

MEMORANDUM

To: Planning Board
FROM: Karl Guiler, Case Manager
DATE: October 21, 2016
SUBJECT: **Call-Up Item:** SITE REVIEW AMENDMENT: To amend the approved plans for Block 3 within the Dakota Ridge Village Subdivision for a 2,513 square foot community center with a community pool and 16 condominium units in two buildings. A similar proposal was approved in 2007 but the approval has since expired. Case no. LUR2015-00113. This approval is subject to potential call-up on or before **November 4, 2016**.

Attached is the disposition of the conditional approval (see [Attachment A](#)) of an amendment to a previously approved Site Review within the Dakota Ridge development to permit 16 condominium units in two buildings, a community center with a community pool within the RM-1 (Residential – Medium 1) zoning district. The amendment has been processed pursuant to Section 9-2-14(m), B.R.C. 1981 (see [Attachment B](#) for the Approved Plans)

Background. The subject property is 54,801 square feet in size (1.25 acres) and is part of the Dakota Ridge Village development (#SI-98-25, #UR-98-18). The site has remained undeveloped since the original approval and is one of the last sites left for development within the Dakota Ridge neighborhood.

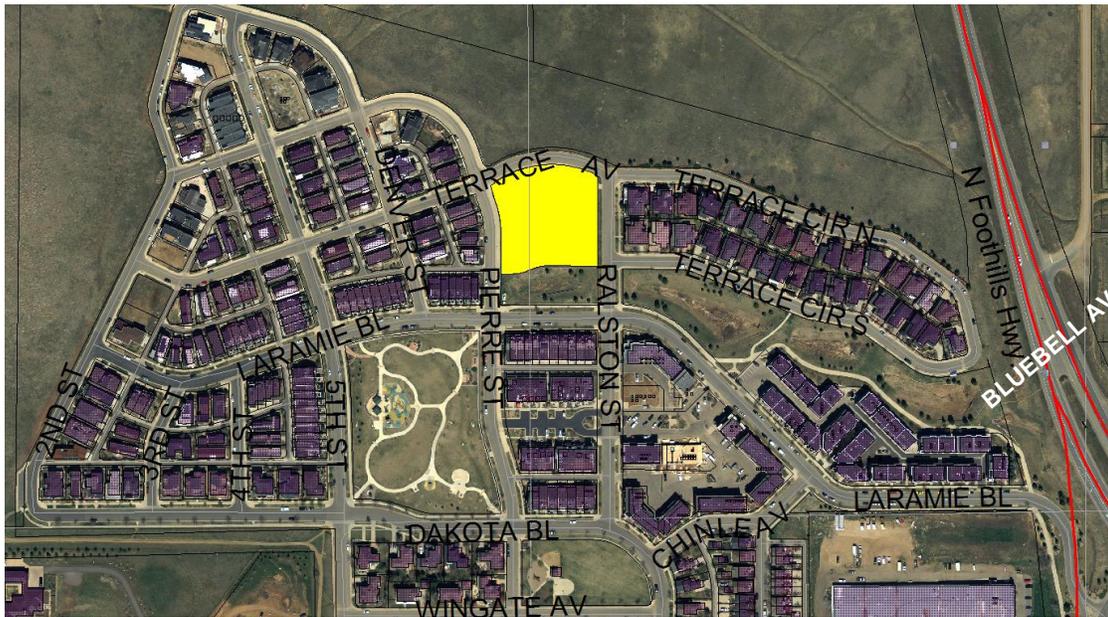


Figure 1- Site location within Dakota Ridge Village.

The original approval described the development of the site as a civic use, church, senior center, museum, school, community center or similar use. The intent of the original approval was to develop a self-sufficient neighborhood including housing, neighborhood commercial services, office space, neighborhood parks and community services as anticipated in the North Boulder Subcommunity Plan (NBSP). The NBSP indicates that a civic use should be included in the area as follows, “Preserve a site for civic use at the northeastern portion of the neighborhood (Lee Hill Road Area). It should be visible from US 36 and house a civic building or three-dimensional feature. The civic use could be a place of worship, a school, a park with a plaza, or a public meeting place.”

In 2007, a Site Review Amendment (LUR2005-00066) was reviewed and approved to permit the construction of a new community building of 2,000 square feet on the property given complications in securing other civic uses like a church or school etc. as well as the addition of 18 dwelling units to the site vis-à-vis the original approval which did not include residential uses. This application has since expired requiring the applicant to resubmit a new application for 16 dwelling units, a community building of roughly 2,500 square feet and a community pool open to a limited membership of Dakota Ridge residents.

The subject property is zoned RM-1, which is defined as “*medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions.*” (section 9-5-2(c)(1)(C), B.R.C. 1981). The RM-1 zone has a 3,000 square foot open space requirement per dwelling unit and no floor area ratio (FAR) limit. In this case, the site has 28,028 square feet of open space, which adds to the aggregated open space within the greater Dakota Ridge development, which includes over an acre more open space as a whole than the minimum requirements.

Parking is calculated by number of bedrooms and the proposed development would meet the minimum requirement of 28 parking spaces. Parking is not required for the community center and pool, because the uses are accessory to the residential use and would rely predominantly on pedestrian and bike access within the neighborhood however, on-street parking is available in the area. The proposal would meet parking needs with the provision of more bike parking than required, two required accessible spaces for the community center and on-street parking around the entire block face of the development.

Public Comment. Required public notice was provided in the form of written notifications to adjacent property owners of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of section 9-4-3, “*Public Notice Requirements,*” B.R.C. 1981 were met. Several neighborhood comments have been received during the review and are attached in **Attachment D**. Neighbors have also been notified of the staff approval.

Conclusion. Staff finds that this application meets the Site Review criteria set forth in section 9-2-14(h), B.R.C. 1981 and has approved the application with conditions. Refer to **Attachment A** for the Notice of Disposition and to **Attachment C** for staff analysis of the land use code criteria.

This application was approved by Planning and Development Services staff on October 21, 2016 and the decision may be called-up before Planning Board on or before **November 4, 2016**. One Planning Board meetings occurs within the 14-day call-up period on November 3, 2016 and staff will be available should there be any questions. Questions about the project or decision should be directed to Karl Guiler at 303-441-4236 or via email at guilerk@bouldercolorado.gov.

Attachments.

- Attachment A:** Disposition of Approval
- Attachment B:** Approved Plans
- Attachment C:** Analysis of City Code Criteria
- Attachment D:** Public comments



**CITY OF BOULDER
Planning and Development Services**

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

**CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION**

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION: **APPROVED WITH CONDITIONS**

PROJECT NAME: **DAKOTA RIDGE VILLAGE BLOCK 3**

DESCRIPTION: **SITE REVIEW AMENDMENT to amend the approved plans for Block 3 within the Dakota Ridge Village Subdivision to develop a 2,513 square foot community center with a community pool and 16 condominium units in two buildings.**

LOCATION: **650 TERRACE AVENUE**

COOR: **N10W07**

LEGAL DESCRIPTION: **Lot 1, Block 3, Dakota Ridge Village Subdivision Phase I, County of Boulder, State of Colorado**

APPLICANT: **JASON MARKEL**

OWNER: **G.E.M. Holdings LLC**

APPLICATION: **Site Review, LUR2015-00113**

ZONING: **Residential - Medium 1 (RM-1)**

CASE MANAGER: **Karl Guiler**

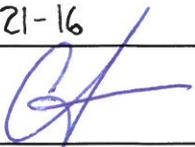
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:

- Section 9-7-1, B.R.C. - setback of 20 feet for the swimming pool where 55 feet is the required front yard landscape setback for accessory buildings and uses.
- Section 9-7-1, B.R.C. - setback of 9.8 feet along Ralston Street and 9.4 feet along Pierre Street for buildings A and B respectively (as shown on Sheet A0.5) where 20 feet is the minimum requirement.
- Section 9-7-1, B.R.C. - setback of 9.7 feet along Granite Avenue where 10 feet is required.
- Section 9-9-15, B.R.C.- a combined fence/wall height around the pool at 9 feet permitted where 7 feet is required.

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

Approved On: 10-21-16
Date

By: 
David Driskell, Executive Director of Community Planning and Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning

Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 11-4-16

Final Approval Date: 11-5-16

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS. IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years shall cause this development approval to expire.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on September 30, 2016 and the Transportation Demand Management (TDM) Plan dated October 18, 2016 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: SI-95-25 and UR-98-18.
3. Prior to application for building permit, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:
 - a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the plans prepared by the Applicant on September 30, 2016 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** which includes detailed floor plans and section drawings. The site plan and associated civil drawings shall include a shift in the location of the surface parking lot roughly 3 feet to the east in order to meet the 20-foot landscape setback for parking areas.
 - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
 - d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
 - e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards for all transportation improvements. These plans must include, but are not limited to: plan and profile drawings for all new curb-and-gutter and sidewalks; profile drawings for the flow-line of the curb-and-gutter to be constructed along Ralston Street and extending twenty-five feet beyond the existing curb-and-gutter to ensure positive drainage; a detail drawing for the curb-cut off Pierre Street to include a profile drawing of the existing curb-and-gutter extending twenty-five feet in

Address: «CSM_ADDRESS»

each direction of the curb-cut; signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, and pavement analysis.

- f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.
 - g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
 - h. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C. 1981.
4. Prior to application for building permit, the Applicant shall dedicate to the City, at no cost, the following easements as shown on the plans prepared by the Applicant on September 30, 2016, meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:
 - a. A 7.5-foot wide **public access easement** along Granite Avenue, and
 - b. A 1-foot wide **public access easement** along Ralston Street.
 5. Prior to application for a building permit, the Applicant shall submit a **financial guarantee** in an amount equal to the cost of providing eco-passes to the residents of the development for three years after the issuance of a certificate of occupancy for each dwelling unit as proposed in the Applicant's Transportation Demand Management (TDM) plan.
 6. Prior to issuance of a certificate of occupancy, the Applicant shall construct and complete, subject to acceptance by the City, all public improvements necessary to serve the development in conformance with the plans prepared by the Applicant on September 30, 2016, including, but not limited to, the following:
 - a. A **5-foot wide detached sidewalk** along Ralston Street and Granite Avenue.
 - b. A **32-foot wide pavement section** for Ralston Street.
 - c. Replacement of damaged sections of **sidewalk along Pierre Street**.



MARKEL HOMES, INC.
ALL RIGHTS RESERVED

JEREMIAH W. WHITNEY
ARCHITECT
244 CHASE ST.
BOULDER, COLORADO 80502
(303) 447-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE # - 5
BOULDER
CO 80301
(303) 554-6691
FAX 554-6692

STRUCTURAL

(303) 449-6689
Boulder, Colorado 80301

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3

Markel Markel Homes Construction Company
5723 Arapahoe Suite 2B

date:	9/30/16
drawn by:	
revisions:	

A0

DAKOTA RIDGE VILLAGE PHS 1 BLOCK 3 BLDG A

OWNER:
MARKEL HOMES CONSTRUCTION CO.
5723 ARAPAHOE AVE #2B
BOULDER, CO 80303
303-449-8689

CONTRACTOR:
MARKEL HOMES CONSTRUCTION CO.
5723 ARAPAHOE AVE #2B
BOULDER, CO 80303
303-449-8689

DRAFTING:
MARKEL HOMES CONSTRUCTION CO.
5723 ARAPAHOE AVE #2B
BOULDER, CO 80303
303-449-8689

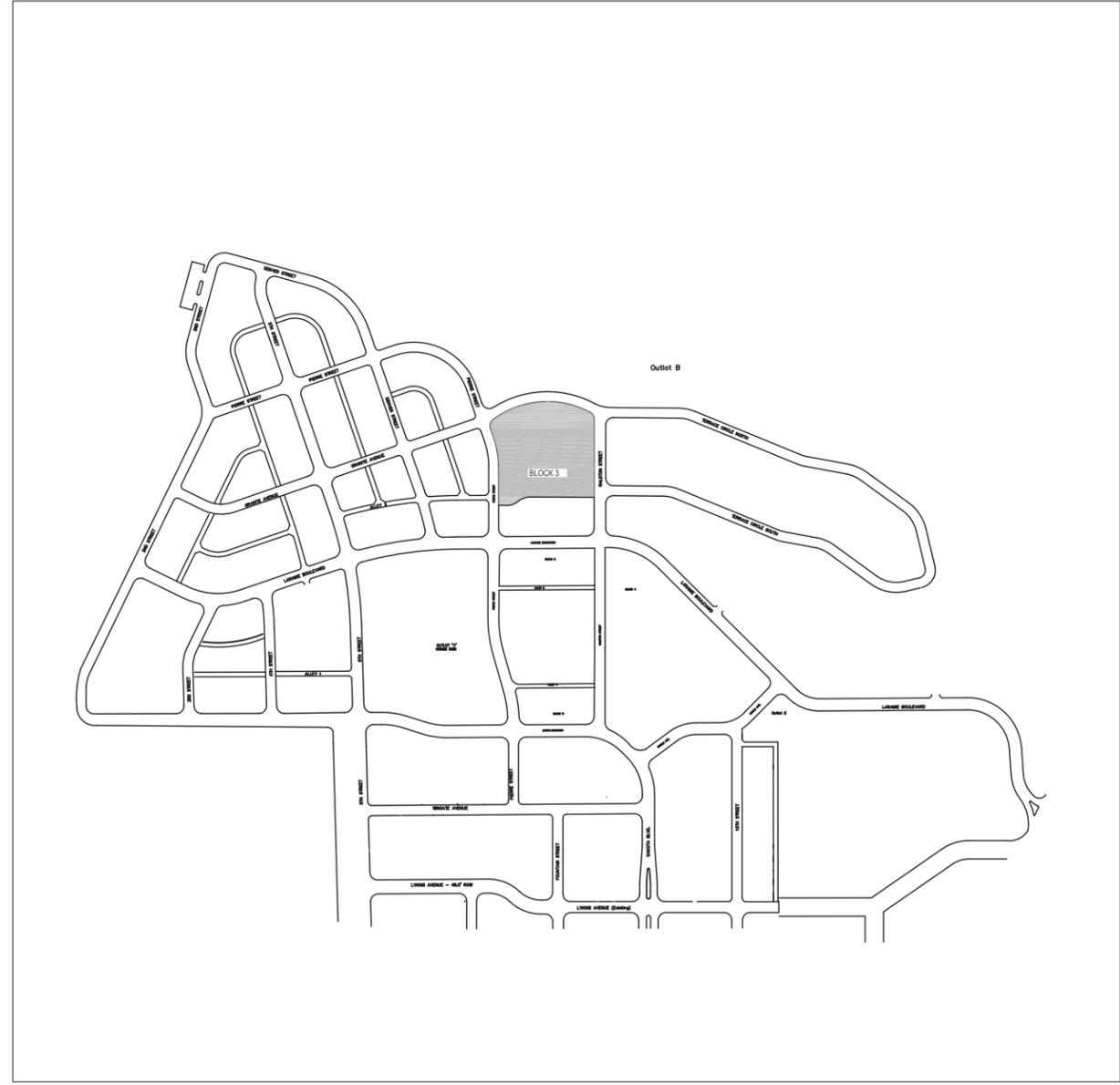
ARCHITECT:
JEREMIAH WHITNEY
804 WALNUT ST.
LOUISVILLE, CO 80027
303-447-2714

