trail, building 9,823 feet of new trail, and closing and restoring 9,692 feet of existing rerouted trail and undesignated trail. Closing and restoring undesignated trails will decrease habitat fragmentation for grassland species such as the grassland nesting grasshopper sparrow (*Ammodramus savannarum*), identified as a species of greatest conservation need in Colorado.

2.0 Project Area

The Gunbarrel Hill project site is located northeast of the city of Boulder on OSMP land south of Lookout Road between 75th Street and 95th Street in Boulder County (Plan Set, Sheet 1). Total acreage of the project site is approximately 244 acres. The property is owned by the City of Boulder and managed by OSMP. The area currently contains 2.8 miles of designated trails open to bikes, pedestrians, and equestrians, and 11.8 miles of visitor-created undesignated trails. The site consists mostly of xeric tallgrass prairie and mixed tallgrass prairie dominated by non-native pasture grasses such as smooth brome (*Bromus intermis*) and intermediate wheatgrass (*Thinopyrum intermedium*). Active prairie dog colonies are located in the northern and eastern portions of the project area. No FEMA or Boulder County floodplains occur within the project area.

3.0 Project Description

Proliferation of undesignated trails in the project area is threatening the densest population of singing male grasshopper sparrows on public lands in Boulder County. Because grasshopper sparrows avoid nesting near edge habitats and prefer large habitat blocks, OSMP developed a management plan to improve the trail system and increase habitat block size to maintain grasshopper sparrow numbers and foraging habitat for other grassland species. Phase One of the plan includes two actions:

1. Increase habitat block size by creating a sustainable loop trail and restoring undesignated trails in the interior of the loop. This will enhance the experience for trail users by providing a designed and maintained trail and create one large habitat block (165 ac) from two smaller habitat blocks in prime grasshopper sparrow nesting habitat. Please see the attached Plan Set for details on construction and restoration.



Photos 1 & 2. Undesignated trails to be restored.

2. Make improvements to the existing East Boulder Trail, a regional multi-use trail connection to mitigate severe erosion and sustainability issues and create a trail that can be maintained at a higher level of function at less cost to the city. Please see the attached Plan Set for details on construction and restoration.



Photos 3-5. Erosion on existing East Boulder Trail to be repaired.

3. Improve the access point at Chambridge Street and Boulderado Drive including adding bike racks, a welcome kiosk, a boot cleaning station, and other visitor amenities. Please see Sheet 12 of the Plan Set for details.

Trail construction will be completed by a contracted construction firm supervised by OSMP staff. Pending issuance of all required permits, construction is scheduled to start in Spring 2023. Construction will last three to six months. During construction, OSMP will follow all applicable Best Management Practices outlined in Wetland Protections Program Best Management Practices (City of Boulder 1995) and OSMP's Ecological Best Management Practices (City of Boulder 2013). No dewatering will be necessary. Grading limits will be clearly marked. Construction access will be from the 95th White Rocks Trailhead and from a gate located at the intersection of Boulderado Drive and Cambridge Street. Staging/fueling areas will occur in degraded upland habitat at strategic points throughout the project area (Plan Set, Sheet 2). Prior to transporting equipment to the site, all machinery will be cleaned to remove weed seeds. A "spill kit" for emergency pollutant isolation, and written clean-up procedures, will be onsite at all times during construction activity.

An erosion control plan shall be prepared and implemented to prevent on-site soil erosion and off-site movement of sediment. The city's contractor is responsible for drafting the plan and installing and maintaining erosion control practices during construction until final stabilization of the site occurs. The following general erosion control measures will be implemented:

- Silt fences shall be placed where sediment and nutrients may move off site.
- Certified weed-free straw bales or coconut fiber waddles shall be installed in key locations around the site to limit runoff.
- Erosion control mats, filter logs, rock checks, durable mulch or a combination thereof shall be used in areas where concentrated water flow is likely to occur to prevent soil movement.
- Soils tracked from the site by vehicles shall be cleaned daily (or more frequently, as necessary) from paved roadway surfaces throughout the duration of construction.
- Other erosion control BMPs will be utilized as necessary.

After grading is complete, the site will be seeded with native species (Plan Set, Sheet 31). Only local genotypes will be used. Commercial seed lots will be tested for viability and purity and seed lots contaminated with weed seed will be rejected. OSMP supports a volunteer seed collection program where staff-led volunteers collect native seed from OSMP land for use in restoration projects. Restoration, including seeding, will be monitored by OSMP for a minimum of three years.

Maintenance will either be performed in house or contracted. The primary maintenance activity necessary for the long-term success of the project is management of weeds and other undesirable vegetation. Mechanical, chemical, and biological integrated pest management techniques will be used to manage undesirable species.

4.0 Regional and Federal Clearances

The proposed project requires clearances from Boulder County.

4.1 Boulder County

The proposed project is not located within the Floodplain Overlay (FO) District and, as such, a Floodplain Development Permit (FDP) is not required. Upon approval of Limited Impact Special Use (LISU) review, OSMP will submit application for a grading permit and a stormwater quality permit.

4.2 City of Boulder

The project is outside City limits, and no areas of disturbance are within 50 feet of a wetland or waterway regulated under the City of Boulder's Stream, Wetland, and Water Body Protection Program.

4.3 Federal Clearances

The project is not expected to impact waters jurisdictional to the Clean Water Act. As such, coordination with the Army Corps of Engineers is not necessary. The project area does not represent suitable habitat for any species listed under the Endangered Species Act. As such, coordination with the US Fish and Wildlife Service is not necessary.

Limited Impact Special Use Review Fact Sheet

Project Identification

Project Name: Gunbarrel ISP Phase I
Property Address/Location:
Current Owner: City of Boulder OSMP
Size of Property in Acres:

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

Determining Floor Area

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 Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

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

Structure #2 Information

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

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 Use Review (LISR) is required. A Limited Impact Special Use 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)			
Other Grading	1,559	3,719	5,278
Subtotal	1,559	3,719	5,278

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			
Material cut from foundation excavation that will be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
Cut and fill for trail grading/restoration will balance at 1,559 cy for each (3,117 cy total). The remaining 2,160 cy represents surfacing material imported onto the site.

Is Your Property Gated and Locked?

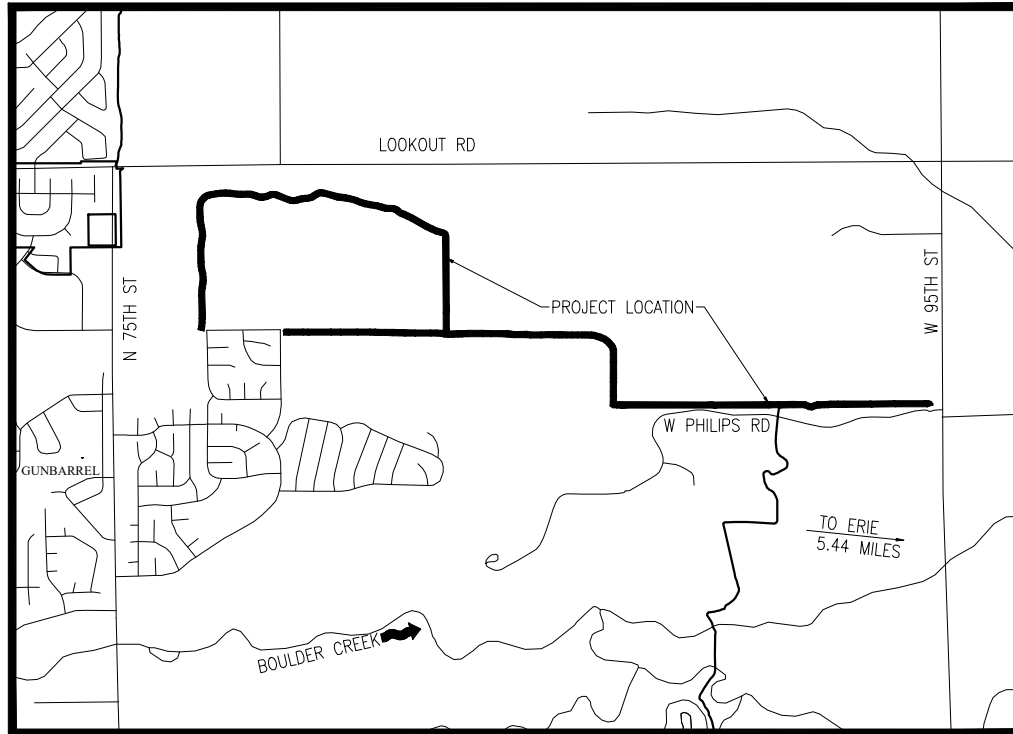
Note: If county personnel cannot access the property, it could cause delays in reviewing your application.

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	<i>Adam J Gaylord</i>	Date	2/1/2023
-----------	-----------------------	------	----------

CITY OF BOULDER OPEN SPACE AND MOUNTAIN PARKS GUNBARREL HILL TRAIL CONSTRUCTION AND REPAIRS BOULDER COLORADO 90% SUBMITTAL



LOCAL AGENCY

CITY OF BOULDER OPEN SPACE
& MOUNTAIN PARKS
ZACK STANSFIELD
2520 55TH ST
BOULDER, CO 80306
P. (303) 903-5339

CIVIL ENGINEER

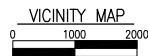
OTAK
SCOTT J. BELONGER, P.E.
371 CENTENNIAL PARKWAY, SUITE 210
LOUISVILLE, CO 80027
P. (720) 758-7717

PROJECT INSPECTOR

OTAK
371 CENTENNIAL PARKWAY, SUITE 210
LOUISVILLE, CO 80027
P. (720) 758-7754

INDEX OF SHEETS

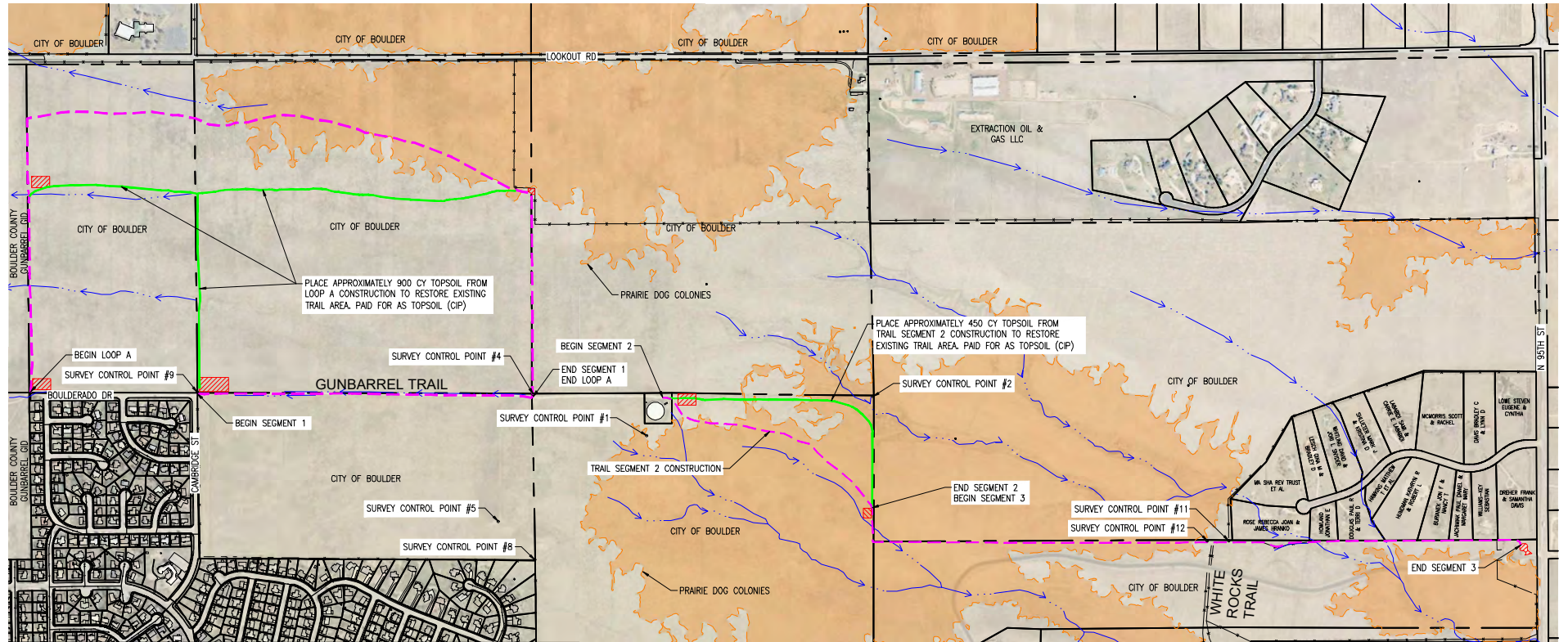
SHEET #	TITLE
1	TITLE SHEET
2	PROJECT SITE PLAN
3	GENERAL NOTES
4	BASE PREP SURFACING NOTES
5 - 7	TYPICAL SECTIONS
8	SUMMARY OF APPROXIMATE QUANTITIES
9 - 10	GEOMETRIC CONTROL
11	TYPICAL DETAILS
12 - 30	PLAN AND PROFILE
31	EROSION CONTROL NOTES
32 - 43	REVEGETATION PLAN
44 - 49	CROSS SECTIONS
50 - 53	CONSTRUCTION PHASING PLANS



90% SUBMITTAL - FEBRUARY 2023

Print Date: Feb 09, 2023 File Name: 20255-001-Title Sheet.dwg Horiz. Scale: Vert. Scale:	Sheet Revisions <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Date:</th> <th style="width: 60%;">Comments</th> <th style="width: 25%;">Init.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date:	Comments	Init.															As Constructed No Revisions: Revised: Void:	Contract Information Contractor: Resident Engineer: Project Engineer: S. Belonger PROJECT STARTED: / / ACCEPTED: / / Comments:	Project No./Code Sheet Number 1
Date:	Comments	Init.																			

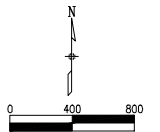
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OVERALL PROJECT SITE PLAN

LEGEND

STAGING AREA



Print Date: Feb 09, 2023	
File Name: 20255-002-Project Site Plan.dwg	
Horiz. Scale:	Vert. Scale:
Unit Information	Unit Leader Initials

Sheet Revisions		
Date:	Comments	Init.

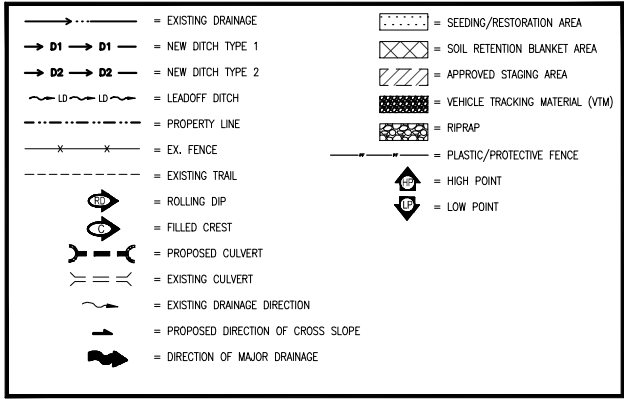


As Constructed	
No Revisions:	
Revised:	
Void:	

GUNBARRELL HILL CONSTRUCTION AND REPAIRS OVERALL PROJECT SITE PLAN		
Designer:	S. Belonger	Structure Numbers
Detailer:	M. Carlson	
Sheet Subset:	SPL	Subset Sheets: 1 of 1

Project No./Code	GUNBARRELL HILL
Sheet Number	2

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EXISTING CONDITIONS EXAMPLES



CONDITION A



CONDITION B



CONDITION C



CONDITION D

BASE PREP AND SURFACING NOTES:

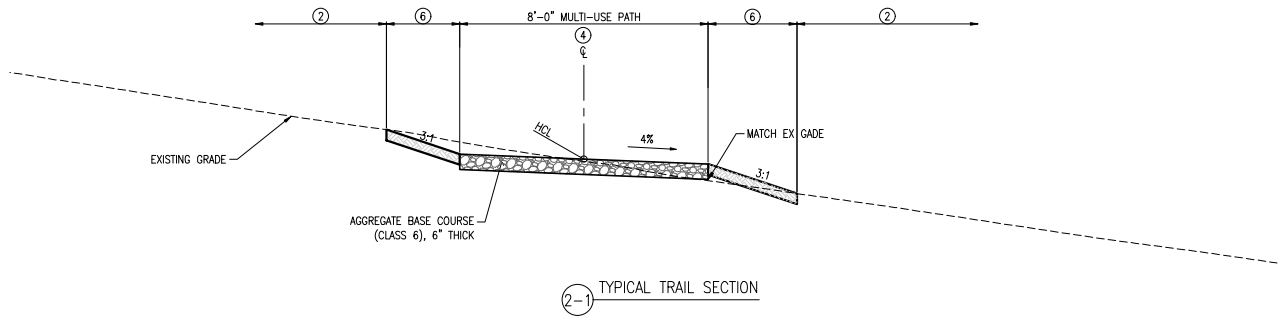
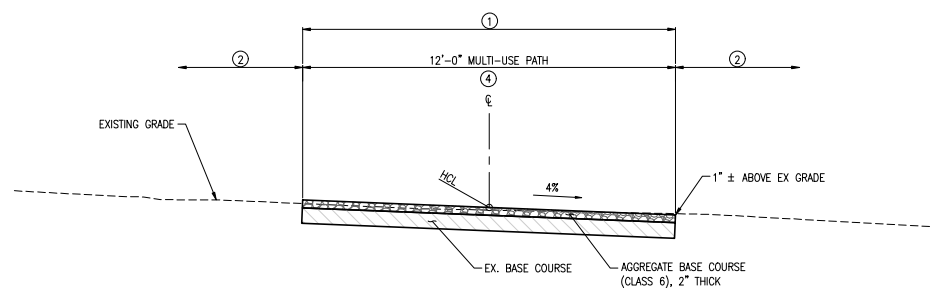
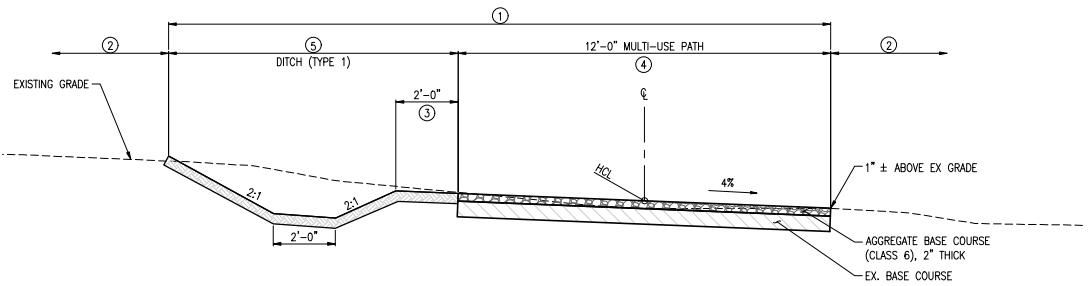
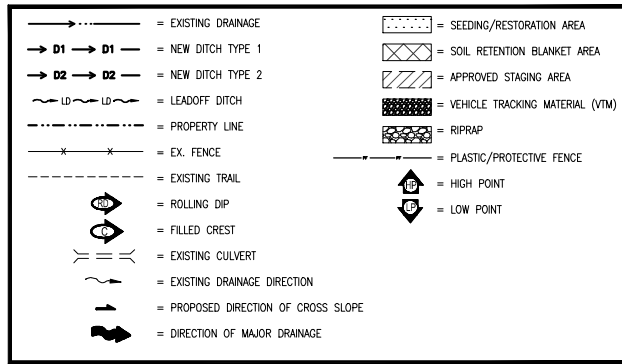
SEE PLAN AND PROFILES FOR LOCATIONS.

- A - ADDITIONAL SURFACING EXISTS WITH MINOR RUTTING AND/OR IMPROPER CROSS SLOPE. ADDITIONAL SURFACING MATERIAL REQUIRED ACROSS THE ENTIRE CROSS SECTION TO RESTORE SURFACING. BLADE AND ROLL EXISTING SURFACE TO PROVIDE A UNIFORM BASE. COST INCLUDED IN RECONDITIONING (SEGMENT 1)(LF) THEN PLACE 2 INCHES OF ADDITIONAL AGGREGATE BASE COURSE (CLASS 6) ACROSS THE ENTIRE TRAIL WIDTH TO PROVIDE A SMOOTH AND FIRM FINAL SURFACE UPON COMPLETION OF THE PROJECT, PAID FOR AS AGGREGATE BASE COURSE (CLASS 6) (TON). CONTRACTOR SHALL PREVENT CONTAMINATION OF EXISTING SURFACING MATERIAL WITH TOPSOIL WHEN EXCAVATING DITCHES.
- B - NO EXISTING SURFACING EXISTS. EXISTING SURFACE HAS MINOR RUTTING. REMOVE EXISTING VEGETATION AND SOIL SO TOP OF FINAL SURFACING GRADE MATCHES EXISTING GRADE AT THE LOW SIDE. NON ORGANIC MATERIAL REMOVED TO PLACE SURFACING SHALL BE USED AS FILL AS NEEDED IN CONDITION C AND D AREAS OR RESTORATION AREAS. COST INCLUDED IN RECONDITIONING (SEGMENT 3)(LF), INCLUDED IN UNCLASSIFIED EXCAVATION QUANTITIES IN LOOP A. PLACE 6 INCHES OF AGGREGATE BASE COURSE (CLASS 6), PAID FOR AS AGGREGATE BASE COURSE (CLASS 6) (TON). CONTRACTOR SHALL PREVENT CONTAMINATION OF EXISTING SURFACING MATERIAL WITH TOPSOIL WHEN EXCAVATING DITCHES.
- C - NO EXISTING SURFACING EXISTS. EXISTING TRAIL SURFACE HAS MODERATE RUTTING AND IS BELOW ADJACENT GRADE. BLADE AND ROLL EXISTING SURFACE TO REMOVE RUTS AND PROVIDE A UNIFORM BASE SO THAT FINAL SURFACING GRADE SHALL MATCH EXISTING GRADE AT LOW SIDE. COST INCLUDED IN RECONDITIONING (SEGMENT 3)(LF). THEN PLACE 6 INCHES OF AGGREGATE BASE COURSE (CLASS 6) ACROSS THE ENTIRE TRAIL WIDTH TO PROVIDE A SMOOTH AND FIRM FINAL SURFACE UPON COMPLETION OF THE PROJECT, PAID FOR AS AGGREGATE BASE COURSE (CLASS 6) (TON). CONTRACTOR SHALL PREVENT CONTAMINATION OF EXISTING SURFACING MATERIAL WITH TOPSOIL WHEN EXCAVATING DITCHES.
- D - NO EXISTING SURFACING EXISTS. EXISTING TRAIL SURFACE HAS EXTENSIVE RUTTING AND IS 9" - 18" BELOW ADJACENT GRADE. BLADE AND ROLL EXISTING SURFACE TO REMOVE RUTS AND PROVIDE A UNIFORM BASE. COST INCLUDED IN RECONDITIONING (SEGMENT 3)(LF). FILL AS NEEDED WITH SITE MATERIALS OR ADDITIONAL AGGREGATE BASE COURSE (CLASS 6) SO FINAL FINISH SURFACING GRADE WILL MATCH EXISTING GRADE AT THE DOWNHILL SIDE. THEN PLACE 6 INCHES OF AGGREGATE BASE COURSE (CLASS 6) ACROSS THE ENTIRE TRAIL WIDTH TO PROVIDE A SMOOTH AND FIRM FINAL SURFACE UPON COMPLETION OF THE PROJECT, PAID FOR AS AGGREGATE BASE COURSE (CLASS 6) (TON). CONTRACTOR SHALL PREVENT CONTAMINATION OF EXISTING SURFACING MATERIAL WITH TOPSOIL WHEN EXCAVATING DITCHES.
- E - NO TRAIL CURRENTLY EXISTS. REMOVE EXISTING VEGETATION AND SITE MATERIALS AS NEEDED TO PLACE NEW SURFACING AS SHOWN IN THE PLANS TO MATCH EXISTING GRADE AS SHOWN IN THE TYPICAL SECTIONS. EXCESS MATERIAL REMOVED TO PLACE SURFACING MATERIAL SHALL BE PLACED TO RESTORE EXISTING WHERE CALLED FOR IN THE PLANS. SEE OVERALL SITE PLAN FOR LOCATIONS ON THE PROJECT. EXCAVATION, GRADING, BASE PREP FOR PLACEMENT OF SURFACING, STOCKPIILING AND PLACEMENT OF EXCESS MATERIAL IN RESTORATION AREAS WILL BE PAID FOR AS UNCLASSIFIED EXCAVATION (CY).

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Print Date: Feb 09, 2023	Sheet Revisions					As Constructed	GUNBARELL HILL CONSTRUCTION AND REPAIRS BASE PREP SURFACING NOTES			Project No./Code
File Name: 20255-004-Base Prep Surfacing Notes.dwg	Date:	Comments	Init.			No Revisions:				GUNBARELL HILL
Horiz. Scale: Vert. Scale:					Revised:	Designer: S. Belonger	Structure Numbers:		xxxxx	
Unit Information Unit Leader Initials					Void:	Detailer: M. Carlson	Sheet Subset: BASESURF	Subset Sheets: 1 of 1	Sheet Number 4	

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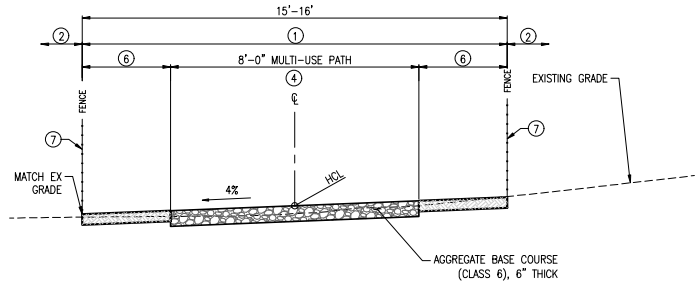
- TYPICAL SECTION NOTES:**
- DISTURBANCE/REMOVAL OF EXISTING VEGETATION ALLOWED WITHIN THE LIMITS OF GRADING REQUIRED TO RECONSTRUCT THE TRAIL AND DITCHES AS SHOWN IN THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PLANS.
 - NO DISTURBANCE, REMOVAL VEGETATION OR ANY CONSTRUCTION ACTIVITY ALLOWED UNLESS SPECIFICALLY SHOWN IN THE PLANS OR APPROVED BY THE OWNERS REPRESENTATIVE.
 - SHOULDERS GRADED TO MATCH TRAIL CROSS SLOPE.
 - SEE BASE PREP AND SURFACING NOTES. SEE PLAN AND PROFILE FOR CONDITION LOCATIONS.
 - AREA TO RECEIVE 4-INCH TOP SOIL, SEED, AND SOIL RETENTION BLANKET (EXCELSIOR) (BIODEGRADABLE CLASS 1)
 - AREA TO RECEIVE 4-INCH TOP SOIL, SEED AND MULCH.
 - EXISTING FENCE LINES TO REMAIN DURING CONSTRUCTION. ANY FENCE DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED IN-KIND AT NO ADDITIONAL COST TO THE PROJECT.

Print Date: Feb 09, 2023	Sheet Revisions					As Constructed			GUNBARRELL HILL CONSTRUCTION AND REPAIRS TYPICAL SECTIONS			Project No./Code
File Name: 20255-005-Typical Sections.dwg	Date:	Comments	Init.			No Revisions:				GUNBARRELL HILL		
Horiz. Scale: Vert. Scale:					Revised:	Designer: S. Belonger	Structure Numbers	xxxxx				
Unit Information Unit Leader Initials					Void:	Detailer: M. Carlson				Sheet Number		
						Sheet Subset: TYPSEC	Subset Sheets: 1 of 3	5				

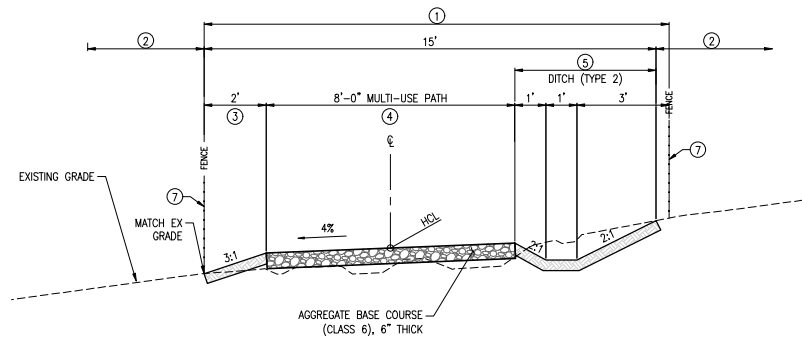
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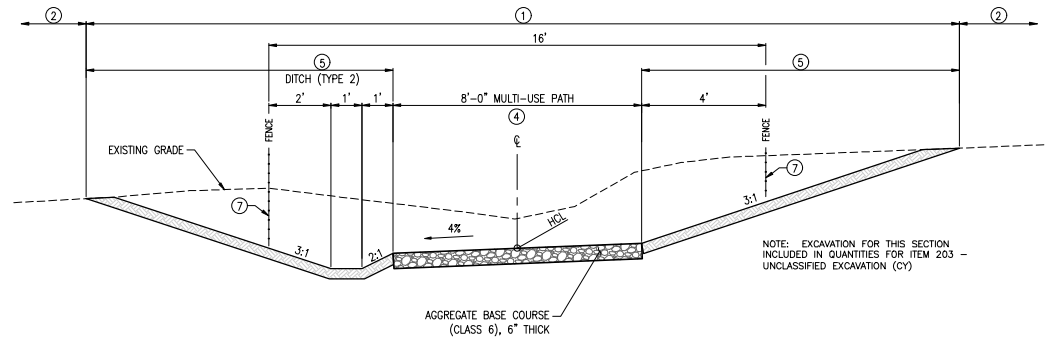
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3-1 TYPICAL TRAIL SECTION



3-2 TYPICAL TRAIL SECTION



3-3 TYPICAL TRAIL SECTION

TYPICAL SECTION NOTES:

- ① DISTURBANCE/REMOVAL OF EXISTING VEGETATION ALLOWED WITHIN THE LIMITS OF GRADING REQUIRED TO RECONSTRUCT THE TRAIL AND DITCHES AS SHOWN IN THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PLANS.
- ② NO DISTURBANCE, REMOVAL VEGETATION OR ANY CONSTRUCTION ACTIVITY ALLOWED UNLESS SPECIFICALLY SHOWN IN THE PLANS OR APPROVED BY THE OWNERS REPRESENTATIVE.
- ③ SHOULDERS GRADED TO MATCH TRAIL CROSS SLOPE.
- ④ SEE BASE PREP AND SURFACING NOTES. SEE PLAN AND PROFILE FOR CONDITION LOCATIONS.
- ⑤ AREA TO RECEIVE 4-INCH TOP SOIL, SEED, AND SOIL RETENTION BLANKET (EXCELSIOR) (BIODEGRADABLE CLASS 1)
- ⑥ AREA TO RECEIVE 4-INCH TOP SOIL, SEED AND MULCH.
- ⑦ EXISTING FENCE LINES TO REMAIN DURING CONSTRUCTION. ANY FENCE DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED IN-KIND AT NO ADDITIONAL COST TO THE PROJECT.

NOTE: EXCAVATION FOR THIS SECTION INCLUDED IN QUANTITIES FOR ITEM 203 - UNCLASSIFIED EXCAVATION (C)

Print Date: Feb 09, 2023	
File Name: 20255-005-Typical Sections.dwg	
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Unit Information	Unit Leader Initials

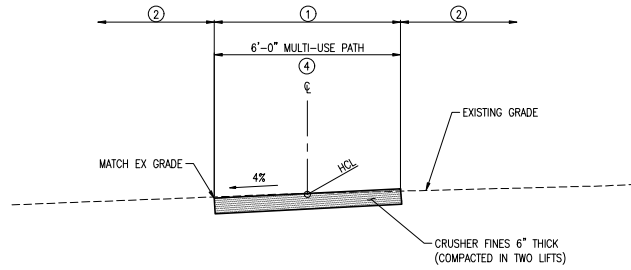
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Date:	Comments	Init.



