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# BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

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

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

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

#### **PUBLIC HEARING**

STAFF PLANNER: Sam Walker

#### STAFF RECOMMENDATION REGARDING:

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

Proposal: ORIGINAL: Site Plan Review to construct three basement additions for a

total residential floor area of 8,299 sq. ft. where the presumptive size

maximum is 8,312 sq. ft.

APPROVED: Site Plan Review to construct one basement addition and one above-grade addition for a total residential floor area of 7,494 sq. ft.

where the presumptive size maximum is 8,541 sq. ft.

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

Zoning: Estate Residential (ER) Zoning District

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

Owner: Gary Berg

#### STAFF RECOMMENDATION:

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

## **PACKET CONTENTS:**

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Determination Letter Packet (Attachment A)	A1 – A139
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## SUMMARY AND RECOMMENDATION

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

## DISCUSSION

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

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

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

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

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

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

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

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

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

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

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

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



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Claire Levy County Commissioner

Marta Loachamin County Commissioner

Ashley Stolzmann County
Commissioner

1/2/2025

**Buffy Andrews** 

1301 Walnut St Suite 101 Boulder, CO 80302 Steve Dodd 1301 Walnut Street Suite 101 Boulder, CO 80302

Gary Berg 175 Bellevue Drive Boulder, CO 80302

Dear Applicant(s):

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

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

Request: ORIGINAL: Site Plan Review to construct three basement additions for a total residential

floor area of 8,299 sq. ft. where the presumptive size maximum is 8,312 sq. ft.

APPROVED: Site Plan Review to construct one basement addition and one above-grade addition for a total residential floor area of 7,479 sq. ft. where the presumptive size

maximum is 8,541 sq. ft.

Location: 175 BELLEVUE DRIVE

Zoning: Estate Residential Applicant: Buffy Andrews

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

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

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

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

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

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

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

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

Sincerely,

Samuel Walker

all.

Planner II

SPR-24-0026: Berg Additions 175 Bellevue Drive Page 1 of 16 December 2<sup>nd</sup>, 2025

APPLICATION #: SPR-24-0026
APPLICANT: Berg Additions
PROJECT LOCATION: 175 Bellevue Drive

PROJECT SUMMARY: ORIGINAL: Site Plan Review to construct three

basement additions for a total residential floor area of 8,299 sq. ft. where the presumptive size maximum is

8,312 sq. ft.

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

presumptive size maximum is 8,541 sq. ft.

## CONDITIONS OF APPROVAL

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

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

The applicable neighborhood for the subject parcel is the area within 1,500 feet from the parcel, excluding parcels inside municipal boundaries, platted subdivisions with seven or more developed lots, and any mapped townsites.

- 2. The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood.
  - a. In determining size compatibility of residential structures within the defined neighborhood, it is presumed that structures of a size within the <u>larger</u> of a total residential floor area of either (1) 125% of the median residential floor area for that defined neighborhood or (2) of a total residential floor area of 1,500 square feet in the mapped townsites of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, or 2,500 square feet for all other areas of the County, are compatible with that neighborhood, subject also to a determination that the

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

## A. SIZE PRESUMPTION

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

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

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

## **B. APPROVED SIZE**

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

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

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

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

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

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

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

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

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

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

## ACCESS REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

## WILDFIRE MITIGATION / TREE PRESERVATION REQUIREMENTS

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

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

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

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

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

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

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

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

## **DRAINAGE PLAN**

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

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

## A. WILDLIFE SAFE FENCE

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

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

## **B. WEED CONTROL PLAN**

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

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

## C. REMOVAL OF RUSSIAN OLIVE TREES

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

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

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

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

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

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

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

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

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

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



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

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Figure 2: Staff site photo, taken facing west from Broadway within the City of Boulder.

Detached studio circled in red, existing residence circled in purple.

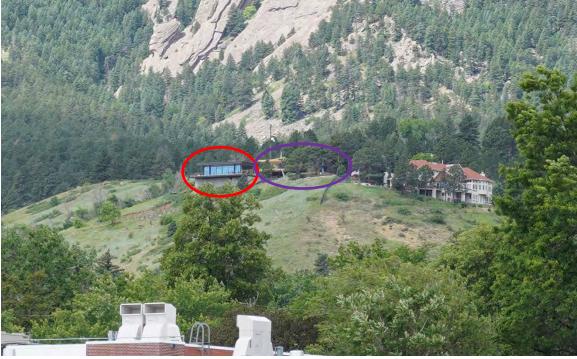


Figure 3: 100% crop of Figure 2 image, detached studio circled in red, existing residence circled in purple.

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

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

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

## A. LANDSCAPE AND SCREENING REQUIREMENTS

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

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

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

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

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

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

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

SPR-24-0026: Berg Additions 175 Bellevue Drive Page 11 of 16 December 2<sup>nd</sup>, 2025

## C. EXTERIOR LIGHTING

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

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

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

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

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

## A. LOCATION

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

## **B. EARTHWORK AND GRADING**

The following earthwork and grading requirements are approved.

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

## C. GRADING NARRATIVE

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

SPR-24-0026: Berg Additions 175 Bellevue Drive Page 12 of 16 December 2<sup>nd</sup>, 2025

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

These plans are approved as proposed.

## D. UTILITIES

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

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

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

## E. RETAINING WALLS

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

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

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

## A. REVEGETATION AND WEED CONTROL PLAN

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

SPR-24-0026: Berg Additions 175 Bellevue Drive Page 13 of 16 December 2<sup>nd</sup>, 2025

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

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

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

#### B. EROSION CONTROL

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

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

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

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

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

SPR-24-0026: Berg Additions 175 Bellevue Drive Page 14 of 16 December 2<sup>nd</sup>, 2025

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

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

## ADDITIONAL REQUIREMENTS AND INFORMATION:

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

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

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

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

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

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

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

SPR-24-0026: Berg Additions 175 Bellevue Drive Page 15 of 16 December 2<sup>nd</sup>, 2025

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

## TRANSFERABLE DEVELOPMENT CREDITS (TDC) REQUIREMENTS:

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

## PUBLIC HEALTH ONSITE WASTEWATER TREATMENT SYSTEM

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

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

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

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

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

SPR-24-0026: Berg Additions 175 Bellevue Drive Page 16 of 16 December 2<sup>nd</sup>, 2025

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



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

> County Health and Parks Departments, FPD MEMO TO:

FROM: Sam Walker, Planner II

DATE: May 31, 2024

RE: Site Plan Review application SPR-24-0026

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

Request: Site Plan Review to construct three basement additions for a total

residential floor area of 8,299 sq. ft. where the presumptive size

maximum is 8,312 sq. ft.

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

Zoning: Estate Residential (ER) Zoning District

Owner/

Applicant: Gary Berg Agent: Steve Dodd

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

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

Please return responses by <u>June 19, 2024.</u>	
We have reviewed the proposal and have Letter is enclosed.	e no conflicts.
Signed Name	Printed Name
Agency or Address	
Date	



Boulder County Land Use Department Courthouse Annex Building 2045 13th Street • PO Box 471 • Boulder, Colorado 80302 Phone: 303-441-3930 Email: planner@bouldercounty.org 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	
ntake Stamp		

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by

Project Number Project Number			Project Name				
Correction Plat Exemption Plat Final Plat Limited Impact Special Use Preliming		ion of Site Plan ion of Special ry Plan sion (Replat)	Road/Easement Vacation  Site Plan Review  Site Plan Review Waive  Sketch Plan		Special Use (Oil & Gas development) State Interest Review (1041) Subdivision Exemption Variance Other:		
Location(s)/Street Address(es)	175 Bellevue	Drive					
	Boulder, CC	80302					
Subdivision Name TR,NBF	R 101-103, 105	5, 107, 109, 170					
Lot(s)	Block(s)		Section(s)		Township(s)	Ran	ge(s)
Area in Acres 4.64	Existing Zonin	g ER	Existing Use of Pr	roperty Single	e Family Residence	Nun	nber of Proposed Lots 1
Proposed Water Supply Cisterr	ıs		Proposed Sewag	e Disposal Metho	d Septic		
Applicants:							
Applicant/Property Owner Ga	ry Berg			Email gary@theacademyboulder.com			
Mailing Address 175 Bellevue	Dr.						
City Boulder	State	CO Zip Code	80302	Phone	303-475-9172		
Applicant/Property Owner/Agent	/Consultant			Email			
Mailing Address							
City	State	Zip Code		Phone			
Agent/Consultant Steve Dod	Agent/Consultant Steve Dodd			Email Steve@Dodd-Studio.com			
Mailing Address 1301 Walnu	t St Suite 101						
City Boulder	State	CO Zip Code	80302	Phone	303-440-7957		
Certification (Please ref	fer to the Re	gulations and	Application Su	bmittal Packa	age for complete a	application re	equirements.)
l certify that I am signing this exhibits I have submitted are submitted prior to having th Agreement of Payment for A may arise in the processing of I understand that I am conse property at any reasonable t All Iandowners are required	s Application the true and cor is matter pro- application pr of this docket, enting to allow ime, without	Form as an owr rect to the best cessed. I unders ocessing fees, a I understand th v the County St obtaining any p	ner of record of the of my knowledge tand that public and that addition the road, school firms of the road affiny of the road affine	he property inc ge. I understan hearings or m ial fees or mate ool, and park d is application o	cluded in the Applic d that all materials re eetings may be requerials may be require erials may be require dedications may be ror their designees to	ation. I certify equired by Boured. I unders ed as a result o required as a co o enter onto ar	that the information ar ulder County must be tand that I must sign ar f considerations which ondition of approval. nd inspect the subject
Signature of Property Owner	1/50	0	Printed Na	me Gary D.	Berg		Date 3-27-202
Signature of Property Owner	1	7	Printed Na				Date
L	e the landown	er signature regu	irement for good	cause under the	annlicable provisions	of the Land He	Codo

Form: P/01 • Rev. 07.23.18 • g:/publications/planning/p01-planning-application-form.pdf

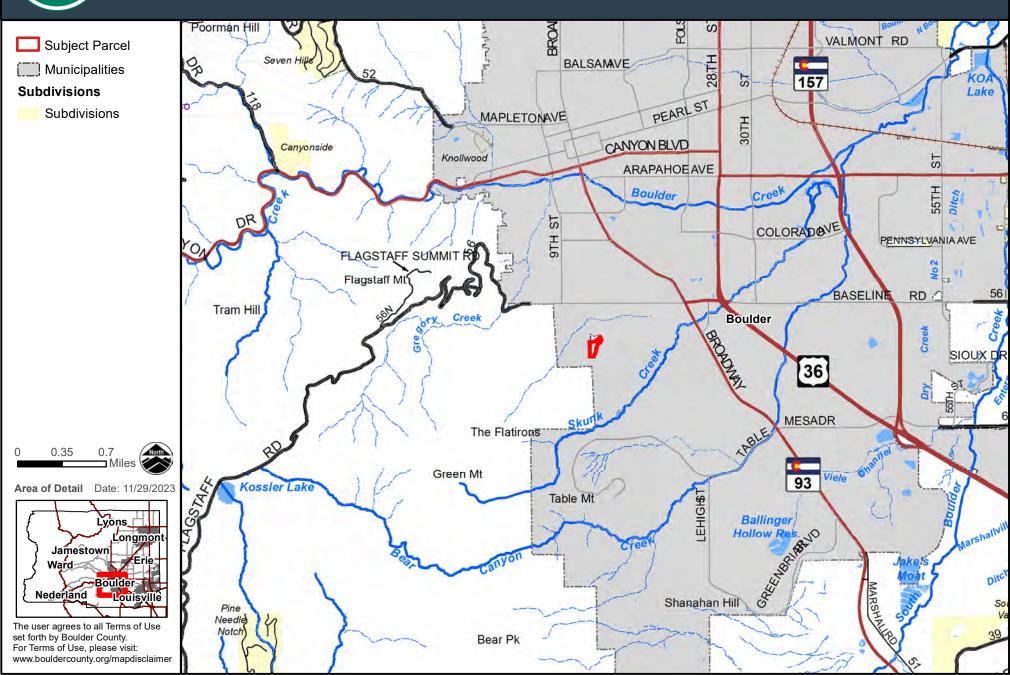
Boulder County

## **Community Planning & Permitting**

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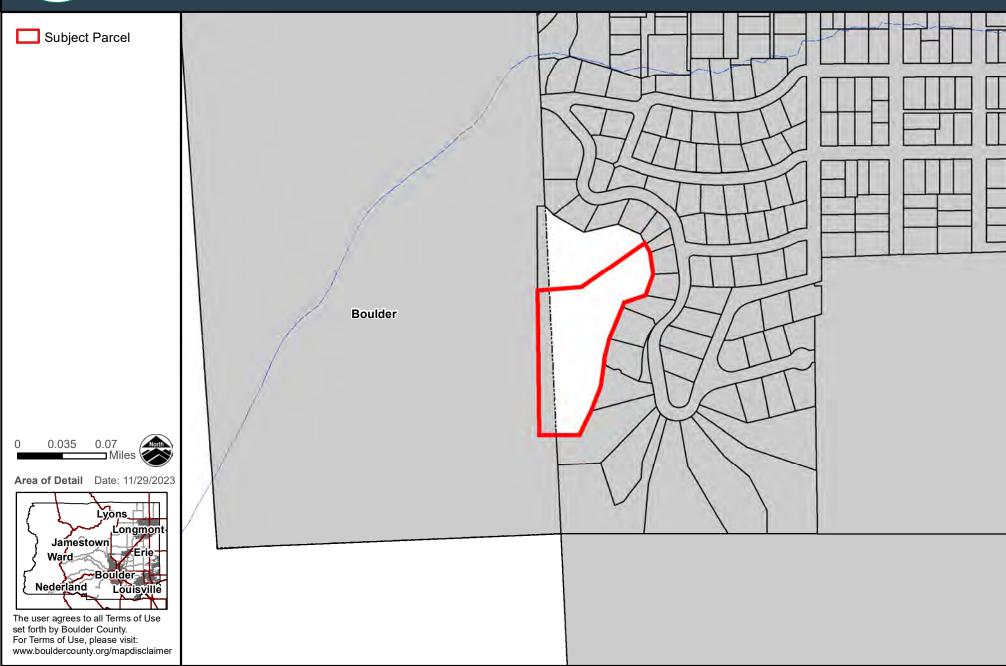
**Vicinity** 

**175 BELLEVUE** 



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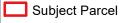
Location 175 BELLEVUE





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Aerial
175 BELLEVUE





Area of Detail Date: 11/29/2023

Lyons
Longmont
Jamestown
Ward
Boulder
Nederland
Louisville

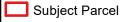
The user agrees to all Terms of Use

set forth by Boulder County.
For Terms of Use, please visit:
www.bouldercounty.org/mapdisclaimer



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**Aerial 175 BELLEVUE** 





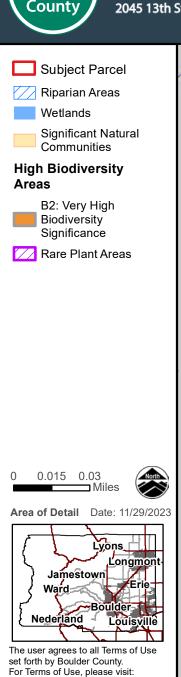
Area of Detail Date: 11/29/2023 Lyons | Jamestown Ward: -Boulder Nederland 4 Louisville The user agrees to all Terms of Use set forth by Boulder County.

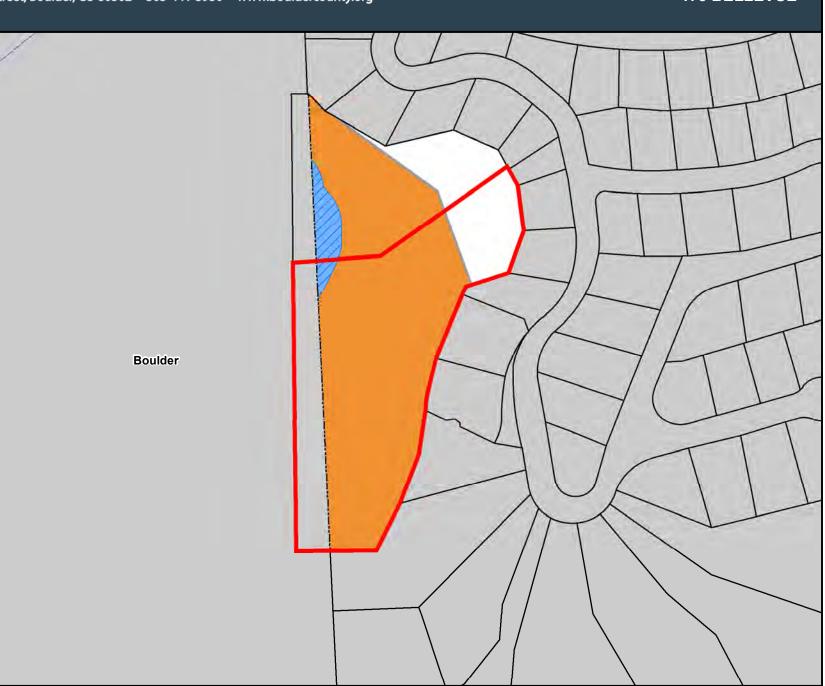
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Comprehensive Plan
175 BELLEVUE



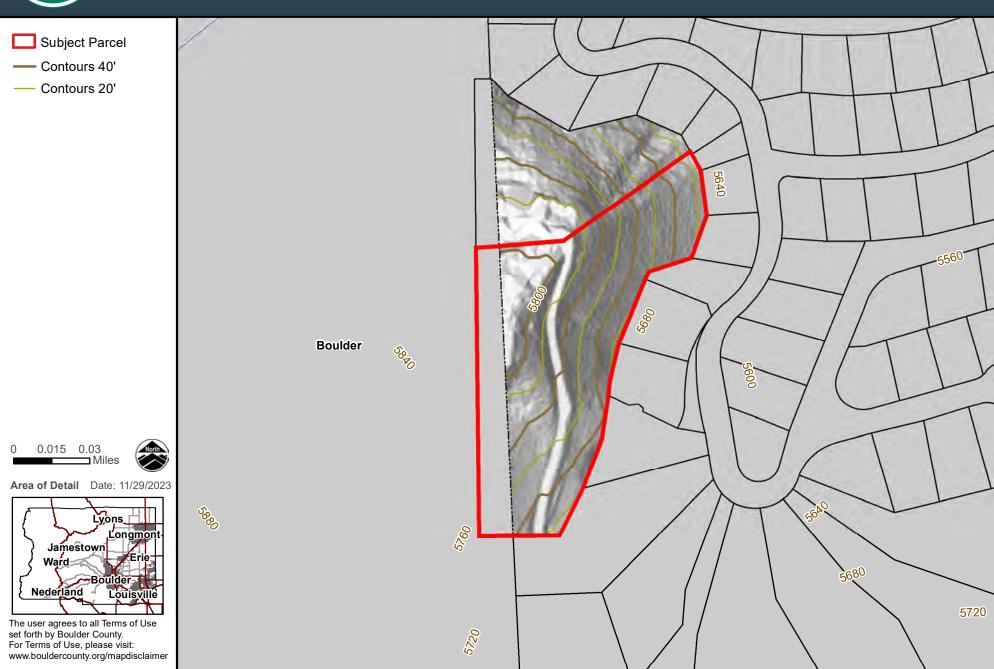


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**Elevation Contours 175 BELLEVUE** 





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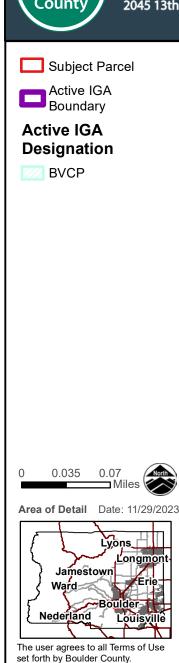
Geologic Hazards
175 BELLEVUE

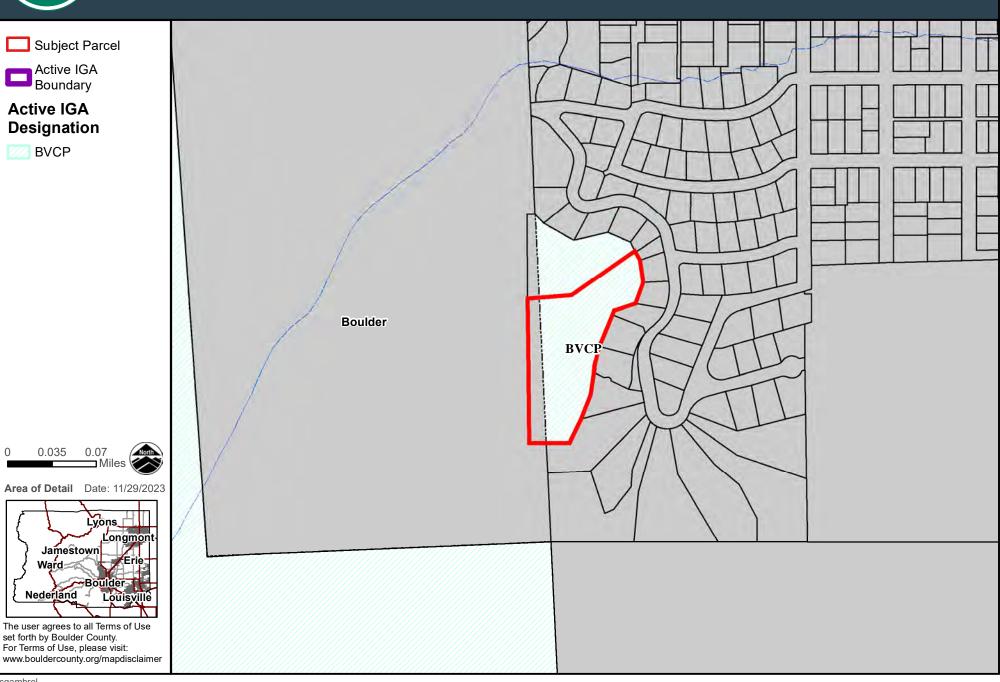




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**Planning Areas 175 BELLEVUE** 



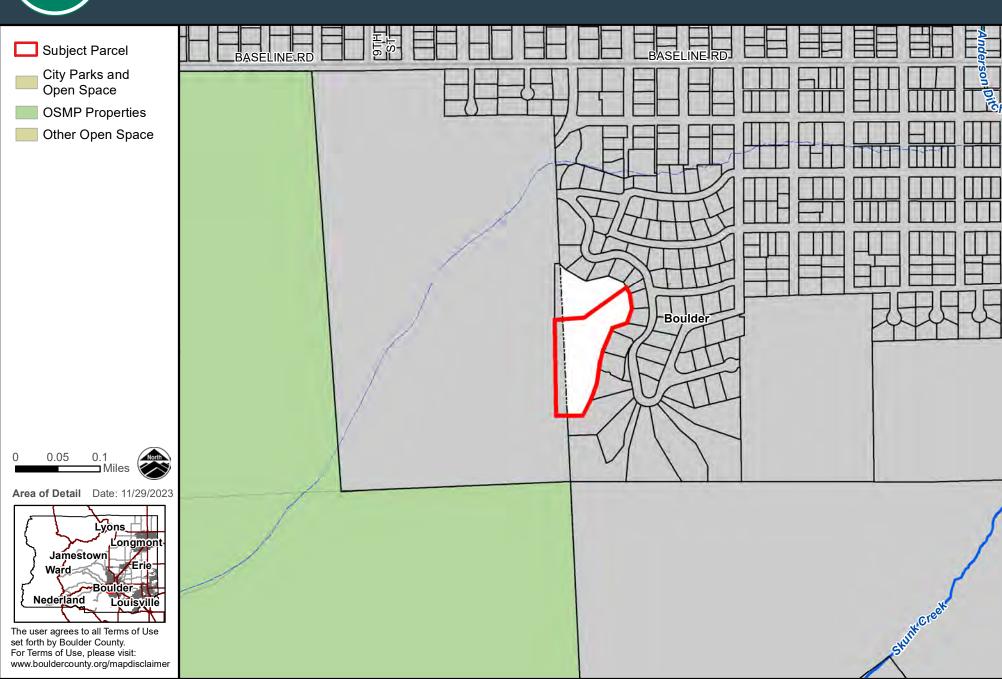


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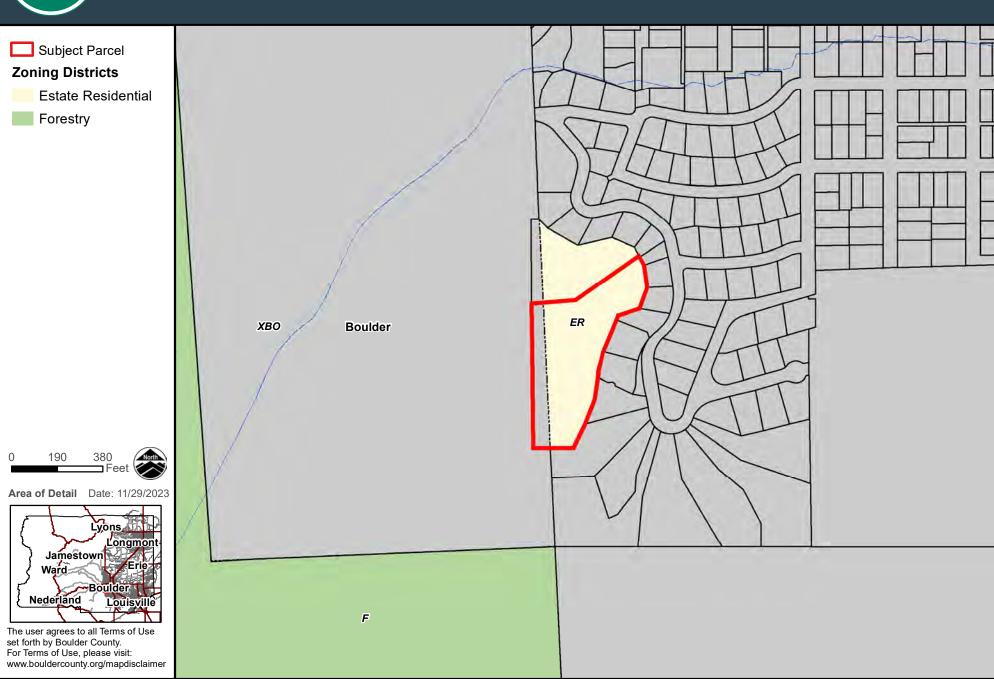
Public Lands & CEs
175 BELLEVUE





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

Zoning
175 BELLEVUE



## Site Plan Review Fact Sheet

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

## Structure #1 Information

(e.g.		Type of Structure: nce, studio, barn, etc.)		nce	
	Total Existin	Total Existing Floor Area:			
(Finished + Unfi		-	6614.4		414
(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		e if attached.)	sq. ft.		sq. ft.
Are new floor area	s being propos	sed where den	nolition will oc	cur?	
☑ No ☐ Yes (i	nclude the nev	v floor area squ	are footage in	the table below)	
	loor Area (Nev			☐ Residential	
	Finished	Unfinished	Total	☐ Non-Resident	ial
				Height	
Basement:	1668 sq. ft.	sq. ft.	1668 sq. ft.	(above existing grade)	27.6'
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	Metal
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	Grey
Garage:					
Detached	431		431	Roofing	Bituthane
☐ Attached	sq. ft.	sq. ft.	sq. ft.	Material	
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	Grey
Total:	2099 sq. ft.	sq. ft.	2099 sq. ft.	Total Bedrooms	2

## Structure #2 Information

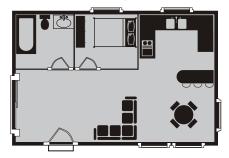
Type of Structure: (e.g. residence, studio, barn, etc.)					
				Deconstruction:	
		g Floor Area:		Deconstruction.	
(Finished + Unfi					
		e if attached.)	sq. ft.		sq. ft.
Are new floor area	s being propos	sed where den	nolition will oc	cur?	
No 🖵 Yes (i	nclude the nev	v floor area squ	are footage in	the table below)	
Proposed F	loor Area ( <u>New</u>	/ Construction	Only)	☐ Residential	
	Finished	Unfinished	Total	☐ Non-Resident	ial
				Height	
				(above existing	
Basement:	sq. ft.	sq. ft.	sq. ft.	sq. ft. grade)	
				Exterior	
First Floor:	sq. ft.	sq. ft.	sq. ft.	Wall Material	
1113(11001.	sq. 11.	sq. 1t.	sq. 1t.	. Wali Material	
				Exterior	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Wall Color	
Garage:	·	·	·		
☐ Detached				Roofing	
☐ Attached	sq. ft.	sq. ft.	sq. ft.	Material	
				Roofing	
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Color	
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

<sup>\*</sup>See Article 18-131A for definition of covered porch.

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

## **Determining Floor Area**

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



## Residential vs. Non-Residential Floor Area

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

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

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

1

## **Grading Calculation**

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

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

## **Earth Work and Grading**

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

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

## **Earth Work and Grading Worksheet:**

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Terrace & Patio Grading	36.51	97.99	-61.48
Subtotal	36.51	97.99	-61.48
* If the total in Box 1 is go is required.	reater than 500 cubic ya	rds, then a Limited Impa	ct Special Review
	Cut	Fill	Total
Foundation	13.24	5.31	7.93
	Material cut from to be remo	-53.55	

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

Excess Materials Transport Location:
No Excess material to transport

## **Narrative**

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

See attached Narrative	

## Is Your Property Gated and Locked?

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

## Certification

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

	Signature	2	9	Print Name	Buffy Andrews	Date	04-01-2024
--	-----------	---	---	------------	---------------	------	------------

## 175 Bellevue Addition

## 175 Bellevue Boulder CO 80302



## **APPLICABLE CODES**

2015 INTERNATIONAL BUILDING CODE (the "IBC"), including specifically Appendix Chapters C, I, J and K;

2015 INTERNATIONAL RESIDENTIAL CODE (the "IRC"), including specifically Appendix Chapters E, F, H, R and S;

2015 INTERNATIONAL EXISTING BUILDING CODE (the "IEBC");

2015 INTERNATIONAL MECHANICAL CODE (the "IMC"); 2015 INTERNATIONAL PLUMBING CODE (the "IPC");

2015 INTERNATIONAL FUEL GAS CODE (the "IFGC");

CURRENT VERSION ADOPTED BY THE COLORADO STATE ELECTRICAL BOARD OF THE NATIONAL ELECTRICAL CODE (the "NEC");

2015 INTERNATIONAL ENERGY CONSERVATION CODE (the "IECC");

2015 INTERNATIONAL GREEN CONSTRUCTION CODE (the "IGCC");

2015 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (the "ICCPC"); and the 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (the "ISPSC");

all, except the NEC, as published by the International Code Council (ICC), 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; and the NEC, as published by the National Fire Protection Association, One Batterymarch Park,

Quincy, MA 02169-7471; with additions, deletions and amendments as per the Boulder County Building Code Amendments.

## **CODE REVIEW**

## **Property Information**

Project Type: Addition to Single Family Home

Owners: Gary Berg

Site Address: 175 Bellevue Boulder CO 80302

Legal: TR 2573A 6-1S-70 & 0.77 ACS M/L ADJ ON W IN SE 1/4 NE 1/4 01-1S-71 PER DEED 833443 11/30/66 BCR TOTAL 4.48 ACS M/L PER LS-09-0036

Assessor PN: 157706200002

Zoning: ER

Energy:

Side 10', Rear 25', Front 35' Setbacks:

**Building Height:** 22'-0" (35'-0" Max subdivided prior 08-29-1994)

Fire Sprinkler: Extend existing NFPA 13d fire sprinkler system to main level

addition and crawl space below. Provide shop drawings.

BuildSmart Option: HERS report

## **PROJECT TEAM**

#### ARCHITECT:

Dodd-Studio 10301 Walnut Street Suite 101

Boulder, CO 80304 p. 303.440.7957 Steve Dodd

Steve@dodd-studio.com

## OWNER:

Gary Berg 175 Bellevue Dr Boulder, CO 80302

gary@theacademyboulder.com

#### HVAC:

HVAC Residential Consultants 13882 W. 68th Way Arvada, CO 80004

Mike Carsen p. 303.420.7532

hvacresidentialconsultants@gmail.com

## CONTRACTOR:

steve@dodd-studio.com dodd-studio.com Essex Development 2607 6th Street Boulder, CO 80304 175 Bellevue Paul Edwards Addition

p. 303.324.1865 Paul@robluckettbuilders.com

#### STRUCTURE:

DB Engineering, LLC Boulder, CO p. 303.748.4226 David Blair

dave@dbengg.com

175 Bellevue Boulder , CO 80302

Project Number: 1806

Dodd—Studio

Architecture + Community Design

303.440.7957

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

## SHEET INDEX

## 3 Submittal

SPR 1 Cover Sheet

SPR 2 Site Plan

SPR 3 Site Plan Detail

SPR 4 LL Area Plan

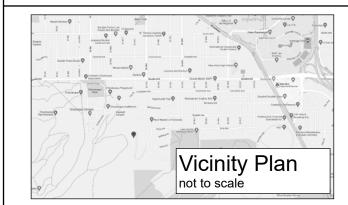
SPR 5 ML Area Plan

SPR 6 East Elevation

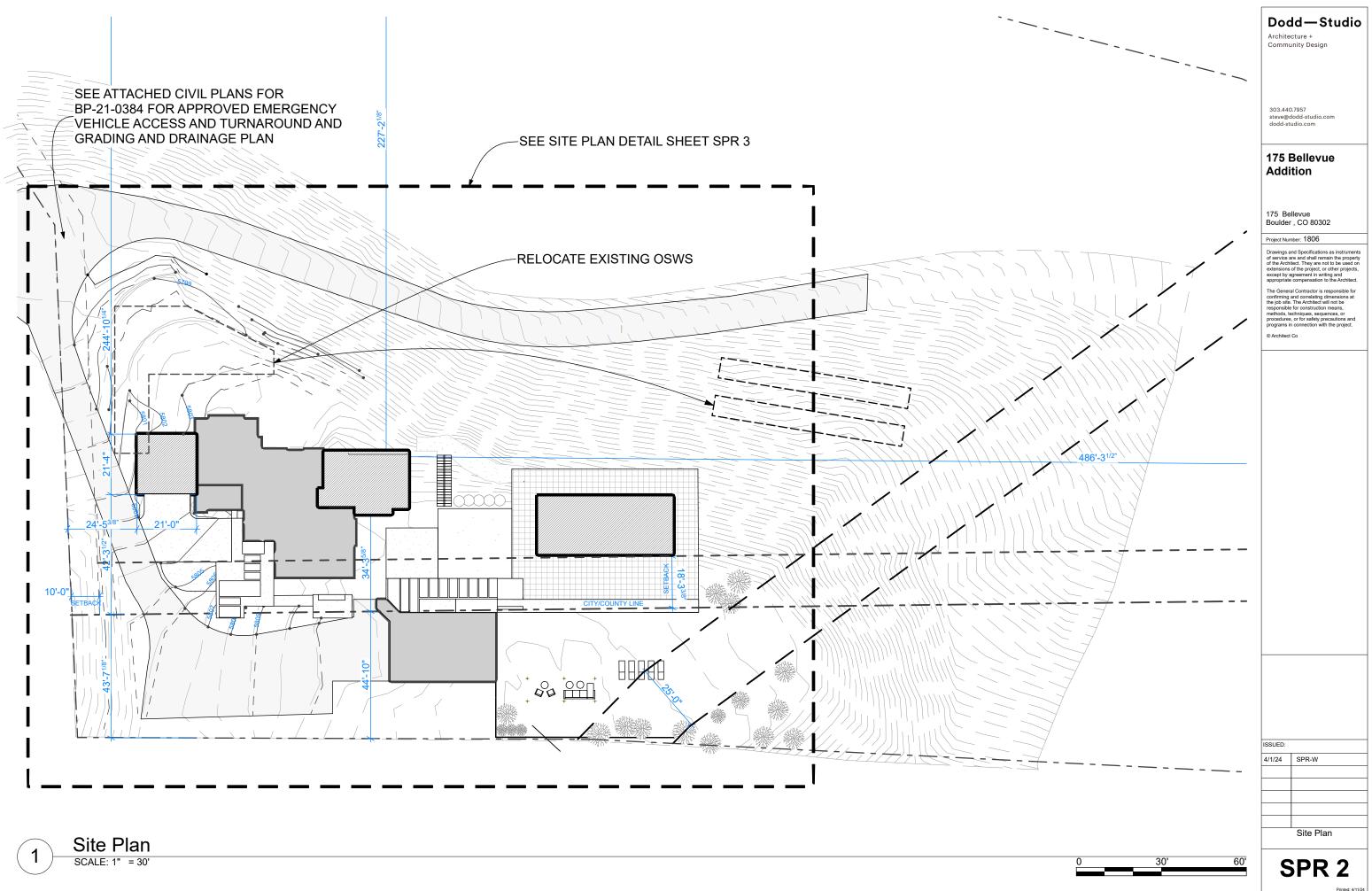
SPR 7 South Elevation

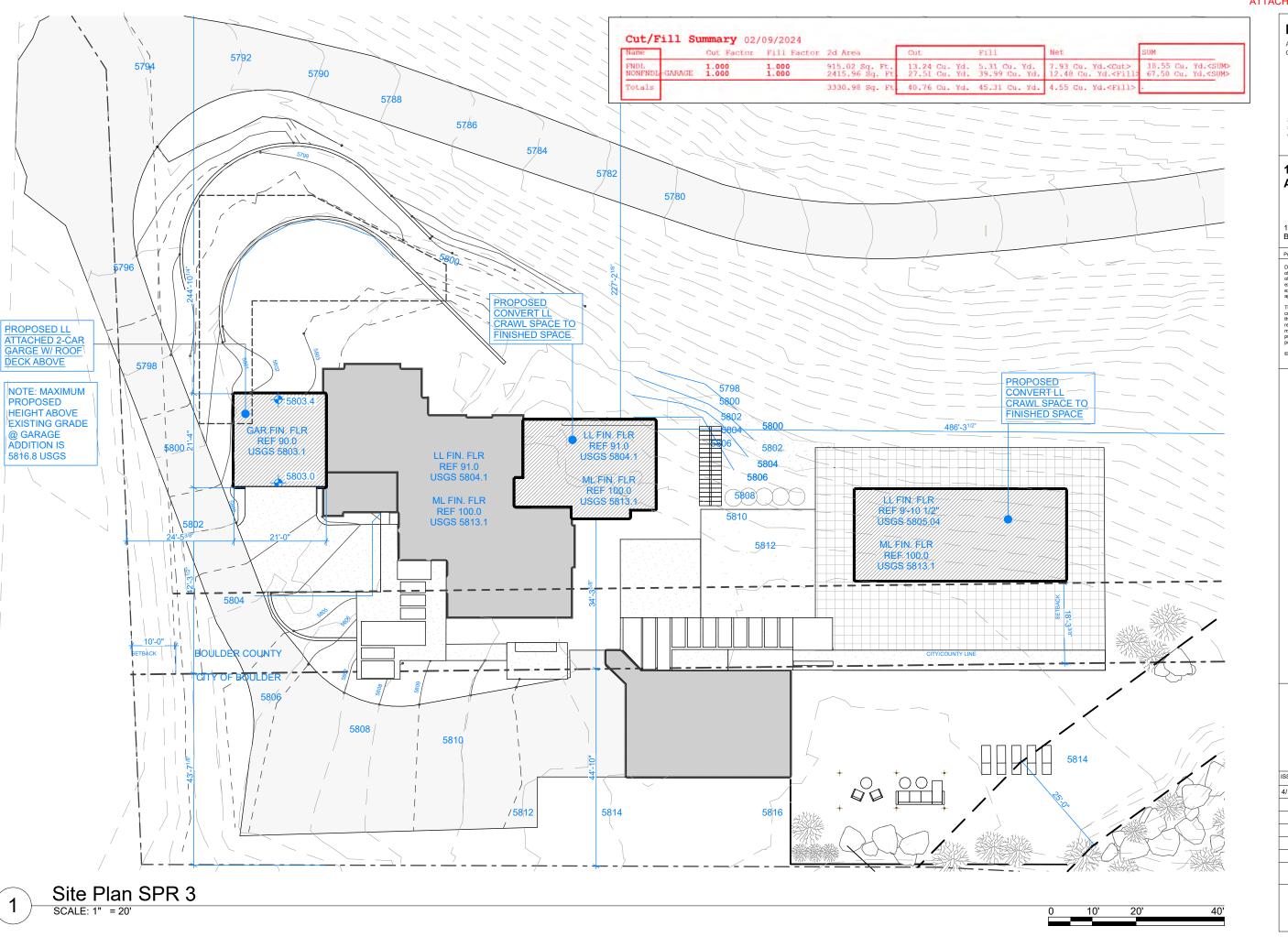
SPR 8 West Elevation SPR 9 North Elevation

## **VICINITY MAP**



4/1/24 SPR-W Cover Sheet





Dodd—Studio

Architecture + Community Design

> 303.440.7957 steve@dodd-studio.com dodd-studio.com

### 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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

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Architect Co

ISSUED: 4/1/24 SPR-W

Site Plan Detail

### ATTACHMENT A

### Dodd—Studio

Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

### 175 Bellevue Addition

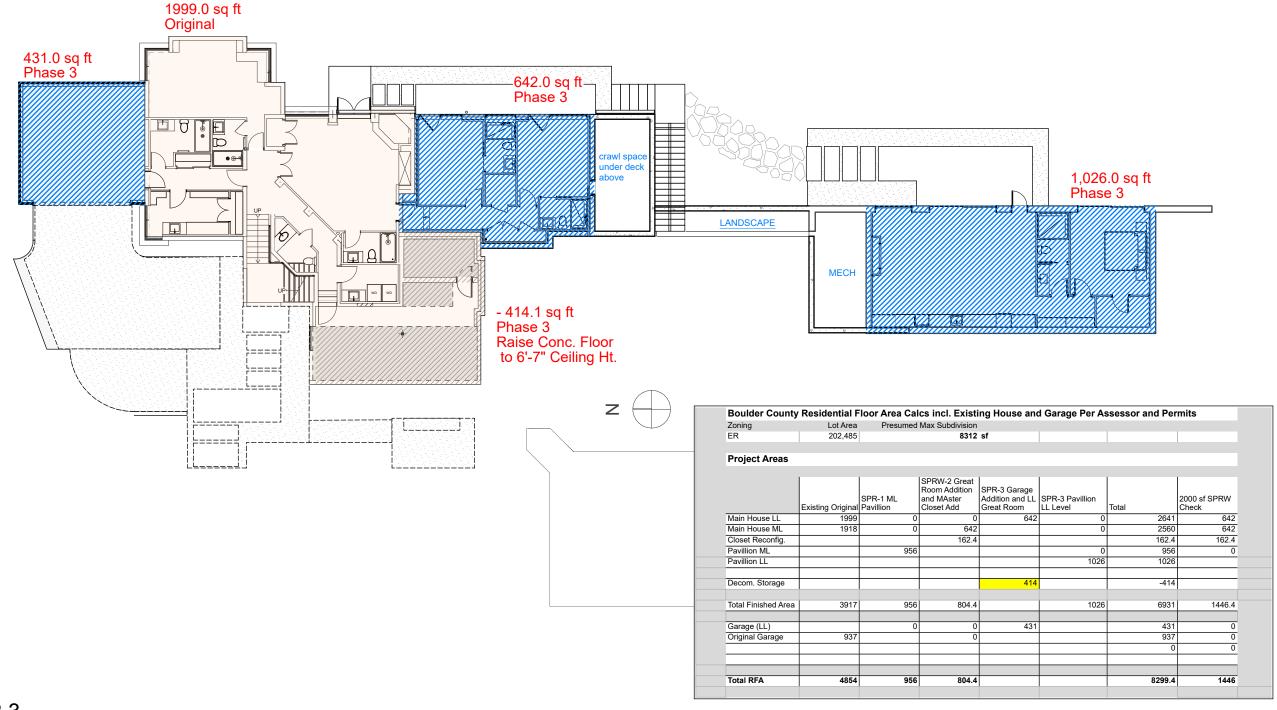
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© Architect Co



ISSUED:

32'

4/1/24 SPR-W

LL Area Plan

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303.440.7957 steve@dodd-studio.com dodd-studio.com

### 175 Bellevue Addition

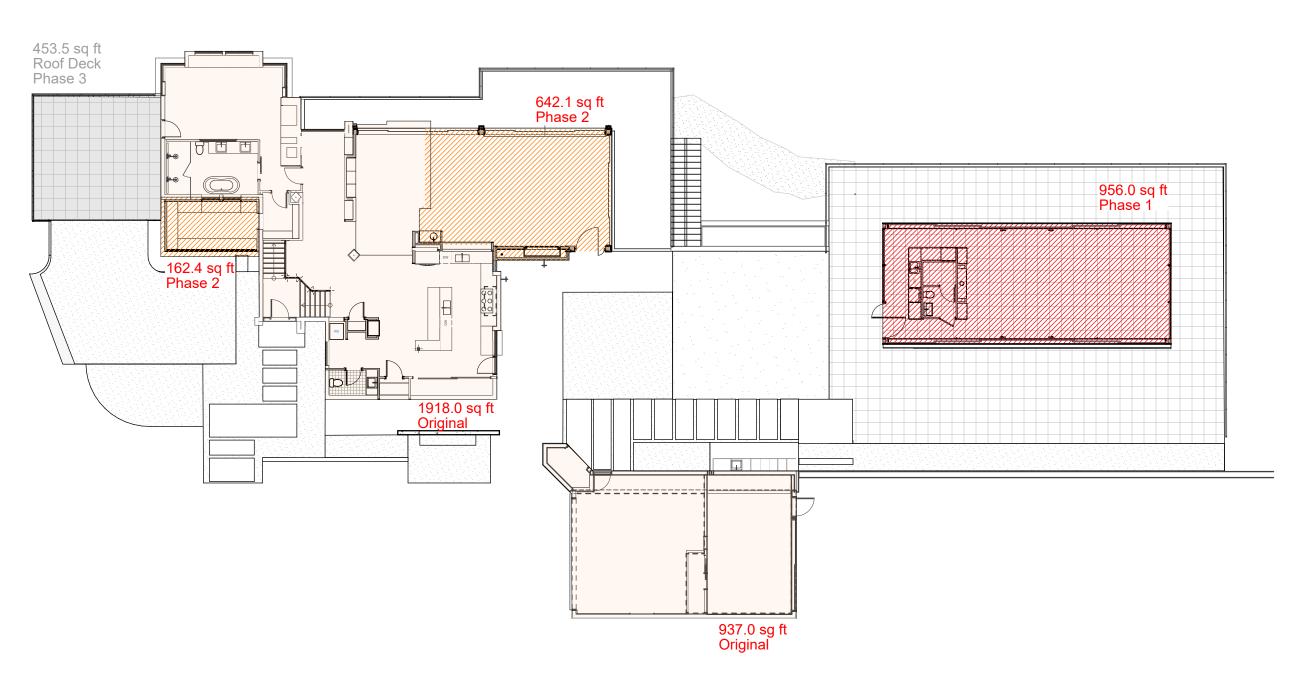
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© Architect C