STRUCTURAL ENGINEER:
GLENN FRANK ENGINEERING
2450 CENTRAL AVE SUITE F-5
BOULDER, CO 80301

SOIL ENGINEER:
SCOTT, COX AND ASSOC.
1530 55TH ST.
BOULDER, CO 80303
303-444-3051

Site Area	Required	Proposed
Open Space Required		
Number of Units	16	
Minimum Open Space	21,920 SF	28,028 SF
Minimum Private Open Space/DU	1,370 SF	1,751 SF
Open Space Provided		
Site Landscape		19,191 SF
Parking Landscape		1,962 SF
Enhanced Paving		N/A
Individual Balconies		3960 SF
Outdoor Activities or Rec. Elements		4008 SF
Other		N/A

Site Area	54,801 SF	Required	Permitted	Proposed
Floor Area	N/A	No Max		33,932 SF
Lot Coverage	N/A	No Max		21,377 SF
Open Space	21,920 SF	N/A		28,028 SF
Landscape Area	N/A	N/A		19,191 SF
Parking Area	N/A	N/A		1,962 SF



DAKOTA RIDGE VILLAGE SUBDIVISION PHASE 1 BLOCK 3

NUMBER OF UNITS, 2 BEDROOM:	8
REQUIRED PARKING:	12
PROVIDED PARKING:	
BUILDING A: STANDARD:	8
COMPACT:	4
HANDICAP:	1
BUILDING B: STANDARD:	8
COMPACT:	4
HANDICAP:	1
BUILDING C: STANDARD:	2
HANDICAP:	2
TOTAL:	28

Residential:	Required	Proposed
LONG TERM:	24	52
SHORT TERM:	8	16
Community Center:	Required	Proposed
LONG TERM:	3	3
SHORT TERM:	3	6

COMMUNITY CENTER	75
POOL:	75

Lot Coverage

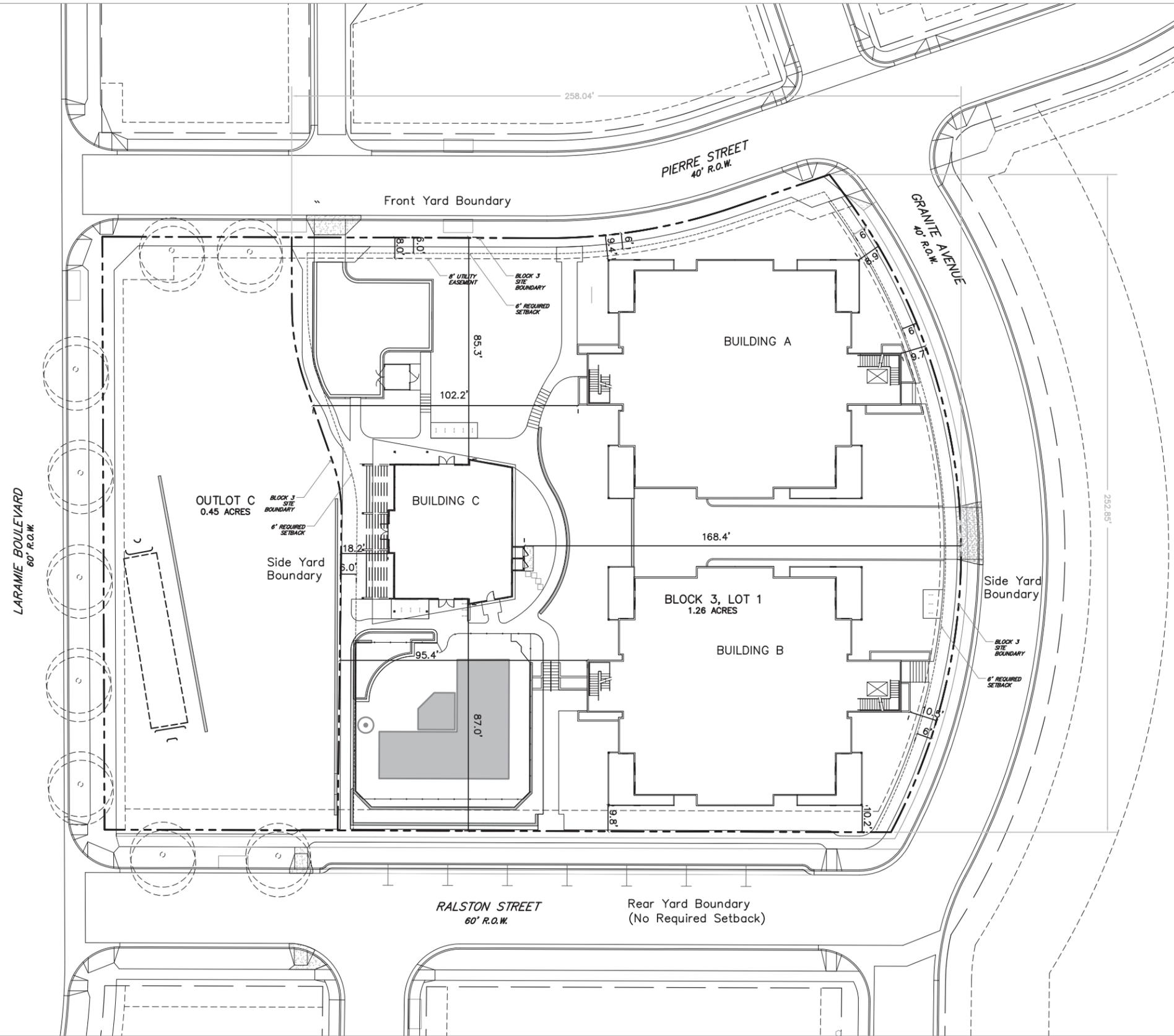
Lot Area	54801
Building Coverage	
Building A	
Building Footprint	8024
Covered Porch	84
Covered Patio	990
Building B	
Building Footprint	8024
Covered Porch	84
Covered Patio	990
Building C	
Building Footprint	2480
Covered Porch	65
Covered Patio	636
Total	21377
Impermeable Area	
Building Coverage	21377
Pool Patio	2327
Pool	1681
Trash	141
Walkways	5200
Driveways	4884
Total	35610
Landscape Area	
Lot Area	54801
Impermeable Area	35610
Total:	19191
Open Space	
Lot Area	54801
Building Coverage	21377
Trash	141
Driveways	4884
Walkways	5200
Sub-Total	23199
Credits	
Covered Porches	233
Covered Patios	2616
2nd Floor Balconies	1980
Sub-Total	4829
Total	28028 51.1%

1. R2 RESIDENTIAL, S2 GARAGE SPACE.
2. TYPE VB CONSTRUCTION.
3. FULL SPRINKLED NFPA 13 THROUGHOUT.
4. NON SEPARATED USE, R2 GOVERNS.
5. CONSIDERED 1 BUILDING IN ACCORDANCE W/ IBC 704.3.
6. TYPE B ACCESSIBILITY W/ TYPE B BATH OPTION.

NOTE
BUILDINGS A & B CONSIDERED AS ONE BUILDING WITH ASSUMED PROPERTY LINE BETWEEN BUILDING A/B & BUILDING C

SCHEDULE "A"
 Dakota Ridge Village
 Building Placement Requirements for Housing Types

Requirement	1	2	3	4	5	6	7	8
	Large Lot Block 3	Medium Lot	Small Lot					
Setback to Lines								
Front Yard (setback to Principal Building)	10 ft	12 ft	12 ft	10 ft	8 ft	8 ft	8 ft	8 ft
Minimum	20 ft	16 ft	16 ft	12 ft	10 ft	10 ft	10 ft	10 ft
Maximum	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
Side Yard (setback to Principal Building)	10 ft	10 ft	10 ft	8 ft	8 ft	8 ft	8 ft	8 ft
Minimum	14 ft	14 ft	14 ft	10 ft				
Maximum	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Yard Setbacks (Minimum)								
Front Yard (Principal Building)	10 ft	12 ft	12 ft	10 ft	8 ft	8 ft	8 ft	8 ft
Building Projection (P) (1)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Porch Projection (P) (2)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Front Yard to Garage (P) (3)	24 ft (11)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Side Yard (setback to Principal Building)	By lot size	10 ft	10 ft	8 ft	8 ft	8 ft	8 ft	8 ft
Building Projection (P) (4)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Porch Projection (P) (5)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (principal building) - other side	By lot size	8 ft	8 ft	8 ft	8 ft	8 ft	8 ft	8 ft
Side Yard (principal building) - other side	By lot size	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Side Yard (principal building) - other side	By lot size	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Side Yard (garage) (P) (6)	20 ft (11)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Side Yard (detached garage) (P) (7)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (8)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (9)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (10)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (11)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (12)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (13)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
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Side Yard (detached garage) (P) (72)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (73)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (74)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (75)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (76)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (77)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (78)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (79)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (80)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (81)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (82)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (83)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (84)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (85)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (86)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (87)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (88)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (89)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (90)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (91)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (92)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (93)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (94)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (95)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (96)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (97)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (98)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (99)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Side Yard (detached garage) (P) (100)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft



Site Setback Plan

SCALE: 1" = 20' - 0"



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JEREMIAH W. WHITNEY
 ARCHITECT
 2244 13th ST.
 BOULDER, CO 80301
 (303) 447-2714

GLENN FRANK ENGINEERING
 2450 CENTRAL AVE.
 SUITE P - 5
 BOULDER, CO 80301
 (303) 554-9591
 FAX 554-9592

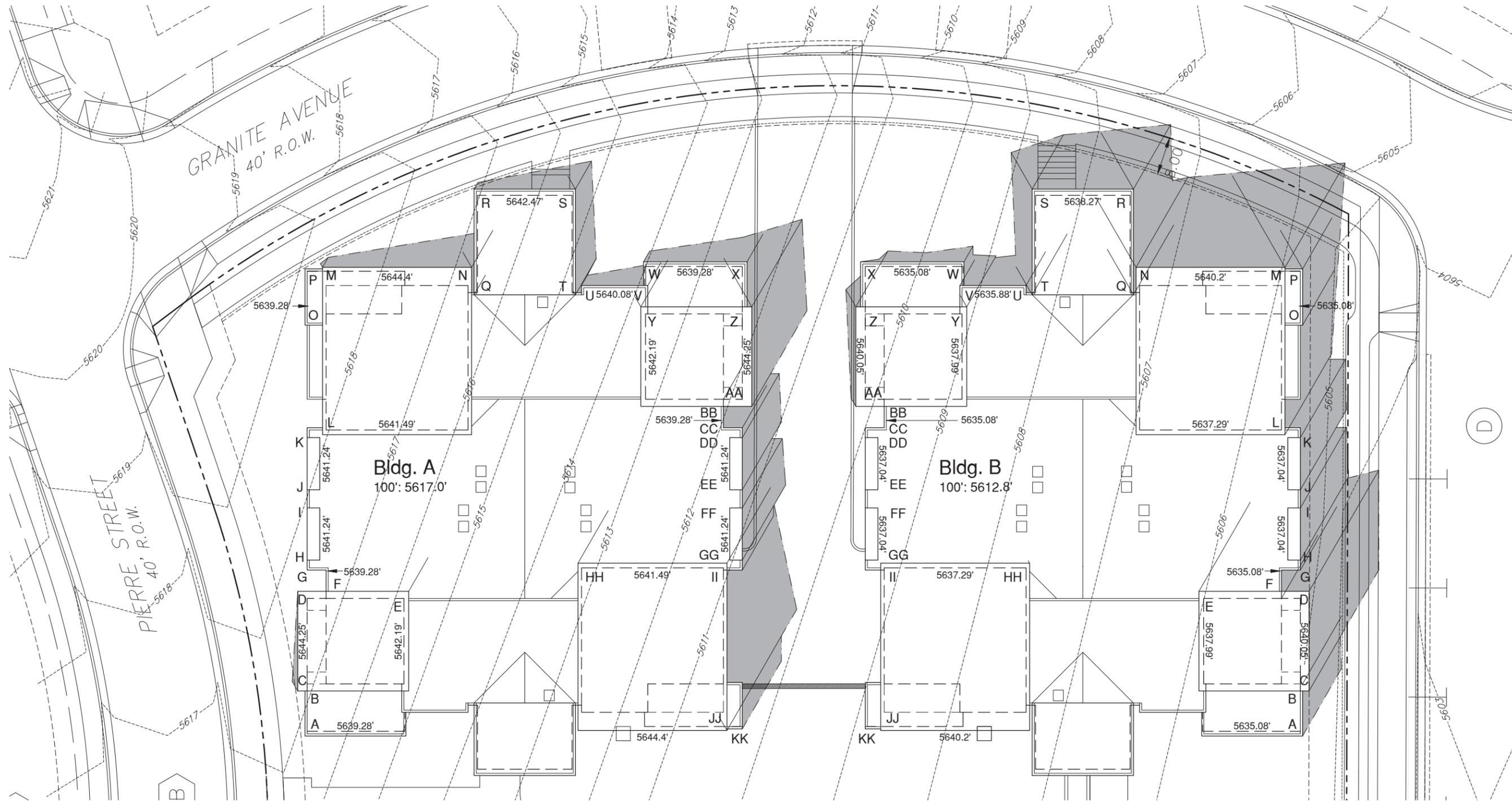
STRUCTURAL

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - Setback Plan

Markel
 Markel Homes Construction Company
 5723 Arapahoe Suite 2B
 Boulder, Colorado 80301
 (303) 449-8689

date: 9/30/16
 drawn by:
 revisions:

A0.5



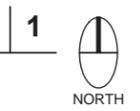
SOLAR ANALYSIS WORKSHEET (BUILDING A)

Property Zone District: _____ Solar Panel Height: 25'

Row #	Element	Step 1 Elevation of Building Element (ft)	Step 2 Elevation of Greater of Property Line (ft)	Step 3 Required Height of Building Element (ft)	Step 4 Length of Shadow (ft)
A	5639.28'	5639.28	5639.28	5639.28	
B	5644.25'	5644.25	5644.25	5644.25	
C	5641.24'	5641.24	5641.24	5641.24	
D	5642.19'	5642.19	5642.19	5642.19	
E	5641.24'	5641.24	5641.24	5641.24	
F	5639.28'	5639.28	5639.28	5639.28	
G	5641.24'	5641.24	5641.24	5641.24	
H	5641.24'	5641.24	5641.24	5641.24	
I	5641.24'	5641.24	5641.24	5641.24	
J	5641.24'	5641.24	5641.24	5641.24	
K	5641.24'	5641.24	5641.24	5641.24	
L	5641.24'	5641.24	5641.24	5641.24	
M	5641.24'	5641.24	5641.24	5641.24	
N	5641.24'	5641.24	5641.24	5641.24	
O	5641.24'	5641.24	5641.24	5641.24	
P	5641.24'	5641.24	5641.24	5641.24	
Q	5641.24'	5641.24	5641.24	5641.24	
R	5641.24'	5641.24	5641.24	5641.24	
S	5641.24'	5641.24	5641.24	5641.24	
T	5641.24'	5641.24	5641.24	5641.24	
U	5641.24'	5641.24	5641.24	5641.24	
V	5641.24'	5641.24	5641.24	5641.24	
W	5641.24'	5641.24	5641.24	5641.24	
X	5641.24'	5641.24	5641.24	5641.24	
Y	5641.24'	5641.24	5641.24	5641.24	
Z	5641.24'	5641.24	5641.24	5641.24	
AA	5641.24'	5641.24	5641.24	5641.24	
BB	5641.24'	5641.24	5641.24	5641.24	
CC	5641.24'	5641.24	5641.24	5641.24	
DD	5641.24'	5641.24	5641.24	5641.24	
EE	5641.24'	5641.24	5641.24	5641.24	
FF	5641.24'	5641.24	5641.24	5641.24	
GG	5641.24'	5641.24	5641.24	5641.24	
HH	5641.24'	5641.24	5641.24	5641.24	
II	5641.24'	5641.24	5641.24	5641.24	
JJ	5641.24'	5641.24	5641.24	5641.24	
KK	5641.24'	5641.24	5641.24	5641.24	

**Building A
Solar Analysis**

SCALE: 1/4" = 1' - 0"



**JEREMIAH W. WHITNEY
ARCHITECT**
224 1/2 S. ST.
BOULDER, CO 80502
(303) 447-2714

**GLENN FRANK
ENGINEERING**
2450 CENTRAL AVE.
SUITE P-5
BOULDER, CO 80301
(303) 554-9591
FAX 554-9592

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING A
Markel Homes Construction Company
5723 Arapahoe, Suite 2B
Boulder, Colorado 80301
(303) 449-8689

Markel

date: 9/30/16
drawn by:
revisions:

Solar Analysis

A1.1



JEREMIAH W. WHITNEY
ARCHITECT
2244 13th St.
BOULDER, CO 80302
(303) 441-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-5
BOULDER
CO 80301
(303) 554-6591
FAX 554-6592
STRUCTURAL

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(303) 449-9689
Boulder, Colorado 80301

Market Homes Construction Company
5723 Arapahoe Suite 2B

Market

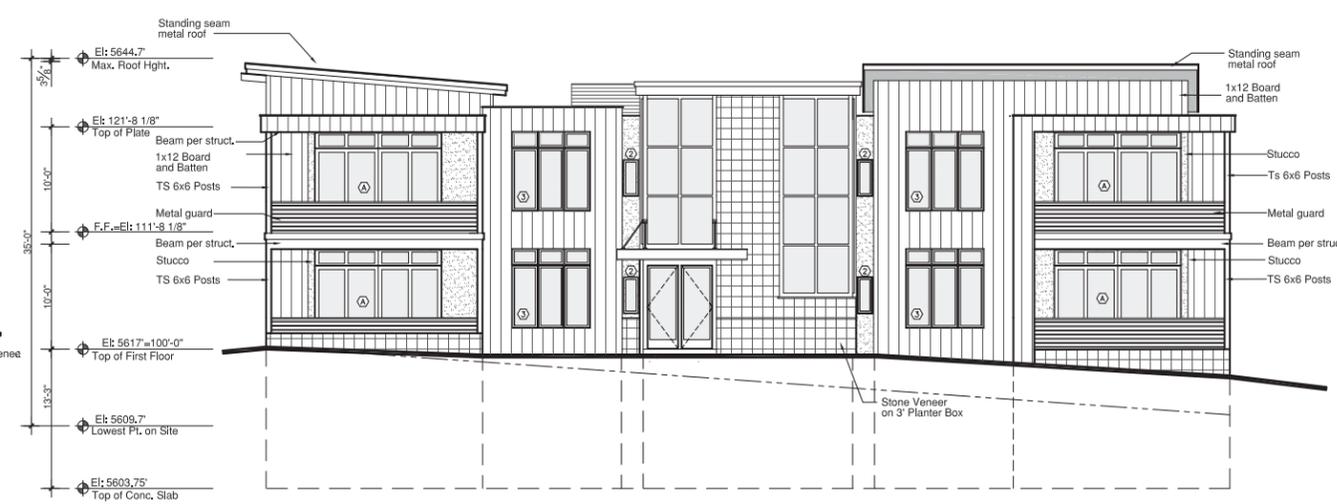
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revisions:

ELEVATIONS

A2



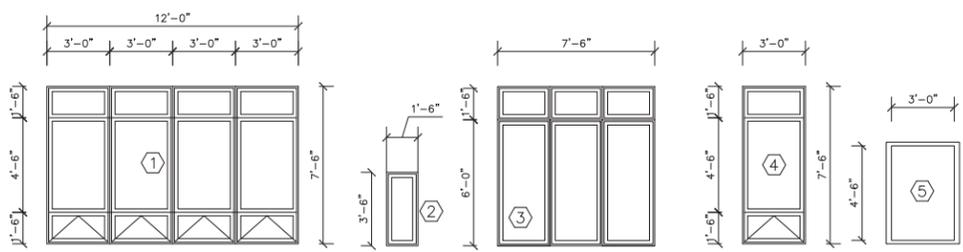
1 North Elevation - Building A (Granite Ave.)
SCALE: 1/8" = 1'-0"



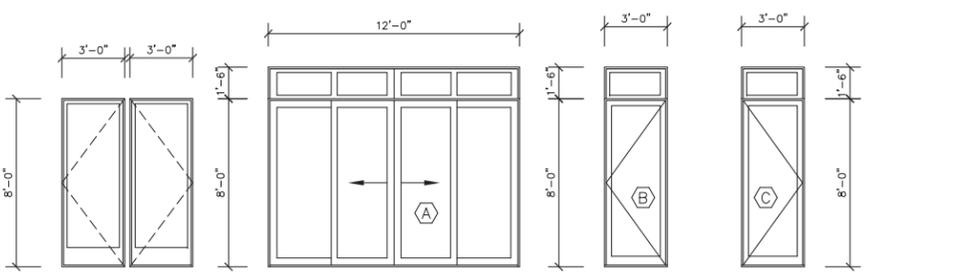
2 South Elevation - Building A (Laramie Blvd.)
SCALE: 1/8" = 1'-0"



3 East Elevation - Building A (Internal)
SCALE: 1/8" = 1'-0"



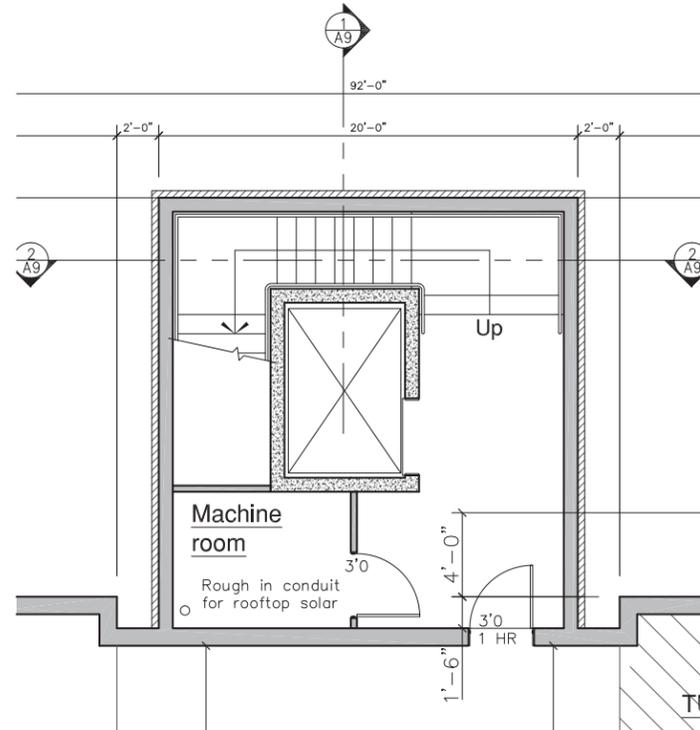
Window Schedule
SCALE: 1/4" = 1'-0"



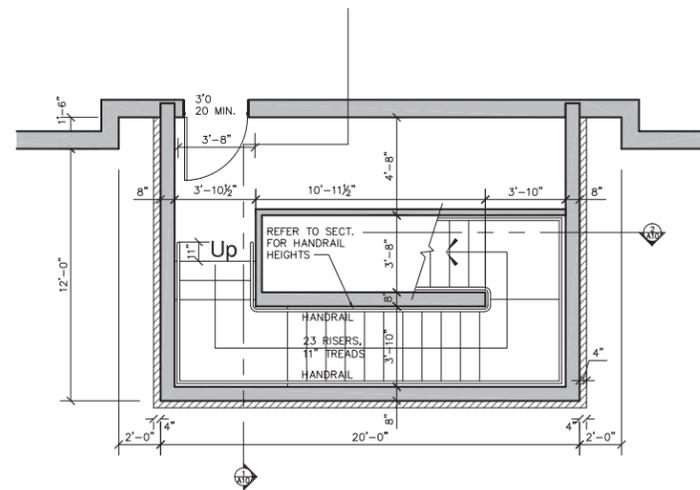
Door Schedule
SCALE: 1/4" = 1'-0"



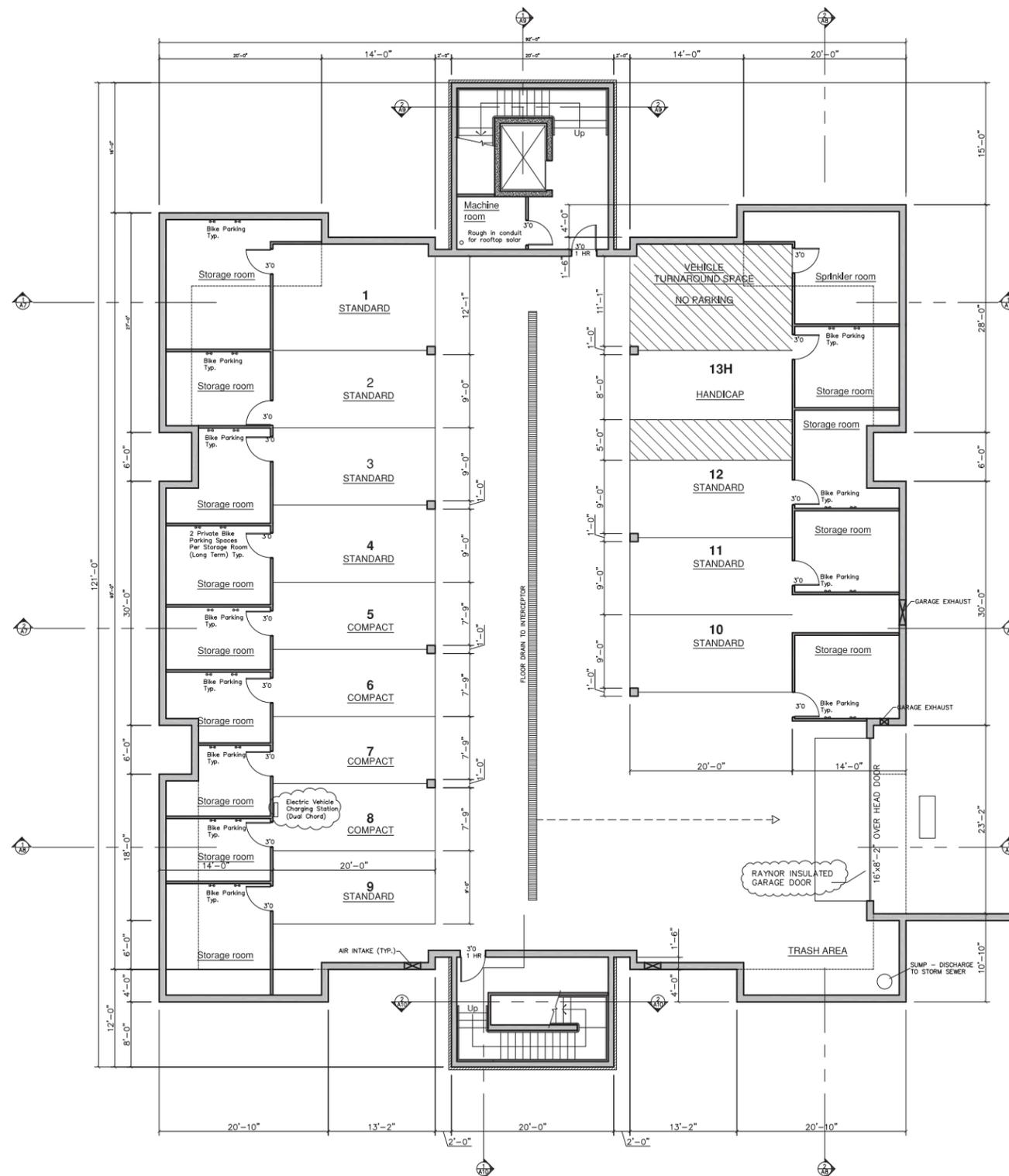
4 West Elevation - Building A (Pierre St.)
SCALE: 1/8" = 1'-0"



NORTH STAIR TOWER
1/4" = 1'-0"



SOUTH STAIR TOWER
1/4" = 1'-0"



GARAGE PLAN
1/8" = 1'-0"
AREA: 7680 SQ. FT.

