

JB FIELDWORKS
 2601 Spruce Street, Unit A
 Boulder, CO 80304
 734.626.5467
 www.jbfieldworks.com

NO. DATE DESIGNED BY DRAWN BY
 3 07/29/19 JWB JWB

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 DRAWN BY: JWB
 CHECKED BY: JWB
 JOB #: 2408.3c
 DATE: 07/29/2019
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**PONDEROSA COMMUNITY STABILIZATION
 PROGRAM (LUR2019-00015)
 BOULDER, COLORADO**

SITE DEVELOPMENT PLAN

SHEET NO.

S-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 (Broadway): 25'
 Requested Front Yard Setback (Broadway): 25'

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 Side Yard Setback (North Prop. Line): 5'
 Requested Side Yard Setback (North Prop. Line): 5'

Required Rear Yard Setback (West Prop. Line): 25'
 Requested Rear 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	

* Includes Existing Carceneria (2415 SF)

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
Landscape Areas	31,591
Balconies, Decks, Patios	5,593
Open Space per Dwelling Unit (sf)	514

Parking Summary Chart

Automobile Parking		PER CODE (BRC 9-9-6)	
Required	Use	DU's	Spaces per DU
Residential	3-Bedroom	57	2
	2-Bedroom	7	1.5
	1-Bedroom	9	1
Total		73	134

Provided

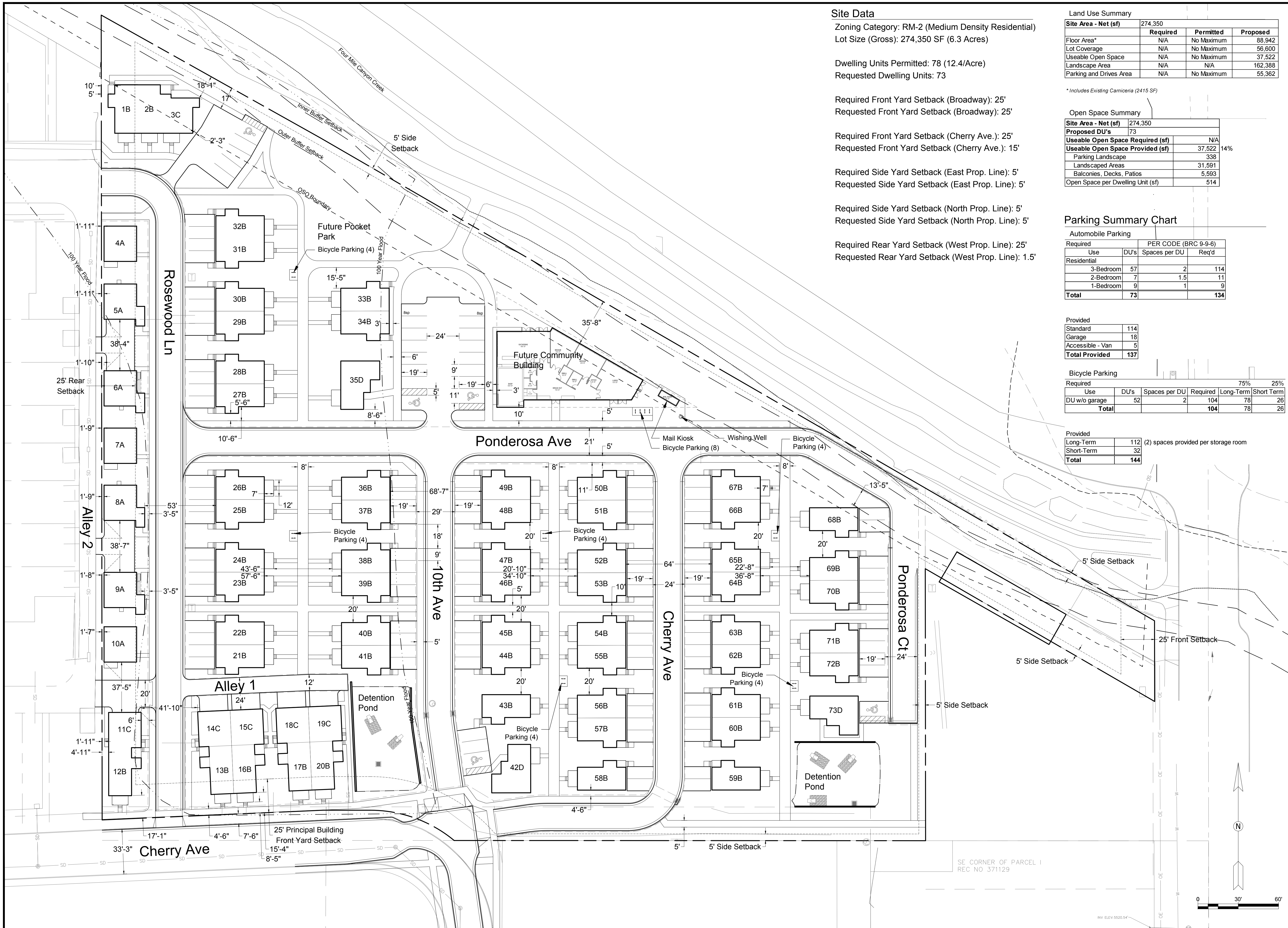
Standard	114
Garage	18
Accessible - Van	5
Total Provided	137

