WILDFIRE MITIGATION PLAN

For Pierre-Michel and Jennifer Kronenberg
4700 Eldorado Springs Drive
Docket: SPR - 08 - 023
Inspection date: 7/28/2008

Colorado State FOREST SERVICE
Boulder District
5625 Ute Highway
Longmont, CO 80503
(303) 823-5774
FAX: (303) 823-5768

Prepared for:
Pierre-Michel and Jennifer Kronenberg
4700 Eldorado Springs Drive
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Phone: 303-245-0545

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PURPOSE OF A WILDFIRE MITIGATION PLAN

The purpose of a Wildfire Mitigation Plan is to give guidelines for reducing wildfire hazards around a home or other structures through fuels reduction. It is a document to inform urban interface home owners of the dangers and responsibilities of living in the interface. This plan will help outline the initial and ongoing fuels reduction needed to create and maintain an effective wildfire defensible space. However, having a wildfire mitigation plan, implementation of a defensible space thinning, and following all the recommendations as outlined in this plan **does not guarantee that your home will survive a wildland fire; however, in combination they will give your home the best potential probability to survive a wildland fire.**

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located in Section 20, Township 1S, and Range 70W, Lot 1A, Meager Subdivision, Boulder County. The property is located within the Rocky Mountain Fire Authority (303-494-3735). A total of 3,878 sq.ft. addition (attached garage) is proposed for the site. The site currently has a 4,010sq.ft. residence on the site. The lot is 6.13 acres in size and has a modest ~0-5 percent slope with a southeast aspect. The site is at ~5,900 feet in elevation and is located in a valley which is a relatively dry site. Eldorado Springs Drive to the north creates a small natural barrier that may help slow the spread of a surface fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

The existing residence and proposed addition will have a complex design with a complex roofline and will be oriented with a southwest aspect. **The overall design of the structure greatly influences how it will withstand a wildfire. Complex building forms create heat traps, areas where the walls and roof members intersect on another where eddies form and hot air and embers from a fire can collect. It is important to keep these areas clear of combustibles such as needles and brush.**

The roofing material will consist of ashalt. **Falling embers and fire brands from a wildfire can land on a roof and ignite the roof, either by directly heating the roofing material, or by igniting light fuels (pine needles) that have collected on the roof. It is recommended to place screening over gutters and/or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material is stucco and stone. Soffits and fascia are 3/4" T&G. The structure has 25 medium sized windows with the primary viewing direction being toward the southwest side of the structure. Windows are double glazed with Low-E coating and tempered glass. Frames are made of aluminum clad. Exterior doors are 1¾", fire-rated, and made of aluminum clad. The structure has two window wells. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, copper or of an approved material that when exposed to flame for 15 seconds, will not burn through or melt, and remains intact. Windows are one of the weakest parts of a structure with regards to wildfire. They often crack and fail before the structure itself ignites, providing a direct path for embers and radiant heat to reach the interior. It is best to minimize the number of windows, especially on the downhill side of the structure. Fire typically burns up hill faster and will create a great deal of radiant heat.**

Two decks are constructed of class A elastometric coating decking material and are open patios. **Decks must be kept clean and free of combustible materials. Keep debris such as pine needles, wood, and vegetation away from your deck. Each year rake pine needles and other combustible material from underneath decks and overhangs.**

UTLITIES

Natural gas for the residence will be off the main line. Utilities for the property are buried from a pole located ~ 180ft. Northeast of the residence. The septic field is located ~48 ft. to the southeast of the residence. A well is located ~200ft. to the northeast of the residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES
Access the property from Boulder by heading south on Hwy 93 to Eldorado Springs Drive west to 4700 Eldorado Springs Drive. Emergency evacuation from this property is dependent on the location of a fire at a given time. One main evacuation route could be east on Eldorado Springs Dr to the city of Boulder.

The existing driveway will not create additional site disturbance or soil compaction. It will not require the removal of any trees. The driveway is ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 1584 ft. long and as a "Y" turn around. The existing driveway has a pull-out and two other roads connected to it which can be used as pull-outs.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING
The residence has a full interior NFPA 13 D Sprinkler system as required by Boulder County. There is a domestic cistern located approximately 200ft. to the northeast of the residence. Contact the Rocky Mountain Fire Authority (303-494-3735) for more information and specific details.

FUELS REDUCTION
Only a few trees will have to be removed due to construction. Slash from the harvest will be hauled. Note that if you decide to burn piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department (303-441-1180) and notify your local fire protection district Rocky Mountain Fire Authority (303-494-3735).

FOREST COMPONENT AND HEALTH
The site has a dominant overstory consisting of plains cottonwood (*Populus deltoides*) with a plain cottonwood and ponderosa pine (*Pinus ponderosa*) component. The understory consists of a dense cover of native grasses and shrubs. The grass area is best represented by Fuel Model 1. Fuel Model 1 is represented by short grasses one foot tall or less. The area has very few shrubs or trees, any that are present are scattered. This type occurs from the plains, the hogbacks of the foothills and mountain meadows. There were no current signs of insect or disease problems on the property at the time of the inspection..

DEFENSIBLE SPACE MANAGEMENT
There are three defensible space zones to be created around the structure(s) on the site. Please note that it is possible that one or more of these zones will cross over the subject property onto adjacent properties. Property boundaries must be respected; mitigation work is not required beyond immediate boundaries. However, landowners are encouraged to contact and work with neighbors if property lines limit the ability to mitigate within the prescribed area. **Defensible space is a benefit, not only to the individual but also to the community as a whole.**

Zone 1 - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

Zone 1A - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A five-foot wide, non-flammable strip must be created using stone over a filter fabric weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

Zone 1B - Extends out from Zone 1A. In this zone, all highly flammable vegetation should be removed. Any large dead woody material on the ground must also be removed. Firewise plants should be used for landscaping and re-vegetation. Grasses should be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

Zone 1C - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) must be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees can to be retained for screening. All remaining trees in this zone must be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot minimum crown spacing). No trees should overhang the house or decks, unless approved by Boulder County or CSFS as "part of the structure" with additional fuels reduction around those trees to insure the defensible space integrity. Trees should be at least 15 feet away from the house on all sides, and a minimum of 20 feet from chimneys.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees must be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to http://www.ext.colostate.edu/pubs/natres/pubnatr.html and find the *Quick Facts 6.302* Creating Wildfire Defensible Space.

Zone 3 - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags can be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Establish an escape route and safety zone with the aid of your local fire protection district
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; your nearest fire danger sign is located at your fire station or check the Boulder Fire Weather website at www.crh.noaa.gov/bou
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

DEFINITIONS

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Duff – a layer of accumulated dead organic matter (pine needles).

Eddies – Small wind occurrences that are separate from normal wind flows.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior.

Fire danger - An assessment of both fixed and variable factors of the fire environment, which determine the ease of ignition, rate of spread, difficulty of control, and the fire impact.

Fire hazard - The potential fire behavior for a fuel type, regardless of the fuel type's weather-influenced fuel moisture content or its resistance to fireguard construction. Assessment is based on physical fuel characteristics, such as fuel arrangement, fuel load, condition of herbaceous vegetation, and presence of elevated fuels.

Fire management - The activities concerned with the protection of people, property and forest areas from wildfire and the use of prescribed burning for the attainment of forest management and other land use objectives, all conducted in a manner that considers environmental, social and economic criteria.

Fire risk - The probability or chance of fire starting determined by the presence and activities of causative agents.

Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Forest health - A forest condition that is naturally resilient to damage; characterized by biodiversity, it contains sustained habitat for timber, fish, wildlife, and humans, and meets present and future resource management objectives.

Ladder fuels - Fuels that provide vertical continuity between the surface fuels and crown fuels in a forest stand, thus contributing to the ease of torching and crowning.

Limb (verb) –To remove the branches from a tree.