- NOTES:
- 1) SEE MECHANICAL & STRUCTURAL PLANS FOR DETAILS OF GARAGE VENTILATION SYSTEMS.
 - 2) SEE PLUMBING PLANS FOR DETAILS OF GARAGE TRENCH DRAIN SYSTEM



MARKET HOMES CONSTRUCTION COMPANY
ALL RIGHTS RESERVED

JEREMIAH W. WHITNEY
ARCHITECT
2341 13th St.
BOULDER
COLORADO 80302
(303) 441-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-1
BOULDER
CO 80301
(303) 554-8591
FAX 554-8592

STRUCTURAL

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 BUILDING A
(303) 449-5689
Boulder, Colorado 80301

Market Homes Construction Company
5723 Arapahoe Suite 2B

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GARAGE PLAN

A3



NORTH



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JEFFREY W. WHITNEY
ARCHITECT
2341 13th ST.
BOULDER, COLORADO 80302
(303) 441-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-1
BOULDER
CO 80301
(303) 554-8991
FAX 554-8992

STRUCTURAL

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 Building A
(303) 449-5689
Boulder, Colorado 80301

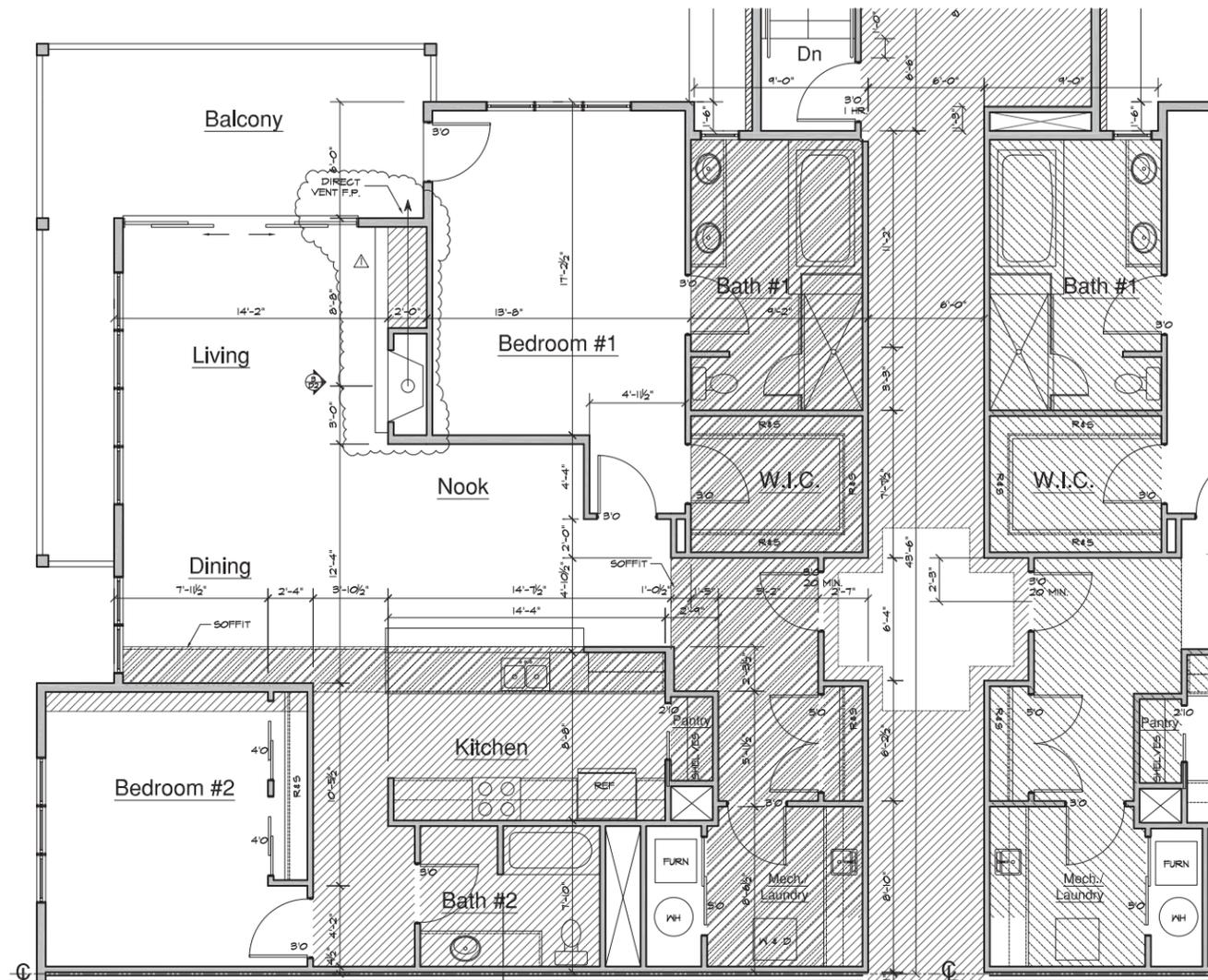
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5723 Arapahoe Suite 2B

Markel

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revisions:

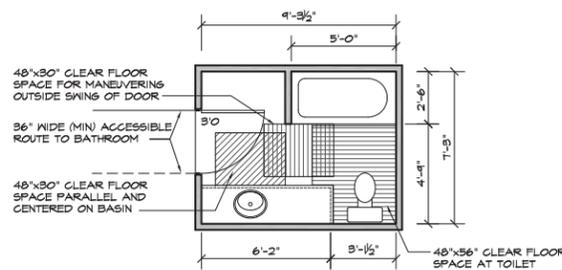
FIRST FLOOR PLANS

A4

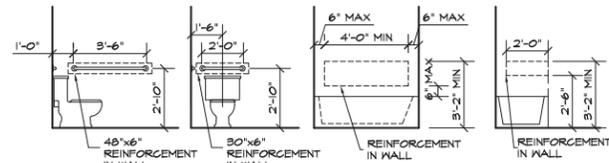


Typical Unit Floor Plan
1692 sf
1/4" Scale

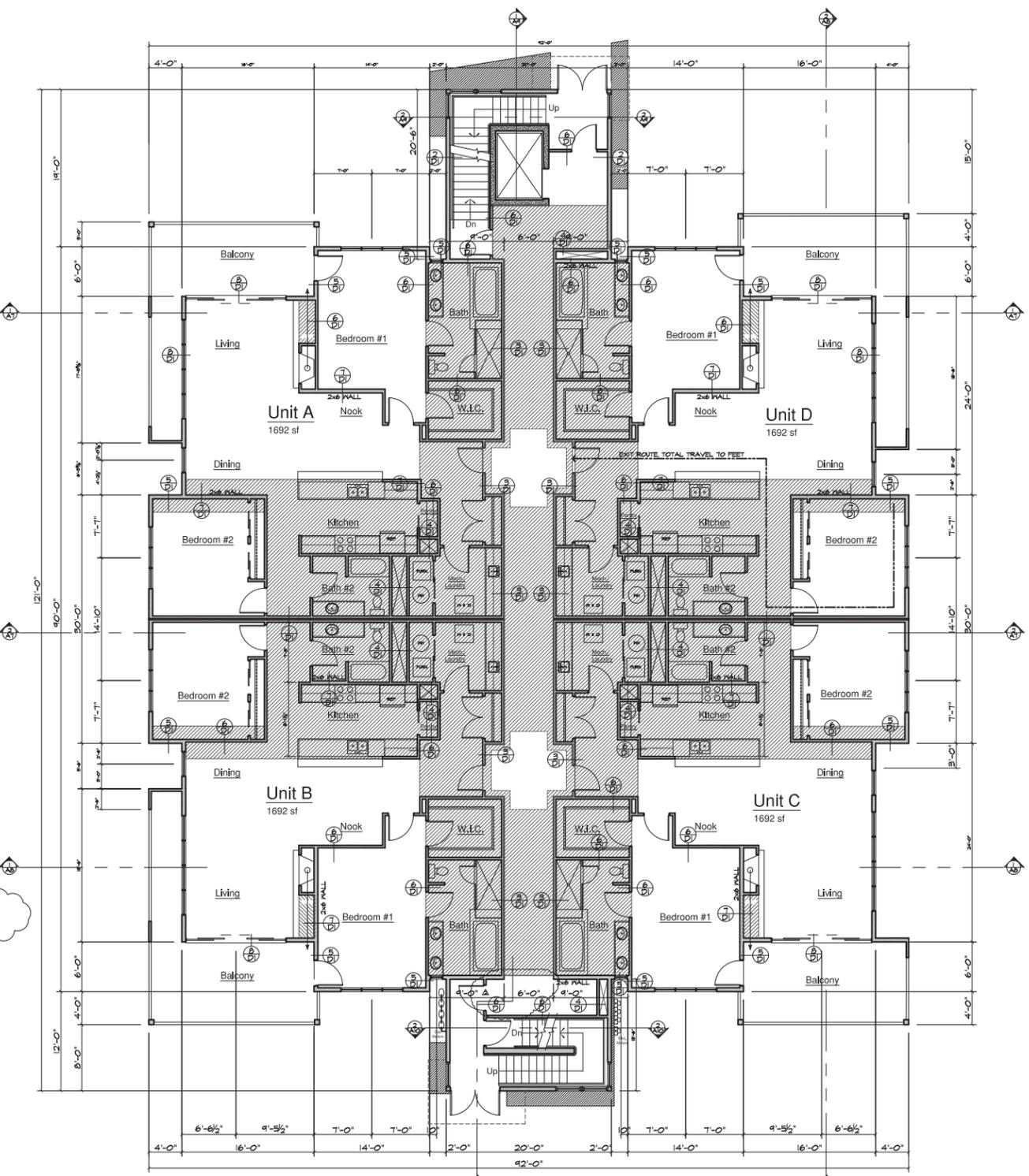
NOTES:
1) ALL MECHANICALS RUN PERPENDICULAR TO JOIST TO BE LOCATED IN SOFFITTED AREA BELOW 1 HR. ASSEMBLY. SEE SHADED AREAS ON PLANS FOR SOFFIT LOCATIONS
2) FIREPLACES TO BE DIRECT VENT - VENTS TO BE RUN IN SOFFIT BELOW CEILING.