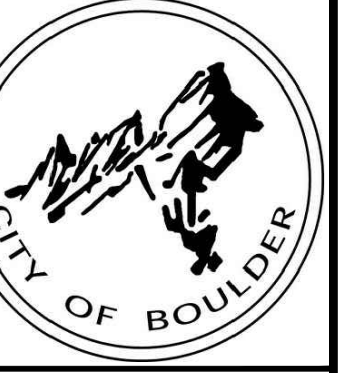
Bicycle Parking

Required	Use	DU's	Spaces per DU	Required	Long-Term	Short Term
75%	DU w/o garage	52	2	104	78	26
25%						
	Total			104	78	26

Provided Long-Term 112 (2) spaces provided per storage room

Short-Term	32
Total	144





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 BOULDER, COLORADO**

PRELIMINARY LANDSCAPE PLAN

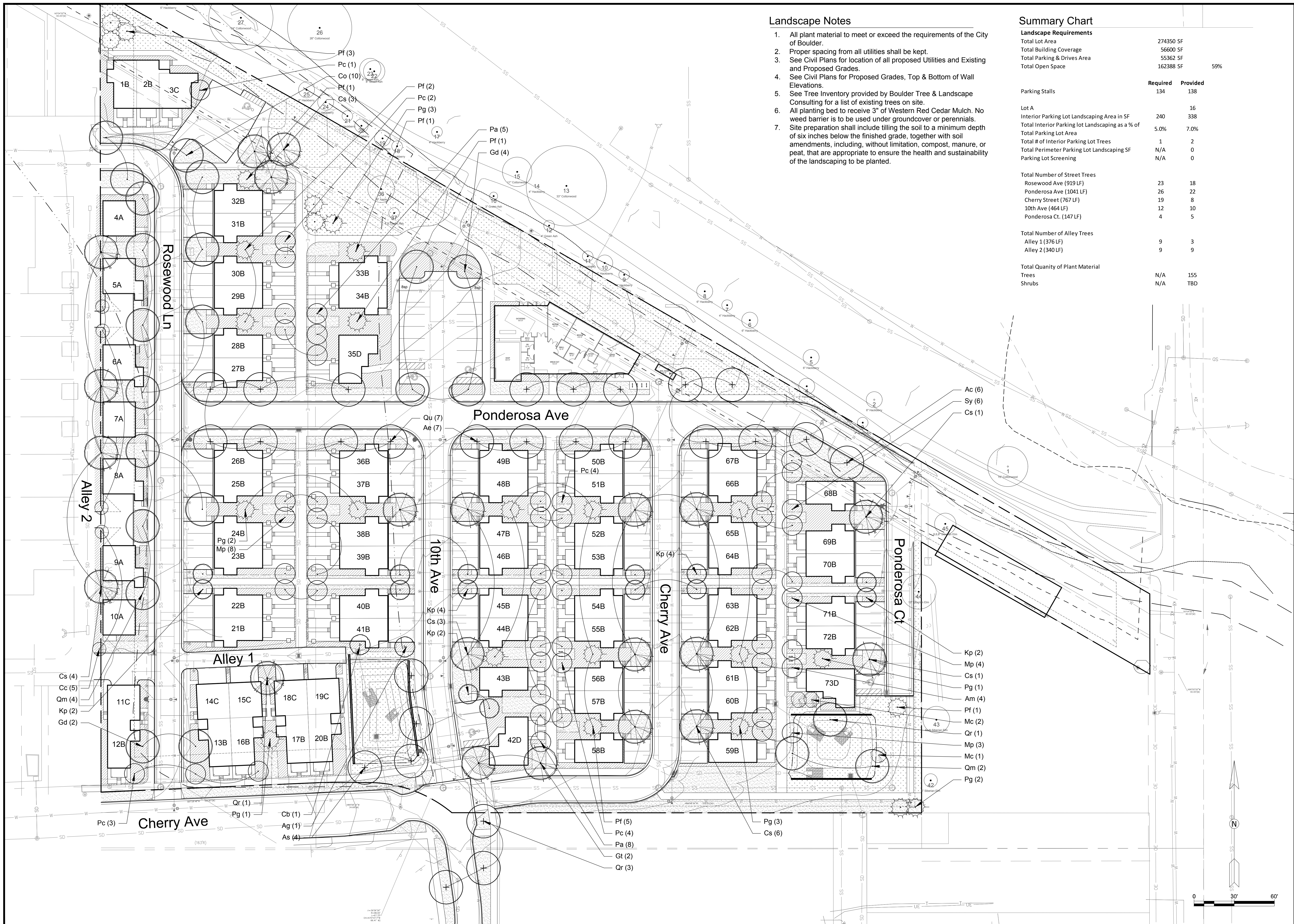
SHEET NO.
L-1

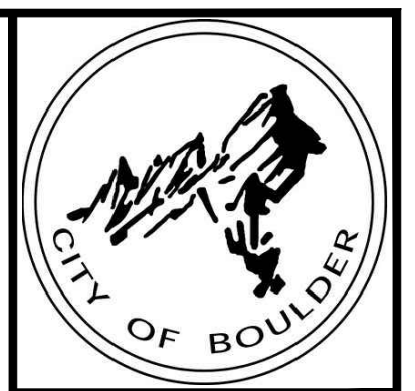
Landscape Notes

- All plant material to meet or exceed the requirements of the City of Boulder.
- Proper spacing from all utilities shall be kept.
- See Civil Plans for location of all proposed Utilities and Existing and Proposed Grades.
- See Civil Plans for Proposed Grades, Top & Bottom of Wall Elevations.
- See Tree Inventory provided by Boulder Tree & Landscape Consulting for a list of existing trees on site.
- All planting bed to receive 3" of Western Red Cedar Mulch. No weed barrier is to be used under groundcover or perennials.
- 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.