ISSUED:

32'

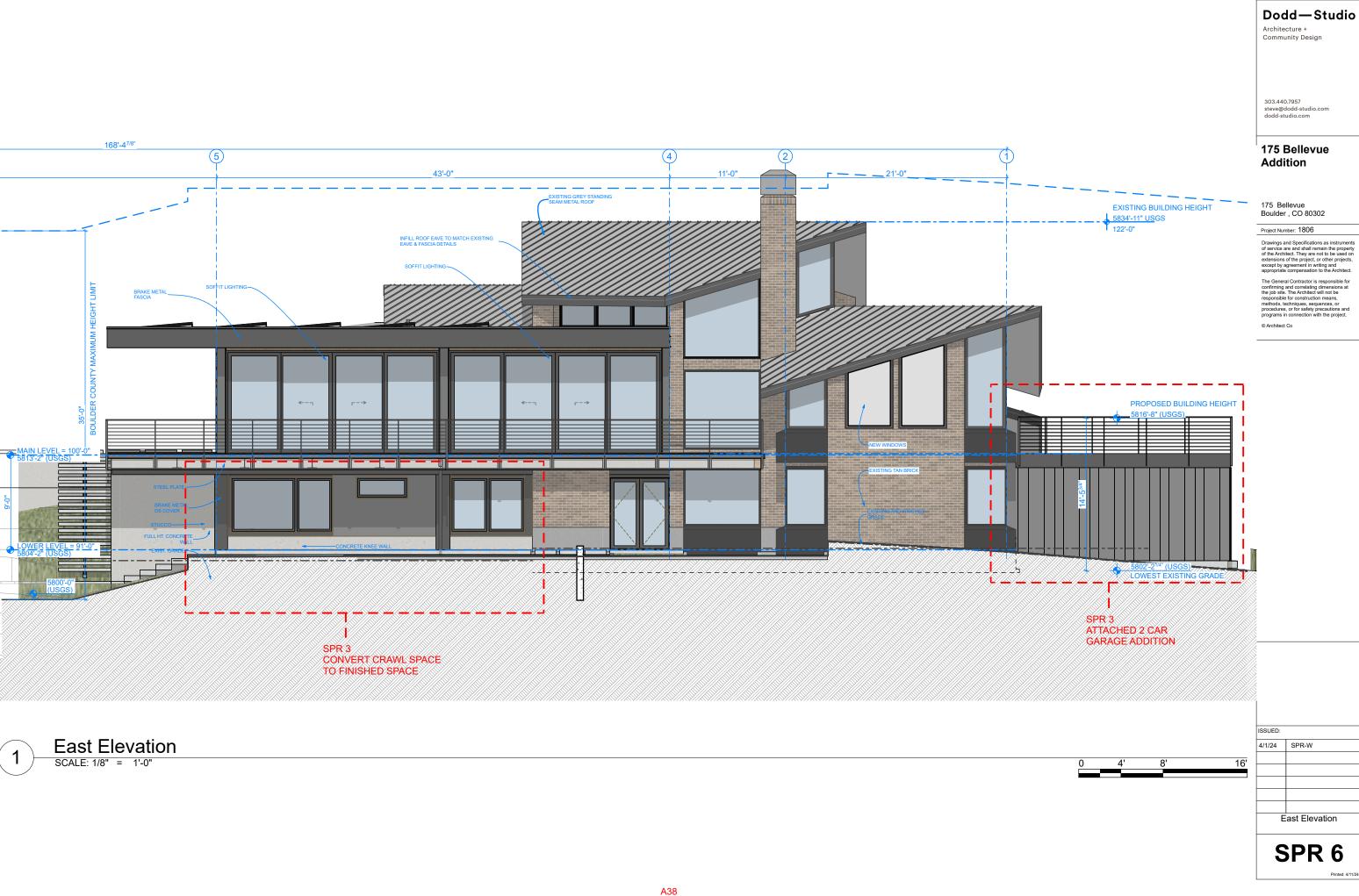
4/1/24 SPR-W

ML Area Plan

SPR 5

Work labeled "Original", "Phase 1", and "Phase 2"

has been approved under separate SPR and is either completed or been issued a permit and under construction



### ATTACHMENT A

### Dodd—Studio

Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

### 175 Bellevue Addition

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ISSUED: 4/1/24 SPR-W

South Elevation



### (B) (C) 13'-0" 12'-4" 12'-4" EXISTING GREY STANDING SEAM METAL ROOF -EXISTING HOUSE EXIST. BLDG HT 5834'-11" USGS 12'-2" TOP OF PLATE ML Floor 5813'-2" USGS EXISTING AND FINISHED GRADE LL Floor 5804'-2" USGS SPR 3 ATTACHED 2 CAR GARAGE ADDITION North Elevation SCALE: 1/8" = 1'-0"

### ATTACHMENT A

### Dodd—Studio

Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

### 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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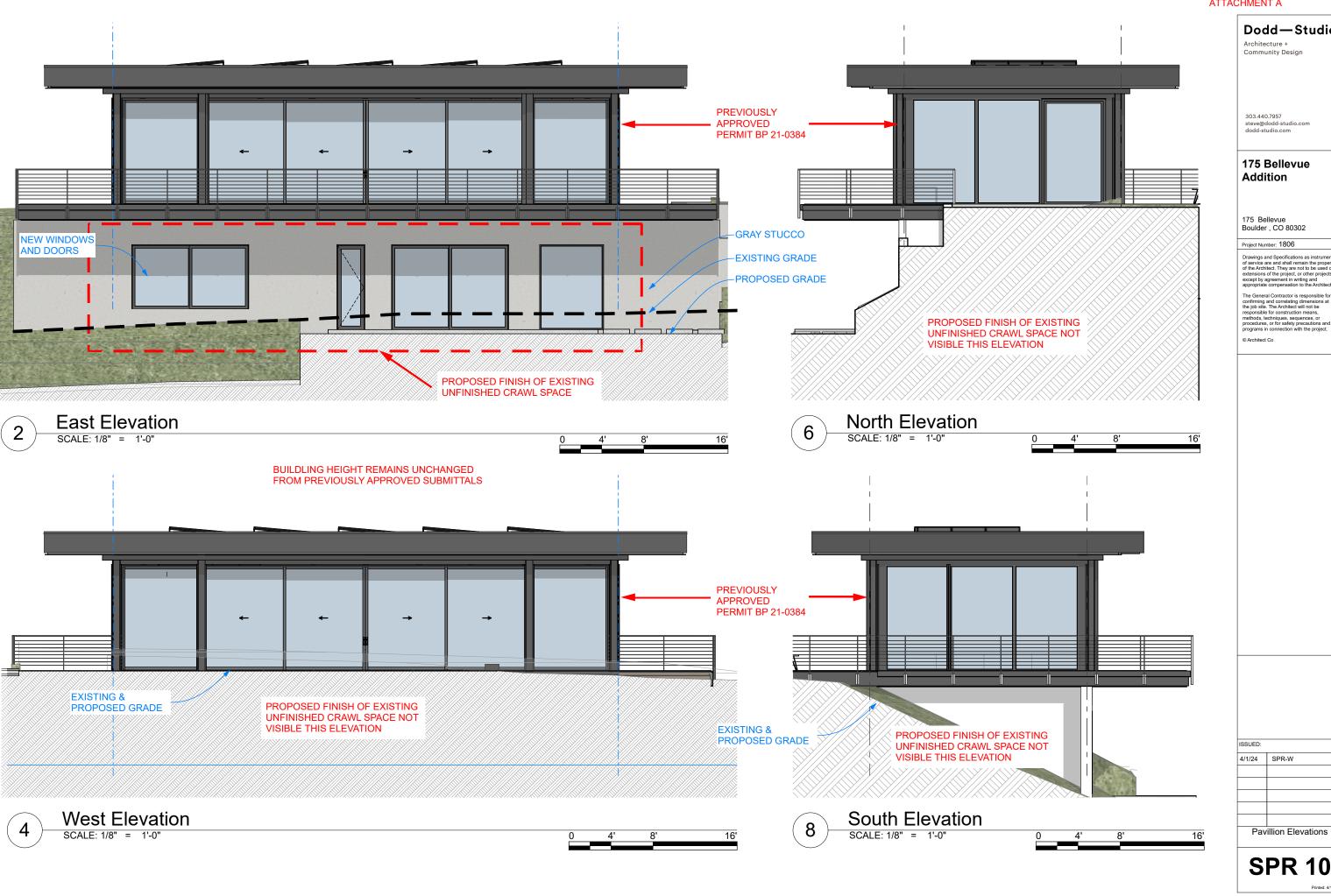
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1SSUED: 4/1/24 SPR-W

North Elevation

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View from SE SCALE: 1:6.87



View from NE SCALE: 1:6.87



3 View from NW
SCALE: 1:6.87



4 View from NE
SCALE: 1:6.83

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> 303.440.7957 steve@dodd-studio.com dodd-studio.com

### 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

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Architect Co

ISSUED:

4/1/24 SPR-W

Renderings

# MARIPOSA AVE BLUEBELL AVE KING AVE SIERRA DR

### VICINITY MAP (NTS)

### **GENERAL NOTES:**

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

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

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

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

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

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

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

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

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

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

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

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

### BERG RESIDENCE GARAGE ADDITION

175 BELLEVUE DRIVE, BOULDER, COLORADO 80302

## SITE GRADING, EROSION CONTROL AND REVEGETATION PLAN

SHEET INDEX

C0.0 COVER SHEET

C1.0 GRADING, EROSION CONTROL & REVEGETATION PLAN

C1.1 SITE DETAILS

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

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

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

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

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

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

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

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

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

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

### **REVEGETATION AND EROSION CONTROL NOTES:**

PERMANENT LANDSCAPING WILL INCLUDE SEEDING, SODDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS.

NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON—IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE MUNICIPALITY WITH ADDITIONAL LANDSCAPING PLANTINGS. GROUND COVER. AND DETAILS BY THE LANDSCAPE ARCHITECT OR OWNER.

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

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

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

REFER TO BOULDER COUNTY STANDARDS FOR ADDITIONAL DETAILS:

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

https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p13-revegetation.pdf https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p11-suggested-native-plants-for-horticultural-use-front-range.pdf

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT:

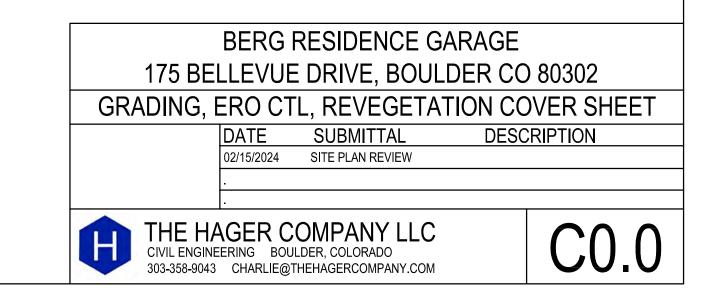
NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY MITIGATE ISSUES BEFORE THEY OCCUR AND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

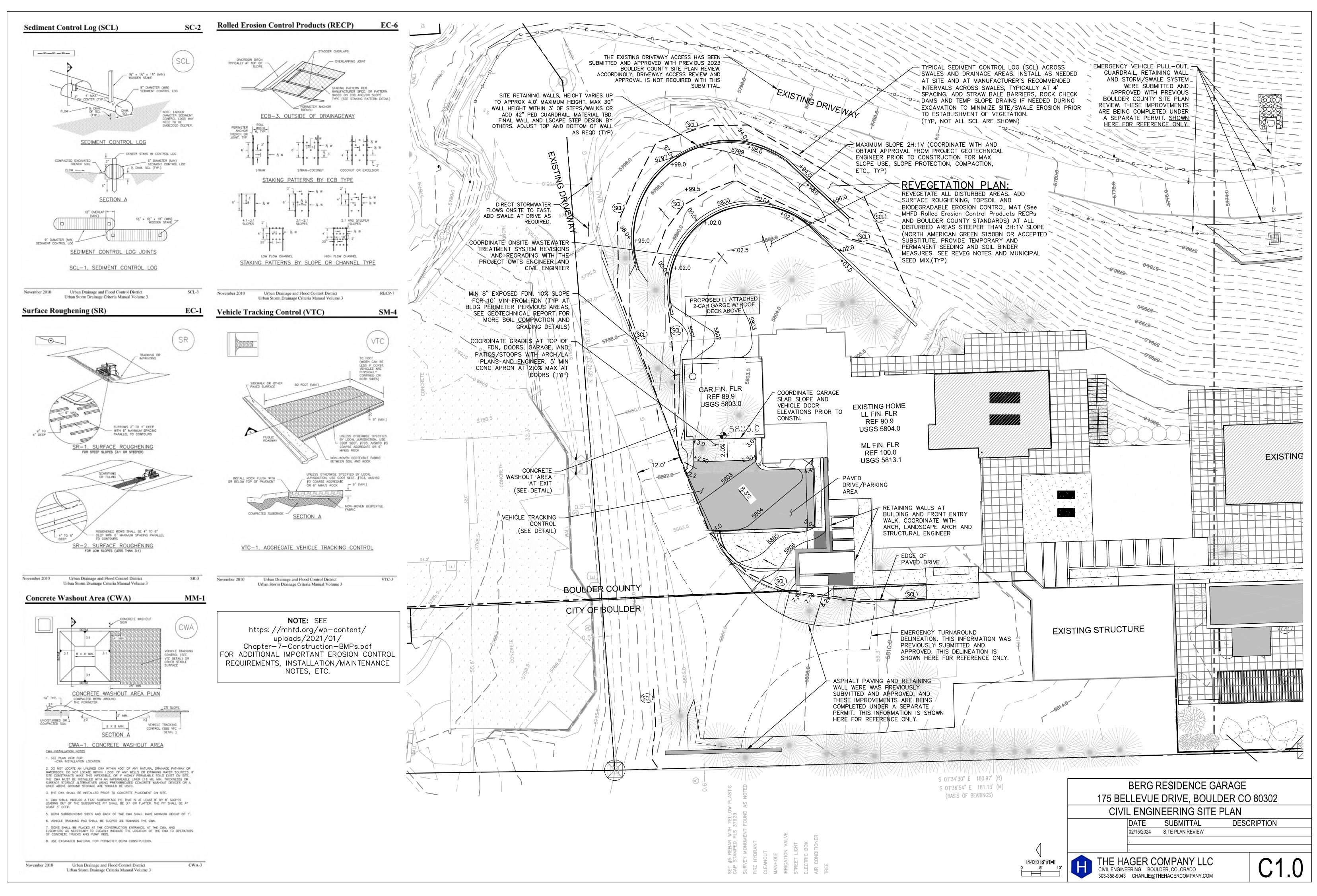
PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION CONTROL PLAN.
IMPLEMENTING, SUPPLEMENTING, AND MAINTAINING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION
EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

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

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

( HTTPS: //MHFD.ORG/WP-CONTENT/UPLOADS/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF )





### Dodd — Studio

Site Plan Review/Waiver- Project Narrative for 175 Bellevue

May 20, 2024

1301 Walnut Street

Suite 101

To: Boulder County

Boulder, CO 80302

T 303.440.7957

Re: SPR-W request for 175 Bellevue Existing Home

steve@dodd-studio.com

www.dodd-studio.com

### **Summary**

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

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

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

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

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

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

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

A detailed discussion of specific review criteria follows:

### Site Plan Review:

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

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

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

- 4. The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the 2003 Urban-Wildland Interface Code; NFPA / 80A, 299, 1231; 2003 International Fire Code; and the 2003 International Building Code. The site is in the high risk wildfire area and the new residential addition will be designed to comply with the Urban-Wildland Interface Code. A key design strategy is having the building materials non-flammable or treated to be fire resistant per the Ignition-Resistant Construction code per section R327 of the 2015 Boulder County Building Code amendments for one and two family dwellings.
- 5. The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. Existing drainage flows will not be adversely affected by the proposal. Water quality and erosion control measures during construction will be required at Building Permit, and the existing water quality and drainage patterns will remain intact after construction. A full grading and drainage plan will be provided at Building Permit submittal.
- 6. The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. The Location of the proposed addition minimizes any additional site disturbance on the property and keeps the balance of the 4.64 acre site undisturbed and in its current state.
- 7. The development shall avoid flash flood corridors, alluvial fans, floodplains, and unique geologic, geomorphic, paleontological, or pedologic features, as identified in the Comprehensive Plan or through the site plan

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

- 8. The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**
- 9. The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies.**
- 10. The development shall not have a significant negative visual impact on the natural features or neighborhood character of the surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**
- 11. The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, oversized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use. The Addition is designed to have no additional grading beyond the exempt 10' from the structure's perimeter. The addition will not trigger the Limited Impact Special Review.

- 12. Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. A revegetation plan, erosion control plan, and grading/drainage plan will be provided at Building Permit.
- 13. The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County. The protection of Natural Landmarks and Natural Areas shall also be extended to their associated buffer zones. Development within or affecting such Landmarks or Areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**
- 14. Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure. **Not Applicable.**
- 15. The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code. **Complies.**

### Walker, Samuel

From: Lowrey, David <lowreyd@bouldercolorado.gov>

**Sent:** Monday, June 3, 2024 11:09 AM

To: Walker, Samuel

**Subject:** [EXTERNAL] FW: Referral Packet for SPR-24-0026: Berg Additions at 175 Bellevue Drive

No issues with this from Boulder Fire.

### David Lowrey Division Chief\Fire Marshal



O:303.441.4356
<a href="mailto:location-style="mailto:location-style="mailto:location-style="mailto:location-style="mailto:location-style">location:location-style="mailto:loc

From: Duchi, Trevor <tduchi@bouldercounty.gov>

**Sent:** Friday, May 31, 2024 11:31 AM

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

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

Please <u>click here</u> for the referral packet for *SPR-24-0026: Berg Additions at 175 Bellevue Drive*.

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

Thank you,



Trevor Duchi (he/him/his)| Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

tduchi@bouldercounty.gov | (303) 441-3930 | www.boco.org/cpp

My usual working hours are Monday-Friday, 8:00 a.m.-4:30 p.m.

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



### **Community Planning & Permitting**

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

### **Building Safety & Inspection Services Team**

### **MEMO**

**TO:** Sam Walker, Planner II

FROM: Michelle Huebner, Plans Examiner Supervisor

**DATE:** June 4, 2024

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

Location: 175 Bellevue Drive

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

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

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

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

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

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

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

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

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

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 <a href="mailto:building@bouldercounty.org">building@bouldercounty.org</a>



### 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

> County Health and Parks Departments, FPD **MEMO TO:**

FROM: Sam Walker, Planner II

DATE: May 31, 2024

RE: Site Plan Review application SPR-24-0026

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

Site Plan Review to construct three basement additions for a total Request:

residential floor area of 8,299 sq. ft. where the presumptive size

maximum is 8,312 sq. ft.

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

Zoning: Estate Residential (ER) Zoning District

Owner/

Applicant: Gary Berg Agent: Steve Dodd

Please return responses by June 19, 2024.

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

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

X We have reviewed the proposal and have no conflicts. Letter is enclosed. Signed Name Lulin Penfold LuAnn Penfold Printed Name Agency or Address Mountain View Fire District 06-05-24 Date

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



### Right of Way & Permits

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

June 17, 2024

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

Attn: Sam Walker

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

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

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

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy

Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com



### **Community Planning & Permitting**

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

June 17, 2024

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

Team – Zoning

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

Team - Access & Engineering

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

**HOLD REQUEST** 

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

1. Plans submitted for permitting do not demonstrate how drainage will be managed across the site.

Furthermore, plans submitted by the applicant do not clearly indicate existing and proposed contours, total area of disturbance, and earthwork calculations of the entire parcel development. Specifically, the submitted application must include without limitation:

- a. The private driveway and borrow ditch earthwork calculations.
- b. Proper information regarding the retaining walls, such as top-of-wall and bottom-of-wall elevations and construction details, including footers and materials.
- c. The emergency pullout and turnaround area information that must meet the Boulder County Multimodal Transportation Standards (Standards).
- d. The removal and relocation of the On-site Water Treatment System (OWTS).
- 2. During a site visit June 4, 2024, staff observed that the existing private driveway is failing, demonstrating susceptible landslide possibility to the east. Driveway improvements will need to mitigate the observed failure and provide updated grading calculations.

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

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

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

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

This concludes our comments at this time.



### City of Boulder Open Space & Mountain Parks

2520 55<sup>th</sup> St. | Boulder, CO 80301; 303-441-3440 http://www.osmp.org

### **MEMORANDUM**

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

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

Date: 6/19/2024

Re: Docket SPR-24-0026

Berg Additions Structures Site Plan Review

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

### **Open Space Adjacent**

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

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

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

### **City Waterline**

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

### Viewshed

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

### **Native Plants**

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

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

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

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

Following are some sources of information about the use of local native plants in landscaping: <a href="https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants">https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants</a> 0408.pdf

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

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

### **Visual Impact**

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

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



### Public Health Environmental Health Division

June 21, 2024

TO: Staff Planner, Community Planning and Permitting

FROM: Carl Job, Environmental Health Specialist

SUBJECT: SPR-24-0026: Berg Additions

OWNER: BERG

PROPERTY ADDRESS: 175 BELLEVUE DRIVE

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

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

### **OWTS:**

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

This concludes comments from the Public Health - Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: <a href="www.SepticSmart.org">www.SepticSmart.org</a>. If you have additional questions about OWTS, please do not hesitate to contact HealthOWS@bouldercounty.org

Cc: OWTS file, owner, Community Planning and Permitting



### Parks & Open Space

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

**TO:** Sam Walker, Community Planning & Permitting Department

**FROM:** Ron West, Natural Resource Planner

**DATE:** June 25, 2023

**SUBJECT:** Docket SPR-24-0026, Berg, 175 Bellevue Drive

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

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

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

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

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



### **Community Planning & Permitting**

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

### Wildfire Mitigation Team

### **MEMO**

TO: Sam Walker, Planner II

**FROM:** Kyle McCatty, Senior Wildfire Mitigation Specialist Supervisor

**DATE:** October 28, 2024

**RE:** Site Plan Review application SPR-24-0026

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

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

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

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

### **Site Location**

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

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

Claire Levy County Commissioner

Marta Loachamin County Commissioner

Ashley Stolzmann County Commissioner

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

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

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

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

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

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

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

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

### **Defensible Space**

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

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

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

### **Emergency Water Supply**

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

### **Emergency Vehicle Clearance**

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

### Timeline

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

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

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

material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the <u>Boulder County Multimodal Transportation Standards</u>.

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

### **Community Planning & Permitting**

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

December 23, 2024

TO: Samuel Walker, Planner II; Community Planning & Permitting, Development

Review Team - Zoning

FROM: Tim Oliver, Planner II; Community Planning & Permitting, Development Review

Team – Access & Engineering

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

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

1. The applicant submitted new grading and drainage plans that encompass the whole site.

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

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

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

- a. Reception No.'s: 00799876 recorded 12/24/1986, 90522297 recorded 1/7/1953, 90778274 recorded 3/2/1965, and 90778275 recorded 3/2/1965.
- b. A private drive within an existing access easement recorded 12/24/1986 at Rec. No. 00828316.
- 2. The revised plans show potential future grading and retaining walls in the proposed relocation of the OWTS. Retaining walls or series of walls greater than four feet in height, as measured from the bottom of the footer to the top of the wall, require building permits for construction.
  - At building permit, submit all relevant grading plans for the proposed location of the OWTS that include the height of any retaining walls used in this area. If they are greater than four feet in height, wall details must be designed and stamped by a qualified Colorado-licensed professional engineer.
- 3. The evaluation signed and stamped by BEST Engineering titled "Asphalt Driveway Evaluation for 175 Bellevue Drive Project No. 24-1166" dated September 12, 2024 observed that the following actions should be taken ensure the existing driveway continues to function safely and properly:
  - Stabilizing the driveway with temporary surfacing measures, in areas of high-severity distress
  - Resetting the curb stones that have rotated or settled.
  - Crack sealing on all longitudinal, transverse, and alligator cracks to prevent water ingress.

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

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

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

This concludes our comments at this time.

### Dodd — Studio

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

November 5, 2024

1301 Walnut Street

Suite 101

To: Boulder County

Boulder, CO 80302

T 303.440.7957

Re: SPR-24-0026 Review Comments

steve@dodd-studio.com

www.dodd-studio.com

### **Response to Staff Comments**

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

Responses to the above are as follows:

- 1) Slope Stability Please refer to the detailed response by Charlie Hager, civil engineer, included in the re-submittal documents. Mr. Hager has communicated extensively with Access and Engineering staff. A slope stability engineering firm, Best Engineering, was retained to evaluate the existing driveway conditions. In addition, Boulder County staff was unable to locate previously approved access and improvement drawings for the driveway, so those documents have been included in this re-submittal.
- 2) Proposed Window Visibility Extensive discussions with county staff regarding the visibility of the proposed lower level windows included email exchanges with Sam Walker and an on-site meeting with Wildfire Partners Kyle McCatty. There are competing concerns between visual screening provided by the existing mature evergreens and required wildfire mitigation measures. The general strategy agreed upon with Wildfire Partners includs removal of mature evergreen trees on the north side of the existing house and around the proposed garage, but retention of all existing live evergreens along the north and and west property lines as well as all existing evergreens east of the structures. Combined, the retention of these existing trees provides substantial

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

- 3) Removal of mature evergreens The original SPR submittal proposed removal of several mature evergreens east of the structures. Plans have been revised to retain all of the existing mature trees east of the structures. Removal of trees 14-20 enables retention of all exciting mature trees along the west and north property lines, providing a substantial visual screen at those locations.
- 4) Historic Landscape email discussions with Jessica Fassick have confirmed there are no concerns about the existing landscape design and no need to preserve any of it.
- 5) Poor coordination and incompleteness of drawings Architecture, Civil, and Landscape Plans have been fully coordinated and show the full extent of grading and improvements over the entire site, including the western portion of the property under City of Boulder jurisdiction. Two landscape plans (tree removal and planting) and one civil plan (grading and revegetation) are included in the re-submittal documents, including a revised cut and fill worksheet including site-wide grading in the county portion of the site. Grading includes creation of tree wells on the slope east of the structures to improve survivability of the proposed planting.

### **Original Written Statement**

### Summary

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

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

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

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

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

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

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

A detailed discussion of specific review criteria follows:

### Site Plan Review:

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

- 1. The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood. The proposed 431 sf garage addition and 1668 sf of building out existing lower levels is compatible with the general character of the defined neighborhood.
- 2. The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure. The intent of this proposal is to create an attached garage and add additional living area under the previous additions to make the existing home more livable to the homeowners. No additional bedrooms are proposed and will not impose undue burden on the public services and infrastructure of the area.
- 3. Plans for the proposed development have satisfactorily mitigated any geologic hazards, such as expansive soils, subsiding soils, questionable soils where the safe-sustaining power of the soils is in doubt, or contaminated soils, landslides, unstable slopes, rockfalls, and avalanche corridors, as identified in the Comprehensive Plan, or through the site plan review process. The proposal will mitigate any geological hazards by using a concrete foundation system designed by a licensed structural engineer and based on a soils report from a licensed geotechnical engineer.
- 4. The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the 2003 Urban-Wildland Interface Code; NFPA / 80A, 299, 1231; 2003

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

- 5. The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. Existing drainage flows will not be adversely affected by the proposal. Water quality and erosion control measures during construction will be required at Building Permit, and the existing water quality and drainage patterns will remain intact after construction. A full grading and drainage plan will be provided at Building Permit submittal.
- 6. The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. The Location of the proposed addition minimizes any additional site disturbance on the property and keeps the balance of the 4.64 acre site undisturbed and in its current state.
- 7. The development shall avoid flash flood corridors, alluvial fans, floodplains, and unique geologic, geomorphic, paleontological, or pedologic features, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such hazards may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonable or necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**
- 8. The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director,

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

- 9. The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies.**
- 10. The development shall not have a significant negative visual impact on the natural features or neighborhood character of the surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**
- 11. The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, oversized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use. The Addition is designed to have no additional grading beyond the exempt 10' from the structure's perimeter. The addition will not trigger the Limited Impact Special Review.
- 12. Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. A revegetation plan, erosion control plan, and grading/drainage plan will be provided at Building Permit.
- 13. The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County. The protection of Natural Landmarks and Natural Areas shall also be extended to their

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

Complies

- 14. Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure. **Not Applicable.**
- 15. The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code. **Complies.**

### NORTH GARAGE ADDITION 11/05/2024

### **Grading Calculation**

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

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

### **Earth Work and Grading**

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

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

### **Earth Work and Grading Worksheet:**

	Cut	Fill	Subtotal
Driveway and Parking Areas	0 CY	0 CY	0 CY
Berm(s)	0 CY	0 CY	0 CY
Other Grading ENTRY & CENTRAL LAWN, SOUTH AREA, OWTS, TREE PADS	59 CY	142 CY	201 CY
Subtotal	59 CY	59 CY 142 CY	
* If the total in Box 1 is g is required.	greater than 500 cubic ya	rds, then a Limited Impa	ct Special Review
	Cut	Fill	Total
Foundation	24 CY	10 CY	34 CY
	0 CY (ALL FDN CUT TO BE USED ONSITE)		

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

Excess Materials Transport Location:

### **Narrative**

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

### Is Your Property Gated and Locked?

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

### Certification

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

Signature	Print Name	Date

November 5, 2024

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

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

Hold Request Responses

Boulder County Access & Engineering Review Team,

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

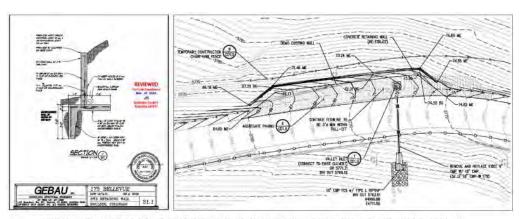
### **Hold Request Comments:**

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

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

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

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



EXCERPTS FROM PREVIOUSLY APPROVED "175 BELLEVUE BP-21-0384" SHOWING REQUESTED WALL HEIGHT INFORMATION, SWALE, ETC., SEE "175 BELLEVUE BP-21-0384" AND "AVA JOB NO. 3107-16" FOR MORE INFORMATION. WALL STRUCTURAL DETAILS AND WALL PERMIT WERE APPROVED AS A PART OF "175 BELLEVUE BP-21-0384" SHOWN FOR INFORMATIONAL PURPOSES ONLY, SEE RELEVANT 2021 PERMIT PLANS FOR CONSTRUCTION.

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

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

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

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

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

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

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

1. TEMPORARY MEASURES, GIVEN THE ONGOING CONSTRUCTION, WE RECOMMEND STABILIZING THE DRIVEWAY WITH TEMPORARY SURFACING MEASURES, SUCH AS ASPHALT PATCHING IN AREAS OF HIGH-SEVERITY DISTRESS, TO MAINTAIN ACCESSIBILITY FOR PASSENCER AND CONSTRUCTION VEHICLES.

2. CURB STONE RESETTING: THE CURB STONES THAT HAVE ROTATED OR SETTLED SHOULD BE RESET. THIS CAN BE ACHIEVED EITHER BY COMPACTING THE SHOULDER SOILS OR REMOVING A PORTION OF THE ASPHALT PAVEMENT AND RESETTING THE STONES ON A STABLE BASE. THIS WILL PREVENT FURTHER DISPLACEMENT AND IMPROVE EDGE SUPPORT,

3. DRAINAGE IMPROVEMENTS: ADDRESS THE POOR DRAINAGE ALONG THE UPHILL SIDE BY IMPROVING SWALES OR INSTALLING SURFACE DRAINS TO PREVENT PONDING, PROPER DRAINAGE WILL REDUCE WATER INFILITATION INTO THE PAVEMENT BASE, MITIGATING EDGE AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS, THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURE AND DELAY FURTHER DETERIORATION.

4. CRACK SEALING; PERFORM CRACK SEALING ON ALL LONGITUDINAL, TRANSVERSE, AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS, THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURE AND DELAY FURTHER DETERIORATION.

4. CRACK SEALING; PERFORM CRACK SEALING ON ALL LONGITUDINAL, TRANSVERSE, AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS, THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURAL INTEGRITY.

5. POST-CO

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

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

ATTACHMENT A
175 Bellevue Hold Request Response
October 5, 2024
Page 3 of 3

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

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

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

Sincerely,

The Hager Company LLC

By:

Charles R. Hager IV P.E.

Principal

Cc: Gary Berg, 175 Bellevue Owner

Steve Dodd, Architect

### ATTACHMENTS:

### Garage Addition Resubmittal Information:

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

### Previously Submitted and Approved:

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

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

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



### **Community Planning & Permitting**

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

June 17, 2024

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

Team – Zoning

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

Team - Access & Engineering

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

**HOLD REQUEST** 

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

1. Plans submitted for permitting do not demonstrate how drainage will be managed across the site.

Furthermore, plans submitted by the applicant do not clearly indicate existing and proposed contours, total area of disturbance, and earthwork calculations of the entire parcel development. Specifically, the submitted application must include without limitation:

- a. The private driveway and borrow ditch earthwork calculations.
- b. Proper information regarding the retaining walls, such as top-of-wall and bottom-of-wall elevations and construction details, including footers and materials.
- c. The emergency pullout and turnaround area information that must meet the Boulder County Multimodal Transportation Standards (Standards).
- d. The removal and relocation of the On-site Water Treatment System (OWTS).
- 2. During a site visit June 4, 2024, staff observed that the existing private driveway is failing, demonstrating susceptible landslide possibility to the east. Driveway improvements will need to mitigate the observed failure and provide updated grading calculations.

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

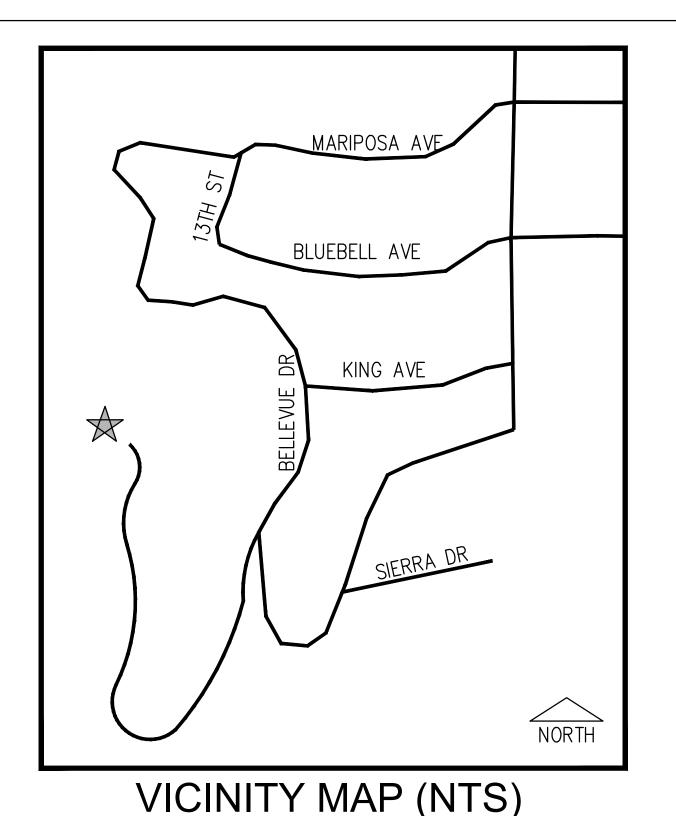
The Grading plan must clearly show the following information: existing and proposed contours for all approved and unapproved development improvements stamped by a qualified Coloradolicensed Professional Engineer.

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

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

This concludes our comments at this time.

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



# BERG RESIDENCE GARAGE ADDITION

175 BELLEVUE DRIVE, BOULDER, COLORADO 80302

# SITE GRADING, EROSION CONTROL AND REVEGETATION PLAN

SHEET INDEX

C0.0 COVER SHEET

C1.0 GRADING, EROSION CONTROL & REVEGETATION PLAN

C1.1 SITE DETAILS

### <u>GENERAL NOTES:</u>

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

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

- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY
- 4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY, UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
- 5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR TOWN APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. CONTINUOUS AND POINT DISCHARGE OF STORM FLOWS AND GROUNDWATER TO NEIGHBORING PROPERTIES IS NOT
- 7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- 8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC.. TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.

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

- 10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- 11. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- 12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- 13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- 14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS AT LEAST 80% ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY. COORDINATE WITH ENGINEER PLACEMENT OF PERMANENT, APPROPRIATELY—SIZED ROCK AT ALL PIPE OUTFALLS TO DISSIPATE FLOW ENERGY, REDUCE EROSION AND SPREAD FLOWS TO PROVIDE A WIDE. NATURAL SHEETFLOW TO PROPERTY OUTFALL.

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

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

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

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

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

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

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

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

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

1. TEMPORARY MEASURES: GIVEN THE ONGOING CONSTRUCTION, WE RECOMMEND STABILIZING THE DRIVEWAY WITH TEMPORARY SURFACING MEASURES, SUCH AS ASPHALT PATCHING IN AREAS OF HIGH-SEVERITY DISTRESS, TO MAINTAIN ACCESSIBILITY FOR PASSENGER AND CONSTRUCTION VEHICLES.

2. CURB STONE RESETTING: THE CURB STONES THAT HAVE ROTATED OR SETTLED SHOULD BE RESET. THIS CAN BE ACHIEVED EITHER BY COMPACTING THE SHOULDER SOILS OR REMOVING A PORTION OF THE ASPHALT PAVEMENT AND RESETTING THE STONES ON A STABLE BASE. THIS WILL PREVENT FURTHER DISPLACEMENT AND IMPROVE EDGE SUPPORT.

3. DRAINAGE IMPROVEMENTS: ADDRESS THE POOR DRAINAGE ALONG THE UPHILL SIDE BY IMPROVING SWALES OR INSTALLING SURFACE DRAINS TO PREVENT PONDING. PROPER DRAINAGE WILL REDUCE WATER INFILTRATION INTO THE PAVEMENT BASE. MITIGATING EDGE AND ALLIGATOR CRACKING.

4. CRACK SEALING: PERFORM CRACK SEALING ON ALL LONGITUDINAL, TRANSVERSE, AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS. THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURE AND DELAY FURTHER DETERIORATION.

5. POST—CONSTRUCTION PAVEMENT REPLACEMENT: ONCE THE CONSTRUCTION PROJECT IS COMPLETE, WE RECOMMEND FULL—DEPTH REMOVAL AND REPLACEMENT OF THE DRIVEWAY PAVEMENT. A NEW ASPHALT SECTION SHOULD BE CONSTRUCTED, INCLUDING THE FOLLOWING:

A. DRAINAGE UPGRADES: INSTALL IMPROVED DRAINAGE SWALES AND STRUCTURES TO PREVENT SURFACE WATER FROM COMPROMISING THE PAVEMENT'S STRUCTURAL INTEGRITY.

B. PILE SECTION COMPLETION: THE MISSING PILE AND LAGGING SECTION SHOULD BE INSTALLED TO REINFORCE THE SLOPE AND MAINTAIN PAVEMENT STABILITY.

C. CURB STOP INSTALLATION: INSTALL A CURB STOP ALONG THE DOWNHILL SIDE OF THE DRIVEWAY TO RETAIN THE ASPHALT AND PREVENT FURTHER EROSION OF THE SHOULDER.

### REVEGETATION AND EROSION CONTROL NOTES:

REVEGETATION AND PERMANENT STABILIZATION MEASURES:

PERMANENT LANDSCAPING WILL INCLUDE SEEDING, SODDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS.

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

BOULDER COUNTY REGULATION FOOTHILLS SEED MIX 5.500 FEET TO 7.000 FEET FLEVATION

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

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

REFER TO BOULDER COUNTY STANDARDS FOR ADDITIONAL DETAILS:

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

https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p13-revegetation.pdf
https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p11-suggested-native-plants-for-horticultural-use-front-range.pdf

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT:

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

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

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

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

( HTTPS: //MHFD.ORG/WP-CONTENT/UPLOADS/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF )

BERG RESIDENCE GARAGE ADDITION 175 BELLEVUE DRIVE, BOULDER CO 80302

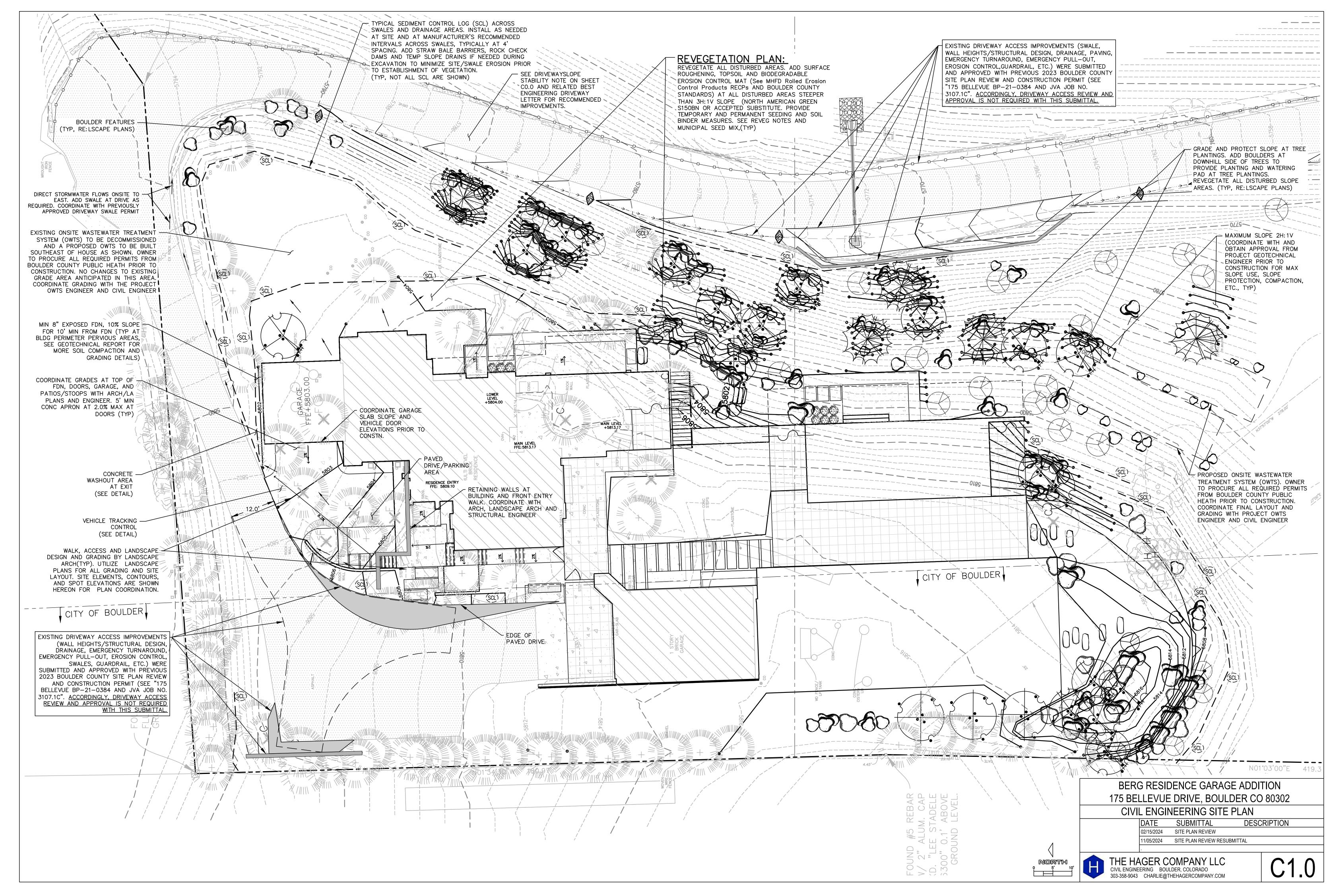
GRADING, ERO CTL, REVEGETATION COVER SHEET

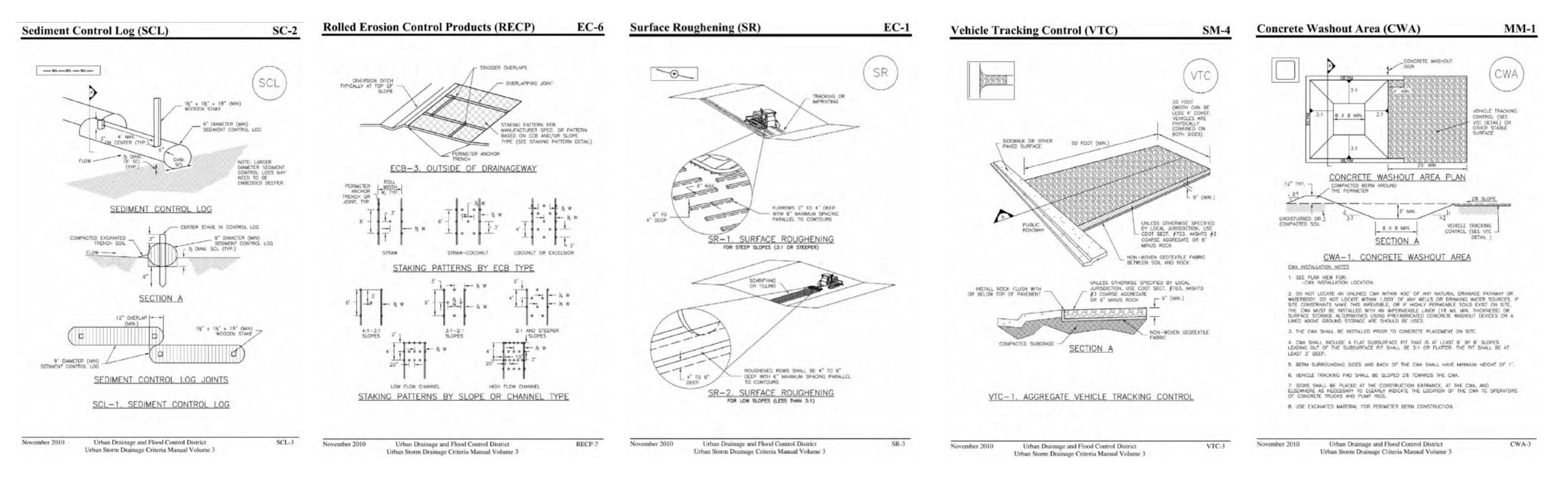
DATE SUBMITTAL DESCRIPTION

02/15/2024 SITE PLAN REVIEW

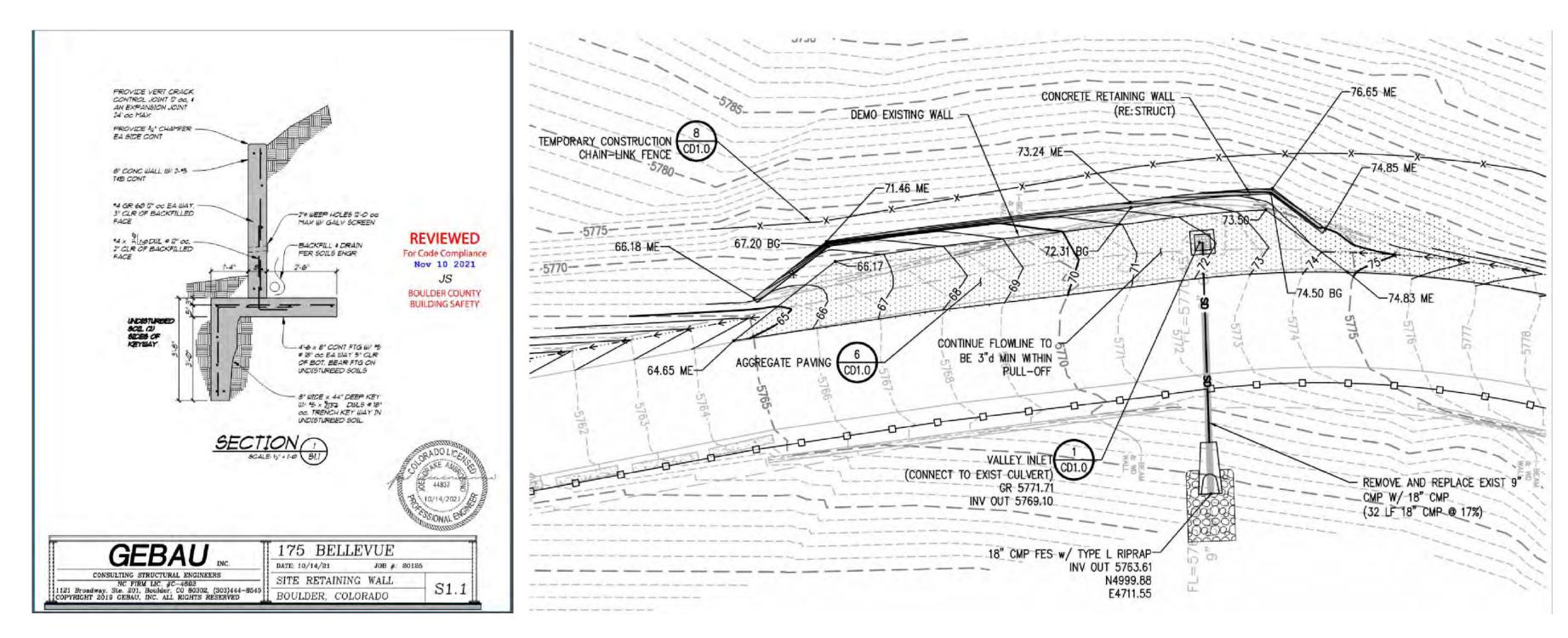
11/05/2024 SITE PLAN REVIEW RESUBMITTAL







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



EXCERPTS FROM PREVIOUSLY APPROVED "175 BELLEVUE BP-21-0384" SHOWING REQUESTED WALL HEIGHT INFORMATION, SWALE, ETC..

