

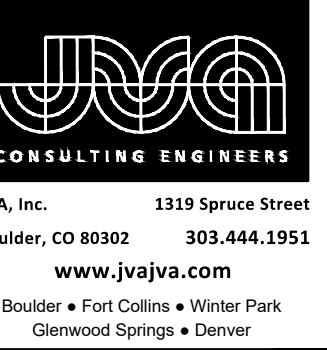
# CITY OF BOULDER

## PONDEROSA COMMUNITY STABILIZATION PROGRAM

### BOULDER, COLORADO

### SITE REVIEW SUBMITTAL

Set No. \_\_\_\_\_



**CONTACTS**

**OWNER:** CITY OF BOULDER 1300 CANYON BLVD BOULDER, COLORADO 80306  
CRYSTAL LAUNDER (303) 441-4141 LAUNDERC@BOULDERCOLORADO.GOV

**OWNER'S REP:** TRESTLE 1350 PINE ST. #5 BOULDER, COLORADO 80302  
DANICA POWELL (303) 579-6221 DANICA@TRESTLESTRATEGY.COM

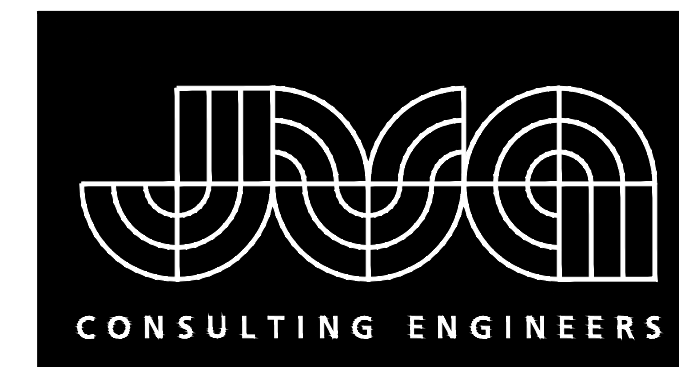
**ARCHITECT:** CADDIS ARCHITECTURE 1510 ZAMIA AVE #103 BOULDER, COLORADO 80304  
KRISTEN UITTO (303) 443-3629 KRISTEN@CADDISPC.COM

**LANDSCAPE ARCHITECT:** JB FIELDWORKS 2428 20TH STREET BOULDER, COLORADO 80304  
JAIMSON W. BROWN (734) 626-5467 JAIMISON@JBFIELDWORKS.COM

**CIVIL ENGINEER:** JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302  
SHARON B. PROCOPIO, P.E. (303) 565-4932 SPROCOPIO@JVAJVA.COM



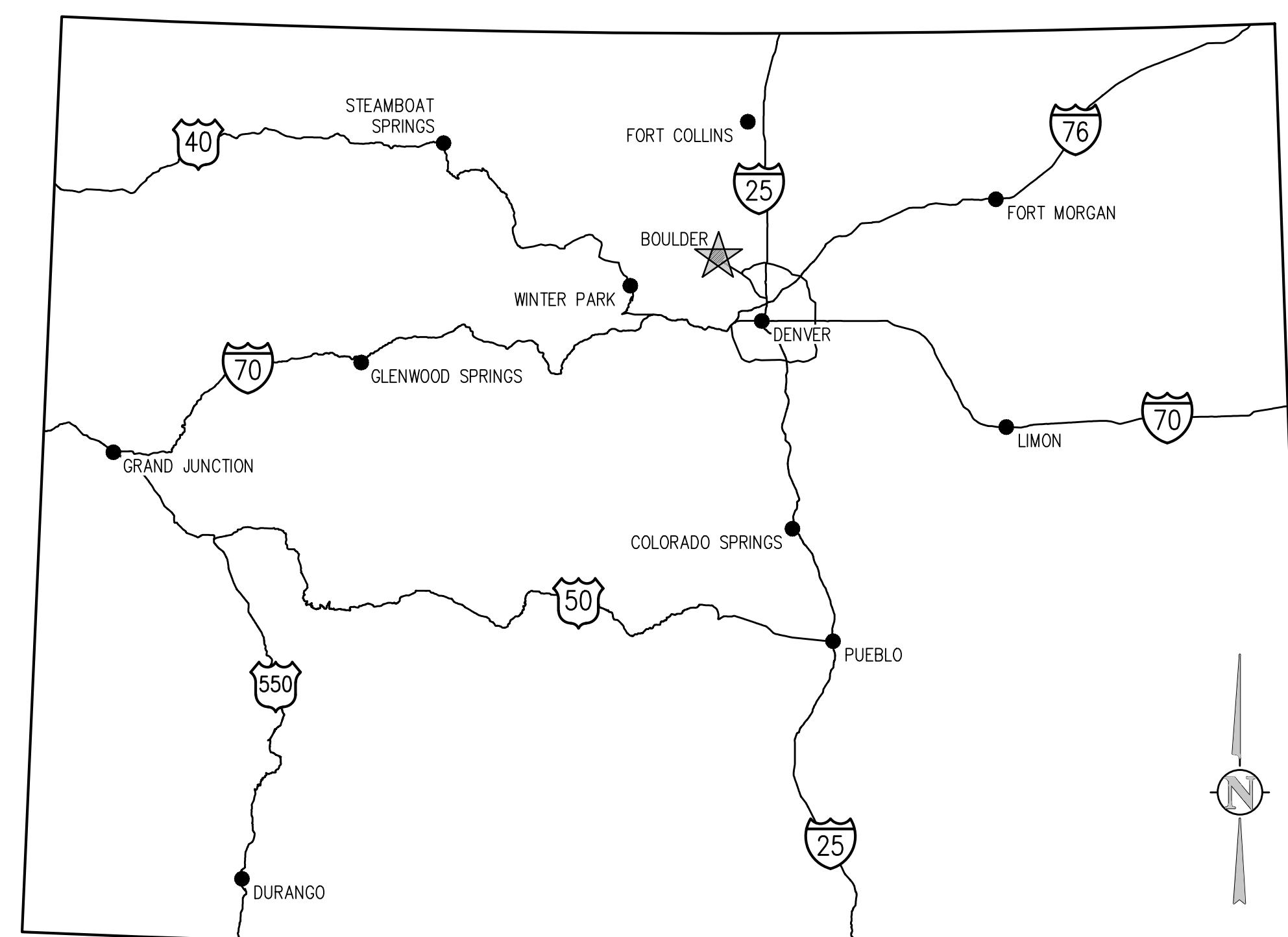
**JB FIELDWORKS**



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

**DRAWING INDEX**

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	PHASE EXHIBIT
S-1	SITE DEVELOPMENT PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	CITY OF BOULDER STANDARD DETAILS
L-4	TREE INVENTORY
A121	CARRIAGE HOUSE A – FLOOR PLANS & ELEVATIONS
A122	CARRIAGE HOUSE A2 – FLOOR PLANS & ELEVATIONS
A123	DUPLEX BB – FLOOR PLANS & ELEVATIONS
A124	DUPLEX BE – FLOOR PLANS & ELEVATIONS
A125	DUPLEX BF – FLOOR PLANS & ELEVATIONS
A126	SINGLE FAMILY B – FLOOR PLANS & ELEVATIONS
A127	DUPLEX COTTAGE BC – FLOOR PLANS & ELEVATIONS
A128	FOURPLEX BBCC – FLOOR PLANS & ELEVATIONS
A129	TRIPLEX BBC – FLOOR PLANS & ELEVATIONS
A130	ACCESSIBLE COTTAGE D – FLOOR PLANS & ELEVATIONS
A131	COMMUNITY CENTER – FLOOR PLANS & ELEVATIONS
A150	ARCHITECTURAL DESIGN GUIDELINES
--	ANNEXATION MAP
C1.0	GRADING AND DRAINAGE PLAN
C1.1	GRADING AND DRAINAGE PLAN (SOUTH)
C2.0	UTILITY PLAN
C3.0	HORIZONTAL CONTROL PLAN



VICINITY MAP  
NTS



LOCATION MAP  
NTS

NO.	DATE	DESIGNED BY	DESCRIPTION

DESIGNED BY:	MGR/TRR
DRAWN BY:	MGR/TRR
CHECKED BY:	CRHSBP
JOB #:	2408.3c
DATE:	01/24/2019
© JVA, INC.	