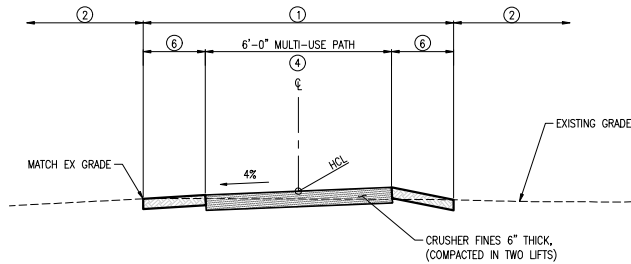
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No Revisions:	TYPICAL SECTIONS	
Revised:	Designer: S. Belonger	Structure Numbers:
Void:	Detailer: M. Carlson	
	Sheet Subset: TYPSEC	Subset Sheets: 2 of 3

Project No./Code	
GUNBARELL HILL	
xxxxx	Sheet Number 6

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4-1 TYPICAL TRAIL SECTION
(SURFACING OF EXISTING TRAIL ALIGNMENT)



4-2 TYPICAL TRAIL SECTION
(CONSTRUCTION AND SURFACING OF NEW TRAIL ALIGNMENT)

TYPICAL SECTION NOTES:

- ① DISTURBANCE/REMOVAL OF EXISTING VEGETATION ALLOWED WITHIN THE LIMITS OF GRADING REQUIRED TO RECONSTRUCT THE TRAIL AND DITCHES AS SHOWN IN THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PLANS.
- ② NO DISTURBANCE, REMOVAL VEGETATION OR ANY CONSTRUCTION ACTIVITY ALLOWED UNLESS SPECIFICALLY SHOWN IN THE PLANS OR APPROVED BY THE OWNERS REPRESENTATIVE.
- ③ SHOULDERS GRADED TO MATCH TRAIL CROSS SLOPE.
- ④ SEE BASE PREP AND SURFACING NOTES. SEE PLAN AND PROFILE FOR CONDITION LOCATIONS.
- ⑤ AREA TO RECEIVE 4-INCH TOP SOIL, SEED, AND SOIL RETENTION BLANKET (EXCELSIOR) (BIODEGRADABLE CLASS 1)
- ⑥ AREA TO RECEIVE 4-INCH TOP SOIL, SEED AND MULCH.
- ⑦ EXISTING FENCE LINES TO REMAIN DURING CONSTRUCTION. ANY FENCE DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED IN-KIND AT NO ADDITIONAL COST TO THE PROJECT.

Print Date: Feb 09, 2023	Sheet Revisions					GUNBARELL HILL CONSTRUCTION AND REPAIRS TYPICAL SECTIONS			Project No./Code
File Name: 20255-005-Typical Sections.dwg	Date:	Comments	Init.			GUNBARELL HILL			xxxxx
Horiz. Scale: Vert. Scale:							Designer: S. Belonger	Structure Numbers	
Unit Information Unit Leader Initials							Detailer: M. Carlson		
							Sheet Subset: TYPSEC	Subset Sheets: 3 of 3	Sheet Number 7

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INDEX			INDEX ITEM NO	CONTRACT ITEM	UNIT	SEGMENT 1		SEGMENT 2		SEGMENT 3		LOOP A		PROJECT TOTALS	
BOOK	PAGE	SHEET				PLAN	AS CONST	PLAN	AS CONST	PLAN	AS CONST	PLAN	AS CONST	PLAN	AS CONST
			201-00001	CLEARING AND GRUBBING	LS	0.25		0.25		0.25		0.25		1	
			202-01000	REMOVAL OF FENCE	LF	0		0		140		0		140	
			203-00010	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	0		320		165		1,020		1,505	
			203	DITCH EXCAVATION (TYPE 1)	LF	690		0		0		0		690	
			203	DITCH EXCAVATION (TYPE 2)	LF	0		0		50		0		50	
			207-00205	TOPSOIL (COMPLETE IN PLACE)	CY	344		1,031		792		1,808		3,974	
			208-00207	EROSION CONTROL	LS	0.25		0.25		0.25		0.25		1	
			212-00006	SEEDING (NATIVE)	AC	0.6394		1.9179		1.4721		3.3612		7.3905	
			213-00011	MULCHING (HYDRAULIC)	AC	0.5475		1.2195		1.3710		3.2896		6.4278	
			216-00201	SOIL RETENTION BLANKET (EXCELSIOR) (BIODEGRADABL	SY	445		3,380		489		346		4,660	
			217	HERBICIDE AND NOXIOUS WEED TREATMENT	LS	0.25		0.25		0.25		0.25		1	
			304-06004	AGGREGATE BASE COURSE (CLASS 6)	TON	368		552		1,947		0		2,867	
			304-09000	CRUSHER FINES (6 INCH)	SY	0		0		0		5,233		5,233	
			304-09900	VEHICLE TRACKING PAD MATERIAL	SY	0		0		111		120		231	
			306	RECONDITIONING (SEGMENT 1)	LF	0		1,970		0		0		1,970	
			306	RECONDITIONING (SEGMENT 3)	LF	0		0		5,410		0		5,410	
			607-01055	FENCE WIRE WITH TREATED WOODEN POSTS	LF	0		0		140		0		140	
			607-11525	FENCE (PLASTIC)	LF	0		200		0		200		400	
			620-00020	SANITARY FACILITY	EA	1		1		1		1		4	
			625-00000	CONSTRUCTION SURVEYING	LS	0.25		0.25		0.25		0.25		1	
			626-00000	MOBILIZATION	LS	0.25		0.25		0.25		0.25		1	
			630-00016	TRAFFIC CONTROL	LS	0.25		0.25		0.25		0.25		1	

Print Date: Feb 09, 2023	
File Name: 20255-006-SAQ.dwg	
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Unit Information	Unit Leader Initials

Sheet Revisions		
Date:	Comments	Init.

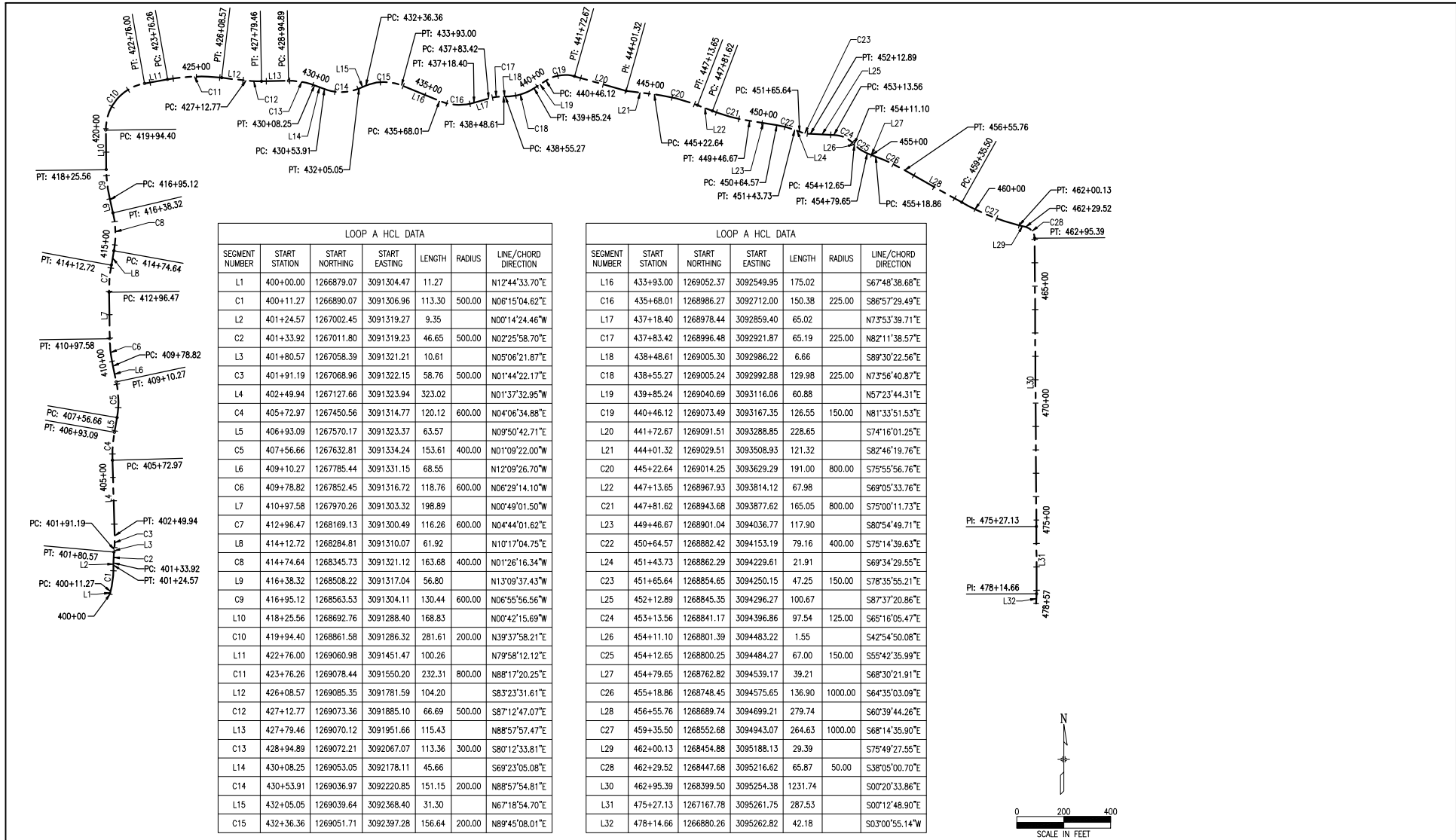


As Constructed
No Revisions:
Revised:
Void:

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Designer:	S. Belonger	Structure Numbers	
Detailer:	M. Carlson		
Sheet Subset:	SAQ	Subset Sheets:	1 of 1

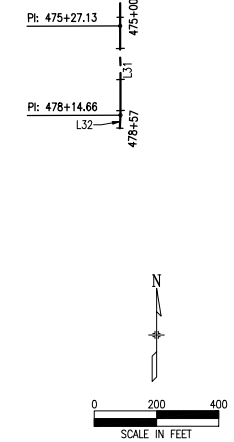
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Sheet Number	8

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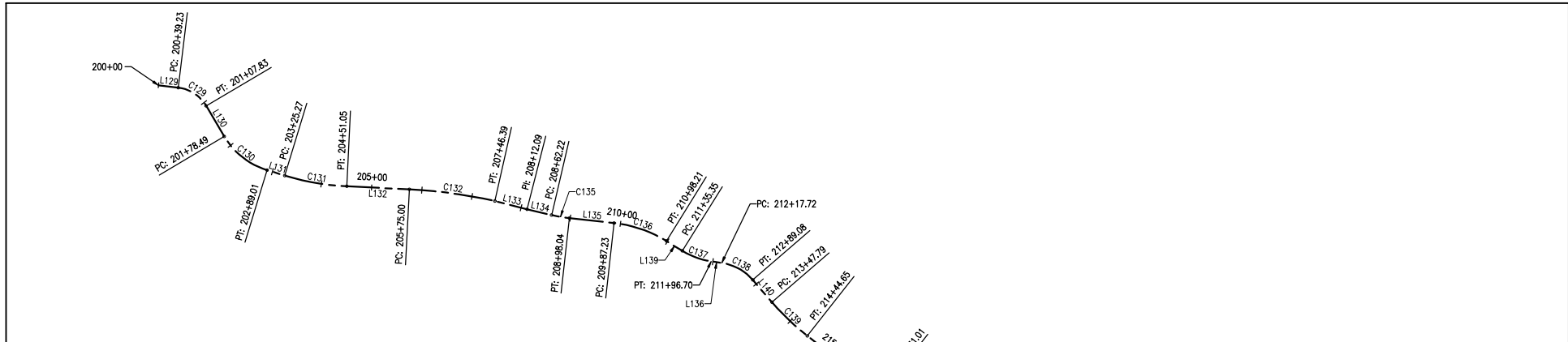
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SEGMENT NUMBER	START STATION	START NORTHING	START EASTING	LENGTH	RADIUS	LINE/CHORD DIRECTION
L1	400+00.00	1266879.07	3091304.47	11.27		N12°44'33.70"E
C1	400+11.27	1266890.07	3091306.96	113.30	500.00	N06°15'04.62"E
L2	401+24.57	1267002.45	3091319.27	9.35		N00°14'24.46"W
C2	401+33.92	1267011.80	3091319.23	46.65	500.00	N02°25'58.70"E
L3	401+80.57	1267058.39	3091321.21	10.61		N05°06'21.87"E
C3	401+91.19	1267068.96	3091322.15	58.76	500.00	N01°44'22.17"E
L4	402+49.94	1267127.66	3091323.94	323.02		N01°37'32.95"W
C4	405+72.97	1267450.56	3091314.77	120.12	600.00	N04°06'34.88"E
L5	406+93.09	1267570.17	3091323.37	63.57		N09°50'42.71"E
C5	407+56.66	1267632.81	3091334.24	153.61	400.00	N01°09'22.00"W
L6	409+10.27	1267785.44	3091331.15	68.55		N12°09'26.70"W
C6	409+78.82	1267852.45	3091316.72	118.76	600.00	N06°29'14.10"W
L7	410+97.58	1267970.26	3091303.32	198.89		N00°49'01.50"W
C7	412+96.47	1268169.13	3091300.49	116.26	600.00	N04°44'01.62"E
L8	414+12.72	1268284.81	3091310.07	61.92		N10°17'04.75"E
C8	414+74.64	1268345.73	3091321.12	163.68	400.00	N01°26'16.34"W
L9	416+38.32	1268508.22	3091317.04	56.80		N13°09'37.43"W
C9	416+95.12	1268563.53	3091304.11	130.44	600.00	N06°55'56.56"W
L10	418+25.56	1268692.76	3091288.40	168.83		N00°42'15.69"W
C10	419+94.40	1268861.58	3091286.32	281.61	200.00	N39°37'58.21"E
L11	422+76.00	1269060.98	3091451.47	100.26		N79°58'12.12"E
C11	423+76.26	1269078.44	3091550.20	232.31	800.00	N88°17'20.25"E
L12	426+08.57	1269085.35	3091781.59	104.20		S83°23'31.61"E
C12	427+12.77	1269073.36	3091885.10	66.69	500.00	S87°12'47.07"E
L13	427+79.46	1269070.12	3091951.66	115.43		N88°57'57.47"E
C13	428+94.89	1269072.21	3092067.07	113.36	300.00	S80°12'33.81"E
L14	430+08.25	1269053.05	3092178.11	45.66		S69°23'05.08"E
C14	430+53.91	1269036.97	3092220.85	151.15	200.00	N88°57'54.81"E
L15	432+05.05	1269039.64	3092368.40	31.30		N67°18'54.70"E
C15	432+36.36	1269051.71	3092397.28	156.64	200.00	N89°45'08.01"E

LOOP A HCL DATA						
SEGMENT NUMBER	START STATION	START NORTHING	START EASTING	LENGTH	RADIUS	LINE/CHORD DIRECTION
L16	433+93.00	1269052.37	3092549.95	175.02		S67°48'38.68"E
C16	435+68.01	1268986.27	3092712.00	150.38	225.00	S86°57'29.49"E
L17	437+18.40	1268978.44	3092859.40	65.02		N73°53'39.71"E
C17	437+83.42	1268996.48	3092921.87	65.19	225.00	N82°11'38.57"E
L18	438+48.61	1269005.30	3092986.22	6.66		S89°30'22.56"E
C18	438+55.27	1269005.24	3092992.88	129.98	225.00	N73°56'40.87"E
L19	439+85.24	1269040.69	3093116.06	60.88		N57°23'44.31"E
C19	440+46.12	1269073.49	3093167.35	126.55	150.00	N81°33'51.53"E
L20	441+72.67	1269091.51	3093288.85	228.65		S74°16'01.25"E
L21	444+01.32	1269029.51	3093508.93	121.32		S82°46'19.76"E
C20	445+22.64	1269014.25	3093629.29	191.00	800.00	S75°55'56.76"E
L22	447+13.65	1268967.93	3093814.12	67.98		S69°05'33.76"E
C21	447+81.62	1268943.68	3093877.62	165.05	800.00	S75°00'11.73"E
L23	449+46.67	1268901.04	3094036.77	117.90		S80°54'49.71"E
C22	450+64.57	1268882.42	3094153.19	79.16	400.00	S75°14'39.63"E
L24	451+43.73	1268862.29	3094229.61	21.91		S69°34'29.55"E
C23	451+65.64	1268854.65	3094250.15	47.25	150.00	S78°35'55.21"E
L25	452+12.89	1268845.35	3094296.27	100.67		S87°37'20.86"E
C24	453+13.56	1268841.17	3094396.86	97.54	125.00	S65°16'05.47"E
L26	454+11.10	1268801.39	3094483.22	1.55		S42°54'50.08"E
C25	454+12.65	1268800.25	3094484.27	67.00	150.00	S55°42'35.99"E
L27	454+79.65	1268762.82	3094539.17	39.21		S68°30'21.91"E
C26	455+18.86	1268748.45	3094575.65	136.90	1000.00	S64°35'03.09"E
L28	456+55.76	1268689.74	3094699.21	279.74		S60°39'44.26"E
C27	459+35.50	1268552.68	3094943.07	264.63	1000.00	S68°14'35.90"E
L29	462+00.13	1268454.88	3095188.13	29.39		S75°49'27.55"E
C28	462+29.52	1268447.68	3095216.62	65.87	50.00	S38°05'00.70"E
L30	462+95.39	1268399.50	3095254.38	1231.74		S00°20'33.86"E
L31	475+27.13	1267167.78	3095261.75	287.53		S00°12'48.90"E
L32	478+14.66	1266880.26	3095262.82	42.18		S03°00'55.14"W



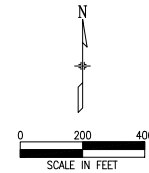
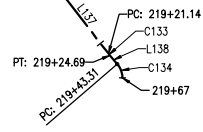
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Unit Information	Unit Leader Initials					Revised:	Designer: S. Belonger	Structure Numbers	xxxxx
						Void:	Detailer: M. Carlson	Sheet Subset: PROJGEO	Subset Sheets: 1 of 2



SEGMENT 2 HCL DATA						
SEGMENT NUMBER	START STATION	START NORTHING	START EASTING	LENGTH	RADIUS	LINE/CHORD DIRECTION
L57	9+98.42	1363007.21	3168249.36	11.39		N20°00'00.00"E
C54	10+09.82	1363017.92	3168253.26	22.72	25.00	N46°01'56.23"E
C55	10+32.53	1363033.15	3168269.05	76.88	120.00	S89°34'54.59"E
L58	11+09.41	1363032.60	3168344.62	7.55		S71°13'41.65"E
C56	11+16.96	1363030.17	3168351.76	95.57	120.00	N85°57'18.04"E
L59	12+12.53	1363036.74	3168444.60	60.87		N63°08'17.72"E
C57	12+73.40	1363064.24	3168498.90	98.10	180.00	N78°45'07.59"E
L60	13+71.50	1363083.14	3168593.93	22.41		S85°38'02.55"E
C58	13+93.92	1363081.43	3168616.28	65.30	100.00	N75°39'36.70"E
L61	14+59.21	1363097.32	3168678.42	65.47		N56°57'15.96"E
C59	15+24.68	1363133.02	3168733.30	67.77	125.00	N41°25'24.26"E
L62	15+92.45	1363183.22	3168777.59	58.48		N25°53'32.57"E
C60	16+50.93	1363235.82	3168803.13	152.17	125.00	N60°46'01.08"E
L63	18+03.10	1363305.63	3168927.87	12.55		S84°21'30.41"E
C61	18+15.65	1363304.40	3168940.36	46.50	100.00	N82°19'17.43"E
L64	18+62.14	1363310.56	3168986.02	3.89		N69°00'05.28"E
C62	18+66.03	1363311.95	3168989.65	69.23	100.00	N88°50'06.18"E
L65	19+35.26	1363313.33	3169057.49	80.31		S71°19'52.92"E
C63	20+15.57	1363287.62	3169133.58	97.83	150.00	N89°59'01.45"E
L66	21+13.40	1363287.65	3169229.69	46.38		N71°17'55.82"E
C64	21+59.78	1363302.52	3169273.62	107.54	75.00	S67°37'26.24"E
L67	22+67.32	1363265.00	3169364.76	48.88		S26°32'48.30"E
C65	23+16.20	1363221.27	3169386.60	120.56	150.00	S49°34'18.74"E
L68	24+36.76	1363145.18	3169475.92	171.18		S72°35'49.18"E
C66	26+07.94	1363093.98	3169639.27	168.95	150.00	N75°08'07.02"E

SEGMENT 2 HCL DATA						
SEGMENT NUMBER	START STATION	START NORTHING	START EASTING	LENGTH	RADIUS	LINE/CHORD DIRECTION
L69	27+76.89	1363135.07	3169794.07	55.33		N42°52'03.22"E
C67	28+32.22	1363175.62	3169831.71	42.39	70.00	N60°12'50.74"E
L70	28+74.61	1363196.36	3169867.94	19.57		N77°33'38.27"E
C68	28+94.18	1363200.57	3169887.05	66.37	150.00	N64°53'07.49"E
L71	29+60.55	1363228.51	3169946.66	72.34		N52°12'36.71"E
C69	30+32.88	1363272.84	3170003.82	85.60	300.00	N60°23'05.53"E
L72	31+18.49	1363315.00	3170077.99	7.64		N68°33'34.35"E
C70	31+26.13	1363317.79	3170085.10	122.88	250.00	N54°28'40.96"E
L73	32+49.01	1363388.47	3170184.12	123.62		N40°23'47.57"E
C71	33+72.64	1363482.62	3170264.23	131.57	100.00	N78°05'13.80"E
L74	35+04.20	1363507.86	3170383.88	72.49		S64°13'19.97"E
C72	35+76.70	1363476.34	3170449.16	246.92	400.00	S81°54'24.23"E
L75	38+23.62	1363442.12	3170689.76	97.07		N80°24'31.52"E
C73	39+20.69	1363458.30	3170785.47	134.17	65.00	S40°27'20.96"E
L76	40+54.86	1363373.39	3170857.88	79.37		S18°40'46.57"W
C74	41+34.23	1363298.20	3170832.46	121.96	75.00	S27°54'27.05"E
L77	42+56.20	1363201.90	3170883.46	66.05		S74°29'40.67"E
C75	43+22.25	1363184.25	3170947.10	119.61	150.00	S51°39'04.26"E
L78	44+41.86	1363111.99	3171038.44	34.84		S28°48'27.84"E
C76	44+76.70	1363081.46	3171055.23	79.31	75.00	S59°06'03.55"E
L79	45+56.00	1363042.61	3171120.15	540.17		S89°23'39.26"E
C77	50+96.17	1363036.89	3171660.29	16.55	75.00	N84°16'57.02"E
L80	51+12.73	1363038.54	3171676.73	54.26		N77°57'33.31"E
C78	51+66.98	1363049.86	3171729.79	50.35	60.00	S78°00'05.99"E



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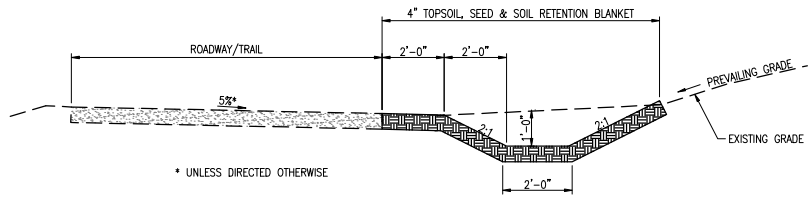
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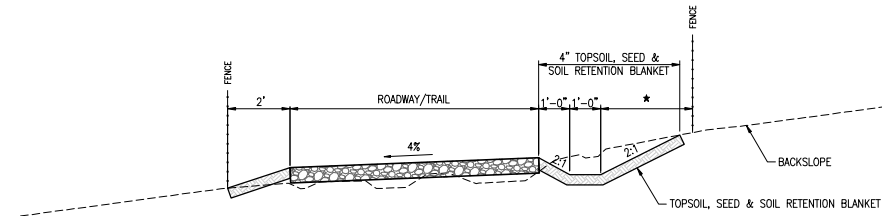
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Void:	Detailer: M. Carlson	
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Project No./Code	
GUNBARELL HILL	
xxxxx	
Sheet Number 10	

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DITCH (TYPE 1)



DITCH (TYPE 2)

NOTES:
 ALL SUITABLE MATERIALS EXCAVATED SHALL BE USED TO FILL EROSION DAMAGE ADJACENT TO THE DITCH LOCATION OR EROSION DAMAGE ELSEWHERE ON THE SITE. UNSUITABLE MATERIALS SHALL BE USED AS TOPSOIL OR REMOVED AND DISPOSED OF BY THE CONTRACTOR. STOCKPILING, TRANSPORT AND PLACEMENT OF SUITABLE MATERIAL AND TOPSOIL OR REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF DITCH EXCAVATION (LF). MINOR SHRUB REMOVAL IN SPECIFIED DITCH LINES IS APPROVED UNLESS NOTED OTHERWISE IN THE PLANS.
 * 4'-0" MAX DISTURBANCE UP BACKSLOPE, ADJUST BACKSLOPE AS NEEDED TO KEEP GRADING WITHIN FENCE LINE.

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Horiz. Scale:	Vert. Scale:
Unit Information	Unit Leader Initials

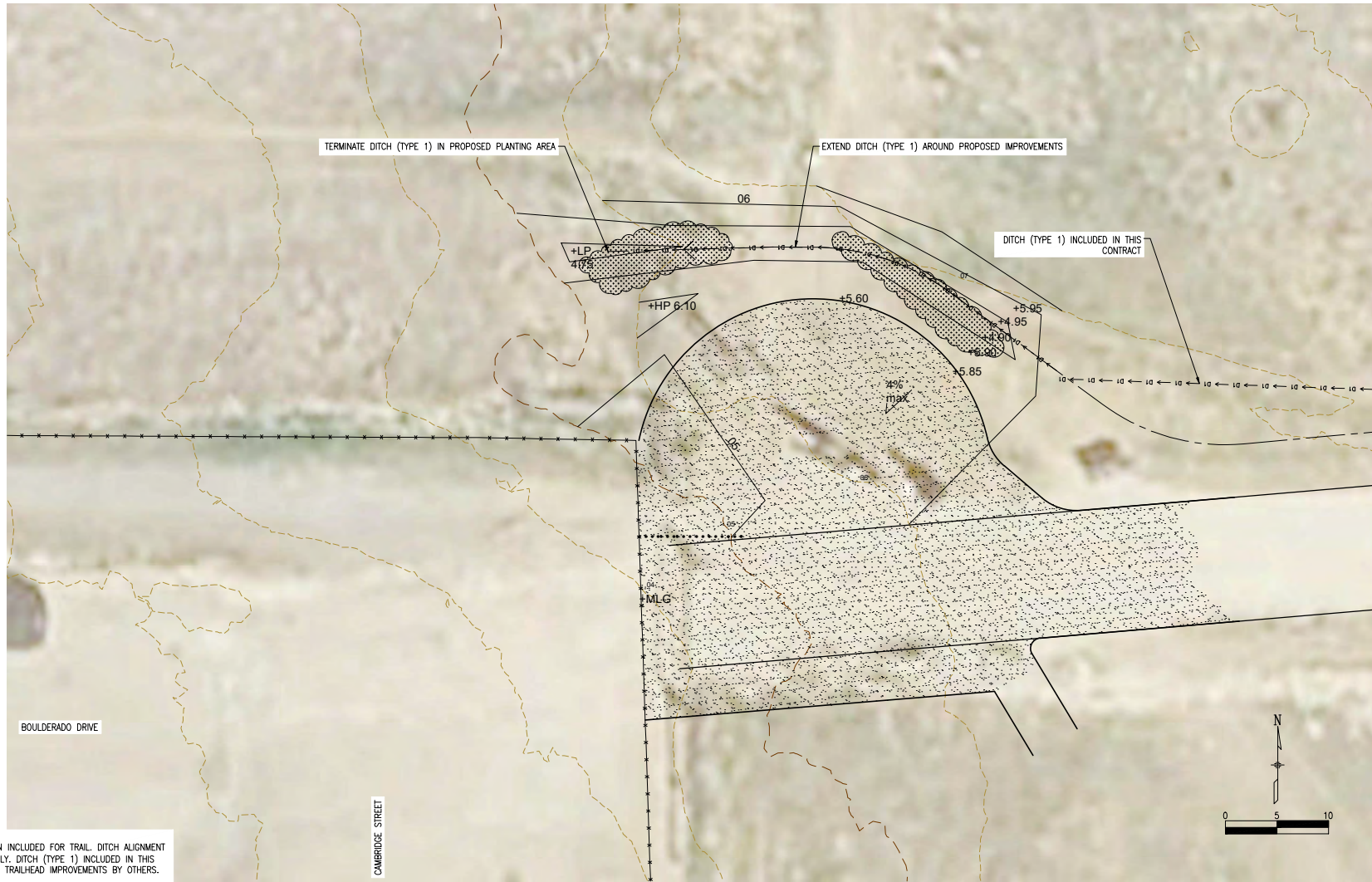
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Project No./Code	
GUNBARELL HILL	
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Sheet Number 11	

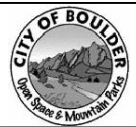
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NOTE:
REFERENCED PLAN INCLUDED FOR TRAIL, DITCH ALIGNMENT
COORDINATION ONLY. DITCH (TYPE 1) INCLUDED IN THIS
CONTRACT. OTHER TRAILHEAD IMPROVEMENTS BY OTHERS.