SEE "175 BELLEVUE BP-21-0384" AND "JVA JOB NO. 3107.1C" FOR MORE INFORMATION. WALL STRUCTURAL DETAILS AND WALL

PERMIT WERE APPROVED AS A PART OF "175 BELLEVUE BP-21-0384".

SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RELEVANT 2021 PERMIT PLANS FOR CONSTRUCTION.

BERG RESIDENCE GARAGE ADDITION							
175 BEI	175 BELLEVUE DRIVE, BOULDER CO 80302						
SITE DETAILS							
DATE SUBMITTAL DESCRIPTION							
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DATE SUBMITTAL DESCRIF
02/15/2024 SITE PLAN REVIEW
11/05/2024 SITE PLAN REVIEW RESUBMITTAL



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



September 12, 2024

Gary Berg 175 Bellevue Drive Boulder, Colorado 80302

Subject: Asphalt Driveway Evaluation

175 Bellevue Drive Boulder, Colorado 80302 Project No. 24-1166

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted, **BEST ENGINEERING** 

Matthew A. Best, P Principal Engineer

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

### NORTH GARAGE ADDITION 11/05/2024

### **Grading Calculation**

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

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

### **Earth Work and Grading**

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

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

### **Earth Work and Grading Worksheet:**

Material cut from foundation excavation (ALL FDN CUT TO be removed from the property)  BE USED ONSITE				
Foundation	Foundation 24 CY 10 CY		34 CY	
	Cut	Fill	Total	
* If the total in Box 1 is greater than 500 cubic yards, then a Limit is required.			ct Special Review	
Subtotal	59 CY	142 CY	201 CY Box 1	
Other Grading ENTRY & CENTRAL LAWN, SOUTH AREA, OWTS, TREE PADS	59 CY	142 CY	201 CY	
Berm(s)	0 CY	0 CY	0 CY	
Driveway and Parking Areas	0 CY	0 CY	0 CY	
	Cut Fill			

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

Excess Materials Transport Location:

### **Narrative**

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

### Is Your Property Gated and Locked?

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

### Certification

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

Signature	Print Name	Date

### **Previously Submitted and Approved:**

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

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

APPROVED

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

### **CONTACTS**

OWNER: GARY BERG
175 BELLEVUE DRIVE

GARY@THEACADEMYBOULDER.COM

CIVIL ENGINEER: JVA, INC
1319 SPRUCE STREET

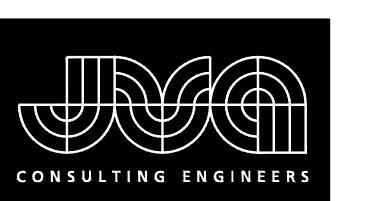
1319 SPRUCE STREET BOULDER, CO 80302 MARK ROCHELEAU, P.E. (303) 565-4886 MROCHELEAU@JVAJVA.COM

ARCHITECT:

1301 WALNUT STREET BOULDER, CO 80302

BOULDER, CO 80302

STEVE DODD (303) 440-7957 STEVE@DODD-STUDIO.COM



JVA, Inc.

Boulder, CO 80302 303.444.1951

1319 Spruce Street

www.jvajva.com

Boulder ● Fort Collins ● Winter Park
Glenwood Springs ● Denver

### DRAWING INDEX

SHEET NO.	<u>TITLE</u>
C0.0	COVER SHEET

D.1 LEGEND, NOTES, AND ABBREVIATIONS

C1.0 CIVIL SITE PLAN

C1.1 DETAILED CIVIL SITE PLAN

CD1.0 SITE DETAILS
CD1.1 SITE DETAILS

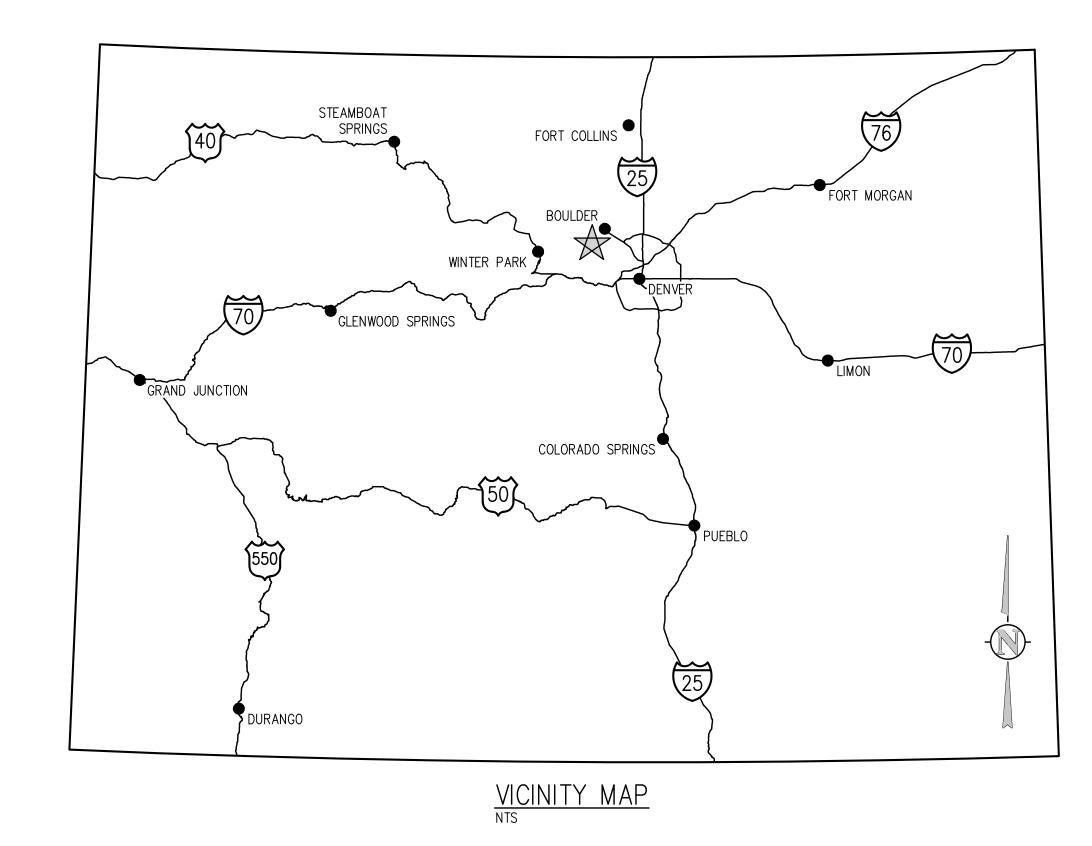
CE1.0 REVEGETATION AND EROSION CONTROL

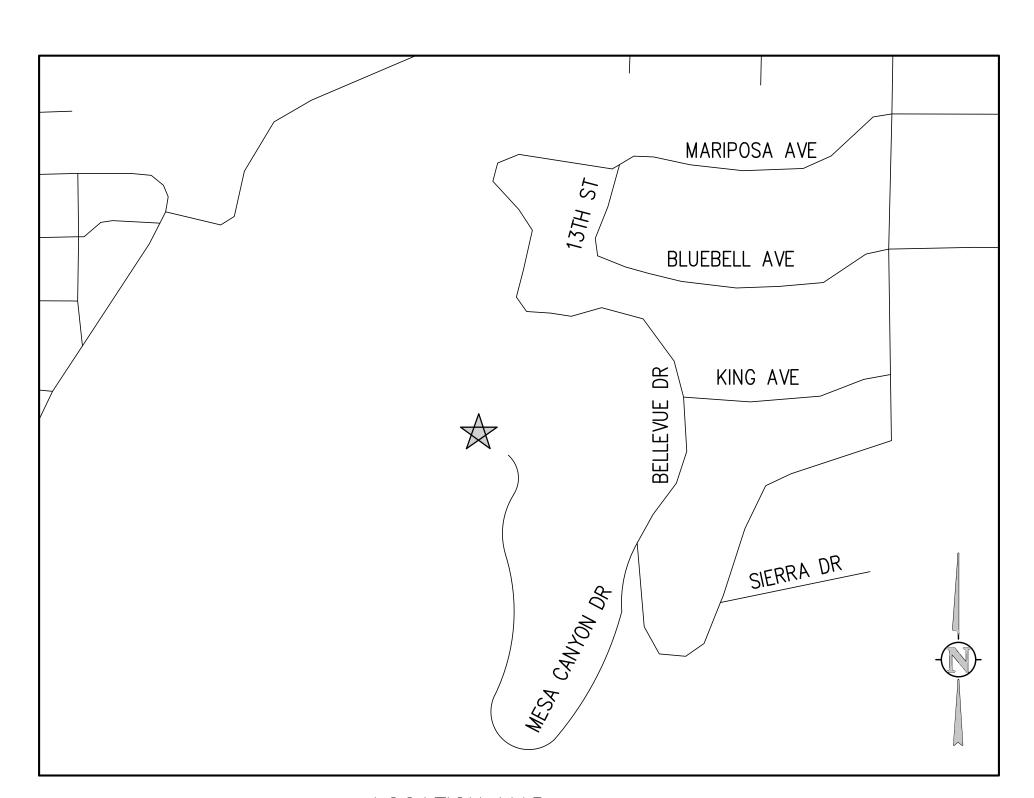
PLA

CE1.1 REVEGETATION AND EROSION CONTROL DETAILS

REVEGETATION AND EROSION CONTROL

CE1.2 REVEGET DETAILS





LOCATION MAP

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951

www.jvajva.com

Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

BERG RESIDENCE 175 BELLEVUE DR BOULDER, CO 80302 COVER SHEET

C0.0

BUILDING

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

HEATING. VENTILATION.

AIR CONDITIONING

HIGH WATER LINE

HIGHWAY

HYDRANT

WITHOUT

X SECT CROSS SECTION

WASTEWATER

YARD HYDRANT

WSE

WATER QUALITY CONTROL ELEVATION

WATER SURFACE ELEVATION

ELECTRONIC TRANSFORMER

HVAC

HWL

HYD

GENERAL NOTES

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

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

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

4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.

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

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.

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

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

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

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

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

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

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

14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY

EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY. 15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL

M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS

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

17. SURVEY INFORMATION:

DECIDUOUS TREE (TRUNK

BOULDER

DIAMETER/DRIP LINE RADIUS)

17.1. BENCHMARK INFORMATION: ELEVATIONS SHOWN ON THIS MAP ARE BASED ON ELEVATION DATA PROVIDED BY POWERS ELEVATION COMPANY, INC. AND FURTHER BASED ON CIT OF BOULDER BENCH MARK K-3, A #4 STEEL PIN 1.2 FEET BELOW GROUND LEVEL IN MONUMENT BOX LOCATED IN THE INTERSECTION OF BASELINE ROAD AND 14TH STREET. POWERS ELEVATION NAVD 1988 ELEVATION = 5559.44 FEET. THE CITY OF BOULDER PUBLISHED ELEVATION = 5559.31.

17.2. BASIS OF BEARINGS: BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF PARVEL 2, BEARS NO1°03'00"E AS MONUMENTED AND SHOWN

17.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

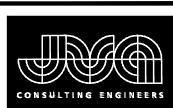
N5185.34 E4721.03 FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "LEE STADELE LS 26300" FLUSH W/ GROUND LEVEL

N5171.69 E4540.51 FOUND #5 REBAR FLUSH W/ GROUND LEVEL N4990.79 E4545.48 FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "LEE STADELE LS 26300" 0.1' ABOVE GROUND LEVEL

18. SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE—GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES.). TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION. VISIT HTTPS: //WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM FOR MORE INFORMATION.

**APPROVED** 

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



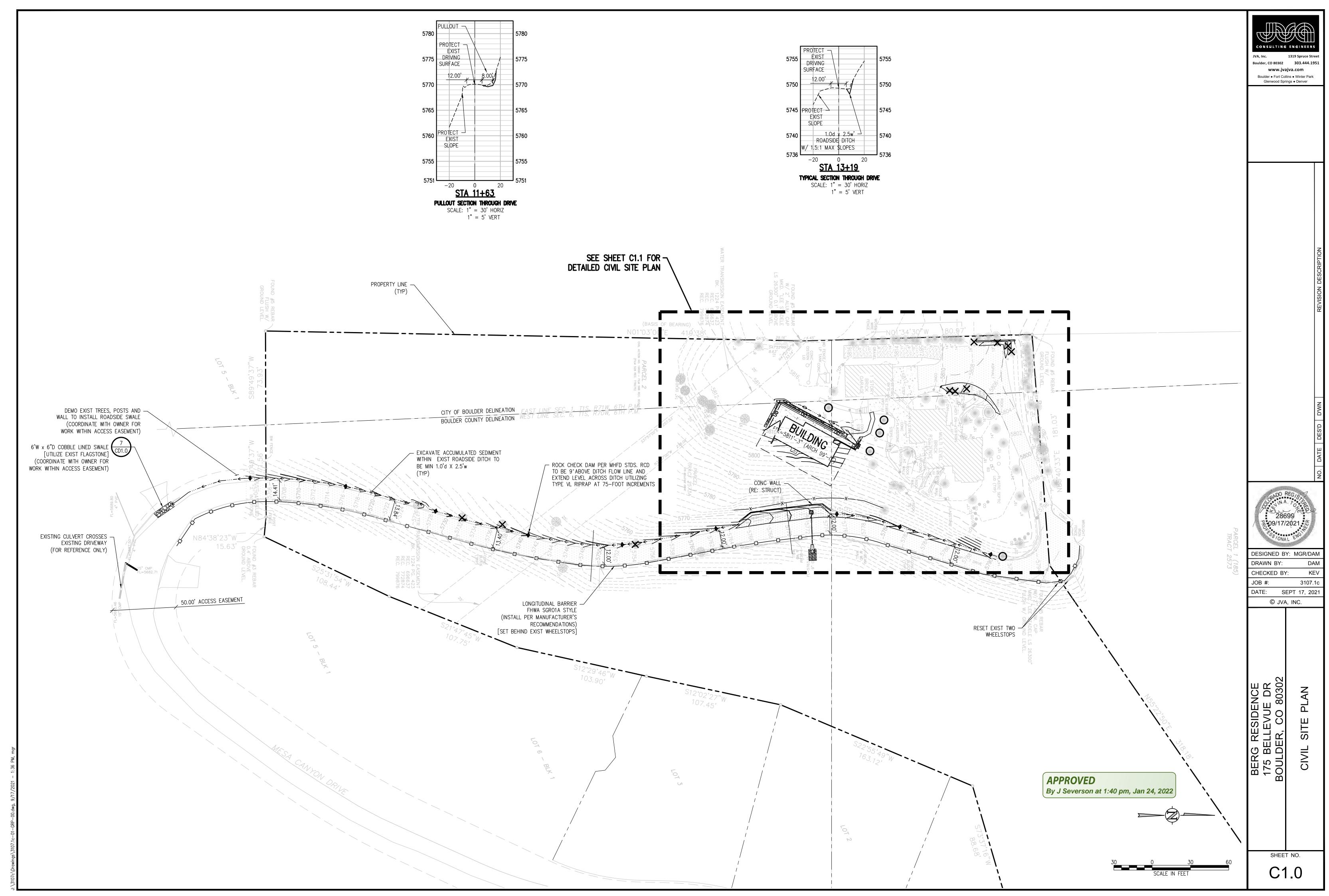
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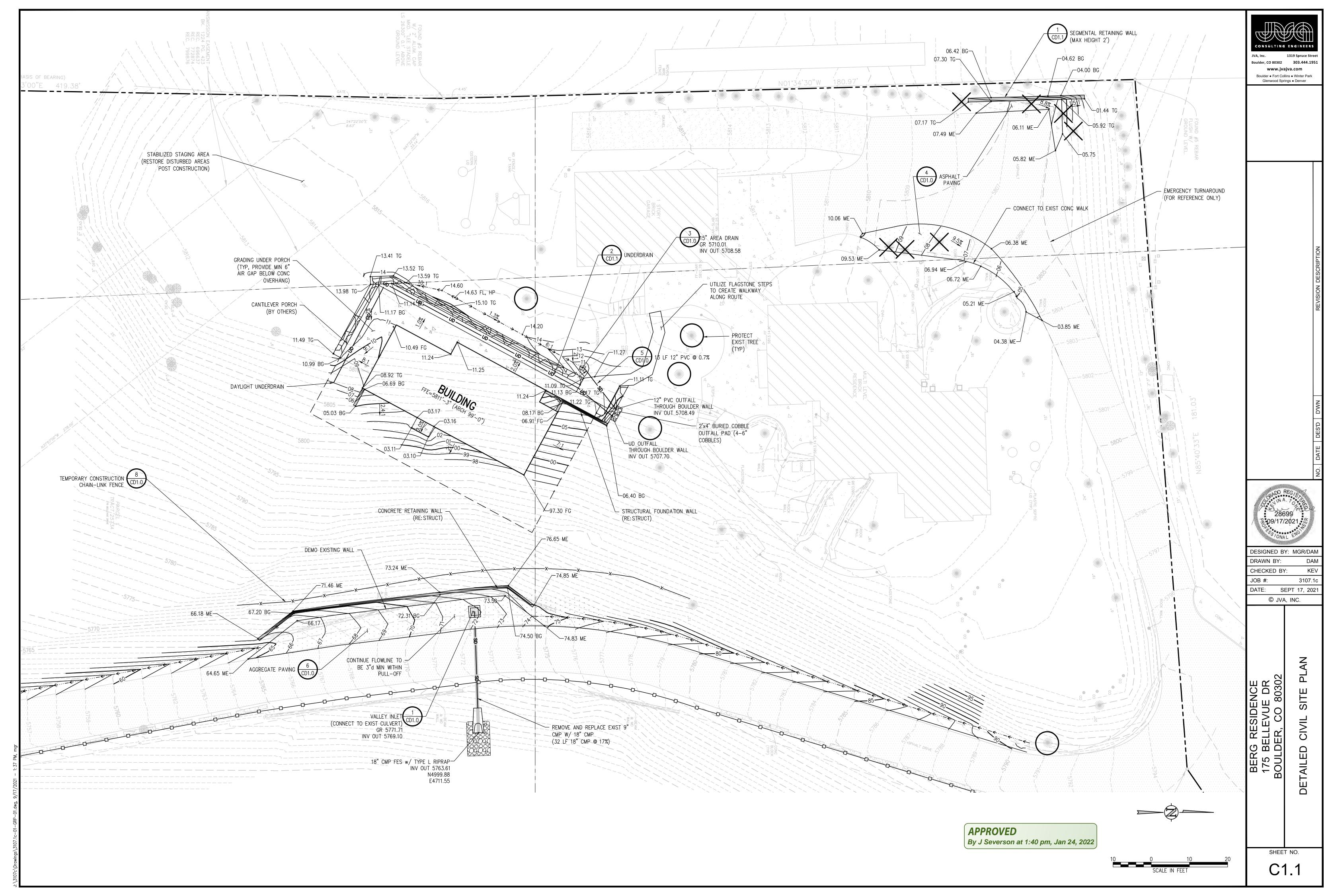
28699 09/17/2021

DESIGNED BY: MGR/DAN DRAWN BY: CHECKED BY: 3107.10 DATE: SEPT 17, 2021 © JVA, INC.

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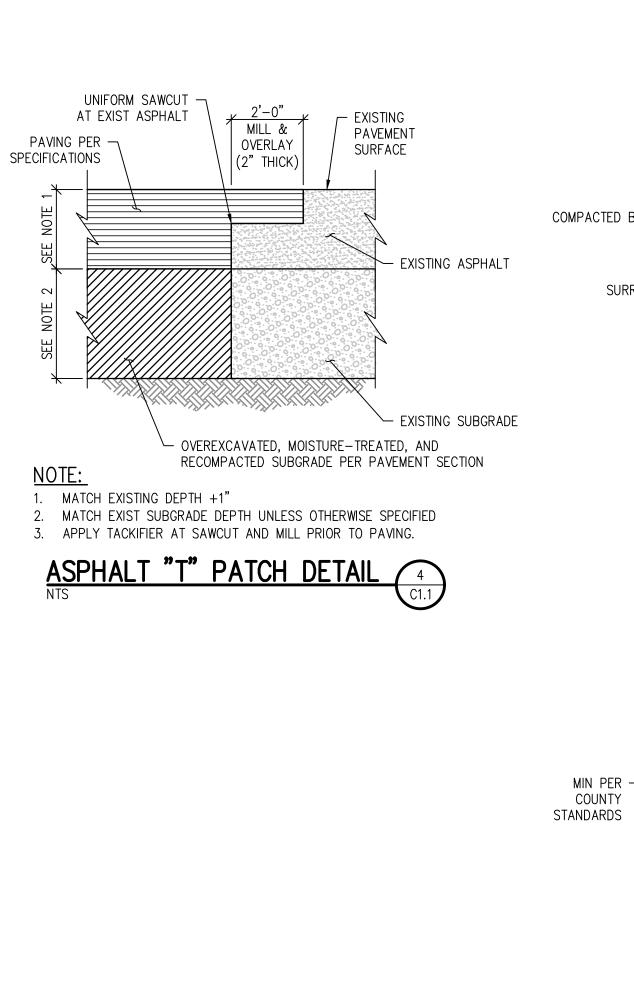
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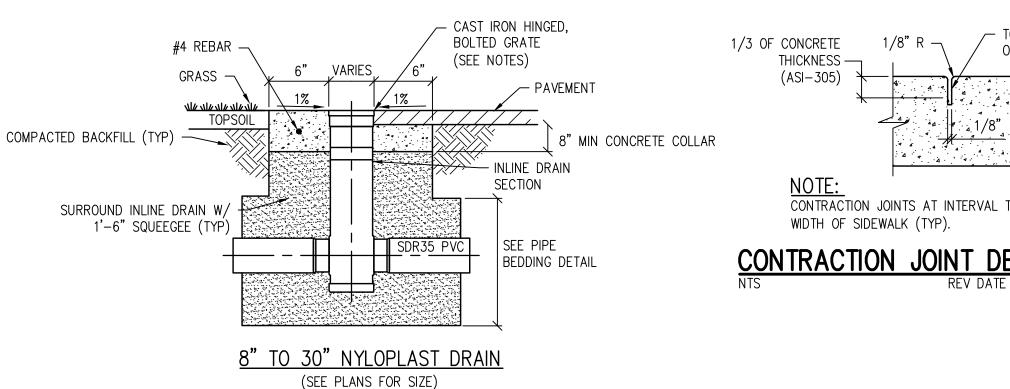
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1. AREA DRAIN COVER TO BE NYLOPLAST CAST HS-20 RATED BOLTED

WITH PEDESTRIAN RATED GRATES (1/4" MAX OPENING, TYPICAL).

AND HINGED GRATE OR APPROVED EQUAL IN TRAFFIC AREAS.

2. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED

- CDOT CLASS 6 ROAD BASE

OVEREXCAVATED, MOISTURE—TREATED AND

AGGREGATE PAVING SECTION DETAIL

END POST

HEIGHT

RECOMPACTED SUBGRADE PER GEOTECH ENGINEER

TENSION WIRE LINE POST

(TOP & BOTTOM)

- TOOLED JOINT OR SAWCUT CONTRACTION JOINTS AT INTERVAL TO MATCH **CONTRACTION JOINT DETAIL** 

IN OPEN FIELD

BACKFILL —

BEDDING MATERIAL PER SPECIFICATIONS

PROTECTION OF OTHER UTILITIES.

3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

FINISH

GRADE

NEW PAVEMENT SURFACE -

IN STREET

MATCH EXIST (MIN 6" ASPHALT

≫CÒMPACTED BACKFÌÌ

CMP/PVC

1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATE PER SPECIFICATIONS OR AS REQUIRED.

STORM SEWER PIPE BEDDING DETAIL 5

2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE

AND 6" CLASS 6 ROAD BASE)

- UNIFORM SAW CUT LINE

ASPHALT / CONCRETE

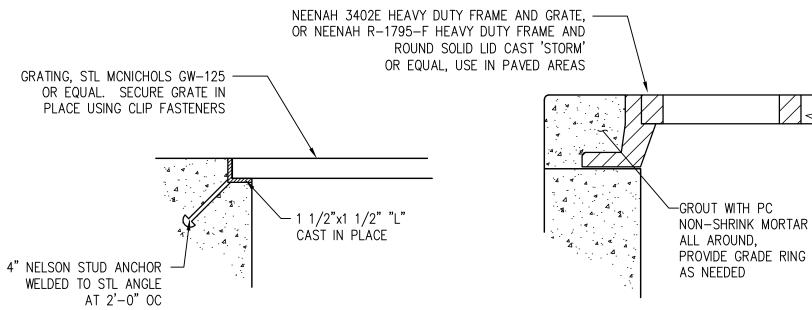
- EXISTING STREET SURFACE

– EXISTING BASE COURSE

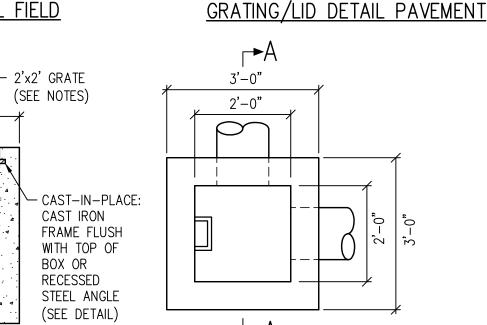
PRIOR TO PAVING

- UNDISTURBED SOIL

- NEW BASE COURSE (IF REQUIRED)



GRATING DETAIL FIELD



PLAN OF BOX INLET

ADD GROUT INVERT SECTION A-A (SLOPE TO DRAIN, TYP)

PRECAST:

ADD GROUT

OF GRATE

FLUSH WITH TOP

- 1. CONCRETE SHALL BE CDOT CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST AND SHALL CONFORM TO ASTM C478. PRECAST BOX IS SHOWN.
- 2. CAST-IN-PLACE CONCRETE WALLS SHALL BE 6" MIN THICKNESS WITH 3/4" CHAMFERED EDGES.
- 3. ALL WALLS AND BASE SHALL BE REINFORCED WITH #4'S @ 8" OC EACH WAY. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MIN CLEARANCE.
- 4. WHERE INLET IS INSTALLED IN TRAFFIC AREAS, ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS20 LOADING.

5. USE NEENAH 3402E CAST GRATING OR ACCEPTED SUBSTITUTE. 6. SEE PLAN FOR LOCATION AND SIZE OF PIPE. WHERE INLET IS INSTALLED IN PEDESTRIAN AREAS, A PEDESTRIAN/ADA GRATE SHALL BE USED (MAX 1/4" OPEN SPACING, IRONSMITH GRAY CAST GRATE 9032DR-24, McNICHOLS GCM-1-125 METAL BAR GRATING W/ CLIPS, OR ACCEPTED SUBSTITUTE)

. WHEN CONCRETE OR BITUMINOUS PAVING IS TO EXTEND TO THE EDGE OF THE INLET, USE NEENAH 3402E HEAVY DUTY FRAME AND GRATE, OR NEENAH R-1795-F HEAVY DUTY FRAME AND ROUND SOLID LID CAST 'STORM' OR EQUAL, REFER

8. PROVIDED EMBEDDED PLASTIC LADDER STEPS AT 18" VERTICAL SPACING FOR INLETS DEEPER THAN 4'. SEE PLASTIC STEP DETAIL.





**GENERAL NOTES:** 

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



BRACE RAILS

ROLL-

FORMED

STEEL

1.25 x 1.625

1.25 x 1.625

1.875 x 1.625

INCHES

LINE BRACE POST

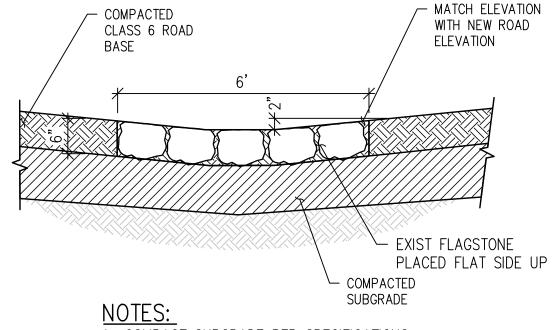
### VERTICALLY & AT 20" HORIZONTALLY. LIGHTENER OR TURNBUCKLE SYMBOL, (SEE DETAILS ON SHEETS 2 & 3)

- TYPE OF LINE POST (ROUND PIPE OR ROLL-FORMED STEEL) SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.
- → BRACE RAIL WILL NOT BE REQUIRED FOR 36",42" OR 48" FABRIC HEIGHTS. BRACE RAIL FOR FENCE WITH ROLL-FORMED STEEL ELEMENTS IS 12" BELOW THE TOP RAIL, (SEE SHEET 3).

## 2.25 3.00 x 1.625 3.5 x 3.5

# CHAIN LINK FENCE DETAIL 8

1.50



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

RIPRAP LINED PAN DETAIL

TOP RAIL TENSION BAND STRETCHER BAR TRUSS **FASTENERS** HOG RINGS (TOP & BOTTOM) ✓ GROUND LINE 7 GA. → TENSION POSTS TO BE EMBEDDED WIRE CONCRETE BASES CONC WING WALLS (SEE TABLE FOR DEPTH)

LINE POST

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

FENCE MATERIAL

- 10' MAX., ALL POST SPACING — -- 20' LINE BRACE SECTION, REQUIRED AT 400 FT. MAX. INTERVALS — --

$\Delta$ concrete base		△ CONCRETE BASE			FABRIC HEIGHT		CORNER & RACE POSTS	LI	NE POSTS	TOP &
TH	DIA.	DEPTH	DIA.		H	ROUND	ROLL-	ROUND	ROLL-	ROUND
INCHES INCHES				PIPE I.D.	FORMED STEEL	PIPE	FORMED	PIPE		
	10	28	1.0	1		1.0.	SIEEL	I.D.	STEEL	I.D.
•	12 12	40	12		FEET	IN	NCHES	IN	ICHES	
ROM BOTTOM OF CONCRETE BASE			J	3 THRU 6 > 6 THRU 8	2.5 2.5	3.5 x 3.5 3.5 x 3.5	1.5 2.0	1.875 x 1.625 1.875 x 1.625	1.25 1.25	

2.5

> 8 THRU 12

**APPROVED** 

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

09/17/2021

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SEPT 17, 2021

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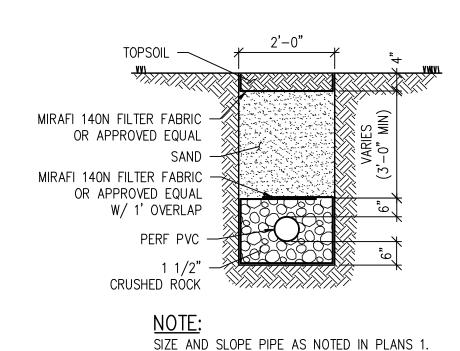
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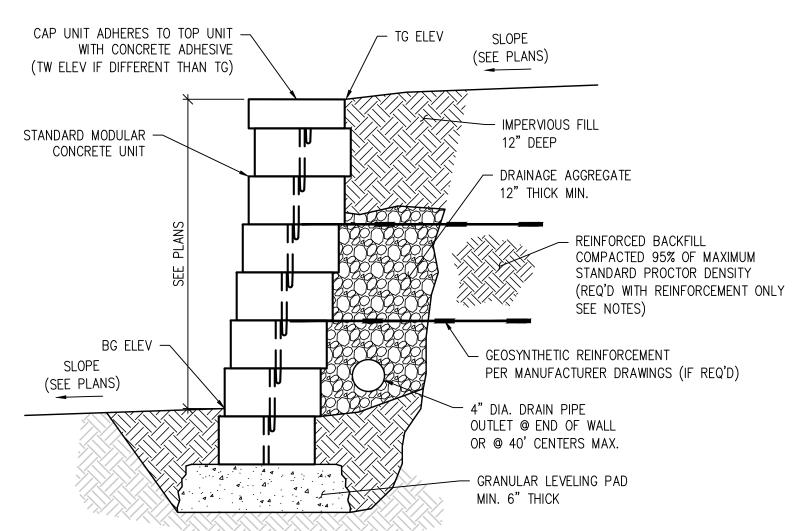
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RG RESIDENCE BELLEVUE DR LDER, CO 80302

FABRIC HEIGHT FEET 3 THRU 4 > 4 THRU 12 ALL POSTS 3 IN CLEAR FROM BOTTOM OF CONCRETE BASE

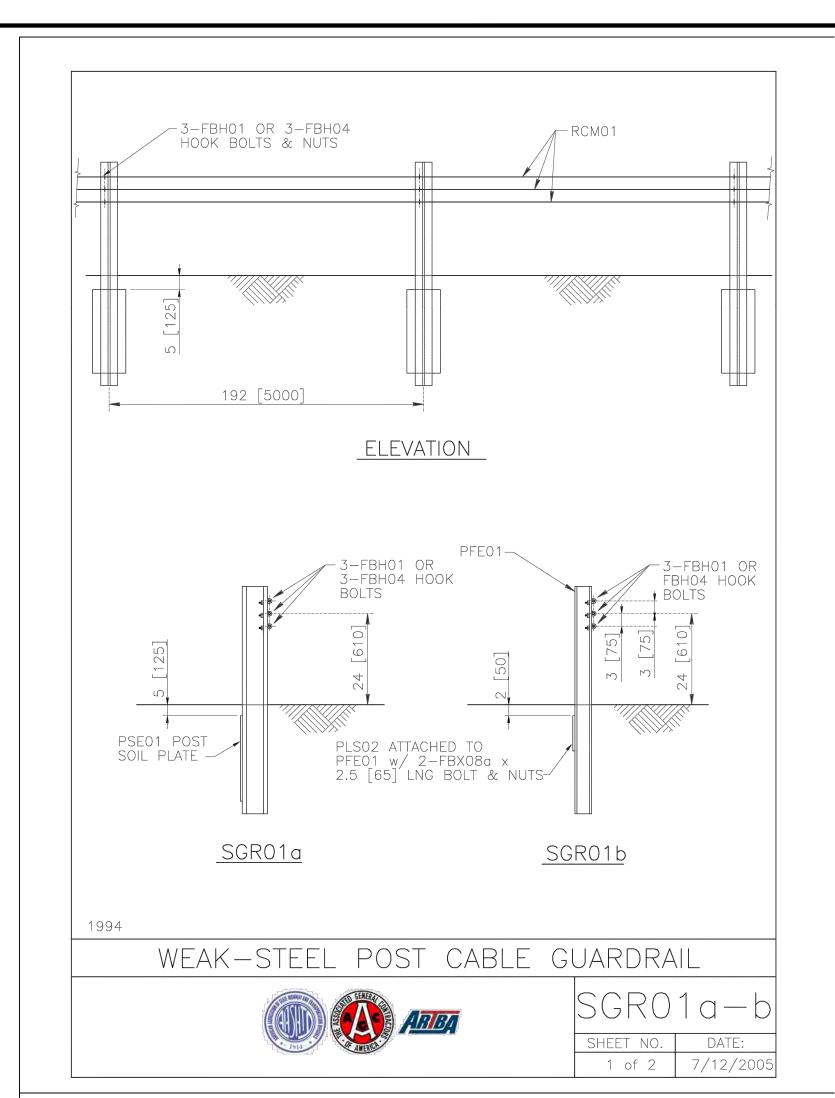


UNDER DRAIN DETAIL



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







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

### **COMPONENTS**

ent	System	Number
ts and nuts	a-b	3
ts and nuts	a-b	3
ts and nuts	a	3
	b	1
	Ъ	1
in [65 mm]) and nut	b	2
	a	1
4 ft [300 m] typical)	a-b	3
1 1 1	ent ts and nuts ts and nuts ts and nuts ts and nuts in [65 mm]) and nut 34 ft [300 m] typical)	ts and nuts ts and nuts a-b ts and nuts ab ts and nuts b in [65 mm]) and nut b

APPROVALS

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

### **REFERENCES**

M.D. Graham, W.C. Burnett, J.L. Gibson, R.H. Freer, New Highway Barriers: The Practical Application of Theoretical Design, Highway Research Record 174, Highway Research Board, Washington, DC, 1967, pp. 88-183.

M.E. Bronstad, J.E. Michie and J.D. Mayer, Jr., Performance of Longitudinal Traffic Barriers, National Cooperative Highway Research Program Report Number 289, Transportation Research Board, June, 1987.

J.B. Mayer, Jr., Crash-Test Evaluation of a Franklin Post and Cable Guardrail System, Southwest Research Institute Test Reports prepared for the South Dakota Department of Transportation, Pierre, SD, August, 1989.

> **CONTACT INFORMATION** Federal Highway Administration Office of Safety 400 Seventh Street, SW Washington, DC 20590

202-366-2288

### WEAK-STEEL POST CABLE GUARDRAIL

SGR01a-b SHEET NO. DATE 07/12/2005 2 of 2



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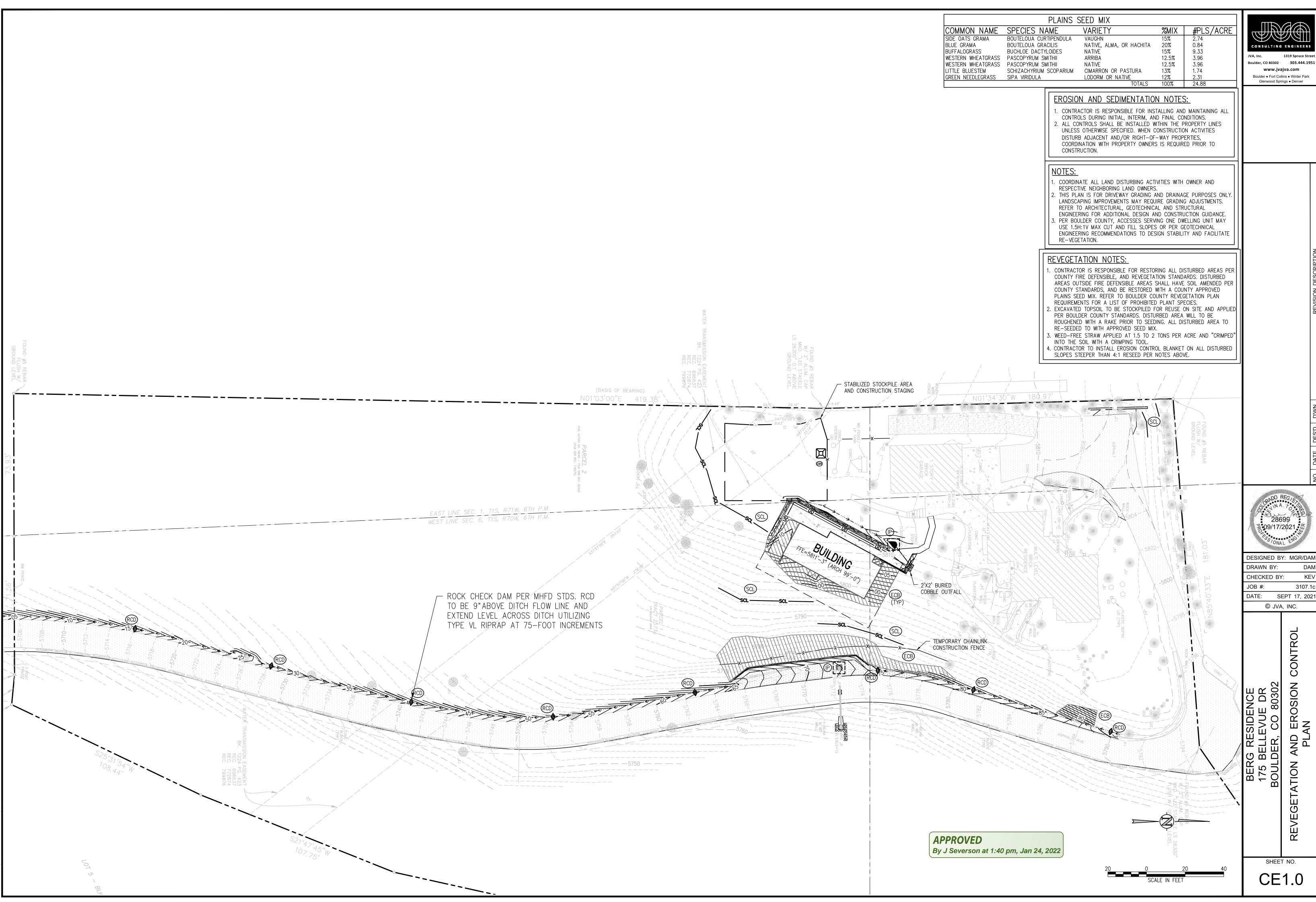
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SHEET NO.

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APPROVED

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



UNDISTURBED

AND/OR CHANNEL TYPE.

JOINT ANCHOR

TRENCH, TY

PERIMETER

DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS TO DEP D ABOVE CHANNEL INVERT, ECB SHALL GENERALLY BE ORIENTED

PARALLEL TO FLOW DIRECTION (I.E. LONG DIMENSIONS OF BLANKET

PARALLEL TO FLOWLINES) STAKING PATTERN SHALL MATCH ECB

ECB-1. PIPE OUTLET TO DRAINAGEWAY

ANCHOR TRENCH, TY

SC-6

TRENCH, TYP.

TYPE OF ECB.

PERIMETER ANCHOR

TRENCH, TYP.

COMPACTED

STAKING PATTERN PER MANUFACTURER SPEC. OR PATTERN

BASED ON ECB AND/OR CHANNEL TYPE (SEE STAKING

ECB-2. SMALL DITCH OR DRAINAGEWAY

INDICATED IN PLAN VIEW

JOINT ANCHOR TOP OF

CHANNEL BANK

ANCHOR DETAILS

FABRIC OR MAT, TYP

6"MIN,

SINGLE EDGE

STAKE, TYP.

TWO EDGES

**ADJACENT** 

LOOP FRO

MIDDLE OF

COMPACTED

BACKFILL, TYP.