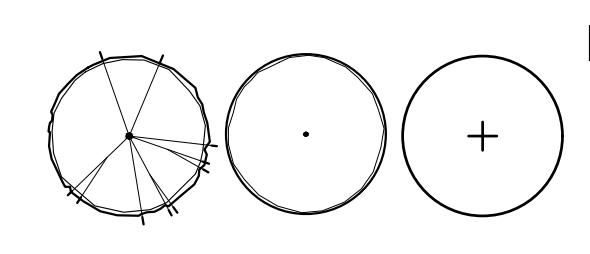
Summary Chart

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			16
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 (919 LF)		23	18
Ponderosa Ave (1041 LF)		26	22
Cherry Street (767 LF)		19	8
10th Ave (464 LF)		12	10
Ponderosa Ct. (147 LF)		4	5
Total Number of Alley Trees			
Alley 1 (376 LF)		9	3
Alley 2 (340 LF)		9	9
Total Quantity of Plant Material			
Trees		N/A	155
Shrubs		N/A	TBD



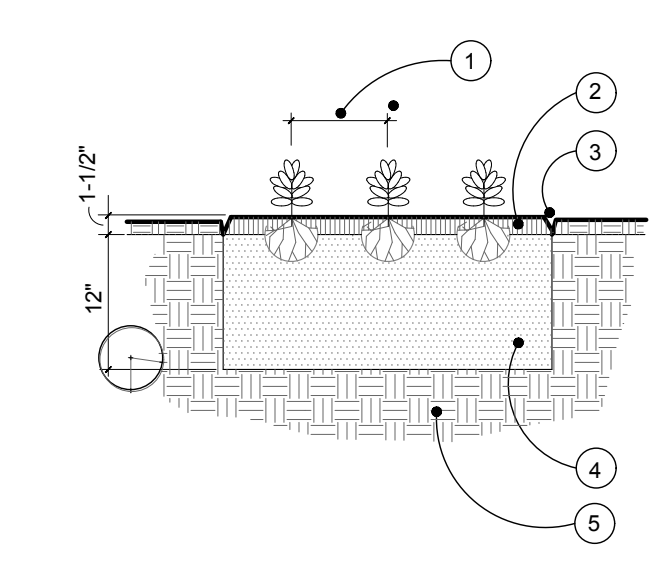


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Preliminary Plant List

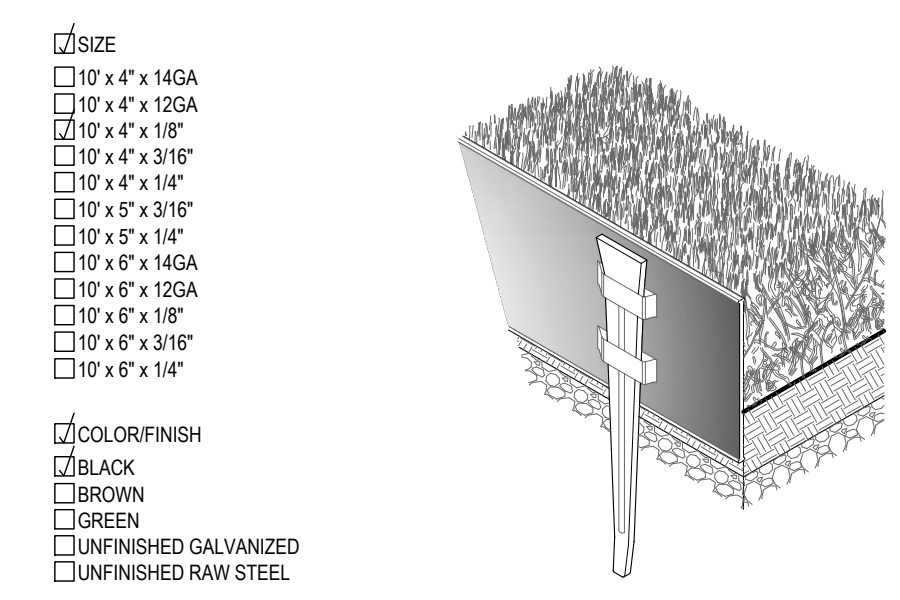
Symbol	Quantity	Common Name	Botanical Name	Size	Typical Spacing (ft)	Water Usage
Large Maturing Trees						
Ac	6	Bigtooth Maple	Acer grandidentatum	2"	40	Low
Ae	7	Briotti Horsechestnut	Aesculus carnea	2"	40	Medium
As	4	Sugar Maple	Acer saccharum 'Fall Fiesta'	2"	40	Medium
Co	10	Turkish Filbert	Corylus colurna	2"	40	Low
Cs	18	Catalpa	Catalpa speciosa	2"	40	Low
Gd	6	Kentucky Coffee Tree	Gymnocladus dioica 'Espresso'	2"	40	Low
Gt	2	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	2"	40	Low
Qm	6	Burr Oak	Quercus macrocarpa	2"	40	Low
Or	5	English Oak	Quercus robur	2"	40	Low
Qu	7	Swamp White Oak	Quercus bicolor	2"	40	Low
Medium Maturing Trees						
Ag	1	Autumn Slender Buckeye	Aesculus 'Autumn Slender'	2"	25	Medium
Cb	1	Pyramidal European Hornbeam	Carpinus betulus fastigata	2"	25	Medium
Pa	13	Aristocrat Pear	Pyrus calleryana 'Aristocrat'	2"	25	Medium
Small Maturing Trees						
Am	4	Autumn Brilliance Serviceberry	Amelanchier grandiflora	2"	20	Low
Cc	5	Redbud	Cercis Canadensis	2"	20	Medium
Kp	10	Goldenrain Tree	Koeleruteria paniculata	2"	20	Low
Mc	3	Centurian Crabapple	Malus 'Centurian'	2"	20	Medium
Mp	15	Prairiefire Crabapple	Malus 'Prairiefire'	2"	20	Medium
Pc	10	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2"	20	Medium
Sy	6	Japanese Lilac Tree	Syringa prestoniae	2"	20	Low
Evergreen Trees						
Pf	15	Bakeri Spruce	Picea pungens 'Bakeri'	6'	15	Medium
Pg	12	Black Hills Spruce	Picea glauca 'Densata'	8'	20	Medium
Shrubs						
Ai		Iroquois Beauty Dwarf Chokeberry	Aronia melanocarpa 'Iroquois Beauty'	5 gal.	3	Low
Bt		Redleafed Japanese Barberry	Berberis thunbergii 'Atropurpurea'	5 gal.	5	Low
Ca		Red Gnome Dogwood	Cornus alba 'Red Gnome'	5 gal.	4.5	Medium