PONDEROSA COMMUNITY STABILIZATION PROGRAM  
BOULDER, COLORADO  
COVER SHEET

SHEET NO.  
C0.0

J:\2408.1c\Drawings\2408.3c-00-CRF-UM-00.dwg, 1/24/2019 - 9:54 PM, SBP

# Proposed Phasing Plan

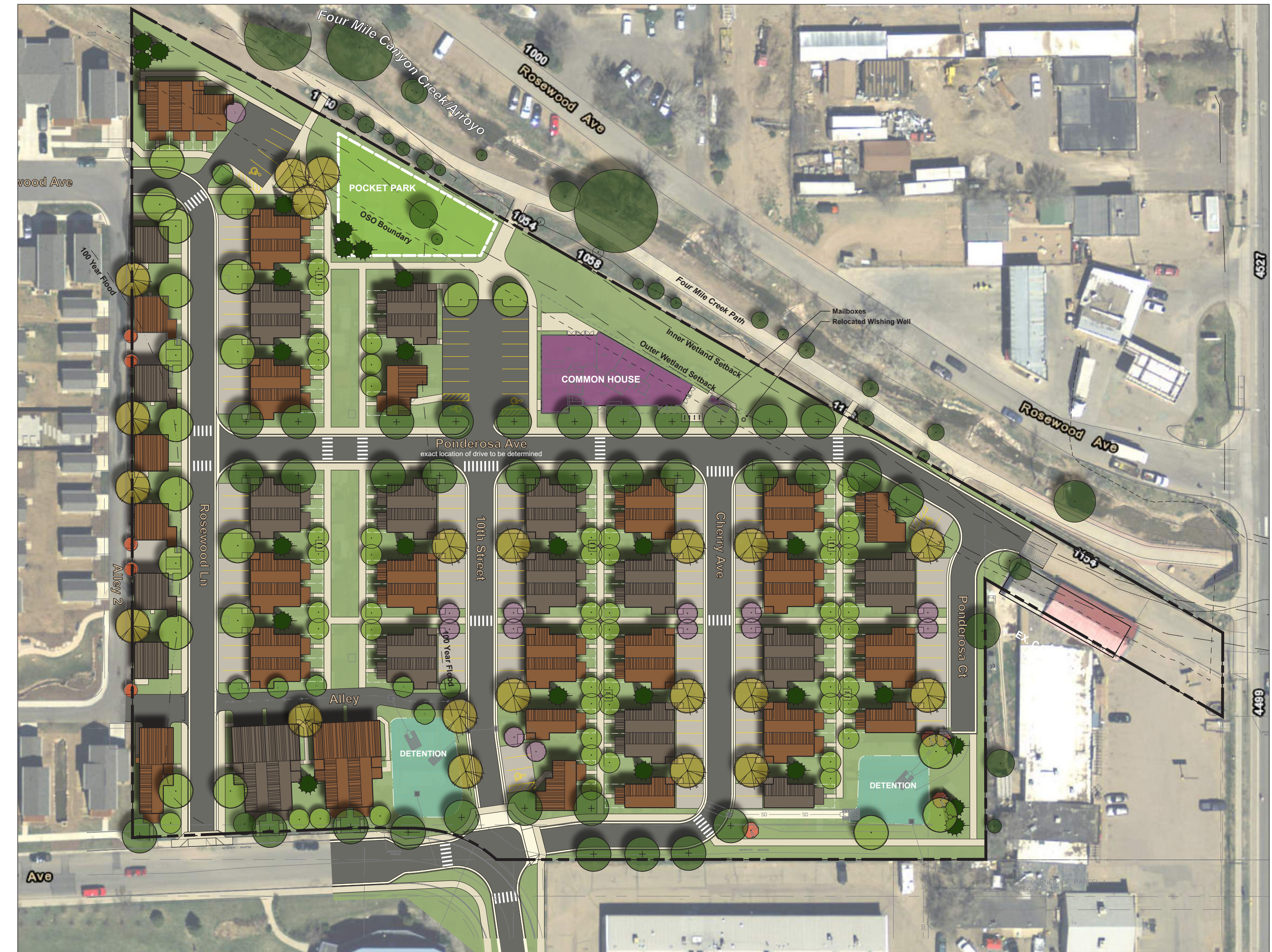
On October 17, 2017, City Council adopted Resolution 1217 to ensure the long-term sustainability, resilience and permanent affordability of the Ponderosa Mobile Home Park. The Phasing plan provides for the initial replacement of infrastructure in the Preliminary Phase, while allowing the community to evolve over time to meet the needs of existing and future residents.



## PRELIMINARY PHASE 1

### IMPROVEMENTS INCLUDED IN THIS PHASE

1. 10TH AND CHERRY CONNECTIONS AND WALKS
2. WEST HOE CONSTRUCTION IN VACANT AREA, ROAD, AND SIDE
3. NORTH-SOUTH ROADWAY IMPROVEMENTS (PAVING, WALKS, CURB/ GUTTER/PANS) INCLUDING NEW WATER AND SEWER MAINS AND FIRE HYDRANT
4. WATER SERVICE CONNECTIONS (FOR EXISTING TRAILERS AND FUTURE UNITS)
5. SEWER SERVICE CONNECTIONS FOR FUTURE HOMES (EXISTING TRAILERS TO REMAIN CONNECTED TO EXISTING SEWER LINE TO REMAIN)
6. TEMPORARY PAVED ACCESS ALONG NORTH PROPERTY LINE (USING APPROX EXISTING ACCESS)
7. STORM SYSTEM CONNECTIONS AND TEMPORARY SWALES, WATER QUALITY OUTLET STRUCTURES (DETENTION SPACE IS LIMITED BETWEEN EXISTING TRAILERS)
8. SMALL PARK ALONG CREEK WITH WISHING WELL



## PRELIMINARY FINAL PHASE

THIS ULTIMATE BUILDOUT WILL TAKE MANY YEARS AND OCCUR IN SMALLER PHASES DEPENDING UPON THE TIMING OF HOUSING REPLACEMENT AND RESIDENT PREFERENCE.