PERIMETER ANCHOR TRENCH

JOINT ANCHOR TRENCH

INTERMEDIATE ANCHOR TRENCH

OVERLAPPING JOINT

WOOD STAKE DETAIL

- 3" MIN, TYP.

MM-1

DETAIL )

SILT FENCE (SEE SF DETAIL FOR

INSTALLATION REQUIREMENTS)

SILT FENCE (SEE SF DETAIL FOR

INSTALLATION REQUIREMENTS)

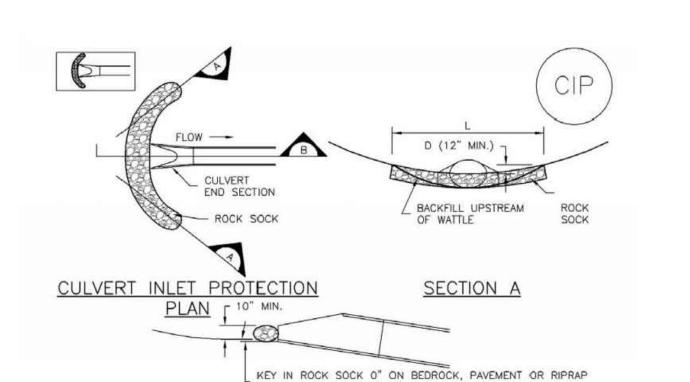
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SHEET NO.



CIP-1. CULVERT INLET PROTECTION

KEY IN ROCK SOCK 2" ON EARTH

CULVERT INLET PROTECTION INSTALLATION NOTES 1. SEE PLAN VIEW FOR -LOCATION OF CULVERT INLET PROTECTION

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD) NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

**EC-6** 

IP-7

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

CONCRETE WASHOUT CWA VEHICLE TRACKING 8 X 8 MIN. CONTROL (SEE VTC DETAIL) OR OTHER STABLE SURFACE CONCRETE WASHOUT AREA PLAN COMPACTED BERM AROUND THE PERIMETER 2% SLOPE UNDISTURBED OR\_ COMPACTED SOIL VEHICLE TRACKING 8 X 8 MIN. CONTROL (SEE VTC -

CWA-1. CONCRETE WASHOUT AREA

SECTION A

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'. 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS

OF CONCRETE TRUCKS AND PUMP RIGS.

Urban Storm Drainage Criteria Manual Volume 3

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Urban Drainage and Flood Control District

Concrete Washout Area (CWA)

November 2010

MM-2

CWA-3

Urban Storm Drainage Criteria Manual Volume 3

Urban Drainage and Flood Control District

STOCKPILE

STOCKPILE PROTECTION PLAN

SECTION A

SP-1. STOCKPILE PROTECTION

. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS.

SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE

LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN

THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN

EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED

DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE

OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE

WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14

TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS

STOCKPILE PROTECTION INSTALLATION NOTES

-TYPE OF STOCKPILE PROTECTION.

PERIMETER CONTROLS MAY NOT BE REQUIRED.

OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).

-LOCATION OF STOCKPILES.

1. SEE PLAN VIEW FOR:

**Stockpile Management (SM)** 

### SC-6

### **Inlet Protection (IP)**

GENERAL INLET PROTECTION INSTALLATION NOTES 1. SEE PLAN VIEW FOR:

-LOCATION OF INLET PROTECTION. -TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

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

### INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE

EROSION, AND PERFORM NECESSARY MAINTENANCE. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 14 OF THE HEIGHT FOR

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD) NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET, UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

# Rolled Erosion Control Products (RECP)

### EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF ECB.

DIFFERENT FROM THOSE SHOWN HERE.

-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE, NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1. 9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS

SHALL BE RESEEDED AND MULCHED. 10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF

Т	ABLE ECB-1.	ECB MATERI	AL SPECIFICAT	TIONS
TYPE	COCONUT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	=	DOUBLE/ NATURAL
STRAW- COCONUT	30% MIN	70% MAX	=	DOUBLE/ NATURAL
COCONUT	100%		-	DOUBLE/ NATURAL
EXCELSIOR	4	12	100%	DOUBLE/

### CWA MAINTENANCE NOTES

November 2010

MM-1

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'. 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS

IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).  ${\underline{\sf NOTE:}}$  MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

STOCKPILE PROTECTION MAINTENANCE NOTES 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE

PERIMETER CONTROLS BY THE END OF THE WORKDAY. 5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

IP-8

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RECP-8

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CWA-4

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November 2010

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

— SF/CF — SF/CF —

CONSTRUCTION

3" MIN. THICKNESS

GRANULAR MATERIAL

SILT FENCE OR CONSTRUCTION

TRAILERS

ONSITE

PARKING (IF

NEEDED)

CONSTRUCTION

VEHICLE

MATERIAL

STORAGE

AREA .

— SF/CF — SF/CF →

SSA-1. STABILIZED STAGING AREA

-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL

STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT

EXISTING ROADWAY

SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED STAGING AREA INSTALLATION NOTES

-LOCATION OF STAGING AREA(S).

**SM-6** 

09/17/2021

JOB #: DATE: SEPT 17, 2021 © JVA, INC.

RG RESIDENC BELLEVUE DER, CO 80 EF.

November 2010

SHEET NO.

CHECK DAM INSTALLATION NOTES

 SEE PLAN VIEW FOR:

 LOCATION OF CHECK DAMS.

 -CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM). -LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).

2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.

3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").

4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.

5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

DOCUMENTED THOROUGHLY.

DISCOVERY OF THE FAILURE.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.

5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

EROSION CONTROL BLANKET MAINTENANCE NOTES

DOCUMENTED THOROUGHLY.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED,

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

4" MAX FOR TRENCHED SCLs 10' MAX FOR COMPOST SCLs T VERTICAL SPACING AT PERIMETER OF CONSTRUCTION SITE SCL-3. SEDIMENT CONTROL LOGS TO CONTROL

SLOPE LENGTH

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING. STABILIZED STAGING AREA MAINTENANCE NOTES

CONSTRUCTION SITE ACCESS

CONSTRUCTION

ENTRANCE (SEE

DETAILS VTC-1

TO VTC-3)

1. SEE PLAN VIEW FOR

FROM THE LOCAL JURISDICTION.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING,

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE

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

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

GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR

OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

November 2010

STABILIZED STAGING AREA MAINTENANCE NOTES

STORAGE, AND UNLOADING/LOADING OPERATIONS.

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

SSA-3

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

November 2010

— SCL — SCL — SCL —

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

WOODEN STAKE

9" DIAMETER (MIN)

CENTER STAKE IN CONTROL LOG

- 为 DIAM. SCL (TYP.)

SEDIMENT CONTROL LOG

NOTES:

SEDIMENT CONTROL

2.PLACE LOG AGAINST

BE EMBEDDED DEEPER.

SIDEWALK OR BACK OF

CURB WHEN ADJACENT

TO THESE FEATURES.

SEDIMENT CONTROL LOG

RECP-9

**EC-6** 

**Sediment Control Log (SCL) SM-6** 

SCL-5

Stabilized Staging Area (SSA)

### **Sediment Control Log (SCL)**

COMPACTED EXCAVATED

TRENCH SOIL

CENTER (TYP

SEDIMENT CONTROL LOG INSTALLATION NOTES

November 2015

SC-2

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO

A DEPTH OF APPROXIMATELY % OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS

DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING, COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

5. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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A100

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SSA-4

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CD-4

12" OVERLAP --1½" x 1½" x 18" (MIN) WOODEN STAKE 9" DIAMETER (MIN) SEDIMENT CONTROL LOG LOG JOINTS

SCL-1. TRENCHED SEDIMENT CONTROL LOG

TRENCHED SEDIMENT CONTROL LOG

November 2015

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

November 2015

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

### **Previously Submitted and Approved:**

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



REVIEWED

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

1319 Spruce Street Boulder, CO 80302 303.444.1951

info@jvajva.com

JVA, Incorporated

www.jvajva.com

September 17, 2021

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

RE: 175 Bellevue Drainage Analysis Memo – BP-21-0384

JVA Job # 3107.1c

Jennifer,

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

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

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

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



175 Bellevue Drainage Analysis Memo September 17, 2021 2 of 2

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

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

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

Sincerely,

JVA, INCORPORATED

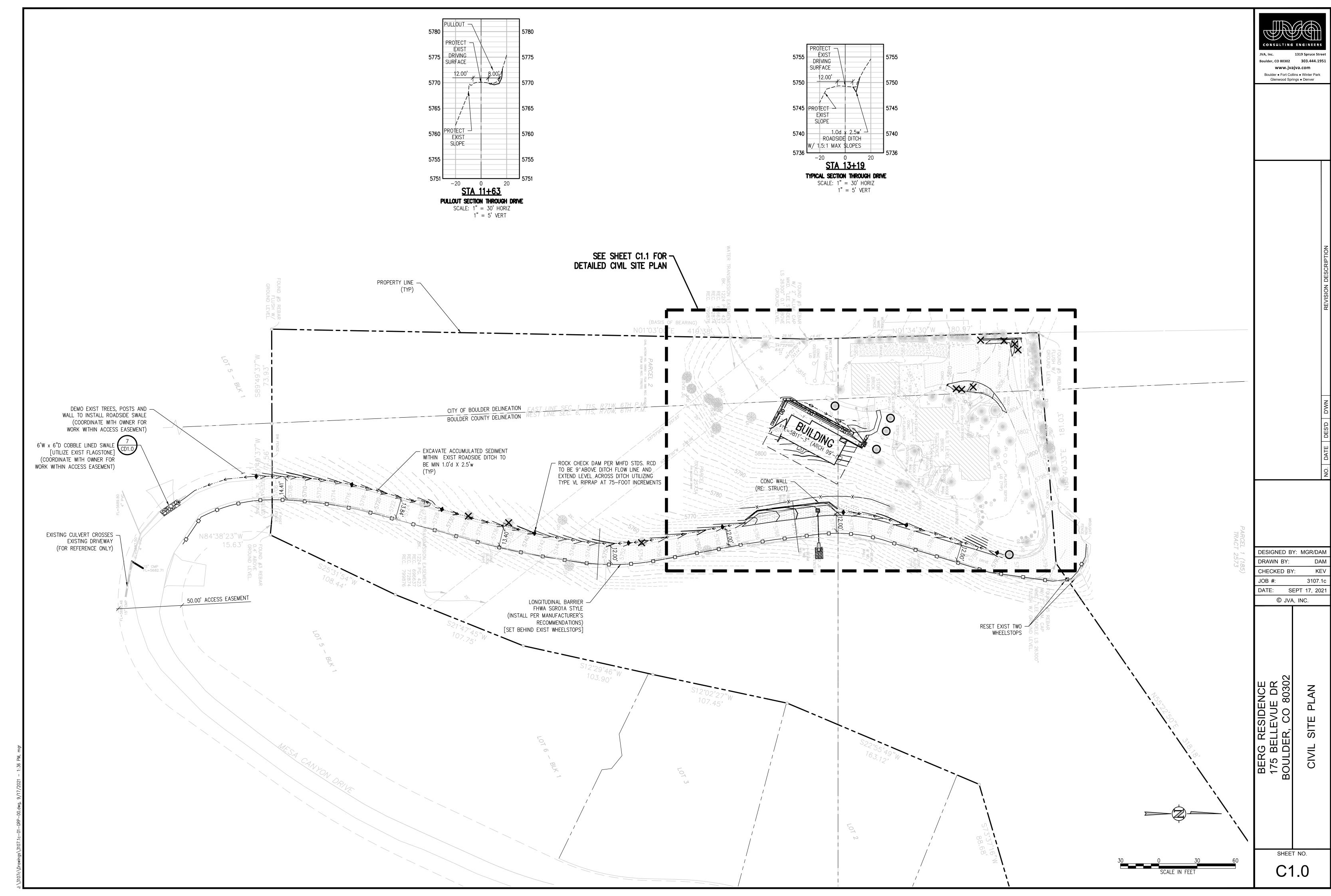
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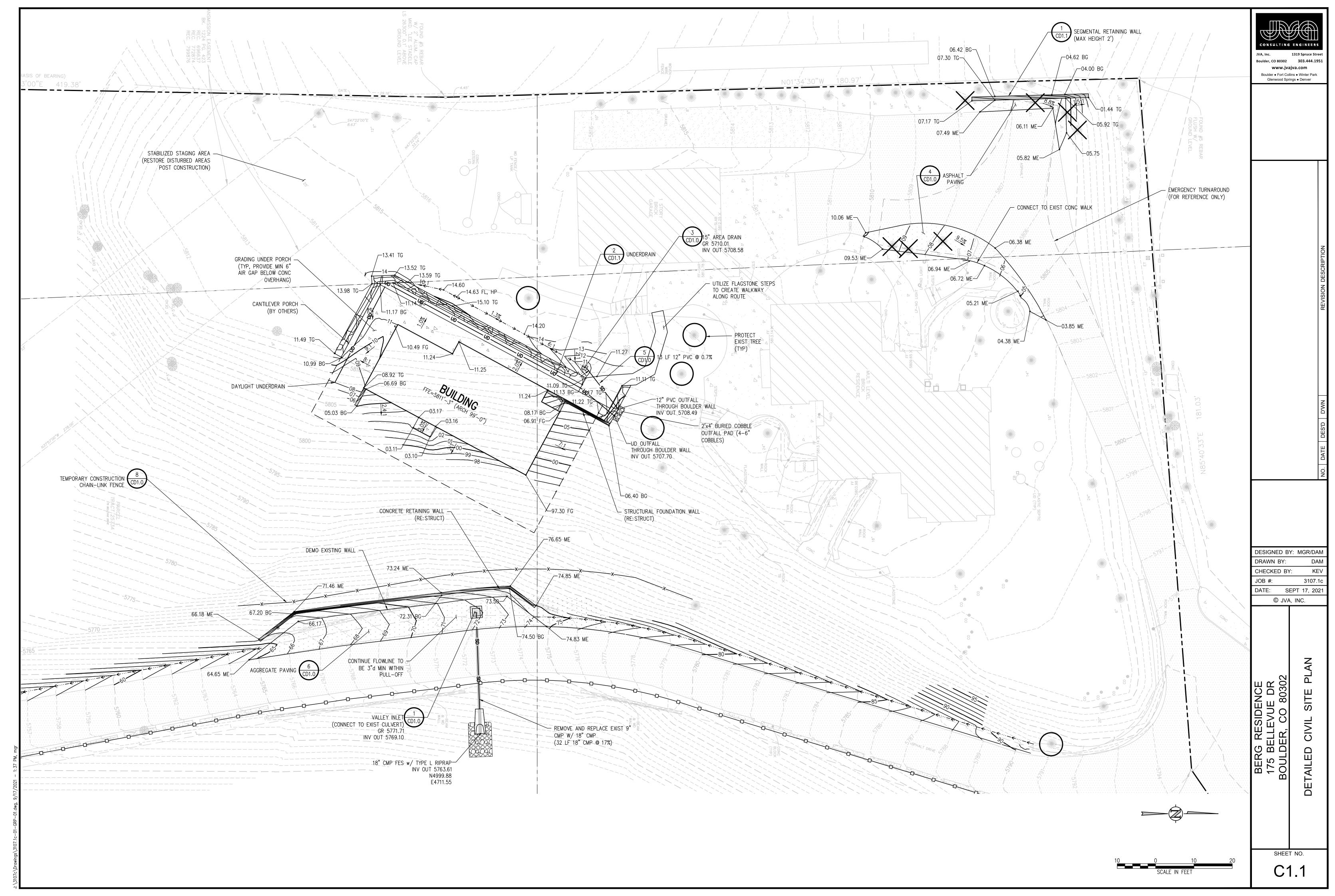
Mark G. Rocheleau, P.E., CFM

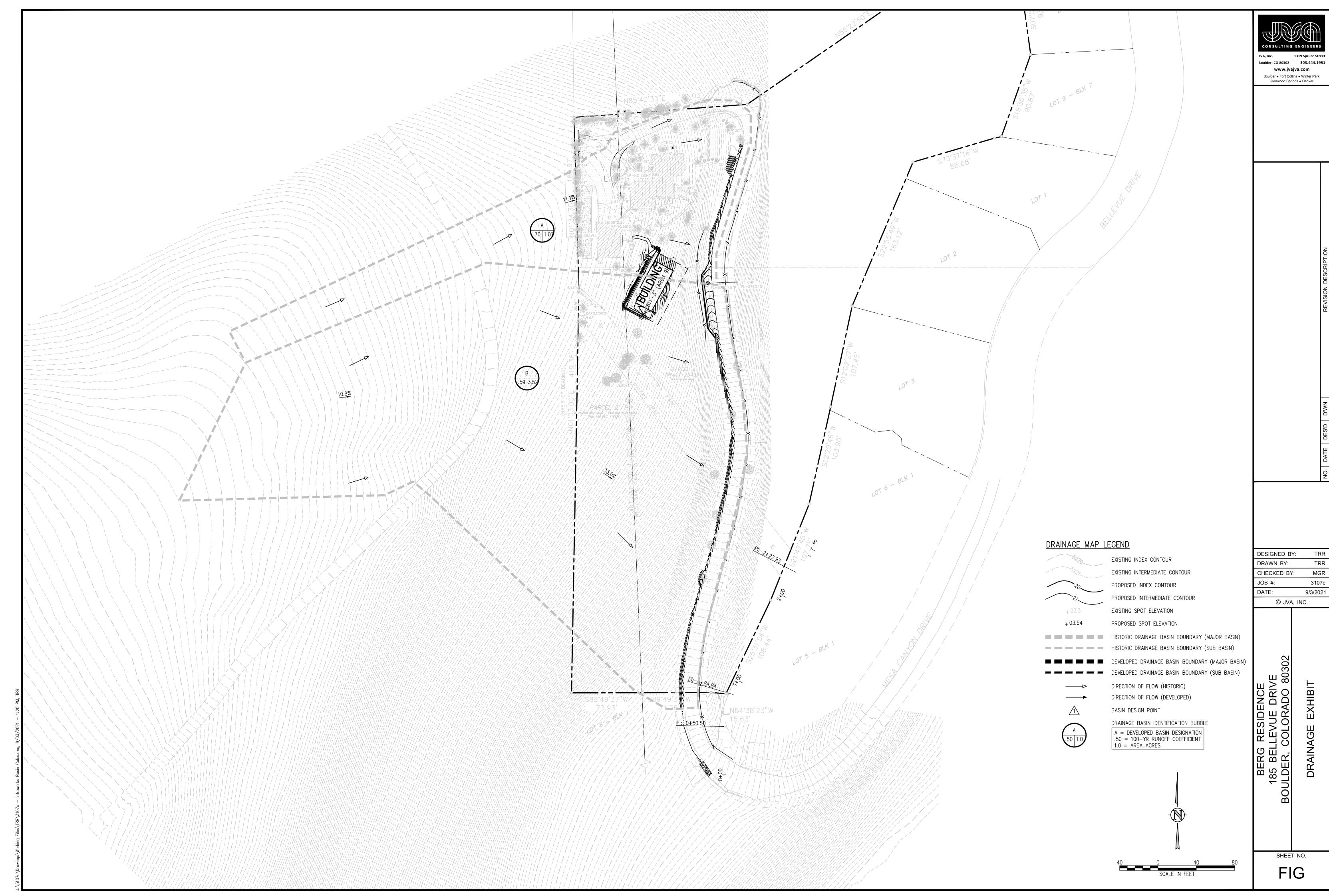
Senior Project Engineer

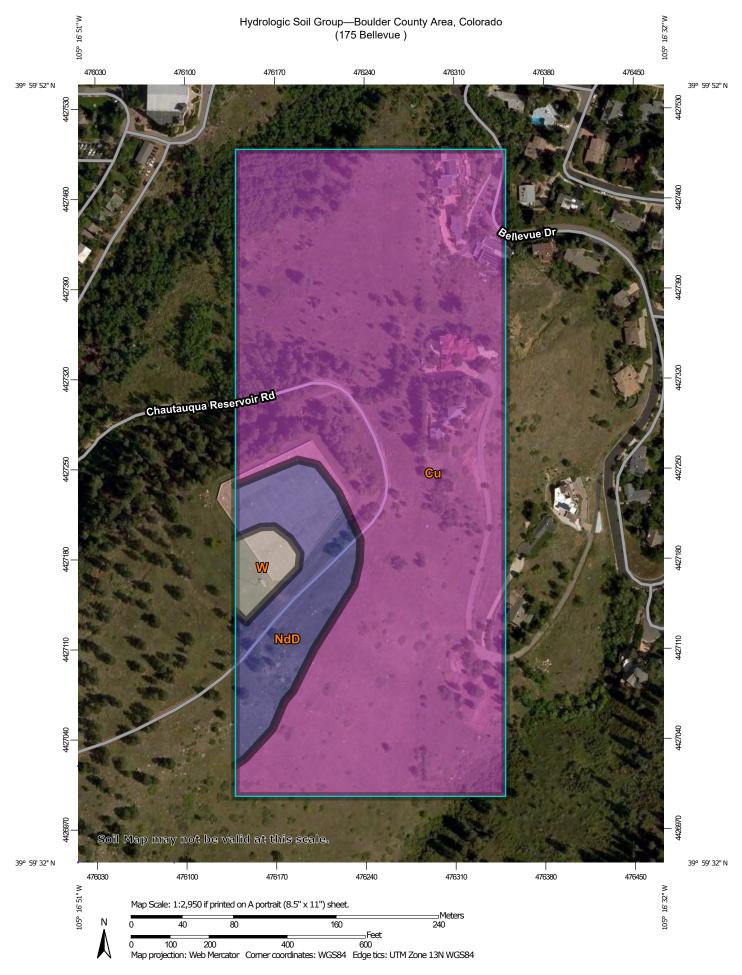
Kevin A. Tone, P.E.

President









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

## MAP LEGEND MAP INFORMATION The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) С 1:20.000. Area of Interest (AOI) C/D Soils Warning: Soil Map may not be valid at this scale. D Soil Rating Polygons Enlargement of maps beyond the scale of mapping can cause Not rated or not available Α misunderstanding of the detail of mapping and accuracy of soil **Water Features** line placement. The maps do not show the small areas of A/D contrasting soils that could have been shown at a more detailed Streams and Canals Transportation B/D Rails ---Please rely on the bar scale on each map sheet for map measurements. Interstate Highways C/D Source of Map: Natural Resources Conservation Service **US Routes** Web Soil Survey URL: D Major Roads Coordinate System: Web Mercator (EPSG:3857) Not rated or not available -Local Roads Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts Soil Rating Lines Background distance and area. A projection that preserves area, such as the Aerial Photography Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. Soil Survey Area: Boulder County Area, Colorado Survey Area Data: Version 17, Jun 5, 2020 Soil map units are labeled (as space allows) for map scales 1:50.000 or larger. Not rated or not available Date(s) aerial images were photographed: Aug 30, 2014—Sep 18. 2014 **Soil Rating Points** The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background A/D imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident. B/D

## **Hydrologic Soil Group**

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

## **Description**

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

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

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

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

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

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

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

## **Rating Options**

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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

## **Berg Residence**

## **Composite Runoff Coefficient Calculations**

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

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

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



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

By: TRR

## **Berg Residence**

## **Time of Concentration Calculations**

C/D

Location: Minor Design Storm: Major Design Storm: Soil Type:

Wheat Ridge 2 100

S	ub-Basin Da	ata		Initial (	Overland T	îme (t <sub>i</sub> )			Travel Time (t <sub>t</sub> ) t <sub>t</sub> =Length/(Velocity x 6	60)			t <sub>c</sub> Comp	_	ized Check )FF	t <sub>c</sub> Final
Basin Name	Design Point	A <sub>Total</sub> (ac)	C5	Upper most Length (ft)	Slope (%)	t <sub>i</sub> (min)	Length (ft)	Slope (%)	Type of Land Surface	C <sub>v</sub>	Velocity (fps)	t <sub>t</sub> (min)	Time of Conc $t_i + t_t = t_c$	Total Length (ft)	t <sub>c</sub> =(L/180)+ 10 (min)	Min t <sub>c</sub>
А	1	1.07	0.47	500	11.0%	11.7	1933	10.7%	Nearly bare ground	10	3.3	9.8	21.5	2433	N/A	21.5
В	2	3.52	0.25	500	11.0%	15.6	39853	33.0%	Nearly bare ground	10	5.7	115.6	131.3	40353	N/A	131.3
0	0	0.00							Paved areas & shallow paved swales	20				0	N/A	



Job Name: Berg Residence Job Number: 3107c

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

## Berg Residence

## **Developed Storm Runoff Calculations**

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



Job Name: Berg Residence

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

## FLOW CALCULATIONS - GRATE INLET SUMP CONDITION

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

INLET TYPE: 2'x2' Inlet BASIN: A

**Orifice Equation:**  $Q = Cd^*Ao^*(2gH)^*0.5$ 

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

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

C = K \* Co / N N = Number of Inlets

Co = Single Inlet Clogging Factor:

Co(grate) = 0.5 (50% clogging)

	for multiple in	ılets
N	Grate	Ī
1	1	ł
2	1.5	l
3	1.75	ŀ
4	1.88	
5	1.94	ŀ
6	1.97	ŀ
7	1.98	
8	1.99	

ft

K = Clogging Coefficent value

Number of inlets:

N = 1

Inlet Dimensions and Effective Open Area:

Grate Opening:

Ao(g) = 2.1 ft<sup>2</sup> Total Ao(g) = 2.10 ft<sup>2</sup> K = 1.00

C = K\*Co/N = 0.50

Ae(g) = (1-C)Ao = 1.05 ft^2

Allowable depth: H = 3.0 in = 0.25

Constants: g = 32.20 ft/s<sup>2</sup>

Cd = 0.67

Flow Calculations:

**Grate Flow:** Q = Cd \* Ae(g) \*  $(2g*H)^0.5$ 

Qg= 2.82 CFS

Total Intercepted Flow with \_\_\_\_\_ inlet(s) and

an allowable depth of 3 inches is 2.8 cfs

Required Flow (Q 2 ) = 0.81 cfs Bypass = 0.0 cfs Required Flow (Q 100 ) = 3.93 cfs Bypass = 1.1 cfs

## **Worksheet for Basin A Road Side Ditch**

Project Description		
Friction Method	Manning	
Solve For	Formula Normal Depth	
Input Data	-	
	0.050	
Roughness Coefficient Channel Slope	0.107 ft/ft	
Left Side Slope	1.500 H:V	
Right Side Slope	1.500 H:V	
Discharge	3.93 cfs	
Results		
Normal Depth	9.1 in	
Flow Area	0.9 ft <sup>2</sup>	
Wetted Perimeter	2.7 ft	
Hydraulic Radius	3.8 in	Trapezoidal Flood depth < 12-inches
Top Width	2.28 ft	
Critical Depth	10.1 in	
Critical Slope	0.062 ft/ft	
Velocity	4.52 ft/s	
Velocity Head	0.32 ft	
Specific Energy	1.08 ft	
Froude Number	1.291	
Flow Type	Supercritical	
GVF Input Data		
Downstream Depth	0.0 in	
Length	0.0 ft	
Number Of Steps	0	
GVF Output Data		
Upstream Depth	0.0 in	
Profile Description	N/A	
Profile Headloss	0.00 ft	
Downstream Velocity	Infinity ft/s	
Upstream Velocity	Infinity ft/s	
Normal Depth	9.1 in	
Critical Depth	10.1 in	
Channel Slope	0.107 ft/ft	
Critical Slope	0.062 ft/ft	

## Berg Residenece Basin B Road Side Ditch

Project Description		
- Toject Description		
Friction Method	Manning Formula	
Solve For	Normal Depth	
Solve For	ногнаг Бериг	
Input Data		
Roughness Coefficient	0.050	
Channel Slope	0.132 ft/ft	
Left Side Slope	1.500 H:V	
Right Side Slope	1.500 H:V	
Discharge	6.30 cfs	
Results		
Normal Depth	10.5 in	
Flow Area	1.1 ft <sup>2</sup>	
Wetted Perimeter	3.2 ft	
Hydraulic Radius	4.4 in	
Top Width	2.62 ft	Trapezoidal Flood depth < 12-inches
Critical Depth	12.2 in	
Critical Slope	0.058 ft/ft	
Velocity	5.50 ft/s	
Velocity Head	0.47 ft	
Specific Energy	1.34 ft	
Froude Number	1.467	
Flow Type	Supercritical	
GVF Input Data		
Downstream Depth	0.0 in	
Length	0.0 ft	
Number Of Steps	0	
GVF Output Data		
Upstream Depth	0.0 in	
Profile Description	N/A	
Profile Headloss	0.00 ft	
Downstream Velocity	Infinity ft/s	
Upstream Velocity	Infinity ft/s	
Normal Depth	10.5 in	
Critical Depth	12.2 in	
Channel Slope	0.132 ft/ft	
Critical Slope	0.058 ft/ft	

## **Worksheet for Existing 15" Culvert**

	Worksheet io	LAISTING IS CUIVELT
Project Description		
Friction Method	Manning	
	Formula	
Solve For	Normal Depth	
Input Data		
Roughness Coefficient	0.024	
Channel Slope	8.0 %	
Diameter	15.0 in	
Discharge	6.30 cfs	
Results		
Normal Depth	8.7 in	
Flow Area	0.7 ft <sup>2</sup>	
Wetted Perimeter	2.2 ft	<u> </u>
Hydraulic Radius	4.1 in	Existing 15-inch CMP culvert at 58%
Top Width	1.23 ft	full during 100-year storm event
Critical Depth	12.2 in	
Percent Full	58.0 %	
Critical Slope	3.3 %	
Velocity Velocity Head	8.54 ft/s 1.13 ft	
Specific Energy	1.15 ft 1.86 ft	
Froude Number	1.949	
Maximum Discharge	10.65 cfs	
Discharge Full	9.90 cfs	
Slope Full	3.2 %	
Flow Type	Supercritical	
GVF Input Data		
Downstream Depth	0.0 in	
Length	0.0 ft	
Number Of Steps	0.0 10	
GVF Output Data		
Upstream Depth	0.0 in	
Profile Description	N/A	
Profile Headloss	0.00 ft	
Average End Depth Over Rise	0.0 %	
Normal Depth Over Rise	58.0 %	
Downstream Velocity	Infinity ft/s	
Upstream Velocity	Infinity ft/s 8.7 in	
Normal Depth Critical Depth	8.7 III 12.2 in	
Channel Slope	8.0 %	
Critical Slope	3.3 %	

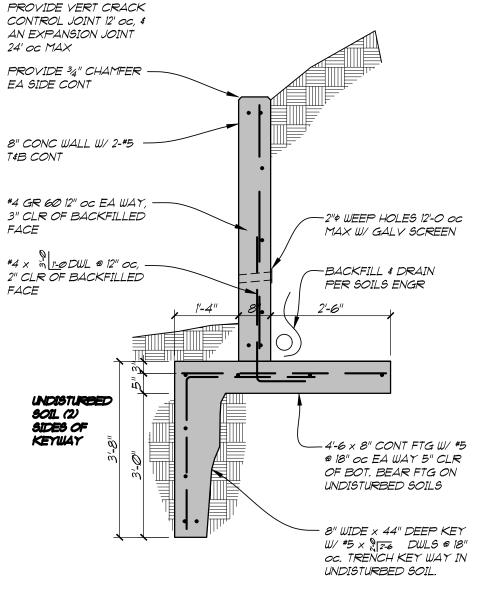
Berg Residence Roadside Channel and 2x2 inlet.fm8 9/17/2021

Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666 FlowMaster [10.02.00.01] Page 1 of 1

## 175 BELLEVUE HOLD REQUEST RESPONSE ATTACHMENTS:

## **Previously Submitted and Approved:**

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



## **REVIEWED**

For Code Compliance
Nov 10 2021

JS

BOULDER COUNTY
BUILDING SAFETY





## **GEBAU**

CONSULTING STRUCTURAL ENGINEERS

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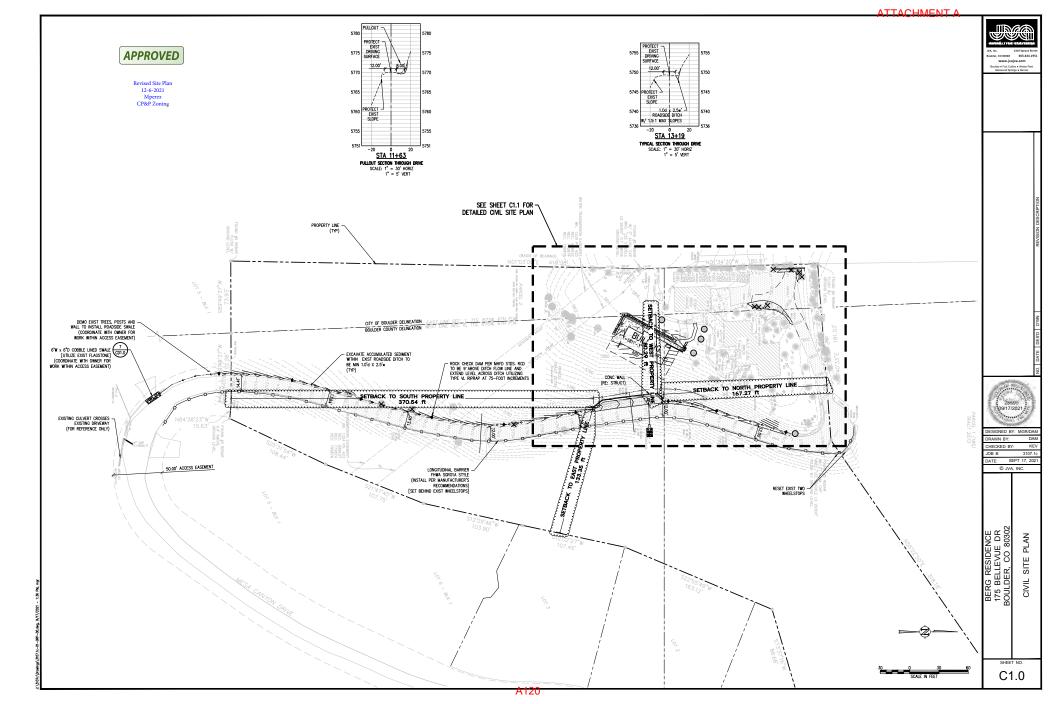
## 175 BELLEVUE

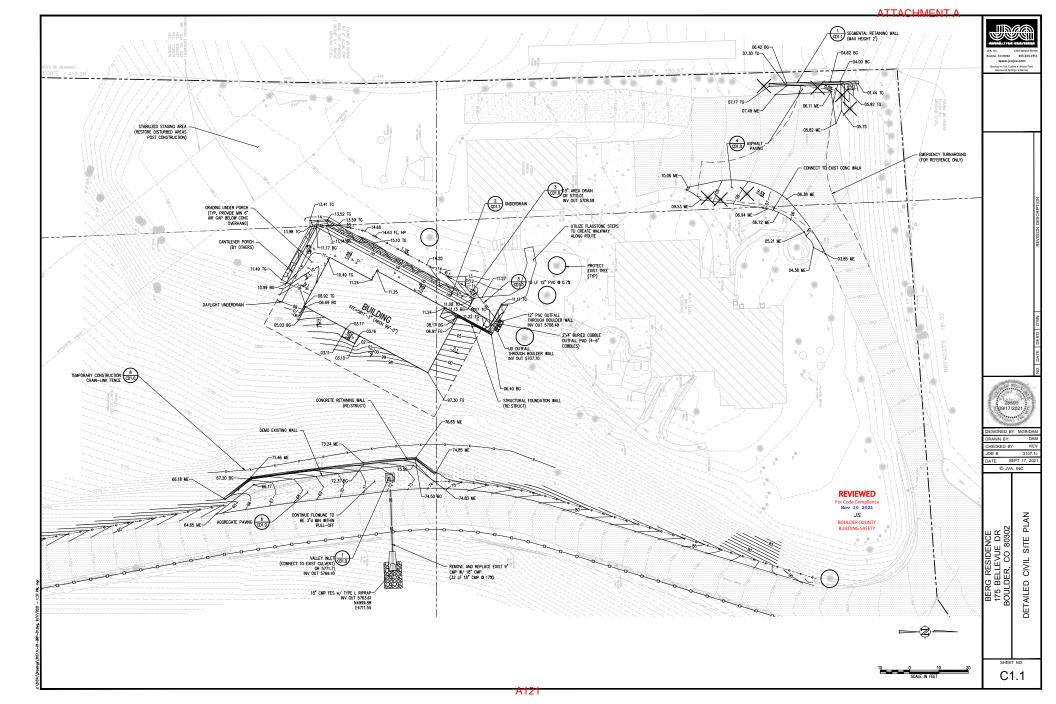
DATE: 10/14/21

JOB #: 20125

SITE RETAINING WALL BOULDER, COLORADO

S1.1





# KING AVE

VICINITY MAP (NTS)

## BERG RESIDENCE GARAGE ADDITION

175 BELLEVUE DRIVE, BOULDER, COLORADO 80302

## SITE GRADING, EROSION CONTROL AND REVEGETATION PLAN

SHEET INDEX

COVER SHEET

GRADING, EROSION CONTROL & REVEGETATION PLAN

SITE DETAILS

- ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORIT
- SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY, UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
- 5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR TOWN APPROVAL AND PROVIDE ALL LIGHTS. SIGNS. BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." PART VI. FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. CONTINUOUS AND POINT DISCHARGE OF STORM FLOWS AND GROUNDWATER TO NEIGHBORING PROPERTIES IS NOT
- 7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- 8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER. OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED. TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS. WALLS. ROOF DRAIN OUTFALLS. ACROSS DRIVES AND WALKS. ETC.. TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.

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

- 10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- 11. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- 12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- 13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- 14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3". THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS AT LEAST 80% ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY. COORDINATE WITH ENGINEER PLACEMENT OF PERMANENT. APPROPRIATELY-SIZED ROCK AT ALL PIPE OUTFALLS TO DISSIPATE FLOW ENERGY. REDUCE EROSION AND SPREAD FLOWS TO PROVIDE A WIDE, NATURAL SHEETFLOW TO PROPERTY OUTFALL.

MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL

16. SURVEY INFORMATION: PROPERTY LINE AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY POWER SURVEYING COMPANY, INC 303-702-1617, NOTED AS "IMPROVEMENT S PLAT" JOB NO. 501-16-306 DWG NO. 16-306-C DATED AUG 10. 2018. REFER TO SURVEY AND PLANS FROM OWNER/ARCHITECT FOR ALL BENCHMARK AND HORIZONTAL CONTROL

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

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

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

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

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

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

. TEMPORARY MEASURES: GIVEN THE ONGOING CONSTRUCTION, WE RECOMMEND STABILIZING THE DRIVEWAY WITH TEMPORARY SURFACING MEASURES, SUCH AS ASPHALT PATCHING IN AREAS OF HIGH-SEVERITY DISTRESS, TO MAINTAIN ACCESSIBILITY FOR PASSENGER AND CONSTRUCTION VEHICLES.

2. CURB STONE RESETTING: THE CURB STONES THAT HAVE ROTATED OR SETTLED SHOULD BE RESET. THIS CAN BE ACHIEVED EITHER BY COMPACTING THE SHOULDER SOILS OR REMOVING A PORTION OF THE ASPHALT PAVEMENT AND RESETTING THE STONES ON A STABLE BASE. THIS WILL PREVENT FURTHER DISPLACEMENT AND IMPROVE EDGE SUPPORT.

3. DRAINAGE IMPROVEMENTS: ADDRESS THE POOR DRAINAGE ALONG THE UPHILL SIDE BY IMPROVING SWALES OR INSTALLING SURFACE DRAINS TO PREVENT PONDING. PROPER DRAINAGE WILL REDUCE WATER INFILTRATION INTO THE PAVEMENT BASE. MITIGATING EDGE AND ALLIGATOR CRACKING.

4. CRACK SEALING: PERFORM CRACK SEALING ON ALL LONGITUDINAL, TRANSVERSE, AND ALLIGATOR CRACKS TO PREVENT WATER INGRESS. THIS WILL HELP PRESERVE THE PAVEMENT STRUCTURE AND DELAY FURTHER DETERIORATION.

5. POST-CONSTRUCTION PAVEMENT REPLACEMENT: ONCE THE CONSTRUCTION PROJECT IS COMPLETE, WE RECOMMEND FULL-DEPTH REMOVAL AND REPLACEMENT OF THE DRIVEWAY PAVEMENT. A NEW ASPHALT SECTION SHOULD BE CONSTRUCTED, INCLUDING THE FOLLOWING: A. DRAINAGE UPGRADES: INSTALL IMPROVED DRAINAGE SWALES AND STRUCTURES TO PREVENT SURFACE WATER FROM COMPROMISING THE PAVEMENT'S STRUCTURAL INTEGRITY.

B. PILE SECTION COMPLETION: THE MISSING PILE AND LAGGING SECTION SHOULD BE INSTALLED TO REINFORCE THE SLOPE AND MAINTAIN PAVEMENT STABILITY. C. CURB STOP INSTALLATION: INSTALL A CURB STOP ALONG THE DOWNHILL SIDE OF THE DRIVEWAY TO RETAIN THE ASPHALT AND PREVENT FURTHER EROSION OF THE SHOULDER.

