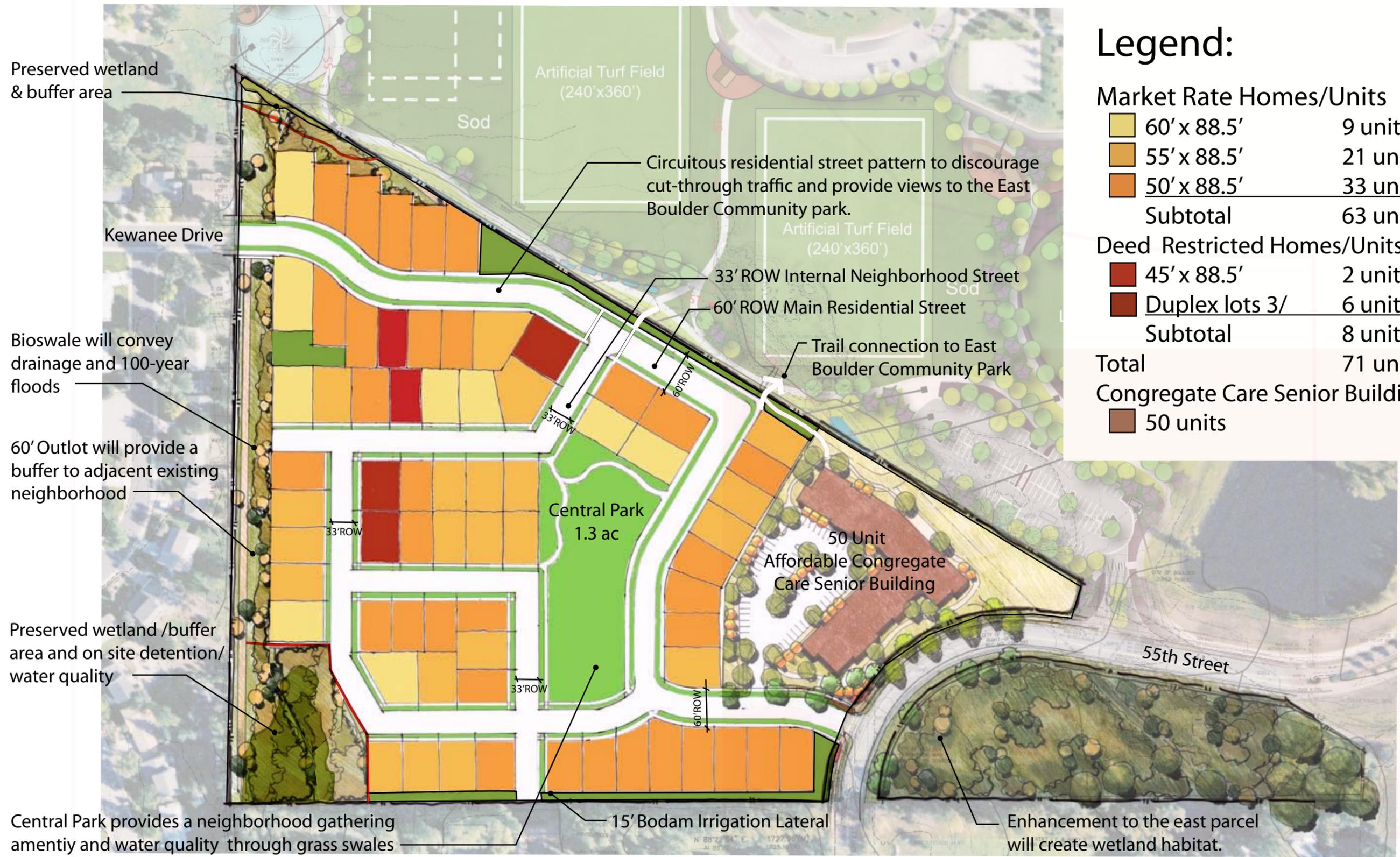


Boulder Creek Commons Revised Interior Street Section



Legend:

Market Rate Homes/Units

60' x 88.5'	9 units
55' x 88.5'	21 units
50' x 88.5'	33 units
Subtotal	63 units

Deed Restricted Homes/Units

45' x 88.5'	2 units
Duplex lots 3/	6 units
Subtotal	8 units

Total 71 units

Congregate Care Senior Building

50 units

Preserved wetland & buffer area

Kewanee Drive

Artificial Turf Field (240'x360')

Sod

Circuitous residential street pattern to discourage cut-through traffic and provide views to the East Boulder Community park.