Clear Floor Space At Toilet Fixtures
Type B option
1/4" Scale

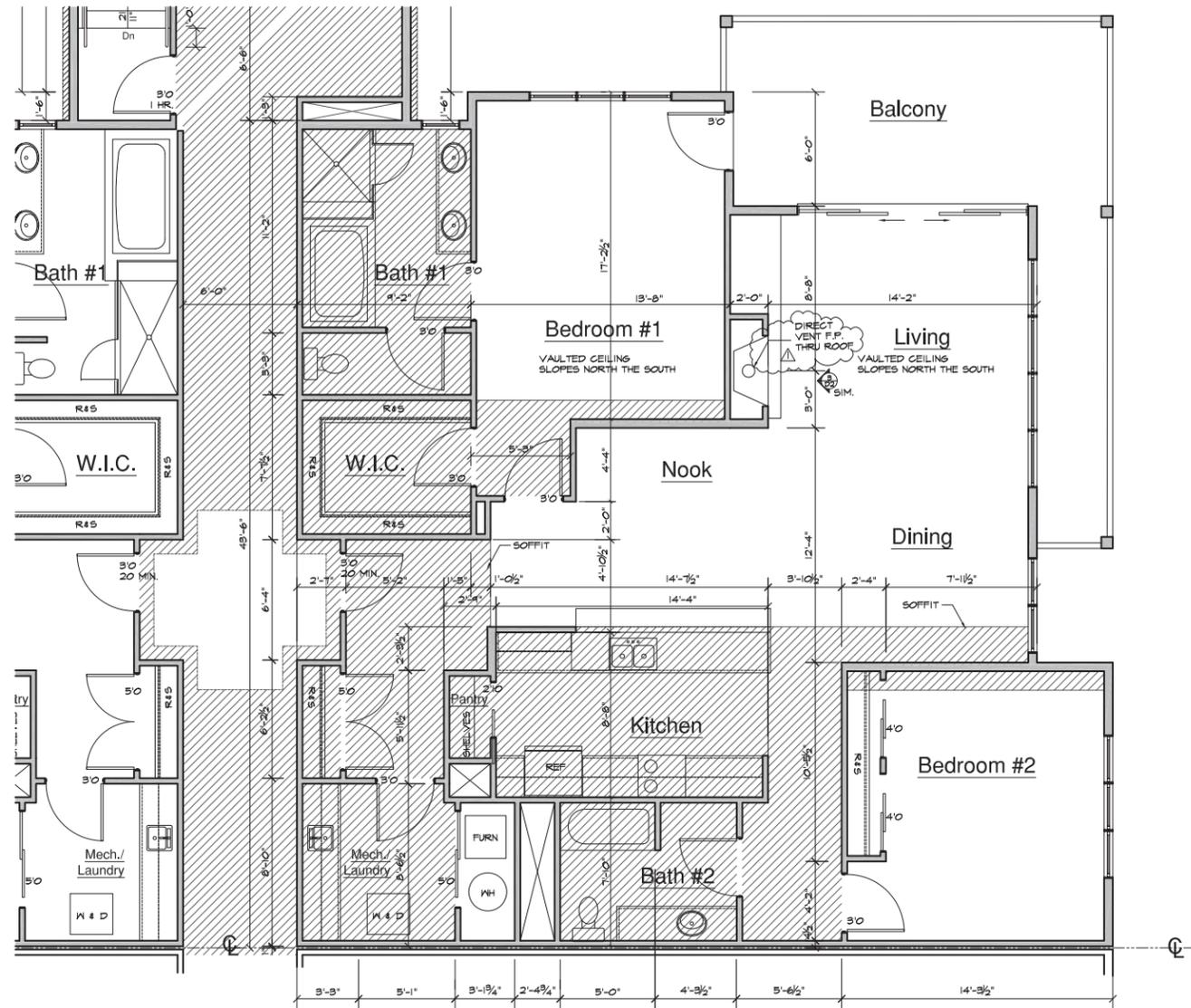


Typical size and locations of wall Reinf.
1/4" Scale

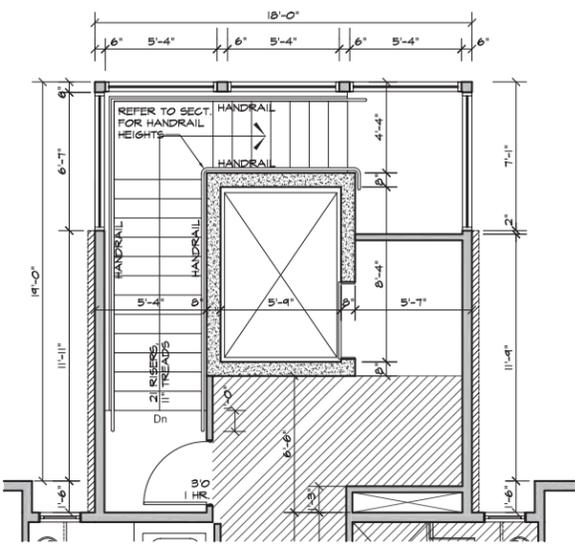


First Floor Plan
7938 sf
1/8" Scale

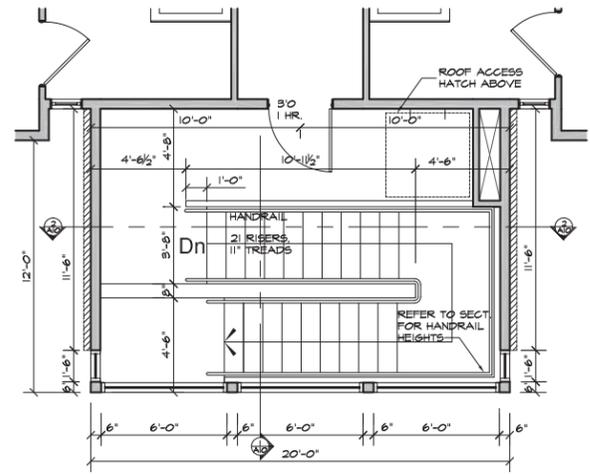




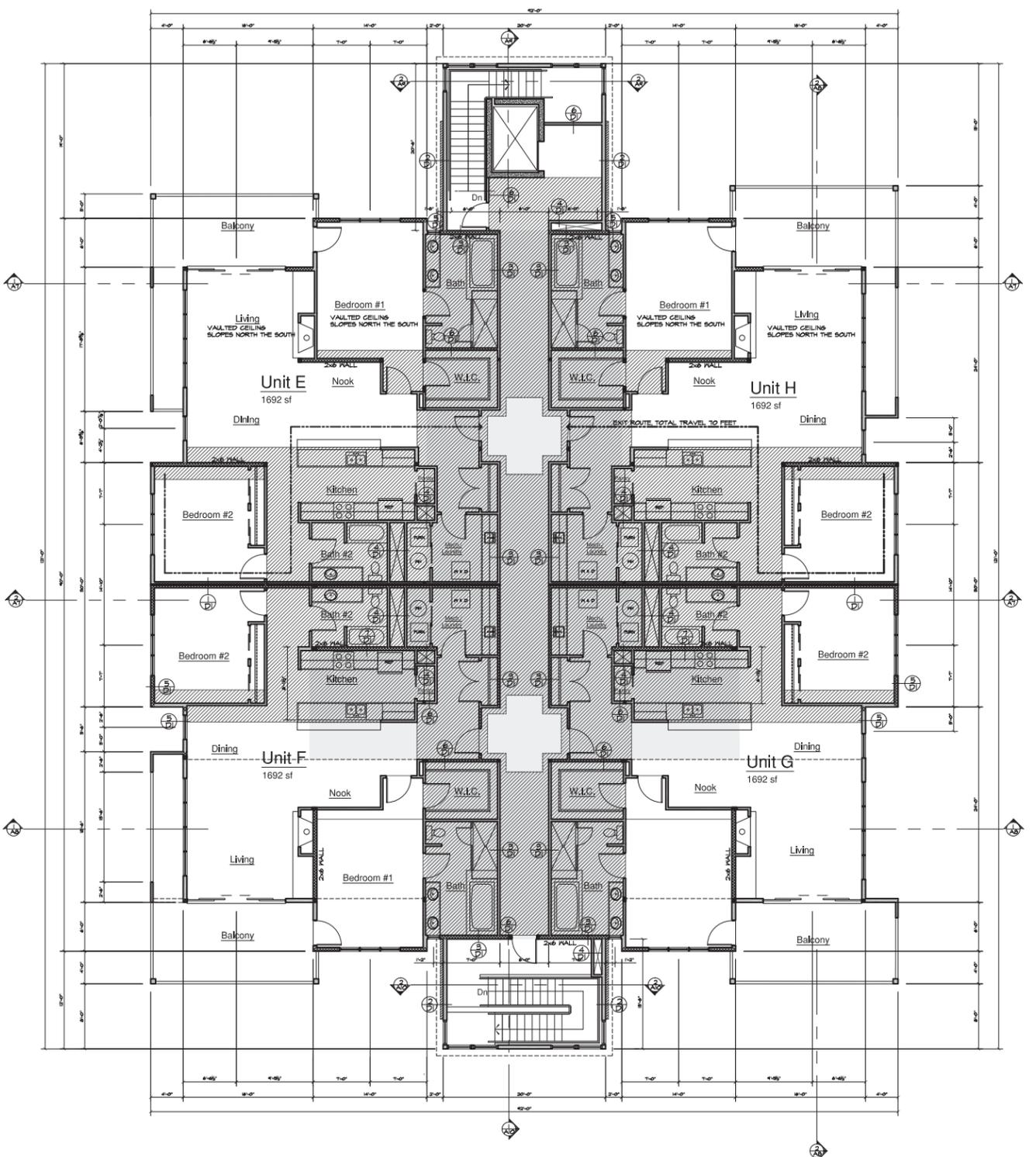
Typical Unit Floor Plan
1692 sf 1/4" Scale



North Stair Tower
1/4" Scale



South Stair Tower
1/4" Scale



Second Floor Plan
7938 sf 1/8" Scale



Jeremah W. Whitney
ARCHITECT
2244 13th St.
BOULDER
COLORADO 80302
(303) 441-2714

Glenn Frank
ENGINEERING
2450 CENTRAL AVE
SUITE P-3
BOULDER
CO 80301
(303) 554-6591
FAX 554-6592

Market Homes Construction Company
5723 Arapahoe Suite 2B
Boulder, Colorado 80301
(303) 449-6689

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 Building A

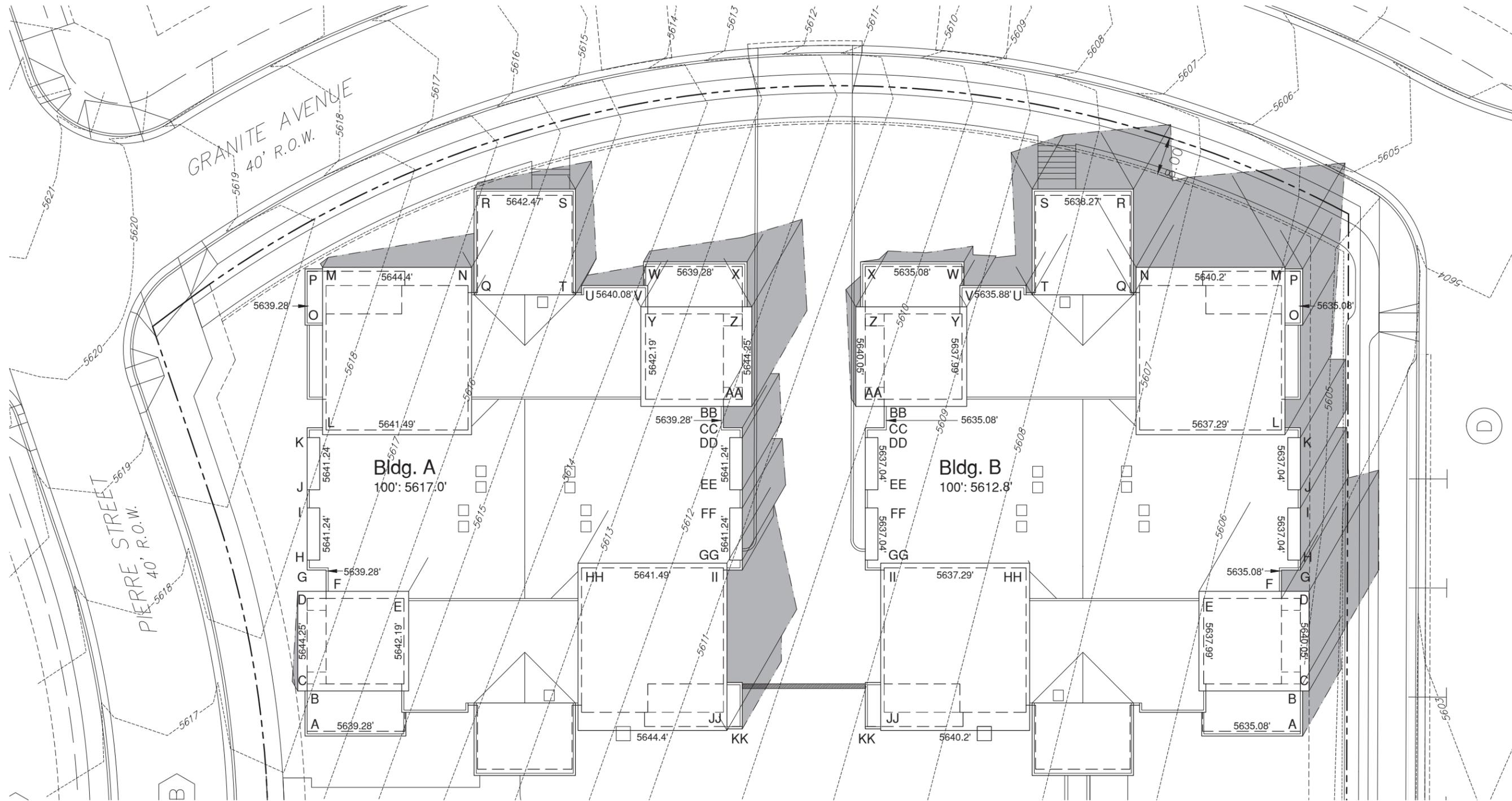


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SECOND FLOOR PLANS

A5





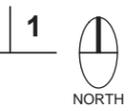
SOLAR ANALYSIS WORKSHEET BUILDING B

Property Zone District: _____ Solar Fence Height: 2'5"

Floor Element	Step 1		Step 2				Step 3		Length of Shadow (ft)**
	Elevation of Building Element (ft)	Orientation of Building Element (azimuth)	Orientation of Grade at Property Line (°)	Relative Height of Building Element (ft)	Orientation of Grade at Property Line (°)	Relative Height of Building Element (ft)	Orientation of Grade at Property Line (°)		
A	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.4	
B	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	29.5	
C	5644.25	5644.25	5644.25	5644.25	5644.25	5644.25	5644.25	29.5	
D	5642.19	5642.19	5642.19	5642.19	5642.19	5642.19	5642.19	15.4	
E	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	15.4	
F	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	20.8	
G	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
H	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	19.1	
I	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	19.7	
J	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	25.8	
K	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	21.9	
L	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	13.5	
M	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	17.8	
N	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	12.0	
O	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	14.7	
P	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	13.2	
Q	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	14.8	
R	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	8.2	
S	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	3.8	
T	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	6.2	
U	5640.08	5640.08	5640.08	5640.08	5640.08	5640.08	5640.08	12.4	
V	5640.08	5640.08	5640.08	5640.08	5640.08	5640.08	5640.08	13.6	
W	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
X	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
Y	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
Z	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
AA	5642.19	5642.19	5642.19	5642.19	5642.19	5642.19	5642.19	18.5	
BB	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
CC	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
DD	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
EE	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
FF	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
GG	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	5639.28	18.5	
HH	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
II	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
JJ	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
KK	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
LL	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
MM	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
NN	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
OO	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
PP	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
QQ	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	5641.24	18.5	
RR	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	18.5	
SS	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	5642.47	18.5	

**Building B
Solar Analysis**

SCALE: 1/4" = 1' - 0"



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JEREMIAH W. WHITNEY
ARCHITECT
224 138 ST.
BOULDER, COLORADO 80302
(303) 447-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-5
BOULDER
CO 80301
(303) 554-8691
FAX 554-9592

STRUCTURAL

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING B

Markel Homes Construction Company
5723 Arapahoe Suite 2B
Boulder, Colorado 80301

(303) 445-8889

date: 9/30/16
drawn by:
revisions:

Solar Analysis

A1.1



JEREMIAH W. WHITNEY
ARCHITECT
2244 13th St.
BOULDER, CO 80502
303.449.6689

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-5
BOULDER, CO 80501
303.449.6689
FARV06-446-6882

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING B
(303) 449-6689
Boulder, Colorado 80301

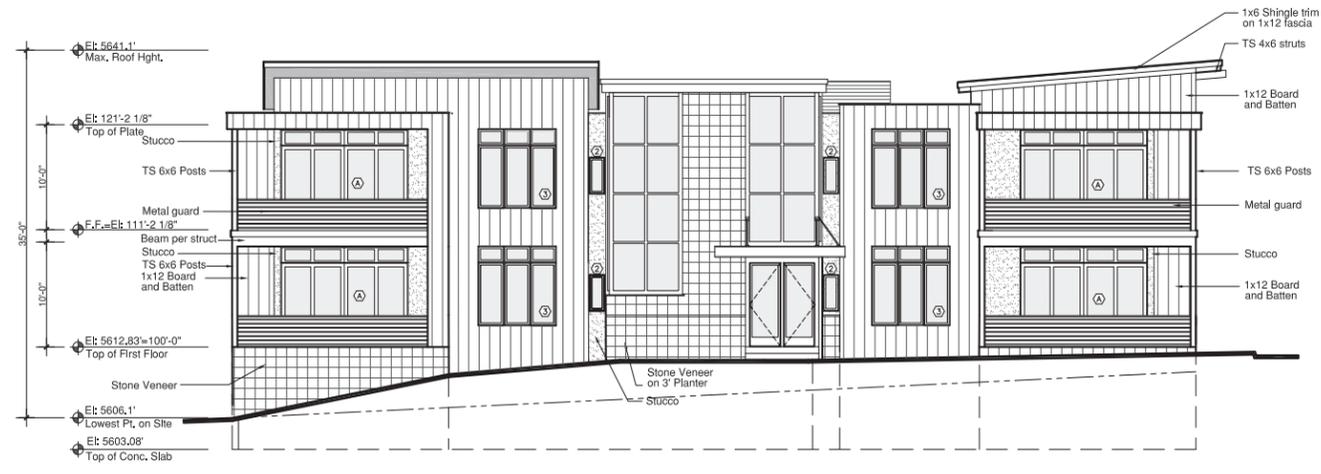
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5723 Arapahoe Suite 2B