Print Date: Feb 09, 2023	
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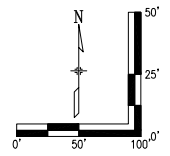
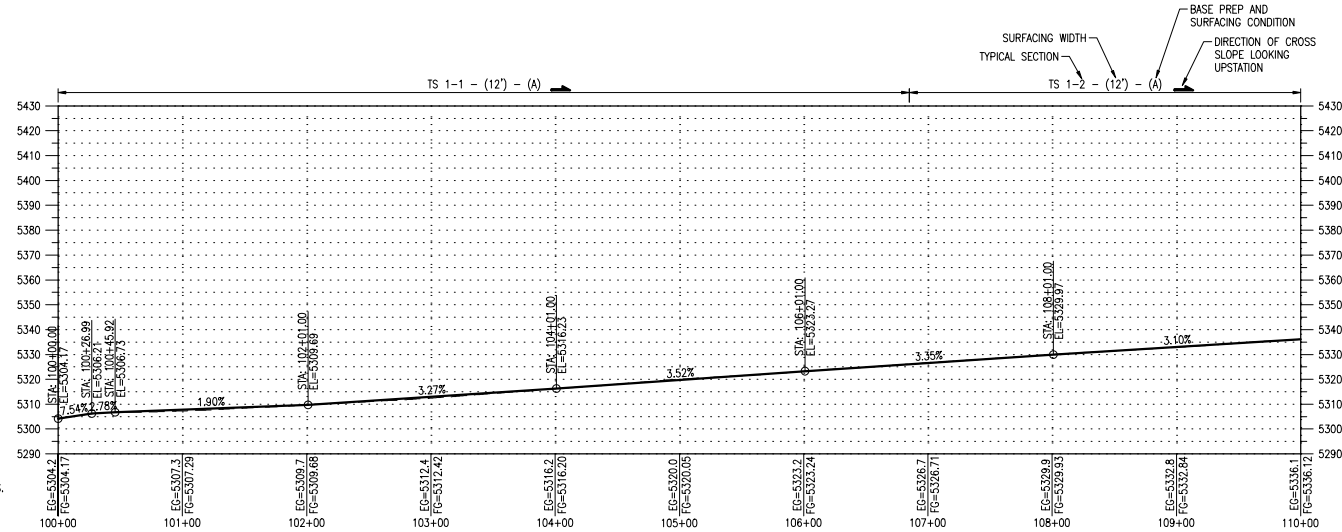
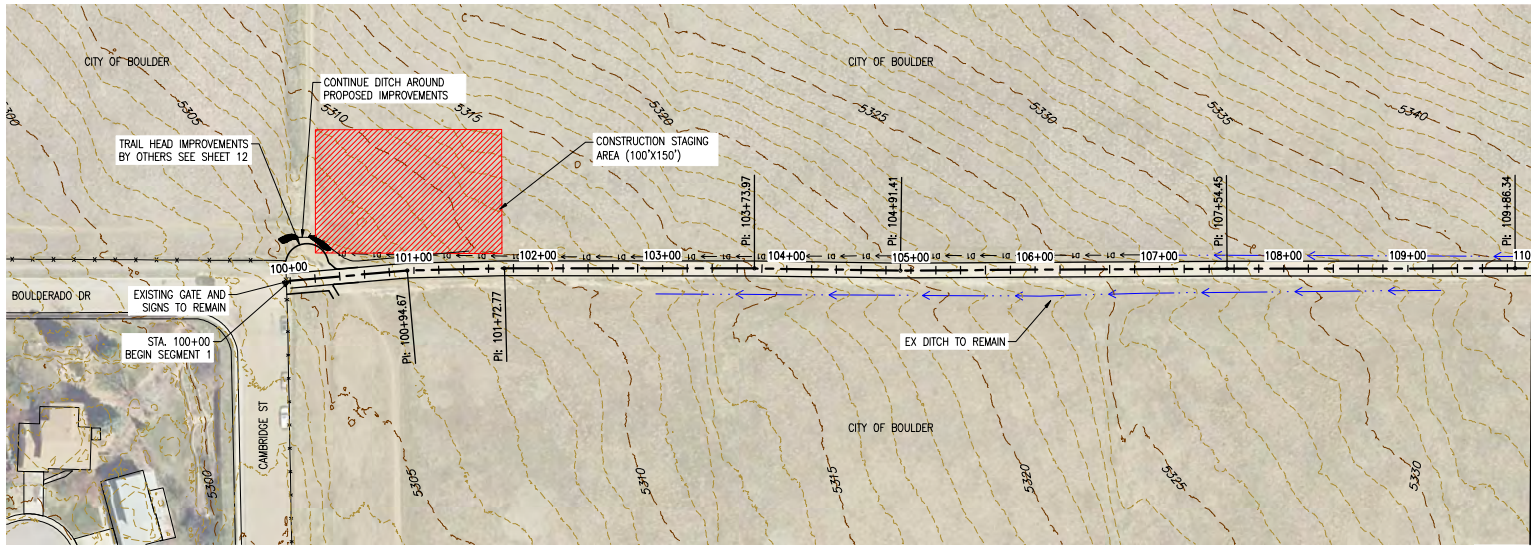
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IMPROVEMENTS AT CHAMBRIDGE ST AND BOULDERADO DR PLAN	
Designer:	S. Belonger
Detailer:	M. Carlson
Sheet Subset:	PLAN

Structure Numbers	
Subset Sheets:	1 of 1

Project No./Code	GUNBARELL HILL
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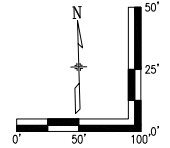
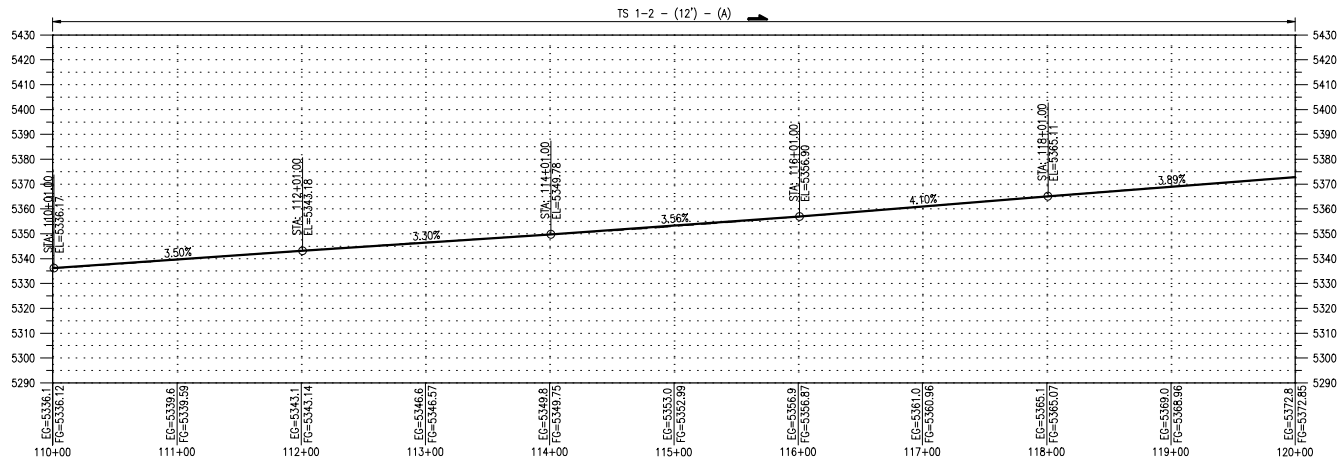
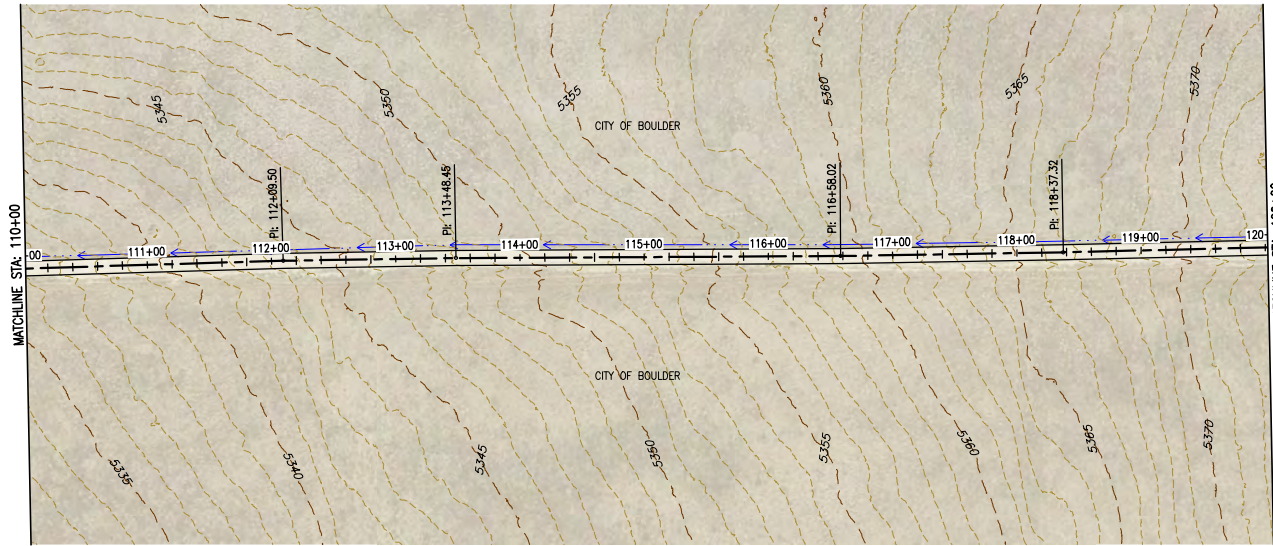


NOTE:
PROFILE AND ELEVATIONS PROVIDED FOR REFERENCE ONLY.
FINISH GRADES SHALL BE SET TO MATCH FIELD CONDITIONS.

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NOTE:
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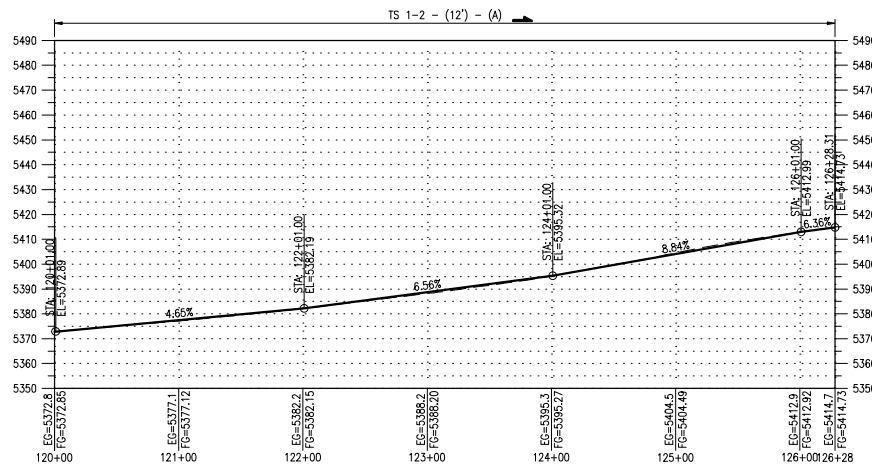
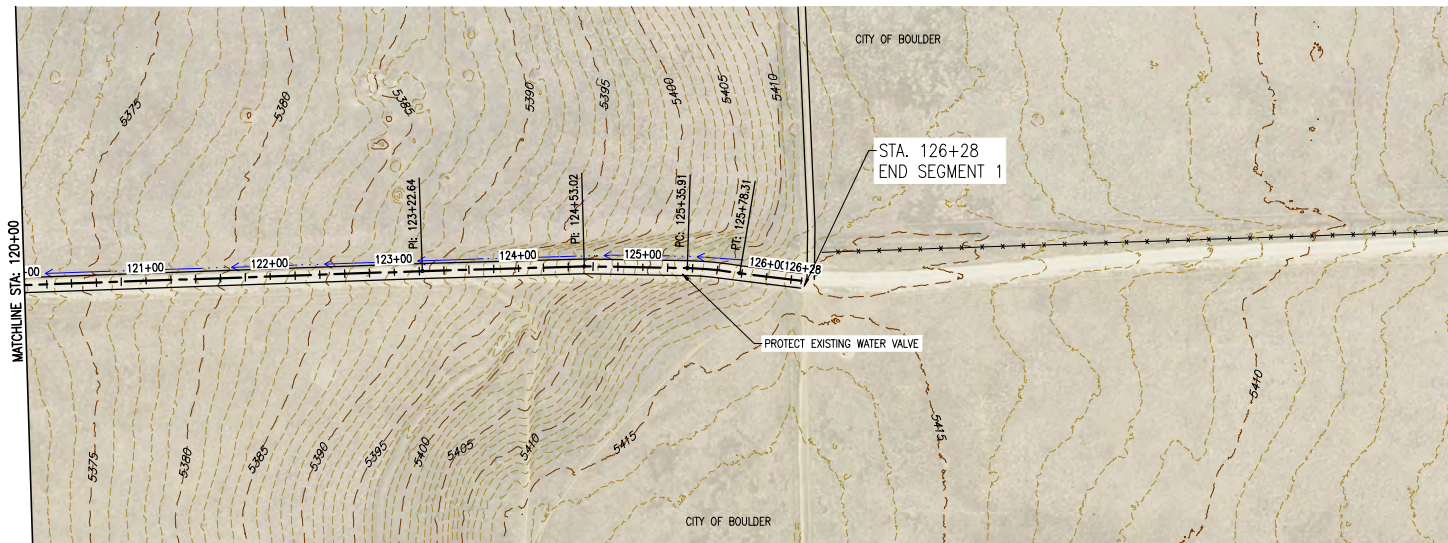


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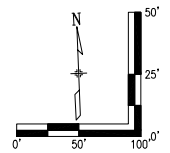
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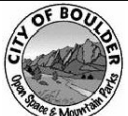
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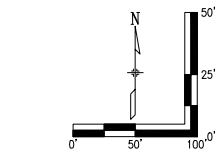
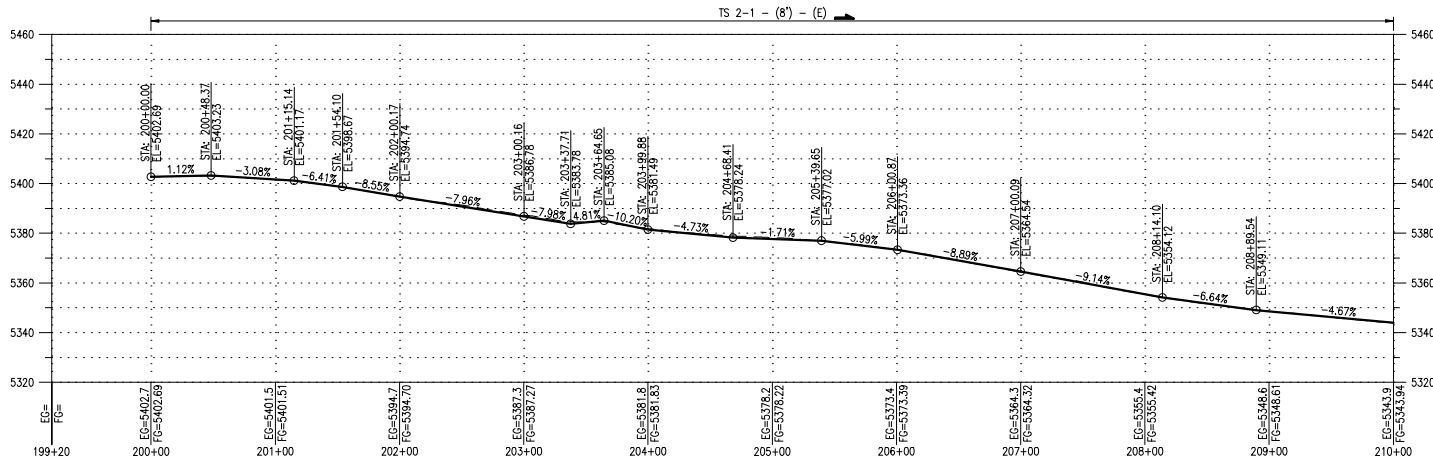
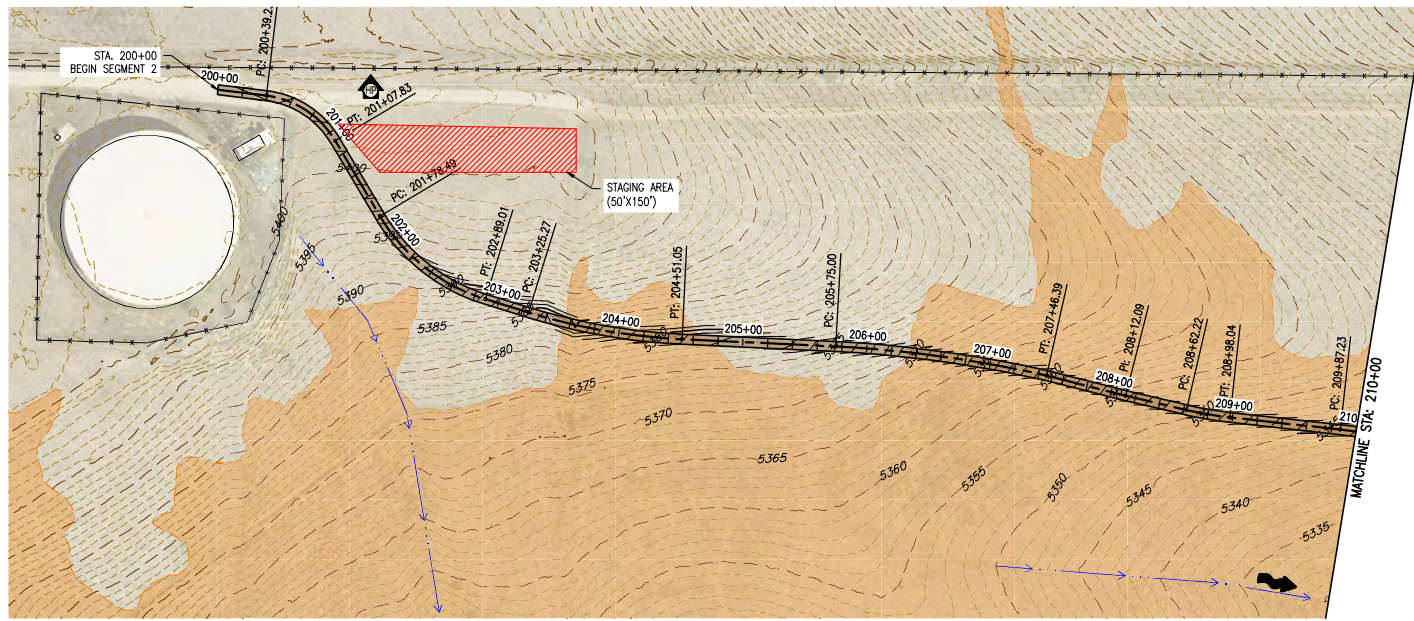


NOTE:
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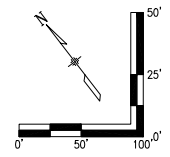
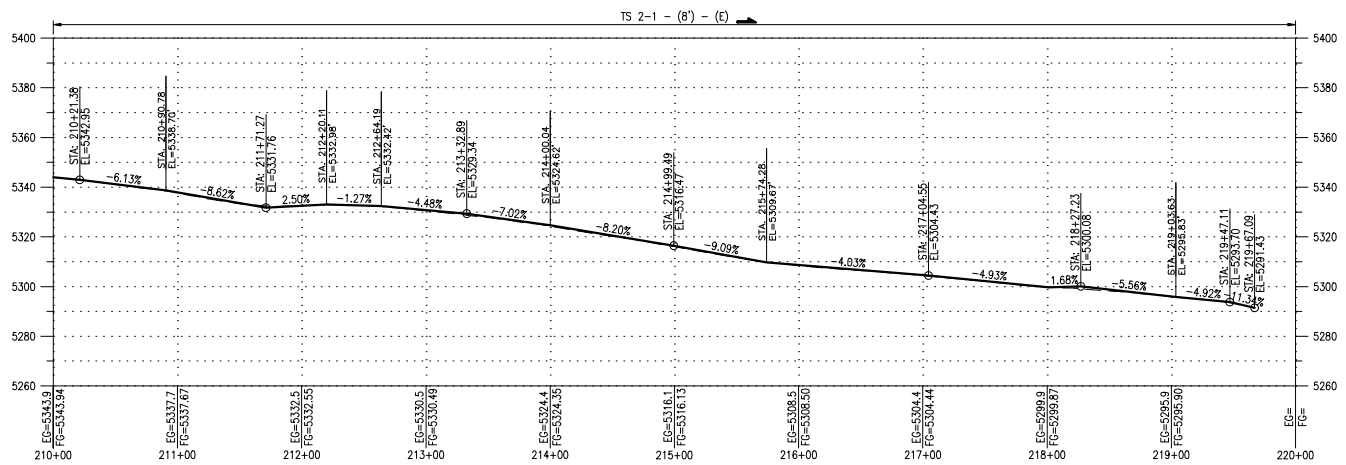
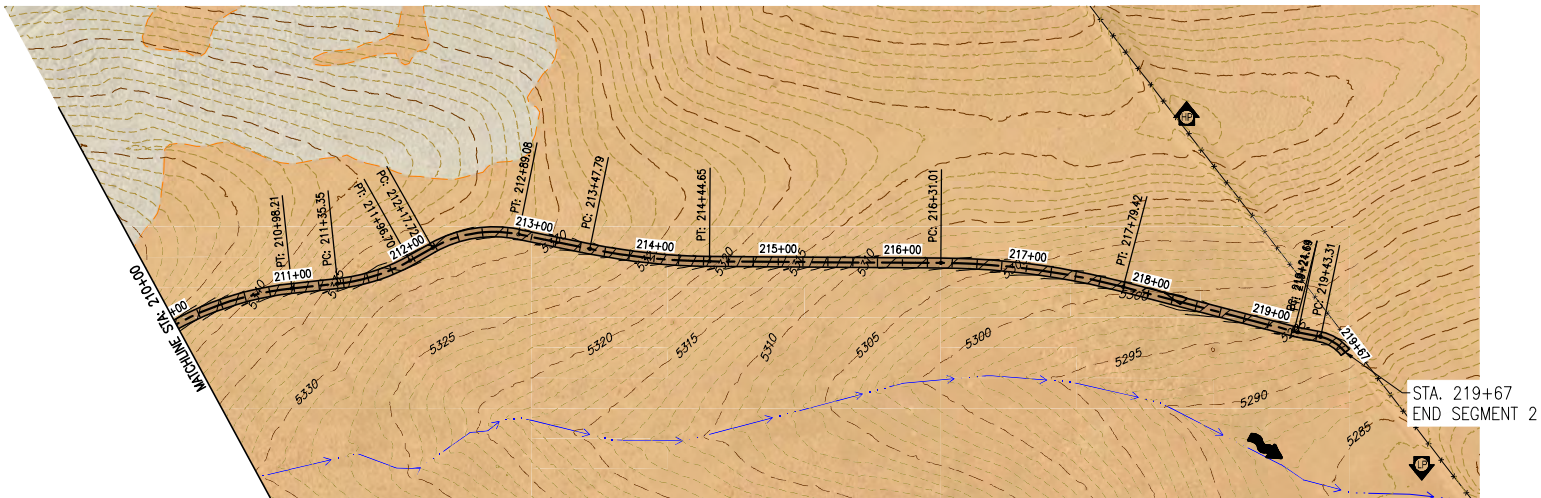
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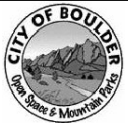
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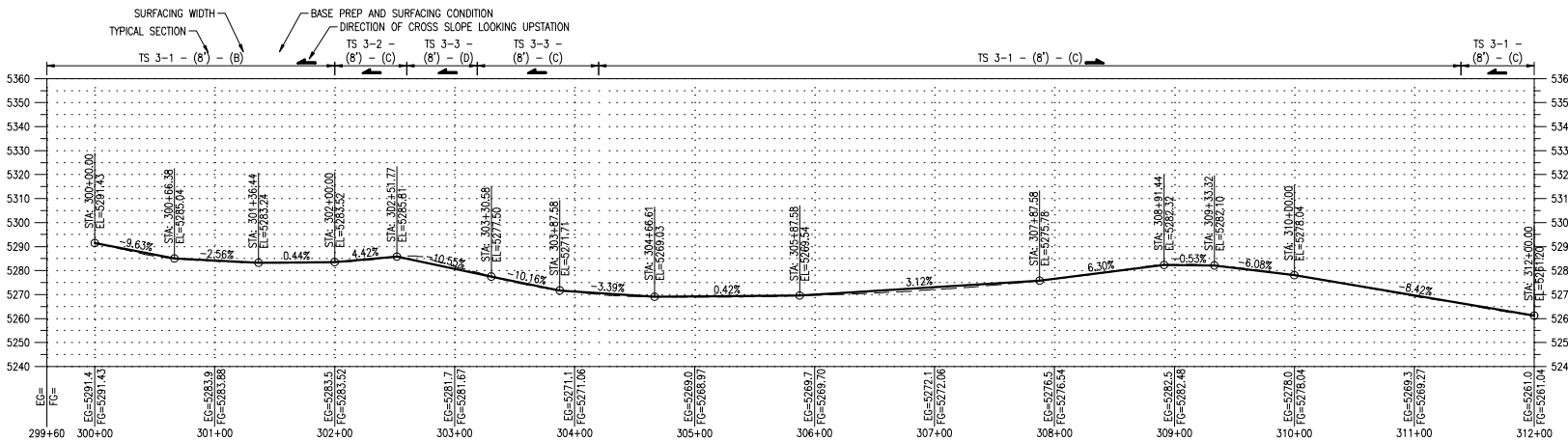
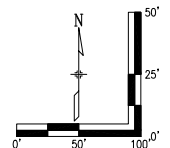
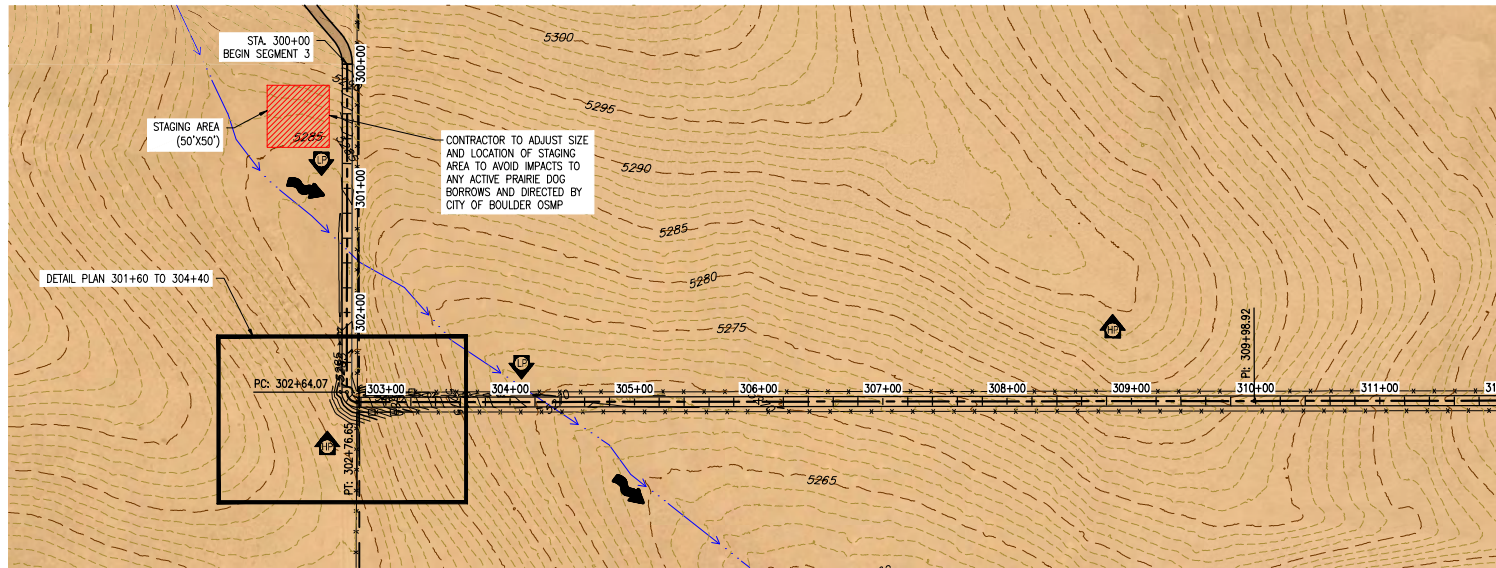
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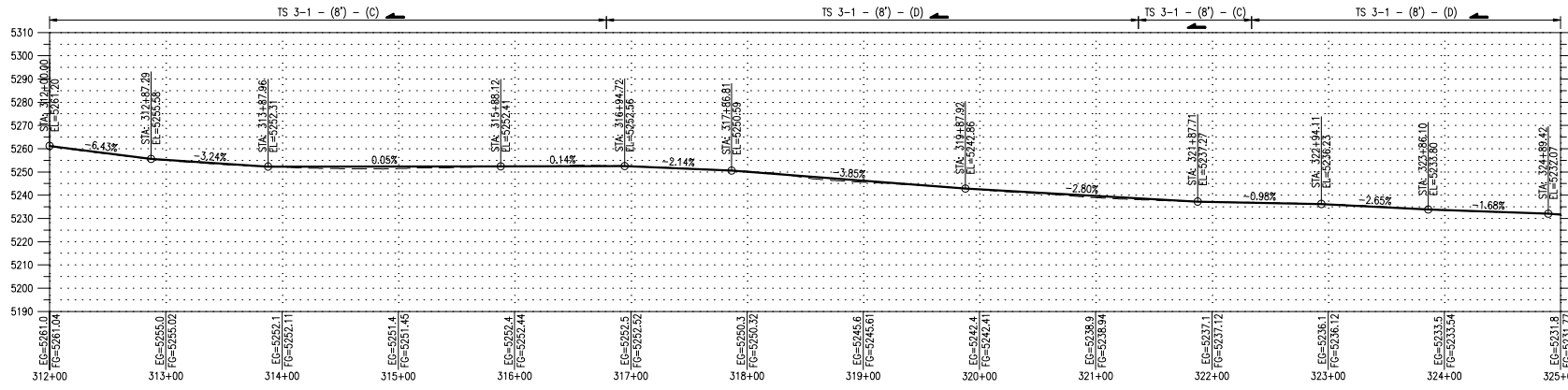
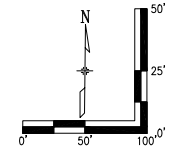
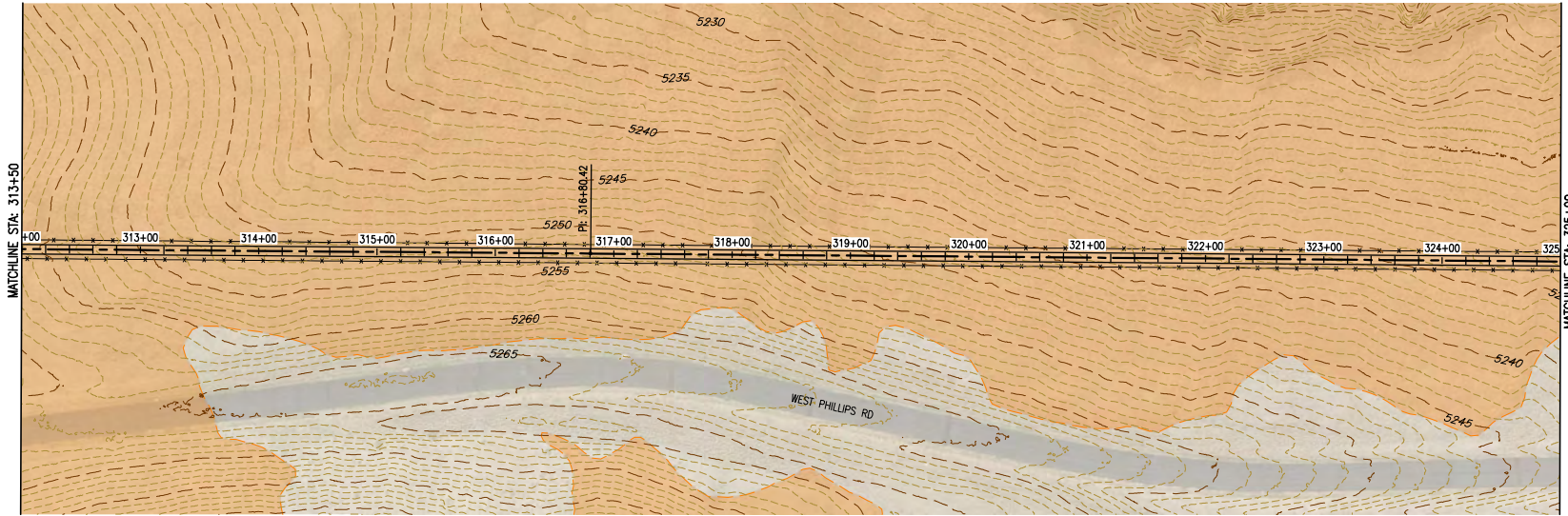
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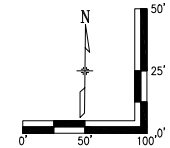
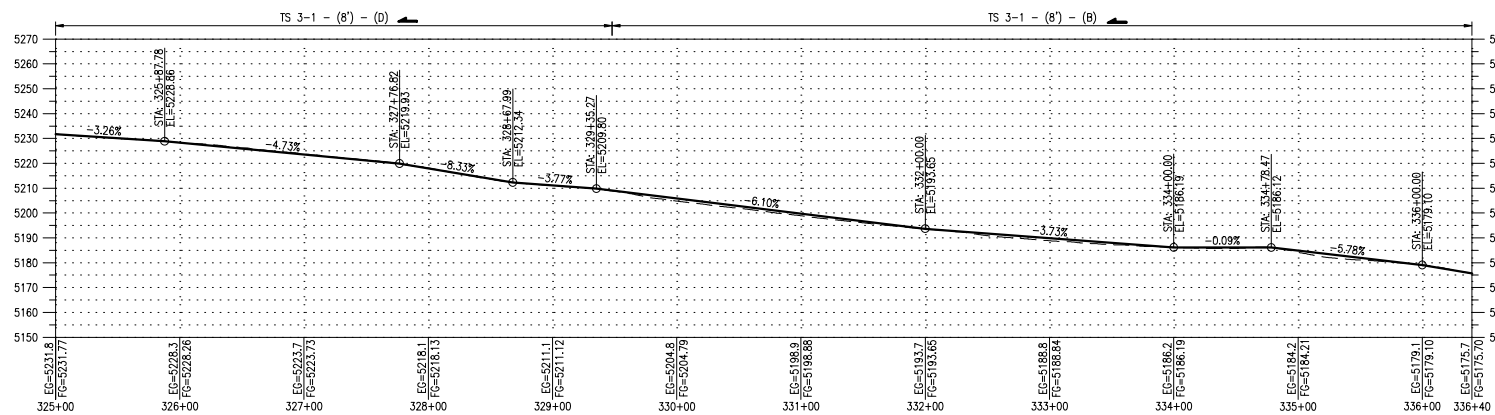
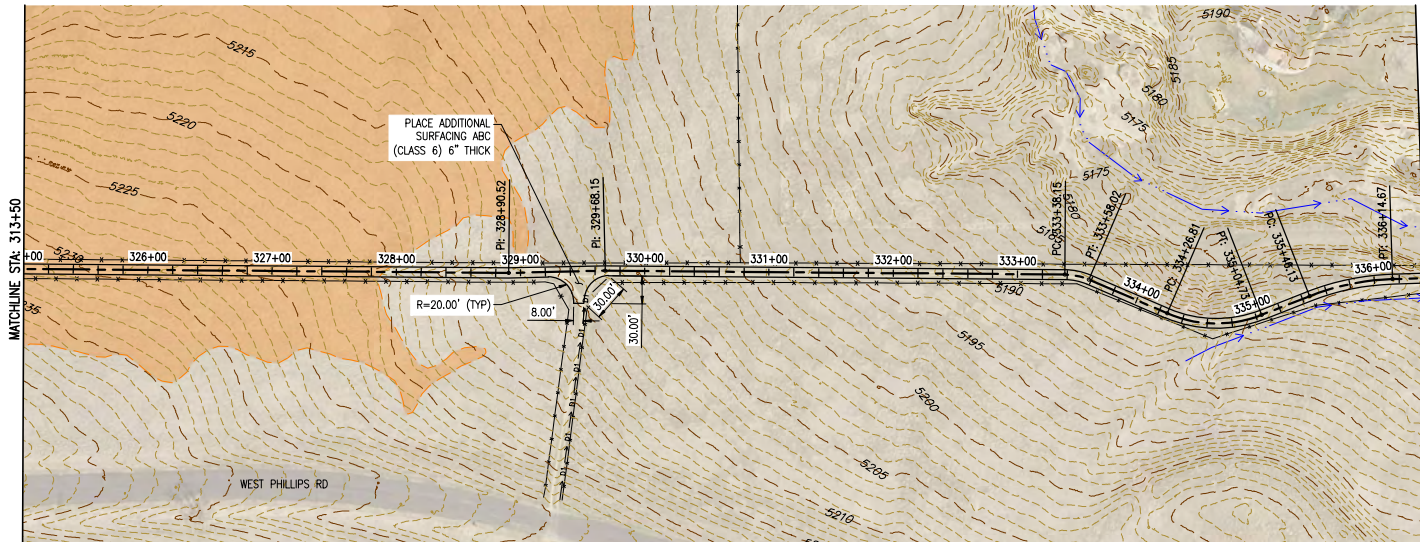