Noxious weeds - Any weed so designated by the Weed Control Regulations and identified on a regional district noxious weed control list.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

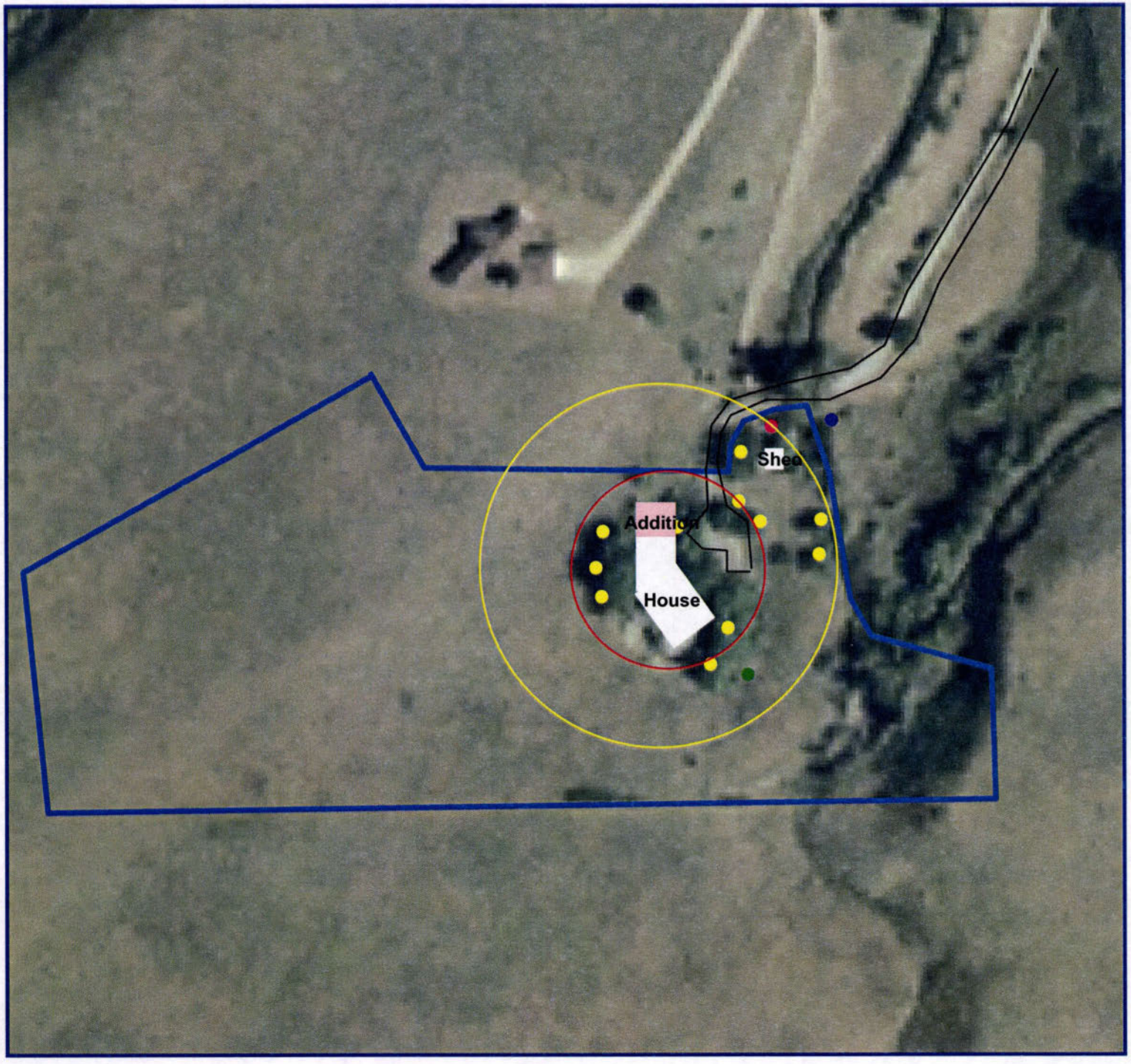
Slash – The residue left on the ground as a result of forest and other vegetation being altered by forest practices or other land use activities.

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.

Understory – Plants that grow underneath the overstory species.

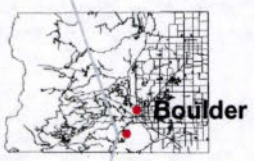
Wildland urban interface – a popular term used to describe an area where various structures (most notably private homes) and human developments meet or are intermingled with forest and other vegetative fuel types.

Boulder County Wildfire Mitigation Plan



Colorado State Forest Service

Property of
Pierre-Michel & Jennifer Kronenberg
4700 Eldorado Springs Drive
Boulder, CO 80303
SPR-08-023



Legend

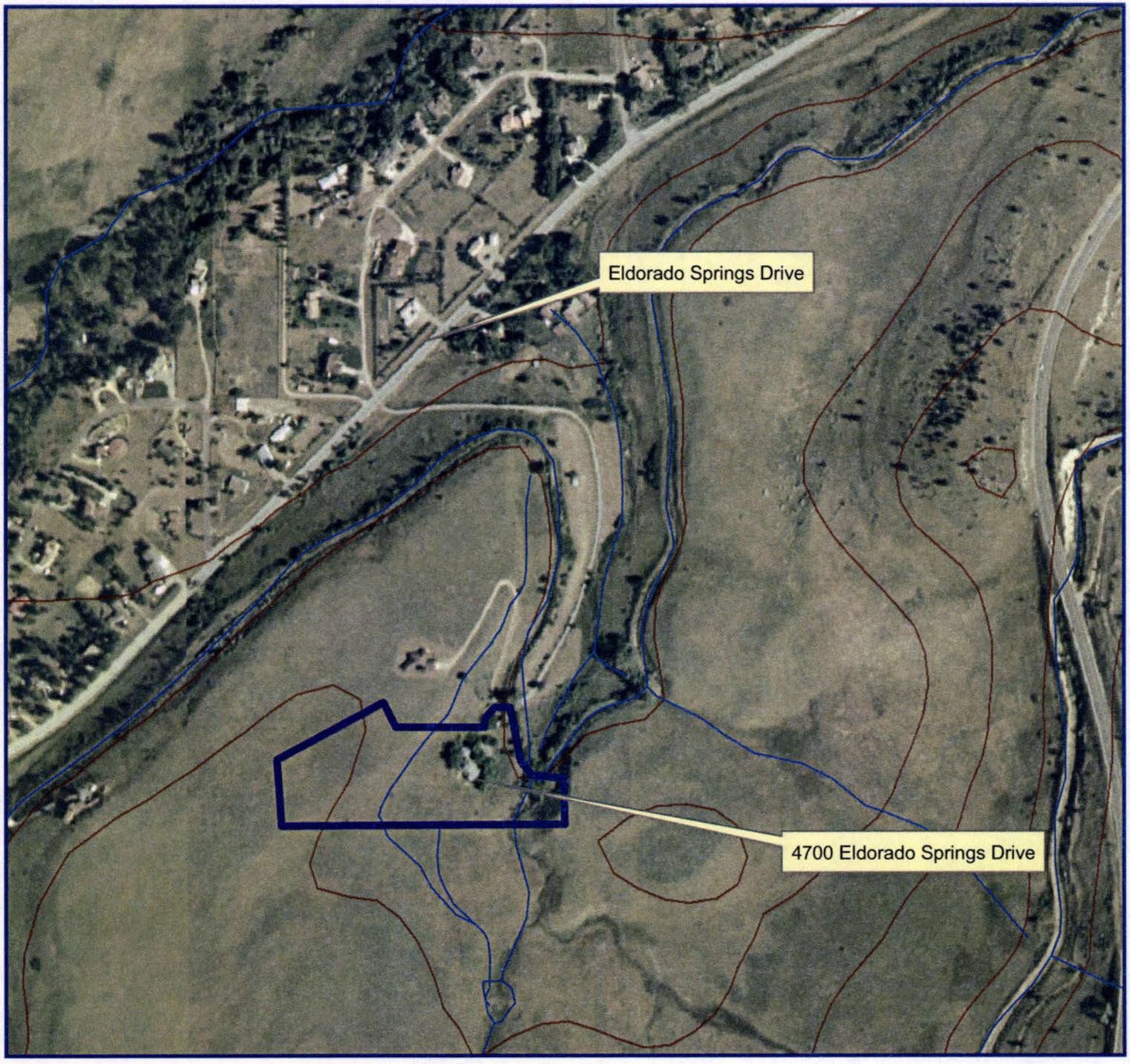
- Driveway
- Zone 1
- Zone 2
- Zone 3
- Domestic Cistern
- Leave Trees
- Well
- Leach Field
- Property Boundary

N

0 25 50 100 150 200 Feet

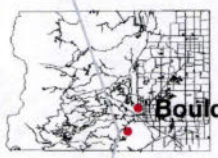
This map was produced from geospatial information from Boulder County and CSFS. All information represented is not completely accurate, and should be consider a draft document. This map should in no way serve as legal documentation of ownership.

Boulder County Wildfire Mitigation Plan



Colorado State Forest Service

Landscape Map
4700 Eldorado Springs Drive
Boulder, CO 80303
SPR-08-023



Legend

Property Boundary

N

0 85 170 340 510 680
Feet

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Colorado State FOREST SERVICE
Boulder District
5625 Ute Highway
Longmont, CO 80503
(303) 823-5774
FAX: (303) 823-5768

Colorado State Forest Service

Wildfire Mitigation Plan Data Form

Please be specific. Fill out the data form as completely and as accurately as possible, **do not** leave any blanks. Leaving blanks can delay the process of your wildfire mitigation plan. You may email it to Matthew Jedra at mjedra@lamar.colostate.edu or fax it to 303-823-5768, or bring it to the scheduled appointment.

The cost of the Wildfire Mitigation Plan is $300.00. An invoice will be included when you receive the plan. Payment is due within 30 days from the date of the invoice. Any **Bolded** categories will be filled in by the Colorado State Forest Service (CSFS) representative at the time of initial site visit. If you have any questions about this form please contact Matthew Jedra at 303-823-5774.