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date: 9/30/16
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revisions:

ELEVATIONS

A2



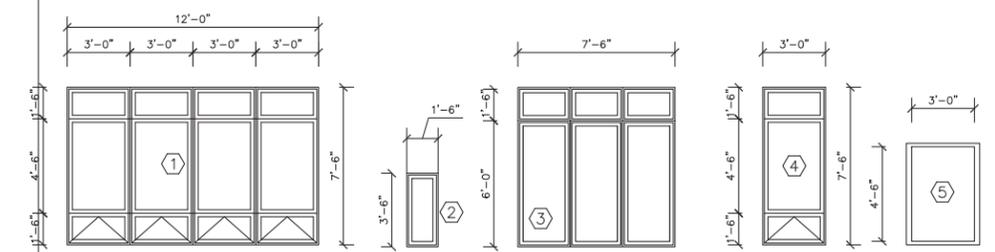
1 North Elevation - Building B (Granite Ave.)
SCALE: 1/8" = 1'-0"



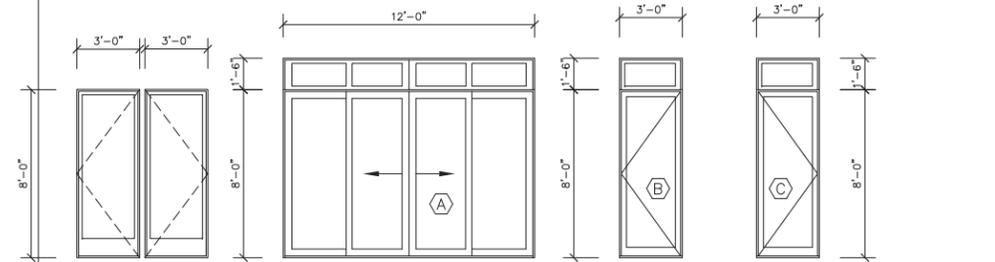
2 South Elevation - Building B (Laramie Blvd.)
SCALE: 1/8" = 1'-0"



3 West Elevation - Building B (Internal)
SCALE: 1/8" = 1'-0"



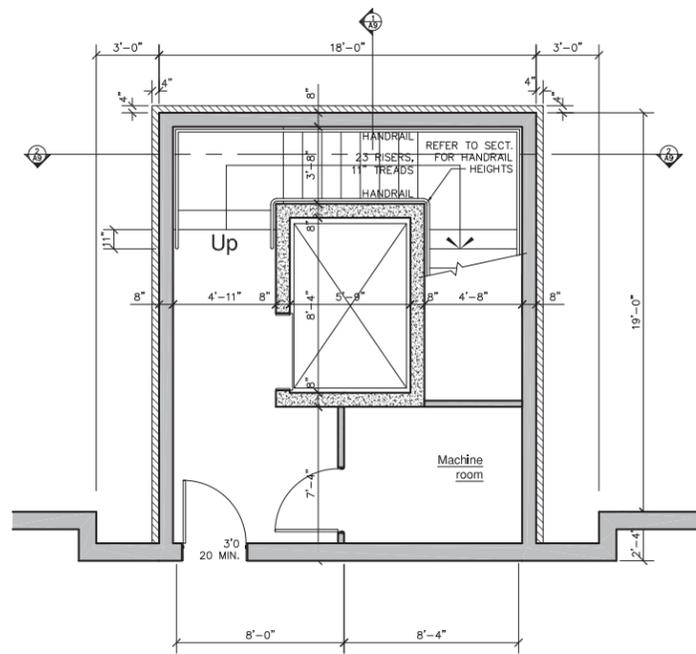
Window Schedule
SCALE: 1/4" = 1'-0"



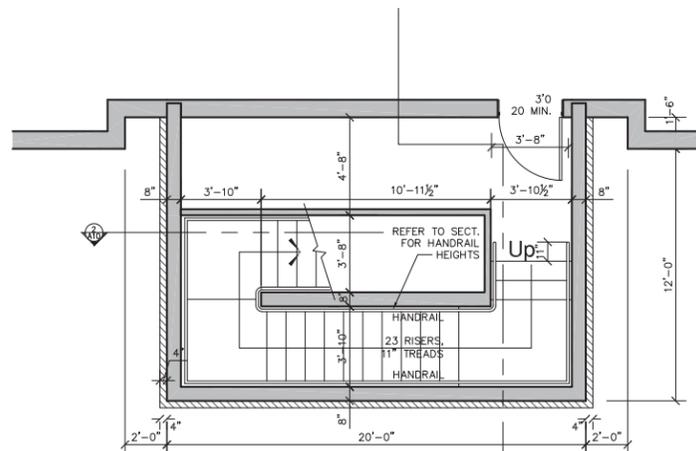
Door Schedule
SCALE: 1/4" = 1'-0"



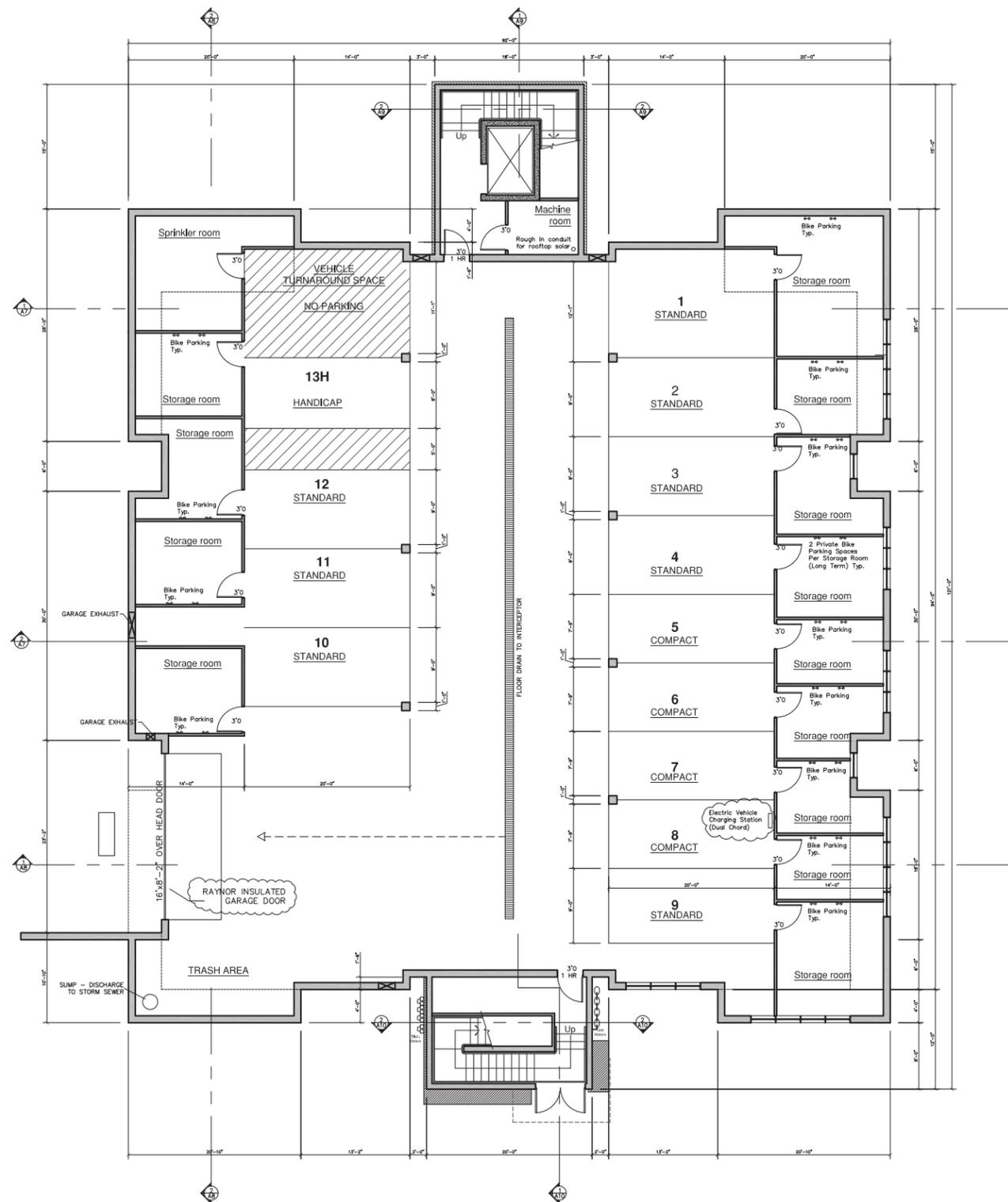
4 East Elevation - Building B (Ralston St.)
SCALE: 1/8" = 1'-0"



NORTH STAIR TOWER
1/4" = 1'-0"



SOUTH STAIR TOWER
1/4" = 1'-0"



GARAGE PLAN
1/8" = 1'-0"
AREA: 7680 SQ. FT.

NOTES:
1) SEE MECHANICAL & STRUCTURAL PLANS FOR DETAILS OF GARAGE VENTILATION SYSTEMS.
2) SEE PLUMBING PLANS FOR DETAILS OF GARAGE TRENCH DRAIN SYSTEM



JEREMAH W. WHITNEY
ARCHITECT
2241 13th St.
BOULDER
COLORADO 80302
(303) 441-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-1
BOULDER
CO 80301
(303) 554-8591
FAX 554-8592

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING B
Boulder, Colorado 80301
(303) 449-5689

Market Homes Construction Company
5723 Arapahoe Suite 2B

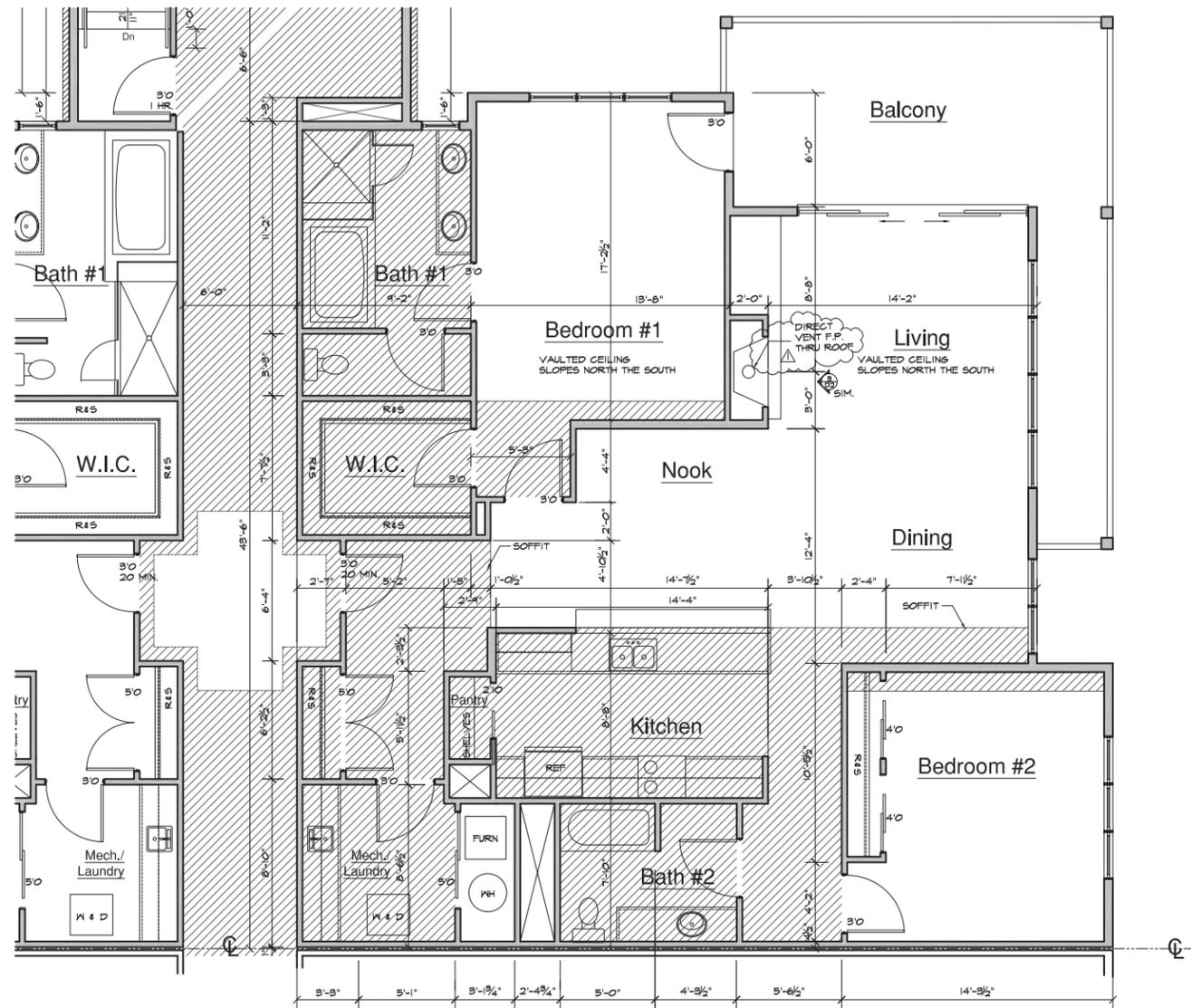
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date: 9/30/16
drawn by:
revisions:

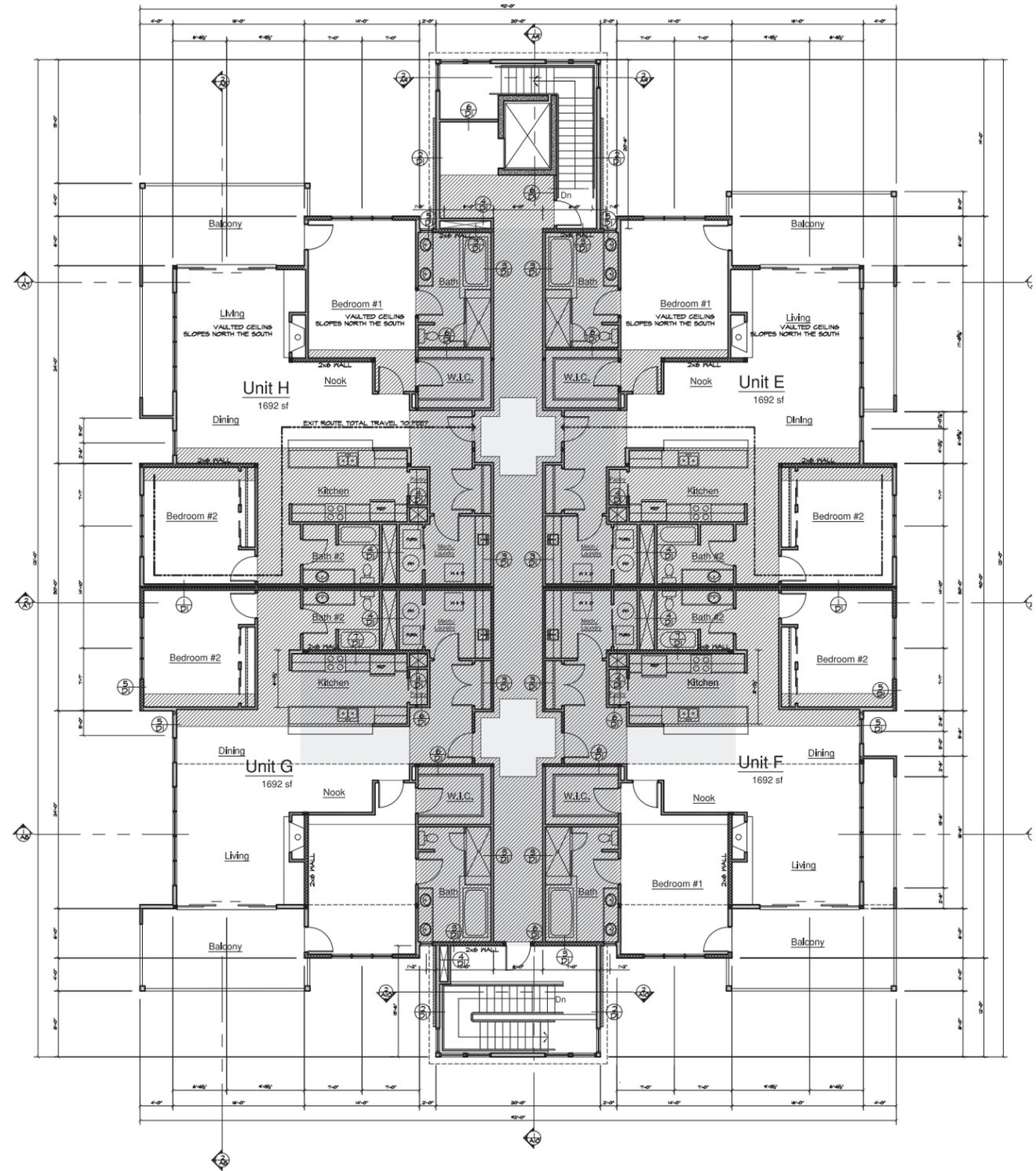
GARAGE PLAN

A3





Typical Unit Floor Plan
1692 sf 1/4" Scale



Second Floor Plan
7938 sf 1/8" Scale



Jeremah W. Whitney
ARCHITECT
2241 13th St.
BOULDER
COLORADO 80302
(303) 441-2714

Glenn Frank
ENGINEERING
2450 CENTRAL AVE
SUITE P-18
BOULDER
CO 80301
(303) 554-9591
FAX 554-6592

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 Building B
(303) 449-5689
Boulder, Colorado 80301

Market Homes Construction Company
5723 Arapahoe Suite 2B

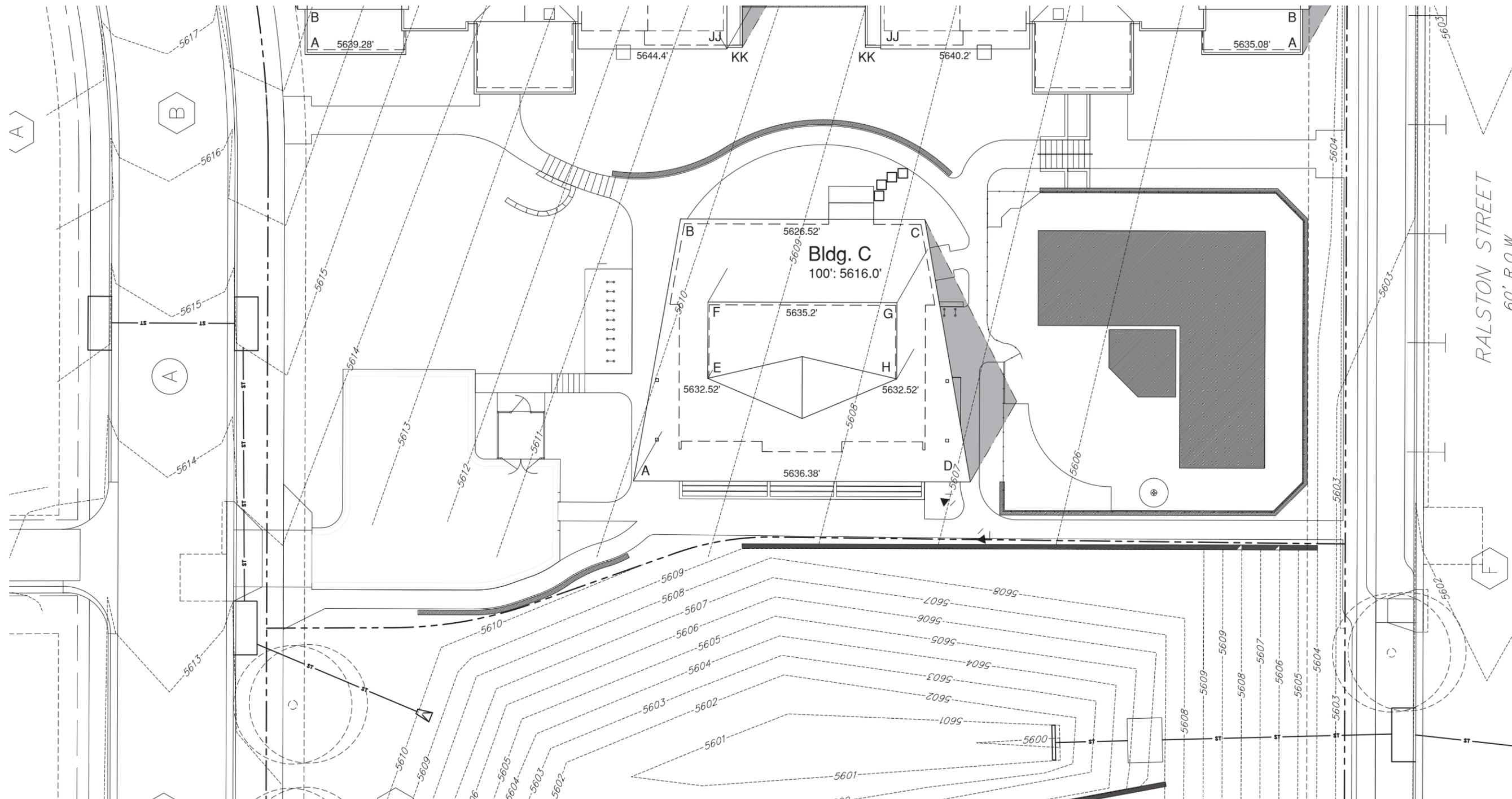
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SECOND FLOOR PLANS

A5



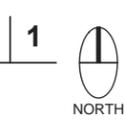


SOLAR ANALYSIS WORKSHEET BUILDING C

Property Zone District:	Solar Fence Height 25							
	Step 1	Step 2		Step 3		Step 4		
Roof Element	Elevation of Building Element (ft) relative to USGS or datum	Elevation of Grade at Property Line (ft) 12:00 PM	Elevation of Grade at Property Line (ft) 2:00 PM	Relative Height of Building Element (ft) 12:00 PM	Relative Height of Building Element (ft) 2:00 PM	Length of Shadow (ft) 12:00 PM	Length of Shadow (ft) 2:00 PM	
A	5639.28	5619.80	5608.85	19.48	29.43	18.82	15.0	
B	5626.52	5617.10	5607.70	7.42	19.87	20.87	19.6	
C	5635.2	5617.10	5605.55	18.10	19.55	20.87	19.6	
D	5632.52	5616.10	5604.00	16.42	19.55	20.87	19.6	
E	5632.52	5615.30	5608.75	13.22	25.77	25.77	2.0	
F	5635.2	5615.15	5607.15	18.05	18.90	18.90	8.3	
G	5636.38	5617.85	5605.30	17.53	20.80	20.80	13.0	
H	5632.52	5618.25	5604.75	14.27	27.77	27.77	7.3	

* Elevation in USGS or relative to survey datum here the building element's shadow would cross the property line.
 ** The relative height of the building element is the elevation of the building element (step 1), minus the elevation of grade at the property line (step 2).
 *** The length of the shadow is determined by using the "Adjusted Solar Shadow Length" of Table 1, for Solar Access Area 2, of the Solar Access Guide.

Building C
Solar Analysis
 SCALE: 1/4" = 1' - 0"



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JEREMIAH W. WHITNEY
 ARCHITECT
 224 138 ST.
 BOULDER, COLORADO 80502
 (303) 447-2714

GLENN FRANK
 ENGINEERING
 2450 CENTRAL AVE.
 SUITE P-5
 BOULDER, CO 80301
 (303) 554-8691
 FAX 554-9592

STRUCTURAL

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING C

Market Market Homes Construction Company
 5723 Arapahoe Suite 2B
 Boulder, Colorado 80301
 (303) 449-8689

date: 9/30/16
 drawn by:
 revisions:

Solar Analysis

A1.1



JEFFREY W. WHITNEY
ARCHITECT
2341 15th St.
BOULDER, COLORADO 80302
(303) 441-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-3
BOULDER
CO 80301
(303) 554-9591
FAX 554-9592

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING C
Market Homes Construction Company
5723 Arapahoe Suite 2B
Boulder, Colorado 80301
(303) 449-6689

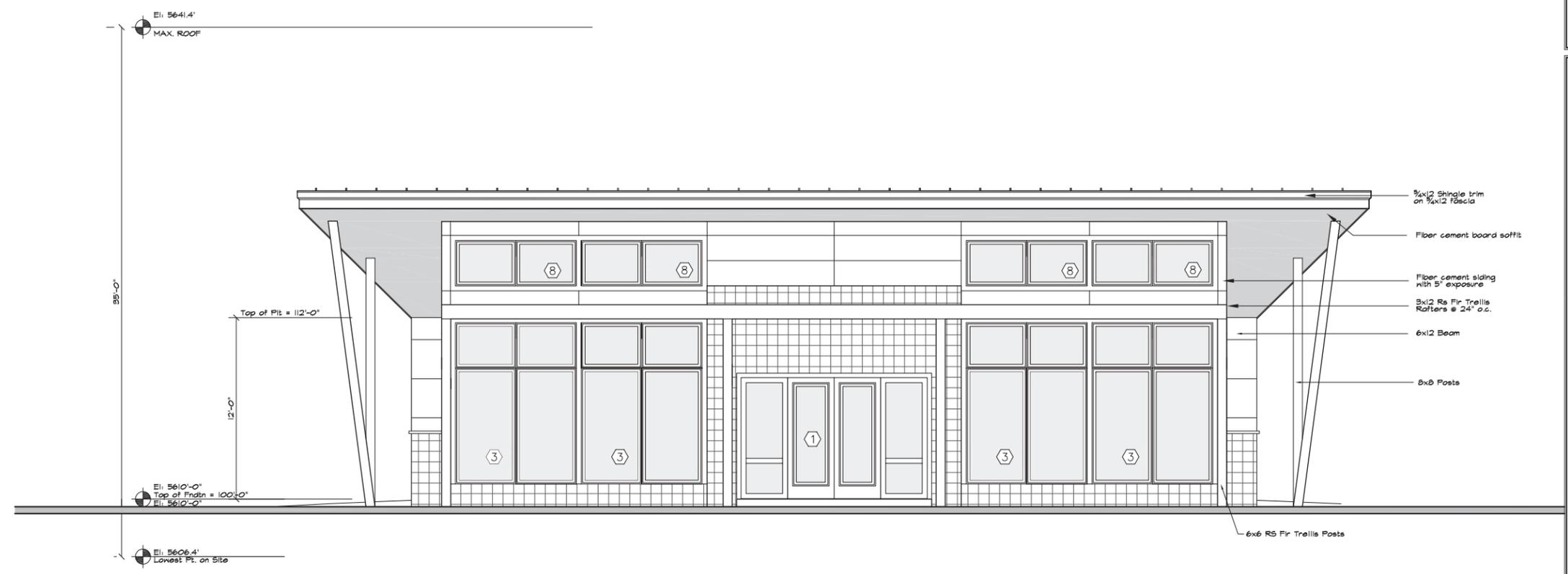
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(303) 449-6689