## REVEGETATION AND EROSION CONTROL NOTES:

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

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

REFER TO BOULDER COUNTY STANDARDS FOR ADDITIONAL DETAILS:

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

https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p13-revegetation.pdf https://assets.bouldercounty.gov/wp-content/uploads/2017/03/p11-suggested-native-plants-for-horticultural-use-front-range.pdf

## BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT:

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

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

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

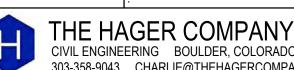
THE EROSION CONTROL MEASURES SHOWN HEREIN ARE FOR COORDINATION PURPOSES ONLY. GIVEN THE DYNAMIC NATURE OF WEATHER AND A CONSTRUCTION SITE. THE CONTRACTOR MUST REVISE AND PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS THE PROJECT CHANGES. COORDINATE THE NEED FOR ADDITIONAL MEASURES WITH THE LOCAL JURISDICTIONAL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

( HTTPS: //MHFD.ORG/WP-CONTENT/UPLOADS/2021/01/CHAPTER-7-CONSTRUCTION-BMPS.PDF )

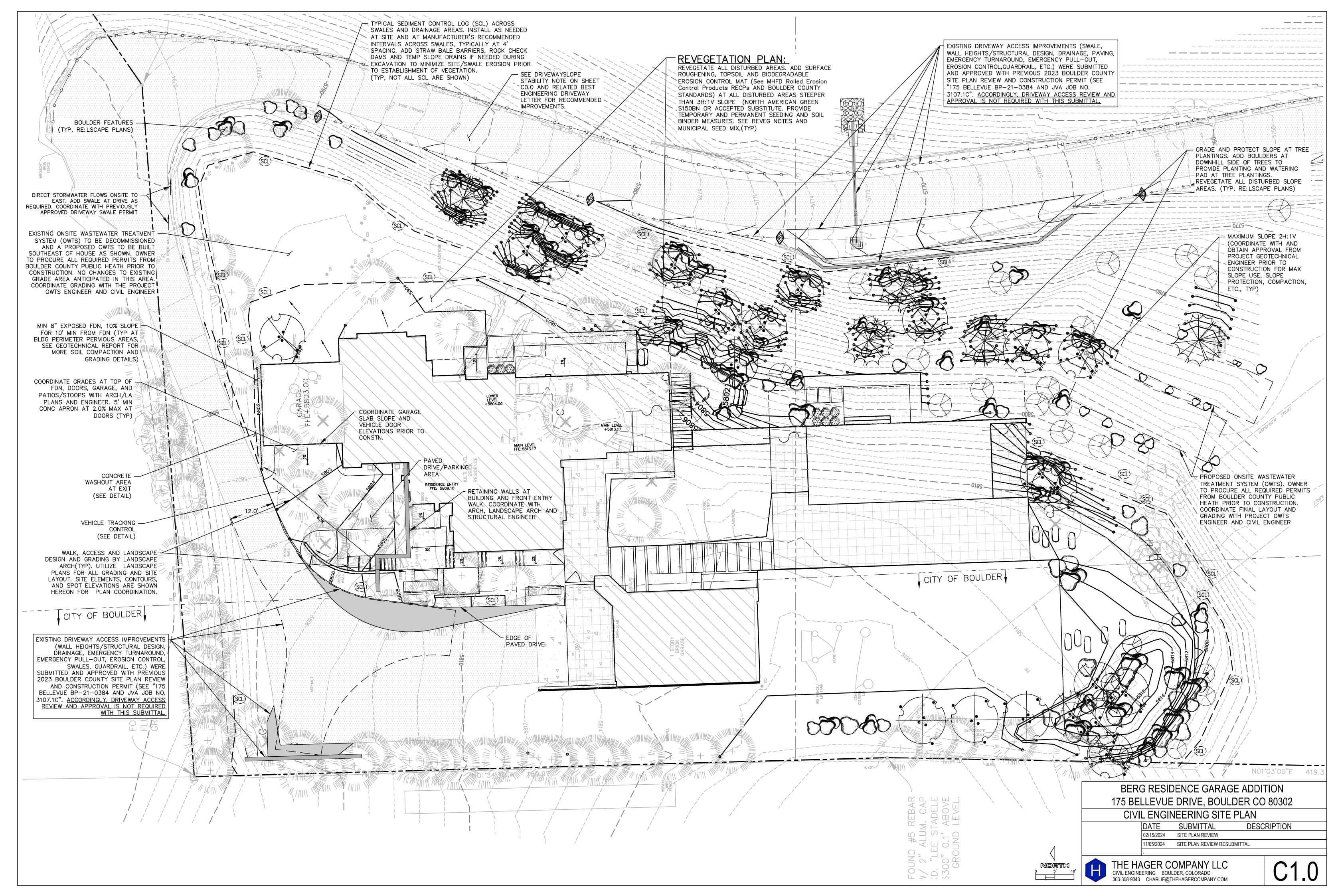
BERG RESIDENCE GARAGE ADDITION 175 BELLEVUE DRIVE, BOULDER CO 80302

GRADING, ERO CTL, REVEGETATION COVER SHEET SUBMITTAL DESCRIPTION 02/15/2024 SITE PLAN REVIEW

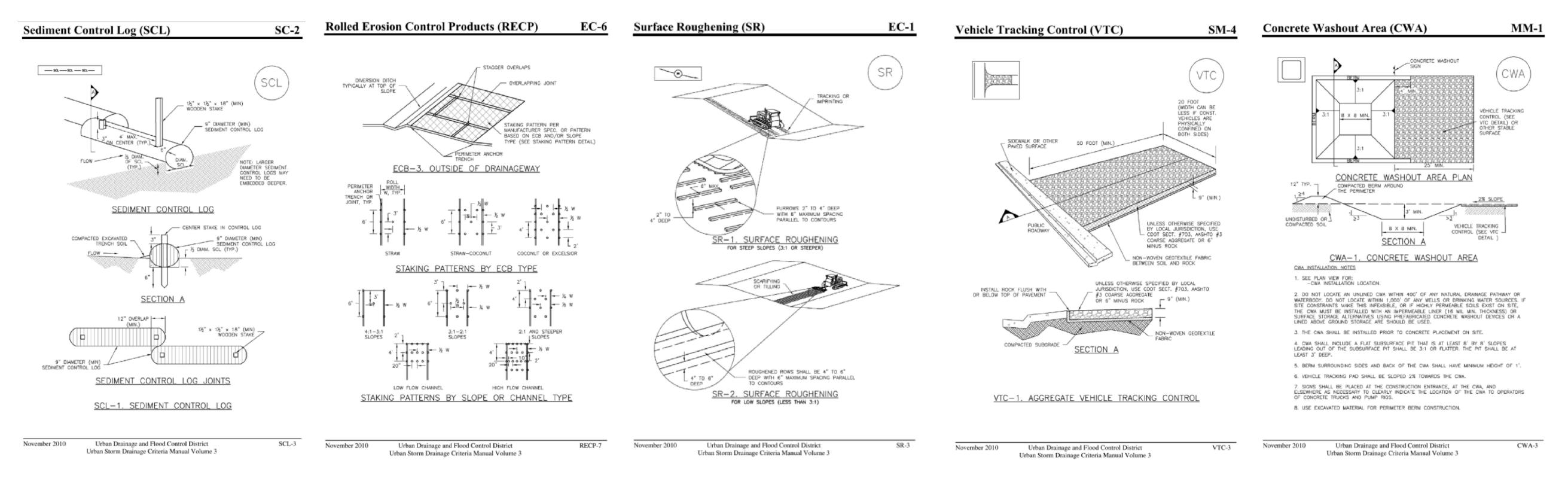
11/05/2024 SITE PLAN REVIEW RESUBMITTAL



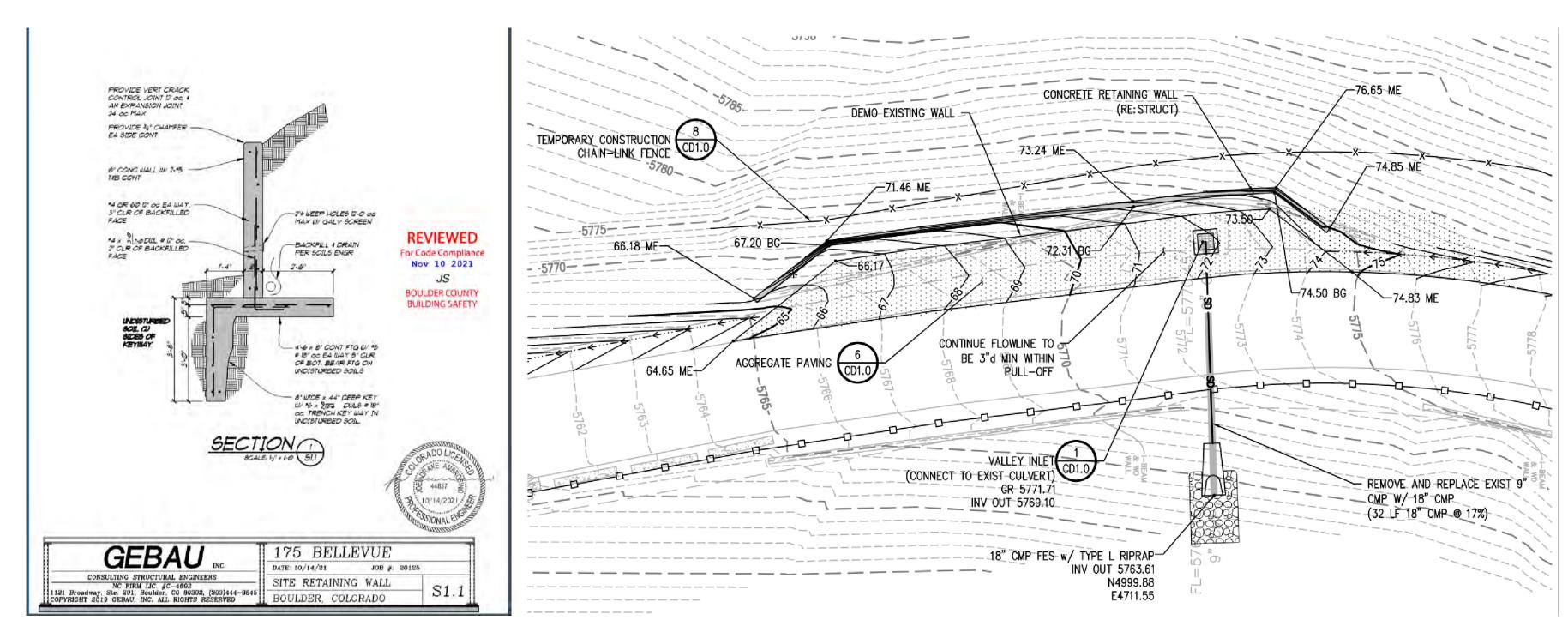
THE HAGER COMPANY LLC CIVIL ENGINEERING BOULDER, COLORADO 303-358-9043 CHARLIE@THEHAGERCOMPANY.COM



A123



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



EXCERPTS FROM PREVIOUSLY APPROVED "175 BELLEVUE BP-21-0384" SHOWING REQUESTED WALL HEIGHT INFORMATION, SWALE, ETC..

SEE "175 BELLEVUE BP-21-0384" AND "JVA JOB NO. 3107.1C" FOR MORE INFORMATION. WALL STRUCTURAL DETAILS AND WALL

PERMIT WERE APPROVED AS A PART OF "175 BELLEVUE BP-21-0384".

SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RELEVANT 2021 PERMIT PLANS FOR CONSTRUCTION.

BERG R	ESIDENCE GA	RAGE ADDITION
175 BELLE	EVUE DRIVE, B	OULDER CO 80302
	SITE DET	AILS
DA	ΓE SUBMITTAL	. DESCRIPTION

02/15/2024 SITE PLAN REVIEW

11/05/2024 SITE PLAN REVIEW RESUBMITTAL



# TREE REMOVAL PLAN 1" = 20' - 0"

A125

CRITICAL SHEET NOTES:

PATIOS.

C1 REFER TO ARCHITECTURE DRAWINGS FOR ALL

C2 REFER TO STRUCTURAL FOR ALL FOOTINGS,

OF PEDESTRIAN CIRCULATION.

PERVIOUS PAVING, ETC)

**EXISTING TREE LEGEND:** 

MATERIALS LEGEND:

PROPOSED PERGOLA STRUCTURES AND EXACT

LOCATIONS OF COLUMNS WITHIN PROPOSED

CAISSONS AND BELOW GRADE FOUNDATIONS.

LANDSCAPE LIGHTING. APPROXIMATELY (1) MINI

TREES, AND (1) PATH LIGHT FOR EVERY (25LF) OF

WALKWAYS, TRAILS, OR OTHER DELINEATIONS

GOAL OF MINIMIZING WALL HEIGHTS WHILE NOT

C3 CONTRACTOR TO PROVIDE AN ALLOWANCE FOR

BULLET TREE LIGHT FOR EVERY (2) PROPOSED

C4 SITE GRADING SHALL BE COMPLETED WITH THE

C5 CISTERNS SHOULD BE LOCATED BELOW AREAS OF

MINIMAL IMPACT FOR MAINTENANCE AND

AWAY FROM TREE ROOT ZONES (E.G. LAWN,

**EXISTING EVERGREEN & DECIDUOUS** 

**EXISTING EVERGREEN & DECIDUOUS** 

**EXISTING EVERGREEN & DECIDUOUS** 

**EXISTING EVERGREEN & DECIDUOUS** 

TREE TO BE REMOVED DUE TO HEALTH

TREE TO BE REMOVED DUE TO

TREE TO BE REMOVED DUE TO FIRE

TREE TO REMAIN, TYP.

MITIGATION, TYP.

CONSTRUCTION, TYP.

M1.1 - OIL & STONE OR EXPOSED AGGREGATE ASPHALT

M1.2 - REGULAR GRAY CONCRETE WITH LIGHT BROOM FINISH

M1.3 - PAVERS IN RUNNING BOND

M1.4 - 24"X24" PORCELANOSA PRADA

M1.5 - THERMORY COMPOSITE WOOD

M1.6 - 2"-3" LAYER OF  $\frac{3}{4}$ " CRUSHED

IRREGULAR BLACK GRANITE

M2.1 - PLANTING BED WITH 2"-3" LAYER

COVERAGE DRIP IRRIGATION

M2.2 - BLUEGRASS SOD LAWN WITH 100%

M2.3 - 90/10 FESCUE GRASS SEED MIX

M2.4 - ARKANSAS VALLEY SEED NATIVE

PROPERTY LINE

NO BUILD ZONE

WILDFIRE OFFSET

IRRIGATION

\_\_\_\_ EASEMENT LINE

----- BUILDING SETBACK LINE

SYMBOLS LEGEND:

WITH 70% COVERAGE SPRAY

WONDER SEED MIX WITH 70%

COVERAGE SPRAY IRRIGATION

COVERAGE SPRAY IRRIGATION

OF HARDWOOD MULCH AND 100%

ACERO ANTI-SLIP PEDESTAL PAVER

PATTERN

SYSTEM

(DEAD), TYP.

EXCEEDING THE NATURAL SLOPE OF SURROUNDING EXISTING GRADES.

PDESIGN
landscape architecture
planning + urban design

1200 BANNOCK ST.
DENVER, COLORADO
80204
303.600.8795
rdesignstudios.com

SHEET NOTES:

0.1 MAIN RESIDENCE

0.4 WILDFIRE MITIGATION OFFSET

0.7 VEGETATION TO REMAIN WALLS & GRADING - PROPOSED

1.0 SUBSURFACE DRAIN PIPE

1.4 STEEL BLADE RETAINING

1.7 SUBSURFACE DRAINAGE

1.5 KEYED BOULDER, TYP.

1.3 POOL WALL W/WATER FEATURE

1.1 CISTERN LOCATION

1.2 RETAINING WALL

0.2 GARAGE/GYM

0.6 TREE TO REMAIN

0.3 PAVILION

0.5 UTILITY

1.6 STEPS

3.0 POOL 3.1 SPA

3.7 PARKING

3.9 RAILING

3.10 GATE ACESS

3.13 STEEL PLANTER
3.14 STEEL EDGING

PLANTING - PROPOSED

4.4 EVENT LAWN

LIGHTING - PROPOSED 5.0 STRIP LIGHT

5.2 DOT LIGHT

GENERAL NOTES:

G1 ALL DIMENSIONS ARE FOR GENERAL

HARDSCAPE ELEMENTS WITH

REFERENCE ONLY AND WILL NEED TO BE FIELD VERIFIED WITH EXISTING SITE DIMENSIONS AND ALIGNMENTS.

ALIGNING EDGES OF LANDSCAPE AND

IMPORTANT THAN ACTUAL DIMENSIONS WITHIN THIS SET. LAYOUT MUST BE FIELD

CONSTRUCTION. CONTACT LANDSCAPE

ARCHITECT WITH ANY DISCREPANCIES.

G2 ANY SPOT ELEVATIONS ON THIS PLAN ARE CONCEPTUAL ONLY. FINAL GRADING

SHALL BE PROVIDED BY A CIVIL ENGINEER,

IF REQUIRED. R DESIGN IS NOT LIABLE FOR

ANYTHING CONSTRUCTED WITHOUT

CIVIL'S APPROVAL. THE CONTRACTOR

SHALL FIELD VERIFY ALL GRADES AND

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CONFORMANCE WITH ANY AND ALL

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THE CONTRACTOR IS RESPONSIBLE TO

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CLARIFICATION SHALL BE CONFIRMED BY A CIVIL ENGINEER AND APPROVED BY THE

ON ALL HARDSCAPE AND LANDSCAPE SURFACES. WOOD DECKING IS TO REMAIN

LEVEL WITH NO SLOPE. PROVIDE

LANDSCAPE ARCHITECT PRIOR TO

MEASUREMENTS ON SITE. NOTIFY

LANDSCAPE ARCHITECT OF ANY

DISCREPANCIES.

CONSTRUCTION.

INSTALLATION.

NORTH

ARCHITECTURAL ELEMENTS IS MORE

VERIFIED AND MARKED PRIOR TO

4.7 90/10 FESCUE LAWN PATH

4.8 NATIVE MEADOW/GARDEN

5.1 ACCENT/MOONLIGHTING

SITE FURNISHING - PROPOSED

6.0 TO BE DETERMINED

4.0 DECIDUOUS TREE
4.1 EVERGREEN TREE
4.2 ORNAMENTAL TREE
4.3 ASPEN GROVE (C10)

3.11 HANDRAIL

3.12 BENCH

PAVING - PROPOSED

2.0 DRIVEWAY
2.1 GARAGE APRON

2.2 ENTRY TERRACE

2.3 OUTDOOR KITCHEN

2.6 ADA RAMP ACCESS2.7 STEPPING PAD2.8 STEPPING STONELANDSCAPE - PROPOSED

3.2 WATER FEATURE3.3 SHADE STRUCTURE3.4 DRIVEWAY OFFSET3.5 PLANTING BED

2.4 OUTDOOR LIVING AREA

2.5 OUTDOOR SEATING AREA

3.6 GUEST PARKING SCREEN

3.8 HORIZONTAL WOOD SLAT FENCE

3.15 CAMPSITE WITH VEHICULAR ACCESS

**EXISTING** 

CALL UTILITY NOTIFICATION CENTER OF COLORADO 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND

FOR THE MARKING OF UNDERGROUND

MEMBER UTILITIES

BERG RESIDENCE

NOTRICTION CONSTRUCTION

PARCEL:

ISSUE:

CITY OF BOULDER - 30631000019 BOULDER COUNTY - 157706200002

DATE:

CHECKED BY:

DRAWN BY:

3K \_\_\_\_\_\_

NOVEMBER 06, 2024

SHEET TITLE:

SDP TREE REMOVAL PLAN

SHEET NO.:

L001.0

## SDP PLANTING PLAN NORTH 1" = 20' - 0"

A126

CRITICAL SHEET NOTES:

PATIOS.

C1 REFER TO ARCHITECTURE DRAWINGS FOR ALL

C2 REFER TO STRUCTURAL FOR ALL FOOTINGS.

OF PEDESTRIAN CIRCULATION.

PERVIOUS PAVING, ETC)

PLANT SCHEDULE:

XX XX

MATERIALS LEGEND:

PROPOSED PERGOLA STRUCTURES AND EXACT

LOCATIONS OF COLUMNS WITHIN PROPOSED

CAISSONS AND BELOW GRADE FOUNDATIONS.

LANDSCAPE LIGHTING. APPROXIMATELY (1) MINI

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MINIMAL IMPACT FOR MAINTENANCE AND

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SYMBOL ABBREV. # COMMON NAWOR OF COMMENICAL NAME

CANOPY TREE

DECIDUOUS TREE

EVERGREEN TREE

EVERGREEN TREE

DRNAMENTAL TREE

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WILDFIRE OFFSET

COVERAGE SPRAY IRRIGATION

OF HARDWOOD MULCH AND 100%

ACERO ANTI-SLIP PEDESTAL PAVER

PATTERN

SYSTEM

SIZE SPACING

2.5" CAL. REFER TO PLAN

8-10' HT.

2.5" CAL.

2.5" CAL. REFER TO PLAN MODERATE

8-10' HT. REFER TO PLAN MODERATE

REFER TO PLAN

REFER TO PLAN | MODERATE

REFER TO PLAN MODERATE

EXCEEDING THE NATURAL SLOPE OF SURROUNDING EXISTING GRADES.

BULLET TREE LIGHT FOR EVERY (2) PROPOSED

landscape architecture planning + urban design 1200 BANNOCK ST. DENVER, COLORADO 80204 303.600.8795 rdesignstudios.com

SHEET NOTES:

0.1 MAIN RESIDENCE

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1.7 SUBSURFACE DRAINAGE

1.5 KEYED BOULDER, TYP.

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1.1 CISTERN LOCATION

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0.2 GARAGE/GYM

0.6 TREE TO REMAIN

0.3 PAVILION

0.5 UTILITY

1.6 STEPS

3.0 POOL 3.1 SPA

3.7 PARKING

3.9 RAILING 3.10 GATE ACESS

3.11 HANDRAIL

3.13 STEEL PLANTER 3.14 STEEL EDGING

PLANTING - PROPOSED 4.0 DECIDUOUS TREE

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4.4 EVENT LAWN

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CONSTRUCTION.

INSTALLATION.

ARCHITECTURAL ELEMENTS IS MORE

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3.12 BENCH

PAVING - PROPOSED

2.0 DRIVEWAY 2.1 GARAGE APRON

2.2 ENTRY TERRACE

2.3 OUTDOOR KITCHEN

2.6 ADA RAMP ACCESS 2.7 STEPPING PAD 2.8 STEPPING STONE LANDSCAPE - PROPOSED

3.2 WATER FEATURE 3.3 SHADE STRUCTURE 3.4 DRIVEWAY OFFSET 3.5 PLANTING BED

3.6 GUEST PARKING SCREEN

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5.1 ACCENT/MOONLIGHTING

SITE FURNISHING - PROPOSED 6.0 TO BE DETERMINED

2.4 OUTDOOR LIVING AREA

2.5 OUTDOOR SEATING AREA

EXISTING

CALL UTILITY NOTIFICATION CENTER OF COLORADO 81

BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

RESIDENCE BERG

PARCEL:

ISSUE:

CITY OF BOULDER - 30631000019 BOULDER COUNTY - 157706200002

DATE:

CHECKED BY:

DRAWN BY:

NOVEMBER 06, 2024

SHEET TITLE:

SDP PLANTING PLAN

SHEET NO.:

## 175 Bellevue Addition

175 Bellevue Boulder CO 80302



## **APPLICABLE CODES**

2015 INTERNATIONAL BUILDING CODE (the "IBC"), including specifically Appendix Chapters C, I, J and K;

2015 INTERNATIONAL RESIDENTIAL CODE (the "IRC"), including specifically Appendix Chapters E, F, H, R and S;

2015 INTERNATIONAL EXISTING BUILDING CODE (the "IEBC");

2015 INTERNATIONAL MECHANICAL CODE (the "IMC"); 2015 INTERNATIONAL PLUMBING CODE (the "IPC");

2015 INTERNATIONAL FUEL GAS CODE (the "IFGC");

CURRENT VERSION ADOPTED BY THE COLORADÓ STATE ELECTRICAL BOARD OF THE NATIONAL ELECTRICAL CODE (the "NEC");

2015 INTERNATIONAL ENERGY CONSERVATION CODE (the "IECC"); 2015 INTERNATIONAL GREEN CONSTRUCTION CODE (the "IGCC");

2015 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (the "ICCPC"); and the

2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (the "ISPSC");

all, except the NEC, as published by the International Code Council (ICC), 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; and the NEC,

as published by the National Fire Protection Association, One Batterymarch Park, Quincy, MA 02169-7471; with additions, deletions and amendments as

per the Boulder County Building Code Amendments.

## **CODE REVIEW**

## **Property Information**

Project Type: Addition to Single Family Home

Owners: Gary Berg

175 Bellevue Boulder CO 80302 Site Address:

Legal: TR 2573A 6-1S-70 & 0.77 ACS M/L ADJ ON W IN SE 1/4 NE 1/4 01-1S-71 PER DEED 833443 11/30/66 BCR TOTAL 4.48 ACS M/L PER LS-09-0036

157706200002 Assessor PN:

Zoning:

Energy:

Setbacks: Side 10', Rear 25', Front 35' **Building Height:** 22'-0" (35'-0" Max subdivided prior 08-29-1994)

Fire Sprinkler: Extend existing NFPA 13d fire sprinkler system to main level

addition and crawl space below. Provide shop drawings

BuildSmart Option: HERS report

## **PROJECT TEAM**

## ARCHITECT:

Dodd-Studio 10301 Walnut Street Suite 101 Boulder, CO 80304 p. 303.440.7957

Steve Dodd Steve@dodd-studio.com

## OWNER: Gary Berg

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

## CONTRACTOR:

Rob Luckett Builders 2607 6th Street Boulder, CO 80304 Paul Edwards p. 303.324.1865 Paul@robluckettbuilders.com

## STRUCTURE:

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

## 303.440.7957

Architecture + Community Design

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

Dodd—Studio

## 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

## SHEET INDEX

SPR 1 Cover Sheet

SPR 2 Site Plan

SPR 3 Wildfire Mitigation and Screening Plan

SPR 4 LL Area Plan

SPR 5 ML Area Plan

SPR 6 East Elevation

SPR 7 South Elevation

SPR 8 West Elevation SPR 9 North Elevation

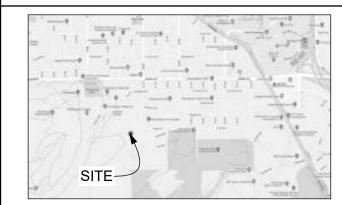
SPR 10 Pavillion Elevations

SPR 11 Renderings

SPR 12 Photomontage Renderings 1

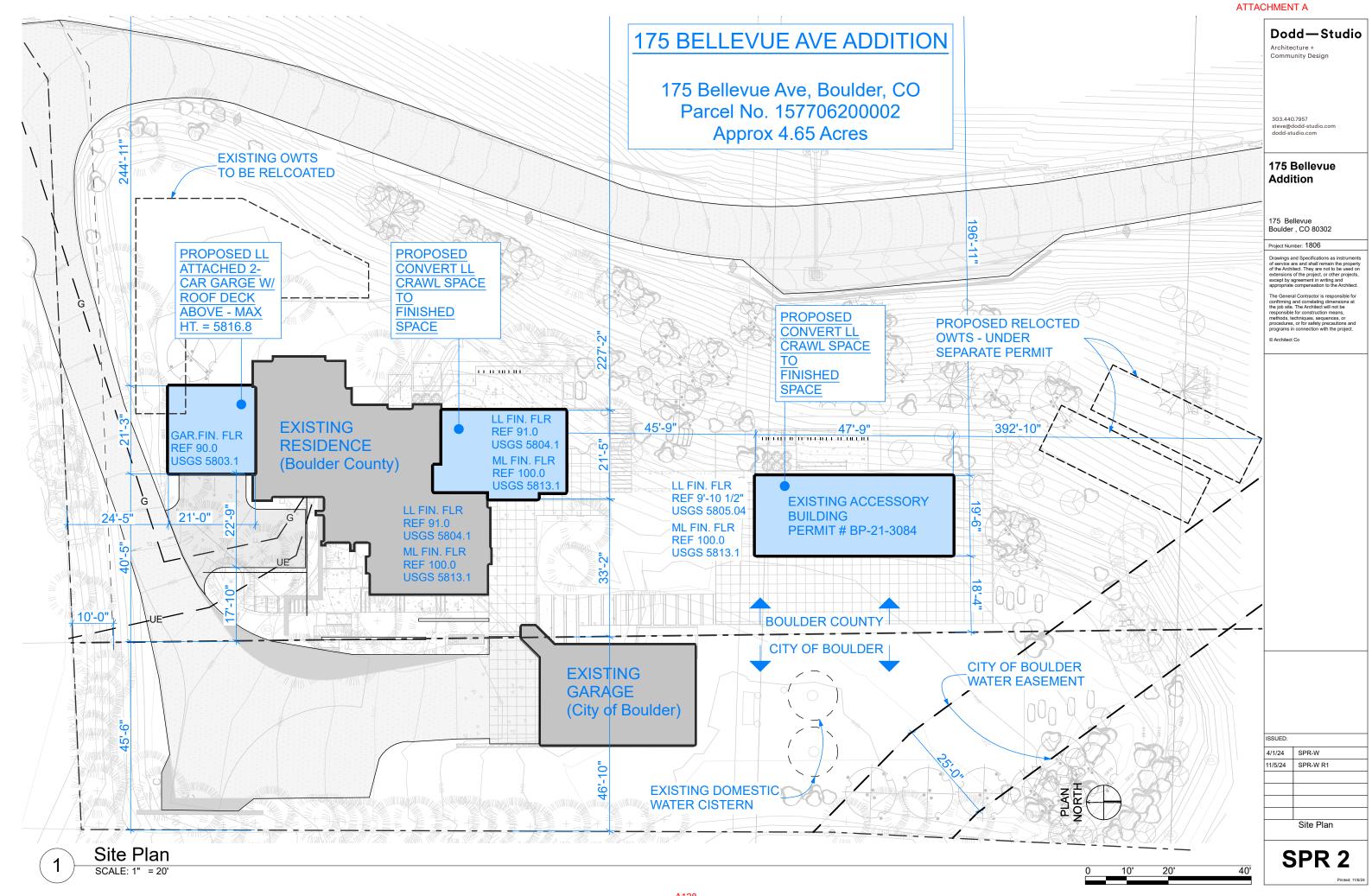
SPR 13 Photomontage Renderings 2

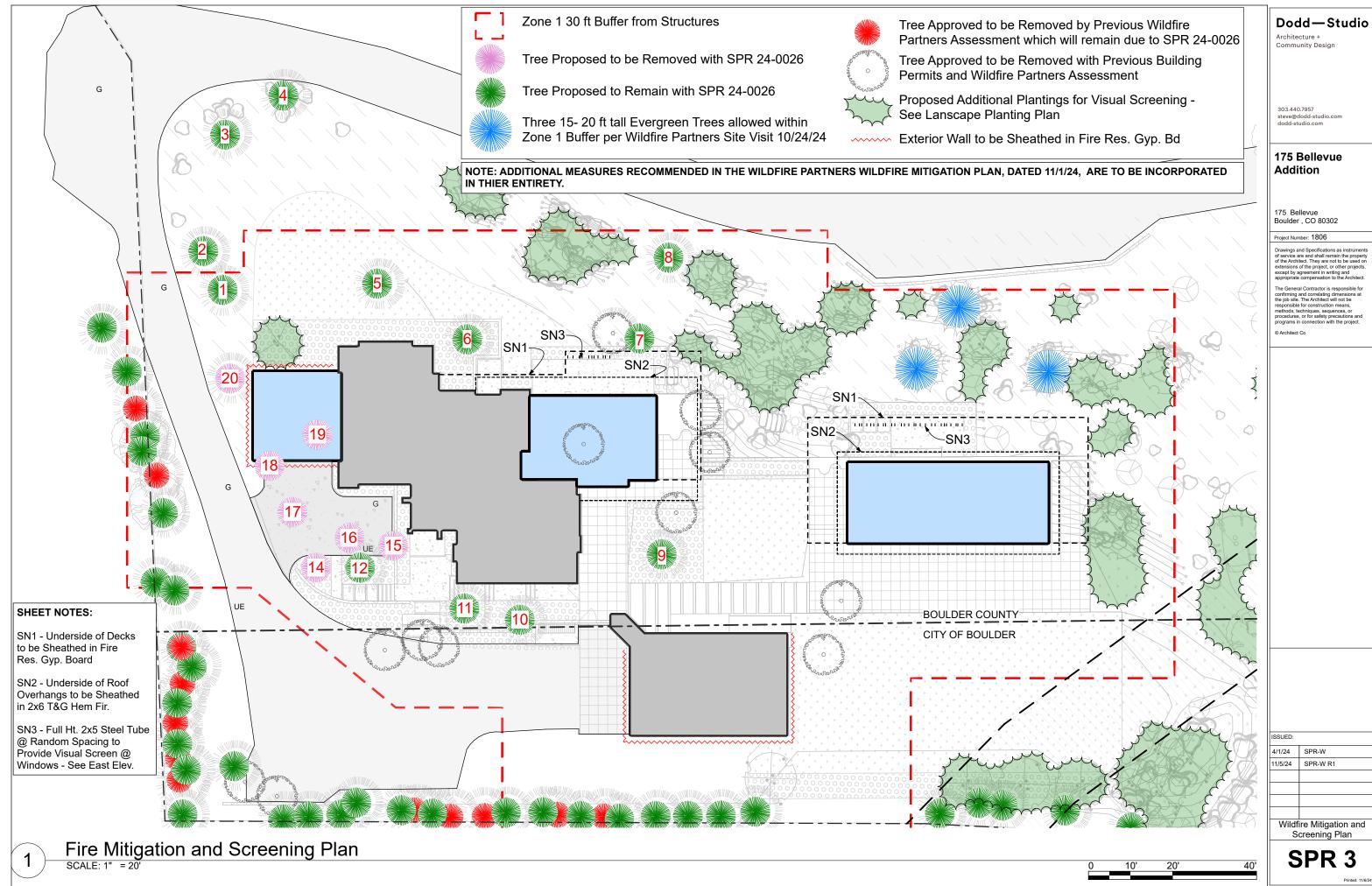
## **VICINITY MAP**



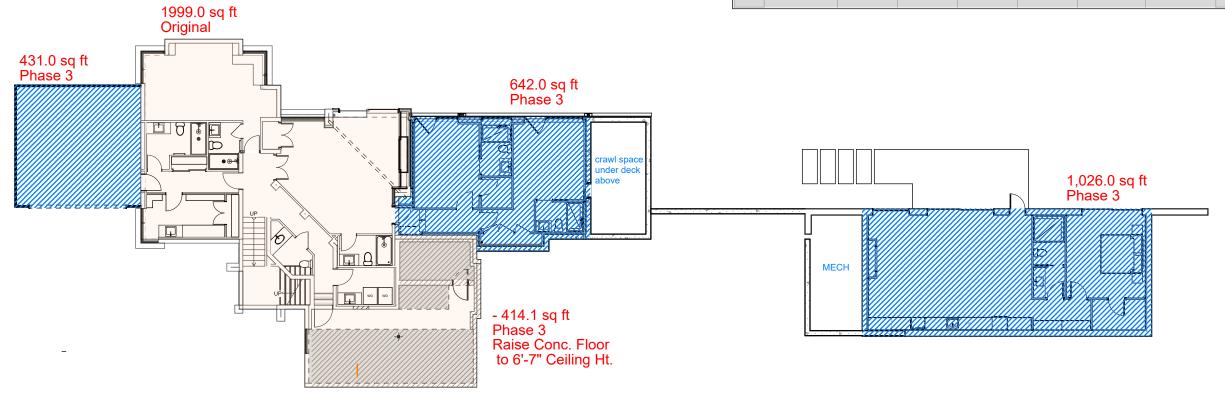
4/1/24 SPR-W 11/5/24 SPR-W R1

Cover Sheet





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



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

0 8' 16' 32'

Dodd—Studio

Architecture + Community Design

> 303.440.7957 steve@dodd-studio.com dodd-studio.com

## 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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

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

Architect Co

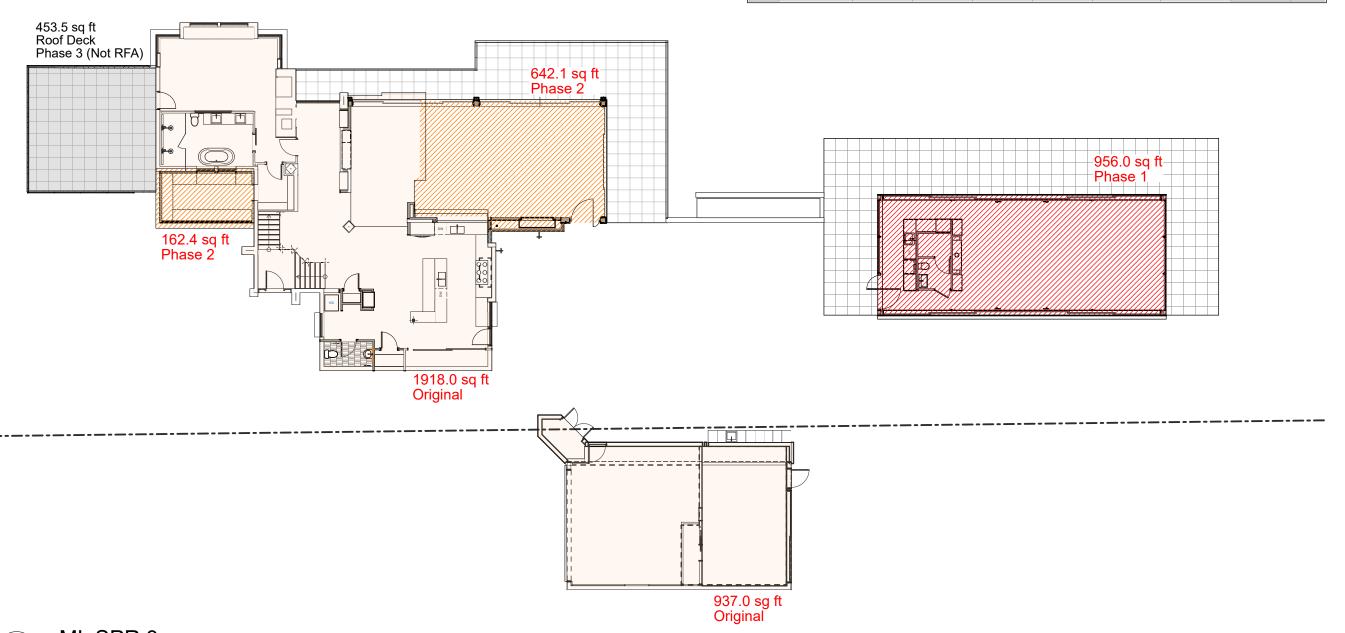
ISSUED: 4/1/24 SPR-W 11/5/24 SPR-W R1

LL Area Plan

Zoning	Lot Area	Presumed	Max Subdivision	_			
ER	202,485		8312	sf			
Project Areas							
	Existing Original	SPR-1 ML Pavillion	SPRW-2 Great Room Addition and MAster Closet Add	SPR-3 Garage Addition and LL Great Room	SPR-3 Pavillion LL Level	Total	2000 sf SPRW Check
Main House LL	1999	0	0	642	0	2641	642
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Total Finished Area	3917	956	804.4		1026	6931	1446.4
Garage (LL)		0	0	431		431	0
Original Garage	937		0			937	0
						0	0
Total RFA	4854	956	804.4		l	8299.4	1446

Note:

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



ML SPR 3

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

Dodd—Studio

Architecture + Community Design

> 303.440.7957 steve@dodd-studio.com dodd-studio.com

## 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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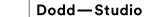
Architect Co

ISSUED:

4/1/24 SPR-W

11/5/24 SPR-W R1

ML Area Plan



Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

## 175 Bellevue Addition

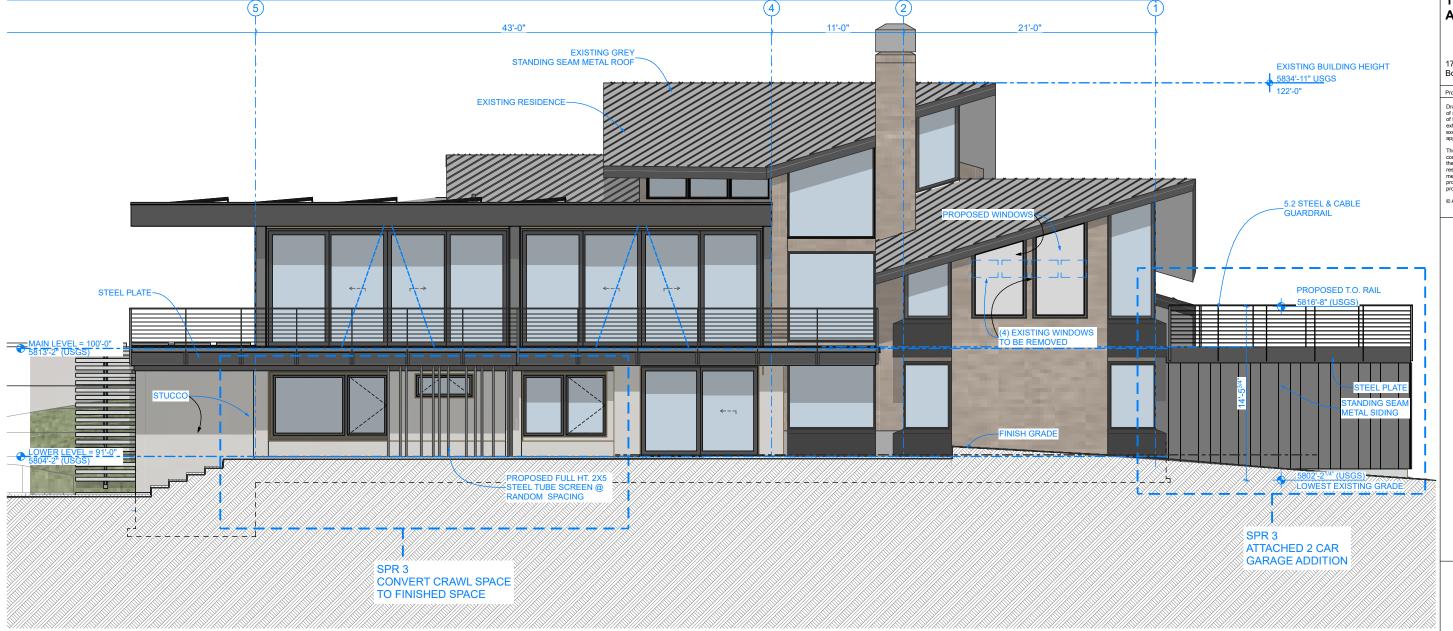
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© Architect Co



East Elevation

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

\_168'-4<sup>7/8</sup>"\_

0 4' 8' 16'

ISSUED: 4/1/24 SPR-W 11/5/24 SPR-W R1

East Elevation

## ATTACHMENT A

## Dodd—Studio

Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

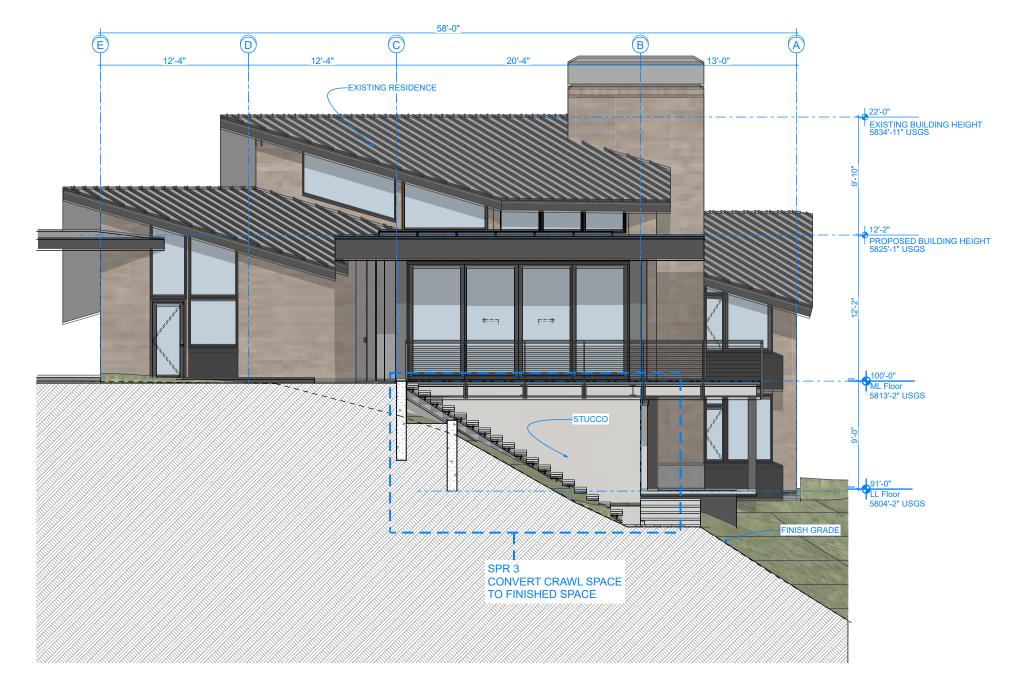
## 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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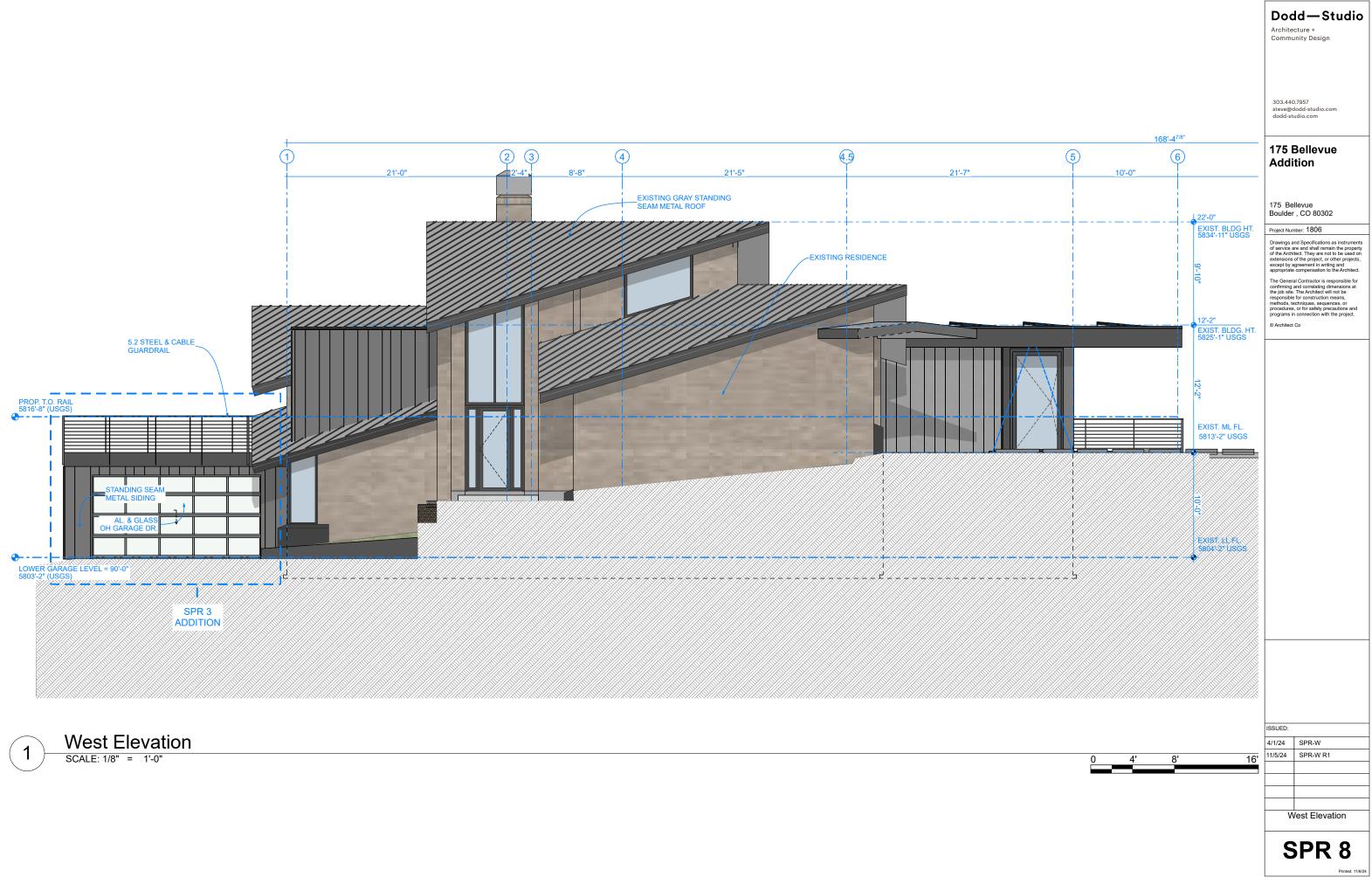
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South Elevation

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

4/1/24 SPR-W 11/5/24 SPR-W R1 South Elevation



## ATTACHMENT A Dodd—Studio Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

175 Bellevue

## Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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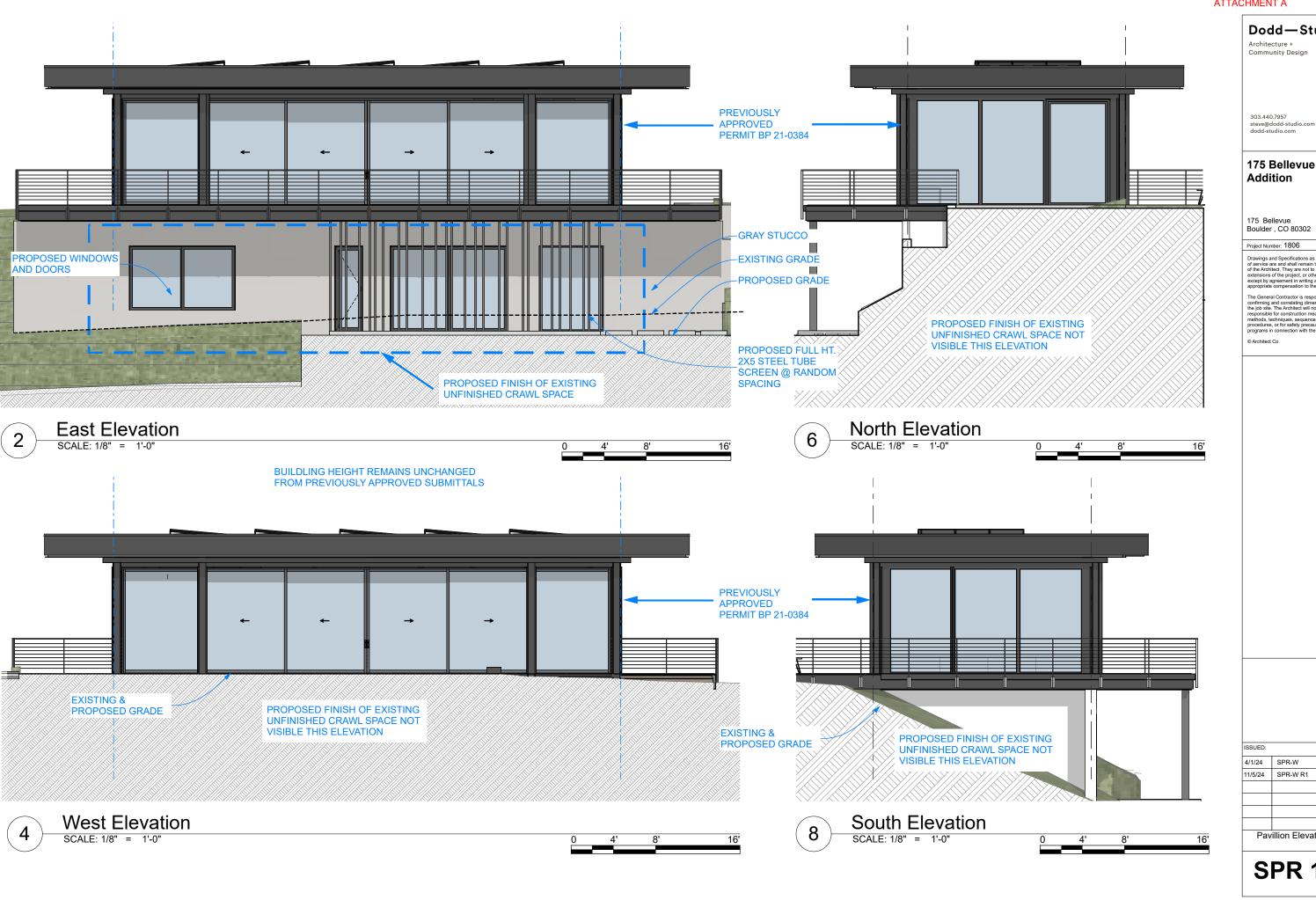
4/1/24 SPR-W 11/5/24 SPR-W R1

North Elevation

SPR 9

North Elevation

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



## 175 Bellevue

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4/1/24 SPR-W 11/5/24 SPR-W R1

Pavillion Elevations



View from SE SCALE: 1:6.87

NOTE: SEE SHEET SPR3 FOR EXISTING TREE NUMBER LOCATIONS

5

View from NE



3 View from NW
SCALE: 1:6.87

PROPOSED NEW STEEL TUBE VISUAL SCREEN

PROPOSED NEW VISUAL SCREEN PLANTINGS

View from NE
SCALE: 1:6.83

Dodd—Studio

Architecture + Community Design

> 303.440.7957 steve@dodd-studio.com dodd-studio.com

## 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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© Architect Co

ISSUED: 4/1/24 SPR-W 11/5/24 SPR-W R1

Renderings

## ATTACHMENT A

Dodd—Studio

Architecture + Community Design

> 303.440.7957 steve@dodd-studio.com dodd-studio.com

## 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

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Architect Co



2 SE View from Sierra Dr - Existing



View from Sierra Drive SE - Proposed



NE View from King Ave - Existing



View from King Ave NE - Proposed

4/1/24 SPR-W 11/5/24 SPR-W R1

> Photomontage Renderings 1

## Dodd—Studio

Architecture + Community Design

> 303.440.7957 steve@dodd-studio.com dodd-studio.com

## 175 Bellevue Addition

175 Bellevue Boulder , CO 80302

Project Number: 1806

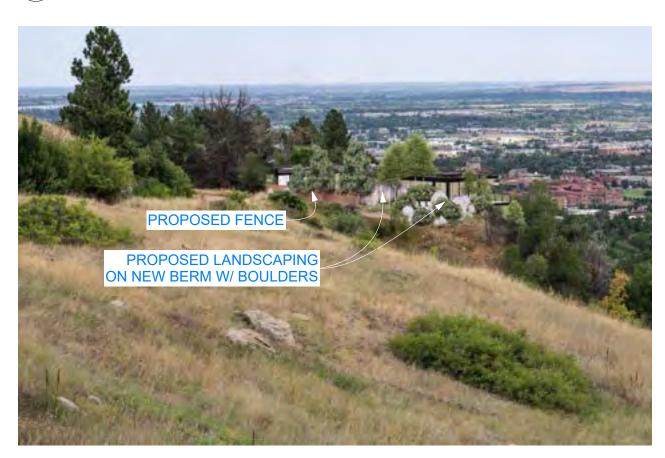
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Architect Co



SW View from Enchanted Mesa Trail - Existing



SW View from Enchanted Mesa Trail - Proposed

ISSUED:

4/1/24 SPR-W

11/5/24 SPR-W R1

Photomontage
Renderings 2

**SPR 13** 

Printed: 11/

## Walker, Samuel

From: Walker, Samuel

**Sent:** Monday, July 8, 2024 9:16 AM

**To:** Randschneider@comcast.net; LU Land Use Planner

Subject: RE: [EXTERNAL] Ask a Planner - Randall Schneider - SPR-24-0026 - 175 Bellevue Drive

## Good morning Randall,

Thank you for your comments, they have been added to the project file and are now a part of the public record for application **SPR-24-0026 Berg Additions**. Your comments have been reviewed by staff, and will be forwarded to the Board of County Commissioners for their consideration as part of a determination letter packet issued at the conclusion of the application review period.