Inspection Date: 7-28-08

Landowner name: PIERRE-MICHEL & JENNIFER KRONENBERG

Mailing address: 4700 ELDORADO SPRINGS DRIVE

City, State, Zip: BOULDER, CO 80303

Site address: SAME

Phone number: 303-245-0545

Road access: (Directions from main access road)

FROM HWY 93 & FLDO. SPR. DRIVE ....
WEST APPROX. 1 MILE ON LEFT

Docket number: SPR-08-023 (SPR, SPRW, LU, Etc.)

Section: 20

Township: 1S

Range: 70W

Legal Description:

LOT 1A, MEAGER SUBDIVISION, COUNTY of
BOULDER, STATE of COLORADO

Elevation: 5900 (feet)

Lot size: 6.13 (Acres)

Driveway length: 3/10 MILE 1584ft (Actual length in feet from road to home)

Driveway trees removed: FEW (few/many/none)

House design: COMPLEX (moderately complex – any shape with a few alcoves or complex – any shaped with a number of alcoves complex design)

Home buffer material: STONE (Material that is spread 5 ft. wide around the house - stone/crushed gravel/decorative stone)

Roof Design: COMPLEX (moderately complex/complex)

Roof material: ASPHALT (Class A- Asphalt shingles/concrete tiles/metal (wood roof is not permitted ion Boulder County))

Soffit type and thickness: 3/4" T & G WOOD (3/4" Plywood or 3/8" hardboard/cement board)

Siding material: STUCCO / STONE (Cement/hardboard/log/stucco/stone/wood - **wood siding is not permitted on high hazard sites**)

Windows (#): 25 (number of windows in the structure)

Window Size: MED (On average: small - <3x4', medium - 4x5', large <5x6')

Window Frames: ALUM. CLAD (Wood or aluminum clad wood/ **vinyl is not permitted on high hazard sites**)

Window Aspect: SOUTHWEST (Dominant viewing direction)

Window Construction: LOW E (Low E- Coating/Tempered glass/etc…)

Window Wells: 2 (Number and location if present, these are windows that site below ground level, usually in a basement)

Sliding Glass Doors: 1 (Location and Number)

Door Material: ALUM. CLAD (Wood/steel/fiberglass/composite)

Deck material: CLASS A "GARDFLEX" ELASTOMERIC COATING (type of composite materials, **wood is not permitted**)

Deck Description: (2) OPEN DECKS (Enclosed deck/open deck/enclosed underneath/open underneath)

Deck support type: STUCCO WALLS (Timber posts/logs/steel/concrete/decorative stone)

Deck buffer material: STONE (Crushed rock/gravel/decorative stone)

Deck weed barrier: FILTER FABRIC (Fiberglass/polyester)

Number of Structures: 2 (All structures to be present, including sheds, garages and out buildings)

Existing Structures: HOUSE + SHED (House/barn/garage/etc.)

New Structure: HOUSE ADDITION (House/Barn/garage/new addition/etc...)

Structure Square feet: 7895 (Total sq.ft. of structure – **this must be accurate and match the sq.ft that you submitted for SPR, if it has changed, please specify**)

Structure aspect: SOUTHWEST (Dominant facing direction/view, N, S, E, W)

Utility Location: BURIED (180' NE.) (Pole/buried: Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Detached Garage (if applicable): N/A (Total square feet)

Out buildings: 121 S.F. SHED (Total square feet of any and all sheds, cabins, ect...)

Leach field: 48' SE (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern size (if applicable): N/A (gallons - <2,000 sq.ft – 1,800 gal., >2,000 to 2,500 sq.ft – 2,400 gal., >2,400 gal. to 3,599 – 3,600 gal., and >3,600 full interior NFPA 13 D Sprinkler system per Boulder County)

Cistern Location: N/A (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern Type: N/A (Domestic Cistern or Fire Cistern)

Domestic for irrigation By Creek

Making a donation to community cistern : NO (Yes or No)

Have you talked to the local fire department : NO (Yes or No)

Are you required to have a sprinkler system : YES (Yes or No) (If your house/addition is greater than 3,600 sq.ft. you are required to have an a full interior NFPA 13 D Sprinkler system per Boulder County)

Water supply: WELL (Well or main line)

Well (if applicable): 200' NE (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc…)

Propane or natural gas: NATURAL GAS

Propane Tank location: N/A (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc…)

Slash disposal: HAULED (Chipped/hauled/burned/lop-scatter)

Can you provide a map of utility locations for the property : YES (e.g. location of propane, tank, leach field, well, cistern, etc… Yes or No)

Comments: _____

This part will be filled out by the CSFS inspecting forester

FPD: Rocky Mountain Fire

Dominant fuel type: _____ (Grass/forbs/shrubs/slash/etc)

Dominant overstory: Deciduous

Co-dominant overstory: _____

Cotton wood
Ash
Maple
Ponderosa

Fuel model type: 1

Aspect: Southeast (Direction of slope)

Slope: 0-5% (Percent)

Building site: Valley (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: Dry

Natural fire barrier: Grass lands

Insect & Disease Diagnosis: NO

Comments:

499526, CK#4433, $1,075.00, RS

Boulder County Land Use Department
Courthouse Annex Building
2045 13th Street • PO Box 471
Boulder, Colorado 80302
Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@co.boulder.co.us •
http://www.co.boulder.co.us/lu/
Office Hours: Monday – Friday 8:00 AM to 4:30 PM

Shaded Areas for Staff Only
Intake Stamp: RECEIVED FEB 28 2008 BOULDER COUNTY LAND USE

Application Form

Project Number		Project Name	
* No Application Deadline	* Application Deadline: First Wednesday of the Month	* Application Deadline: Second Wednesday of the Month	
☐ Limited Impact Special Use ☒ Site Plan Review ☐ Site Plan Review Waiver ☐ Subdivision Exemption ☐ Exemption Plat ☐ Extension of Approval ☐ 1041 State Interest Review ☐ Other: _____	☐ Variance ☐ Appeal	☐ Sketch Plan ☐ Preliminary Plan ☐ Final Plat ☐ Resubdivision (Replat) ☐ Special Use/SSDP	☐ Rezoning ☐ Road/Easement Vacation ☐ Location and Extent ☐ Road Name Change

Location(s)/Street Address(es)	4700 ELDORADO SPRINGS DRIVE BOULDER, CO 80303			
Subdivision Name	MEAGER SUBDIVISION, REPLAT A			
Lot(s) 1A	Block(s)	Section(s)	Township(s)	Range(s)
Area in Acres 6.13AC	Existing Zoning AG	Existing Use of Property RESIDENCE		Number of Proposed Lots 1
Proposed Water Supply EXISTING WELL		Proposed Sewage Disposal Method EXISTING SEPTIC		

Applicants:

Applicant/Property Owner JENNIFER & PIERRE MICHEL KRONENBERG			Email Address JENNIFER@KRONEN.NET	
Street Address 4700 ELDORADO SPRINGS DR.			517-4194-1	
City BOULDER	State CO	Zip Code 80303	Phone 303.245.0545	Fax 303.442.8267
Applicant/Property Owner/Agent/Consultant JOHN MINK, AIA			Email Address JLMINK@COMCAST.NET	
Street Address 3803 26TH ST.				
City BOULDER	State CO	Zip Code 80304	Phone 303.442.8202	Fax 303.442.8267
Agent/Consultant			Email Address	
Street Address				
City	State	Zip Code	Phone	Fax

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

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

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

Signature of Property Owner	Date 2/26/08	Signature of Property Owner	Date 2/26/08
Other Signature	Date	Other Signature	Date 2-26-08

* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.

Boulder County Land Use Department Planning Publications

Site Plan Review Fact Sheet

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.

Structure Information

STRUCTURE #1:

TYPE OF STRUCTURE: RESIDENCE
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 4017 sq/ft **DEMOLISH:** 0 sq/ft
*(Finished + Unfinished sq.ft. - always **include garage** if attached)*

Is new floor area proposed in areas where demolition is will occur?
Yes _____ No X
If Yes, please be sure this area is included in the table below.