Cs		Arctic Fire Dogwood	Cornus serica 'Arctic Fire'	5 gal.	3	Medium
Ea		Dwarf Burning Bush	Euonymus alatus 'Compactus'	5 gal.	7	Medium
Ec		Mission Bells California Poppy	Eschscholzia californica 'Mission Bells'	flats	1.5	Low
Ha		Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	5 gal.	3.5	Medium
Jx		Sea Green Juniper	Juniperus x media 'Sea Green'	5 gal.	7	Low
La		Deep Blue Lavender	Lavandula angustifolia 'Hidcote'	1 gal.	1.5	Low
Ma		Oregon Grape Holly	Mahonia aquifolium	5 gal.	5	Low
Ms		Compact Maiden Grass	Miscanthus sinensis 'Adagio'	1 gal.	2.5	Medium
Pf		Jackman Potentilla	Potentilla fruticosa 'Jackmannii'	5 gal.	3	Low
Pm		White Bud Mugo Pine	Pinus mugo 'White Bud'	5 gal.	3	Low
Po		Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	5 gal.	4	Low
Rf		Flower Carpet Red Rose	Rosa 'Flower Carpet Red'	5 gal.	2.5	Medium
Rs		Red Flowering Currant	Ribes sanguineum 'King Edward IV'	5 gal.	5	Low
Rsp		Livin' Easy Rose	Rosa 'Livin' Easy'	5 gal.	4	Low
Rt		Three-Leaf Sumac	Rhus trilobata	5 gal.	5	Low
Sj		Neon Flash Spirea	Spiraea japonica 'Neon Flash'	5 gal.	3	Low
Sm		Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 gal.	5	Low
Vo		Dwarf European Cranberry Bush	Viburnum opulus 'Nanum'	5 gal.	1.5	Medium
Groundcover						
Hs		Red Coral Bells	Heuchera sanguinea 'Splendens'	flats	1	Medium
Jc		Alpine Carpet Juniper	Juniperus communis 'Alpine Carpet'	5 gal.	5	Low
Mr		Creeping Colorado Holly	Mahonia Repens	Flats	1.5	Low
Pq		Virginia Creeper	Parthenocissus quinquefolia	1 ga.	Vine	Low
Ss		Voodoo Stonecrop	Sedum spurium 'Voodoo'	Flats	1	Low
Tp		White Creeping Thyme	Thymus praecox 'Albiflorus'	Flats	1	Low
Tp		Mother of Thyme	Thymus praecox arcticus	flats	1	Low
Va		Crater Lake Blue Speedwell	Veronica astriaca 'Crater Lake Blue'	1 gal.	1	Low
Vc		Crystal River Speedwell	Veronica 'Crystal River'	Flats	1	Low
Vm		Illumination Periwinkle	Vinca minor 'Illumination'	flats	1	Low
Sod						
		Eco-Turf (Bluegrass Varieties)			Irrigated	
Seed Mixes						
		Western Native Seeds "Meadow Mix"		1lb/1000sf	Irrigated	Low



- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- SEE PLANT LIST FOR SPACING
 - 1-1/2" DEPTH, CANADIAN PEAT TOP DRESSING OR 1-1/2" DOUBLE PROCESSED WESTERN RED CEDAR MULCH
 - STEEL EDGING
 - EXCAVATE EXISTING SOIL 12" DEEP. FILL WITH PLANT MIX (SEE SPECS.)
 - UNDISTURBED SUBGRADE