For more information, you can view the docket webpage by clicking this link: boco.org/spr-24-0026

The application was submitted in April, but was not complete (and therefore not under review) until May 28, 2024. The public notice sign was posted during a staff site visit on June 17, 2024, which is within the codified 28-calendar-day review period (<u>Article 4-805.A</u> of the Land Use Code describes the required sign posting for Site Plan Review, but doesn't include a specific timeline within which the sign must be posted). The signs do occasionally get knocked or blown over, the applicants may have replaced it or slightly moved it and caused you to notice it where you didn't previously.

I'm guessing that your question about additional buildings is primarily related to the 996-square-foot accessory structure with large windows to the south of the main residence. The accessory structure was permitted in 2021, and did not require a planning process or public review because it was less than 1,000 sq. ft. and did not bring the property over the calculated presumptive size maximum (I'm referencing <a href="Articles 4-802.A.2">Articles 4-802.A.2</a> and 4-802.A.3 in this case). Several department officials would have been involved with the permit review, but Ron Flax (Chief Building Official) will have the final sign-off when the structure is completed and the permit is ready to be closed.

The addition to the main residence that is currently under construction was approved by a public review titled <a href="SPRW-22-0024 Berg Additions">SPRW-22-0024 Berg Additions</a>, which was completed in June of 2022. That project was reviewed by Erica Bjelland, who has since left the county, and also has an active building permit.

Please feel free to reach out to me directly with any questions or additional comments.

## Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov



Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from <a href="mailto:swalker@bouldercounty.org">swalker@bouldercounty.org</a> to the .gov domain that began in July 2022 when the Boulder County website moved to <a href="mailto:swalker@bouldercounty.org">swalker@bouldercounty.org</a> to the .gov domain provides a higher level of cybersecurity protection

----Original Message-----

From: Wufoo <no-reply@wufoo.com> Sent: Sunday, July 7, 2024 7:33 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Ask a Planner - Randall Schneider - SPR-24-0026 - 175 Bellevue Drive

Boulder County Property Address: 175 Bellevue Drive If your comments are regarding a specific Docket, please enter the

Docket number: SPR-24-0026 Name: Randall Schneider

Email Address: Randschneider@comcast.net Phone Number: (303) 668-7212 Please enter your question or comment:

Hi, Two initial questions:

Why did the Public Notice sign for the application review just get posted within the past few days when the application

was submitted months ago?

Who is the planning department official who approved the additional buildings on this property and why was it done without a public posting of the application / public review?

Thank you,

Randall Schneider

## Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

From: Walker, Samuel

Sent: Monday, January 13, 2025 7:49 AM

To: henrygeorgebeer@gmail.com; LU Land Use Planner Subject: RE: [EXTERNAL] Ask a Planner - Henry Beer - -

## Henry,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Wufoo <no-reply@wufoo.com> Sent: Friday, January 10, 2025 10:24 AM

**To:** LU Land Use Planner <planner@bouldercounty.gov> **Subject:** [EXTERNAL] Ask a Planner - Henry Beer - -

Name: Henry Beer

Email Address: <a href="mailto:henrygeorgebeer@gmail.com">henrygeorgebeer@gmail.com</a>

Phone Number: (720) 470-7745

Please enter your question or comment: Please see attached document below. Please call Henry Beer at the number

above with questions.

Attach a photo or document (optional): https://bouldercounty.wufoo.com/cabinet/23ec9384-e8af-44e4-a68d-

bb7a90d878ac - 15.83 KB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

9 January 2025

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already representan significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students to the base of this hill, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this "compound" has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted, Henry Beer 1460 Sierra Drive Boulder CO 80302 720.470.7745 Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* Stu Wright

From: Walker, Samuel

Sent:Monday, January 13, 2025 4:22 PMTo:RAND SCHNEIDER; LU Land Use PlannerCc:Robin Stolp; Henrygeorgebeer@gmail.com

**Subject:** RE: [EXTERNAL] Project #: SPR-24-0026 Berg Additions

## Randall & Robin,

Thank you for the additional comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: RAND SCHNEIDER < randschneider@comcast.net>

Sent: Monday, January 13, 2025 11:36 AM

To: LU Land Use Planner <planner@bouldercounty.gov>

Cc: Robin Stolp < Robinstolp@comcast.net>; Henrygeorgebeer@gmail.com

**Subject:** [EXTERNAL] Project #: SPR-24-0026 Berg Additions

To the Boulder County Community Planning and Permitting Director,

We are in <u>full agreement</u> with the attached letter, dated January 9, 2025 submitted by Henry Beer on behalf of the Bellevue Heights neighborhood. We "strongly oppose this offensive and unnecessary proposed addition" at 175 Bellevue Drive! Frankly, we are amazed that the City of Boulder allowed the current building extension on the subject property that is clearly an "eye sore" and scar at the front and base of our beautiful Flatirons, visible when arriving to Boulder, and from many views around Boulder.

Respectfully and sincerely, Randall Schneider & Robin Stolp 1333 King Avenue Boulder, CO 80302 303-668-7212 9 January 2025

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already representan significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students to the base of this hill, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this "compound" has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted, Henry Beer 1460 Sierra Drive Boulder CO 80302 720.470.7745 Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* Stu Wright

From: Walker, Samuel

**Sent:** Tuesday, January 14, 2025 8:19 AM **To:** Isanditen@gmail.com; LU Land Use Planner

Subject: RE: [EXTERNAL] Ask a Planner - Lynne Sanditen - - 175 Bellevue Drive

## Lynne,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, January 13, 2025 5:13 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Ask a Planner - Lynne Sanditen - - 175 Bellevue Drive

Boulder County Property Address: 175 Bellevue Drive

Name: Lynne Sanditen

Email Address: lsanditen@gmail.com

Please enter your question or comment: I stand with my neighbors who submitted the attached letter stating strong opposition to approving the proposed additional development at 175 Bellevue.

Attach a photo or document (optional): https://bouldercounty.wufoo.com/cabinet/dd125a20-d784-43af-9617-

e6cbd2339a74 - 43.23 KB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

9 January 2025

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent a significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

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It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this "compound" has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted, Henry Beer 1460 Sierra Drive Boulder CO 80302 720.470.7745 Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* Stu Wright Lynne Sanditen, David Gorodetzky

From: Walker, Samuel

**Sent:** Tuesday, January 14, 2025 12:37 PM **To:** Janice McCullagh; LU Land Use Planner

**Subject:** RE: [EXTERNAL] #: SPR-24-0026: Berg Additions

## Janice,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Janice McCullagh < jan\_mccullagh@me.com>

Sent: Tuesday, January 14, 2025 12:11 PM

**To:** LU Land Use Planner <planner@bouldercounty.gov> **Subject:** [EXTERNAL] #: SPR-24-0026: Berg Additions

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already representan significant **eyesore**, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much *of* east Boulder as well . In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building .

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously **unstable slope** will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students *to the base of this hill*, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors **strongly oppose this offensive and unnecessary** proposed addition. Lastly, **the violence this "compound"** has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted,

Janice McCullagh 1353 King Avenue Boulder, CO 80302

With thanks to Henry Beer 1460 Sierra Drive

From: Walker, Samuel

**Sent:** Tuesday, January 14, 2025 4:20 PM **To:** VIRGINIA NEWTON; LU Land Use Planner

Subject: RE: [EXTERNAL] Project # SPR-24—0026: Berg Additions

## Virginia,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

----Original Message-----

From: VIRGINIA NEWTON <ginna@icloud.com> Sent: Tuesday, January 14, 2025 3:01 PM

To: LU Land Use Planner <planner@bouldercounty.gov>
Subject: [EXTERNAL] Project # SPR-24—0026: Berg Additions

14 January 2025

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already representan significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students to

the base of this hill, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this "compound" has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted, Virginia Newton 1303 Mariposa Ave Boulder CO 80302

From: Walker, Samuel

**Sent:** Wednesday, January 15, 2025 2:00 PM **To:** Peggy Jessel; LU Land Use Planner

Subject: RE: [EXTERNAL] Proposed project#SPR-24-0026: Berg Additions; 175 Bellevue Dr.

## Peggy,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage <a href="here">here</a>.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Peggy Jessel <peggyrjessel@gmail.com> Sent: Tuesday, January 14, 2025 4:47 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

**Subject:** [EXTERNAL] Proposed project#SPR-24-0026: Berg Additions; 175 Bellevue Dr.

Peggy Jessel 1306 Mariposa Ave Boulder, CO 80302 303.709.5000 peggyrjessel@gmail.com

January 14, 2025

Re: Project #SPR-24-0026 Berg Addition

Project Location: 175 Bellevue Drive

Determination Date: January 2, 2025

## **Greetings County planners and Commissioners:**

I live at 1306 Mariposa Ave. in Boulder. I have lived in this neighborhood since moving here with my parents in 1966. I hike nearly daily on the Enchanted Mesa Trail reservoir road and have been acutely aware of the construction occurring at the above address. I was not aware of the two glass buildings, as offensive as they are, through any notification from the owner or the county. I was under the impression that what the owner built was the extent of his plans. However, I did receive the notice to expand this construction and am within the allotted time to object. I understand that there has been a preliminary determination to allow this project to go forward.

First, I would encourage you to make a site visit, both from the east looking west from just about anywhere in central and south Boulder, and importantly, from the back side which is on the very popular Enchanted Mesa Trail. No matter from which direction one looks, the two buildings that have already been completed, which look like entertainment features, are eyesores. I remember when there was one house at the top of the driveway, and now there appear to be three. It's shocking that the owner wishes to build a fourth structure, this one with a basement and above ground floor level of 7,479 ft. sq. Even by Boulder's recent decisions favoring developers, that is ridiculously large and imposing, especially on the top and side of a steep hill, highly visible front and back. I wonder if the owner of 175 Bellevue will sell the older house in which he currently lives for several million dollars when the new 7500 sq ft house is completed. When is building very expensive homes in this town going to be enough?

In addition to the view obstruction of our mountain backdrop, including the Flatirons, that this project will present, the construction work will be incredibly disruptive to neighbors. My house is just down the hill from Bellevue, and when there are parties, fireworks, gas leaf blowers, and concerts, it's as if I'm living in an amplified sound basin.

I can't imagine being able to enjoy quiet hikes up the Mesa Trail, Enchanted Mesa or east over from Sierra Dr. and up Four Pines. The construction noise will be penetrating and inescapable. Truck traffic will likely come up Mariposa and go south to make the turn to the driveway for 175 Bellevue. It will be extremely difficult for large trucks to go south on 15<sup>th</sup> St. because of the hairpin curve past King St. onto Bellevue. The truck traffic that was prevalent heading south on 15<sup>th</sup> St. to build other

large homes was so irritating that windows had to be closed during our nicest months. Other than construction or landscaping noise, this is a relatively quiet neighborhood, and I don't want to lose that character.

Wildlife will be disrupted. We see bears, deer, birds of prey, coyotes, bobcats and mountain lions. There has already been substantial disruption because of Boulder Mountain Parks fire mitigation just below the proposed construction site on lower Enchanted Mesa that has been going on for at least two years. Please don't add to that.

Until now, I had been under the impression that the Blue Line prevented building up on the Mesa. When I was growing up, and until now, I had been under the impression that residents up on the hill had to truck water in. However, in the past couple of months, blue flags can be seen in the ground from the reservoir, crossing the County's Enchanted Mesa road to what looks like an open space water line vent, and on to the property's fence line. Is water going to be supplied to this property from the reservoir? How were they able to get a permit for that? Does that mean we can expect more construction in that area because someone has figured out a way to divert water from the reservoir to private property?

For these reasons, and more that I don't have the expertise to express, I urge the County to overrule the Planning and Permitting Department's approval of this project.

Very truly yours,

Peggy Jessel

From: Walker, Samuel

**Sent:** Wednesday, January 15, 2025 2:05 PM hills@ucar.edu; LU Land Use Planner

Subject: RE: [EXTERNAL] Ask a Planner - Alan Hills - SPR-24-0026 - 175 Bellevue Drive

## Alan,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II| Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

----Original Message-----

From: Wufoo <no-reply@wufoo.com> Sent: Tuesday, January 14, 2025 10:41 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Ask a Planner - Alan Hills - SPR-24-0026 - 175 Bellevue Drive

Boulder County Property Address: 175 Bellevue Drive If your comments are regarding a specific Docket, please enter the

Docket number: SPR-24-0026

Name: Alan Hills

Email Address: hills@ucar.edu Phone Number: (303) 402-9906

Please enter your question or comment: The overall design of the additions seem excellent. They fit in well with existing

structures and are elegant and well integrated. Good luck with it all. I look forward to the final product.

## Alan

233 Bellevue

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

From: Walker, Samuel

**Sent:** Wednesday, January 15, 2025 2:10 PM **To:** VIRGINIA NEWTON; LU Land Use Planner

Subject: RE: [EXTERNAL] Re: Project #SPR-24-0026 Berg Addition 175 Bellevue

## Virginia,

Thank you for the additional comments, they have been added to the file along with your previous message. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II| Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

----Original Message----

From: VIRGINIA NEWTON <ginna@icloud.com> Sent: Wednesday, January 15, 2025 12:39 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Re: Project #SPR-24-0026 Berg Addition 175 Bellevue

Im so sorry the letter was sent prematurely! I pushed send before I had finished editing.

Dear County planners and Commissioners.

> Im writing again to strongly request that there is a public hearing on this Site Plan Review. In addition, I urge you to extend the deadline for approval. The majority of the people in this neighborhood, lower Chautauqua, including me, were not notified about this project or about the glass buildings before they were built. (Just yesterday I was sent a copy of the plan and notification) I am shocked to hear that there has been a preliminary acceptance.

>

- > Please extend this deadline and please publicize plans for this project to the rest of Boulder.
- > It will not only be disruptive to the whole neighborhood and beyond, it will obstruct the views, looking down from the Mesa trail and views looking up. It will impact not only this neighborhood which will have to cope with the noise and traffic for a couple of years, but it will impact the whole city, all the people driving into Boulder on 36 and especially, of course, the thousands of people who hike on the Mesa Trail. I have not even mentioned the impact on the wildl also who are disappearing Trail, up against the Blue line. Asl understand, the Blue Line was designed to protect Boulder from this kind of excessive development. In my opinion there is no benefit to anyone except to the person who has the money to do what he wants without any concern for others.

Thank you.

Virginia Newton 1303 Mariposa Ave 303-725-6436

From: VIRGINIA NEWTON < ginna@icloud.com>
Sent: Wednesday, January 15, 2025 12:31 PM

To: LU Land Use Planner

Subject: [EXTERNAL] Project #SPR-24-0026 Berg Addition 175 Bellevue

**Attachments:** letter to county re 175 bellevue.docx

Dear County planners and Commissioners.

Im writing again to strongly request that there is a public hearing on this Site Plan Review. In addition, I urge you to extend the deadline for approval. The majority of the people in this neighborhood, lower Chautauqua, including me, were not notified about this project or about the glass buildings before they were built. (Just yesterday I was sent a copy of the plan and notification) I am shocked to hear that there has been a preliminary acceptance.

Please extend this deadline and please publicize plans for this project to the rest of Boulder.

It will not only be disruptive to the whole neighborhood and beyond, it will obstruct the views, looking down from the Mesa trail and views looking up. It will impact not only this neighborhood which will have to cope with the noise and traffic for a couple of years, but it will impact the whole city, all the people driving into Boulder on 36 and especially, of course, the thousands of people who hike on the Mesa Trail. I have not even mentioned the impact on the wildl also who are disappearing Trail, up against the Blue line The Blue Line was designed to protect Boulder from this kind of excessive development.

In my opinion there is no benefit to anyone except to the person who has the money to do what he wants without any

It will impact not only this neighborhood which will have to cope with the noise and traffic disruption etc for a couple of years, but it will impact the whole city, people driving into Boulder on 36, and the thousands of people who hike on the Mesa Trail. The Blue Line was designed to protect Boulder from this kind of excessive development.

,

From: Walker, Samuel

**Sent:** Wednesday, January 15, 2025 2:15 PM howew@aol.com; LU Land Use Planner

**Subject:** RE: [EXTERNAL] Project # SPR-24-0026: Berg Additions

Bill,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: howew@aol.com <howew@aol.com> Sent: Wednesday, January 15, 2025 1:42 PM

**To:** LU Land Use Planner <planner@bouldercounty.gov> **Subject:** [EXTERNAL] Project # SPR-24-0026: Berg Additions

Bill Howe 1225 Mariposa Ave Boulder, CO 80302 howew@aol.com

January 15, 2025

Re: Project #SPR-24-0026 Berg Additions Project Location: 175 Bellevue Drive

Hello Boulder County planners and Commissioners,

I write to wholeheartedly urge you to oppose approving the proposed additional development and further expansion of a large compound at 175 Bellevue.

As you know, the Blue Line was conceived to serve and benefit all the citizens of Boulder and Boulder county with the invaluable mountain views and by protection from over development that significantly compromise these views and encroached on and diminished access to wild life and relatively wild land. The existing additions at this location have already significantly violated the spirit of the noble, precient and community based ideals of the Blue Line. For example, the views of the Flatirons are scared and compromised night and day by an all-glass, east facting facade. the unique and beautiful Mesa Trail, at the place of proposed addition, has over the years, greeted and gifted tens of thousand of with a breath taking

view of the flatirons. If you approve the additional development, the Mesa Trail at this location will greet the hikers with a breath taking afront, intrusion and insult of huge (7,479 square feet?) structure.

My primary objection to the approval of additional development is that our community and visitors that come to Boulder, tens of thousands of people, will suffer an irreplaceable and unnecessary loss of beauty, serenity, wildness, etc., for multiple generations, just for the benefit of a handful of people. These people have already benefited with the existing additions, and now they are asking even more benefit and causing more harm.

The existing additions at this location have already significantly violated the spirit of the noble, forward-looking and community based ideals of the Blue Line. For example, the from the East, views of the Flatirons are now scared and compromised night and day by an all-glass, east facing facade, that cannot be softened by landscaping because of the steep slope. From the West, on the unique and beautiful Mesa Trail, at the place of proposed addition, has over the years, greeted and gifted tens of thousand of hikers with a breath taking view of the flatirons. If you approve the additional development, the Mesa Trail at this location will greet the hikers with a breath taking intrusion, disturbance and insult of the huge (7,479 square feet?) structure.

I strongly request a public hearing regarding this proposed addditional development. It is not just people in my neighborhood that will continue to be adversely affected by this development, but a significant number of people in Boulder County.

I urge the County to overrule the planning and Permitting Department's approval of this project.

Respectfully submitted, Bill Howe

From: Walker, Samuel

**Sent:** Thursday, January 16, 2025 8:37 AM **To:** Denise Franklin; LU Land Use Planner

Subject: RE: [EXTERNAL] Your Notice of Determination, Project #SPR-24-0026: Berg Additions

## Denise,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II| Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

----Original Message-----

From: Denise Franklin < denise.franklin2016@gmail.com >

Sent: Wednesday, January 15, 2025 3:05 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Your Notice of Determination, Project #SPR-24-0026: Berg Additions

Dear Boulder County Planners and Commissioners:

I live at 450 13th St in Boulder and am writing to express my opposition to the proposed additional development at 175 Bellevue. I've lived in Boulder for nearly 30 years and have been at this 13th St address for the last 10 years. I hike Enchanted Mesa almost everyday and am saddened every time to see that glass structure currently being built at 175 Bellevue. It is such an eyesore, not only from the trail, but from much of town as well. Another structure will further diminish the beauty of the mesa that we all share. Construction will also disrupt the quiet for all of our neighbors, including all of the wildlife and fragile ecosystem they live in.

I would like to request that BOCC hold a public hearing.

Thank you, Denise Franklin

From: Walker, Samuel

Sent:Thursday, January 16, 2025 8:39 AMTo:Peggy Jessel; LU Land Use PlannerSubject:RE: [EXTERNAL] SPR-24-0026

# Good morning Peggy,

Thank you for the additional comments. They have been added to the project file and will be forwarded to the Board of County Commissioners and the applicant along with your previous message.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Peggy Jessel <peggyrjessel@gmail.com> Sent: Wednesday, January 15, 2025 3:14 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] SPR-24-0026

This comment is in addition to my letter of yesterday, January 15. I neglected to request that the County hold a public hearing on this project. Given that the proposed project will be seen from much of the City, I wonder if the notification went out to enough of our citizens. A hearing would allow more people to participate.

Thank-you, Peggy Jessel

From: Walker, Samuel

Sent: Thursday, January 16, 2025 8:42 AM

To: dismasrotta@comcast.net; LU Land Use Planner

Subject: RE: [EXTERNAL] Ask a Planner - Dismas Rotta - - 175 Bellevue

## Dismas & Stefka,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

----Original Message----

From: Wufoo <no-reply@wufoo.com> Sent: Wednesday, January 15, 2025 3:20 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Ask a Planner - Dismas Rotta - - 175 Bellevue

Boulder County Property Address: 175 Bellevue

Name: Dismas Rotta

Email Address: dismasrotta@comcast.net

Phone Number: (303) 829-4051

Please enter your question or comment: We stand with our fellow neighbors in opposition to the expansion of 175

Bellevue and in the same regard as Henry Beer has stated.

Ms.Stefka Trusz, Dismas Rotta Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the

Colorado Open Records Act.

From: Walker, Samuel

Sent: Thursday, January 16, 2025 9:19 AM

To: Henry Beer

Subject: RE: [EXTERNAL] Project #: SPR-24-0026 Berg Additions

## Henry,

Apologies for the delayed response. I've added the updated letter to the record for this proposal, and will forward it to the applicant and Board of County Commissioners later this morning.

## Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Henry Beer < henrygeorgebeer@gmail.com>

Sent: Tuesday, January 14, 2025 4:26 PM

To: Walker, Samuel <swalker@bouldercounty.gov>

Subject: Re: [EXTERNAL] Project #: SPR-24-0026 Berg Additions

Samuel--for what it's worth, here's the most recent letter with additional neighbor names accompanying it.

Henry G. Beer, IDSA FSEGD
Free Range Small Batch Artisanal Thinking
HENRY BEER CONSULTING + DESIGN
1460 Sierra Drive Boulder CO 80302
henrygeorgebeer@gmail.com
720.470.7745

On Mon, Jan 13, 2025 at 4:21 PM Walker, Samuel <swalker@bouldercounty.gov> wrote:

Randall & Robin,

Thank you for the additional comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

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Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting

2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: RAND SCHNEIDER <randschneider@comcast.net>

Sent: Monday, January 13, 2025 11:36 AM

To: LU Land Use Planner < planner@bouldercounty.gov >

**Cc:** Robin Stolp < <u>Robinstolp@comcast.net</u>>; <u>Henrygeorgebeer@gmail.com</u>

Subject: [EXTERNAL] Project #: SPR-24-0026 Berg Additions

To the Boulder County Community Planning and Permitting Director,

We are in <u>full agreement</u> with the attached letter, dated January 9, 2025 submitted by Henry Beer on behalf of the Bellevue Heights neighborhood. We "strongly oppose this offensive and unnecessary proposed addition" at 175 Bellevue Drive! Frankly, we are amazed that the City of Boulder allowed the current building extension on the subject property that is clearly an "eye sore" and scar at the front and base of our beautiful Flatirons, visible when arriving to Boulder, and from many views around Boulder.

Respectfully and sincerely,

Randall Schneider & Robin Stolp

1333 King Avenue

Boulder, CO 80302

303-668-7212

## 14 January 2025

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already represent an significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students to the base of this hill, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this "compound" has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted, Henry Beer 1460 Sierra Drive Boulder CO 80302 720.470.7745 Henrygeorgebeer@gmail.com

Please see the following page for additional signatures.

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* Stu WrightVirginia Newton\*Bill Howe\* Peggy Jessel\*Nikky Wolman\*David Fulker \*Sandi Roach\*Phyllis Wise\*Lynne Sanditen\*David Gorodetzky\*Rand Schneider\*Robin Stolp.

\*The names with an asterisk have all contacted me personally requesting I include their names in the letter.

From: Walker, Samuel

**Sent:** Thursday, January 16, 2025 1:35 PM **To:** Phyllis Wise; LU Land Use Planner

**Cc:** Richard Meisinger

**Subject:** RE: [EXTERNAL] Fwd: 175 Belleview

## Phyllis and Richard,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

**From:** Phyllis Wise <phyllismwise@yahoo.com> **Sent:** Wednesday, January 15, 2025 8:47 PM

**To:** LU Land Use Planner <planner@bouldercounty.gov> **Cc:** Richard Meisinger <RichardMeisinger@gmail.com>

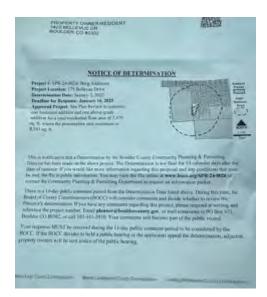
Subject: [EXTERNAL] Fwd: 175 Belleview

Dear Boulder County Commissioner,

Ww would like to join our neighbors to oppose approving the proposed additional building on 175 Bellevue. The attached letter from Henry Beer outlines in detail the reason for our opposition. My partner, Richard Meisinger, and I live at 1425 King Avenue and will be seriously impacted by this additional building.

## Sincerely,

Phyllis Wise and Richard Meisinger Jr



9 January 2025

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

The undersigned, all residing in the Bellevue Heights neighborhood strongly oppose approving the proposed additional development and further expansion of what has become a large compound at 175 Bellevue. The existing additions at this location already representan significant eyesore, occluding the irreplaceable view of the Flatirons during daylight hours—a view visible not only from our neighborhood, but much of east Boulder as well. In the evenings, the all-glass, east facing facade is illuminated such that it glows like a brightly lit office building.

Prohibiting building or development on important ridgelines is axiomatic in urban and town planning. Further, the proposed addition is positioned directly on the edge of a steep slope, which effectively precludes the use of plant materials, trees and other landscaping to block or in any way diminish the negative visual impact of the proposed addition.

Additionally, constructing on the edge of this notoriously unstable slope will require extensive foundation work, likely requiring the use of helical pilings or worse, caissons. For decades, CU Geology professors have brought their students to the base of this hill, to demonstrate how a slope like the proposed site composed of shale and bentonite creeps downhill, glacier-like. Those of us with houses on much flatter ground experience this creep firsthand.

The attendant disruption caused by construction activity, when combined with the offensive end product, should not have to be borne by surrounding neighbors. We have reached our tolerance limit having endured nearly three years of continuous noise-- a violation of our rights to quiet enjoyment.

The Boulder Blue Line ordinance successfully forestalled residential development by not providing water service above this line. However, some persisted by using their own wells. Years ago it was stated that the well at 175 Bellevue was in fact getting water from leakage or seepage from the nearby reservoir. We believe this information came from one of the geology professors.

It is for these reasons that we along with our neighbors strongly oppose this offensive and unnecessary proposed addition. Lastly, the violence this "compound" has visited upon views of the Flatirons from almost every prospect is reason enough to oppose this project.

Respectfully submitted, Henry Beer 1460 Sierra Drive Boulder CO 80302 720.470.7745 Henrygeorgebeer@gmail.com

cc: John Chapin\* Paul Heffron\* Henry Beer\* Boli Medappa\* Will Schaleben\* Howard Witkin\* Stu Wright

From: Walker, Samuel

**Sent:** Tuesday, January 21, 2025 10:17 AM **To:** Marina Skumanich; LU Land Use Planner

Subject: RE: [EXTERNAL] 175 Bellevue – SPR-24-0026 Berg Additions

#### Marina,

Apologies for my delayed response. Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration. SPR-24-0026 Berg Additions was called up by the Board of County Commissioners last week, and will proceed to a Business Meeting where the Commissioners will vote on whether or not to hold a public hearing for the proposal. Currently I'm anticipating that the call-up will be discussed during the <u>January 28 Business Meeting</u>; the meeting agenda will be finalized around midday on Thursday, January 23<sup>rd</sup>.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage <a href="here">here</a>.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Marina Skumanich <ninasku@gmail.com> Sent: Thursday, January 16, 2025 6:55 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] 175 Bellevue - SPR-24-0026 Berg Additions

Boulder County Community Planning and Permitting Courthouse Annex 2045 13th Street Boulder, CO 80302

Subject: 175 Bellevue – SPR-24-0026 Berg Additions

To Whom It May Concern:

I am a resident of Boulder County and live in the neighborhood of the Berg house on 175 Bellevue. I walk daily on the Enchanted Mesa trail – as do countless others.

I am completely opposed to the approval of additional construction on this site.

The name of the County Planning Department includes the word "community," which indicates that community is a value that should be front and center in any development approvals. Indeed, the zoning codes of Boulder County were established to protect community and environmental values and ensure a high quality of life for all residents. Yet I

continue to be stunned and amazed by the willingness of Boulder County Planning to approve of developments so contrary to the public interest!

Recent county actions relative to the 175 Bellevue property demonstrate this clearly. This property is located in a very exposed area adjacent to the highly popular Chautauqua Park area and on a mesa named "Enchanted Mesa," which clearly indicates its special value within the open space system. Originally, the 175 Bellevue house (which goes back decades) was discretely nestled in trees, so as to not encroach either on the special viewscapes of the Flatirons from the city of Boulder, or the views from the Enchanted Mesa trail down towards the city (the area right adjacent to the property is one of the prime viewpoints to the east along the entire Mesa Trail).

Yet somehow the County recently approved the detached "studio" on 175 Bellevue - an obscene, self-indulgent structure that is of limited purpose, yet designed to jut wildly out of the property and serve as an eyesore in all directions. It is unfathomable how the County could ignore the public impacts of this structure – and again, impacts that occur to the many people who enjoy a community treasure called "Enchanted Mesa!"

And as though the "studio" (and the original house) were not enough of an expansive footprint for the Bergs, they are now requesting even MORE construction on the site. Such additional expansion in such a special place is not justified. The County previously erred in approving the "studio" – I strongly urge you revise course and recognize the high public interest in this area, and at this time deny this permit application.

Sincerely,

Marina Skumanich 400 13th Street Boulder CO 80302 ninasku@gmail.com

From: Walker, Samuel

Sent:Tuesday, January 21, 2025 10:18 AMTo:J Mckim Malville; LU Land Use PlannerSubject:RE: SPR-24-0026: Berg Additions

## John & Nancy,

Apologies for my delayed response. Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and have been forwarded to the applicant and the Board of County Commissioners for their consideration. SPR-24-0026 Berg Additions was called up by the Board of County Commissioners last week, and will proceed to a Business Meeting where the Commissioners will vote on whether or not to hold a public hearing for the proposal. Currently I'm anticipating that the call-up will be discussed during the <u>January 28 Business Meeting</u>; the meeting agenda will be finalized around midday on Thursday, January 23<sup>rd</sup>.

If you would like to view the entirety of the Determination Letter packet, it's linked on the application webpage <a href="here">here</a>.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: J Mckim Malville < kim.malville@colorado.edu>

Sent: Thursday, January 16, 2025 8:42 PM

To: LU Land Use Planner <planner@bouldercounty.gov>
Cc: J Mckim Malville <kim.malville@colorado.edu>
Subject: [EXTERNAL] SPR-24-0026: Berg Additions

Dear Commissioners and Staff,

Please find attached our comments about this project.

Thank you for considering them.

John McKim Malville Nancy Koontz Malville January 16, 2025

**Boulder County Commissioners and Staff:** 

Re: Your Notice of Determination, Project # SPR-24—0026: Berg Additions

We wish to oppose the additional development at 175 Bellevue. The original building was above the Blueline and should never have been allowed in the first place. The charter amendment establishing the Blue Line prohibited water services above it, with the intent of discouraging housing developments in the hills west of Boulder, which contain the famous Flatirons.

The Flatirons and the lands below them are essential features of the city of Boulder. The area around the Flatirons establishes the essence of Boulder more than any other aspect of the city for its citizens and visitors. Images of the Flatirons on Green Mountain are ubiquitous symbols of the city of Boulder. The area abounds with Flatirons photographs, drawings, paintings, and sculptures of the flatirons. The city government, the University of Colorado, and many businesses make use of this symbol in their logos, advertisements, and marketing materials. Many businesses also use the word Flatiron in their names. In addition, Boulder often is referred to in the tech industry as the "Silicon Flatirons", analogous to Santa Clara Valley's famous nickname. The view from Boulder of the Flatirons should be vigorously protected

In 1959 a group of prominent citizens led the movement to protect the beauty of our backdrop. They are revered by many citizens today who know the history of the city (Al Bartlet, Harold Walton, Gayle Waldroop, Hugh McCaffrey, and Florence Sibert). In the election of July 21, 1959, the charter amendment establishing the Blue Line passed overwhelming by a vote of 2735 to 852. Thus, at that time over 2700 citizens voted to prevent construction above it. I suspect today such a vote would be as compelling as it was then.

The existing buildings are significant eyesores, visible from below. Those who constructed the houses at 175 Bellevue circumvented the intent of the charter amendment and have either cisterns filled by water that is trucked in or have drilled drilling wells. The original error of constructing the house should not be compounded.

Prohibiting building or development on important backdrops is characteristic of good town planning. Please do not let this development proceed and create an even greater blight on our landscape. Enough is enough!

Respectfully yours, John McKim Malville Nancy K. Malville 1323 Bluebell Avenue Boulder CO 80302 303 422 8678



# **Community Planning & Permitting**

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.boulder.county.org

June 14, 2022

Gary Berg 175 Bellevue Drive Boulder, CO 80302

Re: SPRW-22-0024

Dear Gary,

Pursuant to Article 4-802.C of the Boulder County Land Use Code (the Code), the Boulder County Community Planning & Permitting Department (CPP) has reviewed and granted your request to waive Site Plan Review for the proposed additions at 175 Bellevue Drive, subject to the conditions listed below. Per Article 4-802.C.1 of the Code, the CPP Director may waive Site Plan Review for any increase in the total residential floor area to a size less than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located, up to an increase of 2,000 square feet, if the Director determines that there is no potential for any significant conflict with the criteria listed in Article 4-806 of the Code. In this case, the applicant has proposed to build an 804.5-square-foot residential addition, and the CPP Director has determined that there is no potential for conflict with the criteria listed in Article 4-806 of the Code.

Consistent with Article 4-802.C of the Code, this office has referred the waiver request to neighboring property owners and has not received any responses that the CPP Director has determined would warrant further County review.

## **CONDITIONS**

#### 1. NEIGHBORHOOD

The applicable neighborhood for the subject parcel is the area within 1,500 square feet from the parcel, excluding parcels inside municipal boundaries, platted subdivisions with seven or more developed lots, and any mapped townsites.

## 2. APPROVED SIZE

RESIDENTIAL FLOOR AREA	
Total existing residential floor area on the subject parcel	5,848 square feet
Approved NEW residential floor area	804.5 square feet
TOTAL residential floor area on the subject parcel	Approximately 6,652.5 square feet

The application proposes an 804.5 square-foot addition (162.4 square-foot closet and 642.1 square-foot living and dining room). Staff supports the size as proposed since it is under the

Matt Jones County Commissioner Claire Levy County Commissioner Marta Loachamin County Commissioner

presumptive size limitation of 8,312 square feet and since the resulting size of 6,652.5 square feet of Residential Floor Area is found to be compatible with the general character of the defined neighborhood.

## 3. ACCESS REQUIREMENTS

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

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

Access and related drainage/slope stabilization improvements were required as conditions of approval for BP-21-0384 issued for a studio/home office on the subject parcel. These improvements will be inspected prior to closeout of the building permit. No additional improvements to the existing access are required at this time.

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

## 4. GEOLOGICAL HAZARDS

Because this property lies within a Major Geologic Hazard Area as identified by the Boulder County Comprehensive Plan and due to the steepness of the site, additional site-specific information is required. A Subsurface Investigation Report was completed in 2018 for BP-21-0384. However, because this report only remains valid for two years after the date of issuance, an updated recommendation will be required based on the information provided in the report.

At the time of building or grading permit application, the Building Safety & Inspection Services Team will require an updated recommendation letter stamped from a soils engineer that identifies the validity of the Subsurface Investigation Report completed in 2018.

## 5. WILDFIRE MITIGATION

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

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

## **Site Location**

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process, and no conflicts have been identified. Ideally, all structures should be located as far from property lines as possible for full defensible space – at least 100 feet. Although one of the additions is only about 45 feet from the property line and far from ideal, this distance is adequate given the relatively low fuel loading within 100 feet of this addition.

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

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction or better.

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

## **Defensible Space**

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. More information can be found by referring to the Colorado State Forest Service publication <a href="Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones - 2012 Quick Guide">Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones - 2012 Quick Guide</a>.

Follow the Colorado State University <u>FireWise Plant Materials – 6.305</u>, <u>Fire-Resistant Landscaping – 6.303</u>, and Colorado State Forest Service <u>Protecting Your Home from Wildfire: Creating Wildfire: Defensible Zones – 2012 Quick Guide publications when choosing plants and designing revegetation and landscaping.</u>

## **Emergency Water Supply**

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

## **Emergency Vehicle Clearance**

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

## **Timeline**

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

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

At the time of final inspection, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the Boulder County Multimodal Transportation Standards.

#### 6. HISTORIC SIGNIFICANCE

Community Planning & Permitting staff has determined that the existing residence is eligible for landmark status. The Historic Preservation Advisory Board has approved the proposed addition as it does not conflict with and maintains the historic character of the property.

#### 7. HEIGHT

The height of the proposed addition is approved for 27.6 feet from existing grade, as shown in the application materials submitted on 4/28/2022.

#### 8. EXTERIOR COLORS & MATERIALS

Application materials indicate the exterior walls of the proposed addition will have a grey exterior siding and grey roof. Exterior colors are approved as proposed.

Application materials indicate metal will be used for the exterior siding and bituthene for the roof of the addition. All exterior materials should have a matte finish.

*Prior to issuance of building permits*, submit to the Community Planning & Permitting Department for review and approval, one set of exterior material samples to be used including roof, siding and trim. Please note that due to COVID-19 distancing restrictions samples may be provided electronically. Samples should be included as part of the building plan set required at the time of permit application.

At the time of final inspection, the Community Planning & Permitting Department must inspect and verify that the approved colors and materials are used on the new structure.

#### 9. EXTERIOR LIGHTING

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

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

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

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

#### 10. LOCATION

The location of the addition shown on the materials submitted on 4/28/2022 and staked in the field is approved as proposed.

#### 11. EARTHWORK & GRADING

The following earthwork and grading requirements are approved.

Foundational Earthwork: (exempt from 500 cubic yards	458.4	cubic yards cut and 227.7 cubic yards fill
threshold)		

The application materials indicate that the construction of the addition will require 458.4 cubic yards of foundational cut and 227.7 cubic yards of foundational fill but do not indicate where the excess cut is to be used. The applicant must submit a grading fact sheet with the building permit application that is signed and stamped by a Colorado registered Professional Engineer, Landscape Architect, or Architect. If any non-foundational earthwork is proposed, the location of that earthwork must be identified on plans submitted for permitting and areas of cut and fill must be clearly delineated using contrasting shading.

**Prior to issuance of building or grading permits,** submit to this office a narrative describing where excess foundation cut (other than that used for backfill within the foundation) will be transported. If the cut will be located on site as fill, be sure to delineate the fill location on the revegetation plan as well as indicate the method of revegetation for any disturbed areas. The location of any excess fill on the site will have to be approved by the Community Planning & Permitting Department.

All reasonable efforts shall be made to minimize the site disturbance associated with this development proposal. Total earthwork (excluding normal excavation contained within structure footings and foundations) approaching the 500 cubic yard trigger for <u>Limited Impact Special Use Review</u> will require grading plans certified by a registered Professional Engineer.

At the time of final inspection, the location and receipt for transport and dumping must be submitted to the Community Planning & Permitting Department so that receipt of fill materials may be verified.

#### 12. REVEGETATION

Use of native plant material is recommended for revegetation and landscaping.

**Prior to final inspection**, all areas of exposed soil must be revegetated. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account must be provided to assure completion of revegetation. What is considered "adequate revegetation" is influenced by the amount of site disturbance, potential for significant erosion (steep slopes), and visibility. In all cases some level of germination and growth is required. Note that areas of disturbance not included on the site plan are still subject to reseeding. Please note that no species on List A, B or C in the County's Noxious Weed Management Plan may be used to meet revegetation requirements.

#### 13. EROSION CONTROL

Appropriate erosion control measures shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of erosion control shall be shown on site plans submitted for building permit approval.

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

**Prior to issuance of building or grading permits,** details regarding the placement and construction of the appropriate erosion control measure must be submitted to and approved by the Community Planning & Permitting Department. The placement and profile of the erosion control measure must be shown on the Revegetation Plan.

*Prior to any grading or site disturbance*, the erosion control measure must be installed as required per the approved plans.

At the time of the footing foundation inspection and all subsequent inspections, the Community Planning & Permitting Department must confirm the erosion control measure has been installed as required per the approved plans.