### IMPROVEMENTS INCLUDED IN THIS PHASE

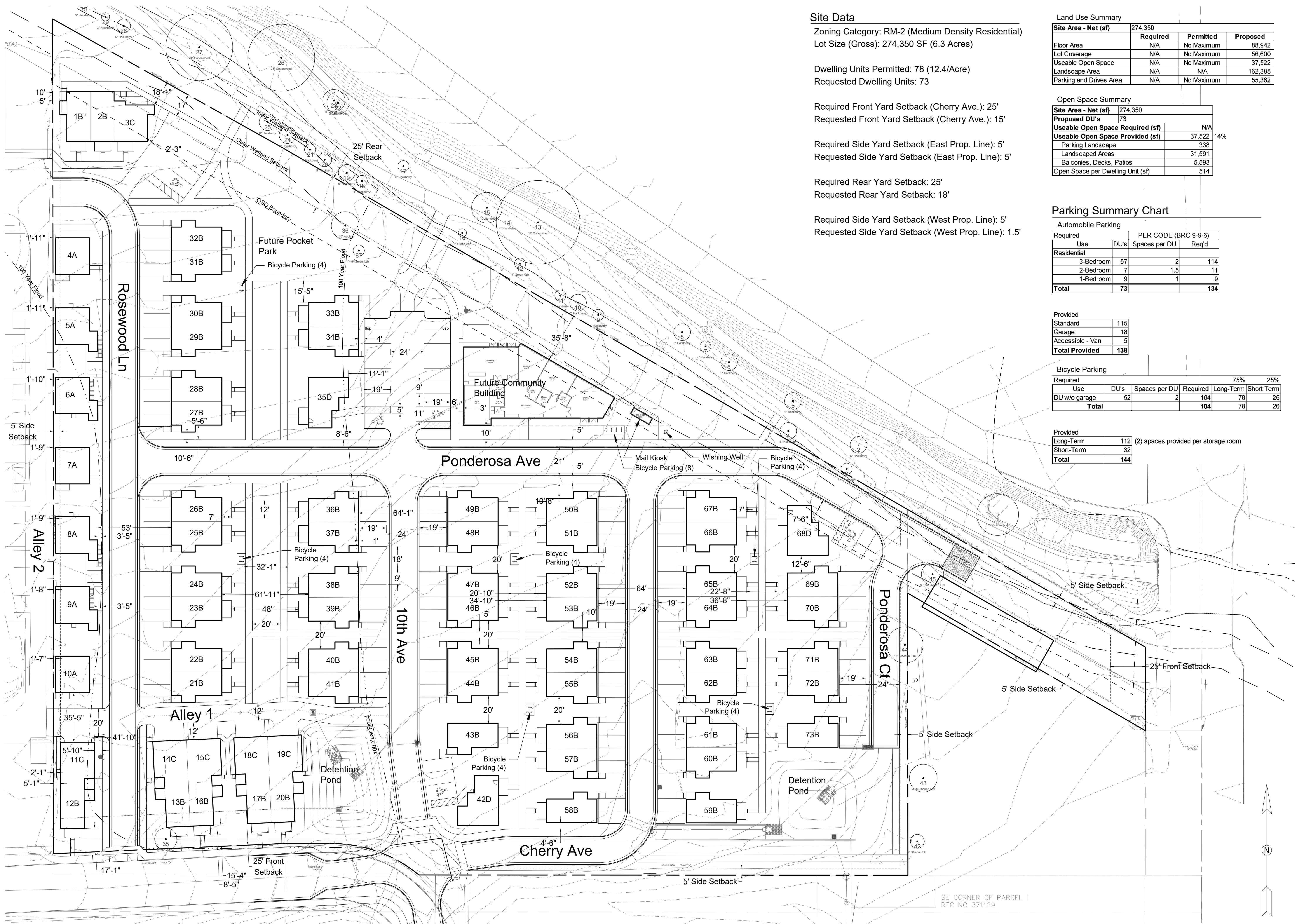
1. REMOVAL OF TEMPORARY ACCESS ROADS
2. NEW PAVED PONDEROSA AVENUE AND CONNECTIONS/WALKS/STRIPING
3. NEW COMMON HOUSE AND PARKING
4. NEW POCKET PARK IMPROVEMENTS AND WALKS
5. ALL NEW HOUSING UNITS AND RELATED ACCESS WALKS/PARKING
6. FINAL DETENTION PONDS AND WATER QUALITY OUTLET STRUCTURES
7. FINAL TREES AND LANDSCAPING

NO. DATE DESD DWN REVISION DESCRIPTION

DESIGNED BY: MGR/TRR  
 DRAWN BY: MGR/TRR  
 CHECKED BY: CRH/SBP  
 JOB #: 2408.3c  
 DATE: 01/24/2019  
 © JVA, INC.

PONDEROSA COMMUNITY STABILIZATION PROGRAM BOULDER, COLORADO PHASING PLAN

SHEET NO.  
**C0.1**



**Site Data**  
 Zoning Category: RM-2 (Medium Density Residential)  
 Lot Size (Gross): 274,350 SF (6.3 Acres)  
 Dwelling Units Permitted: 78 (12.4/Acre)  
 Requested Dwelling Units: 73

Required Front Yard Setback (Cherry Ave.): 25'  
 Requested Front Yard Setback (Cherry Ave.): 15'  
 Required Side Yard Setback (East Prop. Line): 5'  
 Requested Side Yard Setback (East Prop. Line): 5'

Required Rear Yard Setback: 25'  
 Requested Rear Yard Setback: 18'

Required Side Yard Setback (West Prop. Line): 5'  
 Requested Side Yard Setback (West Prop. Line): 1.5'

Land Use Summary

Site Area - Net (sf)	274,350	Required	Permitted	Proposed
Floor Area	N/A	No Maximum		88,942
Lot Coverage	N/A	No Maximum		56,600
Useable Open Space	N/A	No Maximum		37,522
Landscape Area	N/A	N/A		162,388
Parking and Drives Area	N/A	No Maximum		55,362

Open Space Summary

Site Area - Net (sf)	274,350
Proposed DU's	73
Useable Open Space Required (sf)	N/A
Useable Open Space Provided (sf)	37,522 14%
Parking Landscape	338
Landscaped Areas	31,691
Balconies, Decks, Patios	5,693
Open Space per Dwelling Unit (sf)	514

Parking Summary Chart

Automobile Parking			
Required	PER CODE (BRC 9-9-6)		
Use	DU's	Spaces per DU	Req'd
Residential			
3-Bedroom	57	2	114
2-Bedroom	7	1.5	11
1-Bedroom	9	1	9
<b>Total</b>	<b>73</b>		<b>134</b>

Provided

Standard	115
Garage	18
Accessible - Van	5
<b>Total Provided</b>	<b>138</b>

Bicycle Parking

Required	Use	DU's	Spaces per DU	Required	Long-Term	Short Term
	DU w/o garage	52	2	104	78	26
	<b>Total</b>			<b>104</b>	<b>78</b>	<b>26</b>

Provided

Long-Term	112 (2) spaces provided per storage room
Short-Term	32
<b>Total</b>	<b>144</b>

**JB FIELDWORKS**  
 2428 20th Street  
 Boulder, Colorado : 80304  
 734.626.5467  
 www.jbfieldworks.com

project:  
**Ponderosa**

location:  
 4475 Broadway

title:  
**Site Development Plan**

client:  
 City of Boulder, Division of Housing  
 1300 Canyon Boulevard  
 Boulder, CO 80302  
 303-441-4424

issue + revision: date:  
 Site Review & Annexation 02.18.19

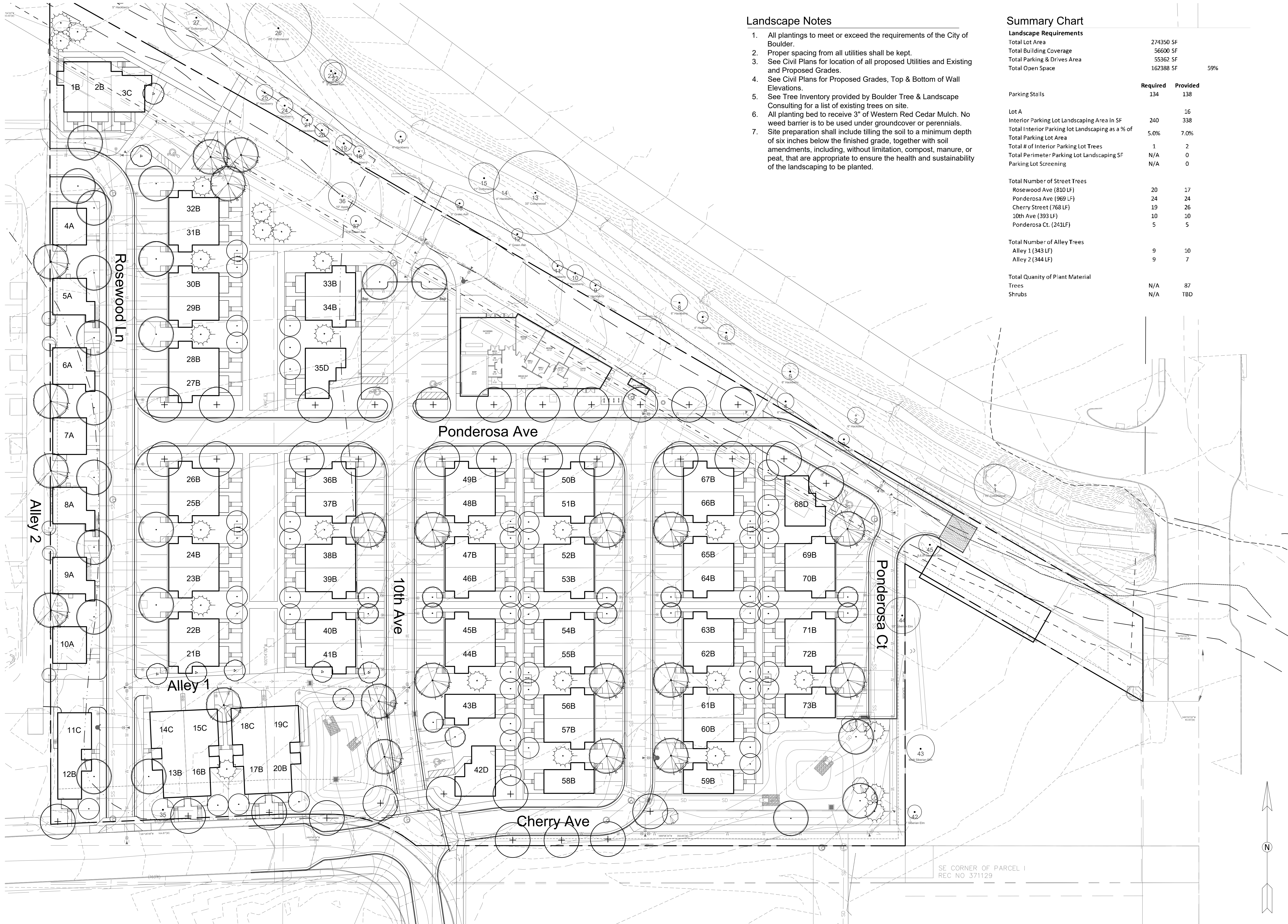
project information:  
 project manager: JWB  
 drawn by: JWB  
 date: 01.09.19  
 project #: CAD006.0