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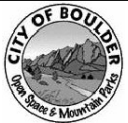
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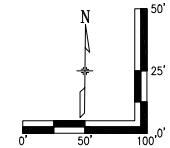
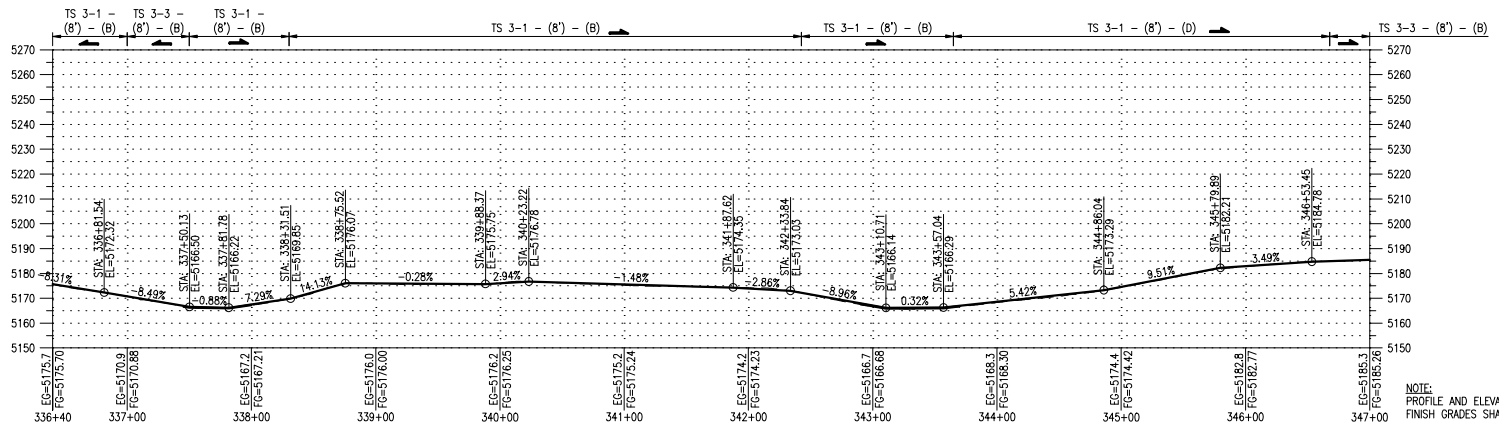
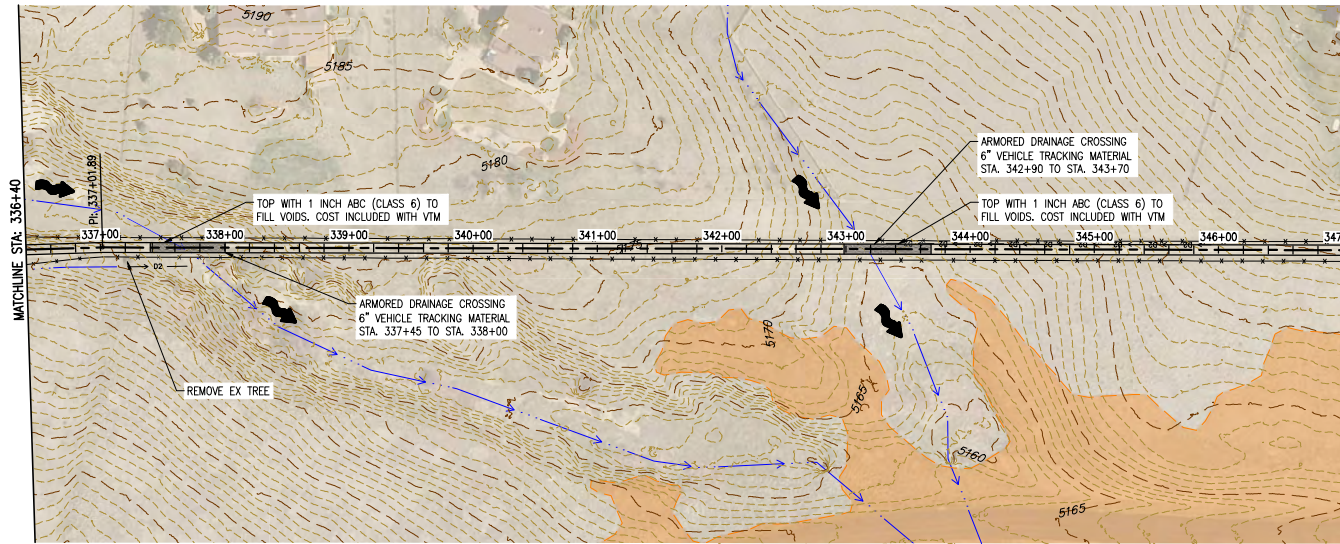


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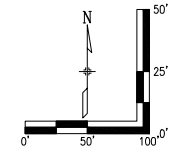
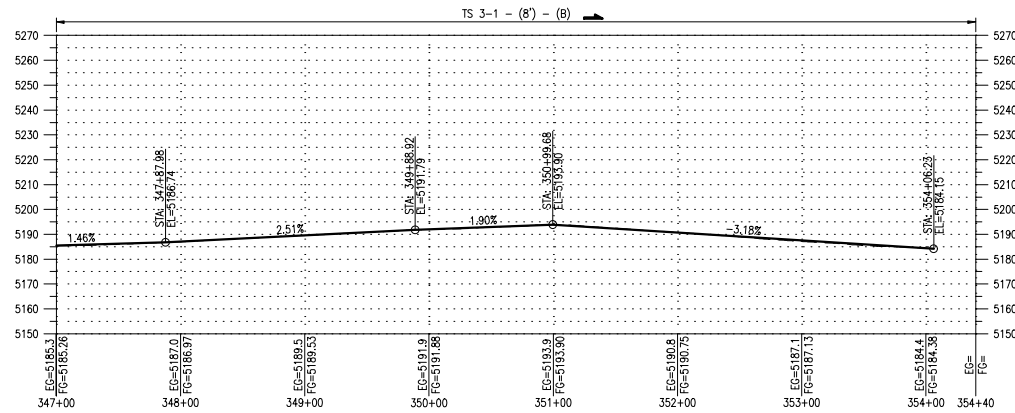
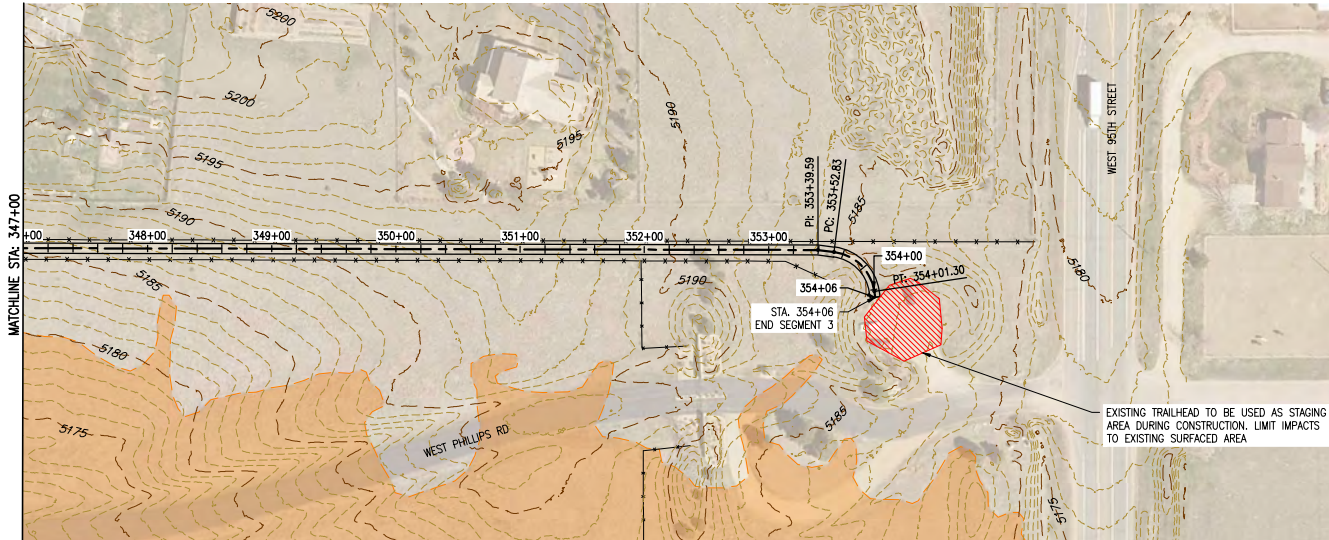


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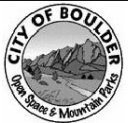
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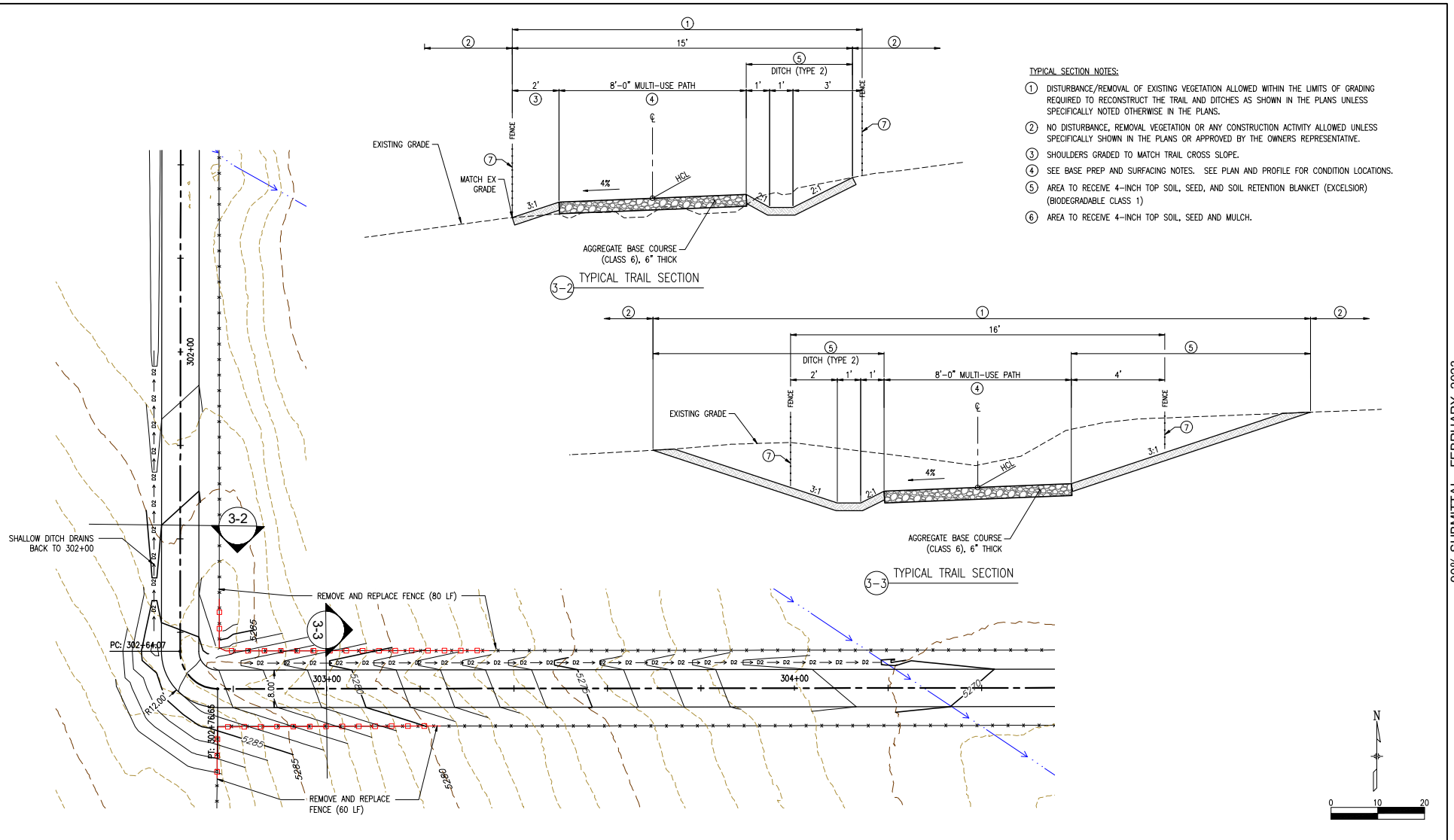
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- TYPICAL SECTION NOTES:**
- ① DISTURBANCE/REMOVAL OF EXISTING VEGETATION ALLOWED WITHIN THE LIMITS OF GRADING REQUIRED TO RECONSTRUCT THE TRAIL AND DITCHES AS SHOWN IN THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PLANS.
 - ② NO DISTURBANCE, REMOVE VEGETATION OR ANY CONSTRUCTION ACTIVITY ALLOWED UNLESS SPECIFICALLY SHOWN IN THE PLANS OR APPROVED BY THE OWNERS REPRESENTATIVE.
 - ③ SHOULDERS GRADED TO MATCH TRAIL CROSS SLOPE.
 - ④ SEE BASE PREP AND SURFACING NOTES. SEE PLAN AND PROFILE FOR CONDITION LOCATIONS.
 - ⑤ AREA TO RECEIVE 4-INCH TOP SOIL, SEED, AND SOIL RETENTION BLANKET (EXCELSIOR) (BIODEGRADABLE CLASS 1)
 - ⑥ AREA TO RECEIVE 4-INCH TOP SOIL, SEED AND MULCH.

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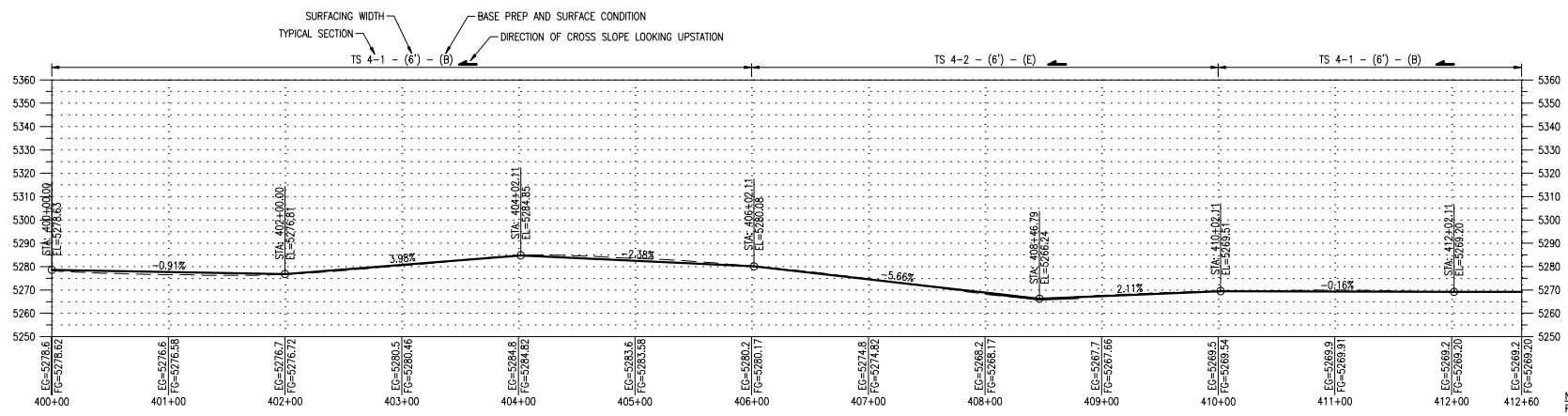
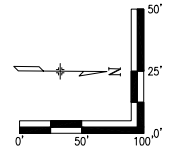
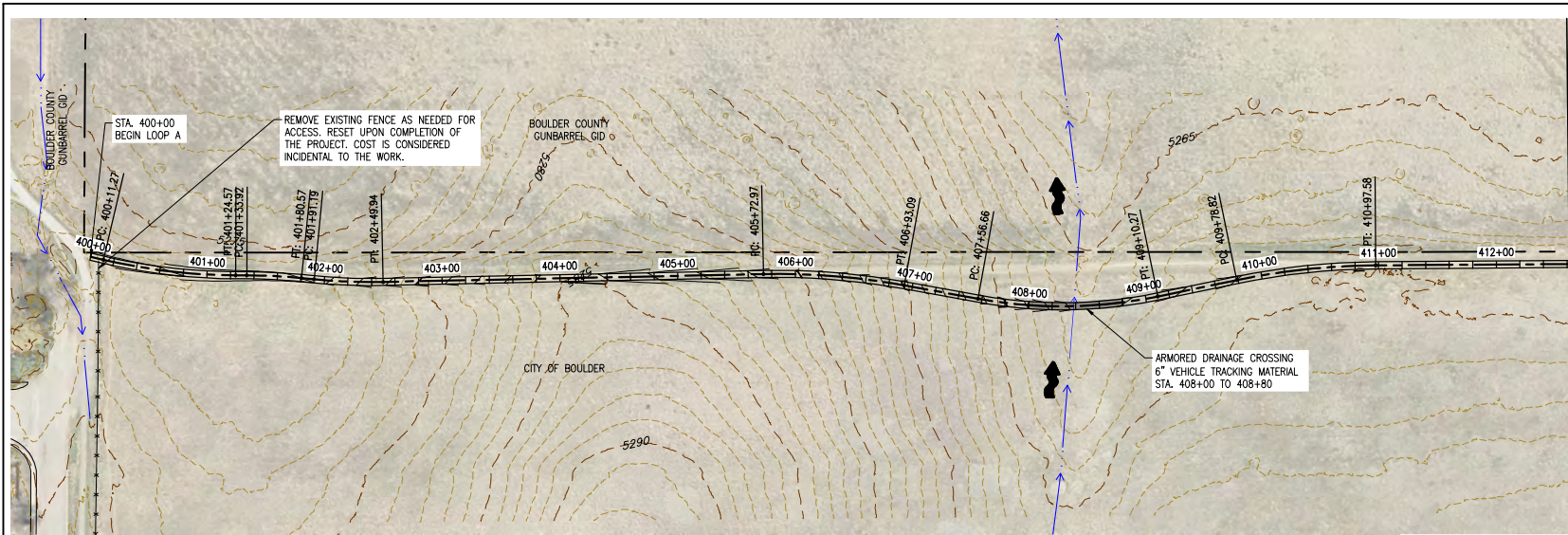


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DETAIL PLAN		
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Designer:	S. Belonger	Structure
Detailer:	M. Carlson	Numbers
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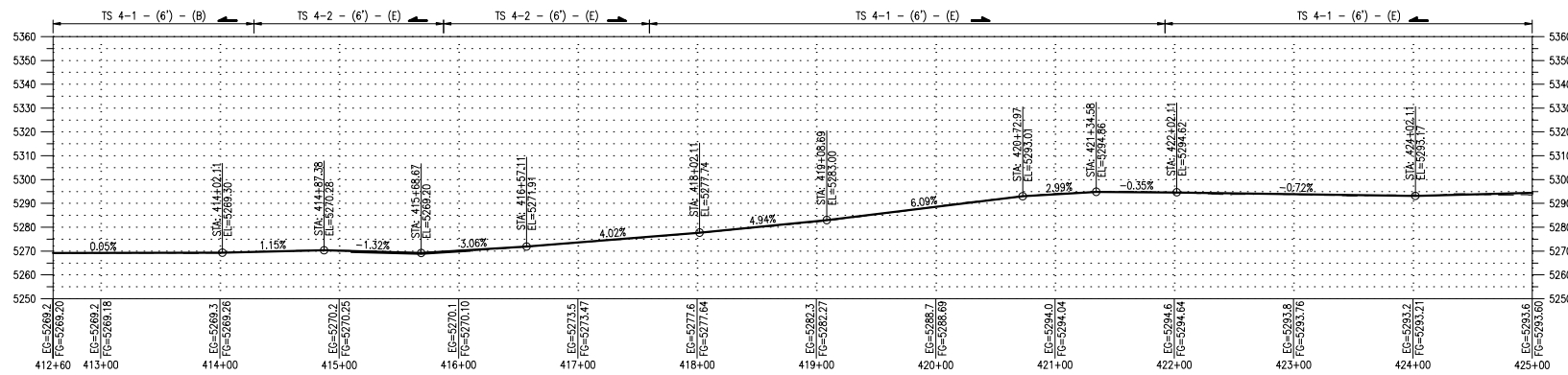
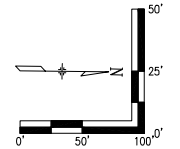
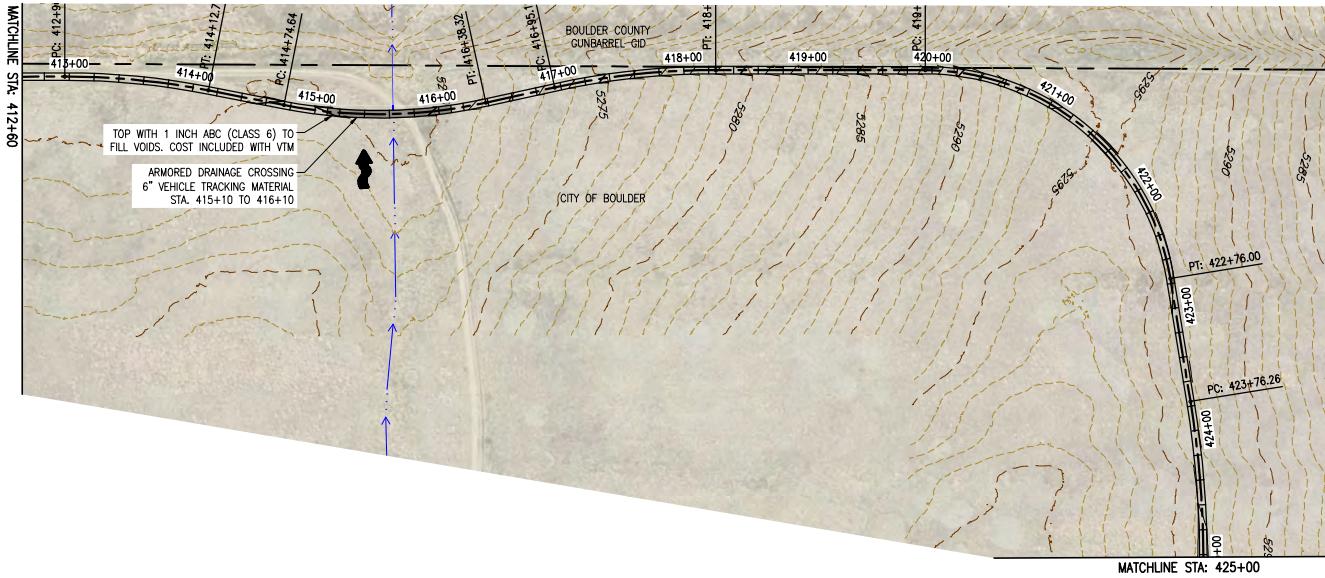
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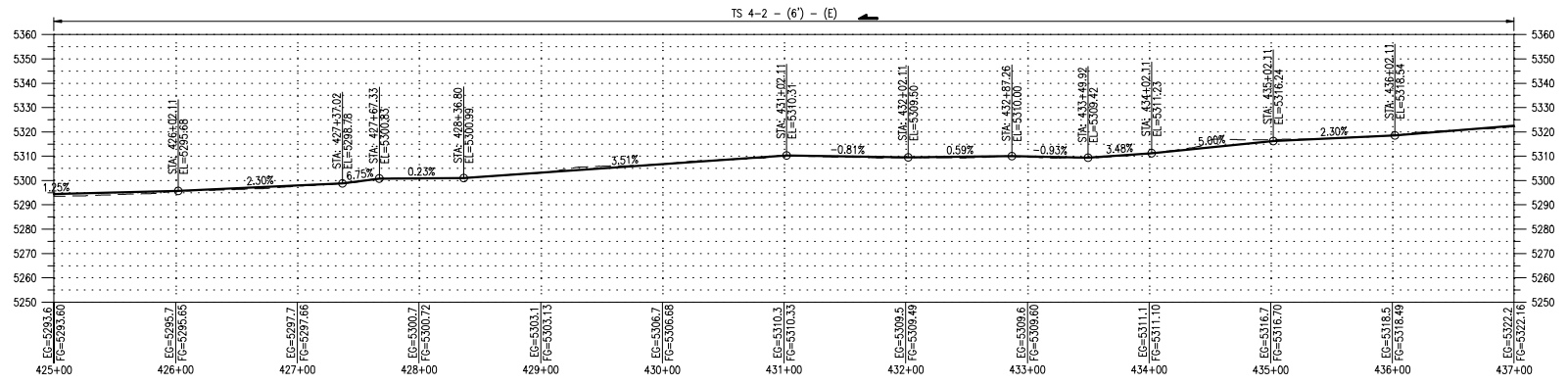
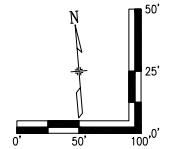
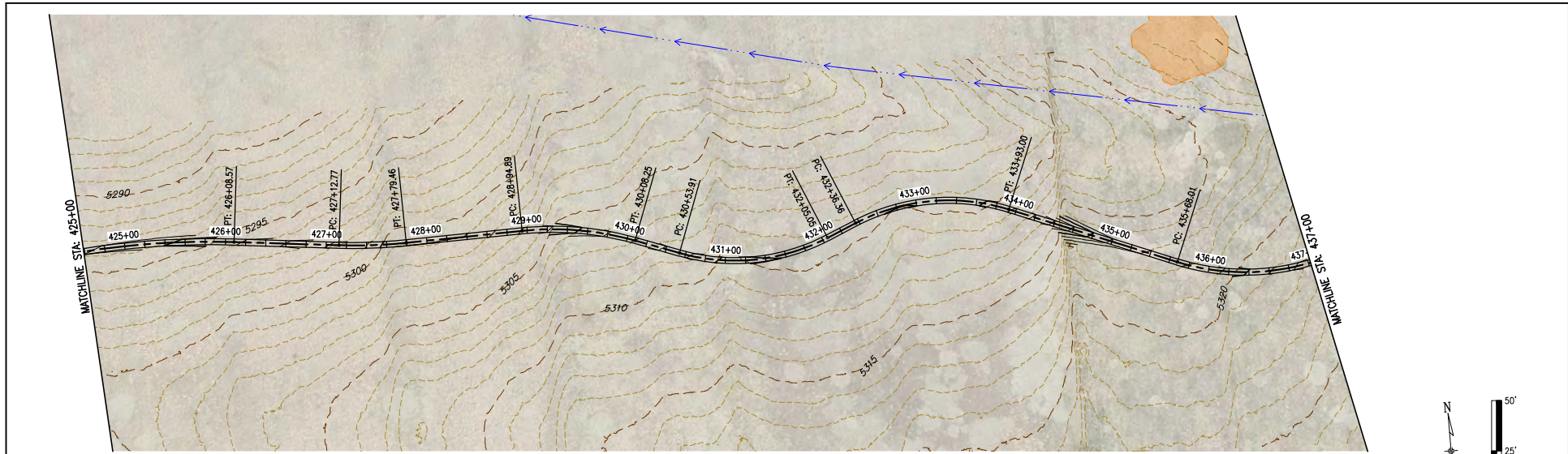
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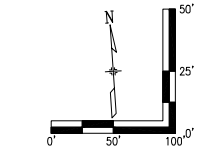
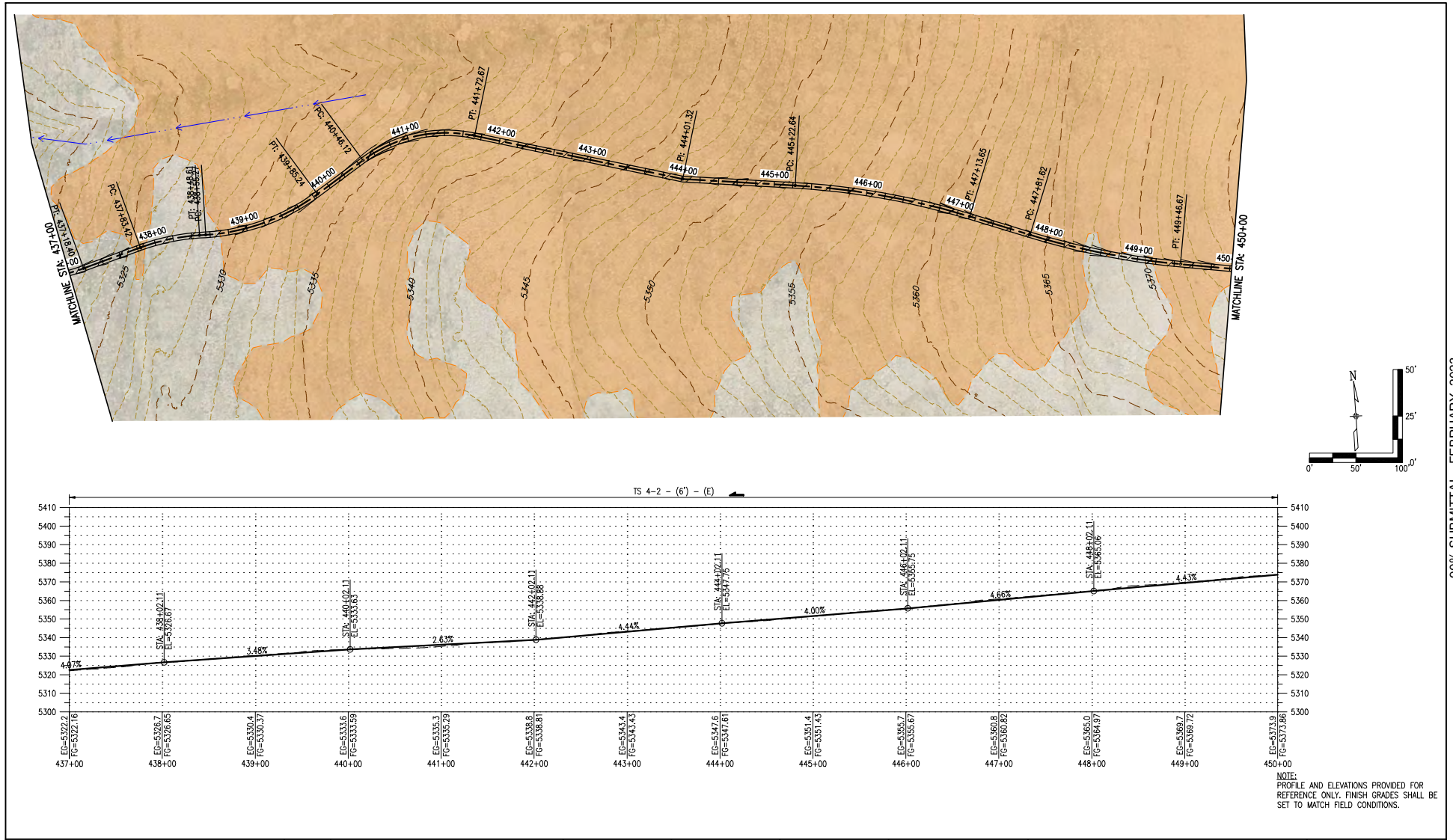
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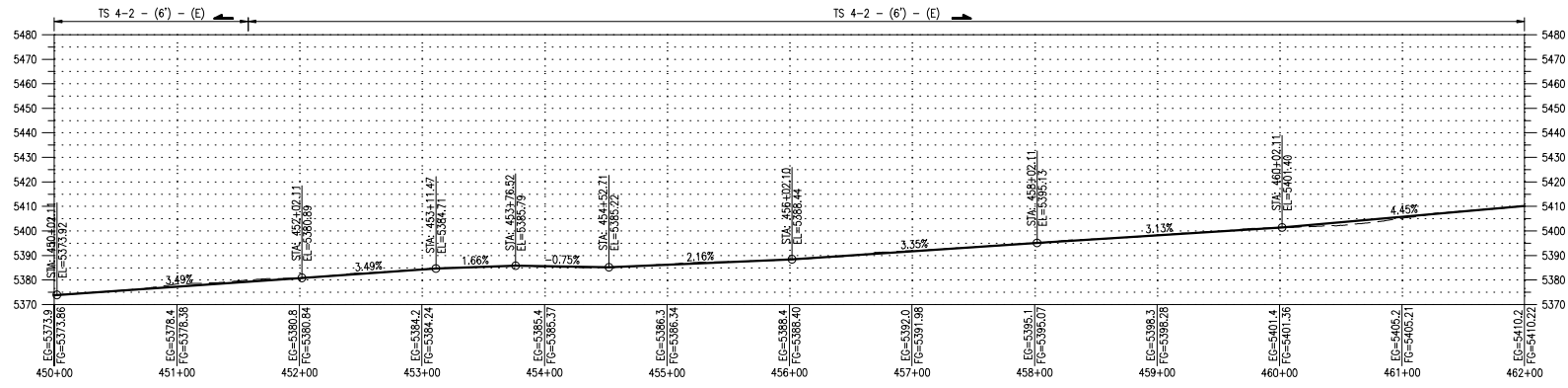
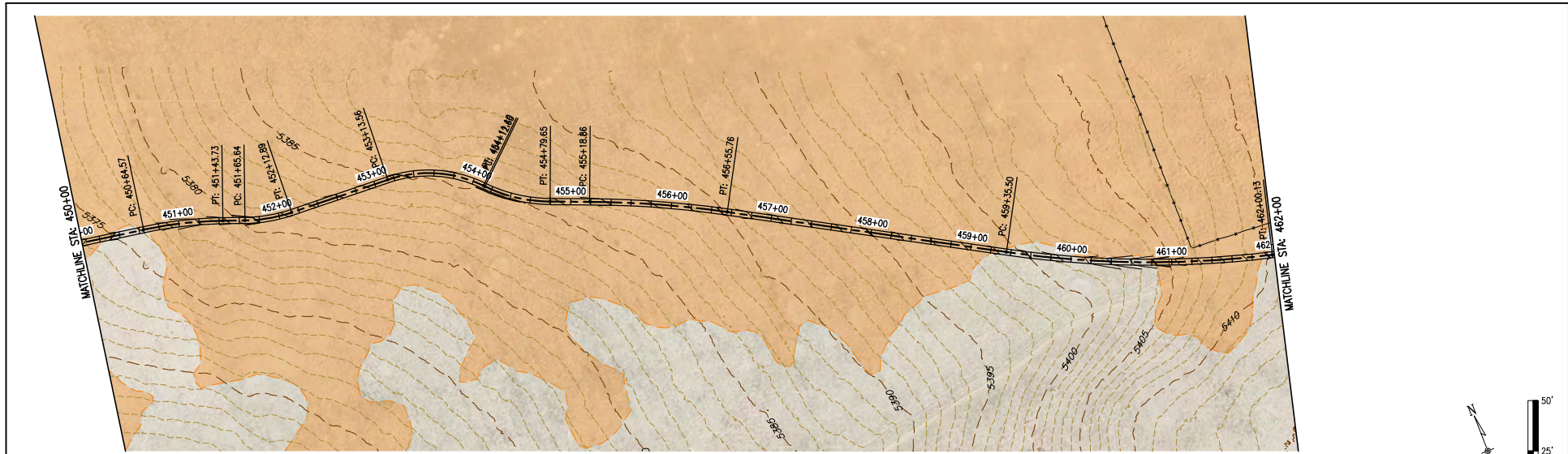
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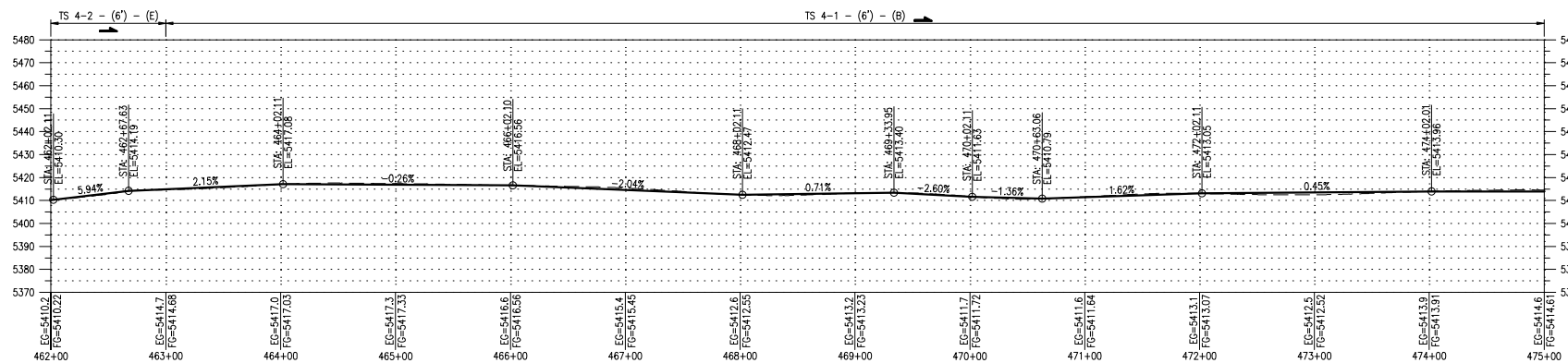
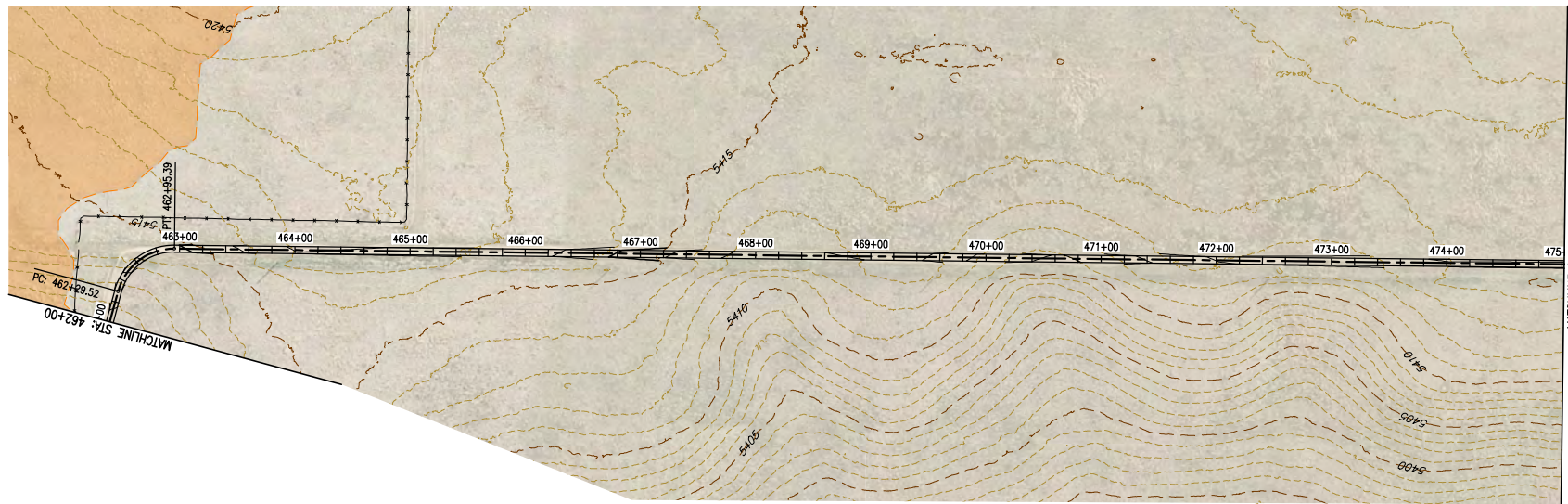
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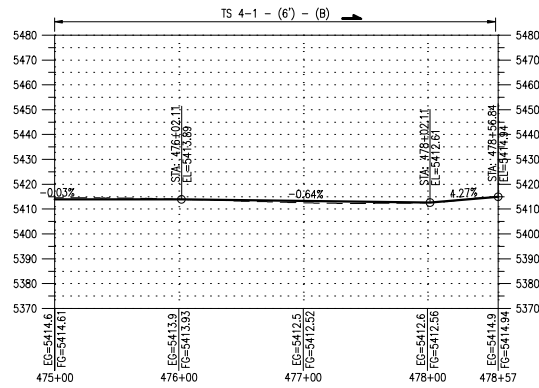
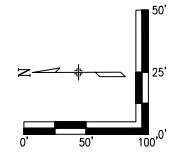
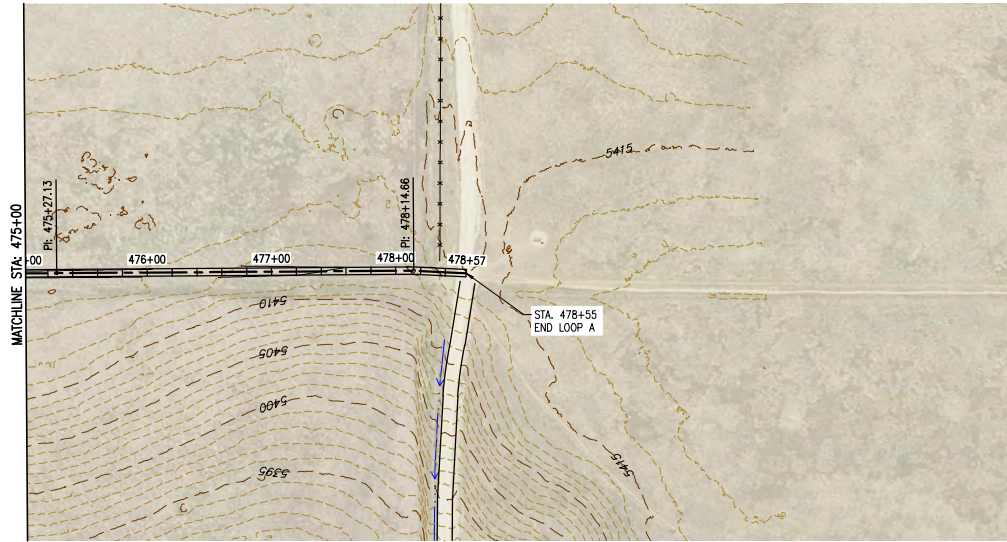
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF HEALTH PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROPOSED DEVELOPMENT.