If you have any questions or concerns, please feel free to contact me at 303-441-1364 or via e-mail at <a href="mblankas@bouldercounty.org">mblankas@bouldercounty.org</a>

Sincerely,

Michelle Blankas

Michelle Blinker

Planner I

#### ADDITIONAL REQUIREMENTS & INFORMATION

**BUILDING PERMIT:** A building permit, plan review, and inspection approvals are required for the proposed addition.

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

**2015 Building Code Adoption & Amendments**, at the following URL: <a href="https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf">https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf</a>

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

**R313.2.1** Additions to existing one- and two-family dwellings. An automatic residential fire sprinkler system shall be installed throughout existing one- and two- family dwellings with additions when the sum of the total floor area of the addition plus the existing one- and two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.

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

**IGNITION-RESISTANT CONSTRUCTION AND DEFENSIBLE SPACE:** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the County's wildfire mitigation specialists.

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

**PLAN REVIEW:** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building code requirements are to be met. Our <u>Residential Plan Checklist</u> and other Building Safety publications can be found at: <a href="https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf">https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf</a>

#### PUBLIC HEALTH ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS:

BCPH issued a repair permit for the installation of an absorption bed system on 6/30/20. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 2-bedroom house. The final number of bedroom in the home must be no more than two.

BCPH has not final-approved the installation of the OWTS. According to the site plan for the studio/home office structure (BP-21-0384), the sewer line serving the proposed studio will connect directly into the home. This work must be done under an OWTS permit. The owner can do the work under the current open OWTS permit but must:

- 1) Submit \$250 to BCPH for another inspection once the sewer line is installed.
- 2) The installer must submit a new record drawing that includes studio connection once that is installed and approved.

An engineer design addendum has already been received for this additional work under the existing OWTS permit. The sewer line must be installed, inspected and approved by BCPH before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning & Permitting.

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

cc: SPRW-22-0024 file, property owner



#### **Boulder County Land Use Department**

Courthouse Annex Building 2045 13th Street • PO Box 471 • Boulder, Colorado 80302 Phone: 303-441-3930 Email: planner@bouldercounty.org 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.

S	haded Areas for Stat	f 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				
Appeal Correction Plat Exemption Plat Final Plat Limited Impact Special Limited Impact Special Location and Extent	Use Use Waiver	Review Modificat Use Prelimina	ision (Replat)	☐ Road/Easement Vacation developmen ☐ Site Plan Review ☐ State Interes		ate Interest Review (1041) abdivision Exemption ariance	
Location(s)/Street Address(es)	175 Bellevue	Drive					
	Boulder, CC	80302					
Subdivision Name TR,NBI	R 101-103, 105	, 107, 109, 170					
Lot(s)	Block(s)		Section(s)		Township(s)		Range(s)
Area in Acres 4.64	Existing Zonin	g ER	Existing Use of Pr	operty Single	Family Residence	- 1	Number of Proposed Lots 1
Proposed Water Supply Cister	ns		Proposed Sewag	e Disposal Method	Septic		
Applicants:							
Applicant/Property Owner Gary Berg				Email gary@theacademyboulder.com			
Mailing Address 175 Bellevue	Dr.						
City Boulder	State	CO Zip Code	80302	Phone	303-475-9172		
Applicant/Property Owner/Agen	/Consultant			Email			
Mailing Address							
City	State	Zip Code		Phone			
Agent/Consultant Steve Doo	ld			Email S	teve@Dodd-Studio.c	om	
Mailing Address	it St Suite 101				2. 72. 72. 72. 72. 72. 72.		
City Boulder	State	CO Zip Code	80302	Phone	303-440-7957		
Certification (Please re	fer to the Re	rulations and	Annlication Su	hmittal Packs	age for complete a	nnlicatio	on requirements )
certify that I am signing this exhibits I have submitted are submitted are submitted are submitted are submitted prior to having the Agreement of Payment for a may arise in the processing understand that I am construction are require All landowners are require Signature of Property Owner.	s Application e true and cor is matter prod Application pr of this docket, enting to allow time, without	Form as an owr rect to the best cessed. I unders ocessing fees, a I understand th the County St obtaining any p	ner of record of the of my knowledge tand that public and that addition the road, school for the road, school for consent.	ne property inc ge. I understand hearings or ma al fees or mate ool, and park d is application o eeded, attach me	cluded in the Applica d that all materials re eetings may be require rials may be require edications may be ro or their designees to additional sheet sig	ation. I ce equired by lired. I und d as a resi equired a enter ont	rtify that the information ar y Boulder County must be derstand that I must sign ar ult of considerations which s a condition of approval. to and inspect the subject
Signature of Property Owner	U.S.	f	Printed Na	Gary D. E	Berg		3/28/20 Date
A - A - A - A - A - A - A - A - A - A -							

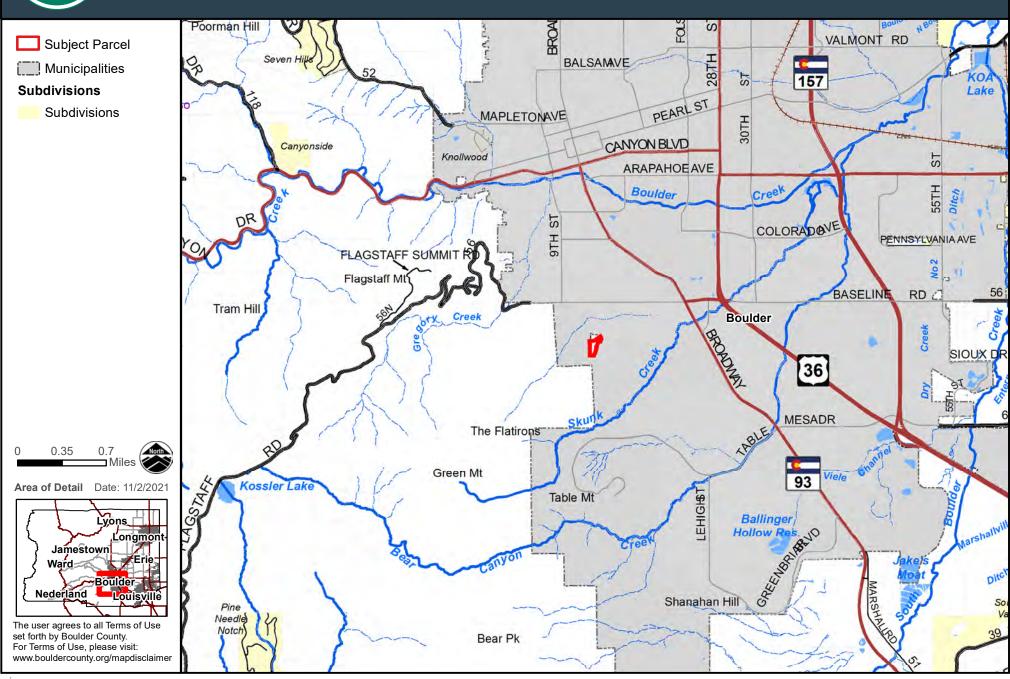
Boulder County

# **Community Planning & Permitting**

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

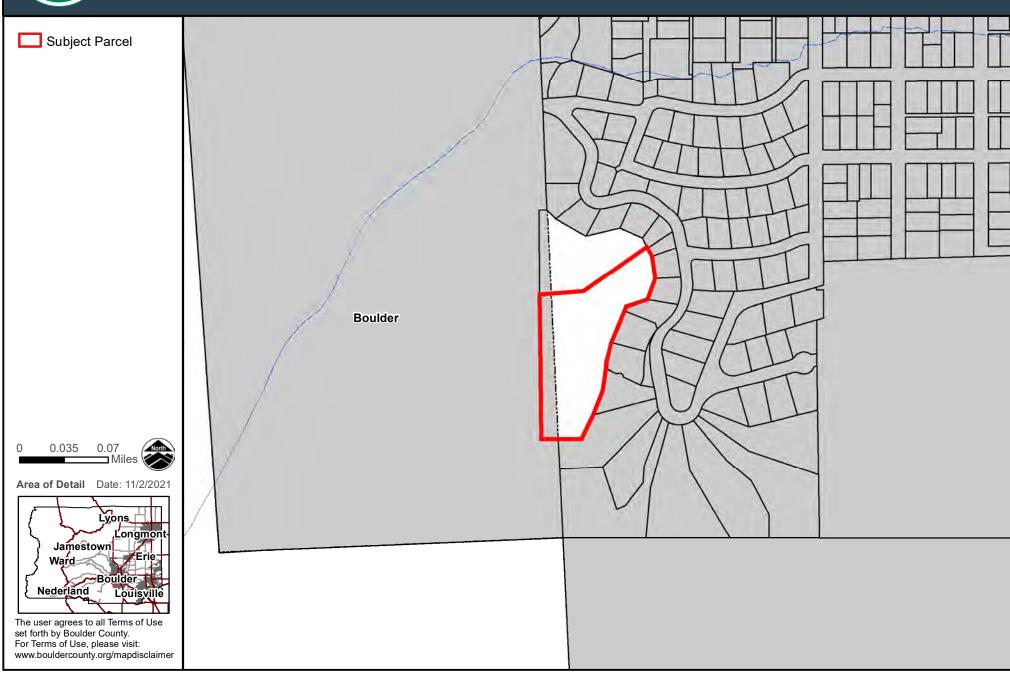
**Vicinity** 

175 BELLEVUE DR



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

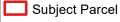
Location
175 BELLEVUE DR





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Aerial
175 BELLEVUE DR





Area of Detail Date: 11/2/2021

Lyons

Longmont
Jamestown
Ward
Boulder
Nederland
Louisville

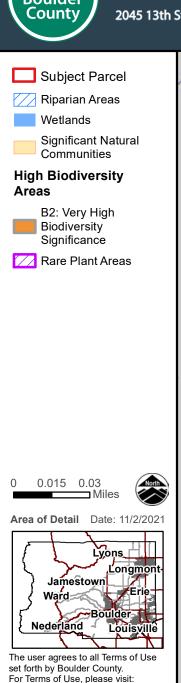
The user agrees to all Terms of Use

The user agrees to all Terms of Use set forth by Boulder County.
For Terms of Use, please visit:
www.bouldercounty.org/mapdisclaimer

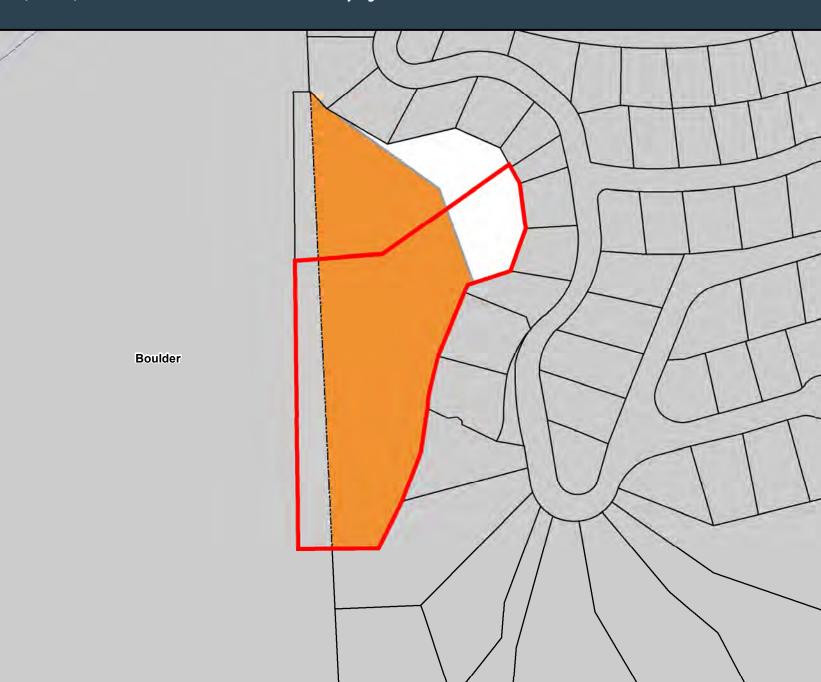


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Comprehensive Plan
175 BELLEVUE DR



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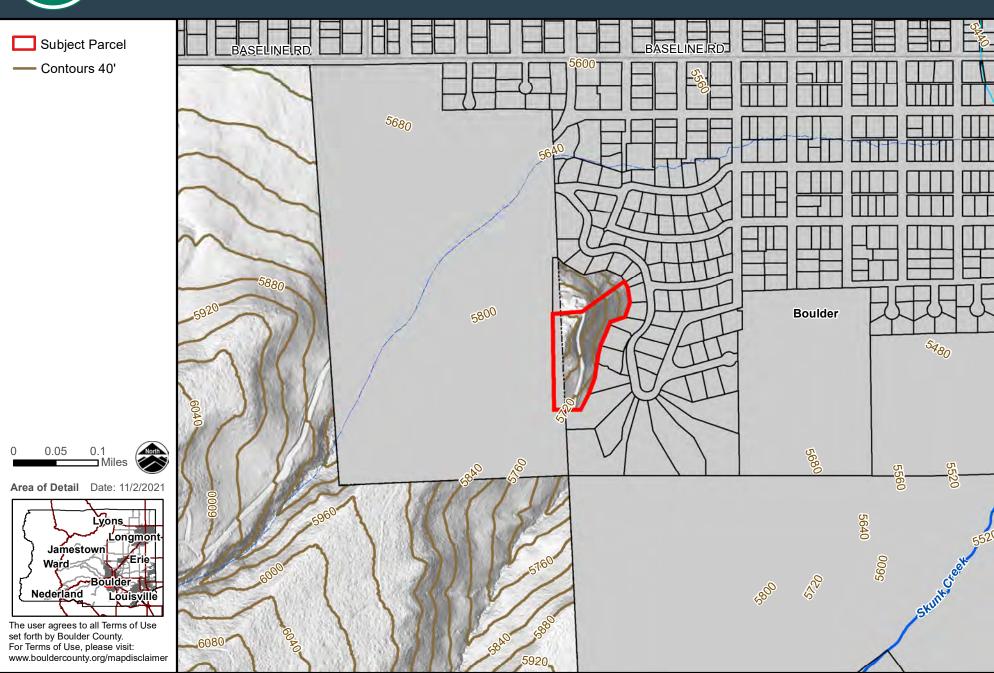




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Elevation Contours

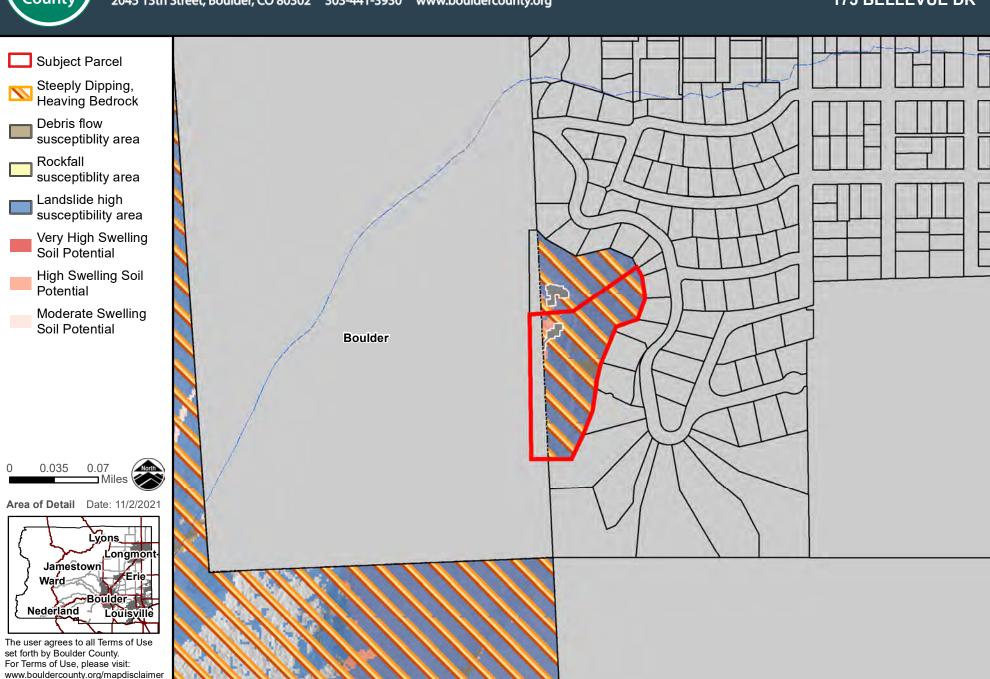
175 BELLEVUE DR





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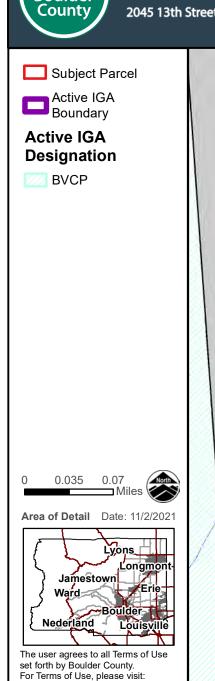
Geologic Hazards
175 BELLEVUE DR

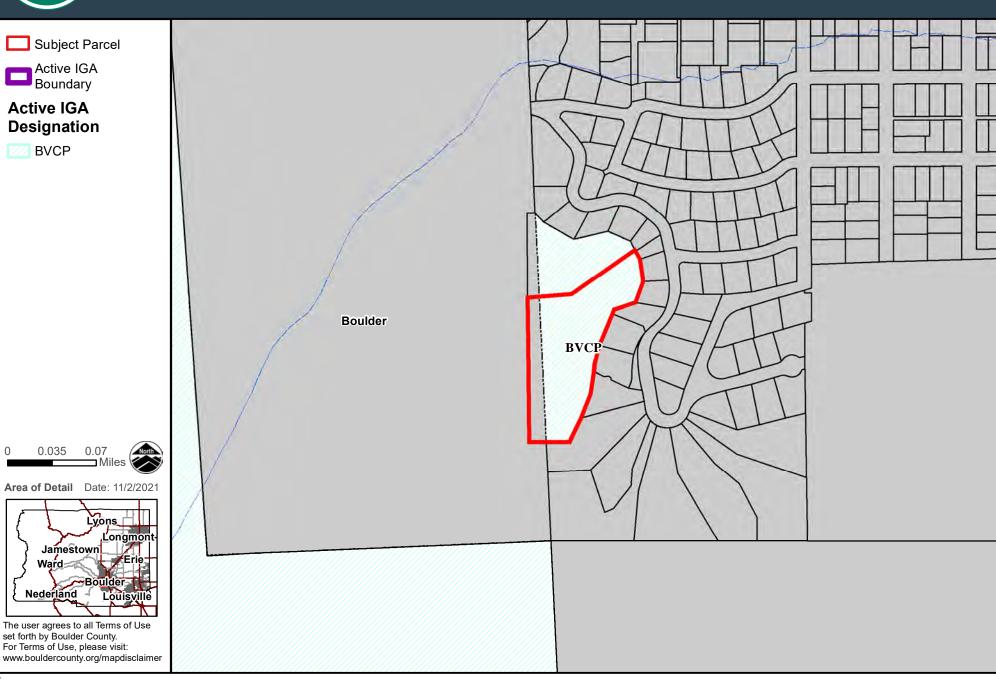




2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

**Planning Areas 175 BELLEVUE DR** 

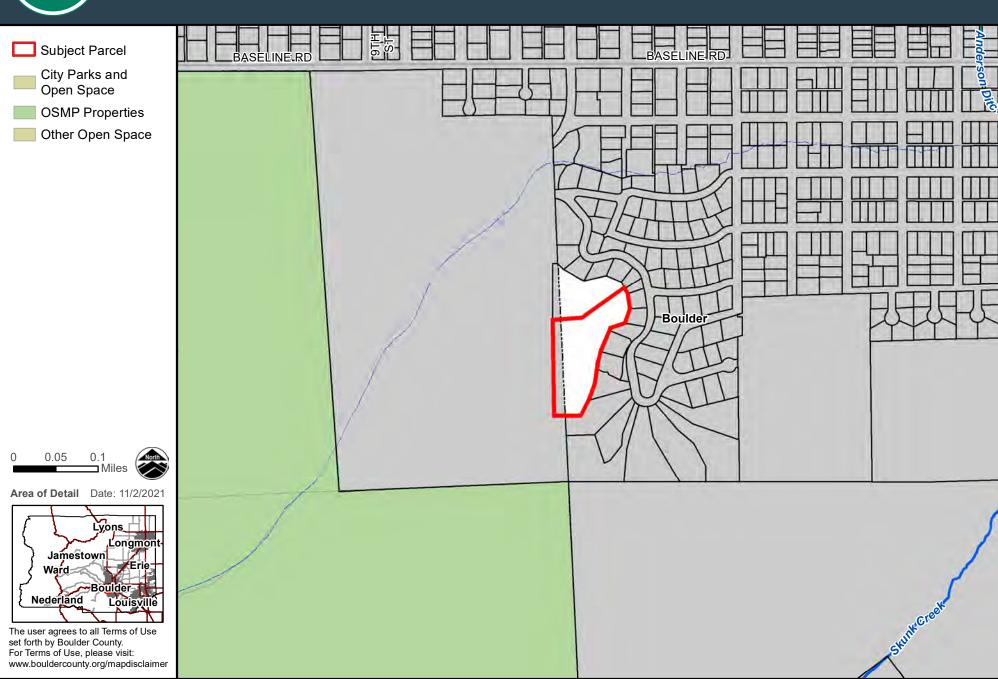






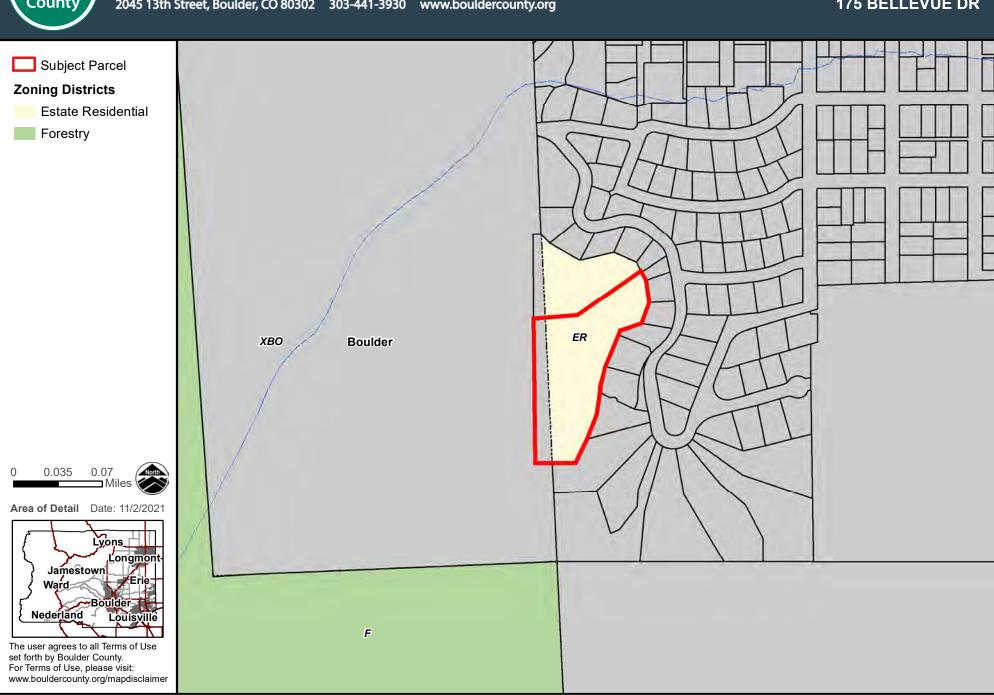
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

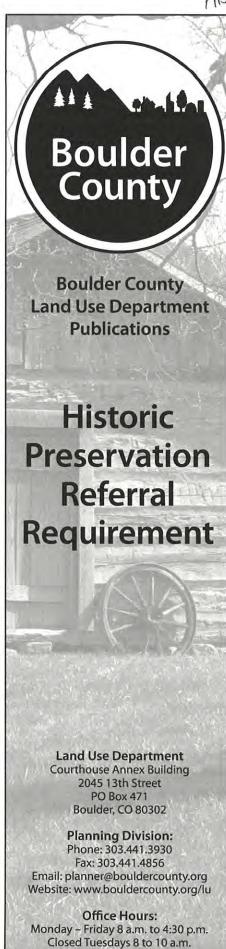
Public Lands & CEs
175 BELLEVUE DR



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

Zoning **175 BELLEVUE DR** 





### **Historic Preservation Referral Requirement**

Boulder County is committed to identifying and preserving the rich history of the unincorporated areas of the county. Through our Comprehensive Plan, Land Use Code, and other policies we have created a program to document, protect, and preserve the varying historic resources in our jurisdiction. County Land Use staff and the Historic Preservation Advisory Board (HPAB) are available to assist property owners in researching their property history, determining whether it is eligible for landmark designation, identifying ways to preserve the property and finding financial incentives for preservation.

The Historic Preservation Advisory Board (HPAB) serves as a referral body to review and comment on development proposals which would affect historic properties (any property with structures 50 years of age or older). Development review applications may require review by the full Historic Preservation Advisory Board, however, this depends on the nature of the historic resource and specific development proposal. A Boulder County Historic Preservation Planner in coordination with the members of HPAB determines the appropriate level of review for each development project.

Please contact a Boulder County Land Use Historic Preservation Planner at historic@bouldercounty.org or 303-441-3930 to discuss your project, and complete this form prior to submitting an application. Contact staff as soon as possible, since historic property research can take time. To avoid delays, contact the staff to begin this research well in advance of your submittal.

#### Applicant - Please complete this section:

Applicant(s):

Gary Berg		
Project Address:		
175 Bellevue Drive		
City: Boulder	State:	Zip Code: 80302
Parcel Information: Parcel Number:	157706200002	
The following is required to be constitution of the following is required to be constitution of the following the latest the following the latest terms of the following the latest terms of the following is required to be constituted to be const		
Land Use Staff in cooperation with H Denise Grimm	PAD has conside	red an application for:
Jessica Fasick		
at the property listed above and has	determined that	the Application:
Does not require a referral		
Requires a referral only to the Bould	ler County Historic P	reservation Planner
Requires a review by the Historic Pro eligible for landmark status p		Board
Historic Preservation Planner Signature:	Dat	e: 3/7/22

#### **Site Plan Review Waiver Fact Sheet**

The applicant(s) is/are required to complete each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures. Please note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

#### Structure #1 Information

(e.g.	<b>Type</b> residence, stu	e of Structure: dio, barn, etc.)	Residential		
		ng Floor Area:		Deconstruction:	
(Finished + Unfi		-	3420		
(		e if attached.)	sq. ft.		0 <sub>sq. ft.</sub>
Are new floor area	s being propo	sed where den	nolition will oc	cur?	
🗵 No 🔲 Yes (i	nclude the nev	v floor area squ	are footage in	the table below)	
Proposed F	loor Area (Nev	v Construction	Only)	Residential	
	Finished	Unfinished	Total	☐ Non-Resident	ial
				Height	
Basement:	sq. ft.	sq. ft.	sq. ft.	(above existing grade)	27.6'
Daseilleilt.	sq. it.	sq. it.	sq. rt.	grade)	
	804.5		804.5	Exterior	Metal
First Floor:	sq. ft.	sq. ft.	sq. ft.	Wall Material	
				Exterior	Cross
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Wall Color	Grey
Garage:					
Detached				Roofing	Bituthene
☐ Attached	sq. ft.	sq. ft.	sq. ft.	Material	
				Roofing	Grey
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Color	Ţ
Total:	804.5		804.5	Total Bedrooms	3
lotai:	sq. ft.	sq. ft.	sq. ft.	iotai bedrooms	

#### Structure #2 Information

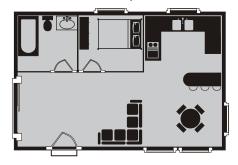
	Туре	of Structure:			
(e.g.	(e.g. residence, studio, barn, etc.)				
	Total Existin	g Floor Area:		Deconstruction:	
(Finished + Unfi	nished square	feet including			
	garag	e if attached.)	sq. ft.		sq. ft.
Are new floor areas	s being propos	sed where den	nolition will oc	cur?	
No Yes (ii	nclude the nev	/ floor area squ	are footage in	the table below)	
Proposed Fl	loor Area (New	Construction	Only)	Residential	
	Finished	Unfinished	Total	☐ Non-Resident	ial
				Height	
Document.	6		6.	(above existing	
Basement:	sq. ft.	sq. ft.	sq. ft.	grade)	
				Exterior	
First Floor:	sq. ft.	sq. ft.	sq. ft.	Wall Material	
Second Floor:	6	6		Exterior Wall Color	
	sq. ft.	sq. ft.	sq. ft.	Wall Color	
Garage:  Detached				Roofing	
Attached	sq. ft.	sg. ft.	sq. ft.	Material	
	54,110	54	2 4/	_	
	_			Roofing	
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Color	
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

<sup>\*</sup>See Article 18-131A for definition of covered porch.

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

#### **Determining Floor Area**

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



#### Residential vs. Non-Residential Floor Area

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

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

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

1

#### Floor Area

Please Note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

#### **Grading Calculation**

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

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

#### **Earth Work and Grading**

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

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

#### **Earth Work and Grading Worksheet:**

	Cut	Fill	Subtotal		
Driveway and Parking Areas	Cut	1111	Subtotal		
Berm(s)					
Other Grading					
Subtotal			Box 1		
* If the total in Box 1 is g is required.	reater than 500 cubic ya	rds, then a Limited Impa	ct Special Review		
	Cut	Fill	Total		
Foundation	12378	6150	6228		
	Material cut from foundation excavation 6228 to be removed from the property				

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

Excess Materials Transport Location:			

#### **Narrative**

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

See Attached Letter			

#### Is Your Property Gated and Locked?

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

#### Certification

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

Signature	Print Name	Date

#### Dodd — Studio

Site Plan Review/Waiver- Project Narrative for 175 Bellevue

April 27, 2022

1301 Walnut Street

Suite 101

To: Boulder County

Boulder, CO 80302

T 303.440.7957

Re: SPR-W request for 175 Bellevue Existing Home

steve@dodd-studio.com

www.dodd-studio.com

#### Summary

An SPR-W is requested for the existing 3,420 sf mid-century modern residence at 175 Bellevue Drive. The project has a PSM of 8312 sf. The proposed additions total 805 sf. The total existing area is 4854 sf for a total proposed area of 5659 sf, which is 2653 sf below the PSM.

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

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

The existing residence is currently on Cisterns and Septic. The home will continue to use similar facilities until and unless Annexation to the City of Boulder is successfully completed with connection to City water and sewer. The addition does not propose adding bedrooms.

A detailed discussion of specific review criteria follows:

#### Site Plan Review:

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

1. The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood. The proposed 804.5 sqft addition is less than the 1,000 square feet addition to an existing structure within Boulder County's allowances.

- 2. The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure. The intent of this proposal is to create a larger Living/Dining area and additional primary closet space to make the existing home more livable to the homeowners. No additional bedrooms or baths are proposed and will not impose undue burden on the public services and infrastructure of the area.
- 3. Plans for the proposed development have satisfactorily mitigated any geologic hazards, such as expansive soils, subsiding soils, questionable soils where the safe-sustaining power of the soils is in doubt, or contaminated soils, landslides, unstable slopes, rockfalls, and avalanche corridors, as identified in the Comprehensive Plan, or through the site plan review process. The proposal will mitigate any geological hazards by using a concrete foundation system design by a licensed structural engineer and based a soils report from a licensed geotechnical engineer.
- 4. The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the 2003 Urban-Wildland Interface Code; NFPA / 80A, 299, 1231; 2003 International Fire Code; and the 2003 International Building Code. The site is in the high risk wildfire area and the new residential addition will be designed to comply with the Urban-Wildland Interface Code. A key design strategy is having the building materials non-flammable or treated to be fire resistant per the Ignition-Resistant Construction code per section R327 of the 2015 Boulder County Building Code amendments for one and two family dwellings.
- 5. The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts. Existing drainage flows will not be adversely affected by the proposal. Water quality and erosion control measures during construction will be required at Building Permit, and the existing water quality and drainage patterns will remain intact after construction. A full grading and drainage plan will be provided at Building Permit submittal.

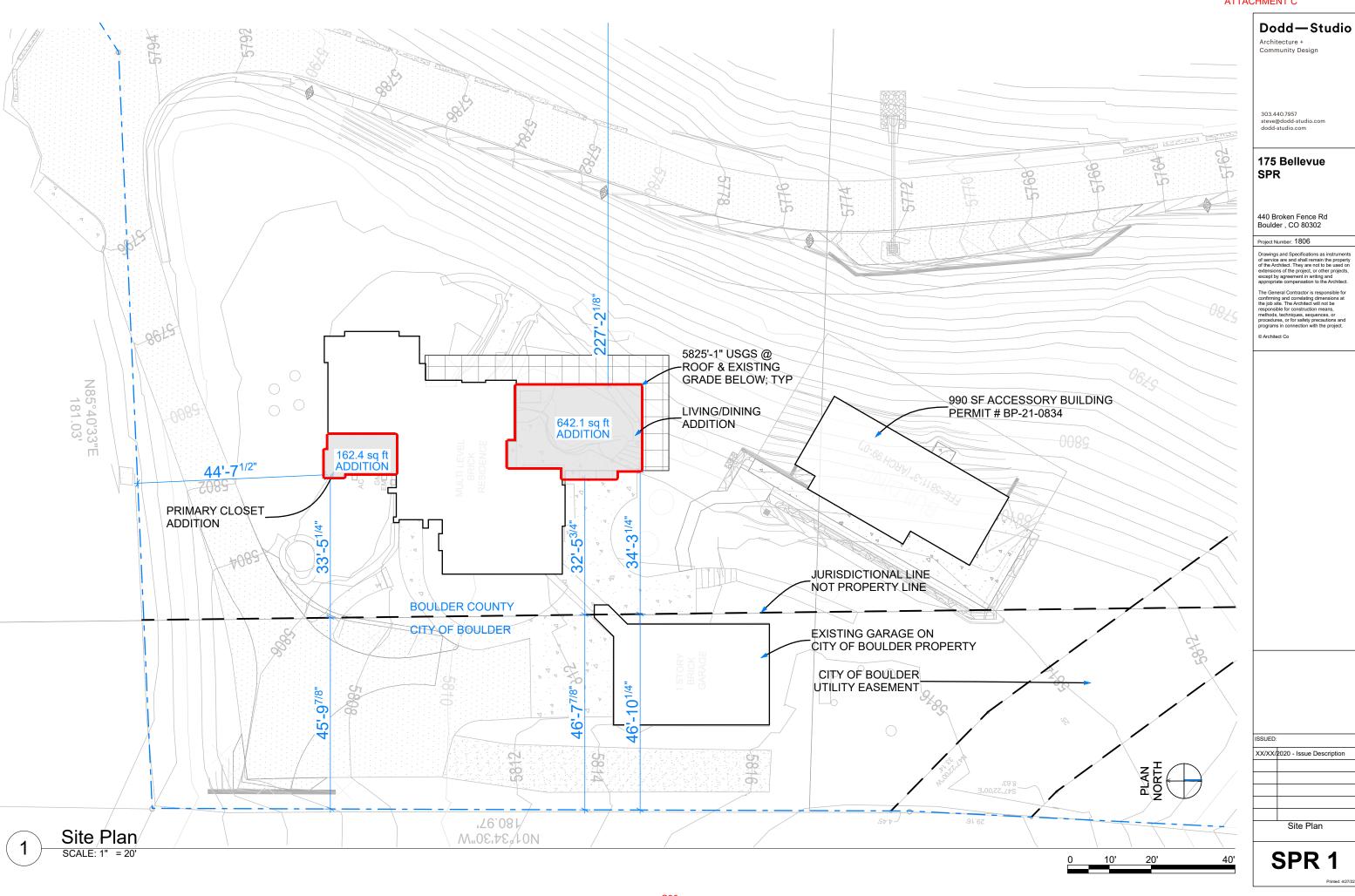
- 6. The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. The Location of the proposed addition minimizes any additional site disturbance on the property and keeps the balance of the 4.64 acre site undisturbed and in it's current state.
- 7. The development shall avoid flash flood corridors, alluvial fans, floodplains, and unique geologic, geomorphic, paleontological, or pedologic features, as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such hazards may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonable or necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**
- 8. The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan or through the site plan review process. Development within or affecting such lands may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies**
- 9. The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the site plan review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria. **Complies.**
- 10. The development shall not have a significant negative visual impact on the natural features or neighborhood character of the surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting

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

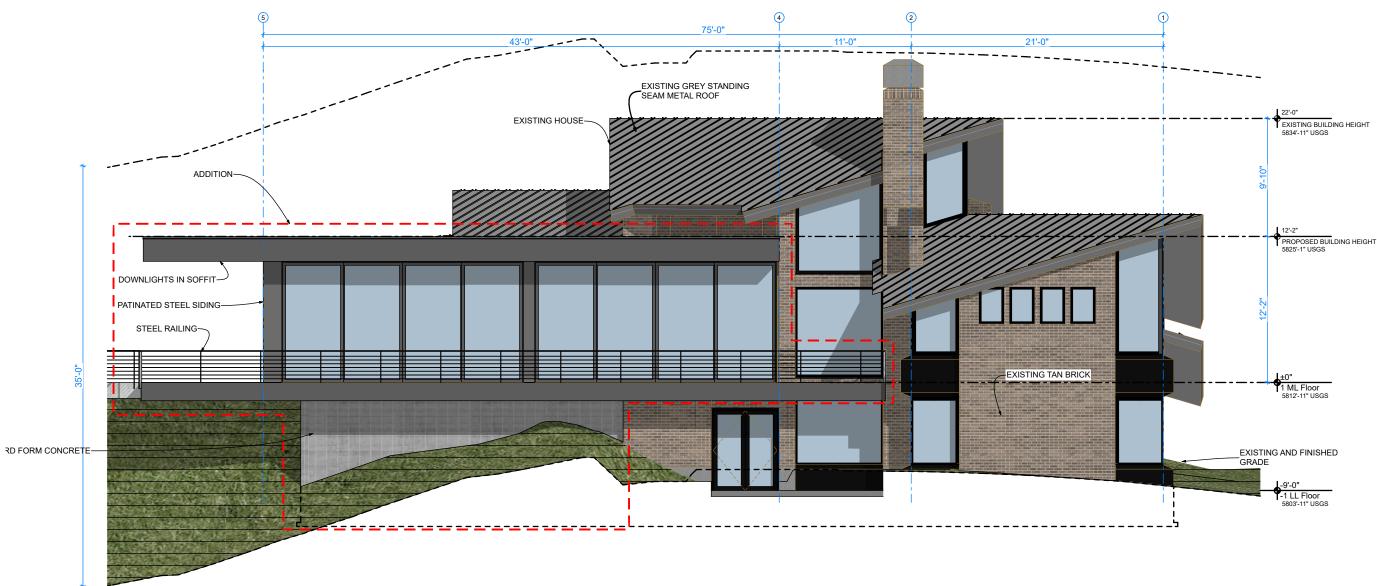
- 11. The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, oversized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use. The Addition is designed to have no additional grading beyond the exempt 10' from the structure's perimeter. The addition will not trigger the Limited Impact Special Review.
- 12. Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. A revegetation plan, erosion control plan, and grading/drainage plan will be provided at Building Permit.
- 13. The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies & Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County. The protection of Natural Landmarks and Natural Areas shall also be extended to their associated buffer zones. Development within or affecting such Landmarks or Areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.

#### Complies

- 14. Where an existing principal structure is proposed to be replaced by a new principal structure, construction or subsequent enlargement of the new structure shall not cause significantly greater impact (with regard to the standards set forth in this Section 4-806) than the original structure. **Not Applicable.**
- 15. The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code. **Complies.**



# Dodd—Studio Architecture + Community Design 303.440.7957 steve@dodd-studio.com dodd-studio.com 175 Bellevue SPR 440 Broken Fence Rd Boulder , CO 80302 Project Number: 1806 Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project. ISSUED: XX/XX/2020 - Issue Description East Elevation



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

SPR 2

# 12'-4" \_12'-3<sup>3/8</sup>" 13'-0" EXISTING GREY STANDING SEAM METAL ROOF Y EXISTING BUILDING HEIG 5834'-11" USGS -PATINATED STEEL SIDING PROPOSED BUILDING HE 5825'-1" USGS EXISTING TAN BRICK \_DOWNLIGHTS IN MIN. 5 FT DEEP SOFFIT TO MINIMIZE LATERN EFFECT -STEEL RAILING ±0" 1 ML Floor 5812'-11" USGS \_\_DECK EXTENDS MIN. 7 FT TO MINIMIZE LATERN EFFECT BOARD FORM CONCRETE-EXISTING AND FINISHED EXISTING TAN BRICK-5803'-11" USGS South Elevation SCALE: 1/8" = 1'-0"

ATTACHMENT C

Dodd—Studio

Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

175 Bellevue SPR

440 Broken Fence Rd Boulder , CO 80302

Project Number: 1806

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

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

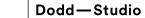
Architect Co

ISSUE

XX/XX/2020 - Issue Description

South Elevation

SPR 3



Architecture + Community Design

303.440.7957 steve@dodd-studio.com dodd-studio.com

#### 175 Bellevue SPR

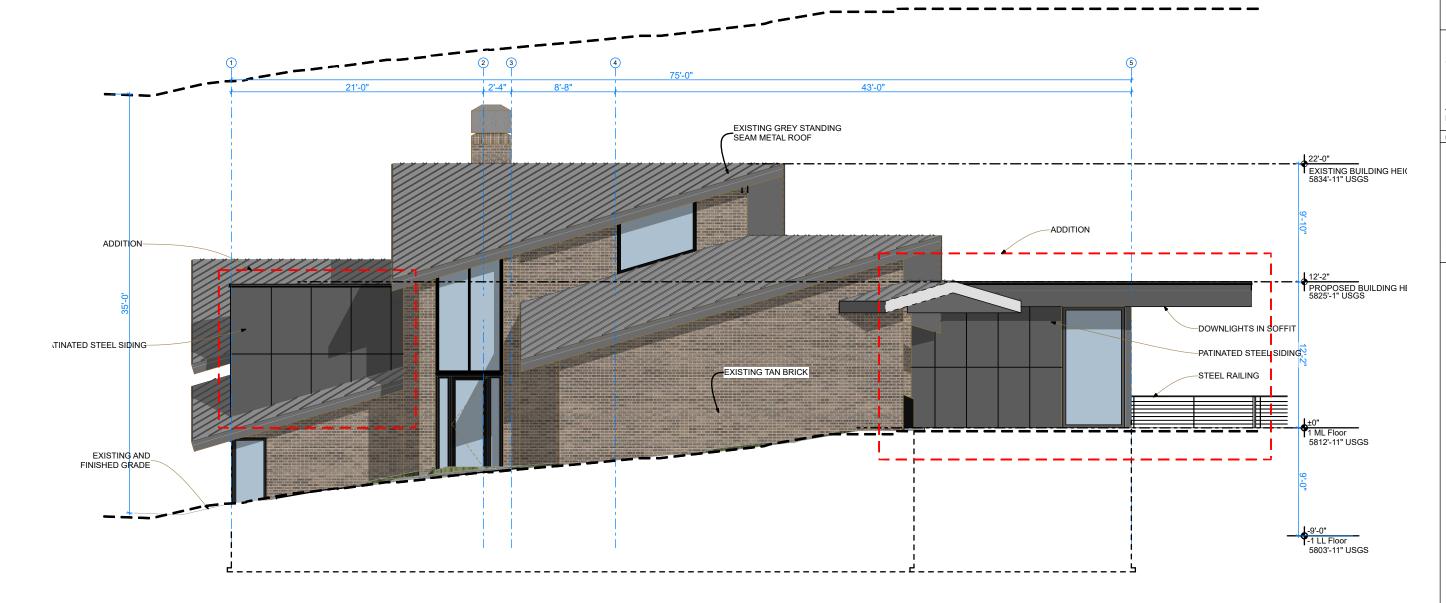
440 Broken Fence Rd Boulder , CO 80302

Project Number: 1806

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West Elevation

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

ISSUE

XX/XX/2020 - Issue Description

West Elevation

SPR 4

# 13'-0" 20'-4<sup>5/8</sup>" EXISTING GREY STANDING SEAM METAL ROOF -EXISTING HOUSE EXISTING BUILDING HEIGH 5834'-11" USGS ADDITION-PATINATED STEEL SIDING 12'-2" PROPOSED BUILDING HEIG 5825'-1" USGS EXISTING AND FINISHED GRADE EXISTING TAN BRICK 1 ML Floor 5812'-11" USGS -9'-0" TEXHS FING AND FINISHED GRADE1" USGS

ATTACHMENT C

Dodd—Studio

Architecture + Community Design

> 303.440.7957 steve@dodd-studio.com dodd-studio.com

175 Bellevue SPR

440 Broken Fence Rd Boulder , CO 80302

Project Number: 1806

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ISSUED:

XX/XX/2020 - Issue Description

North Elevation

\_\_\_\_

SPR 5

C30

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



Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

#### **Building Safety & Inspection Services Team**

#### **MEMO**

TO: Michelle Blankas, Staff Planner I

FROM: Michelle Huebner, Plans Examiner Supervisor

DATE: May 5, 2022

RE: Referral Response, SPRW-22-0024: Berg Additions. Site Plan Review Waiver for

804.5-square-foot additions.

Location: 175 BELLEVUE DRIVE

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

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

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

**2015 Building Code Adoption & Amendments,** at the following URL: <a href="https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf">https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf</a>

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

R313.2.1 Additions to existing one- and two-family dwellings. An automatic residential fire sprinkler system shall be installed throughout existing one- and two-family dwellings with additions when the sum of the total floor area of the addition plus the existing one- and two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.