scale: 1" = 30'

sheet number:

**S-1**

SE CORNER OF PARCEL I  
 REC NO 371129



**Landscape Notes**

1. All plantings to meet or exceed the requirements of the City of Boulder.
2. Proper spacing from all utilities shall be kept.
3. See Civil Plans for location of all proposed Utilities and Existing and Proposed Grades.
4. See Civil Plans for Proposed Grades, Top & Bottom of Wall Elevations.
5. See Tree Inventory provided by Boulder Tree & Landscape Consulting for a list of existing trees on site.
6. All planting bed to receive 3" of Western Red Cedar Mulch. No weed barrier is to be used under groundcover or perennials.
7. Site preparation shall include tilling the soil to a minimum depth of six inches below the finished grade, together with soil amendments, including, without limitation, compost, manure, or peat, that are appropriate to ensure the health and sustainability of the landscaping to be planted.

**Summary Chart**

Landscape Requirements		Required	Provided
Total Lot Area		274350 SF	
Total Building Coverage		56600 SF	
Total Parking & Drives Area		55362 SF	
Total Open Space		162388 SF	59%
Parking Stalls		134	138
Lot A			
Interior Parking Lot Landscaping Area in SF		240	338
Total Interior Parking Lot Landscaping as a % of Total Parking Lot Area		5.0%	7.0%
Total # of Interior Parking Lot Trees		1	2
Total Perimeter Parking Lot Landscaping SF		N/A	0
Parking Lot Screening		N/A	0
Total Number of Street Trees			
Rosewood Ave (810 LF)		20	17
Ponderosa Ave (969 LF)		24	24
Cherry Street (768 LF)		19	26
10th Ave (393 LF)		10	10
Ponderosa Ct. (241LF)		5	5
Total Number of Alley Trees			
Alley 1 (343 LF)		9	10
Alley 2 (344 LF)		9	7
Total Quantity of Plant Material			
Trees		N/A	87
Shrubs		N/A	TBD

**JB FIELDWORKS**

2428 20th Street  
 Boulder, Colorado : 80304  
 734.626.5467  
 www.jbfieldworks.com

project:

**Ponderosa**

location:

4475 Broadway

title:

**Landscape Plan**

client:

City of Boulder, Division of Housing  
 1300 Canyon Boulevard  
 Boulder, CO 80302  
 303-441-4424

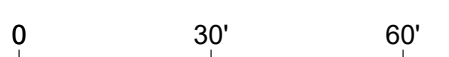
issue + revision: date:

Site Review & Annexation 02.18.19

project information:

project manager: JWB  
 drawn by: JWB  
 date: 01.09.19  
 project #: CAD006.0

scale: 1" = 30'



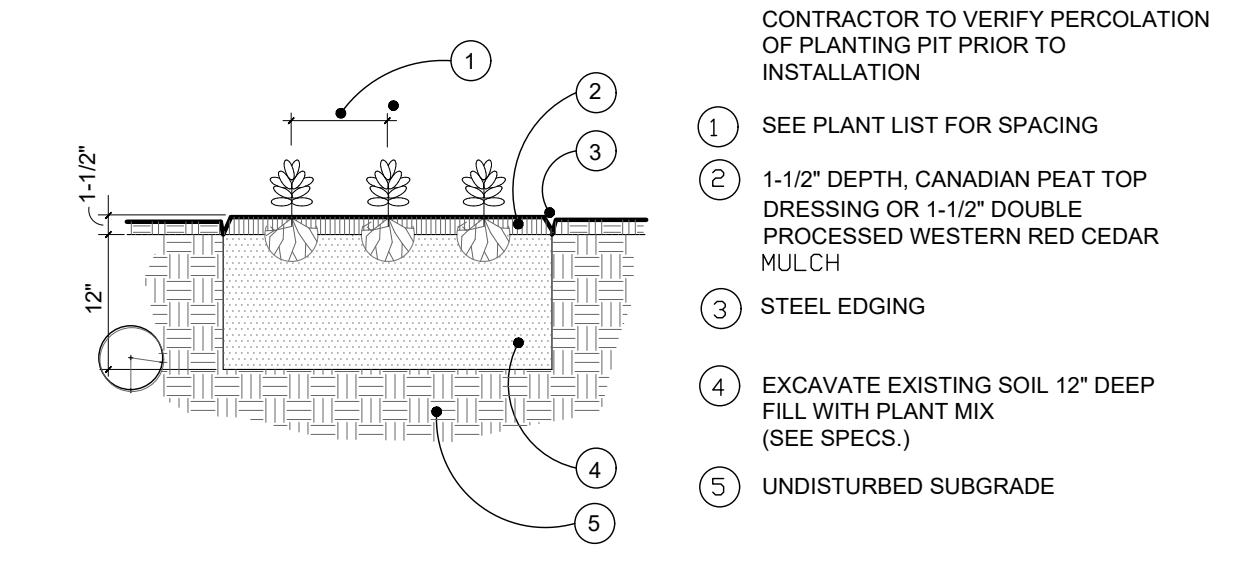
sheet number:

**L-1**

SE CORNER OF PARCEL I  
 REC NO 371129

### Proposed Typical Tree planting

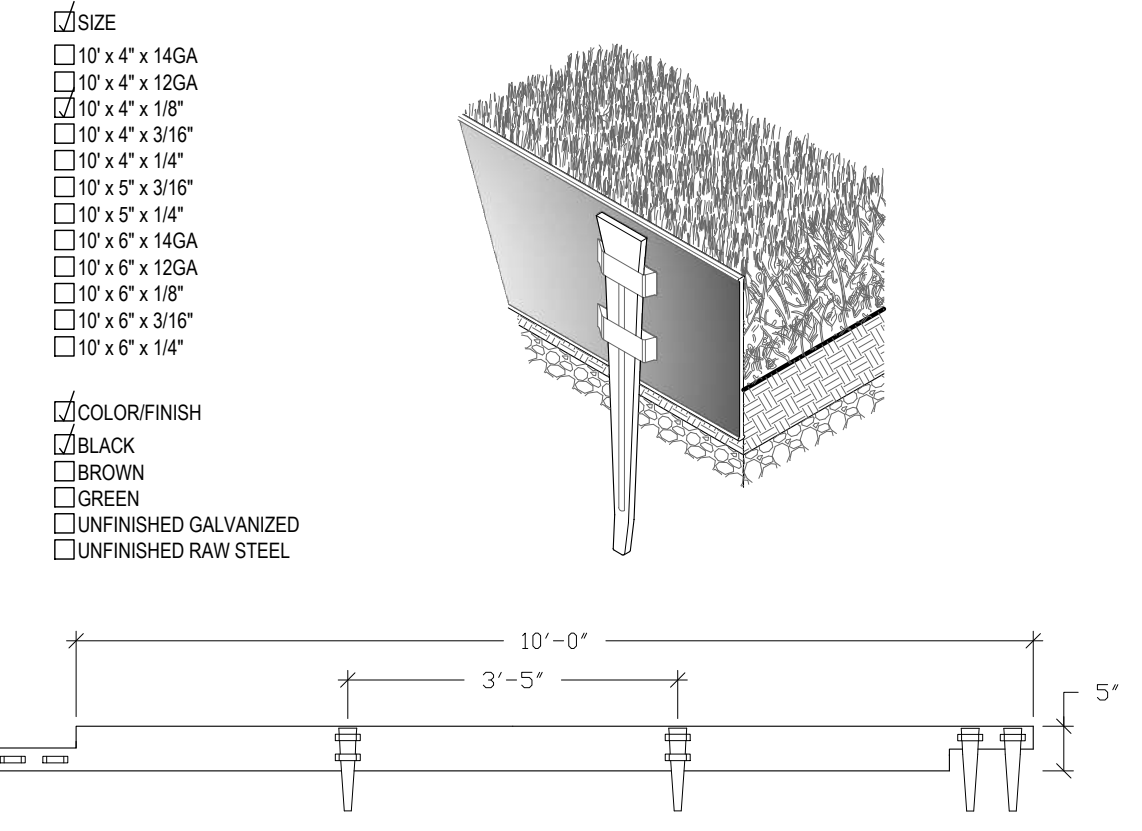
Symbol	Quantity	Common Name	Botanical Name	Size	Typical Spacing (ft)
<i>Large Maturing Trees</i>					
As		Sugar Maple	Acer saccharum 'Fall Fiesta'	2"	40
Co		Western Hackberry	Celtis occidentalis	2"	40
Cs		Catalpa	Catalpa speciosa	2"	40
Gd		Kentucky Coffee Tree	Gymnocladus dioica 'Espresso'	2"	40
Gt		Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	2"	40
Qm		Burr Oak	Quercus macrocarpa	2"	40
Qr		English Oak	Quercus robur	2"	40
<i>Medium Maturing Trees</i>					
Ag		Autumn Slender Buckeye	Aesculus 'Autumn Slender'	2"	25
Cb		Pyramidal European Hornbeam	Carpinus betulus fastigata	2"	25
Cf		Turkish Filbert	Corylus colurna	2"	25
Pc		Aristocrat Pear	Pyrus calleryana 'Aristocrat'	2"	25
<i>Small Maturing Trees</i>					
Cc		Redbud	Cercis Canadensis	2"	20
Kp		Goldenrain Tree	Koelreuteria paniculata	2"	20
Mc		Centurian Crabapple	Malus 'Centurian'	2"	20
Mp		Prairifire Crabapple	Malus 'Prairifire'	2"	20
Pc		Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2"	20
<i>Evergreen Trees</i>					
Jc		Spearment Juniper	Juniperus chinensis 'Spermint'	8'	5
Pb		Colorado Blue Spruce	Pinus pungens	8'	30
Pf		Bakeri Spruce	Pinus pungens 'Bakeri'	6'	15
Pm		Lumber Pine	Pinus flexilis	8'	30
Pp		Douglas Fir	Pseudotsuga menziesii	8'	25



### 1 PERENNIAL/GROUNDCOVER PLANTING DETAIL

N.T.S.

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
  3. DO NOT SCALE DRAWING.
  4. FOR ORDERING DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PEICES NEEDED.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 1023-007.



### 2 STEEL EDGING

N.T.S.

### Planting Notes

1. All plantings to meet or exceed the requirements of the City of Boulder.
  - 1.1. Street trees will be specified from the City of Boulder's Design and Construction Standards Chapter 3, Table 3-1
  - 1.2. The maximum percentage of trees of any species will be limited per Table 3-2

project:

## Ponderosa

location:

4475 Broadway

title:

## Landscape Details

client:

City of Boulder , Division of Housing  
 1300 Canyon Boulevard  
 Boulder, CO 80302  
 303-441-4424

issue + revision: date:

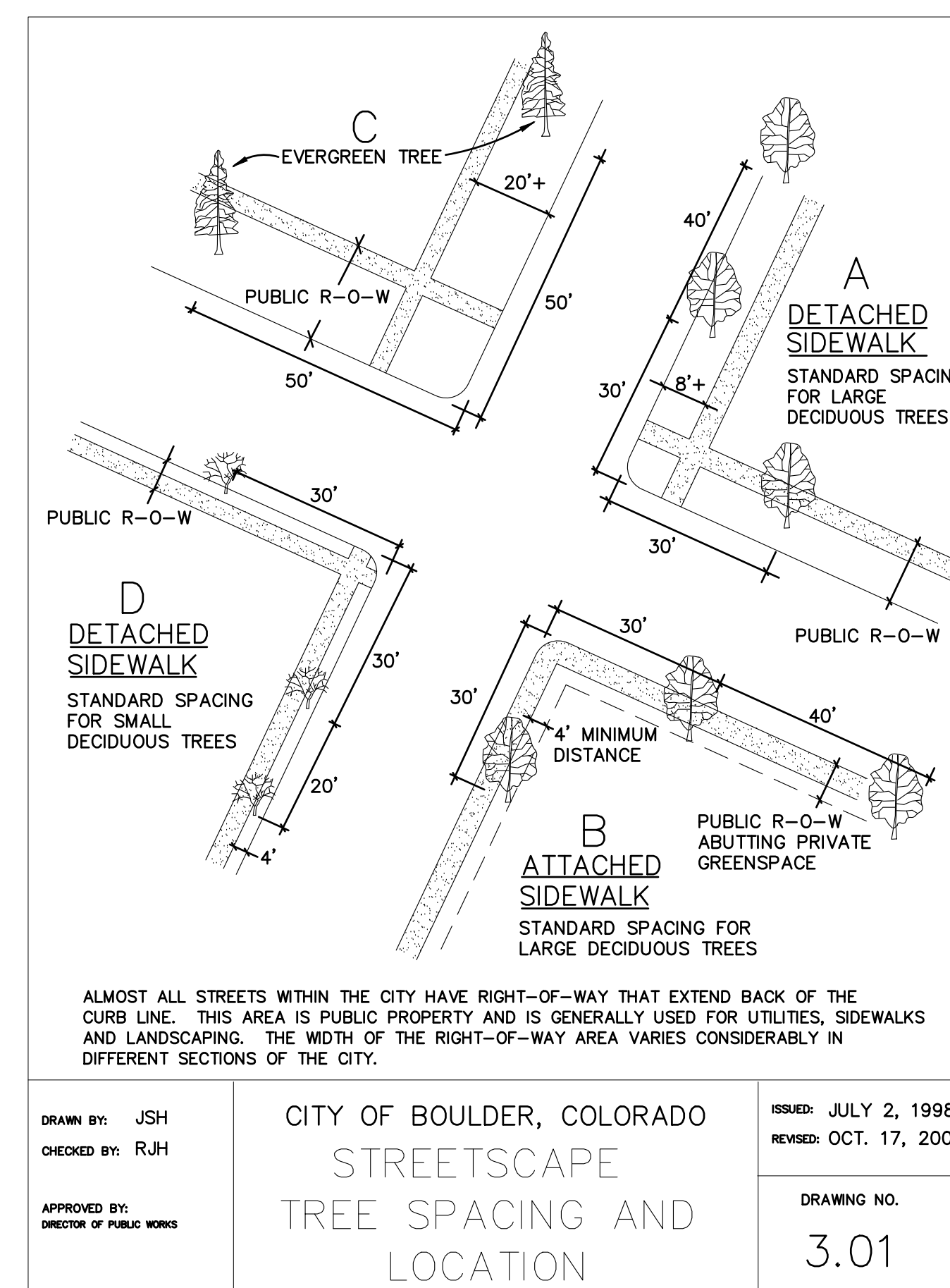
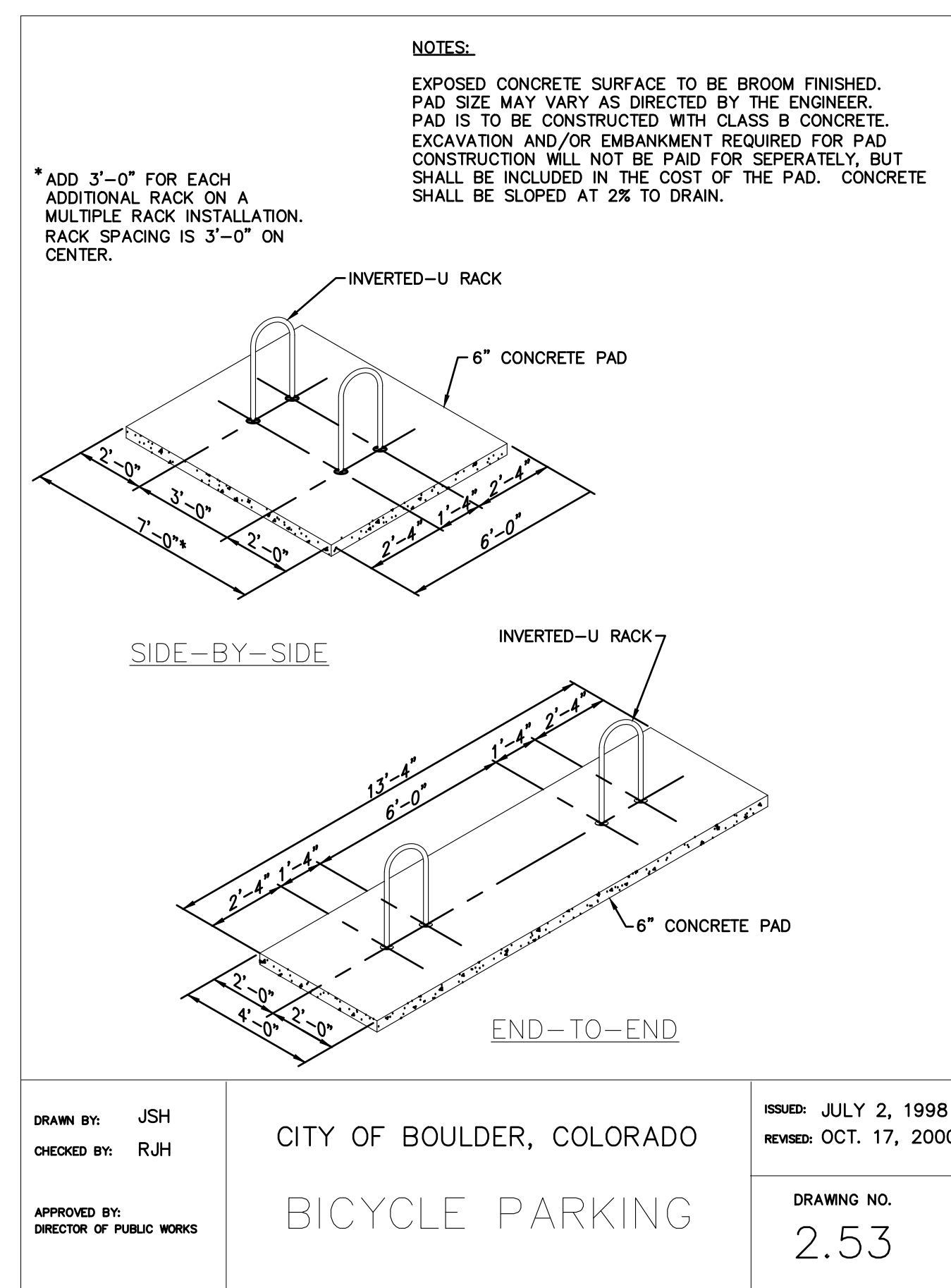
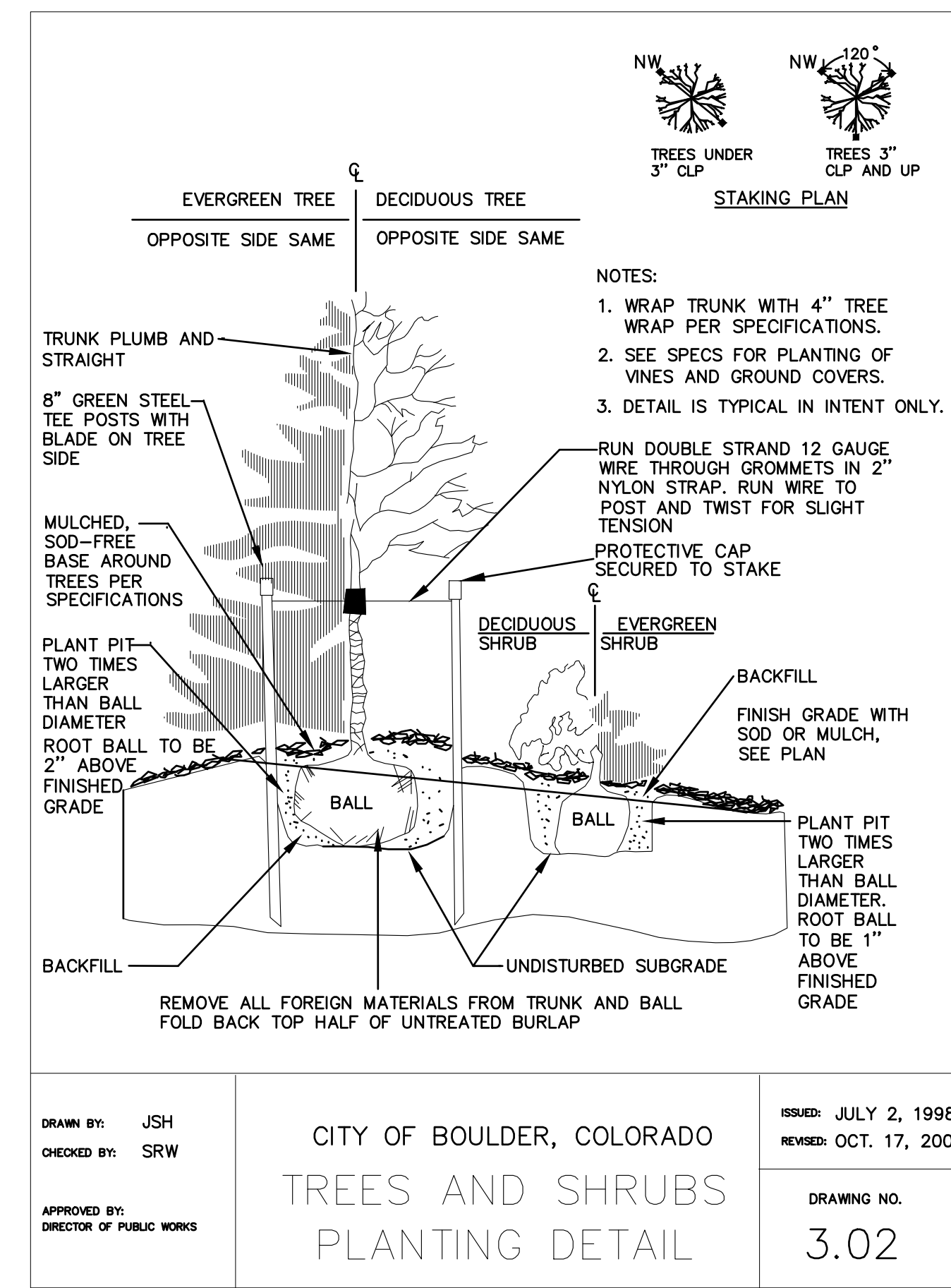
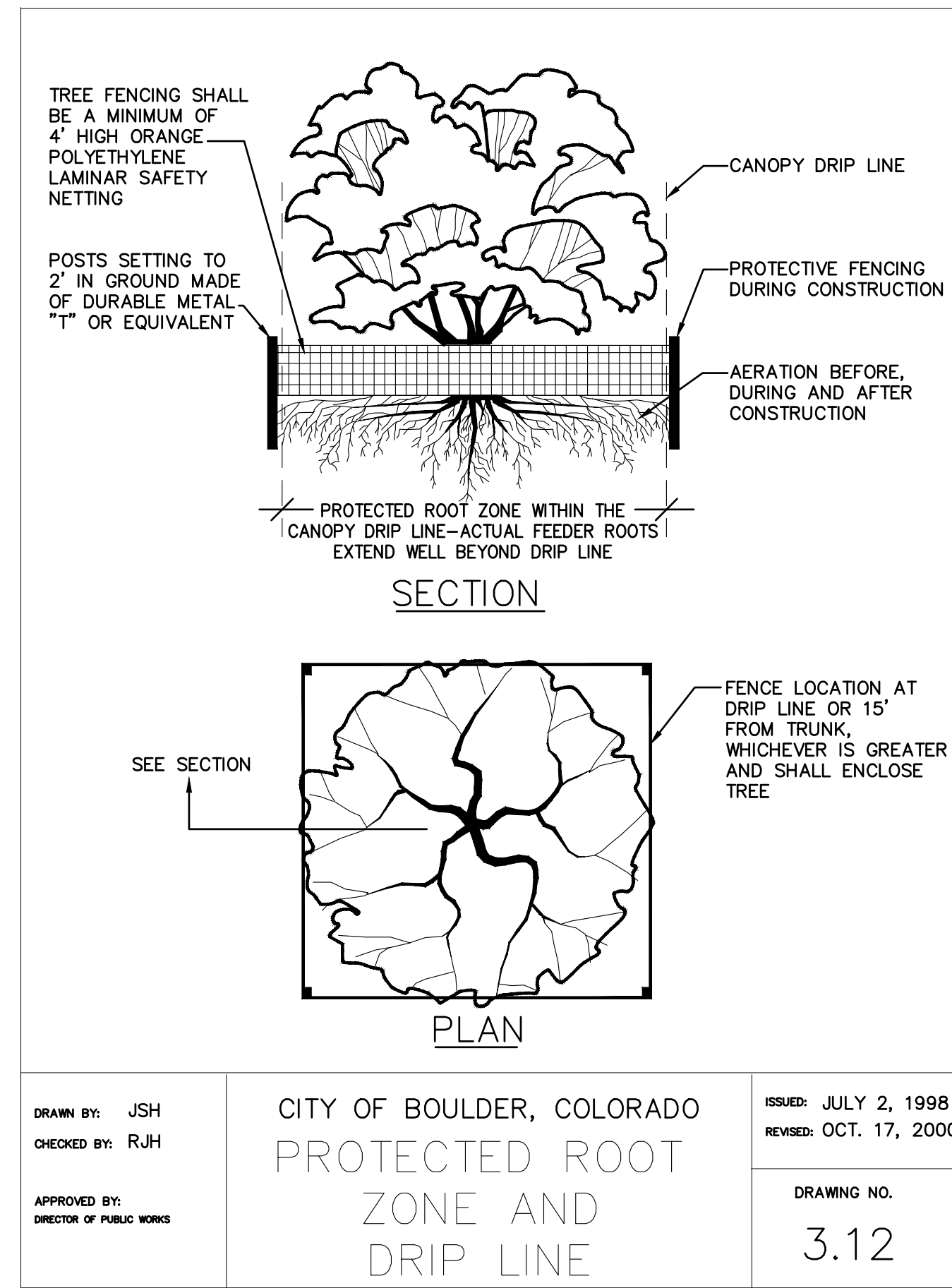
Site Review & Annexation 02.18.19