PROPOSED FLOOR AREA
(new construction only)

	Finished	Unfinished	Total
Basement	- sq/ft	1162 sq/ft	1162 sq/ft
1st Floor	516 sq/ft	- sq/ft	516 sq/ft
2nd Floor	1496 sq/ft	- sq/ft	1496 sq/ft
Garage ☐Detached ☒Attached	- sq/ft	704 sq/ft	704 sq/ft
Covered Deck	-	- sq/ft	- sq/ft
Total	2012 sq/ft	1866 sq/ft	3878 sq/ft

Height above existing grade 25'

Exterior wall:
- Material: STONE/ STUCCO
- Color: BUFF

Roofing:
- Material: 50 YR. COMP.
- Color: SLATE

When completed, this structure will have a total of 5 **bedrooms.**

STRUCTURE #2:

TYPE OF STRUCTURE: BARN
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 0 sq/ft **DEMOLISH:** 0 sq/ft
*(Finished + Unfinished sq.ft. - always **include garage** if attached)*

PROPOSED FLOOR AREA
(new construction only)

	Finished	Unfinished	Total
Basement	- sq/ft	650 sq/ft	650 sq/ft
1st Floor	- sq/ft	675 sq/ft	675 sq/ft
2nd Floor	- sq/ft	675 sq/ft	675 sq/ft
Garage ☐Detached ☐Attached	- sq/ft	- sq/ft	- sq/ft
Covered Deck (LOAFING SHED)	264 sq/ft	264 sq/ft	264 sq/ft
Total	- sq/ft	2264 sq/ft	2264 sq/ft

Height above existing grade 28'

Exterior wall:
- Material: DOUG FIR
- Color: SAGE GREEN/ GRAY TO MATCH HOUSE

Roofing:
- Material: SLATE
- Color:

When completed, this structure will have a total of 0 **bedrooms.**

Project Identification

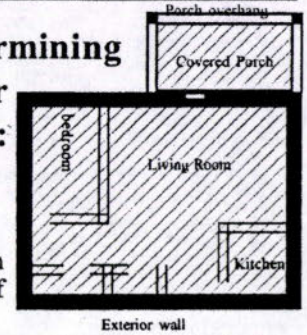
Project Name: KRONENBERG HOUSE / BARN

Property Address/Location: 4700 EL DORADO SPRINGS DRIVE

Current Owner: JENNIER & PIERRE MICHEL KRONENBERG

Size of Property in Acres: 6.13

Determining Floor Area:



Floor area is measured in terms of square feet as everything within the inside of the outside walls and includes covered porches, garages and basements. The shaded area on the diagram above indicates the area counted as square feet.

Please note: If existing walls and/or roof are removed and new walls/roof are constructed, the associated floor area due to the new walls and/or roof is considered new construction and must be included in the calculation of floor area for Site Plan Review & shown on the Fact Sheet.

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

This document prepared by:
Boulder County Land Use Dept.
Courthouse Annex, 13th & Spruce St.
PO Box 471; Boulder, CO 80306
Phone: 303-441-3930
Fax: 303-441-4856
Web\Site:
http://www.co.boulder.co.us/lu/
or http://www.bouldercounty.us/lu
E-mail: planner@co.boulder.co.us
Office Hours:
Monday through Friday
8:00 AM to 4:30 PM

Earth Work / 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 that applicants 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.

	Cut	Fill	Total
Driveway & Parking Areas		91	91
Berms			
Other Grading: WALK OUT	90		90
Total			181 Box 1

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

	Cut	Fill	Total
Foundation	40		40

Also, note that all areas of earthwork must be represented on the site plan. (SEE ATTACHED CALCULATIONS)

Material cut from foundation excavation to be removed from the property. Excess material will be transported to the following location: 39

335 LEE HILL DRIVE (BOULDER CITY LIMITS)

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.

The project has been designed to fit sensitively into this beautiful rural setting. The residence has been transformed into a very low profile prairie style home. Substantial time, effort and resources went into this design, and the low slung rooflines complement the prairie setting. Cascading rooflines also anchor it firmly to the setting. The contrasting barn has the classic lines and rusticated textures inherent in the many historic barns found throughout Eldorado Springs. The barn adds to the agricultural heritage of Eldorado Springs and the County. Horse trails surround this property and were a factor in the purchase of the property. You will note in the attached photographs that the setting for these two structures is heavily

(continued)

Grading Calculation Note

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify that a Limited Impact Review (LU) is not required. A LU 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.

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 _____ **Date** 2/26/03

Is your property gated and locked? If county personnel cannot access the property, then it could cause delays in reviewing your application.

treed and almost completely hidden from the only vantage point where the property is visible, which is the overlook miles away on Highway 93. There were many other possible locations for the addition and barn on this 6.13 acre site but those that were least obvious were chosen. Of the approximately 35 acres in the Meager MUPUD, over 27 acres are in conservation easement. Therefore, the impact of the two homes in the subdivision is already greatly mitigated. (see attached photos of the home as seen from Highway 93). The colors and material palette to be used in this project ensure its discretion and beauty. The project also incorporates substantial insulation values, photovoltaics and low "E" glazing throughout. The Mehler family, who are the only adjacent neighbors, have reviewed the plans and are quite pleased with the design. A letter of support is forthcoming. Thank you for your time and consideration.

2.26.08

1) FILL (GULLY NORTH OF BARN + DRIVEWAY)

CONTOUR	SIZE	S.F.	FILL DEPTH	C.F.
93	7 x 8	56	1	56
94	8 x 20	160	1	160
95	320 + 70	390	1	390
96	10 x 80	800	1	800
97	120 + 612 + 320	1052	1	1052
				2458

2458 / 27 = 91 YDS^3

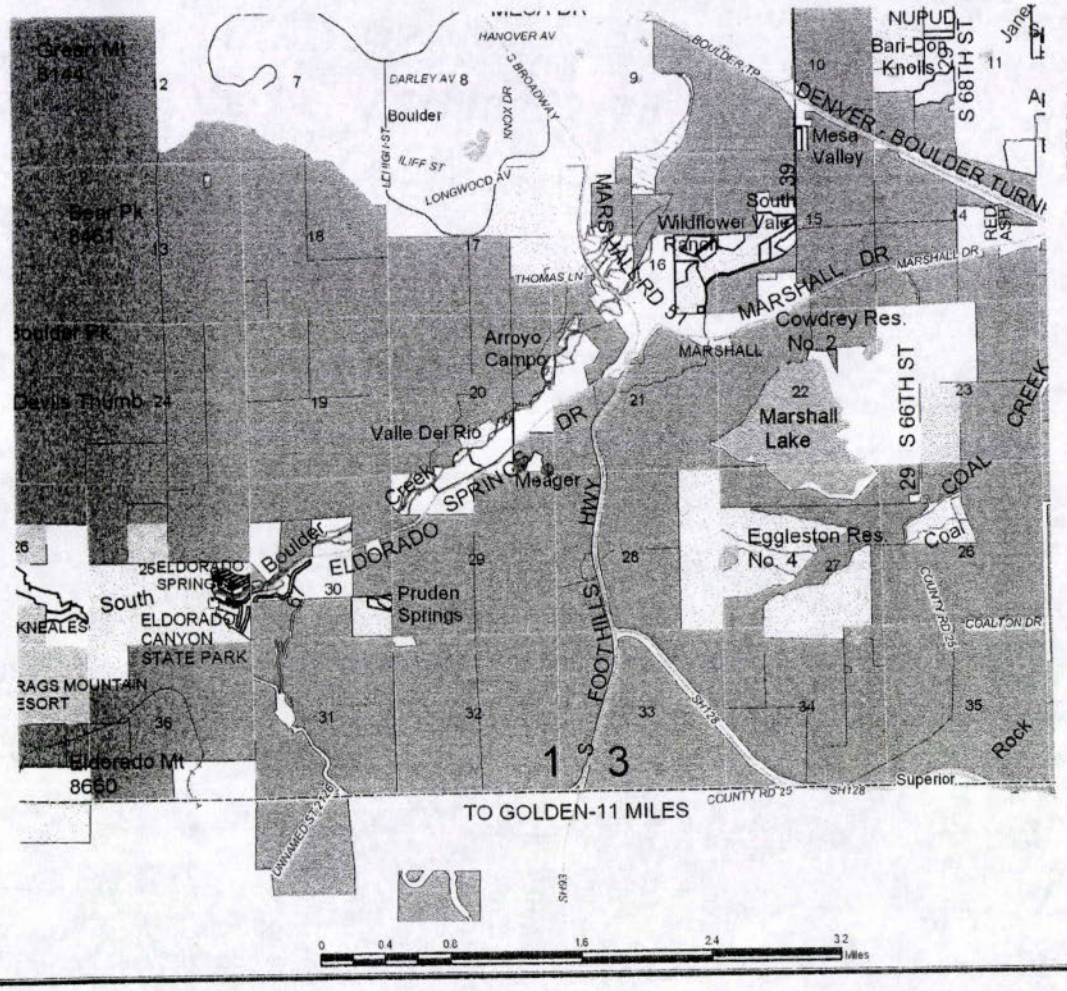
2) CUT (FOR WALK OUT BASEMENT)

CONTOUR	SIZE	S.F.	CUT DEPTH	C.F.
91	18 x 48	864	1.0	864
92	448 + 80 + 80	608	1.0	608
93	200 + 468 + 72	740	1.0	740
94	260 - 63 - 20	177	1.0	177
95	.5 x 8 x 8	32	1.0	32
				2421

2421 / 27 = 90 YDS^3

Boulder County

Land Use Department
PreApp - Vicinity Map



Boulder County

This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

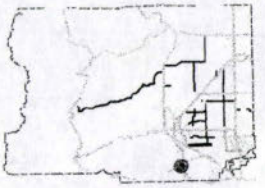
Legend

Open Space
- Federal
- State
- Local
- Conservation Easements
- Gravel resources
- Utilities and other