- 3. **BuildSmart.** A HERS rating is required for this project. Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.
- 4. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the county's wildfire mitigation specialists.
- 5. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 165 mph (Vult) and 45 psf, respectively.
- 6. Plan Review. The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Residential Plan Check List and other Building Safety publications can be found at: <a href="https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf">https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf</a>

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 <a href="mailto:building@bouldercounty.org">building@bouldercounty.org</a>



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

May 18, 2022

TO: Michelle Blankas, Planner I; Community Planning & Permitting, Development

Review Team - Zoning

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting,

Development Review Team – Access & Engineering

SUBJECT: Docket # SPRW-22-0024: Berg Additions

175 Bellevue Drive

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

- 1. The subject property is accessed from Bellevue Drive, a City of Boulder owned Right of Way (ROW), via a paved, shared private driveway (aka Mesa Canyon Drive). Legal access has been demonstrated by the following easements:
  - a. Reception No.'s: 00799876 recorded 12/24/1986, 90522297 recorded 1/7/1953, 90778274 recorded 3/2/1965, and 90778275 recorded 3/2/1965 (all attached).
  - b. A private drive within an existing access easement recorded 12/24/1986 at Rec. No. 00828316 (attached).
- 1. Access and related drainage/ slope stabilization improvements were required as conditions of approval for BP-21-0384 issued for a studio/ home office on the subject parcel. These improvements will be inspected as prior to closeout of the building permit. No additional improvements to the existing access are required at this time.
- 2. Appropriate erosion control measures shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location and types of erosion control shall be shown on site plans submitted for building permit approval.
- 3. A construction fence must be installed downslope of the construction site (but upslope of the erosion control measures) to prevent construction debris/ material from falling downslope and protect the shared driveway and residences downhill from the site.
- 4. During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property; worker vehicles must be parked on the subject property or along one side of the shared driveway *in a manner that allows continued emergency access* along the shared driveway during construction.
- 5. No non-foundational cut or fill was identified on the grading fact sheet included in the application. The applicant must submit a grading fact sheet with the building permit application that is signed and stamped by a Colorado registered Professional Engineer, Landscape Architect, or Architect. If any non-foundational earthwork is proposed, the

Matt Jones County Commissioner Claire Levy County Commissioner Marta Loachamin County Commissioner

location of that earthwork must be identified on plans submitted for permitting and areas of cut and fill must be clearly delineated using contrasting shading.

This concludes our comments at this time.



#### MEMORANDUM OF AGREEMENT

The Second Parties are desirous of purchasing the following described property from the First Party, to-wit:

12573

Parcel No. 1: That part of that tract of land described in deed and recorded in Book 919, Page 569 of the Boulder County records, Boulder County, Colorado, lying South of the following described line: Commencing at the West Quarter corner of Section 6, Township 1 South, Range 70 West of the 6th P.M., thence North 2' 27' 10" West, (referred to True Meridian) 1014.26 feet along the West line of said Section 6 to the true point of beginning; thence North 85° 14' 30" East, 135.99 feet; thence North 55° 22' 50" East, 318.43 feet, mare or less, to a point on the East line of said tract (said point being the midpoint of the Westerly line of Lot 7, in Block 7, Bellevue Park Replat, a subdivision of a part of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 6, Township | South, Range 70 West of the 6th P.M.), described in Book 919, Page 569 in said Boulder County records, subject to a permanent easement and right-of-way conveyed to the City of Boulder, described in deed and recorded in Book 1224, Page 423 of the Boulder County records, containing 3.750 acres, more or less.

Parcel No. 2: Commencing at the West Quarter corner of Section 6, Township I South, Range 70 West of the 6th P.M., thence North 2° 27' 10" West (referred to True Meridian), 1014.26 feet along the West line of said Section 6 to the true point of beginning; and South 2° 27' 10" East, 602.67 feet, more or less, along the West line of said Section 6, to the Southwest corner of that tract of land described in deed recorded in Book 919 at Page 569 of the Boulder County records; thence West 73.93 feet; thence North 1° 10' East, 418.19 feet; thence North 1° 07' 00" West,

00799876

ATTACHMENT C 2 of 6

180.47 feet, more or less, to a point from which the true point of beginning bears North 85° 14' 30" East, 43.28 feet; thence North 85° 14' 30" East, 43.28 feet to the true point of beginning, containing 0.773 acres, more or less.

Together with the right of ingress and egress on which is designated as right-of-way C, on Exhibit A-A, under date of December 17, 1964, which Exhibit is attached to and made a part of this Agreement. The purchase price of the above-described property is agreed to be \$16,750.00, payable as follows: \$4500.00 heretofore paid on December 17, 1964, with the remainder of said purchase price to be paid in cash on or before March 1, 1965.

In addition to the payment of said purchase price of \$16,750.00, the Second Parties agree to convey to the First Party at the time of closing all of the following described property, to-wit:

All of Lot 7, in Block 7, Bellwue Park Replat, Subdivision of a part of the City of Boulder, being a part of the North-West Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 1 South, Range 70 West of the 6th P.M., less the following described parcel: Beginning at the Southeast corner of Lot 7, in Block 7, in said Bellevue Park Replat, thence Northwesterly 79.50 feet along the Easterly line of said Lot 7; thence Southwesterly 129.5 feet, more or less, to a point on the Westerly line of said Lot 7, said point being the midpoint of the Westerly line of said Lot 7; thence South 28° 47' East, 42 feet to the Southwest corner of said Lot 7; thence North 71° 11' East, 108.90 feet, more or less, to the point of beginning, Boulder County.

It is further understood and agreed between the parties hereto that each of the parties hereto own other property abutting the above described property, and that each of the parties hereto will grant to the other party, upon request, reasonable utility easements, and reasonable private rights-of-way for access as required by the other party for the reasonable full development of their respective lands, including a proposed right-of-way as shown on Exhibit A-A referred to above.

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unable to obtain a building permit for a single family dwelling on or for parcel No. I described above, plus the remaining portion of said Lot 7, Block 7 in said Bellevue Park, prior to July 1, 1965, the Second Parties may elect to cancel this agreement, provided that written notice of said cancellation shall be given to First Party prior to July 15, 1965, in which event, First Party agrees to refund all moneys paid to First Party, and reconvey to Seconá Parties that portion of Lot 7 in Block 7 referred to above.

It is further understood and agreed that First Party shall convey said Parcel No. 1 to Second Parties by good and sufficient warranty deed, free and clear of any liens and encumbrance, except for general taxes for the year 1965, and subject to existing restrictive covenants, easements and rights-of-way of record, if any. Said First Party shall furnish to the Second Parties on or before the day of February, 1965, either an abstract of title to said property certified to date, or a commitment from a title insurance company authorised to do business in the State of Colorado, binding said company to issue it's regular form of title insurance to the Second Parties.

It is further understood and agreed that first party shall convey Parcel No. 2 to the Second Parties by Quit Claim Deed.

It is further understood and agreed that the Second Parties shall furnish to the First Party on or before the day of February, 1965, a commitment from a title insurance company authorized to do business in the State of Colorado binding said company to issue it's regular

C37

4 of 6

form of title insurance to the First Party, which title insurance shall show that that portion of Lot 7 in said Block 7 to be conveyed to Second Parties. shall show good and merchantable title in the Second Parties; and shall be free and clear of all liens and encumbrances, excepting general taxes for the year 1965, and any easements, covenants, or rights-of-way of record.

it is further understood and agreed that the Second Parties shall assume and pay all taxes on Parcels No. 1 and No. 2 for the year 1965, and that First Party shall assume and agree to pay all taxes on that portion of said Lot 7 to be conveyed by him to Second Parties accruing after January 1, 1965.

It is further understood and agreed that the First Party shall have the right of first refusal to purchase back any portion or all of Parcel No. 1 and Parcel No. 2 at a price to be agreed upon between the parties hereto. In the event that the parties hereto cannot agree on said purchase price, then and in that event, each party shall appoint an appraiser, said two appraisers to appoint a third appraiser, and the determination of said appraisers shall become binding upon each of the parties her to as to said purchase price. In the event said three appraisers carnot suree, the decision of the appraiser appointed by the first two appraisers shall be final and binding upon the parties hereto.

It is further understood and agreed that the Second Parties shall have the right of first refusal to purchase all or any portion of the abutting property now owned by the first party which property is not contained in either Parcel No. 1 or Parcel No. 2 as described above. In this event, the price of said portion or all of said property shall be agreed upon between the parties: otherwise, each party shall appoint one appraiser and said two appraisers shall appoint a third appraiser to determine the value

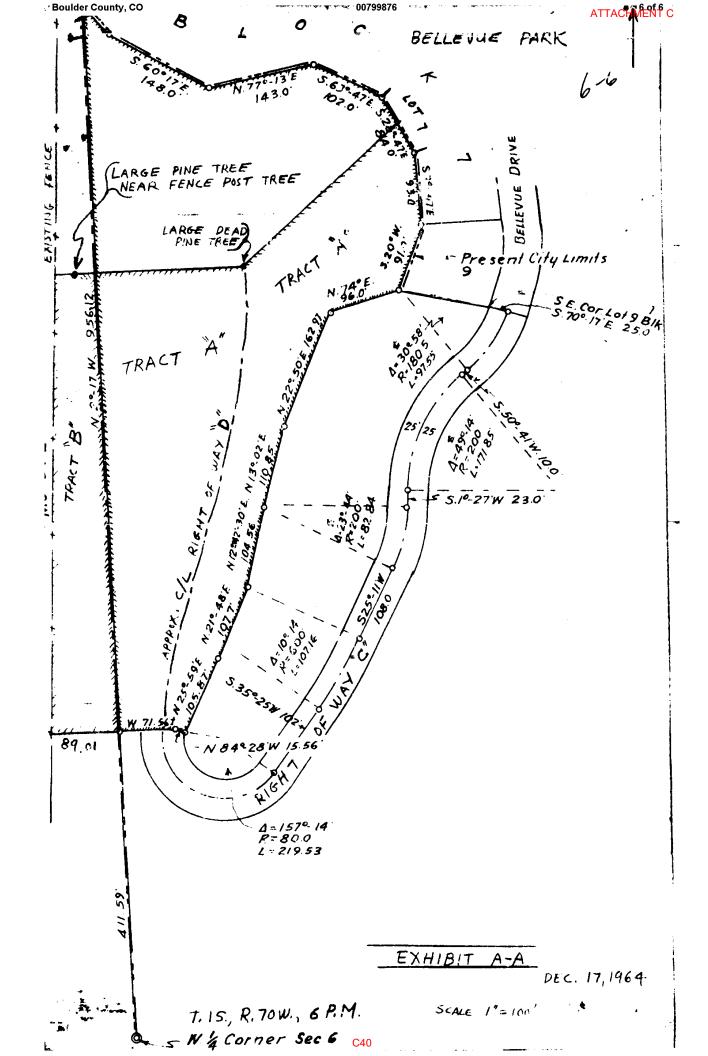
of said property. In the event said two appraisers cannot agree the value determined by the third appraiser shall be final and binding on both of the parties hereto.

It is further understood and agreed that this Agreement shall inure to and become binding upon the beirs, administrators, successors, and assigns of each of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 200 day of February, 1965.

Nanie a. Thompson

Second Parties



#00828316 02/20/87 09:35 AM REAL ESTATE RECORDS F1459 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

# RIGHT-OF-WAY EASEMENT GRANT AND AGREEMENT

THIS GRANT AND AGREEMENT is entered into by and between HARRIS A. THOMPSON and LAURENE J. THOMPSON, as the Grantors, and PATRICIA FINNOFF, as the Grantee.

The effective date of this document shall be December 31, 1986.

# RECITALS

- A. Pursuant to a Memorandum of Agreement by and between HARVEY N. PLATTS and HARRIS A. THOMPSON and LAURENE J. THOMPSON dated February 20, 1965, and recorded at Reception No. 799876 (Film 1438) on October 24, 1986 ("Memorandum of Agreement"), Platts agreed to convey two parcels of land to the Grantors known as Tract 2573A.
- B. Following the conveyance of Tract 2573A to the Grantors, Platts retained ownership of a parcel adjoining Tract 2573A ("Finnoff parcel") which has subsequently been transferred to the Grantee.
- C. The Memorandum of Agreement also reserved the right in the successors and assigns of the Finnoff parcel to request a reasonable private right-of-way for access across Tract 2573A in order to develop the Finnoff parcel. The Memorandum of Agreement included a sketch of a proposed right-of-way which was subsequently built and has been maintained to this date by the Grantors as a road right-of-way access.
- D. As a condition of the Grantee's purchase of the Finnoff parcel, Grantee has requested a right-of-way for access across Tract 2573A to serve the Finnoff parcel.
- E. Both Grantors and Grantee agree that certain restrictions and limitations need to be placed on the use of the road right-of-way easement. The parties have set forth such restrictions in this document. It is intended that these restrictions shall apply not only to the Grantors and to the Grantee, but to their successors and assigns, and that such agreement will run with the land in connection with the easement grant.

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7-2

# GRANT OF RIGHT-OF-WAY EASEMENT

- 1. The Grantors, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby grant, bargain, sell and convey, subject to all terms and conditions hereof, to the Grantee, her successors and assigns, a permanent right-of-way road easement ("easement") for the use, operation, repair and maintenance of a private road right-of-way easement for motor vehicle and pedestrian ingress and egress across the Grantors' property to serve the Grantee's property, said easement being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.
- 2. In the event of the permanent abandonment of said easement, all right, privilege and interest herein granted shall terminate and revert back to the Grantors.
- 3. This grant shall not be exclusive to the Grantee and in so making the grant, the Grantors reserve to themselves, their successors and assigns, the continued right to enter upon, occupy and use this easement for motor vehicle and pedestrian access to their property and such grant shall in no way reduce or cause a diminution in the rights previously enjoyed by the Grantors prior to this grant.

#### AGREEMENT

The Grantee and Grantors, for themselves, their successors and assigns, having determined that it is in their mutual best interests do hereby covenant and agree between themselves as follows:

- 4. The easement shall serve no more than six (6) separate dwelling units with no more than four (4) such units located on the two (2) separate parcels owned by the Grantors and no more than two (2) such units located on the parcel owned by the Grantee.
- 5. Following any residential, landscape or other necessary construction, on either property, the road base and surface will be repaired and restored to the condition that existed immediately prior to the initiation of any construction, including blacktop resurfacing, vegetation damage and roadbed damage. This repair and/or restoration shall be completed within sixty (60) days of the completion of the end of damaging construction or sufficient steps

7-3

taken to insure the other party that such damage will be repaired or restored as soon as practical. The cost of such repair or restoration shall be paid for by the party doing the construction. During any period of construction, the party engaged in the construction shall also place gravel or other appropriate material on any potholes or other road lefects in the existing road right-of-way to minimze the damage from constituction traffic. Further, if there is unanimous agreement among the parties that the easement be resurfaced with a cement surface rather than continuing the blacktop surface, the parties agree to split the cost of a pigmented rough surface concrete installation which exceeds the cost of resurfacing the road with blacktop following any construction traffic use. The ground cover regetation shall be restored to a condition substantially equivalent to its condition immediately preceding construction or damage caused by other than natural causes. The parties shall use grass seed known as "Foothills Mix", or its equivalent, to restore damaged areas where practicable.

- Grantors and Grantee agree to share equally in the cost for the removal of any mud that slides over the roadway, for the cleanliness and maintenance of the easement, for the removal of snow and for any repair required by the road as a result of any natural cause and/or ordinary wear and tear and not the fault of one party or the other. parties may provide for cleaning, maintenance, mud removal, repair or snow removal through the use of their own labor or equipment as they may agree among themselves, chherwise they shall contract for such services and equally split the cost. In the event that one party or the guest, contractor or invitee of one party, while using the road causes damage to the property of another party or the roadbed or road surface of the easement, it shall be the duty and obligation of that party to make such repairs or restoration. Such repairs shall be completed within twenty (20) days of the damage or sufficient steps taken to insure the other party that such damage will be repaired as soon as practical.
- 7. At such time as additional dwelling units are constructed on the parcels and the easement is serving additional dwelling units, the maintenance provisions provided for herein shall be shared and allocated among such additional dwelling units.

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# **ACCEPTANCE**

8. In consideration of the grant of the easement by the Grantors to the Grantee, the Grantee agrees to accept the road base in an "as is" and "where is" condition.

The Grantors and Grantee agree to indemnify and to hold each other harmless and free from liability from any claims of damage or injury to person or property of the parties themselves or to their guests, contractors or invitees resulting from use of the easement. Each party shall be responsible for the acts of its agents, contractors, employees or those acting on their behalf.

It is understood that this is a private road built on the contour of land and that neither party shall look to be other in the event that a claim for damages arises as the result of failure of design, construction, engineering, installation or maintenance of the road that may not meet a standard required by a municipality or other design criteria. Although neither party considers the road right-of-way as being dangerous or unpassable, the parties do acknowledge that it is a road constructed to provide private access to the respective properties and that anyone using said road would do so at their own risk. Necessary precautions have been taken in the construction of the road and the parties shall advise their guests and invitees of such precautions.

Each party shall maintain property damage and personal liability insurance that specifically covers use of the easement and shall make the other an additional insured under their policy if appropriate.

#### GENERAL

- 9. The exercise of any rights and privileges herein granted or retained shall at all times be performed with due care and due regard for the rights and usage of the other parties.
- 10. Neither party shall place any permanent structure or improvements upon said easement nor use the easement for any other purpose except as contemplated herein.
- 11. This Grant of Right-or-Way Easement and Agreement shall be binding on and inure to the benefit of successors, heirs and assigns of the parties.

- The agreements contained in this document are for the benefit of the Grantors and the Grantee only and do not create any obligations or duties to persons not parties to this Agreement, but this Agreement shall run with the land.
- All of the purposes and objectives of the Memorandum of Agreement having now been accomplished, clarified and/or resolved to the satisfaction of the effected parties, the parties hereto agree that the Memorandum of Agreement shall be null and void and shall be of no further force or effect.
- If either party breaches any of the terms of this Agreement, the non-breaching party shall give thirty (30) days written notice by registered mail to the breaching party of the breach that must be corrected. If such breach is not cured or corrected by the breaching party, the nonbreaching party, at its sole option, may either (1) cure or correct the breach on behalf of the breaching party, the cost of which shall all be borne by the breaching party; or (2) seek specific performance to obtain a remedy for the breach, as provided under this Agreement, by instituting legal proceedings, the attorneys' fees and costs of which shall be borne by the prevailing party. Failure of the nonbreaching party to assert or give notice of any breach that might occur under this Agreement shall not be a waiver to the enforcement of any concurrent or subsequent breach by a breaching party.

This Grant is made and the foregoing conditions of easement are agreed to by the undersigned parties.

**GRANTORS:** 

**GRANTEE:** 

7-6

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STATE OF COLORADO
                         ) 89:
COUNTY OF BOULDER
     The foregoing instrument has been subscribed and
affirmed, or sworn to before me this 13# day of ________, 1987, by Harris A. Thompson and Laurene J.
Thompason as Grantors.
     Witness my hand and official seal.
     My commission expires: 1000 00 1797
ء عرباث
(SEAL)
STATE OF COLORADO
                         ) ss:
COUNTY OF BOULDER
The foregoing instrument has been subscribed and affirmed, or sworn to before me this // day of day of 1987, by Patricia Finoff as Grantee.
     Witness my hand and official seal.
     My commission expires:
                                      Notary Public
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7.7

## Emnibit "A"

# LEGAL DESCRIPTION

#### twenty

A strip of land (20) feet in width located in the SW1/4 of the NW1/4 of Section 6, T1S, R70W of the 6th P.K., said strip of land extending from the Northerly line of that tract of land as described in Deed recorded on Film 528 as Reception No. 778274 of the records of Boulder County, Colorado, Southerly to the Southerly line of that tract of land as described on said Film 528 as Reception No. 778274, said strip of land being ten (10) feet on each side of the following described Centerline:

Commencing at the W1/4 Corner of said Section 6, thence NO2°27'10"W, 1014.26 feet along the West line of the NW1/4 of said Section 6 to the Northwest Corner of that tract of land as described on said Film 528 as Reception No. 778274; thence N85°14'30"E, 120.34 feet along the Northerly line of that tract of land as described on said Film 528 as Reception No. 778274 to the TRUE POINT OF BEGINNING;

Thence Southeasterly, 51.32 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 35.00 feet, a central angle of 84°00'39" and being subtended by a chord that bears \$23°32'20"E, 46.84 feet;

Thence S18°28'00"W, 75.22 feet to a point of curve to the left;

Thence Southerly, 100.12 feet along the arc of said curve to a point tangent, said arc having a radius of 200.00 feet, a central angle of 28°41'00" and being subtended by a chord that bears S04°07'30"W. 99.08 feet:

Thence S10°13'00"E, 91.32 feet to a point of curve to the right;

Thence Southerly, 121.03 feet along the arc of said curve to a point tangent, said arc having a radius of 275.00 feet, a central angle of 25°13'00" and being subtended by a chord that bears SO2°23'30"K, 120.06 feet;

Thence \$15°00'00"H, 128.31 feet to a point of curve to the left;

Thence Southwesterly, 66.01 feet along the arc of said curve to the Southerly line of that tract of land as described on said Film 528 as Reception No. 778274 and the POINT OF TERMINATION, said arc having a radius of 260.00 feet, a central angle of 14°32' 8" and being subtended by a chord that bears SO7°43'35"W, 65.83 feet.

THIS DEED Made this

20th

dan ad

November

in the year of

our Lord one thousand nine hundred and

fifty-two , between

Bellevue Park Development Company

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first

part, and

Harvey Nixon Platts and Grace Norum Platts

of the

County of Boulder

and State of

Colorado , of the second past;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

to the said party of the first part in hand paid by the said part | 16a | of the second part, the receipt whereof :-

hereby confessed and acknowledged, hath granted, bargained, sold and conveyed and by these presents doth grantnot in tenancy in common but in joint tenancy, the survivor of them, their
bargain, sell, convey and confirm unto the said parties of the second part, / hatter and assigns and the heirs and assigns of such survivor forever,

marrow, all the following described lot or parcel of land, situate, lying and being in the

County of

Boulder

and State of Colorado, to-wit:



Beginning at a point on the West line of Section 6. Township 1 South, Range 70 West of the 6th P. M. from whence the Northwest corner of said Section 6 bears North 2º 17' West a distance of 1,249.98 feet, said point being further described as the Southwest corner of Lot three (?) in Block seven (7) of Bellevue Park Replat, an addition to the City of Boulder. according to the recorded plat thereof; thence South 42° 17' East a distance of 50.0 feet; thence South 60° 17' East a distance of 149.0 feet: thence North 77° 15' East a distance of 143.0 feet; thence 30:th 6 ° 47' East a distance of 102.6 feet; thence South 28° 47' East a distance of 84.5 feet; thence South 7° 47' East a distance of 93.0 feet; thence South 20° 00' West a distance of 91.0 feet; thence South 74° 00' West a distance of 96.0 feet; thence South 22° 50' West a distance of 162.97 feet; thence South 13° 92' West a distance of 110.85 feet; thence South 12° 42' 30" West a distance of 164.56 feet; thence South 21° 48' West a distance of 107.7 feet; thence South 25° 59' West a distance of 107.85 feet; thence North 77° 21' West a distance of 15.0 feet; thence West a distance of 71.56 feet, more or less, to a point on the West line of said Section b: thence North 2° 17' West a distance of 956.12 feet, more or less, to the point of beginning, together with a right of way for a road 50 feet in width for access to the real property hereinbefore described, the said right of way extending 25 feet on each side of the center line thereof, which center line is described as follows, to-wit:





OH OH

Beginning at a point South 70° 17' East a distance of 25 feet from the Southeast corner of Lot 9 in Block 7 of Bellevue Park Replat, an addition to the City of Boulder, according to the recorded plat thereof, said toint being on the center line of Bellevue Drive according to the said plat and being the point of a curve to the right; thence alor, a curve to the right having a radius of 180.5 feet a distance of 07.55 feet to the point of tangent; thence South 50° 41' West a distance of 10.0 feet to the point of a curve to the left; thence along a curve to the left having a radius of 200.0 feet a distance of 171.85 feet to the point of tangent; thence South 1° 27' West a distance of 23.0 feet to the point of a curve to the right; thence along a curve to the right having a radius of 200.0 feet a distance of 82.84 feet to the point of tangent; thence South 25° 11' West a distance of 108.0 feet to the point of a curve to the right; theppe-along a curve to the right having a radius of 600.0 feet a distance of 107.16 feet to the point of tangent; thence South 35° 25' West a distance of 102.0 feet to the point of a

No. 46. WARRANTY DEED-CORPORATION.-The Bradford-Rebbuson Ptg. Co., Mfra. Rebbuson's Legal Blanks, 1824 Stont St., Denvey, Coin.

enrye to the right; themse along a mayre to the right having a radius of \$0.0 feet a distance of \$35.50 to the point of tangent. The Party of the First Part cles conveys to the Party of the Second Part the right to lay, construct, maintain, repair and replace water pipe line, sanitary scale line, gas line, electric line over and across said right of way. The Party of the First Part also grants to the Party of the Second Part the right to install and maintain water and sever mains over the southerly 15 Feet of Lot 7 in Black 7 of said Ballevus Park Replat, Easement for which installation was reserved in deed gast recorded in Book 902 at Page 183 of the Boulder County Colorado Records.

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TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part ies—of the second part, the survivor of them, their ausigns, and the heirs and assigns of such survivor, forever. And the said

party of the first part.

for itself, and its successors, doth'covenant, grant, bargain and agree to and with the said part 109 of the the survivor of them, their assigns and the heirs and nasigns of such survivor, second part, that at the time of the ensealing and delivery of these property it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of in

heritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey

the same in manner and form aforesaid, and that the same are free and clear from all former and other grants,

bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature seever: except the general taxes of the year 1952, payable in the year 1953, which the parties of the second part assume and agree to pay,

and the above bargained premises in

the survivor of them, the quiet and peaceable possession of the said parties of the second part. / the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party

of the first part shall and will WARRANT AND FOREVER DEFEND

IN WITNESS WHEREOF, The said party of the first part bath caused its corporate name to be be the day and year first above written.

Attest:



BELLEVUE PARK DEVELOPMENT COMPANY

STATE OF COLORADO.

County of Boulder

The foregoing instrument was acknowledged before me this Sth

day of January

1953 .by Pauldie Toschetti

President and Secretary of

Morning tox O. Robinson 2-1levue Park Development Corporation,

a corporation.

My notarial commission expires May 10, 123.

William T. Paldock

Recorded at 2:3h o'clock P

HAR -2 1965

MILTON E TSCHICHE

Recorder.

15,40

HMENT

265

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THIS DEED, Made this 1st day of March in the year of our Lord one thousand nine hundred and Sixty-five between

#### HARVEY NIXON PLATTS

of the County of Boulder and State of Colorado, of the first part, and

HARRIS A. THOMPSON and LAURENE J. THOMPSON

County of Boulder

and State of Colorado, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Other Good and Valuable Considerations and Ten and NO/100--- DOLLARS,

to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha g granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, altuate, lying and being in the County of Boulder and State of Colorado, to-wit:

Part of the West one-half of the Northwest one-quarter (WL/2NWL/4) of Section 6, Township 1 South, Range 70 West of the 6th P.M., described as follows:

That part of that tract of land described in Deed recorded January 7, 1957, in Book 919 at Page 569 in the office of theBoulder County Clerk and Recorder records lying South of the following described line:

Commencing at the West Quarter corner of said Section 6; thence North 2° 27' 10" West (referred to true meridian) along the West line of said Section, 1014.26 feet to the TRUE POINT OF BEGINNING: thence North 85° 14' 30" East, 135.99 feet; thence North 55° 22' 50" East, 318.43 feet, more or less, to a point on the East line of said tract described in Book 919 at Page 569; subject to a permanent easement and right-of-way for water transmission and distribution pipeline and appurtenances granted to theCity of Boulder by instrument recorded in Book 1224 at Page 423 in the records of Boulder County Clerk and Recorder; together with right-of-way 50 feet in width as more fully described in that certain deed recorded in Book 919 at Page 569 in the office of the Boulde C ounty Clerk and Recorder.

TOGETHER with all and singular the hareditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

No. 788, WARRANTT DEED-To Joint Treas/: Brackerd-Robinson Printing Company, 1254-44 Short Street, Deliver, Orleans

18 - K

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said part y of the first part, for him self, his heirs, executors, and administrators, do 88 covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents. he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature, soever. Subject however, to general taxes for the year 1965, due and payable in 1966, which Grantees herein assume and agree to pay,

heirs and assigns, against all and every person or pe the said part y of the first part shall and will ' IN WITNESS WHEREOF, the said part y seal the day and year first above written.	warrant and forever defends and part thereof, warrant and forever defend.  of the first part has g bereunto set his hand and
Signed, Sealed and Delivered in the Presence of	Harvey Nixon Platts [SEAL]
	[SEAL]
STATE OF COLORADO,  County of Boulder	<b>\$ 55.</b>
the foregoing instrument was acknowledged be	
Constitution adpress Nov. 7,	R.M. Que

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their

then lineart name of person as executor, attorner-in-fact or other expactly or description; if by officer of extporation, then insert name or over afficers or officers, in the president or other officers of such corporation, naming it.

Colorado, of the second part:

MILTON E. TSCHICHE

day of March THIS DEED, Made this 1st 19 65 , between

#### HARVEY NIXON PLATTS

Boulder . State of of the County of Colorado, of the first part, and HARRIS A. THOMPSON and LAURENE J. THOMPSON County of Boulder of the

and State of



WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Other Good and Valuable Considerations and Ten and N / 100 to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha g remised, released, sold, conveyed and quit claimed, and by these presents do egremise, release, sell, convey and quit claim unto the said parties of the second part, their heirs and assigns forever, not in tenancy in commor but in joint tenancy, all the right, title, interest, claim and demand which the said part y of the first part ha s in and to the following described lot or parcel of land situate, lying and being in the

County of Boulder and State of Colorado, to-wit:
Commencing at the West Quarter corner of Section 6, Township 1 South, Range 70 West of the 6th P.M., thence North 2° 27' 10" West (referred to true meridian), 1014.26 feet along the West line of saidSection 6 to the true point of beginning; and South 2° 27' 10" East, 602.67 feet, more or less, along the West line of said Section 6, to the Southwest corner of that tract of land described in deed recorded in Book 919 at Page 569 of the Boulder County records; thence West 73.93 feet, thence North 1° 10' East, 418.19 feet; thence North 1° 07' 00" West, 180.47 feet, more or less, to a point from which the true point of beginning bears North 85° 14' 30" East, 43.28 feet; thence North 85° 14' 30" East, 43.28 feet to the true point of beginning, containing 0.773 acres, more or less, together with a right-of-way 50 feet in width as more fully described in that certain deed recorded in Book 919 at Page 569 in the office of the Boulder County Clerk and Recorder.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said part y of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

IN WITNESS WHEREOF, The said part	of the first part has hereunto set his
hand and seal the day and year first above	written.
Signed, Sealed and Delivered in the presence of	Harvey Nixon Platts [SEAL]
**************************************	'}[SEAL]
	[SEAL]
STATE OF COLORADO,	<u>L</u>
County of Boulder	<u></u>
The foregoing instrument was acknowledged  19 63 by Harvey Nixon Platts.  7, 190  Within hy harvey official seal.  Or colors	
Management of the	· ·



# Public Health Environmental Health Division

May 9, 2022

TO: Staff Planner, Land Use Department

FROM: Jessica Epstein, Environmental Health Specialist

SUBJECT: SPRW-22-0024: Berg Additions

OWNER: Berg

PROPERTY ADDRESS: 175 Bellevue Drive

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

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

# OWTS:

BCPH issued a repair permit for the installation of an absorption bed system on 6/30/20. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 2-bedroom house. The final number of bedroom in the home must be no more than two.

BCPH has not final-approved the installation of the OWTS. According to the site plan for the studio/home office structure (BP-21-0384), the sewer line serving the proposed studio will connect directly into the home. This work must be done under an OWTS permit. The owner can do the work under the current open OWTS permit but he must:

- 1) Submit \$250 to BCPH for another inspection once the sewer line is installed.
- 2) The installer must submit a new record drawing that includes studio connection once that is installed and approved.

An engineer design addendum has already been received for this additional work under the existing OWTS permit. The sewer line must be installed, inspected and approved by BCPH before a Certificate of Occupancy or Final Building Inspection approval will be issued by Land Use.

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

This concludes comments from the Public Health – Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: <a href="www.SepticSmart.org">www.SepticSmart.org</a>. If you have additional questions about OWTS, please do not hesitate to contact Jessica Epstein at (303) 441-1138.

Cc: OWTS file, owner, Land Use Department

Environmental Health • 3450 Broadway • Boulder, Colorado 80304 • Tel: 303.441.1564 Fax: 303.441.1468 www.BoulderCountyHealth.org • www.bouldercounty.org



# Parks & Open Space

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

**TO:** Michelle Blankas, Community Planning & Permitting Department

**FROM:** Ron West, Natural Resource Planner

**DATE:** May 24, 2022

**SUBJECT:** Docket SPRW-22-0024, Berg, 175 Bellevue Drive

Staff has reviewed the submitted materials, has visited the parcel in the past, and has no natural resource concerns with the proposal.



# **Community Planning & Permitting**

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

## **Wildfire Mitigation Team**

#### M E M O

TO: Michelle Blankas, Planner I

**FROM:** Kyle McCatty, Wildfire Mitigation Specialist

**DATE:** May 17, 2022

RE: Referral packet for SPRW-22-0024: Berg Additions at 175 Bellevue Drive

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

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

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

#### Site Location

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Site Plan Review process, and no conflicts have been identified. Ideally, all structures should be located as far from property lines as possible for full defensible space—at least 100 feet. Although one of the additions is only about 45 feet from the property line and far from ideal, this distance is adequate given the relatively low fuel loading within 100 feet of this addition.

# **Ignition-Resistant Materials and Construction**

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant construction or better.

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

Matt Jones County Commissioner Claire Levy County Commissioner Marta Loachamin County Commissioner

#### **Defensible Space**

Adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. More information can be found by referring to the Colorado State Forest Service publication <u>Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide</u>.

Follow the Colorado State University FireWise Plant Materials – 6.305, Fire-Resistant Landscaping – 6.303, and Colorado State Forest Service Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide publications when choosing plants and designing revegetation and landscaping.

## **Emergency Water Supply**

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

## **Emergency Vehicle Clearance**

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

## **Timeline**

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

**Before scheduling rough framing inspections,** the defensible space must be implemented and inspected by the Land Use Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of.

At the time of final inspection, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the Boulder County Multimodal Transportation Standards.

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at <a href="mailto:kmccatty@bouldercounty.org">kmccatty@bouldercounty.org</a>.



# **MOUNTAIN VIEW FIRE RESCUE**

3561 N. Stagecoach Road • Longmont, CO 80504 (303) 772-0710 www.mvfpd.org

Boulder County Community Planning and Permitting 2045 13<sup>th</sup> Street Boulder, CO 80302

Re: SPRW-22-0024 Berg Addition

May 9, 2022

Mountain View Fire has reviewed the addition for 175 Bellevue and has no concerns. Residential sprinklers will need to be modified to include the new residential space.

Thank you,
Michelle Kelly
Deputy Fire Marshal



# City of Boulder Open Space & Mountain Parks

2520 55<sup>th</sup> St. | Boulder, CO 80301; 303-441-3440 http://www.osmp.org

# **MEMORANDUM**

To: Michelle Blankas, Planner I, Boulder County Community Planning and Permitting

From: Matt Ashley, Property Agent, City of Boulder Open Space and Mountain Parks

Date: May 12, 2022

Re: Docket SPRW-22-0024

Berg Additions Site Plan Review Waiver

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

# **Open Space Adjacent**

All open space fences and boundaries must be respected at all times. No gates or other access points will be allowed from the subject property onto city owned open space lands without approval of OSMP.

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

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

## **Native Plants**

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

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

Following are some sources of information about the use of local native plants in landscaping: <a href="https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants\_0408.pdf">https://conps.org/wp-content/uploads/2015/05/Suggested-Native-Plants\_0408.pdf</a>

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

 $\underline{https://bouldercolorado.gov/services/gardening-native-plants}$ 

# **Visual Impact**

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

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

# Walker, Samuel

**From:** Sanchez, Kimberly

**Sent:** Sunday, March 2, 2025 12:28 PM **To:** Brad Chen; Walker, Samuel

Cc: LU Land Use Planner; Frederick, Summer; Abner, Ethan

Subject: RE: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

We will make this email (w/ photo) part of the public record. Thank you.

@Walker, Samuel

From: Brad Chen <chen.brad@gmail.com> Sent: Sunday, March 2, 2025 7:37 AM

To: Sanchez, Kimberly <ksanchez@bouldercounty.gov>

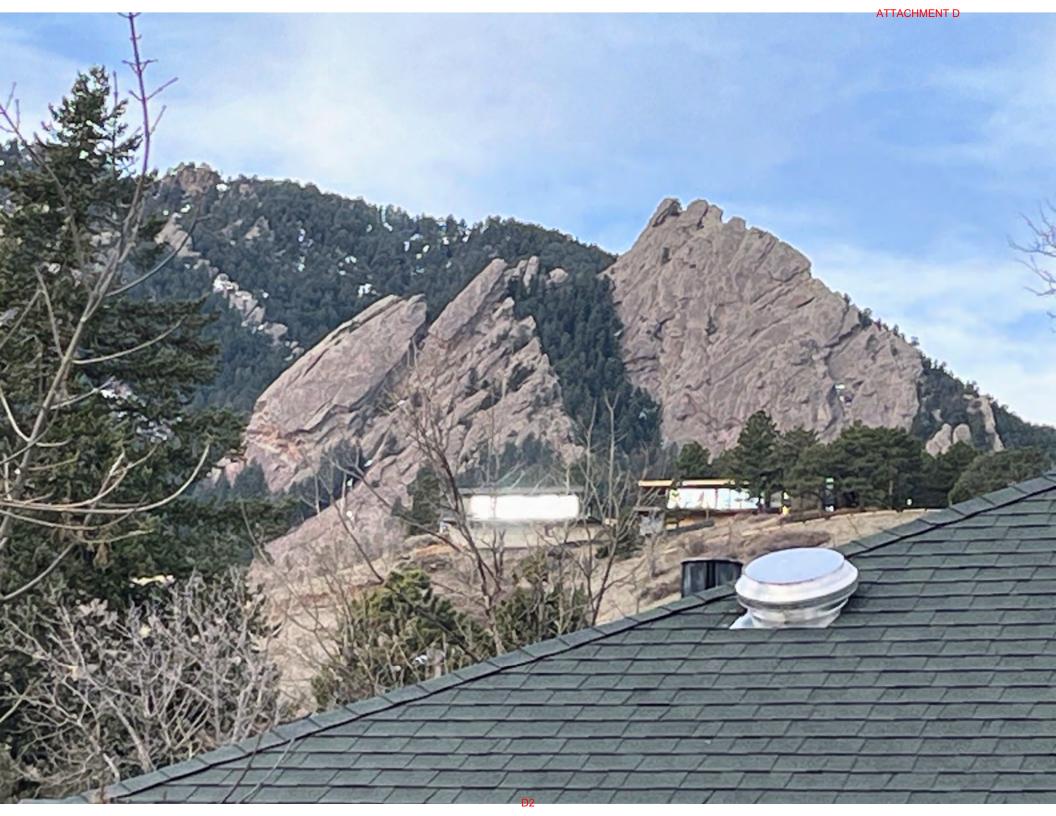
Cc: LU Land Use Planner <planner@bouldercounty.gov>; Walker, Samuel <swalker@bouldercounty.gov>; Frederick,

Summer <sfrederick@bouldercounty.gov>; Abner, Ethan <eabner@bouldercounty.gov> **Subject:** Re: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

Not sure what the proper channel is for submitting this to the discussion, but this photo is from 7:30am on 3/2/2025.

The glare coming off of this structure is just awful right now. I am still blown away by the awful visual disruption created by this property on our beautiful mountains and open space.

**Brad Chen** 



#### Sent from Gmail Mobile

On Thu, Feb 27, 2025 at 9:46 AM Brad Chen < <a href="mailto:chen.brad@gmail.com">chen.brad@gmail.com</a>> wrote:

Great - thank you for confirming.

On Thu, 27 Feb 2025 at 09:35, Sanchez, Kimberly < ksanchez@bouldercounty.gov > wrote:

Quick follow-up: Thursday, April 3 at 1:30 p.m. was just confirmed as the new BOCC hearing date. This will be posted / re-noticed as explained below.

\_\_\_\_\_

From: Sanchez, Kimberly

Sent: Thursday, February 27, 2025 9:16 AM

To: chen.brad@gmail.com; LU Land Use Planner <planner@bouldercounty.gov>

Cc: Walker, Samuel <swalker@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; Abner,

Ethan < eabner@bouldercounty.gov >

Subject: RE: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

## Good morning Brad,

Today's hearing was cancelled due to lack of a quorum. The commissioners had some unexpected conflicts that prevent them from being able to hold the hearing today. The new hearing date will be re-noticed and sent to adjacent property owners within 1500' of the property, and posted here:

https://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SPR-24-0026

Hopefully the new date will work for you so you can participate.

Thanks for your comment re: the notice area. 1500 ft. is what is codified in our regulations as the standard notice area in most of review processes. That said, the Site Plan Review regulations are currently being updated so I encourage you to submit any thoughts/comments/concerns/ideas you might have, including the notification area. Here is more information about the update: <a href="https://bouldercounty.gov/property-and-land/land-use/planning/land-use-code-update/dc-24-0003/">https://bouldercounty.gov/property-and-land/land-use/planning/land-use-code-update/dc-24-0003/</a>

I also want to provide the current regulations for your reference. Site Plan Review Standard 11 in Art. 4-806 is a criterion that evaluates visual impacts, particularly in prominent areas: <a href="https://assets.bouldercounty.gov/wp-content/uploads/2017/02/land-use-code-article-04.pdf">https://assets.bouldercounty.gov/wp-content/uploads/2017/02/land-use-code-article-04.pdf</a>.

Staff evaluates this, but we have the public process so the public can also provide their perspectives on the impacts. Thanks for offering your perspective and we hope you'll be able to participate in the tabled hearing.

Best regards, Kim Sanchez

Kim Sanchez | Deputy Planning Director Boulder County | Community Planning & Permitting

She, her, hers

Hours of service: M, W, Th, F 8am-4:30pm & Tu 10am-4:30pm

Open office hours: M, W, Th 8am-3pm & Tu 10am-3pm or by appointment

Office address: 2045 13th Street, Boulder CO 80302

Mailing address: PO Box 471, Boulder CO 80306 Direct: 720-564-2627 | Main: 303-441-3930 Email: ksanchez@bouldercounty.gov

Linali. <u>ksanchez@bouldercounty.gov</u>

----Original Message-----

From: Wufoo <<u>no-reply@wufoo.com</u>> Sent: Thursday, February 27, 2025 8:11 AM

To: LU Land Use Planner < planner@bouldercounty.gov >

Subject: [EXTERNAL] Ask a Planner - Brad Chen - SPR-24-0026 - 175 BELLEVUE DRIVE

Boulder County Property Address: 175 BELLEVUE DRIVE If your comments are regarding a specific Docket, please

enter the Docket number: SPR-24-0026

Name: Brad Chen

Email Address: chen.brad@gmail.com

Please enter your question or comment: hi - are you able to let me know why the public hearing scheduled for this

property on 2/27 at 9am has been cancelled?

I am very concerned about the visual, public use and environmental disruption associated with this large construction project which is happening very close to the Flatirons, trails and open space. I would like to participate in the public review but I'm not sure what the status of that is now that the hearing has been cancelled.

Also, I am concerned with the public notice requirements for the permitting of work at this address. It seems that the definition of within XX feet of the property is insufficient given the unique location of this property and the fact that it is visible for miles to the east due to its high elevation and prominence.

Thank you

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

# Walker, Samuel

From: Walker, Samuel

**Sent:** Thursday, March 13, 2025 7:59 AM **To:** willspace@gmail.com; LU Land Use Planner

Subject: RE: [EXTERNAL] Ask a Planner - Will Schaleben - SPR-24-0026 - 175 Belleview Drive

Will,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and will be forwarded to the applicant and the Board of County Commissioners for their consideration.

If you would like to review additional information about the application, it's linked on the webpage here.

Please feel free to reach out to me directly with any questions or additional comments.

#### Sam Walker

Planner II | Boulder County Community Planning & Permitting 2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

----Original Message-----

From: Wufoo <no-reply@wufoo.com> Sent: Wednesday, March 12, 2025 7:58 PM

To: LU Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Ask a Planner - Will Schaleben - SPR-24-0026 - 175 Belleview Drive

Boulder County Property Address: 175 Belleview Drive If your comments are regarding a specific Docket, please enter

the Docket number: SPR-24-0026

Name: Will Schaleben

Email Address: willspace@gmail.com Phone Number: (720) 279-4326

Please enter your question or comment: Comments on SPR-24-0026 proposed plan:

- -The proposed house would be an enormous mansion on a very significant ridge. It will negatively impact the view of the mountains behind it, including the beautiful Flatirons. It will be visible from most parts of Boulder and Boulder County.
- -There already is a new and ugly structure on the property that Boulder County should not have approved. It's a two-story garage and party room, that was built on the property about a year ago. The structure is clearly a huge eyesore according to complaining neighbors. It has a very large, unsightly concrete base wall and very large easterly facing windows above that reflect the sun at certain times in the morning, creating a blinding reflection that severely impacts the views. The proposed giant structure will only increase the problem of dramatically impacting mountain views.
- The very large proposed house will also negatively impact the view east from the Mesa trail, which is close by to the west.
- The steep slope below the proposed structure is very unstable and is prone to sliding. It did slide just below the ridge already during the 2013 floods. The landslides took out a retaining wall above a house below. The entire slope is very unstable and has moved slowly over 3-5 ft during the last few decades, as evident by the movement of two stone pillars at the beginning of the upper Bellevue road. The pillars were moved and rebuilt a few years ago. The extreme extra

weight of the giant proposed structure may cause the slope to slide, which could be a dangerous threat to people and property in its path.

- The property is above the so-called Blue Line, which was created to make development undesirable above the Line by cutting off connections to Boulder's water supply. Property owners above the Line rely on well water as a result. However, the well water may be charged by leakage of the Boulder owned reservoir that is above the property. Therefore, some of the water the property gets is essentially Boulder's water above the Blue Line.
- The neighborhood already has very large houses in the hills and valley to the south, which have already ruined the views of that area. The proposed massive structure would be much worse, since it would block the view behind the western ridge.
- Immediate neighbors and far beyond to the north, east and west are very upset about the proposed development, based on numerous comments I have heard.

Thank you for your consideration of the negative side of the proposed mega structure. Please deny approval of the very unpopular SPR-24-0026 proposal.

Best regards, Will Schaleben

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.