1 PERENNIAL/GROUNDCOVER PLANTING DETAIL
 N.T.S.

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

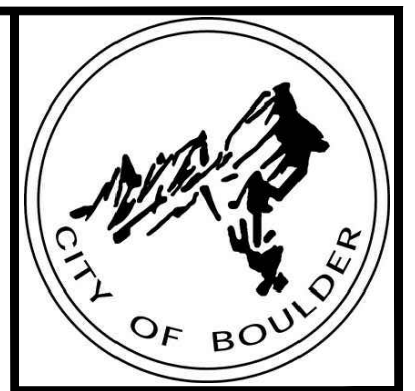


2 STEEL EDGING
 N.T.S.

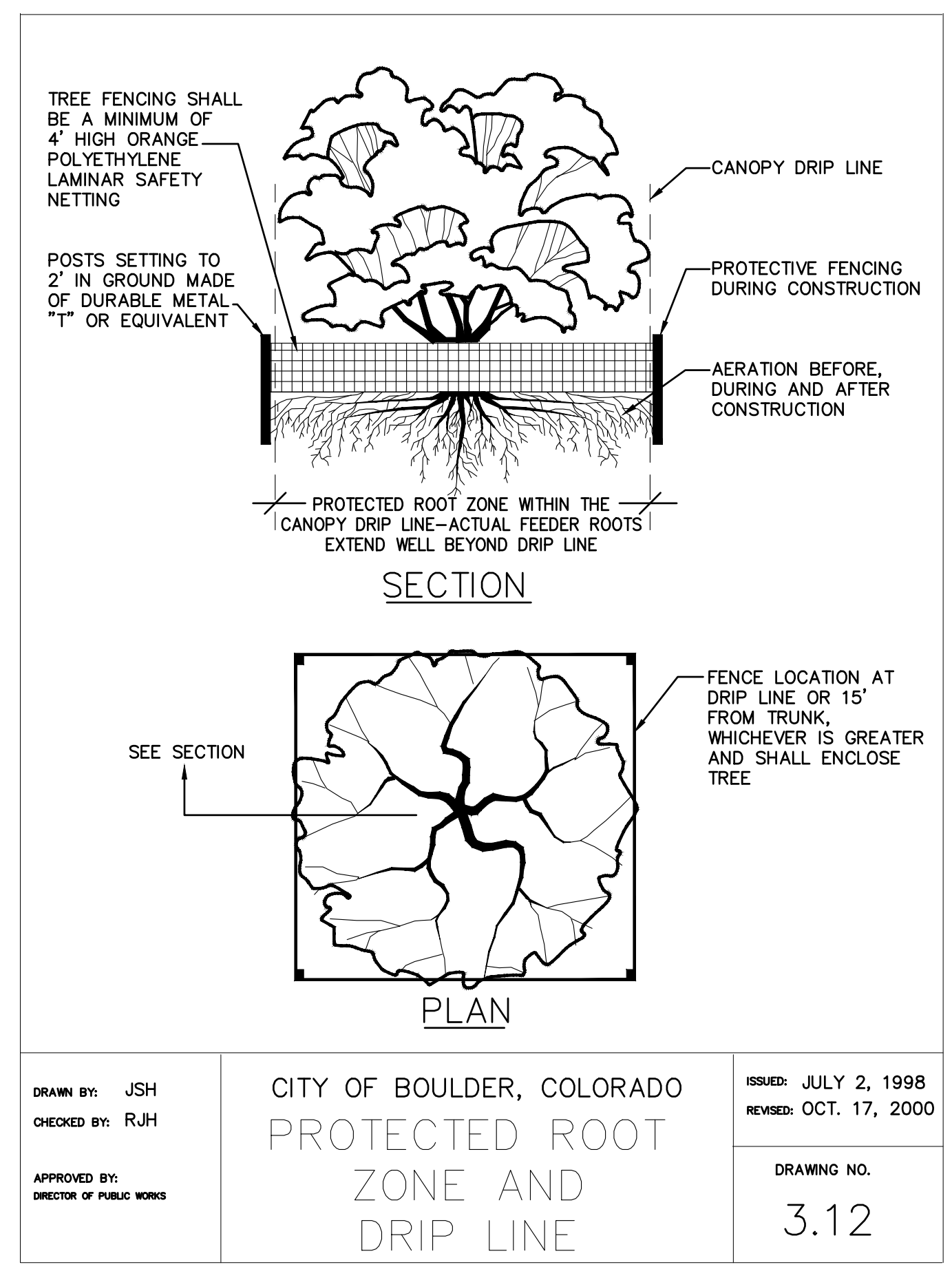
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PONDEROSA COMMUNITY STABILIZATION PROGRAM (LUR2019-00015) BOULDER, COLORADO
 LANDSCAPE DETAILS