Artificial Turf Field (240'x360')

33' ROW Internal Neighborhood Street

60' ROW Main Residential Street

Trail connection to East Boulder Community Park

Bioswale will convey drainage and 100-year floods

60' Outlot will provide a buffer to adjacent existing neighborhood

Central Park 1.3 ac

50 Unit Affordable Congregate Care Senior Building

Preserved wetland /buffer area and on site detention/ water quality

55th Street

Central Park provides a neighborhood gathering amenity and water quality through grass swales

15' Bodam Irrigation Lateral

Enhancement to the east parcel will create wetland habitat.



Boulder Creek Commons Revised Concept Plan

Internal Street Section

33' R.O.W.

The detached walk and tree lawn will be placed into an access and utility easement on the back side of the curb. These images depict a detached walk with a 6' setback from back of walk to face of building/porch.



Architectural Massing

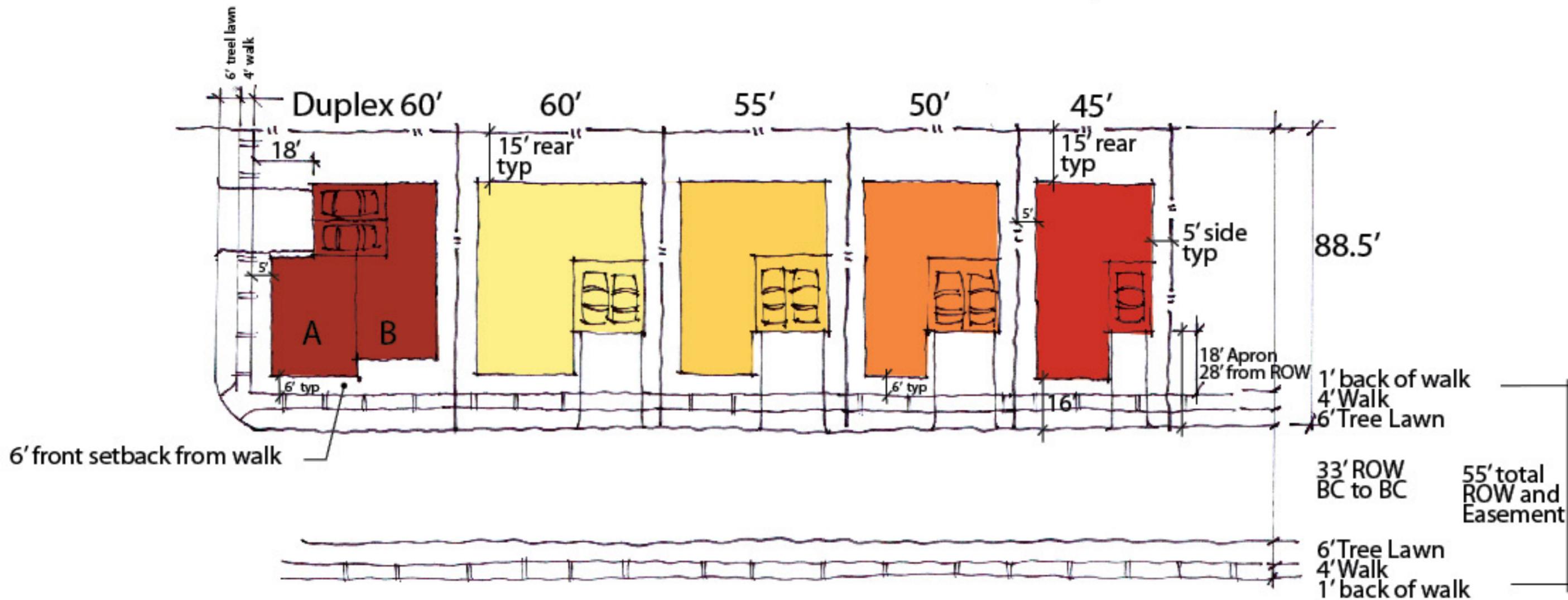
Second story massing may protrude over garage, driveway apron and/or front porch



Central Park

The central park with double as 10 year detention area. Slightly recessed, the park will be a neighborhood play area as well as neighborhood detention.





Boulder Creek Commons Lot Study Diagram