Subdivision
- Lots
- Nupud

Floodplain
- FO Zoning District

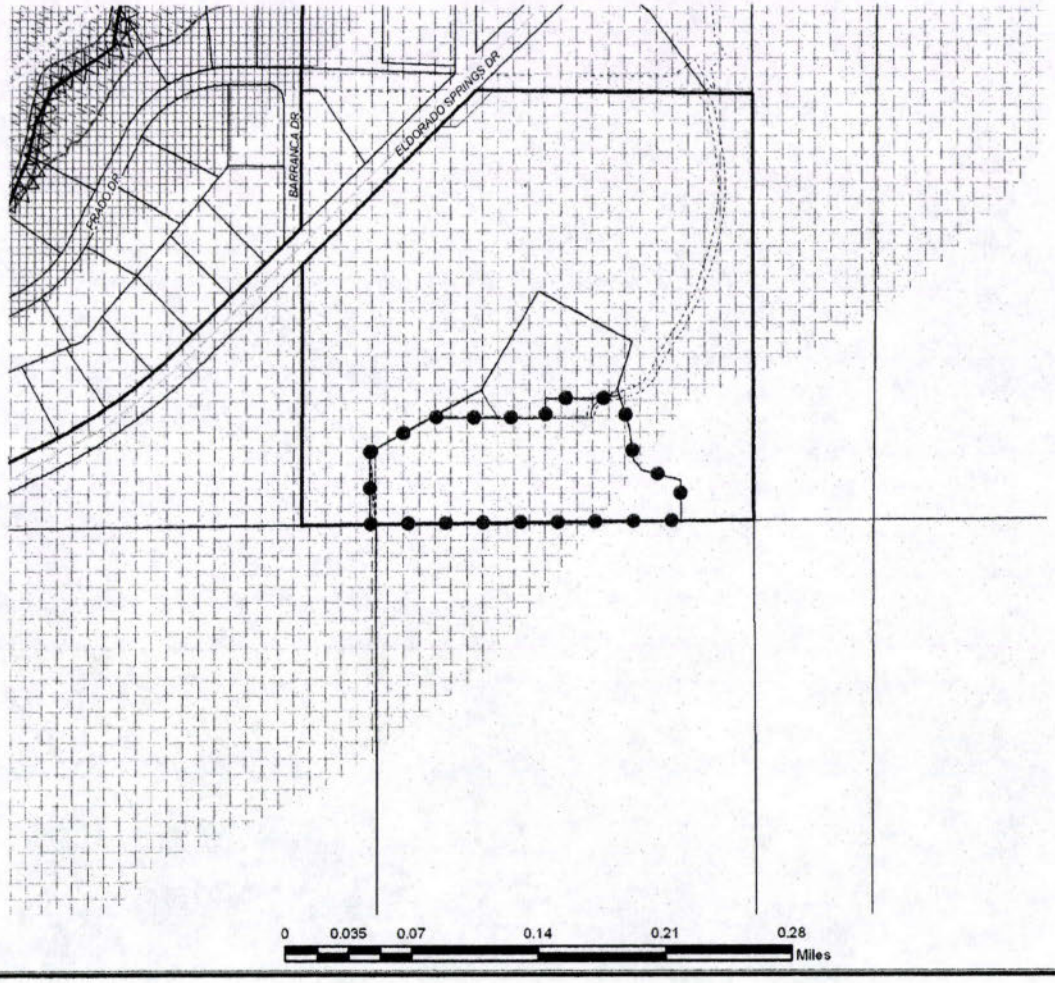
Map Location



This map is for illustrative purposes only, and is not suitable for parcel-specific construction planning. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

Boulder County

Land Use Department
PreApp - Location Map



Boulder County

This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

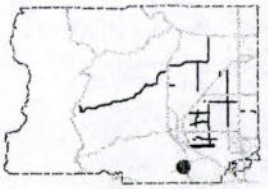
Legend

- Archeologically Sensitive Travel Routes
- Municipalities
- Archeologically Sensitive Areas
- Open Corridors, Roadside
- Open Corridors, Streamside
- Overland Habitat Connectors
- Stream Habitat Connectors
- Significant Riparian Corridors
- Critical Wildlife Habitats
- Rare Plant Areas
- Floodplain - FO Zoning District
- Environmental Conservation Areas
- Natural Landmarks and Areas
- Significant Natural Communities