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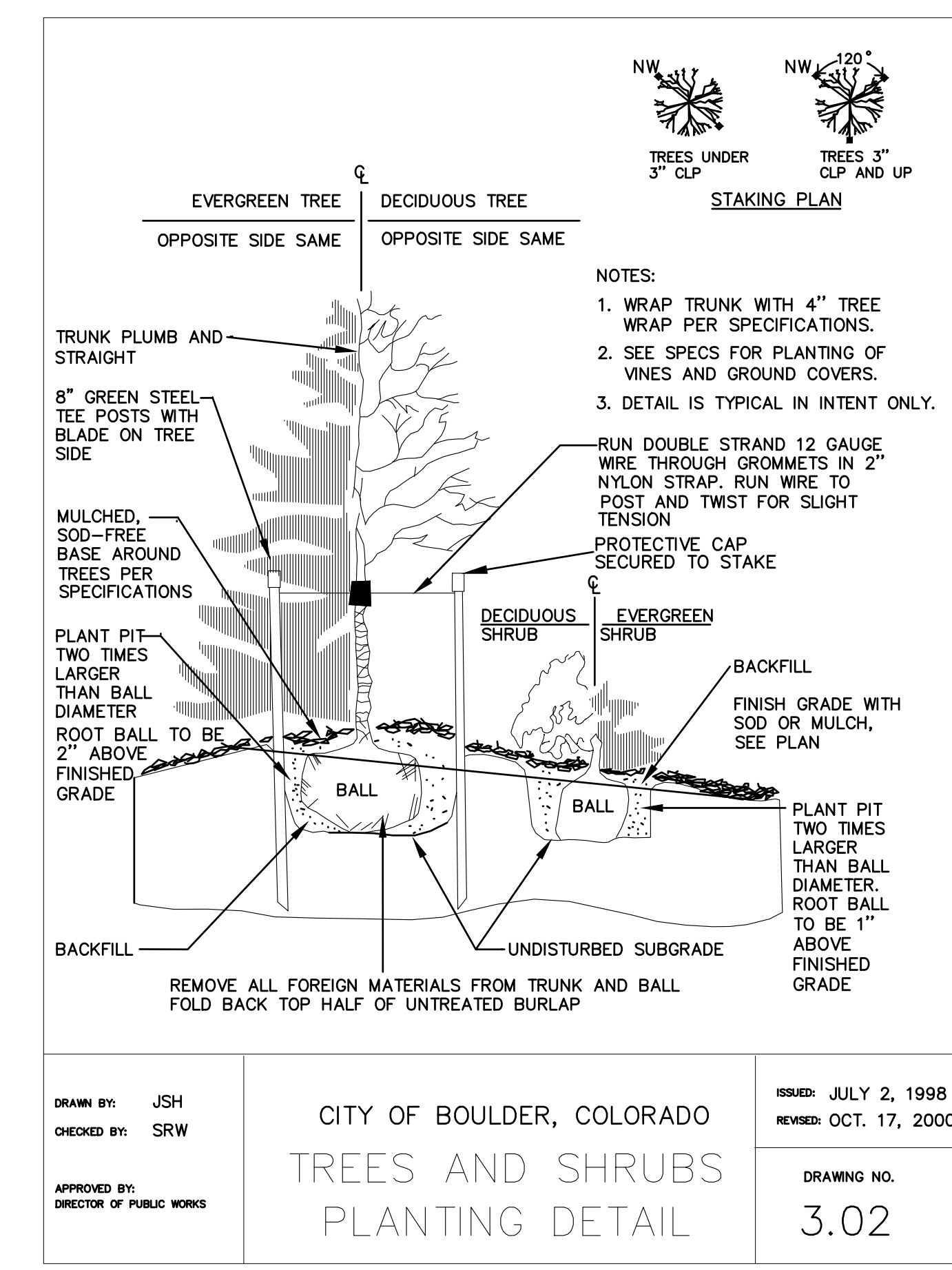