project information:

project manager: JWB  
 drawn by: JWB  
 date: 01.09.19  
 project #: CAD006.0

scale:

sheet number:



project:

**Ponderosa**

location:

4475 Broadway

title:

**City of Boulder**  
Standard Details

client:

City of Boulder, Division of Housing  
1300 Canyon Boulevard  
Boulder, CO 80302  
303-441-4424

issue + revision: date:

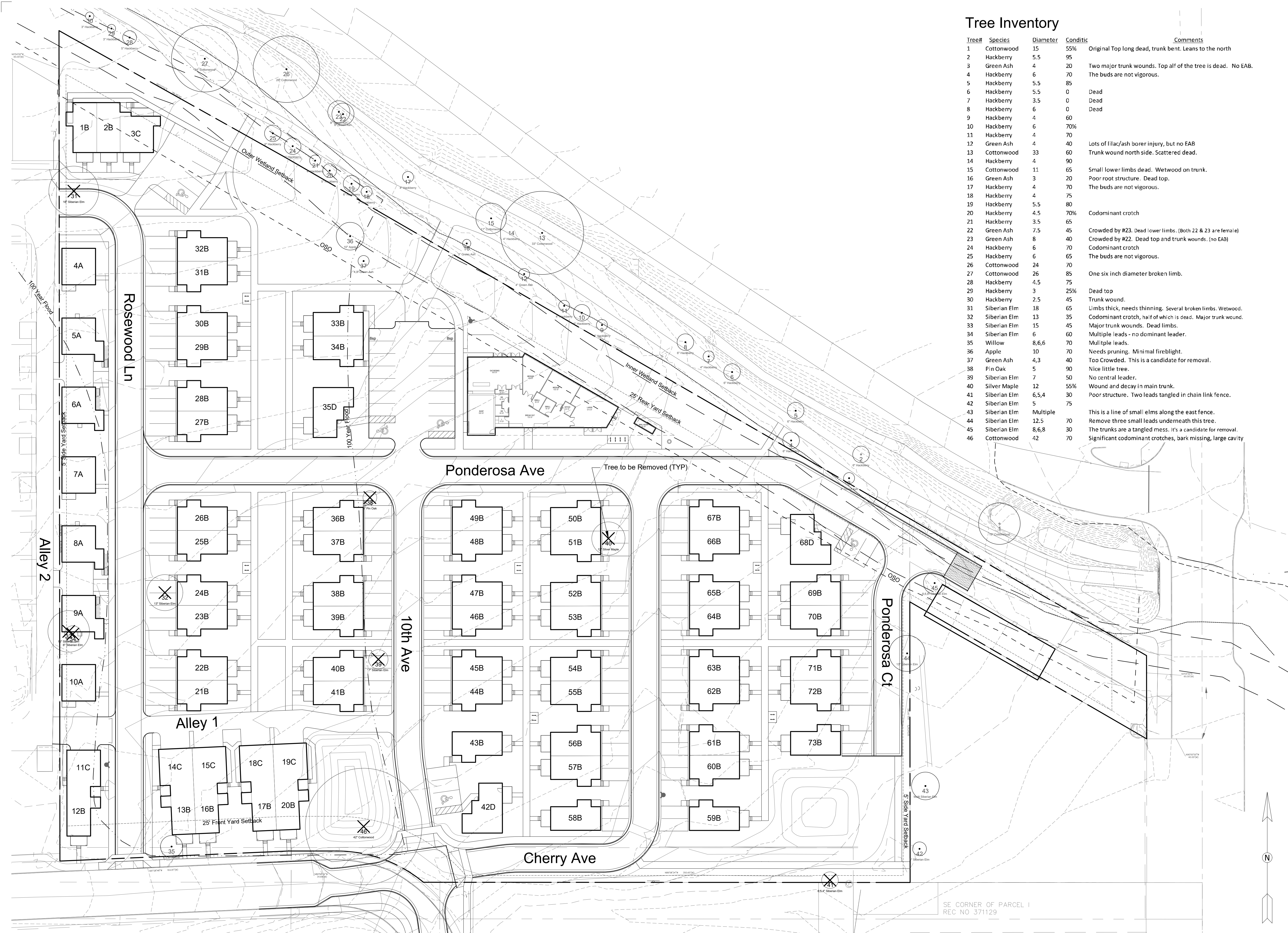
Site Review & Annexation 02.18.19

project information:

project manager: JWB  
drawn by: JWB  
date: 01.09.19  
project #: CAD006.0

scale:

sheet number:



## Tree Inventory

Tree#	Species	Diameter	Conditio	Comments
1	Cottonwood	15	55%	Original Top long dead, trunk bent. Leans to the north
2	Hackberry	5.5	95	
3	Green Ash	4	20	Two major trunk wounds. Top alf of the tree is dead. No EAB.
4	Hackberry	6	70	The buds are not vigorous.
5	Hackberry	5.5	85	
6	Hackberry	5.5	0	Dead
7	Hackberry	3.5	0	Dead
8	Hackberry	6	0	Dead
9	Hackberry	4	60	
10	Hackberry	6	70%	
11	Hackberry	4	70	
12	Green Ash	4	40	Lots of lilac/ash borer injury, but no EAB
13	Cottonwood	33	60	Trunk wound north side. Scattered dead.
14	Hackberry	4	90	
15	Cottonwood	11	65	Small lower limbs dead. Wetwood on trunk.
16	Green Ash	3	20	Poor root structure. Dead top.
17	Hackberry	4	70	The buds are not vigorous.
18	Hackberry	4	75	
19	Hackberry	5.5	80	
20	Hackberry	4.5	70%	Codominant crotch
21	Hackberry	3.5	65	
22	Green Ash	7.5	45	Crowded by #23. Dead lower limbs. (Both 22 & 23 are female)
23	Green Ash	8	40	Crowded by #22. Dead top and trunk wounds. (no EAB)
24	Hackberry	6	70	Codominant crotch
25	Hackberry	6	65	The buds are not vigorous.
26	Cottonwood	24	70	
27	Cottonwood	26	85	One six inch diameter broken limb.
28	Hackberry	4.5	75	
29	Hackberry	3	25%	Dead top
30	Hackberry	2.5	45	Trunk wound.
31	Siberian Elm	18	65	Limbs thick, needs thinning. Several broken limbs. Wetwood.
32	Siberian Elm	13	35	Codominant crotch, half of which is dead. Major trunk wound.
33	Siberian Elm	15	45	Major trunk wounds. Dead limbs.
34	Siberian Elm	6	60	Multiple leads - no dominant leader.
35	Willow	8,6,6	70	Multiple leads.
36	Apple	10	70	Needs pruning. Minimal fireblight.
37	Green Ash	4,3	40	Too Crowded. This is a candidate for removal.
38	Pin Oak	5	90	Nice little tree.
39	Siberian Elm	7	50	No central leader.
40	Silver Maple	12	55%	Wound and decay in main trunk.
41	Siberian Elm	6,5,4	30	Poor structure. Two leads tangled in chain link fence.
42	Siberian Elm	5	75	
43	Siberian Elm	Multiple		This is a line of small elms along the east fence.
44	Siberian Elm	12.5	70	Remove three small leads underneath this tree.
45	Siberian Elm	8,6,8	30	The trunks are a tangled mess. It's a candidate for removal.
46	Cottonwood	42	70	Significant codominant crotches, bark missing, large cavity

## JB FIELDWORKS

2428 20th Street  
Boulder, Colorado : 80304  
734.626.5467  
www.jbfieldworks.com

project:

## Ponderosa

location:

4475 Broadway

title:

## Tree Inventory

client:

City of Boulder, Division of Housing  
1300 Canyon Boulevard  
Boulder, CO 80302  
303-441-4424

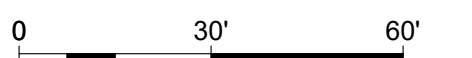
issue + revision: date:

Site Review & Annexation 02.18.19

project information:

project manager: JWB  
drawn by: JWB  
date: 01.09.19  
project #: CAD006.0

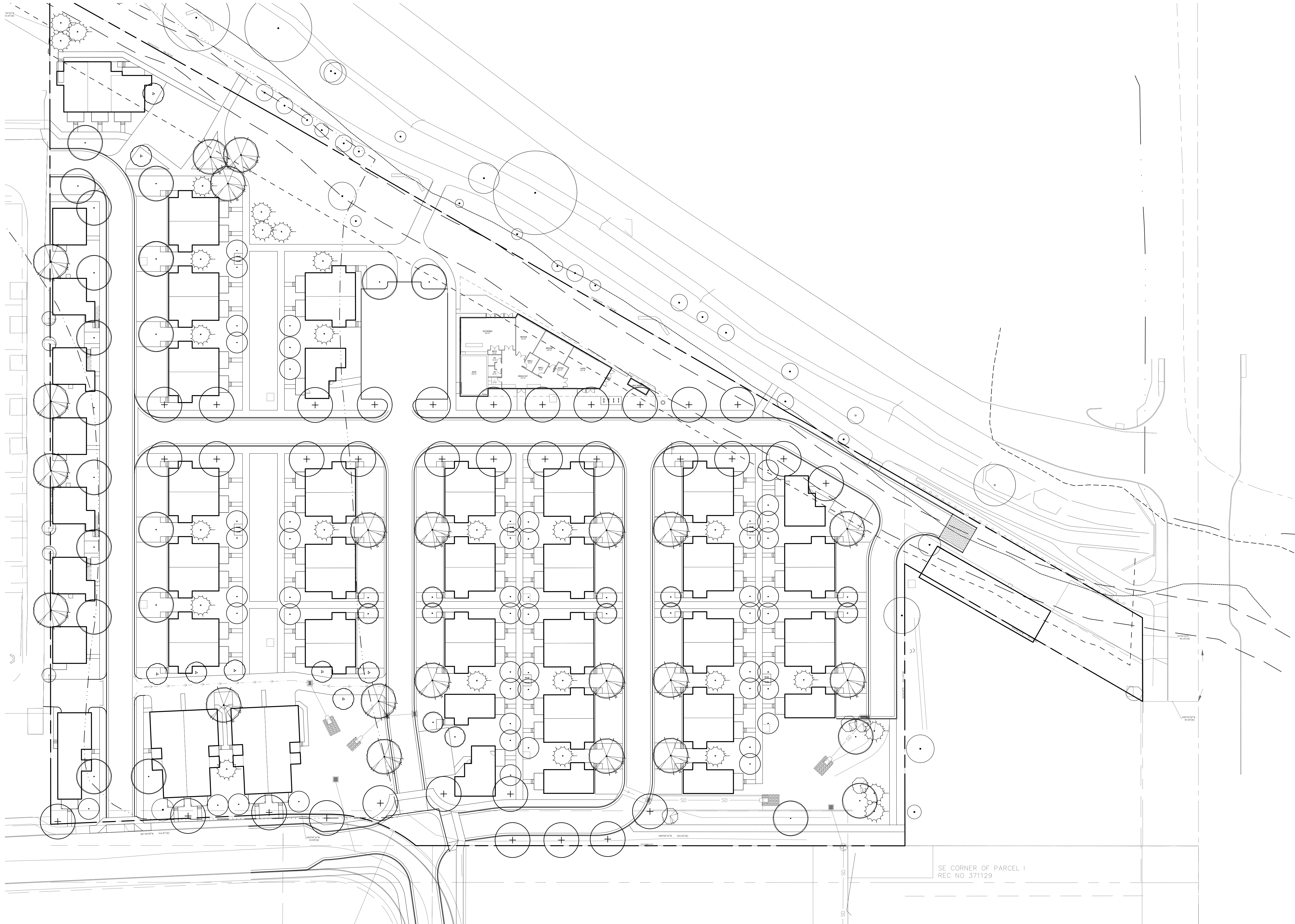
scale: 1" = 30'



sheet number:

# L-4

SE CORNER OF PARCEL I  
REC NO 371129



SE CORNER OF PARCEL 1  
REC NO 371129