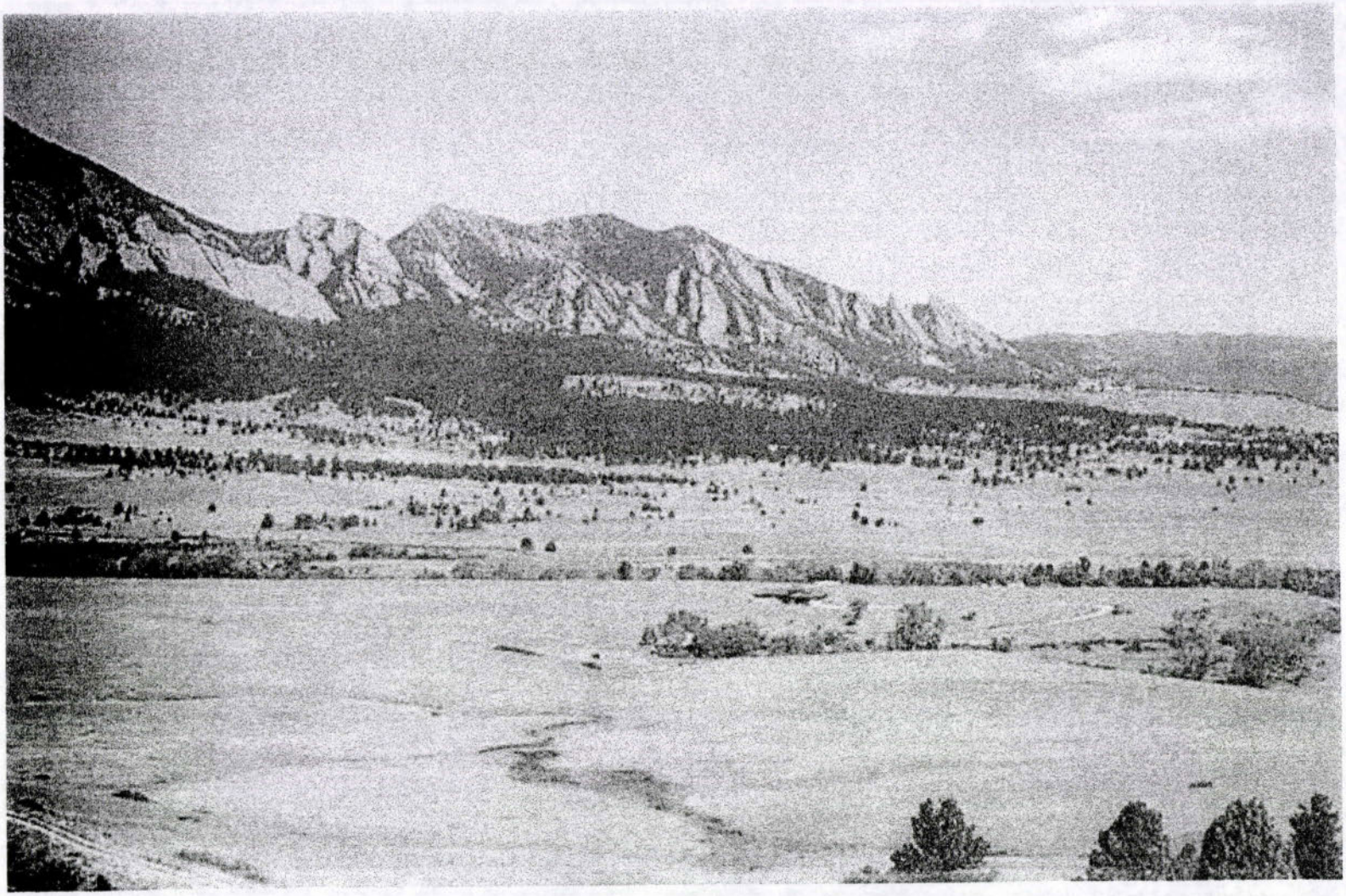
Significant Agricultural Lands

- National Importance
- Statewide Importance
- Local Importance

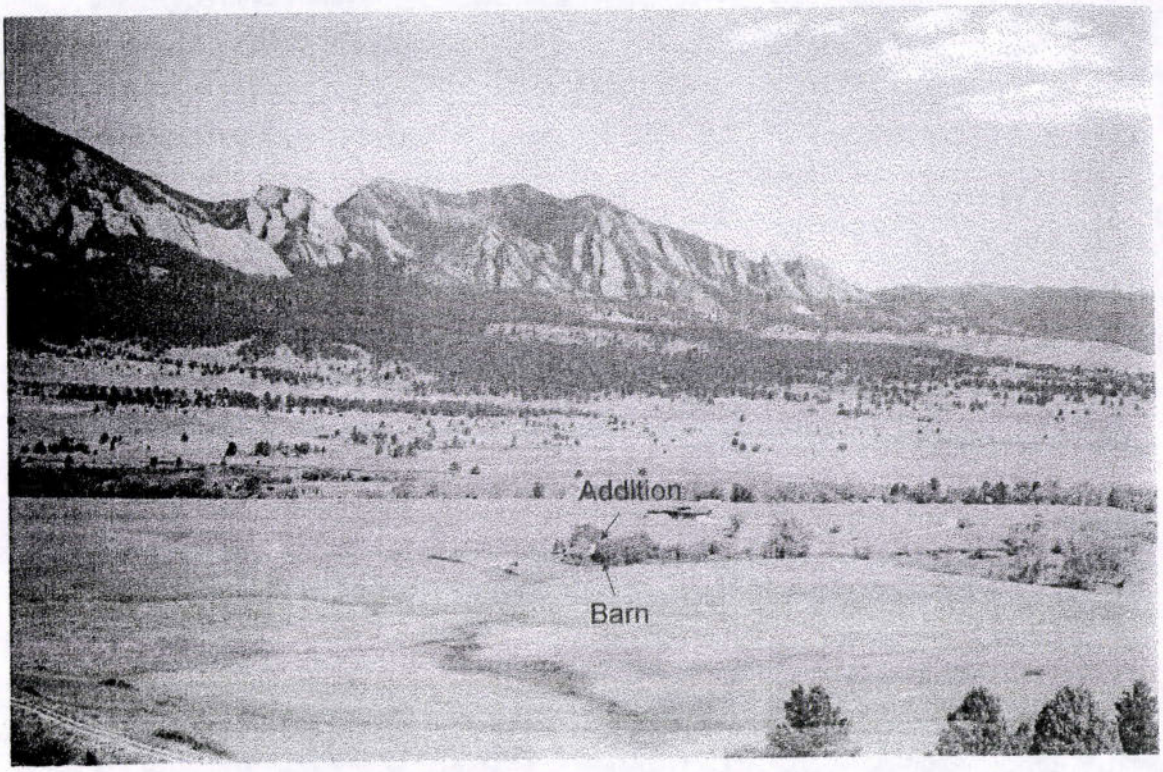
Map Location



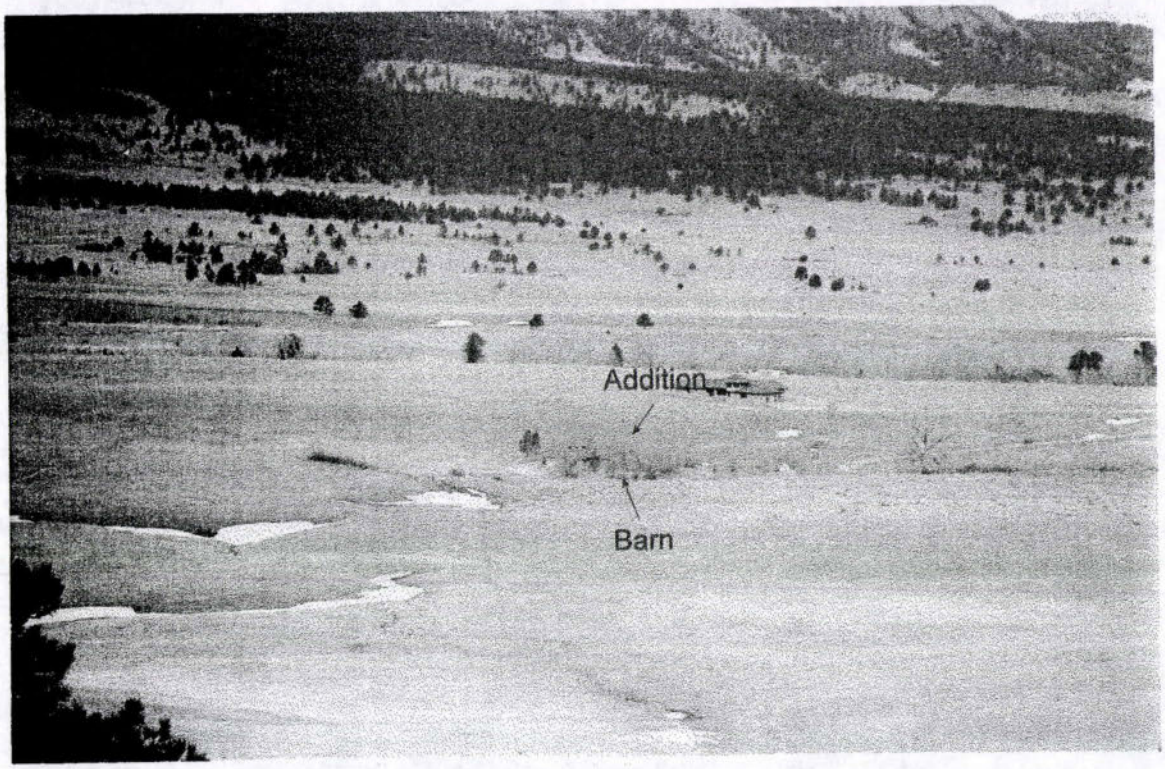
This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to show accurate conditions.



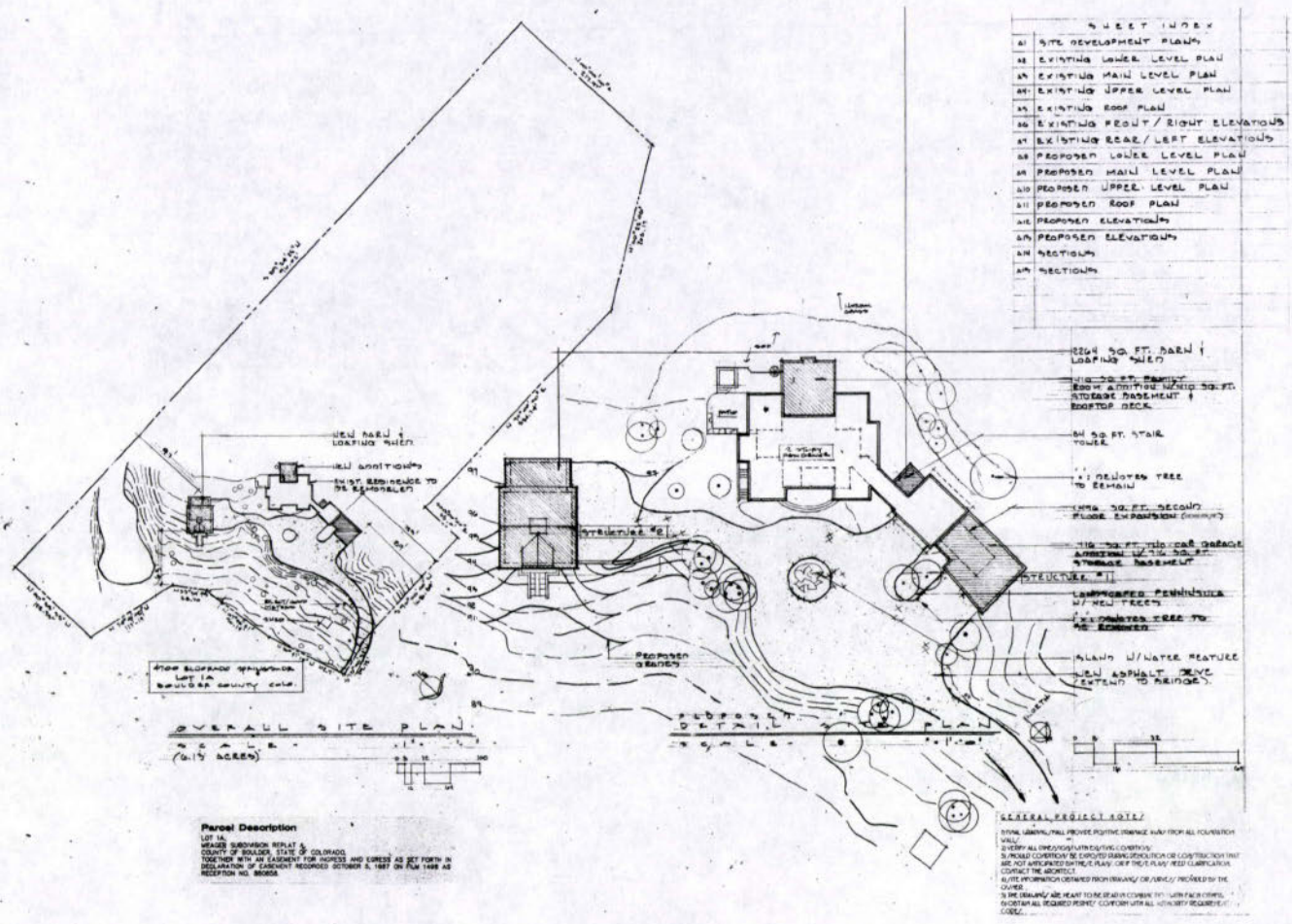
VIEW FROM HIGHWAY 93 LOOKING NORTHWEST



SUMMER



WINTER



SHEET INDEX

2204 SQ. FT. BARN & LOAFING SHED

710 SQ. FT. FAMILY ROOM ADDITION W/810 SQ. FT. STORAGE BASEMENT & ROOFTOP DECK

84 SQ. FT. STAIR TOWER

DELOTEN TREE TO REMAIN

1496 SQ. FT. SECOND FLOOR EXPANSION (Overhang)

710 SQ. FT. TWO CAR GARAGE ADDITION W/ 710 SQ. FT. STORAGE BASEMENT

Parcel Description

LOT 1A,
MEADER SUBDIVISION REPLAT A
COUNTY OF BOULDER, STATE OF COLORADO,
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF EASEMENT RECORDED OCTOBER 8, 1987 ON FILM 1498 AS RECEPTION NO. 880858.