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CITY OF BOULDER, COLORADO
PROTECTED ROOT ZONE AND DRIP LINE

ISSUED: JULY 2, 1998
 REVISED: OCT. 17, 2000

DRAWING NO. 3.12

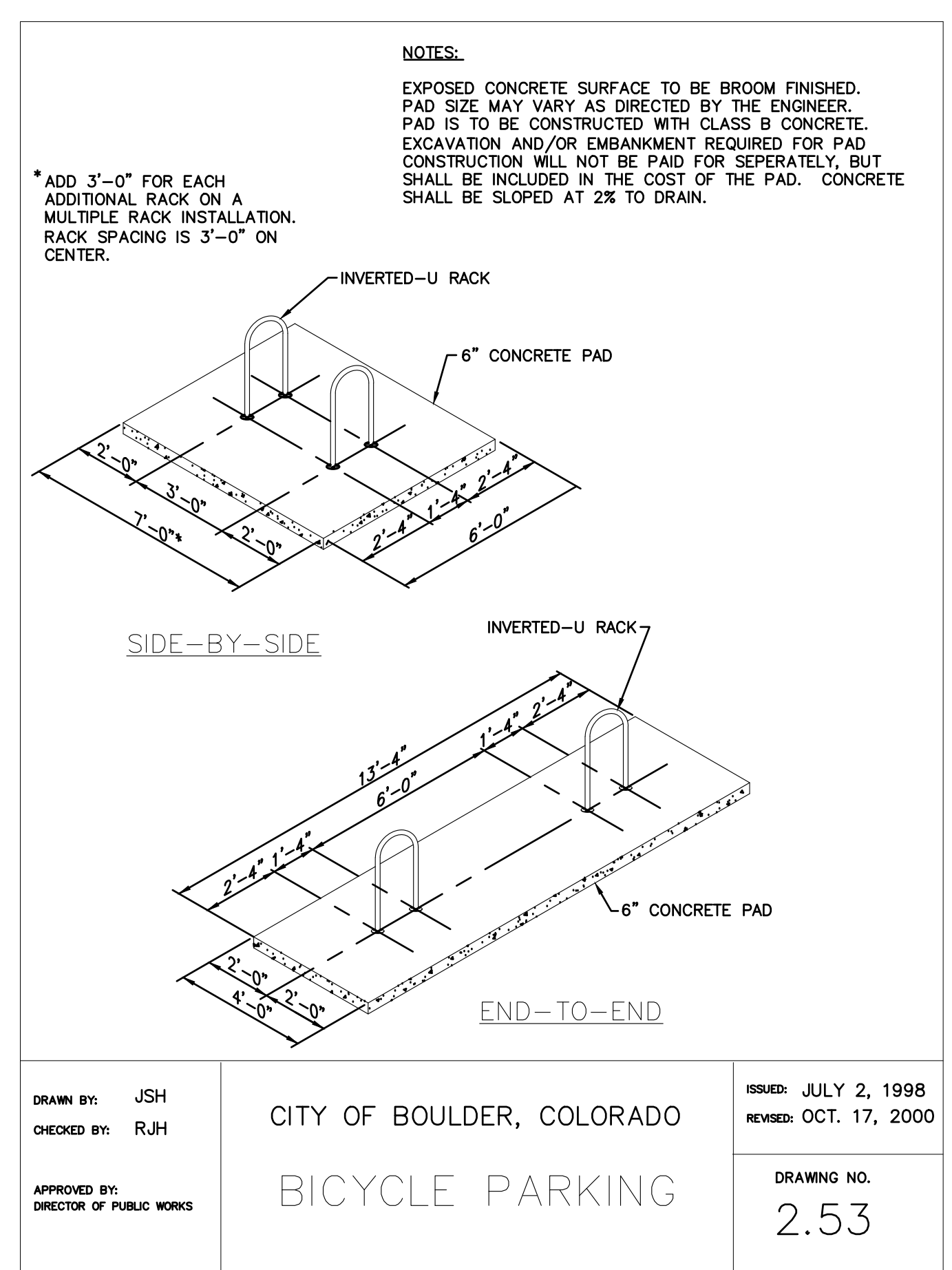


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CITY OF BOULDER, COLORADO
TREES AND SHRUBS PLANTING DETAIL

ISSUED: JULY 2, 1998
 REVISED: OCT. 17, 2000

DRAWING NO. 3.02

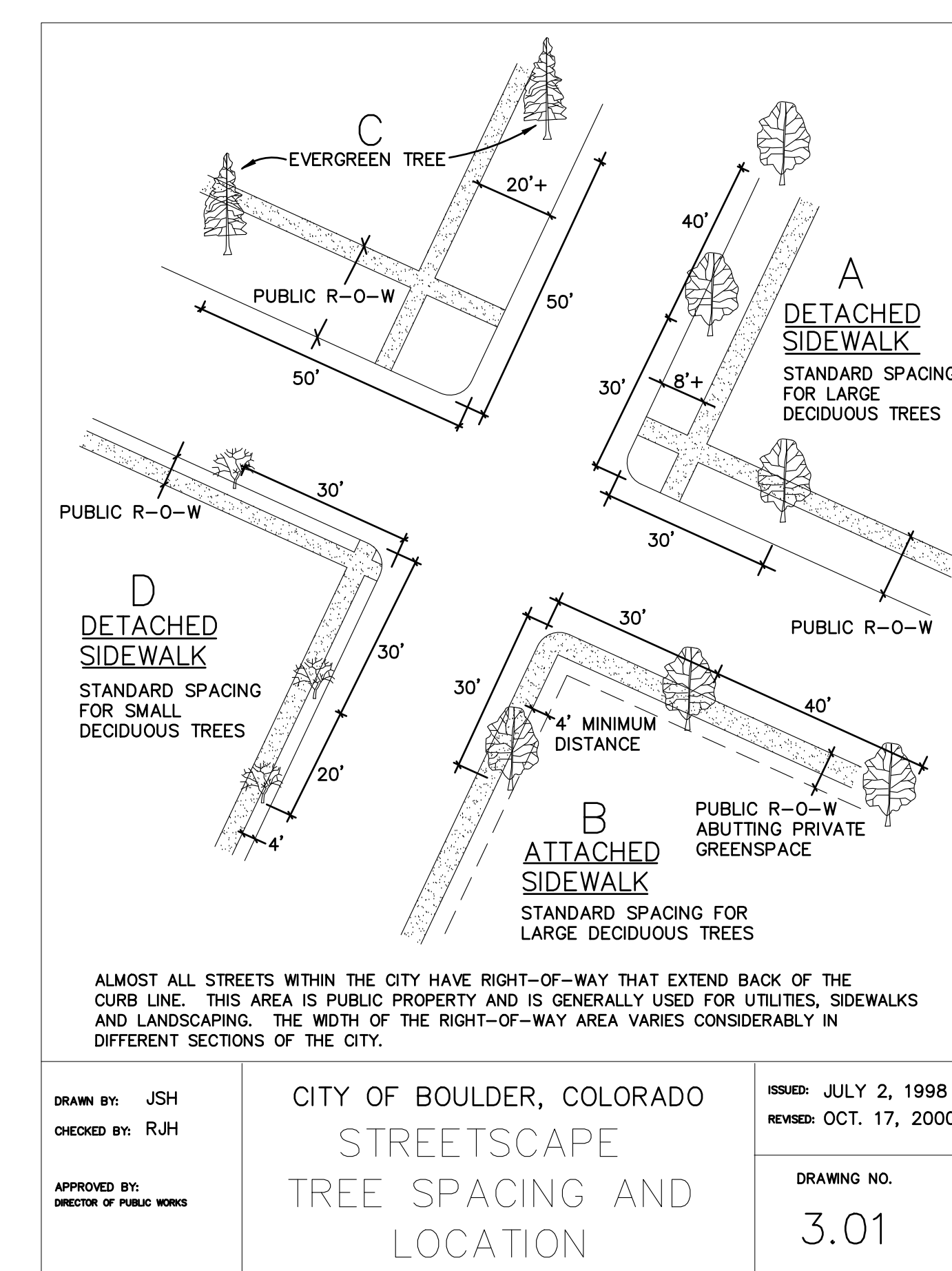


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CITY OF BOULDER, COLORADO
BICYCLE PARKING