1. SITE DESCRIPTION
FOR PROJECT INFORMATION

- A. PROJECT SITE DESCRIPTION:** DRAINAGE, SURFACE IMPROVEMENTS, AND ROUTING OF EXISTING TRAILS TO IMPROVE GRADES AND TRAIL SUSTAINABILITY.
- B. PROPOSED SEQUENCING FOR MAJOR ACTIVITIES:**
- 1) MOBILIZATION/ CONSTRUCTION SURVEYING
 - 2) EROSION CONTROL
 - 3) DAMAGE REPAIR / BASES RECONDITIONING
 - 4) GRADING OF DITCHES
 - 5) GRADING OF NEW TRAIL ALIGNMENTS
 - 6) AGGREGATE BASE COURSE FINISH SURFACE
 - 7) RESTORATION / SEEDING
 - 8) CLEANING
- C. RECEIVING WATER:**
1. OUTFALL LOCATIONS: THERE ARE NO ADDITIONS OF OUTFALL LOCATIONS WITHIN THE PROJECT LIMITS. SIMILAR DRAINAGE PATTERNS WILL BE MAINTAINED. AN UPHILL DITCH WILL BE CONSTRUCTED ADJACENT TO THE TRAIL. CROSS CULVERTS OR ROLLING DIPS WILL BE INSTALLED TO MAINTAIN THE OVERALL WEST TO EAST DRAINAGE PATTERN.
 2. NAMES OF RECEIVING WATER(S) ON SITE AND THE ULTIMATE RECEIVING WATER: BOULDER CREEK. ALL WATER RUNS ACROSS EXISTING GRADE AND FOLLOW EXISTING GENERAL DRAINAGE PATTERNS. THE ULTIMATE RECEIVING WATER IS BOULDER CREEK.

- D. ALLOWABLE NON-STORMWATER DISCHARGES:** NO KNOWN ALLOWABLE NON-STORMWATER DISCHARGES
- a. GROUNDWATER AND STORMWATER DEWATERING: DISCHARGES TO THE GROUND OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES MAY BE AUTHORIZED PROVIDED THAT:
 - i. THE SOURCE IS GROUNDWATER AND/OR GROUNDWATER COMBINED WITH STORMWATER THAT DOES NOT CONTAIN POLLUTANTS
 - ii. THE SOURCE AND BMPs ARE IDENTIFIED IN THE SWMP
 - iii. DISCHARGES DO NOT LEAVE THE SITE AS SURFACE RUNOFF OR TO SURFACE WATERS.
 2. IF DISCHARGES DO NOT MEET THE ABOVE CRITERIA A SEPARATE PERMIT FROM THE DEPARTMENT OF HEALTH WILL BE REQUIRED. CONTAMINATED GROUNDWATER REQUIRING COVERAGE UNDER A SEPARATE PERMIT MAY INCLUDE GROUNDWATER CONTAMINATED WITH POLLUTANTS FROM A LANDFILL, MINING ACTIVITIES, INDUSTRIAL POLLUTANT PLUMES, UNDERGROUND STORAGE TANK, ETC.

2. STORMWATER MANAGEMENT CONTROLS

- A. PERIMETER CONTROL**
1. PERIMETER CONTROL SHALL BE ESTABLISHED AS THE FIRST ITEM ON THE SWMP TO PREVENT THE POTENTIAL FOR POLLUTANTS LEAVING THE CONSTRUCTION SITE BOUNDARIES, ENTERING THE STORMWATER DRAINAGE SYSTEM, OR DISCHARGING TO STATE WATERS.
 2. PERIMETER CONTROL MAY CONSIST OF VEGETATION BUFFERS, BERMS, SILT FENCE, EROSION LOGS, EXISTING LANDFORMS, OR OTHER BMPs AS APPROVED.

3. DURING CONSTRUCTION

RESPONSIBILITIES OF THE CONTRACTOR

- A. MATERIALS HANDLING AND SPILL PREVENTION**
1. ANY MATERIAL STOCKPILES SHALL BE LOCATED AWAY FROM SENSITIVE AREAS (AS DEFINED BY THE PROJECT MANAGER) AND CONFINED SO THAT NO MATERIAL OR THEIR RUN-OFF WILL ENTER STATE WATERS. LOCATIONS SHALL BE APPROVED BY THE ENGINEER IN CONSULTATION WITH CITY OF BOULDER
 2. CONTAIN AND CLEANUP EQUIPMENT FUEL, OIL, AND LUBRICANT LEAKS.
 3. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
 4. CONTRACTOR SHALL INSPECT AND CERTIFY EQUIPMENT AND VEHICLES DAILY TO ENSURE PETROLEUM, OILS, AND LUBRICANTS (POL) ARE NOT LEAKING ONTO THE SOIL OR PAVEMENT. ABSORBENT MATERIAL OR CONTAINERS APPROVED BY THE ENGINEER SHALL BE USED TO PREVENT LEAKING POL FROM REACHING THE SOIL OR PAVEMENT. CONTRACTOR SHALL HAVE READY APPROVED ABSORBENT MATERIAL OR CONTAINERS OF SUFFICIENT CAPACITY TO CONTAIN ANY POL LEAK THAT CAN REASONABLY BE FORESEEN. ALL MATERIALS RESULTING FROM POL LEAKAGE CONTROL AND CLEANUP SHALL BE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE. THE COST FOR CONTROL AND CLEANUP OF POL LEAKS SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
- B. STOCKPILE MANAGEMENT**
1. SILT FENCE, BERMS OR OTHER SEDIMENT CONTROL DEVICES SHALL BE PLACED AT THE TOE (OR JUST BEYOND TOE) OF ALL ERODIBLE STOCKPILES (INCLUDING TOPSOIL). SEDIMENT CONTROL OR STOCKPILES WILL NOT BE PAID FOR SEPARATELY.
 2. THERE SHALL BE NO STOCKPILING OR SIDE CASTING OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT CHIPS, ASPHALT, AND CONCRETE ADJACENT TO ANY STATE WATERS.
- C. GRADING AND SLOPE STABILIZATION**
1. PLACEMENT OF TOPSOIL, SEED, MULCH AND MULCH TACKIFIER (OR BLANKETS) WILL NOT BE DONE IN A SINGLE OPERATION, BUT SHALL BE COMPLETED:
 - A) WHEN FINAL GRADING IS COMPLETED, PERMANENT STABILIZATION SHALL OCCUR WITHIN 7 DAYS
 - B) IN DISTURBED AREAS WHERE WORK IS TEMPORARILY HALTED, THE AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS AFTER ACTIVITY HAS CEASED, UNLESS WORK IS TO BE RESUMED WITHIN 30 CALENDAR DAYS AFTER THE ACTIVITY CEASED (AS AUTHORIZED BY THE ENGINEER).
- D. SURFACE ROUGHENING**
1. DISTURBED SURFACES SHALL BE LEFT IN A ROUGHENED CONDITION BY EQUIPMENT TRACKING, SCARIFYING OR DISKING THE SURFACE ON CONTOUR WITH A 2 TO 4 INCH MINIMUM VARIATION IN SOIL SURFACE
- E. VEHICLE TRACKING**
1. CONTRACTOR SHALL CERTIFY THAT CONSTRUCTION EQUIPMENT HAS BEEN CLEANED PRIOR TO SITE ARRIVAL. VEHICLES SHALL BE FREE OF SOIL AND DEBRIS CAPABLE OF TRANSPORTING NOXIOUS WEED SEEDS OR ROOTS ONTO THE SITE.
- F. TEMPORARY STABILIZATION**
1. WHEN DISTURBED AREAS REQUIRE STABILIZATION DURING THE SUMMER AND WINTER WHEN SEEDING IS NOT ALLOWED, TEMPORARY STABILIZATION SHALL OCCUR. TEMPORARY STABILIZATION SHALL NOT BE PAID FOR THE CONVENIENCE OF THE CONTRACTOR. TEMPORARY STABILIZATION SHALL CONSIST OF:
 - A) EROSION LOGS PLACED AT DRAINAGE CROSSINGS
 - B) INLET PROTECTION AT EXISTING AND NEW CULVERTS.
 - C) THE CONTRACTOR IS RESPONSIBLE FOR APPLICATION OF INTERIM STABILIZATION SEEDING AT THE COMPLETION OF PROJECT PHASES 1-3 PRIOR TO SEPTEMBER 23. INTERIM STABILIZATION SEEDING AND MULCHING (HYDRAULIC), AS DEFINED IN THE PROJECT SPECIFICATIONS, SHALL BE APPLIED TO ALL DITCH EXCAVATIONS, AND SHALL BE PAID FOR AS EROSION CONTROL (LS).
- G. DISPERSION OF STORMWATER**
- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DISCHARGE POINTS AT A MAXIMUM OF 500' SPACING ALONG THE LENGTH OF THE PROJECT TO DIRECT STORMWATER AWAY FROM THE CONSTRUCTION CORRIDOR. THIS CAN BE ACCOMPLISHED BY TEMPORARILY ESTABLISHING ROLLING DIPS AND/OR FILLED CRESTS IN LOCATIONS SHOWN IN THE PLANS FOR FINAL DIP/CREST CONSTRUCTION. THE CONTRACTOR MUST ALSO PROVIDE SUITABLE SEDIMENT CONTROL AT THESE DISCHARGE POINTS IN ACCORDANCE WITH THE STORMWATER PERMIT.
- H. CONSTRUCTION ACCESS**
1. CONSTRUCTION ACCESS SHALL BE VIA BUALDERADO DRIVE OR N 95TH STREET.

J. STREET CLEANING

1. WHENEVER SEDIMENT IS TRANSPORTED ONTO THE ADJACENT ROADWAY, THE ROAD SHALL BE CLEANED AS NEEDED. STORM DRAIN INLET PROTECTION SHALL BE IN PLACE PRIOR TO SHOVELING, SWEEPING, OR VACUUMING. STREET CLEANING WILL NOT BE PAID FOR SEPARATELY.

4. BMP MAINTENANCE

MAINTENANCE SHALL BE IN THE RESPONSIBILITY OF THE CONTRACTOR. BMP'S SHALL BE REGULARLY MAINTAINED AND SHALL BE REPAIRED OR REPLACED AS NEEDED, MAINTENANCE OF BMP'S WILL NOT BE PAID FOR SEPARATELY. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL DEVICES FOR 1 YEAR UNLESS OTHERWISE APPROVED BY THE OWNER.

5. INTERIM AND FINAL STABILIZATION

A. SEEDING PLAN

SPECIES	COMMON NAME	VARIETY**	OF MIX	LBS/AC
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	ARRIBA	20	6.4
ELMUS LANCEOLATUS	THICKSPIKE WHEATGRASS	CRITANA	10	2.2
ELMUS TRACHYCAULUS	SLENDER WHEATGRASS	PRIOR	10	2.2
NASSELLA WINDULA	GREEN NEEDLEGRASS	LOORM	15	3.0
BOUPELOUA CURTIPENDULA	SIDEWATS GRAMA	BUTTE	15	2.7
CHONDROSIUM GRACILE	BLUE GRAMA	BAD RIVER	15	0.9
SCHIZACHYRIUM SCOPARUM	LITTLE BLUESTEM	CAMPER	10	1.4
BUCHLOE DACTYLODES	BUFFALOGRASS	BISON	5	1.8
TOTAL PLS LBS. PER ACRE				20.4

VENDORS

WESTERN NATIVE SEED PO BOX 188 COALDALE, CO 81222 P. (719) 942-3935 INFO@WESTERNNATIVESEED.COM	SHARP BROTHER'S SEED CO. 101 EAST 4TH STREET RD. GREELEY, CO 80631 P. (970) 356-4710 INFOREQUEST@SHARPSEED.COM
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NOTE: SEEDING RATE PLS LBS/ACRE IS FOR BROADCAST SEEDING. THE RATE CAN BE DIMINISHED HALF IF DRILLED SEEDING IS USED. FOLLOW THE "ECOLOGICAL BEST MANAGEMENT PRACTICES" FOR GRASS SEEDING.

** PLS = PURE LIVE SEED

** OTHER VARIETIES OF GRASS SEED MUST BE APPROVED BY THE PROJECT MANAGER. NO SPECIES SUBSTITUTIONS ARE ALLOWED.

- B. SEEDING APPLICATION:** DRILL SEED 0.25 INCH TO 0.5 INCH INTO THE SOIL AT HALF THE RATE. IN AREAS NOT ACCESSIBLE TO A DRILL, HAND BROADCAST AND RAKE 0.25 INCH TO 0.5 INCH INTO THE SOIL.

- C. MULCHING APPLICATION:** USE MULCHING (HYDRAULIC) WHERE A BLANKET IS NOT CONSTRUCTIBLE DUE TO ROCKY CONDITIONS.

- D. SOIL CONDITIONING AND FERTILIZER REQUIREMENTS:**
1. FERTILIZER SHALL NOT BE USED ON THE PROJECT.

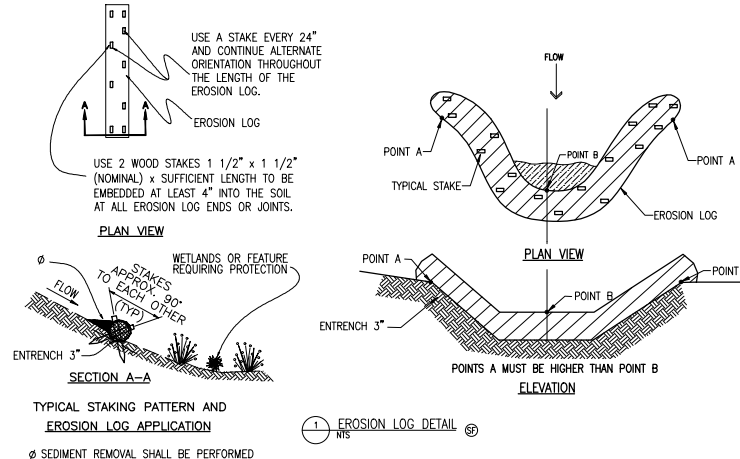
- E. BLANKET APPLICATION:** ON SLOPES STEEPER THAN 3:1 AND DITCHES, THE BLANKET SHALL BE PLACED IN LIEU OF MULCH. ONLY SOIL RETENTION BLANKET (EXCELSIOR) (BIODEGRADABLE CLASS 1) SHALL BE USED WHERE BLANKET IS REQUIRED.

- F. CHECK DAMS:** USE IN DITCHES AT 20- FEET SPACING WHERE SLOPES ARE GREATER THAN 7-PERCENT, USE IN DITCHES AT 40- FEET SPACING WHERE SLOPES ARE LESS THAN 7-PERCENT. CHECK DAMS SHALL BE KEPT- IN 6-INCHES OVER BLANKETS WHERE REQUIRED. (SEE SHEET 18 FOR DETAILS).

- G. RESTORATION OUTSIDE OF ROADWAY LIMITS OF DISTURBANCE**
EXISTING SOCIAL TRAILS AND DISTURBED VEGETATION NEXT TO THE ROADWAY SHALL BE RESTORED BY THE CONTRACTOR. TOP SOIL, SEED, AND MULCHING (HYDRAULIC) SHALL BE APPLIED TO DISTURBANCE AREAS.

H. RESEEDING OPERATIONS/CORRECTIVE STABILIZATION

1. SEEDED AREAS SHALL BE REVIEWED DURING THE 14 DAY INSPECTIONS BY THE CITY OF BOULDER OSMP FOR BARE SOILS CAUSED BY SURFACE OR WIND EROSION. BARE AREAS CAUSED BY SURFACE OR GULLY EROSION, BLOWN AWAY MULCH, ETC. SHALL BE REGRADED, SEEDED, MULCHED AND HAVE MULCH (OR BLANKET) APPLIED AS NECESSARY.
2. AREAS WHERE SEED HAS NOT GERMINATED AFTER ONE SEASON SHALL BE EVALUATED BY THE ENGINEER AND CITY OF BOULDER OSMP. AREAS THAT HAVE NOT GERMINATED SHALL HAVE SEED, MULCH AND MULCH TACKIFIER (OR BLANKET) REAPPLIED. SOIL BED MAY NEED TO BE PREPARED AGAIN IF THE REASON FOR FAILURE IS COMPACTION.



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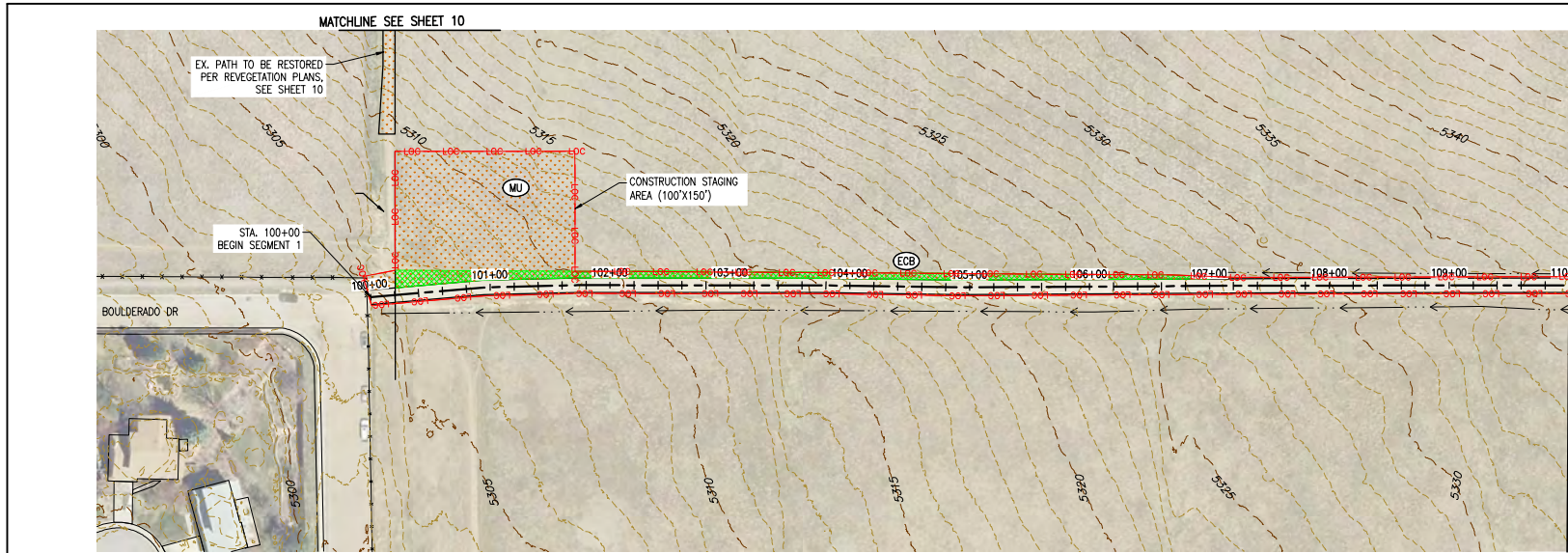
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GUNBARELL HILL CONSTRUCTION AND REPAIRS EROSION CONTROL NOTES AND DETAILS		
Designer:	S. Belonger	Structure Numbers
Detailer:	M. Carlson	
Sheet Subset:	E0C	Subset Sheets: 1 of 13

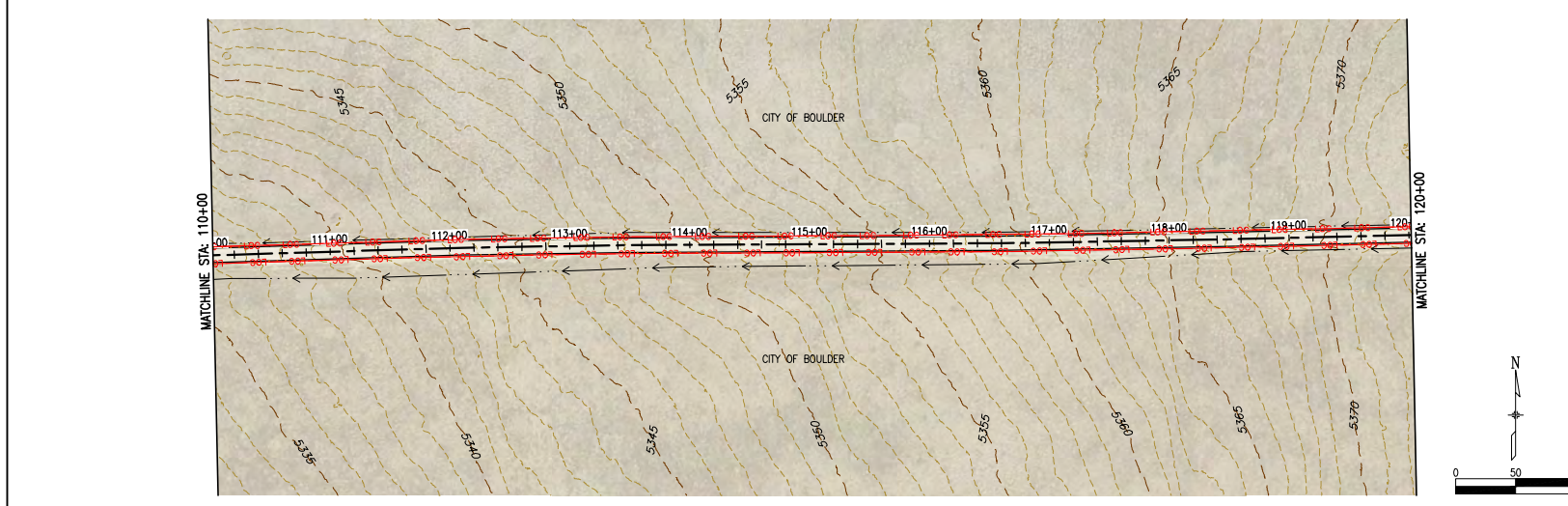
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- GUNBARREL HILL TRAIL RECONSTRUCTION NOTES:**
1. ALL BMP DEVICES SHALL BE MAINTAINED PER CDOT STANDARDS & SPECIFICATIONS.
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- LEGEND**
- MULCHING (HYDRAULIC) SEEDING (NATIVE) TOPSOIL (CIP)
 - SOIL RETENTION BLANKET (EXCELSIOR)(BIODEGRADABLE CLASS 1), TOPSOIL (CIP), AND SEEDING (NATIVE)
 - LIMITS OF DISTURBANCE
 - LIMITS OF CONSTRUCTION
 - DIRECTION OF EXISTING OVERLAND FLOW
 - DIRECTION OF PROPOSED OVERLAND FLOW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR



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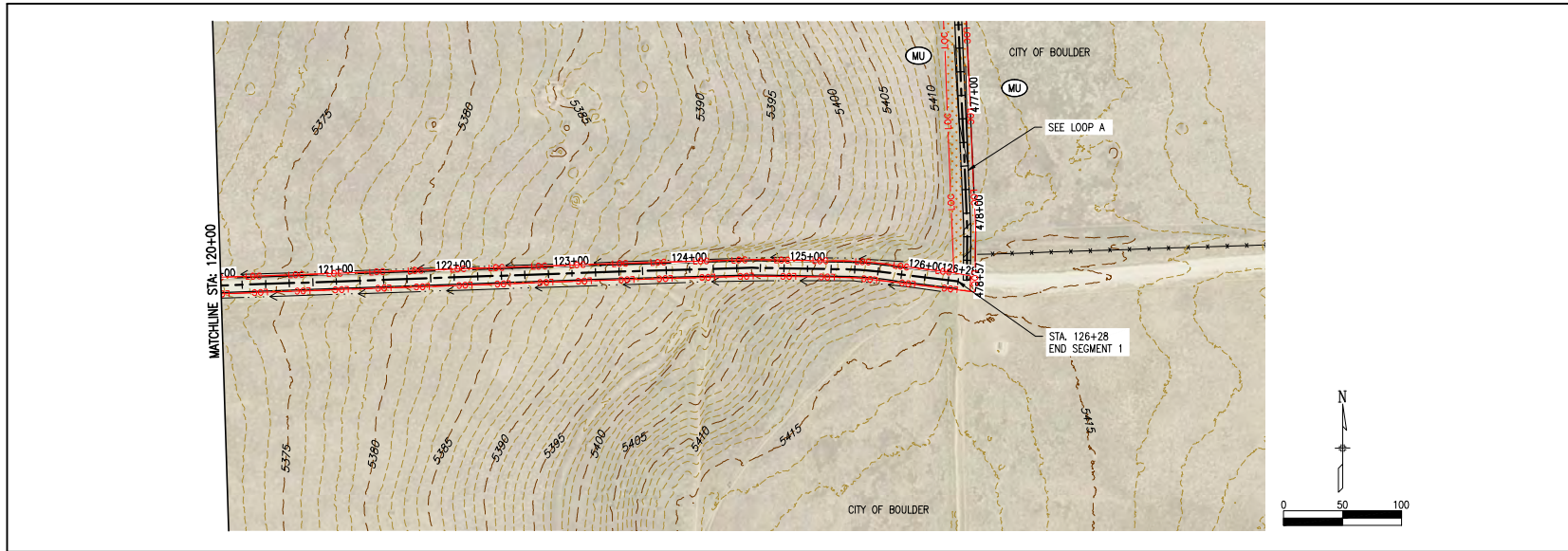


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Revised:	Detailer: M. Carlson	
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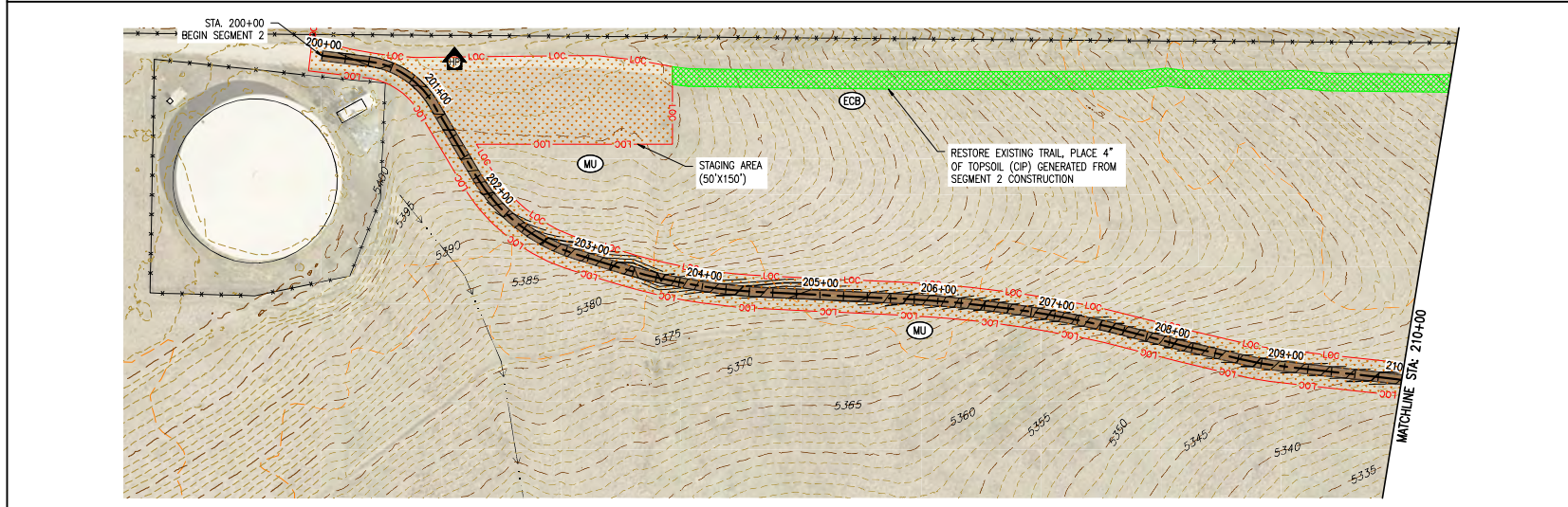
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 - LIMITS OF DISTURBANCE (Loc) [Line]
 - LIMITS OF CONSTRUCTION [Line]
 - DIRECTION OF EXISTING OVERLAND FLOW [Arrow]
 - DIRECTION OF PROPOSED OVERLAND FLOW [Arrow]
 - EXISTING CONTOUR [Line]
 - PROPOSED CONTOUR [Line]



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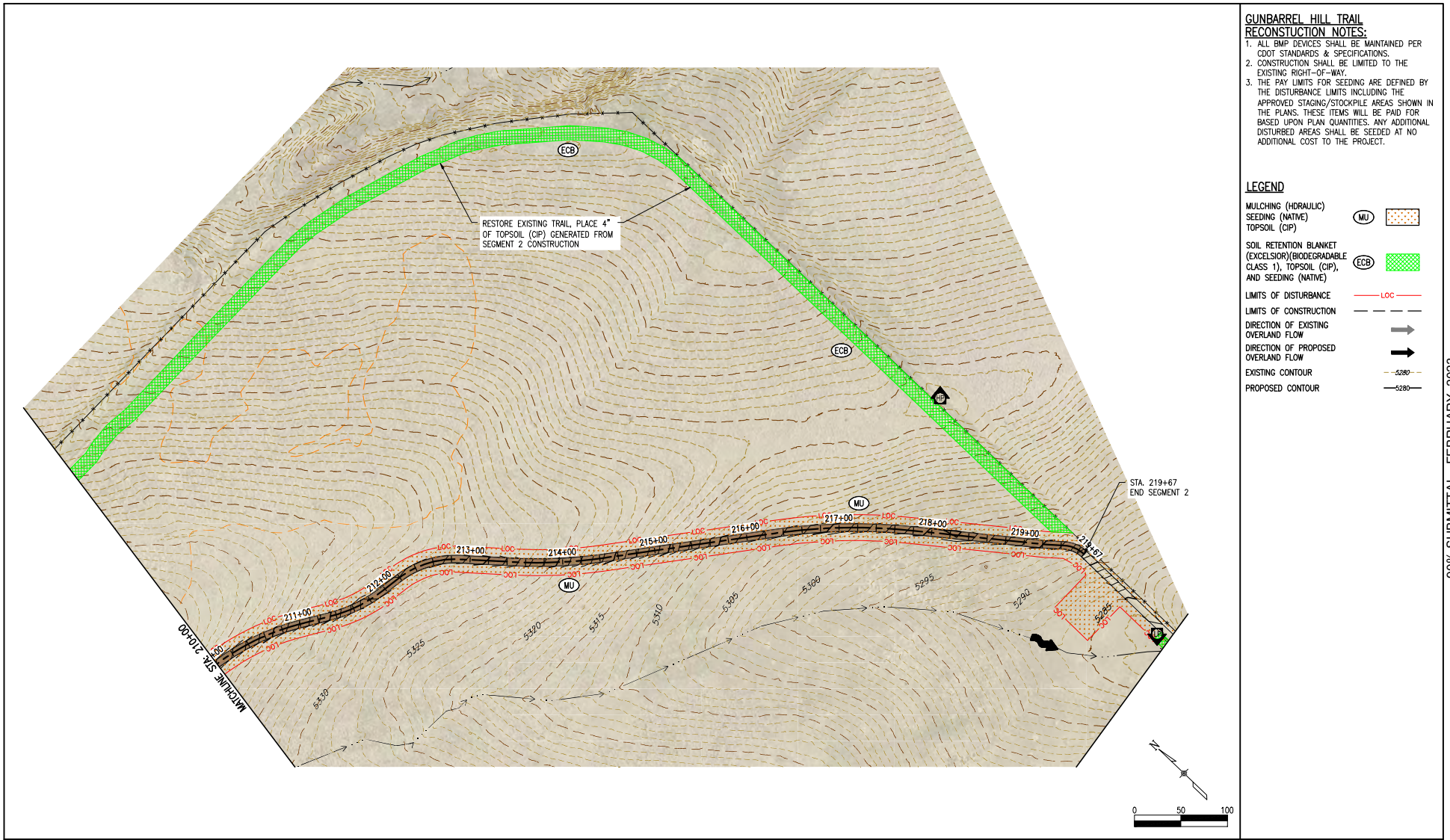
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Void:	Detailer: M. Carlson	
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LEGEND

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SOIL RETENTION BLANKET (EXCELSIOR)(BIODEGRADABLE CLASS 1), TOPSOIL (CIP), AND SEEDING (NATIVE)	(ECB)	
LIMITS OF DISTURBANCE	---	Loc
LIMITS OF CONSTRUCTION	---	
DIRECTION OF EXISTING OVERLAND FLOW		
DIRECTION OF PROPOSED OVERLAND FLOW		
EXISTING CONTOUR	-5280-	
PROPOSED CONTOUR	-5280-	

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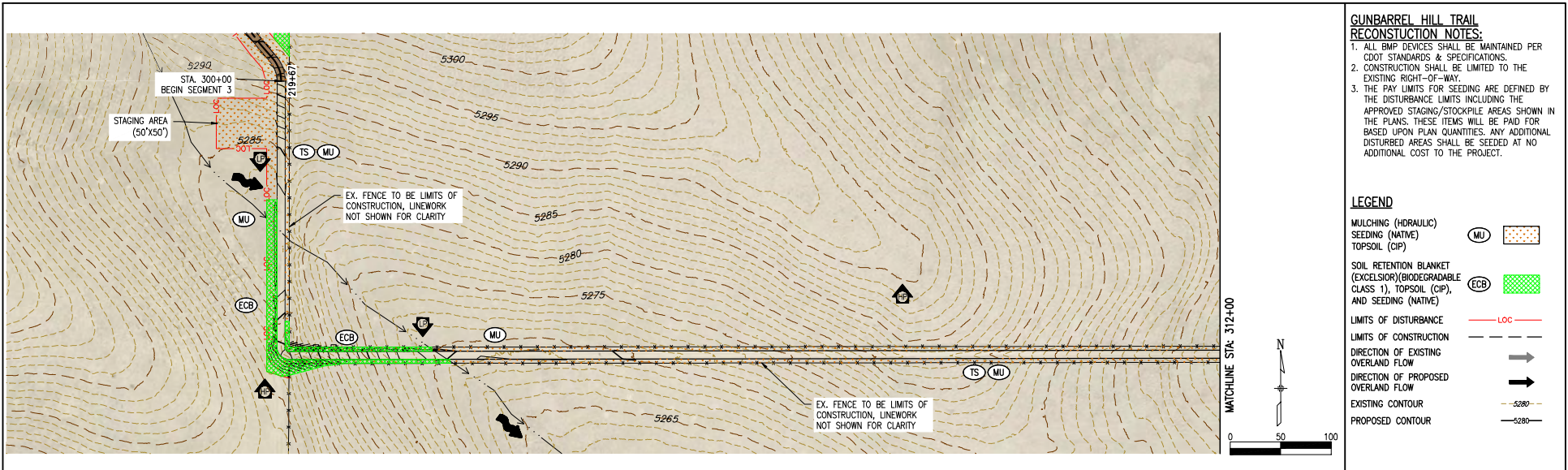


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Designer: S. Belonger	Structure Numbers	
Detailer: M. Carlson		
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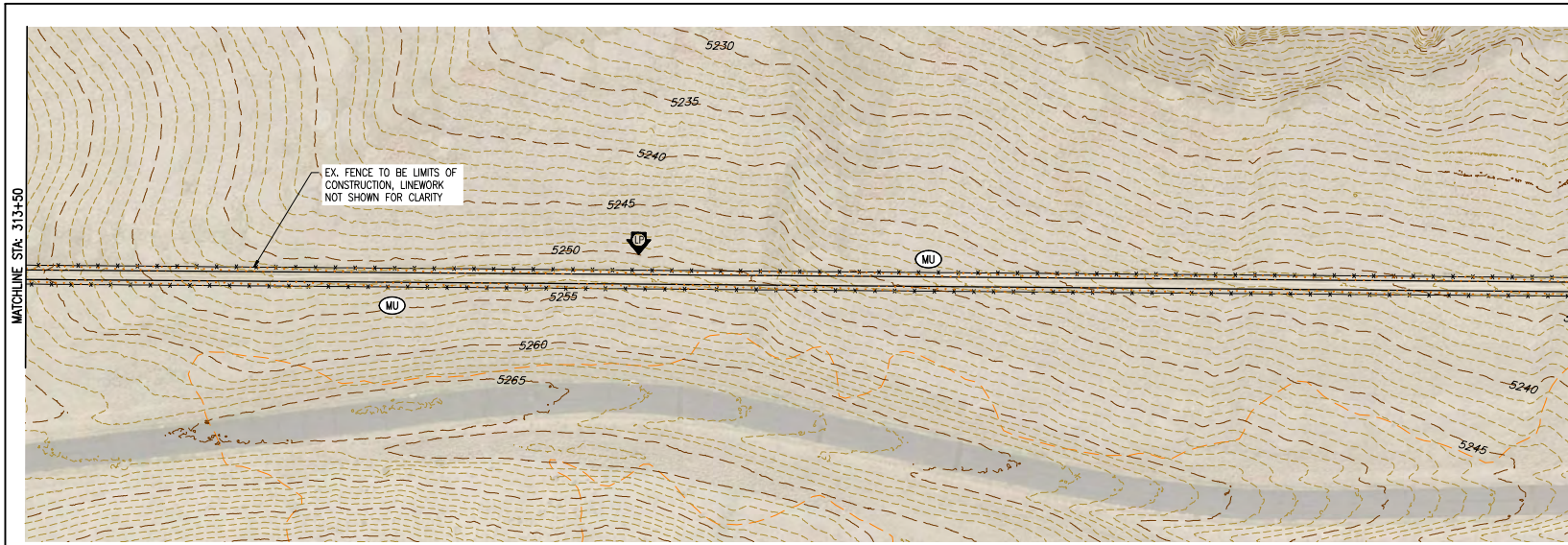
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 - LIMITS OF CONSTRUCTION
 - DIRECTION OF EXISTING OVERLAND FLOW
 - DIRECTION OF PROPOSED OVERLAND FLOW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR

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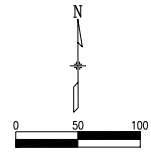
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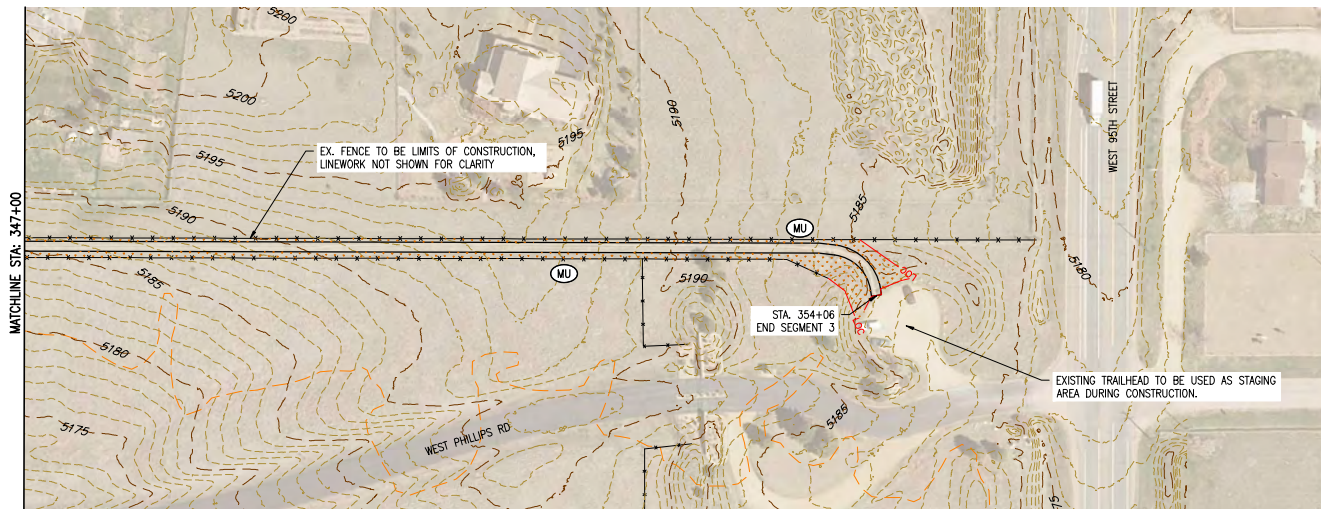
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- GUNBARRELL HILL TRAIL RECONSTRUCTION NOTES:**
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LEGEND

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- LIMITS OF DISTURBANCE --- Loc
- LIMITS OF CONSTRUCTION
- DIRECTION OF EXISTING OVERLAND FLOW
- DIRECTION OF PROPOSED OVERLAND FLOW
- EXISTING CONTOUR --- -5280-
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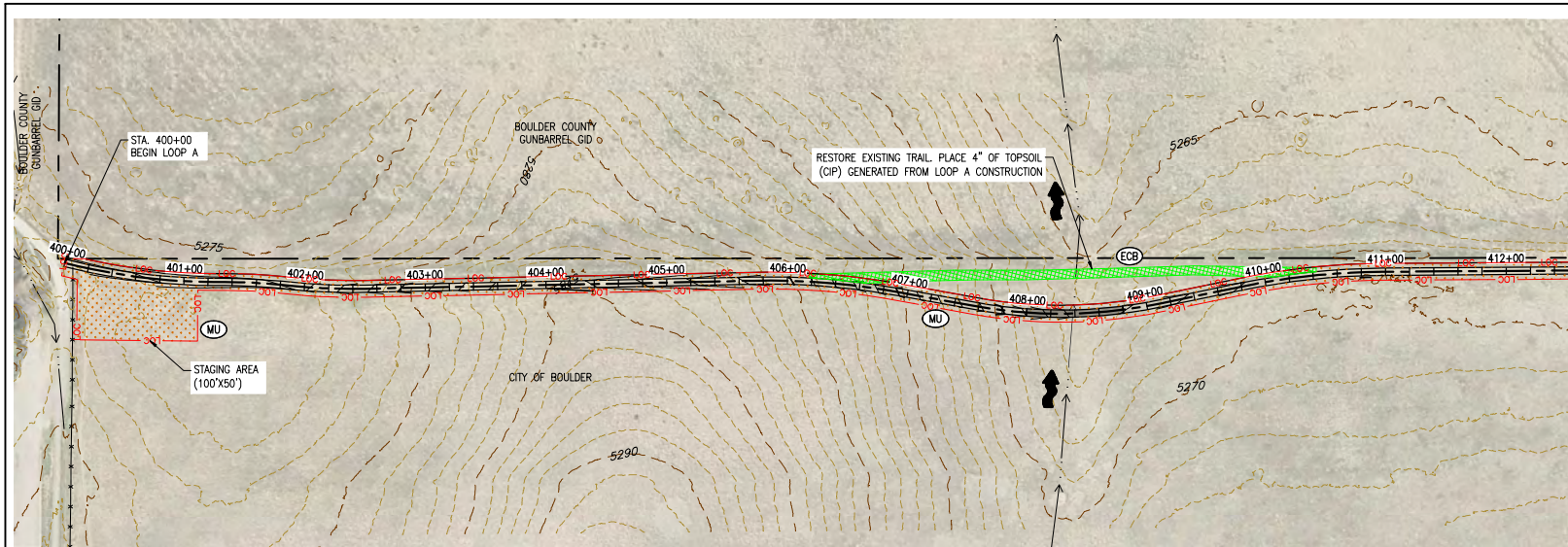
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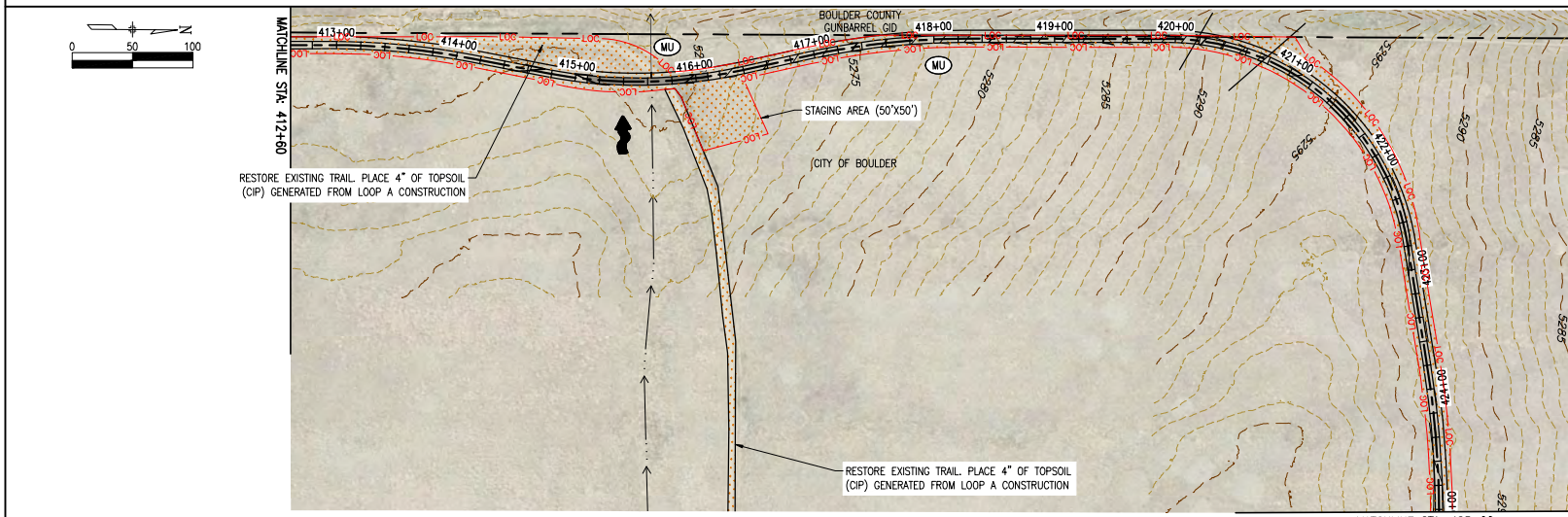


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Sheet Number	37



- GUNBARREL HILL TRAIL RECONSTRUCTION NOTES:**
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 - DIRECTION OF PROPOSED OVERLAND FLOW [Arrow]
 - EXISTING CONTOUR [Line]
 - PROPOSED CONTOUR [Line]



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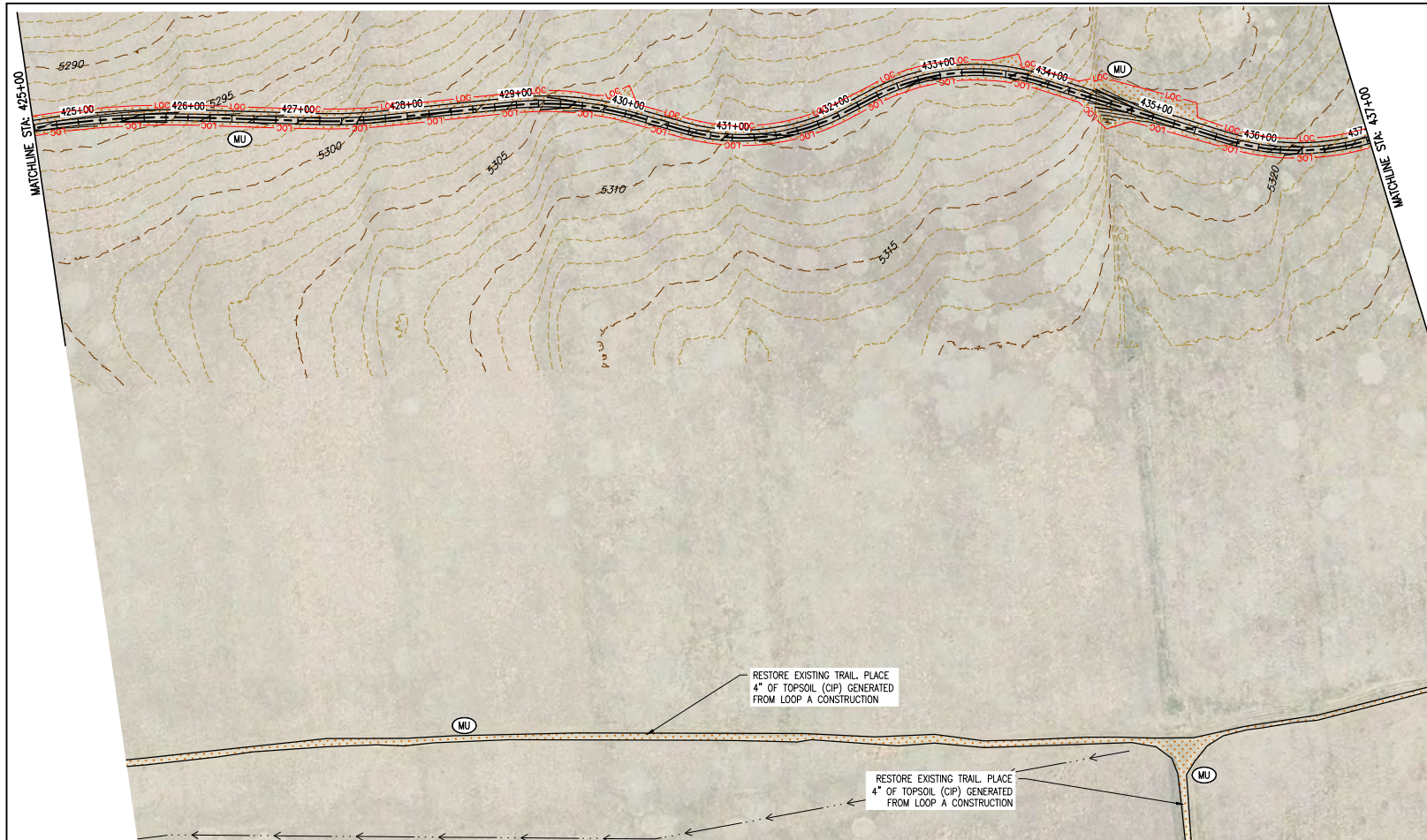
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Revised:	Designer: S. Belonger	Structure Numbers:
Void:	Detailer: M. Carlson	
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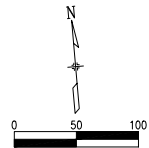
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LIMITS OF CONSTRUCTION	---	
DIRECTION OF EXISTING OVERLAND FLOW		
DIRECTION OF PROPOSED OVERLAND FLOW		
EXISTING CONTOUR	---5280---	
PROPOSED CONTOUR	—5280—	

RESTORE EXISTING TRAIL. PLACE 4" OF TOPSOIL (CIP) GENERATED FROM LOOP A CONSTRUCTION

RESTORE EXISTING TRAIL. PLACE 4" OF TOPSOIL (CIP) GENERATED FROM LOOP A CONSTRUCTION

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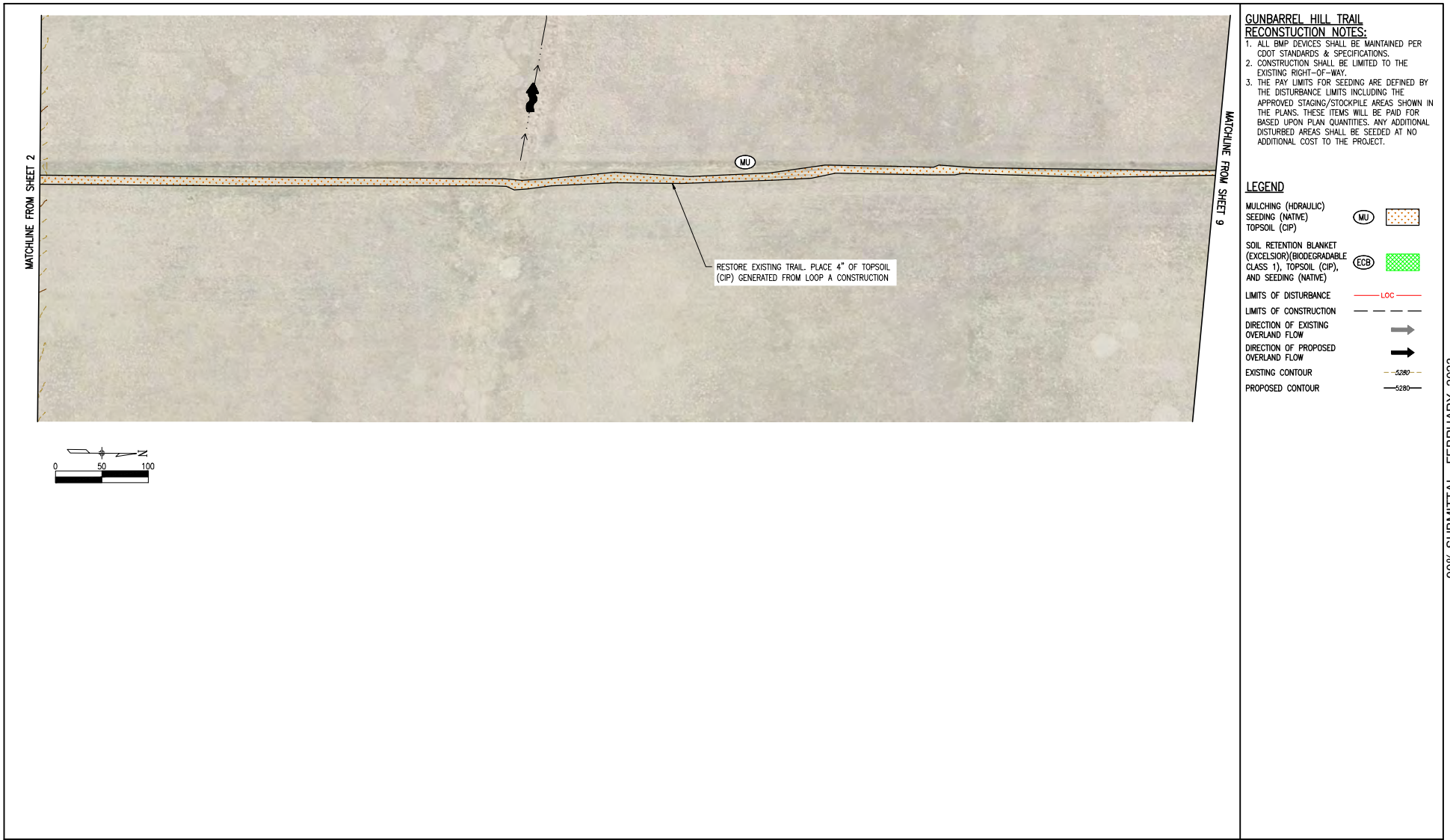
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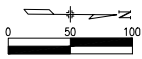
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- GUNBARREL HILL TRAIL RECONSTRUCTION NOTES:**
1. ALL BMP DEVICES SHALL BE MAINTAINED PER CDOT STANDARDS & SPECIFICATIONS.
 2. CONSTRUCTION SHALL BE LIMITED TO THE EXISTING RIGHT-OF-WAY.
 3. THE PAY LIMITS FOR SEEDING ARE DEFINED BY THE DISTURBANCE LIMITS INCLUDING THE APPROVED STAGING/STOCKPILE AREAS SHOWN IN THE PLANS. THESE ITEMS WILL BE PAID FOR BASED UPON PLAN QUANTITIES. ANY ADDITIONAL DISTURBED AREAS SHALL BE SEED AT NO ADDITIONAL COST TO THE PROJECT.

LEGEND

MULCHING (HYDRAULIC) SEEDING (NATIVE) TOPSOIL (CIP)		
SOIL RETENTION BLANKET (EXCELSIOR)(BIODEGRADABLE CLASS 1), TOPSOIL (CIP), AND SEEDING (NATIVE)		
LIMITS OF DISTURBANCE	---	Loc
LIMITS OF CONSTRUCTION	---	
DIRECTION OF EXISTING OVERLAND FLOW		
DIRECTION OF PROPOSED OVERLAND FLOW		
EXISTING CONTOUR	---	-5280-
PROPOSED CONTOUR	---	-5280-



Print Date: Feb 09, 2023
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Unit Information Unit Leader Initials

Sheet Revisions		
Date:	Comments	Init.