GENERAL PROJECT NOTES

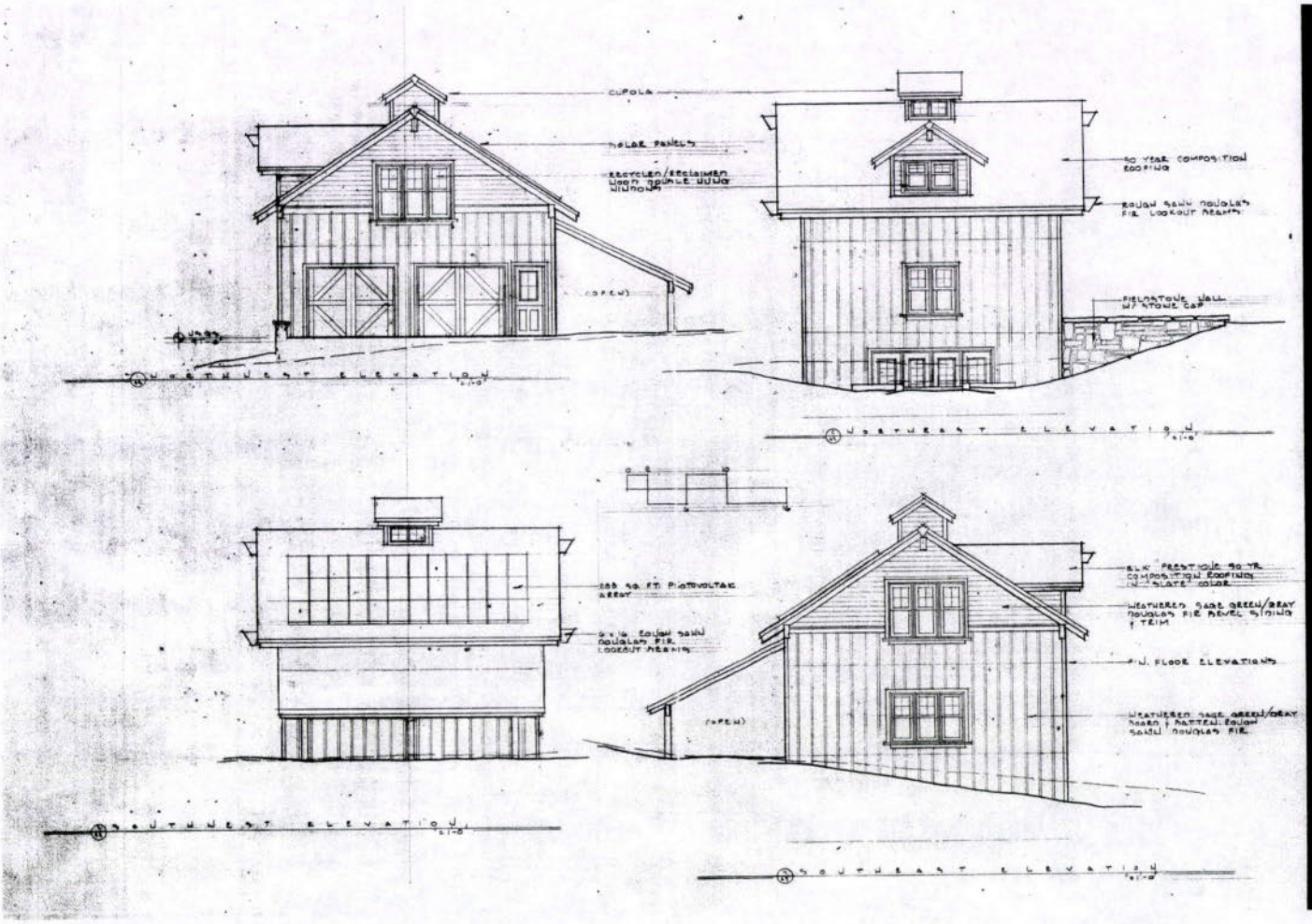
1) FINAL GRADING/FILL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS.
2) VERIFY ALL DIMENSIONS/EXISTING CONDITIONS.
3) ANY NOT COMMONLY BE EXPOSED EXCAVATION/FOUNDATION OR CONSTRUCTION THAT ARE NOT ANTICIPATED BY THESE PLANS, CALL THESE PLANS NEED CLARIFICATION, CONTACT THE ARCHITECT.
4) SITE INFORMATION OBTAINED FROM DRAWING OR SURVEY PROVIDED BY THE OWNER.
5) THE DRAWINGS ARE MEANT TO BE READ IN CONJUNCTION WITH EACH OTHER.
6) OBTAIN ALL REQUIRED PERMITS. CONFORM WITH ALL AUTHORITY REQUIREMENTS AND CODES.