ISSUED: JULY 2, 1998
 REVISED: OCT. 17, 2000

DRAWING NO. 2.53



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CITY OF BOULDER, COLORADO
STREETSCAPE TREE SPACING AND LOCATION

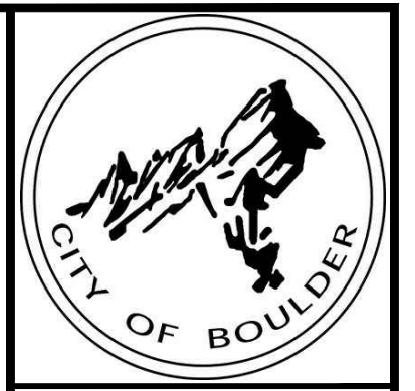
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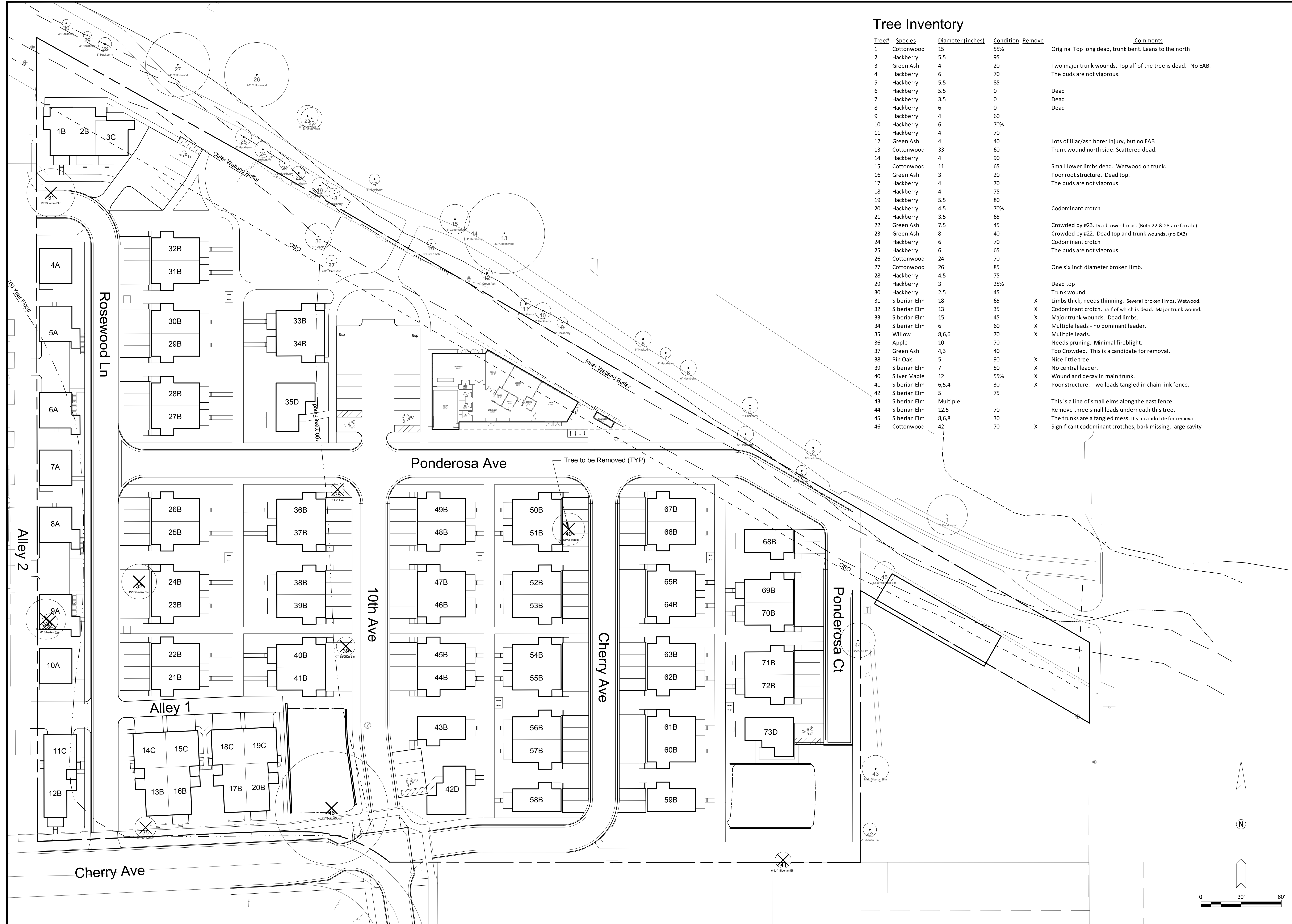
PONDEROSA COMMUNITY STABILIZATION PROGRAM (LUR2019-00015)
 BOULDER, COLORADO
 CITY OF BOULDER STANDARD DETAILS



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Tree Inventory

Tree#	Species	Diameter (inches)	Condition	Remove	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. The buds are not vigorous.
4	Hackberry	6	70		
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	X	Limbs thick, needs thinning. Several broken limbs. Wetwood.
32	Siberian Elm	13	35	X	Codominant crotch, half of which is dead. Major trunk wound.
33	Siberian Elm	15	45	X	Major trunk wounds. Dead limbs.
34	Siberian Elm	6	60	X	Multiple leads - no dominant leader.
35	Willow	8,6,6	70	X	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	X	Nice little tree.
39	Siberian Elm	7	50	X	No central leader.
40	Silver Maple	12	55%	X	Wound and decay in main trunk.
41	Siberian Elm	6,5,4	30	X	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	X	Significant codominant crotches, bark missing, large cavity



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SDP 3rd Re-Submittal
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TREE INVENTORY