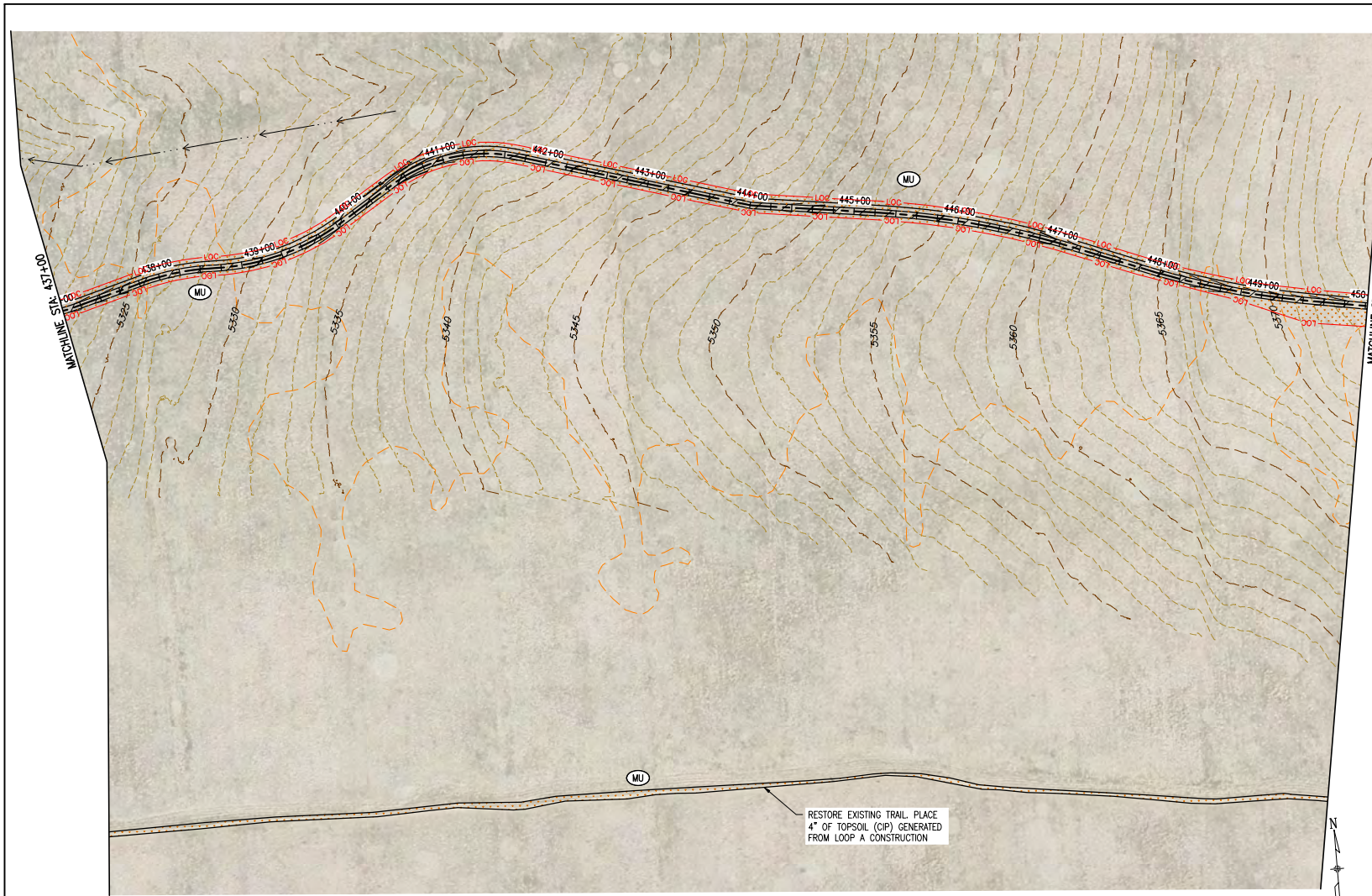
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Designer: S. Belonger	Structure Numbers	
Detailer: M. Carlson		
Sheet Subset: EOC	Subset Sheets: 10 of 13	

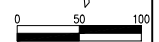
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- GUNBARREL HILL TRAIL RECONSTRUCTION NOTES:**
1. ALL BMP DEVICES SHALL BE MAINTAINED PER CDOT STANDARDS & SPECIFICATIONS.
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 3. THE PAY LIMITS FOR SEEDING ARE DEFINED BY THE DISTURBANCE LIMITS INCLUDING THE APPROVED STAGING/STOCKPILE AREAS SHOWN IN THE PLANS. THESE ITEMS WILL BE PAID FOR BASED UPON PLAN QUANTITIES. ANY ADDITIONAL DISTURBED AREAS SHALL BE SEED AT NO ADDITIONAL COST TO THE PROJECT.
- LEGEND**
- MULCHING (HYDRAULIC) SEEDING (NATIVE) TOPSOIL (CIP) (MU) [Pattern]
 - SOIL RETENTION BLANKET (EXCELSIOR)(BIODEGRADABLE CLASS 1), TOPSOIL (CIP), AND SEEDING (NATIVE) (ECB) [Pattern]
 - LIMITS OF DISTURBANCE (Loc) [Line]
 - LIMITS OF CONSTRUCTION [Line]
 - DIRECTION OF EXISTING OVERLAND FLOW [Arrow]
 - DIRECTION OF PROPOSED OVERLAND FLOW [Arrow]
 - EXISTING CONTOUR (-5280) [Line]
 - PROPOSED CONTOUR (-5280) [Line]



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Unit Information Unit Leader Initials

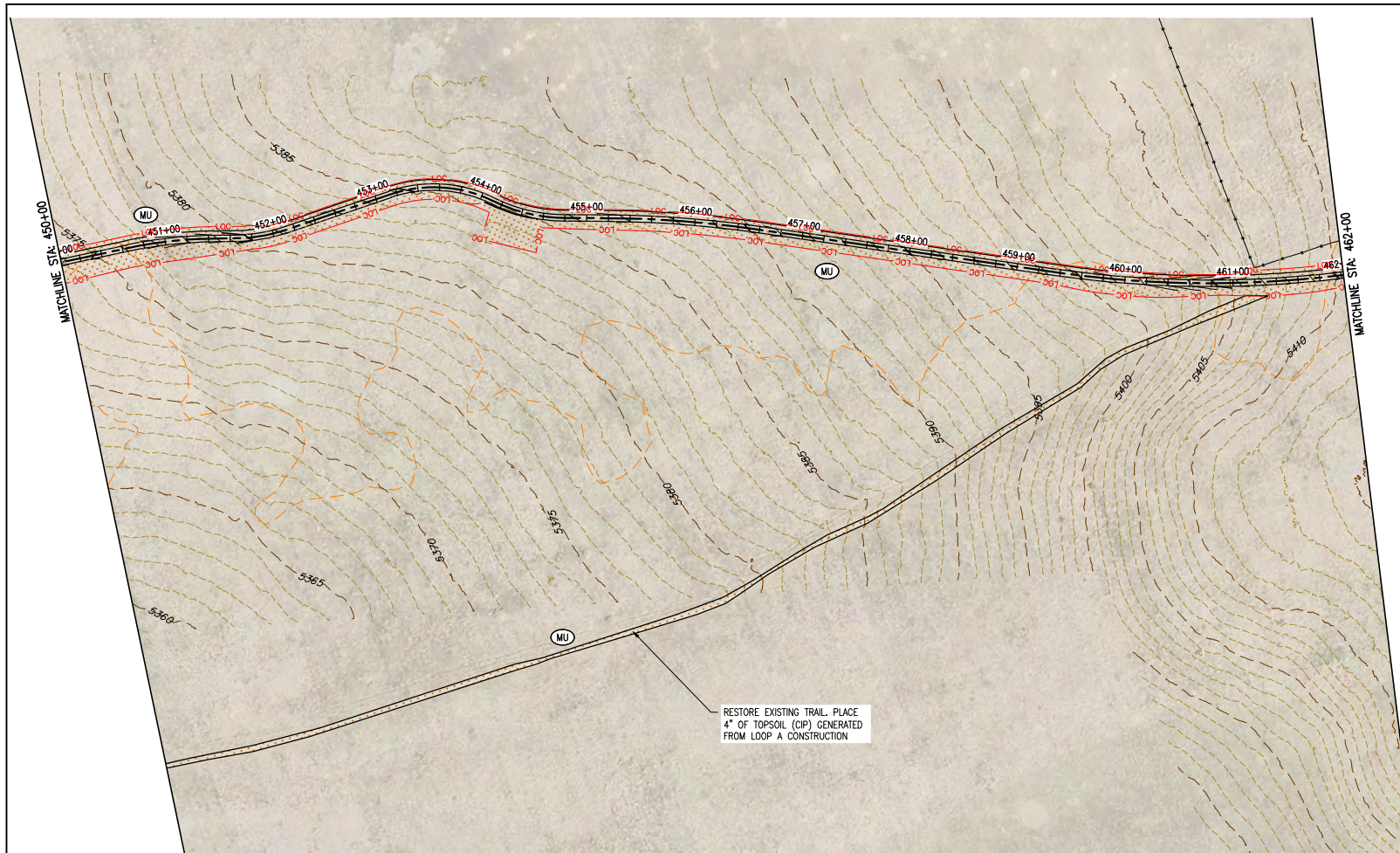
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Revised:	Designer: S. Belonger	Structure Numbers	xxxxx
Void:	Detailer: M. Carlson		
	Sheet Subset: EOC	Subset Sheets: 11 of 13	Sheet Number 41





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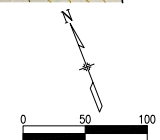
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- GUNBARREL HILL TRAIL RECONSTRUCTION NOTES:**
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LEGEND

MULCHING (HYDRAULIC) SEEDING (NATIVE) TOPSOIL (CIP)	(MU) 
SOIL RETENTION BLANKET (EXCELSIOR)(BIODEGRADABLE CLASS 1), TOPSOIL (CIP), AND SEEDING (NATIVE)	(ECB) 
LIMITS OF DISTURBANCE	— Loc —
LIMITS OF CONSTRUCTION	— — —
DIRECTION OF EXISTING OVERLAND FLOW	
DIRECTION OF PROPOSED OVERLAND FLOW	
EXISTING CONTOUR	-5280-
PROPOSED CONTOUR	-5280-



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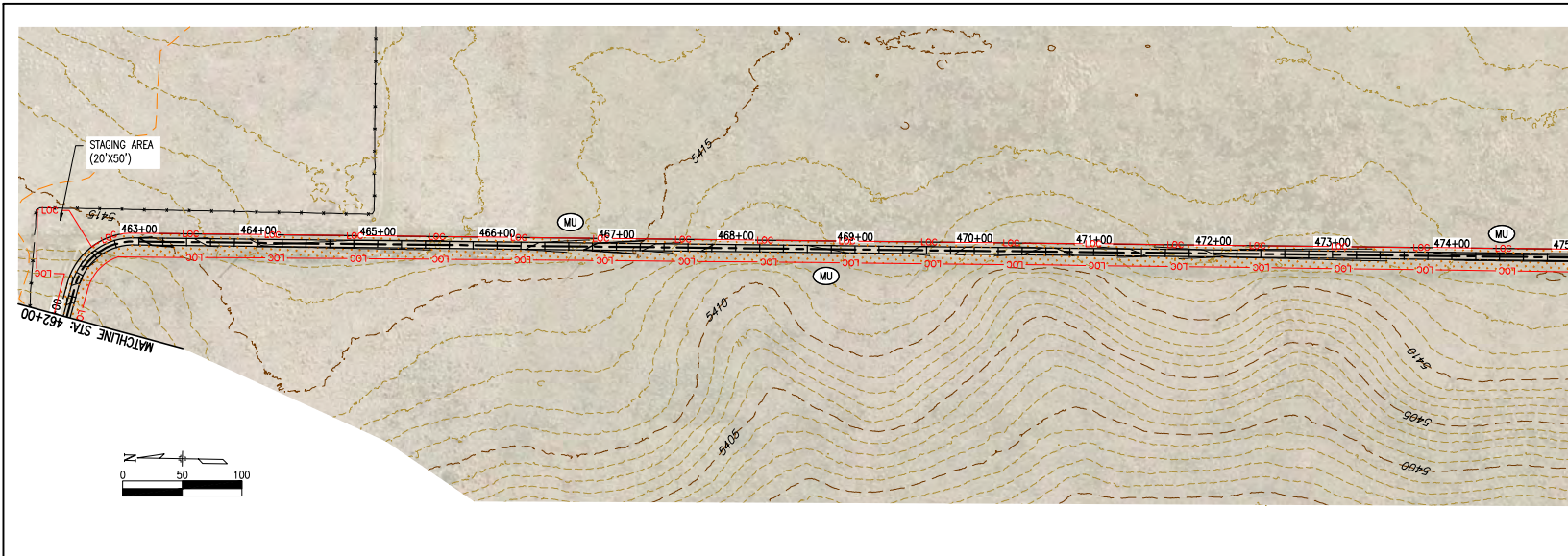


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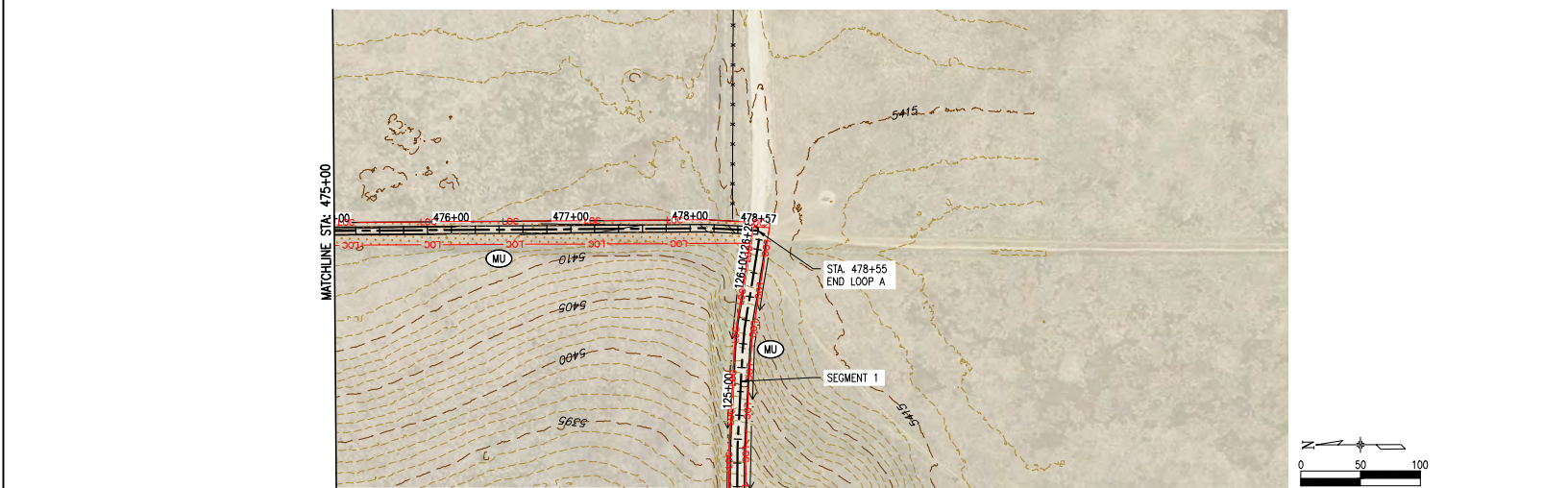
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Designer: S. Belonger	Structure Numbers	
Detailer: M. Carlson		
Sheet Subset: E0C	Subset Sheets: 12 of 13	

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	xxxxx
Sheet Number	42

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- GUNBARRELL HILL TRAIL RECONSTRUCTION NOTES:**
1. ALL BMP DEVICES SHALL BE MAINTAINED PER CDOT STANDARDS & SPECIFICATIONS.
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- LEGEND**
- MULCHING (HYDRAULIC) SEEDING (NATIVE) TOPSOIL (CIP) (MU)
 - SOIL RETENTION BLANKET (EXCELSIOR)(BIODEGRADABLE CLASS 1), TOPSOIL (CIP), AND SEEDING (NATIVE) (ECB)
 - LIMITS OF DISTURBANCE (Loc)
 - LIMITS OF CONSTRUCTION
 - DIRECTION OF EXISTING OVERLAND FLOW
 - DIRECTION OF PROPOSED OVERLAND FLOW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR



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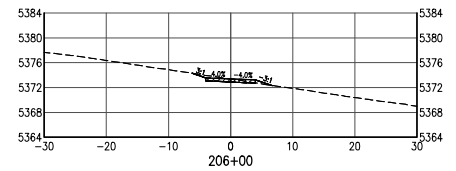
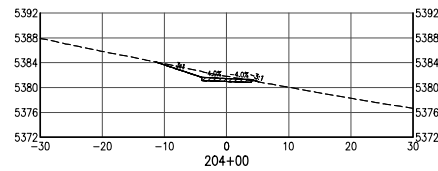
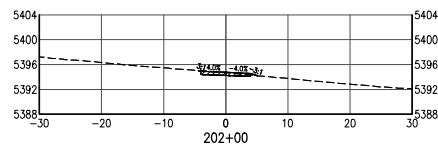
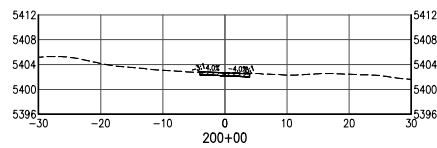
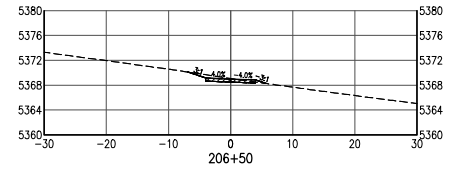
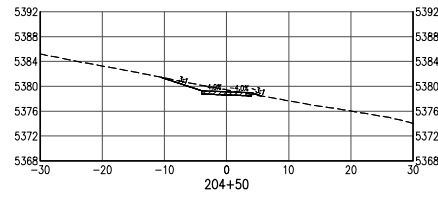
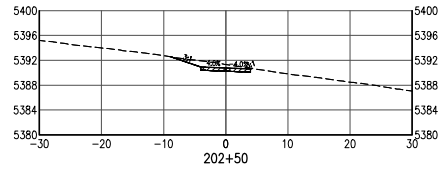
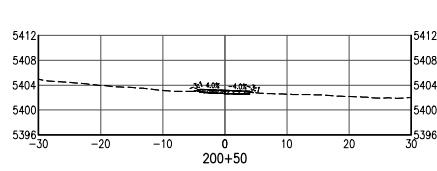
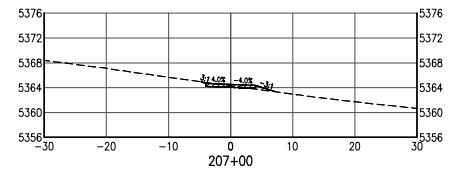
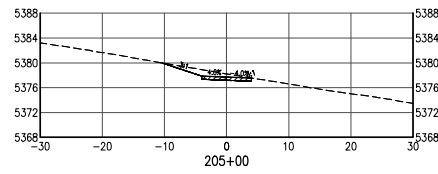
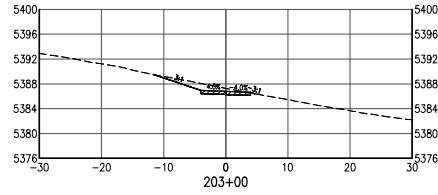
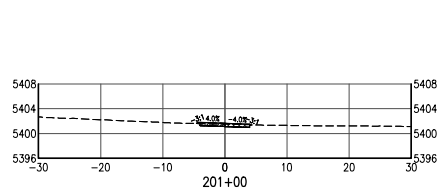
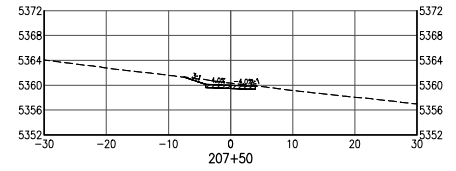
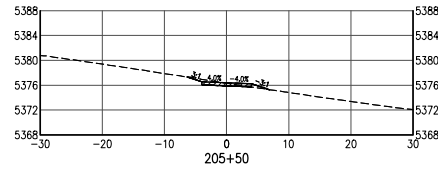
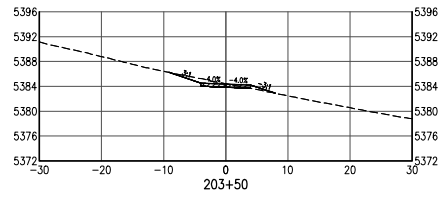
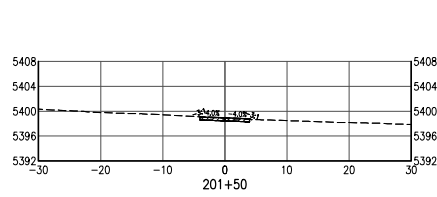
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GUNBARRELL HILL	
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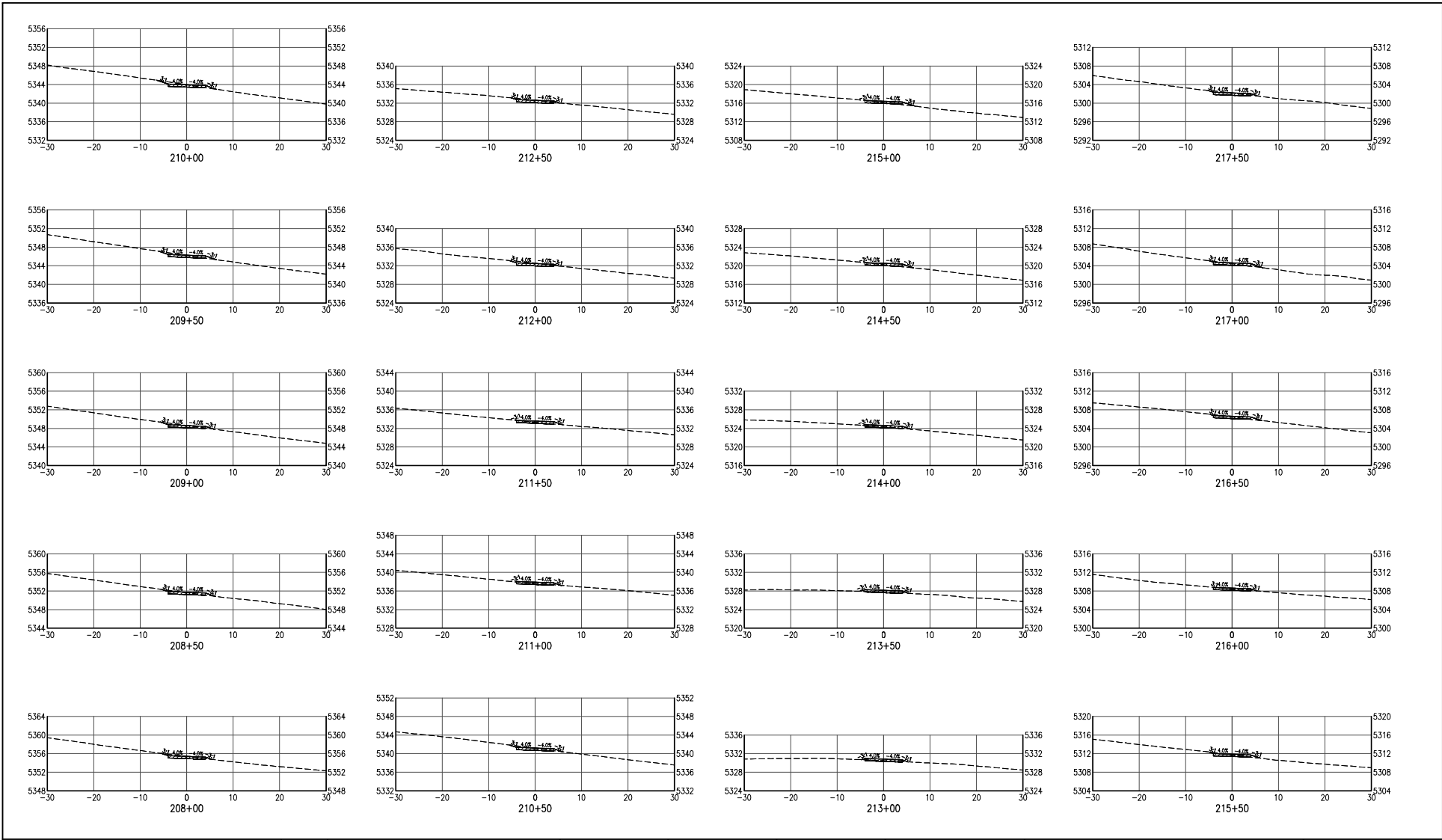
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Detailer:	M. Carlson	
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Project No./Code	GUNBARELL HILL
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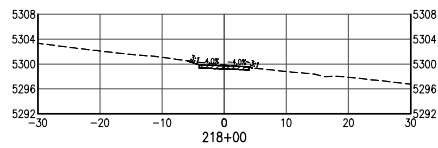
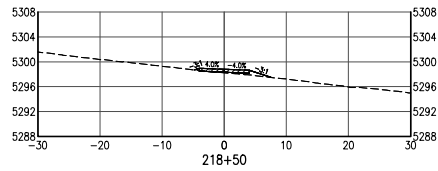
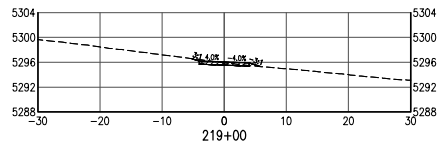
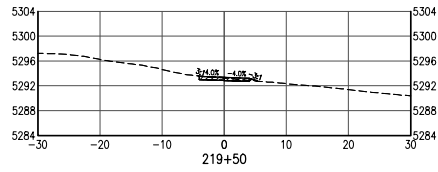
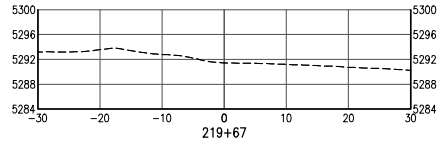
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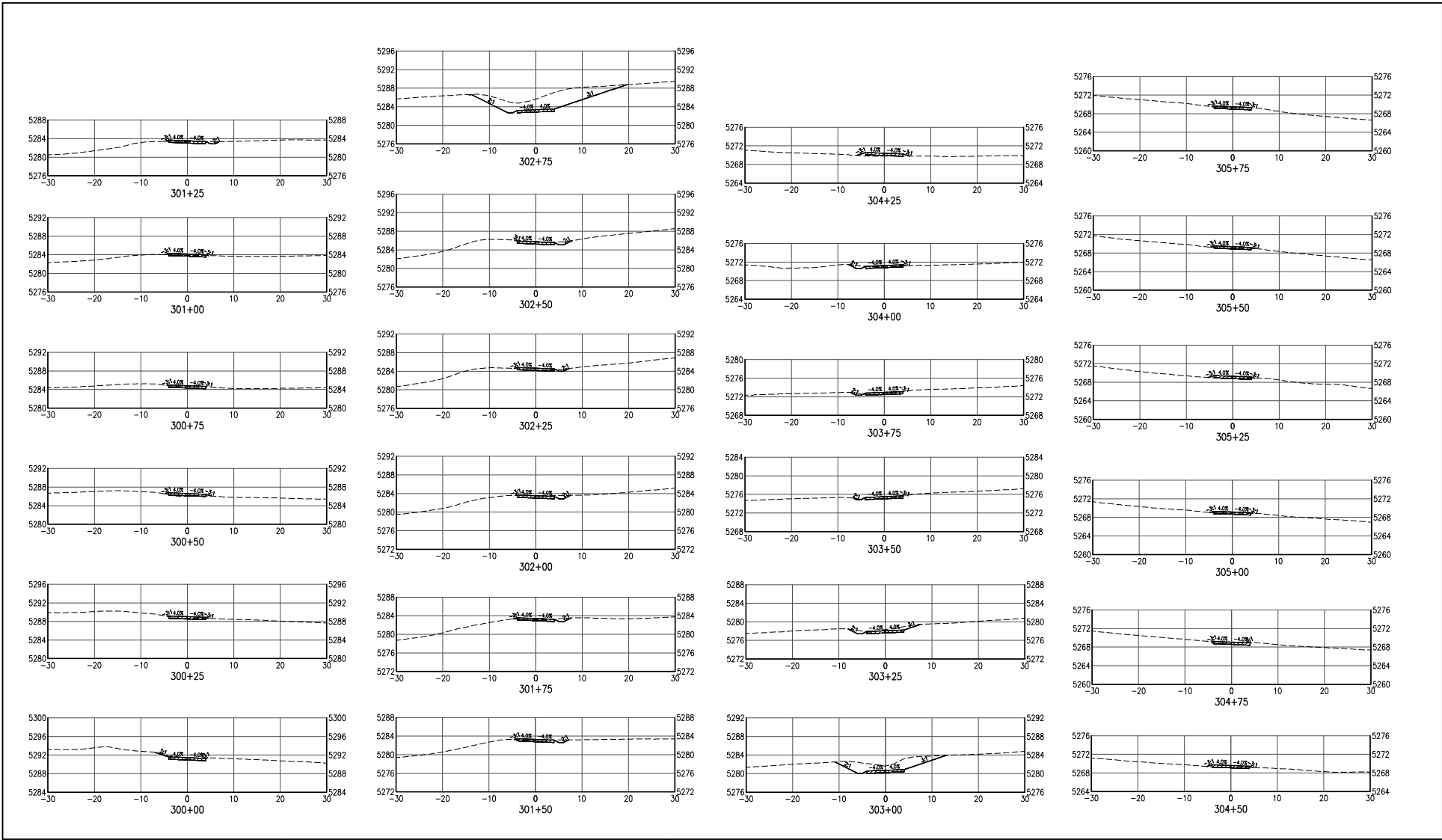