API
ARCHITECTURAL PARTNERS/MIP
INCORPORATED
JOHN MAR, AIA

KROMENBERG RESIDENCE
4700 ELDORADO SPRING DRIVE
BOULDER, COLORADO

NOTICE: DUTY OF COOPERATION AND CONTRACT

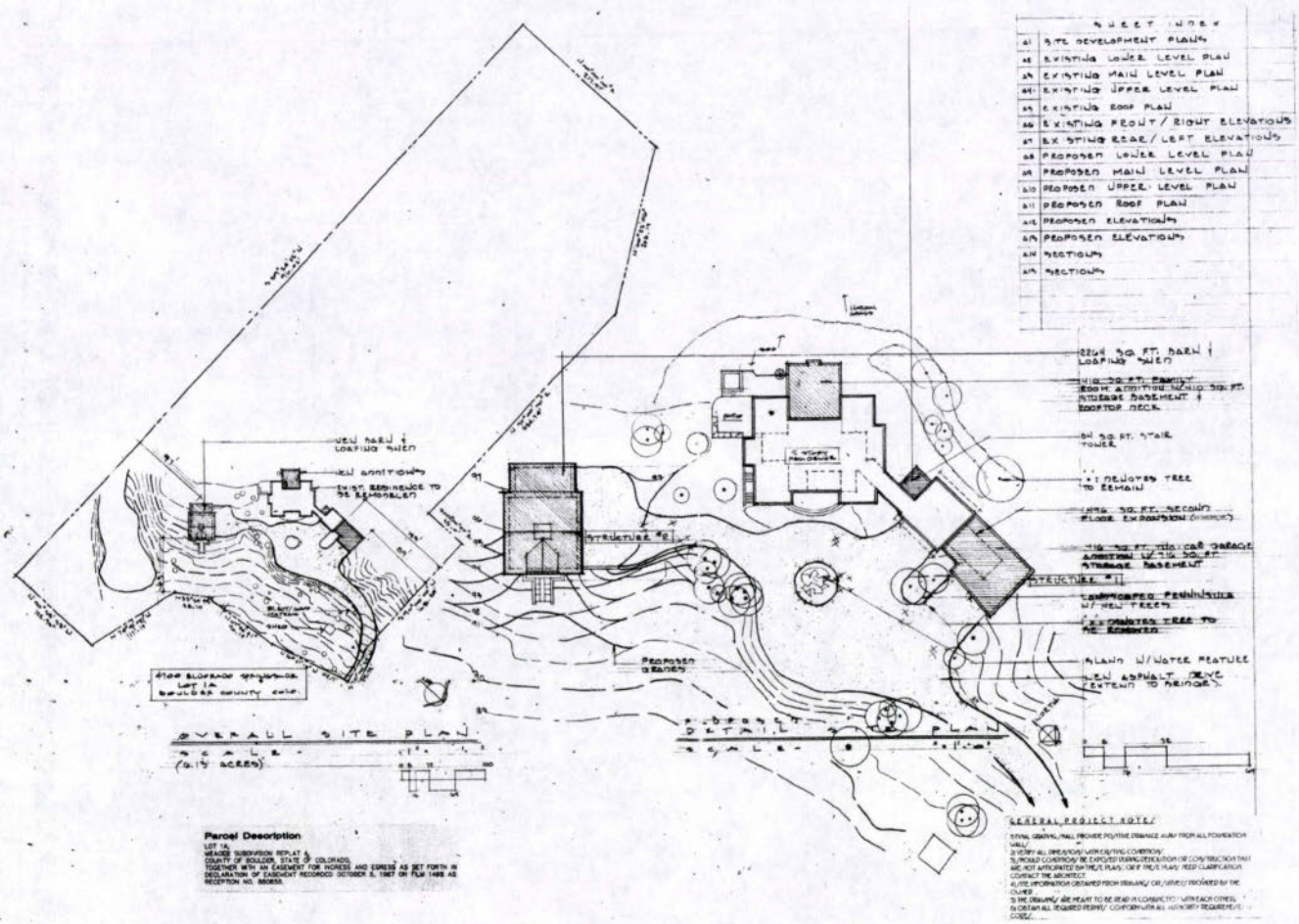
A-1



API
ARCHITECTURAL PARTNER/SHIP
INCORPORATED
JOHN HIRL, AIA
BOULDER COLORADO

KROVENBERG RESIDENCE
4700 ELDORADO SPRINGS DRIVE
BOULDER, COLORADO

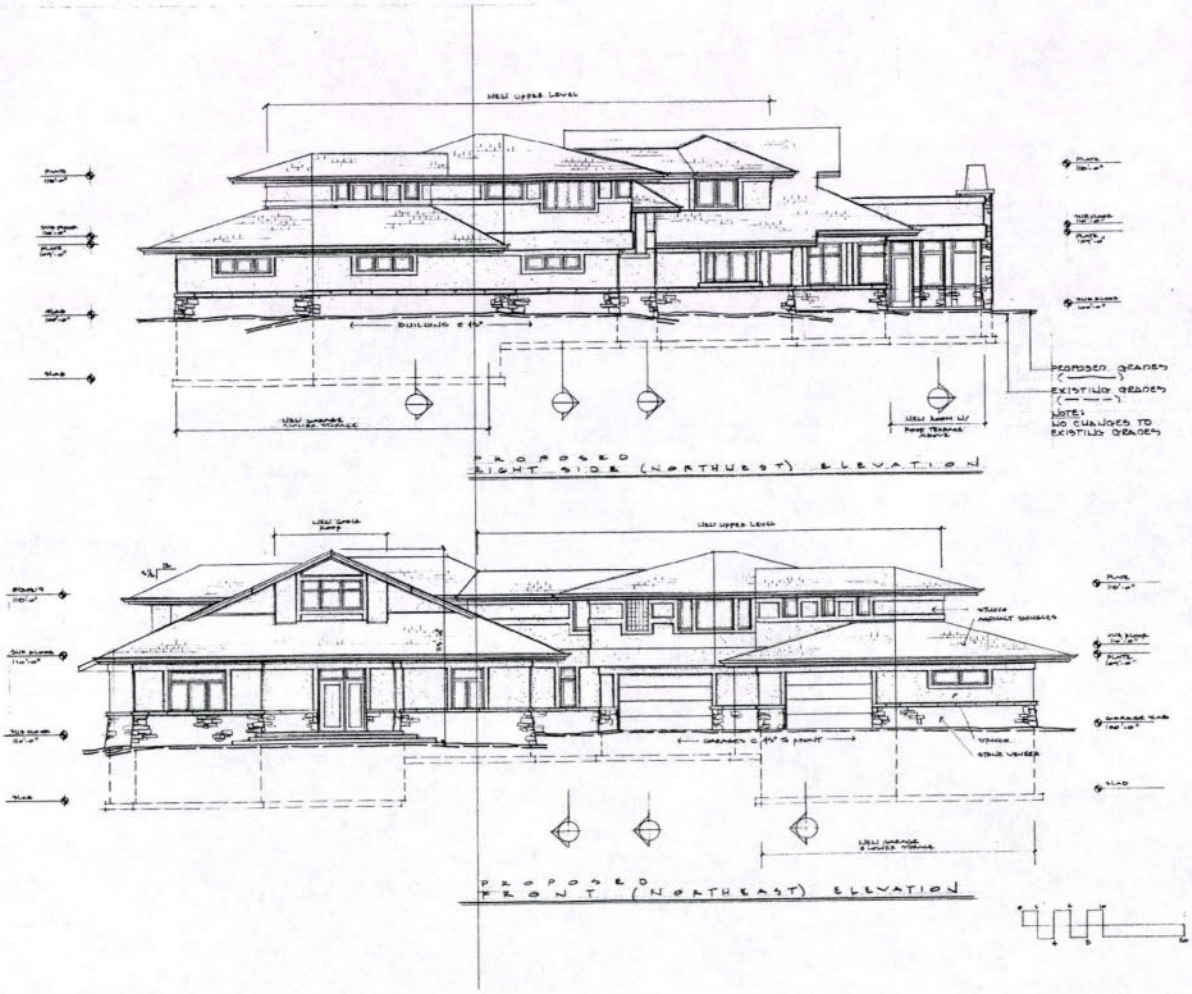
A•3



API
ARCHITECTURAL PARTNERSHIP
INCORPORATED
JOHN HIAT, AIA

KRONENBERG RESIDENCE
4700 ELDORADO SPRING DRIVE
BOULDER, COLORADO

A-1



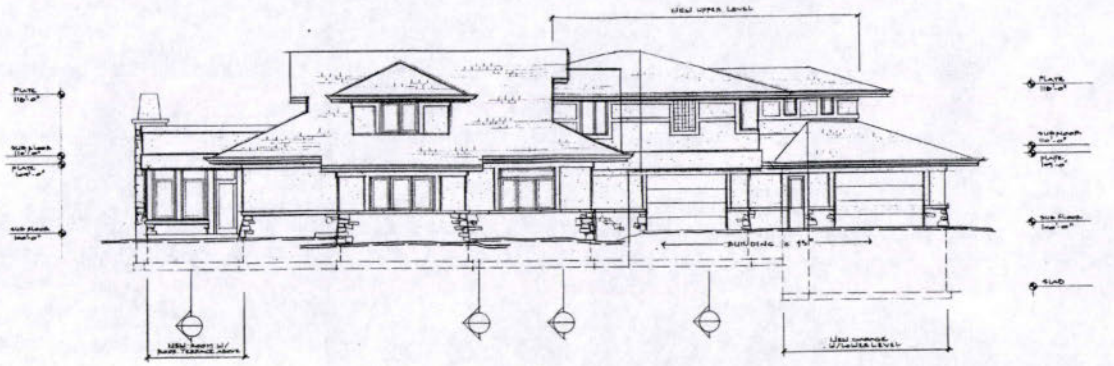
PROPOSED
RIGHT SIDE (NORTHWEST) ELEVATION

PROPOSED
FRONT (NORTHEAST) ELEVATION

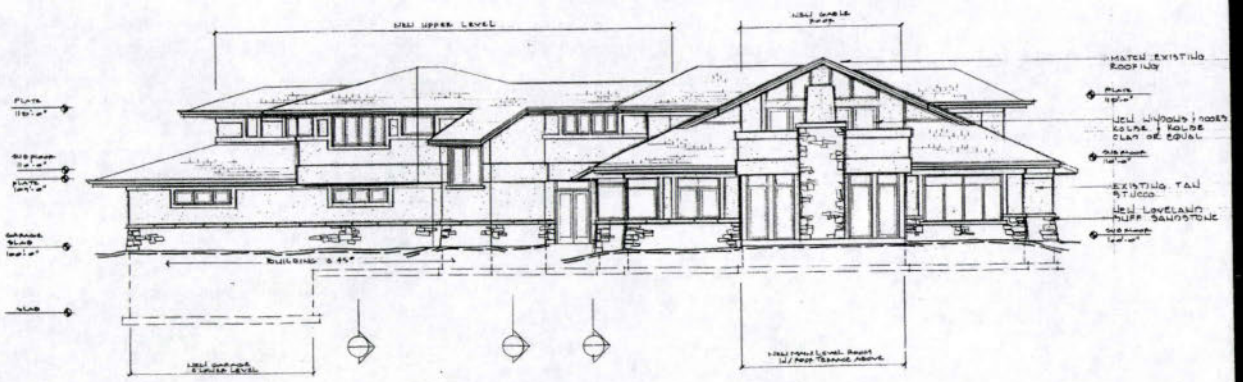
API
ARCHITECTURAL PARTNERSHIP

KRONENBERG RESIDENCE
4700 ELDORADO SPRINGS DRIVE
BOULDER, COLORADO

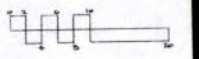
A·12



PROPOSED
LEFT SIDE (SOUTHEAST) ELEVATION



PROPOSED
REAR (SOUTHWEST) ELEVATION



API
ARCHITECTURAL PARTNER/SHIP
INCORPORATED

KRONENBERG RESIDENCE
4700 ELDORADO SPRINGS DRIVE
BOULDER, COLORADO

NOTICE: DUTY OF COOPERATION AND COPYRIGHT

A•13