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Designer:	S. Belonger	Structure Numbers
Detailer:	M. Carlson	
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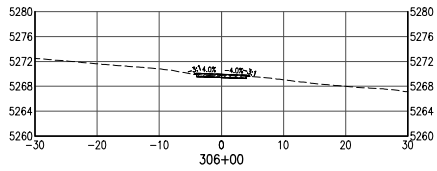
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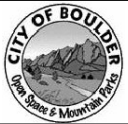
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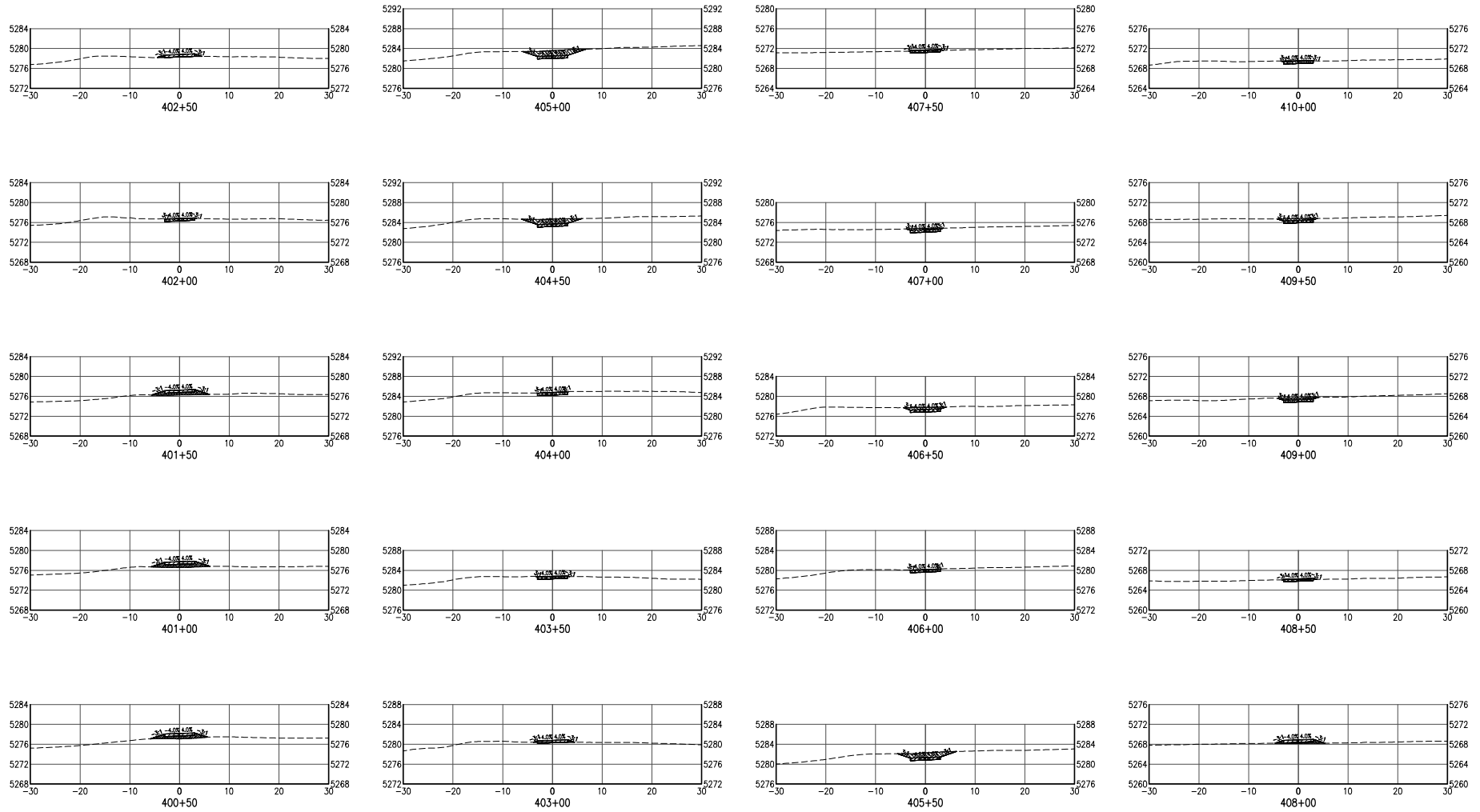
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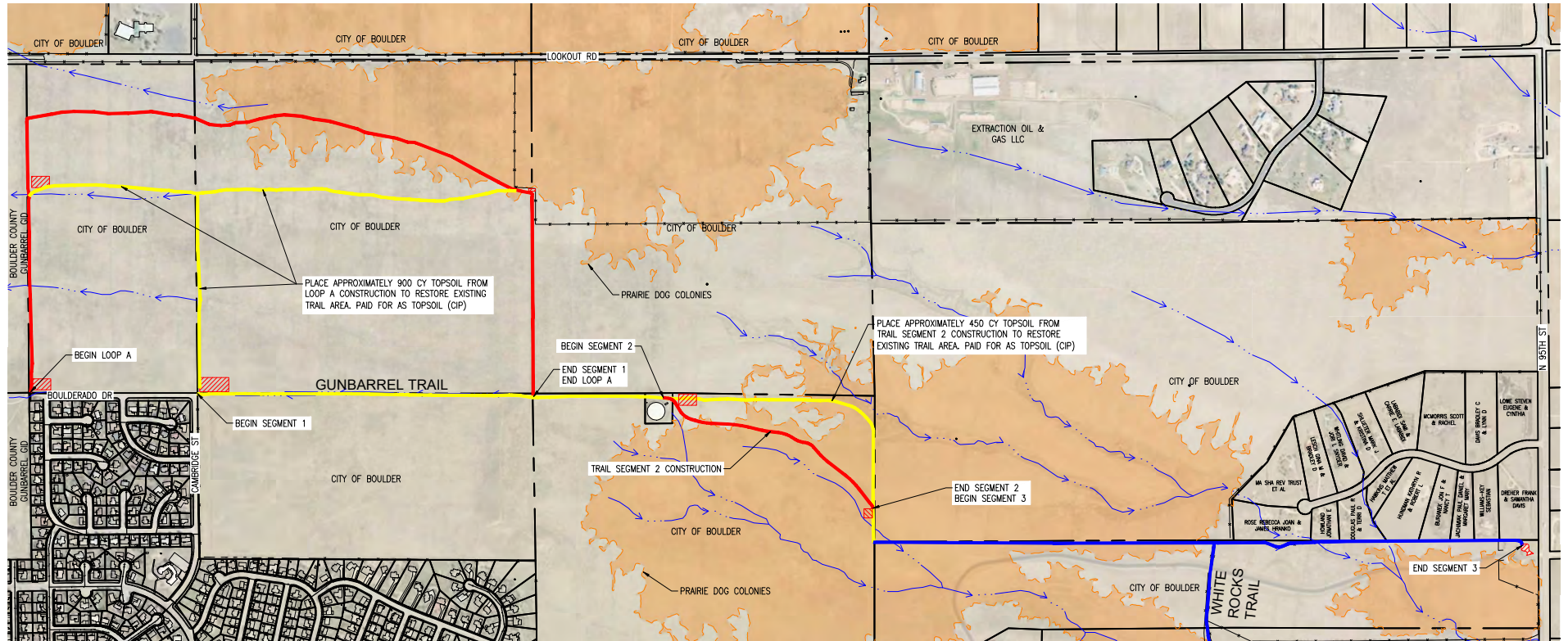
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Detailer:	M. Carlson	
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Project No./Code
GUNBARELL HILL
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Sheet Number 49

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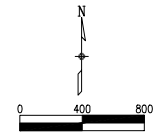
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OPTION A - PHASE 1

LEGEND

—	TRAIL - OPEN FOR USE - CLOSED TO CONSTRUCTION TRAFFIC
—	TRAIL - CONSTRUCTION ACCESS - OPEN NON CONSTRUCTION HOURS
—	CLOSED FOR CONSTRUCTION
—	RESTORED TRAIL CORRIDOR



Print Date: Feb 09, 2023	
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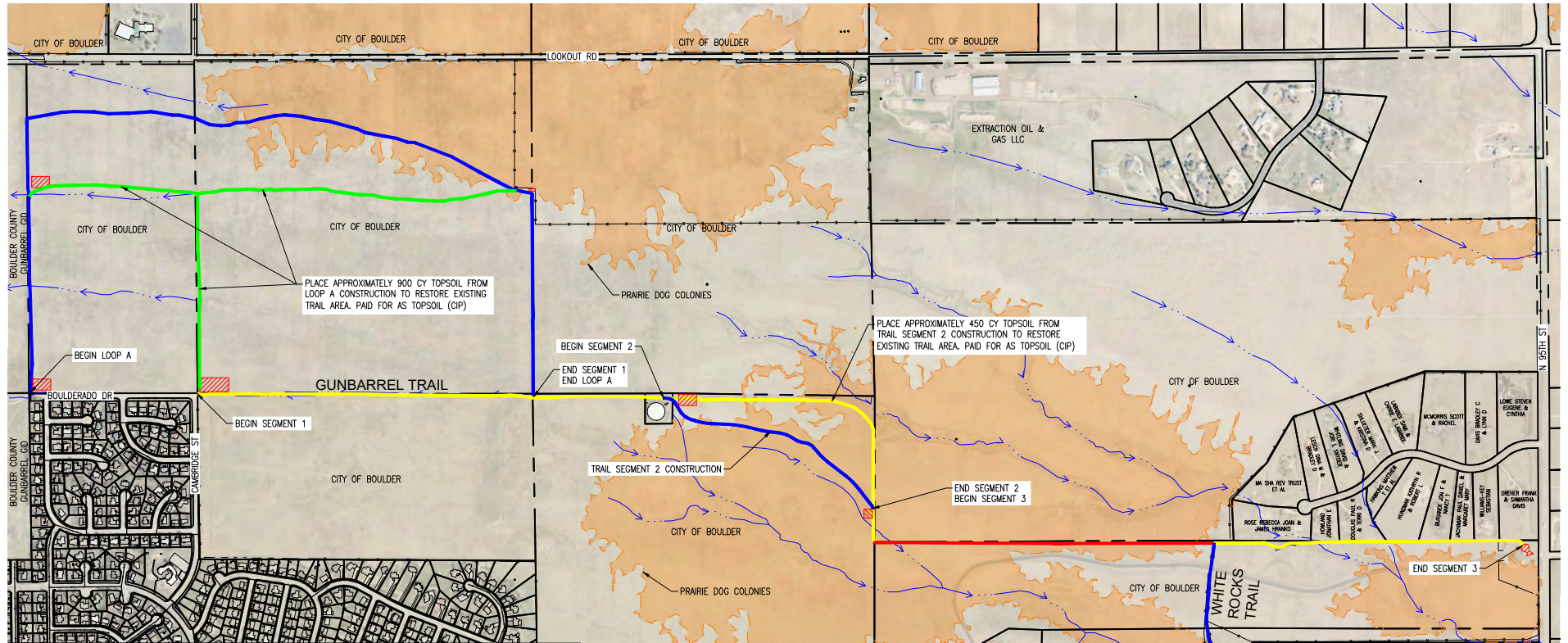


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Revised:	Designer: S. Belonger	Structure Numbers:
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Project No./Code	GUNBARRELL HILL
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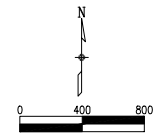
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OPTION A - PHASE 2

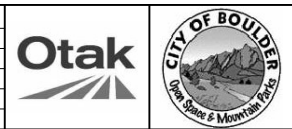
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—	TRAIL - OPEN FOR USE - CLOSED TO CONSTRUCTION TRAFFIC
—	TRAIL - CONSTRUCTION ACCESS - OPEN NON CONSTRUCTION HOURS
—	CLOSED FOR CONSTRUCTION
—	RESTORED TRAIL CORRIDOR



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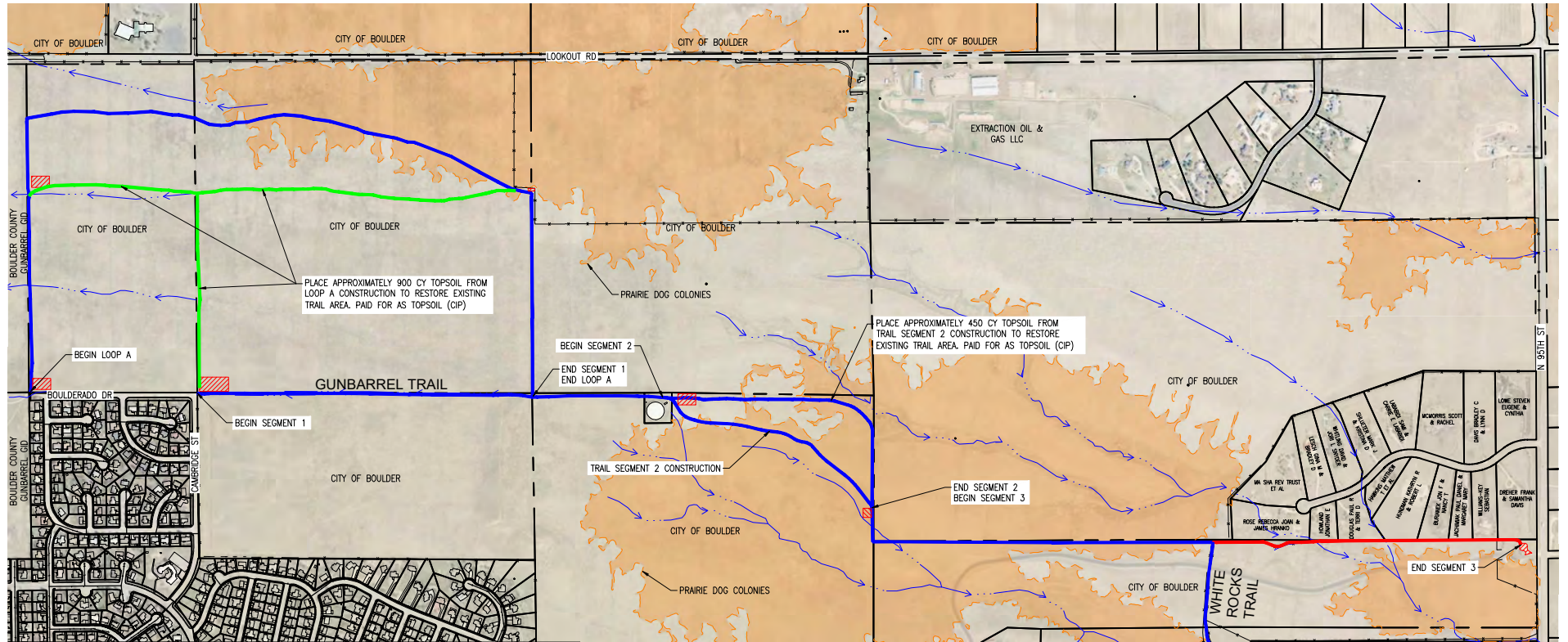
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Designer:	S. Belonger	Structure Numbers
Detailer:	M. Carlson	
Sheet Subset:	PHASEPLAN	Subset Sheets: 2 of 4

Project No./Code	GUNBARRELL HILL
Sheet Number	51

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OPTION A - PHASE 3

LEGEND

- TRAIL - OPEN FOR USE - CLOSED TO CONSTRUCTION TRAFFIC
- TRAIL - CONSTRUCTION ACCESS - OPEN NON CONSTRUCTION HOURS
- CLOSED FOR CONSTRUCTION
- RESTORED TRAIL CORRIDOR

Print Date: Feb 09, 2023	
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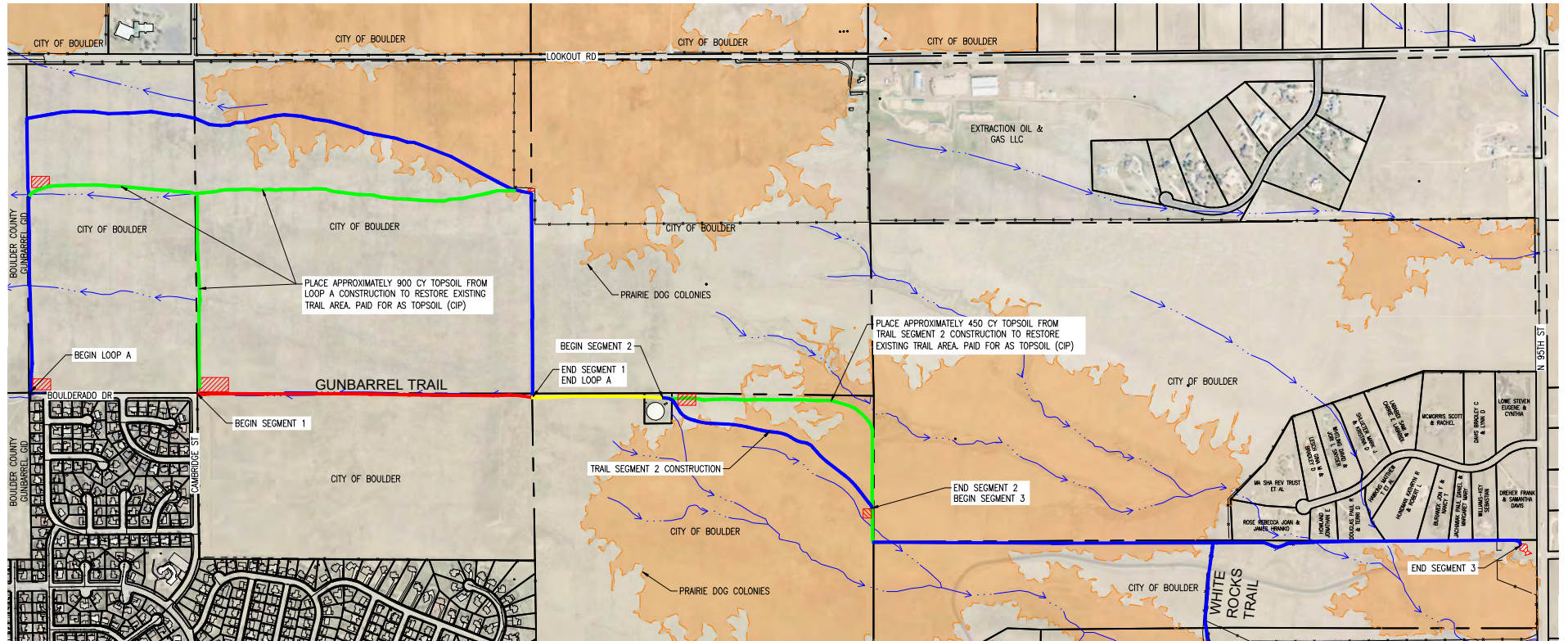


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Project No./Code	
GUNBARRELL HILL	
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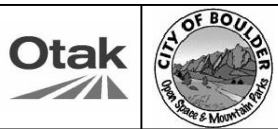
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—	TRAIL - CONSTRUCTION ACCESS - OPEN NON CONSTRUCTION HOURS
—	CLOSED FOR CONSTRUCTION
—	RESTORED TRAIL CORRIDOR

Print Date: Feb 09, 2023
File Name: 20255-061-Phasing Plan 04.dwg
Horiz. Scale: Vert. Scale:
Unit Information Unit Leader Initials

Sheet Revisions		
Date:	Comments	Init.



As Constructed
No Revisions:
Revised:
Void:

GUNBARRELL HILL CONSTRUCTION AND REPAIRS CONSTRUCTION PHASING PLAN		
Designer:	S. Belonger	Structure Numbers
Detailer:	M. Carlson	
Sheet Subset:	PHASEPLAN	Subset Sheets: 4 of 4

Project No./Code
GUNBARRELL HILL
xxxxxx
Sheet Number 53

90% SUBMITTAL - FEBRUARY 2023



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 •

Tel: 303-441-3930 • www.BoulderCounty.gov

April 17, 2023

TO: Jonathon Tardif, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # LU-23-0006: City of Boulder Gunbarrel Hill Trail Restoration – 0 Lookout Road

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and has the following comments:

1. The subject properties are accessed by both Boulderado Drive, a paved Boulder County owned and maintained Right-of-way (ROW) and West Phillips Road, a paved privately owned and maintained ROW. Legal access to has been demonstrated by adjacency to these ROWs.
2. The proposal describes a number of visitor amenities to be constructed at the trail access at Boulderado Drive. However, the Sheet 12 of the plan set does not provide much detail regarding the improvements.

Additionally, it is unclear as to the final design of the trail access and whether the access will include a gate or parking. Parking spaces should be configured in a linear manner rather than on a curve. Parking spaces configured on a curve can cause conflicts as vehicles back out of the space.

Also, be aware that the access to the trailhead must be paved for a distance of at least 10 feet to minimize migration of gravel on to Boulderado Drive.

At building permit, submit a plan that details the improvements at the Boulderado Drive trail access.

3. Verify the fueling practices that will be used during construction. If employing temporary above-ground storage tanks, a spill containment plan will be required at building permit and plans must identify sizes and locations of the tanks. If refueling from mobile trucks, spill kits must be kept in vehicles or on site.

Sheet 2 of the plan set locates the staging and fueling areas within the proposal, though it's not clear if fueling will occur at each area. To limit impacts, and if feasible, apply the following tactics:

- a. Choose one or two areas for fueling;
- b. Limit number of fueling areas near residential areas; and
- c. Maintain a distance of at least 50 between fueling areas and drainage ways.

At building permit, provide documentation of the fueling practices and locations.

4. ***At building permit***, apply for a stormwater quality permit.

5. The applicant must submit a traffic control plan completed by a Traffic Control Supervisor (TCS).
6. Hours of construction will be limited from 8:30 AM to 3:30 PM, Monday through Friday, to limit impacts on regular vehicular traffic, especially during peak commuter periods.
7. Workers' vehicles must be parked in designated approved areas that are outside of the road traveled way which do not conflict with the project work. Parking plans shall be shown on the site plans for approval.

This concludes our comments at this time.



Community Planning & Permitting

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Building Safety & Inspection Services Team

MEMO

TO: Jonathan Tardif, Planner II
 FROM: Michelle Huebner, Plans Examiner Supervisor
 DATE: March 29, 2023

RE: Referral Response, LU-23-0006: CITY OF BOULDER Gunbarrel Hill Trail Restoration and Construction. Limited Impact Special Use application for grading in excess of 500 cubic yards related to the restoration and construction of recreation trails within the Gunbarrel Hill open space.

Location: 0 Lookout Road, Parcel #: 146312100001, 0.50 miles east of the intersection of Lookout Road and 75th Street, in Sections 7, 8, 12, Township 1N, Ranges 69 and 70W.

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

1. **Building Permit.** A grading permit, plan review, and inspection approvals are required for the grading. The construction documents must be Stamped, signed and sealed by the Colorado design professional.

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. **Grading Permit.** A separate grading permit and plan review and inspections approvals are required for the proposed non-foundational grading. Please refer to the county's adopted 2015 editions of the International Codes and code amendments, including IBC Appendix Chapter J for grading.
3. **Observation Reports.** The design professional responsible for the design or a similarly qualified Colorado-licensed design professional is to observe the grading and submit a stamped report to Building Safety & Inspection Services for review and approval. The final report is to state that the work has been completed in substantial conformance with the approved engineered plans.

4. **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 grading permit application.

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



Community Planning & Permitting

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 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

MEMO TO: Agencies and Adjacent Property Owners
FROM: Jonathan Tardif, Planner II
DATE: March 29, 2023
RE: Docket LU-23-0006

Docket LU-23-0006: CITY OF BOULDER Gunbarrel Hill Trail Restoration and Construction

Request: Limited Impact Special Use application for grading in excess of 500 cubic yards related to the restoration and construction of recreation trails within the Gunbarrel Hill open space.
Location: 0 Lookout Road, Parcel #: 146312100001, 0.50 miles east of the intersection of Lookout Road and 75th Street, in Sections 7, 8, 12, Township 1N, Ranges 69 and 70W.
Zoning: Agricultural (A)
Applicant: City of Boulder, Adam Gaylord
Owner: City of Boulder

Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan and the Land Use Code.

This process includes a public hearing before the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of this hearing.

The Community Planning & Permitting staff and County Commissioners value 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.org. 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 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 303-441-1352 or jtardif@bouldercounty.org.

Please return responses by **April 13, 2023**.

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed  PRINTED Name Tim Garden

Agency or Address Conservation Easement Program, Boulder County Parks & Open Space

Date April 6, 2023

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



Parks & Open Space

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

April 6, 2023

Delivery by email

Johnathan Tardif
Boulder County Community Planning & Permitting
PO Box 471
Boulder, CO 80306
jtardif@bouldercounty.org

RE: LU-23-0006 Limited Impact Special Use Review for City of Boulder Gunbarrel Hill Trail Restoration and Construction at 0 Lookout Road.

Dear Johnathan,

I reviewed the referral packet for the Limited Impact Special Use Review application as described in the above docket. The referral packet covers several parcels, two of which are encumbered by conservation easements held by Boulder County: 0 95th Street (Assessor's parcel number 146508002018) is encumbered by a conservation easement over Outlot A of the Gunbarrel Ridge NUPUD recorded on 06/02/1983 at Reception # 553117, and amended on 07/30/1986 at Reception # 777365. 8923 Valmont Road (Assessor's parcel number 146518001001) is encumbered by a conservation easement over the Ertl Farm NUPUD Outlots recorded on 10/29/1984 at Reception # 654331 and amended on 03/09/1999 at Reception # 1914607, all documents in the Real Estate Records of Boulder County, Colorado.

As outlined in the referral packet, this project will restore and construct approximately 18,885 feet of trail. Part of segment two and all of segment three of this project propose to restore existing trails on the encumbered properties described above. This activity does not conflict with the terms of either conservation easement; therefore, the Conservation Easement Program does not have any conflicts with this docket as proposed. Thank you for the opportunity to review this project.

Sincerely,

Tim Carden
Conservation Easement Stewardship Specialist
303-413-7533
tcarden@bouldercounty.org



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MEMO TO: Agencies and Adjacent Property Owners
FROM: Jonathan Tardif, Planner II
DATE: March 29, 2023
RE: Docket LU-23-0006

Docket LU-23-0006: CITY OF BOULDER Gunbarrel Hill Trail Restoration and Construction

Request: Limited Impact Special Use application for grading in excess of 500 cubic yards related to the restoration and construction of recreation trails within the Gunbarrel Hill open space.

Location: 0 Lookout Road, Parcel #: 146312100001, 0.50 miles east of the intersection of Lookout Road and 75th Street, in Sections 7, 8, 12, Township 1N, Ranges 69 and 70W.

Zoning: Agricultural (A)

Applicant: City of Boulder, Adam Gaylord

Owner: City of Boulder

Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan and the Land Use Code.

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The Community Planning & Permitting staff and County Commissioners value 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.org. 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 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 303-441-1352 or jtardif@bouldercounty.org.

Please return responses by **April 13, 2023**.

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed Jacob Cassidy PRINTED Name Jacob Cassidy

Agency or Address City of Boulder Open Space and Mountain Parks

Date 4/13/2023

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



Parks & Open Space

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

TO: Jonathan Tardif, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: April 27, 2023
SUBJECT: Docket LU-23-0006, City of Boulder

Site Conditions

Staff has reviewed the submitted materials, and has visited the trails several times in the past. The entire site is tallgrass/mixed prairie, with existing designated and social trails.

County Comprehensive Plan Designations

The parcel has the following designations in the Boulder County Comprehensive Plan, and from other resource inventories.

- Environmental Conservation Area (ECA) – White Rocks/Gunbarrel Hill
- Public Lands – OSMP
- Public Trails
- Critical Wildlife Habitat (CWH) – Gunbarrel Hill
- Significant Agricultural Lands of Statewide and Local Importance
- (Resource designations associated with Boulder Creek are not included here; they are not germane to this far-removed trail work.)

Discussion

Staff supports the project. Given the discussion below, no long-term significant resource impacts are expected. None of the resources listed above should be significantly impacted and some, such as the ECA and CWH would be improved.

As stated in the application, the project would protect larger habitat blocks for grasshopper sparrows, a county wildlife species of special concern. Most or all of the trail to be closed and restored has been created by social use and is not designated trail. The amount of closed trail, and amount of new trail to be built, is essentially the same (see below).

The work includes the following:

- 9062 linear feet of trail repair
- 9823 feet of new trail
- 9692 feet of closed/restored trail

Prairie dogs are not known from the immediate area of the trails, and any necessary management is adequately discussed on Sheet 3.

There are several burrowing owl nesting sites in the vicinity, and owls could be impacted since they are sensitive at a greater distance than prairie dogs. An owl survey must be completed in the nesting season prior to construction. If found, construction timing may have to be changed, or all construction completed during the non-nesting season. Staff notes that Sheet 3, under Environmental Notes, simply states that, "OSMP shall perform bird survey." This is inadequate and details are necessary.

Staff notes that there are six different staging areas, and questions whether this number could be reduced. It might be a function of how much trail footage is to be worked – over five miles. They are all, however, relatively small and are located in appropriate locations.

The incorporation of OSMP's Ecological Best Management Practices (City of Boulder 2013), as well as cleaning of equipment, the use of certified weed-free straw, and a "spill kit" on-site, should be adequate mitigating measures.

The Summary of Approximate Quantities table on Sheet 8 has an entry of "mulching (hydraulic)." Does this mean hydro mulching, and if so, how would this be completed since it is usually done via a large truck with a mounted sprayer?

Staff is confused on grass species to be used for revegetation. The list of species on Sheet 31 is adequate, yet the varieties are unlikely to be "local genotypes," and the vendor sources include Western Native Seed (in southern Colorado) and Sharp Brother's Seed. The application narrative states that only local genotypes of native grass species would be used. Do these companies grow-out seed that OSMP supplies to them?

There is no information on what type of mechanized equipment is to be used; this should be clarified. Also, what are the contingencies, or stop-work considerations, for mechanized work in wet soil conditions?

Staff does not understand the construction phasing plan vs. what portions of trails will remain open to public use (Sheets 50 to 53). All the sheets are labeled as "Option A," and there are no other options. Therefore is this simply the phasing (and open/closed trails) as it is proposed to be completed? Since construction is to take "three to six months," staff recommends that the trails should remain open *as much as possible* during construction.

Recommendations

- See above discussion. All outstanding questions and comments should be resolved.

Tardif, Jonathan

From: Dean Rogers <drogers@brfr.org>
Sent: Sunday, April 9, 2023 2:49 PM
To: Tardif, Jonathan
Subject: [EXTERNAL] LU-23-0006

Jonathon,

Boulder Rural has the following recommendations regarding LU-23-0006, the City of Boulder Gunbarrel Hill restoration and construction project at 0 Lookout Road, Parcel #146312100001.

1. We request that access be maintained throughout the project timeline.

Thank you,

Dean Rogers, Engineer

Boulder Rural Fire Rescue

6230 Lookout Road, Boulder, CO 80301

Office: 303-530-9575 | Cell: 720-498-0019

drogers@brfr.org | www.brfr.org





Right of Way & Permits

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

April 17, 2023

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

Attn: Jonathan Tardif

**Re: CITY OF BOULDER Gunbarrel Hill Trail Restoration and Construction
Case # LU-23-0006**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for the above captioned project. Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities between 465+100 and 478+57. These facilities should be shown on the plan.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

For any modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

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

Tardif, Jonathan

From: kathryn.comtechpartners.com <kathryn@comtechpartners.com>
Sent: Tuesday, April 4, 2023 11:07 AM
To: LU Land Use Planner
Cc: bob.comtechpartners.com; Gunbarrel HOA
Subject: [EXTERNAL] 9354 Gunbarrel Ridge Road Property Owner Input - Docket LU-23-0006: City of Boulder Gunbarrel Hill Trail Restoration and Construction
Attachments: 9354 Gunbarrel Ridge patio looking south toward trail.jpg; Dust Storm Inside.jpg

Thank you for the opportunity to provide input on Docket LU-23-0006: City of Boulder Gunbarrel Hill Trail Restoration and Construction.

You have heard from our neighbor, Nate Carey. We agree with his concerns and would like to add our support and an additional request before approval.

We have owned our home at 9354 Gunbarrel Ridge Road, that backs up to this City of Boulder trail, since September of 2014. In that time, we have watched the vegetation disappear from the trail area and the public land to its south on either side of Phillips Road, due to an increasing number of prairie dogs. I've attached two photos from this week that show the results of the loss of that vegetation. The first is a view south from our patio toward the trail during one of several dust storms this week. The other is a photo of dust that made its way into our home during that storm (through a closed and locked new Andersen window).

Last Fall I spoke with Victoria Poulton, Ecologist for City of Boulder, who was referred to me through a City of Boulder official via an official at Boulder County. Prairie dogs had moved into several of our neighbor's yards. Tory was very helpful and shared the City's research on prairie dog control, including the successful use of barrier fencing. Last September we organized the installation of barrier fencing along the south side of five properties that back up to the Gunbarrel Ridge bridal path, which borders the City of Boulder trail. We were not given permission to place the barrier along the City of Boulder trail due to this upcoming trail maintenance. Currently the prairie dogs pass freely from the City of Boulder trail to the privately owned Gunbarrel Ridge bridal path, where there are many mounds and some loss of vegetation. We would like to request that City of Boulder follow their own best practices research to install barrier fencing on the inside of the north side of their trail. Gunbarrel Ridge homeowners have already done what we can at our own expense to preserve the vegetation in our own yards and help preserve the air quality and environment in Boulder County.

Thank you for your consideration in this matter. Feel free to email or call for further discussion.

Best,
Kathryn Hundman
President and Senior Consultant
ComTech Partners
314.650.4484

Homeowner in Gunbarrel Ridge Neighborhood

Tardif, Jonathan

From: Nate Carey <ncarey002@gmail.com>
Sent: Tuesday, April 4, 2023 8:50 AM
To: Tardif, Jonathan
Subject: [EXTERNAL] Re: 9421 Gunbarrel Ridge Rd Property Owner Input - Docket LU-23-0006: CITY OF BOULDER Gunbarrel Hill Trail Restoration and Construction

On Mon, Apr 3, 2023 at 8:18 PM Nate Carey <ncarey002@gmail.com> wrote:

Thank you for the opportunity to provide input on Docket LU-23-0006: CITY OF BOULDER Gunbarrel Hill Trail Restoration and Construction.

The responsibility with owning property includes regular maintenance. The subject property to the Docket has not received adequate maintenance. This is primarily evidenced by the overgrazing of native grasses on the property by groundhogs. At least half of this 244 acres have no grasses to prevent erosion or sand storms when winds pick up, and the winds always pick up. My home and neighborhood (Gunbarrel Ridge) is on the east side of this property along 95th. March 31, April 1 and 2 of 2023 were absolutely awful because of highwinds and sandstorms caused by the overgrazing. Please see attached picture of the sandstorm looking west, as well as the sand drift on 95th near the entrance where this work is proposed. This property is being completely destroyed.

There is a difference between maintenance and improvements. I support the proposal of making improvements to the trail system, but conditioned upon catching up on the critically important deferred maintenance on this proper first. Native grasses should be replaced in this open space where all of the vegetation has been lost to excessive grazing due to unconstrained prairie dog population growth. This can be prevented by reducing the size of the prairie dog population on this land, or at a minimum should be remediated by continued replanting of native grasses.

The public is being harmed by this lack of maintenance. Many neighbors had sand and silt enter their home this last weekend, which took us 2 hours to clean. With proper maintenance of native grasses, the dirt would not blow because the root system would bind the soil in place.

The city should prioritize replanting of native grasses, over improving trails that cross this land.

Thank you for the opportunity to provide input.

Nate Care
9421 Gunbarrel Ridge Rd