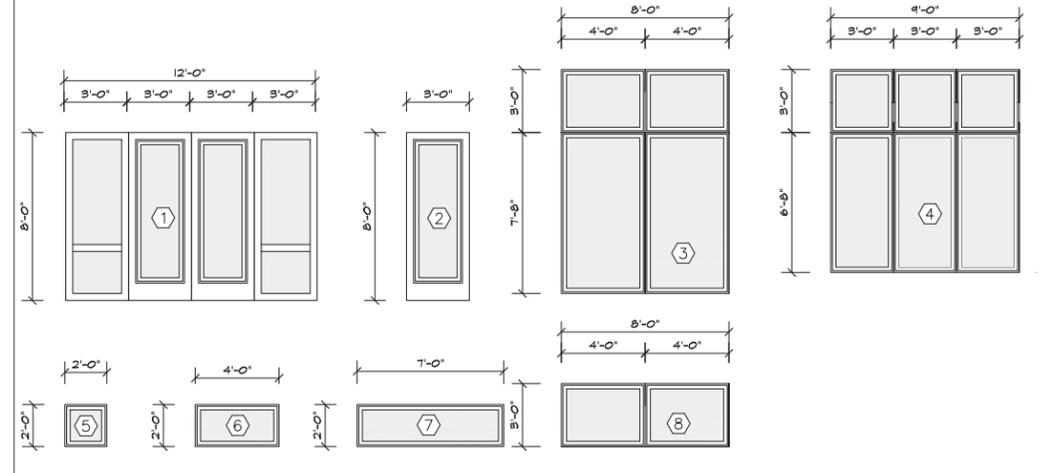
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ELEVATIONS

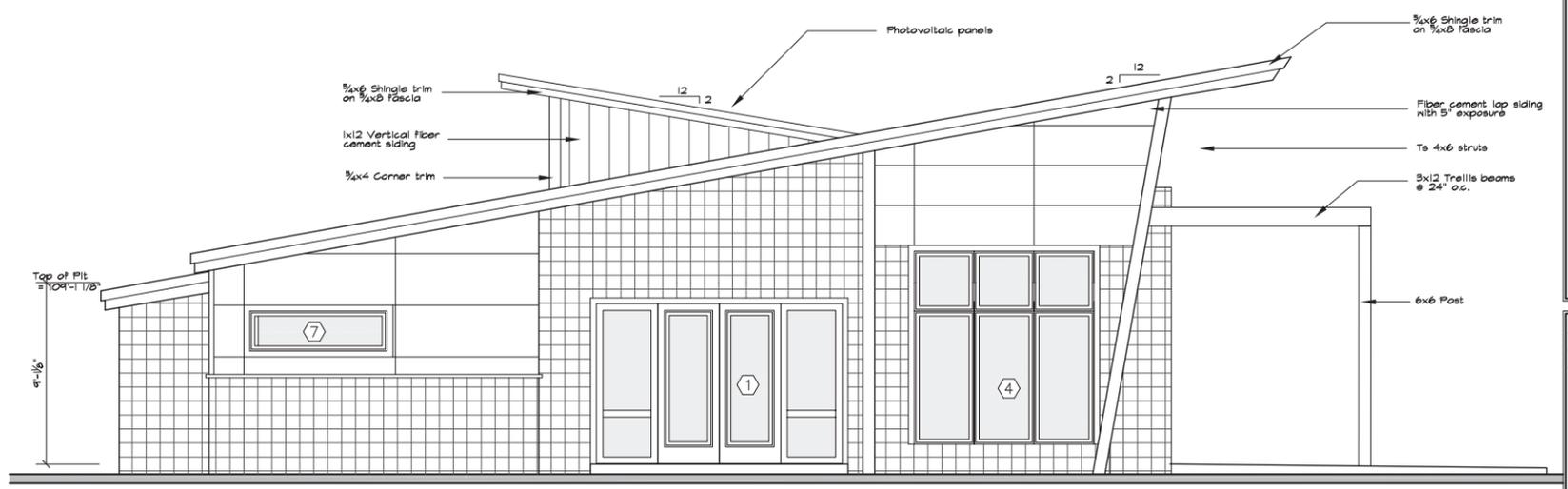
A2



SOUTH ELEVATION
1/4" = 1'-0"



WINDOW SCHEDULE
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



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ARCHITECT
2341 13th St.
BOULDER, COLORADO 80302
(303) 441-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-4
BOULDER
CO 80301
(303) 554-9591
FAX 554-9592

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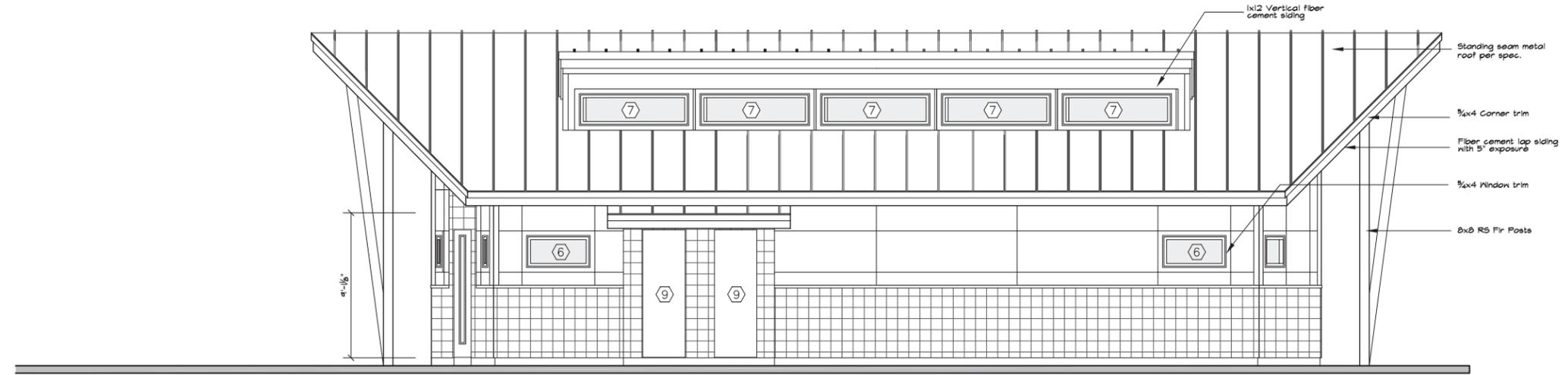
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5723 Arapahoe Suite 2B
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ELEVATIONS

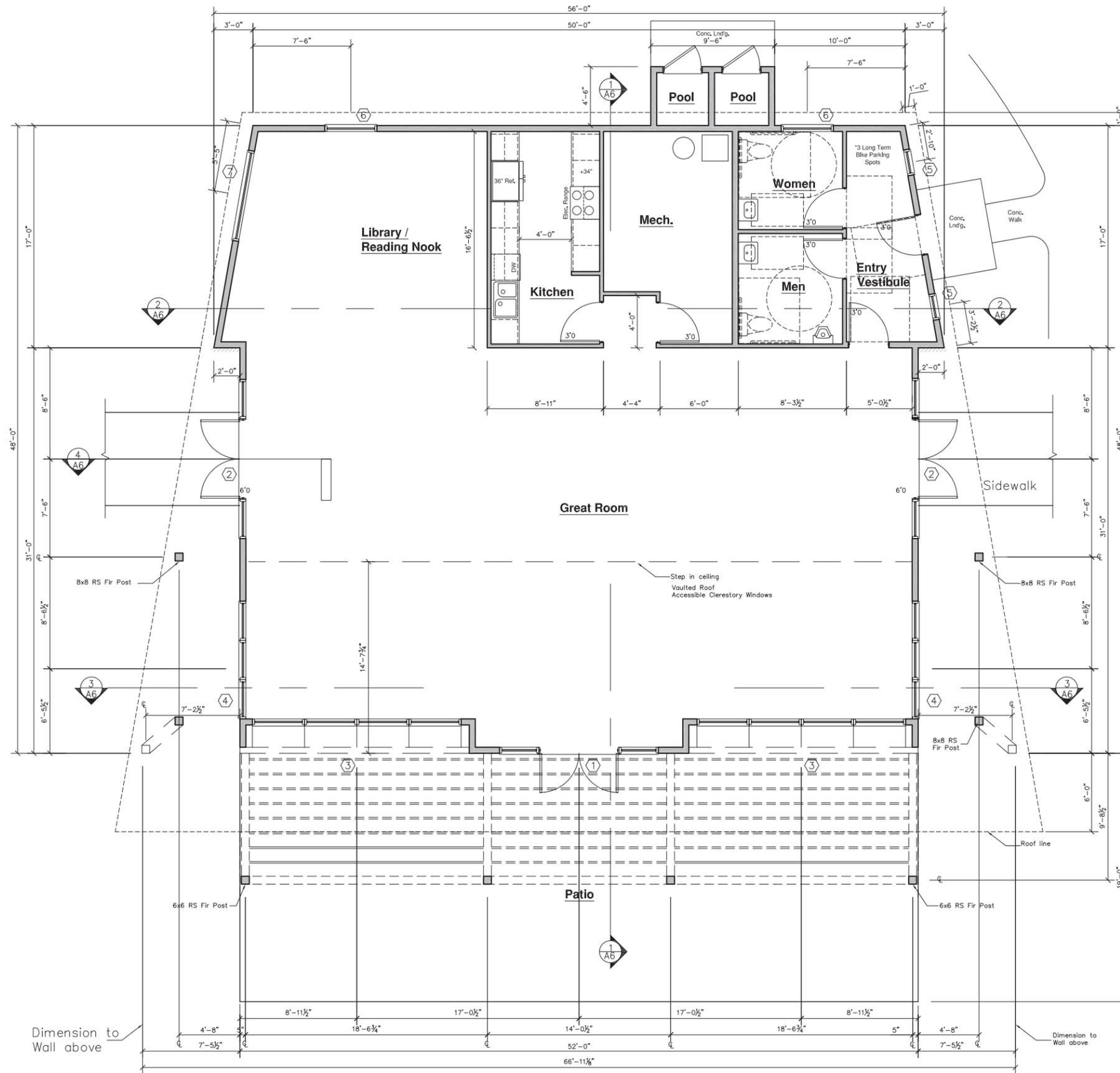
A3



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0" 2513 sf



JEREMAH W. WHITNEY
ARCHITECT
2241 13th St.
BOULDER
COLORADO 80302
(303) 442-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE P-4
BOULDER
CO 80301
(303) 554-8991
FAX 554-8992

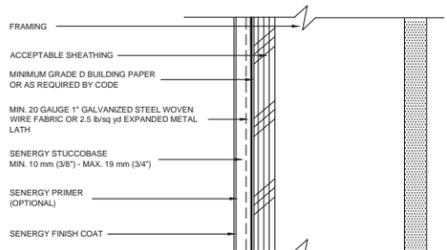
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5723 Arapahoe Suite 2B
Boulder, Colorado 80301
(303) 449-6689

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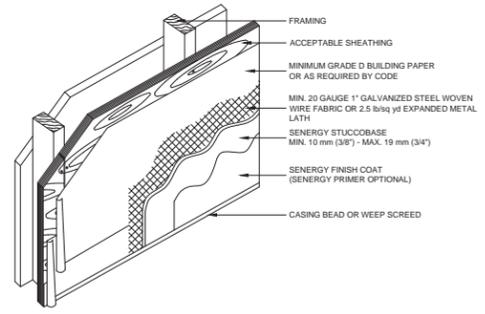
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1st FLOOR PLAN

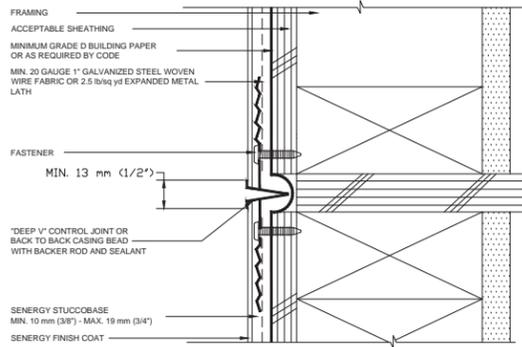
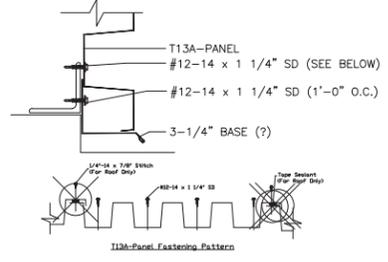
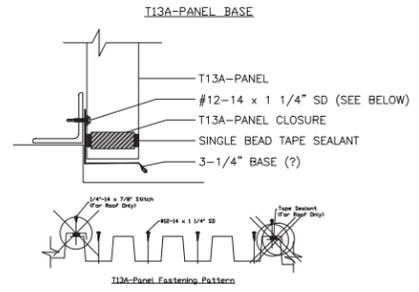
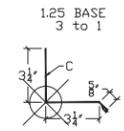
NORTH
A4



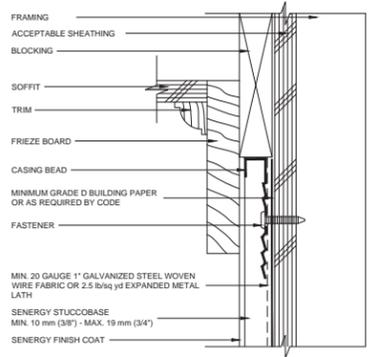
SWS-01 TYPICAL SENERGY STUCCO WALL SYSTEM APPLICATION



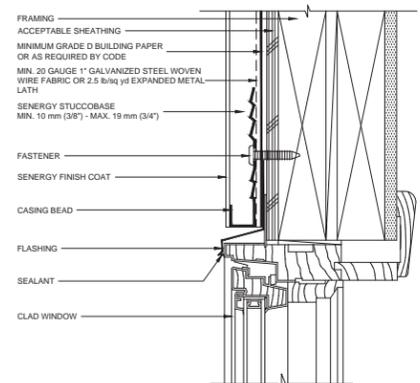
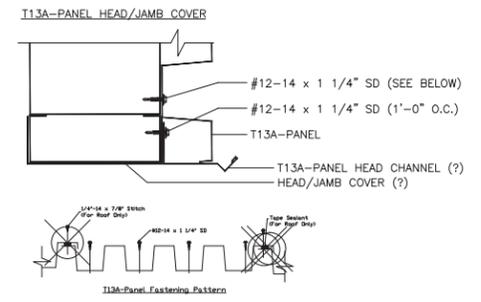
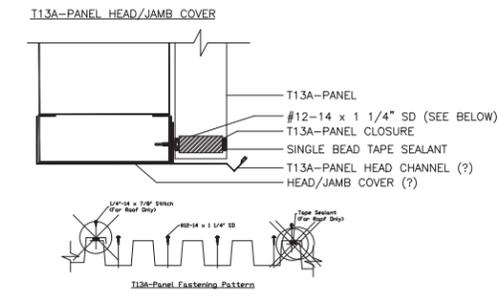
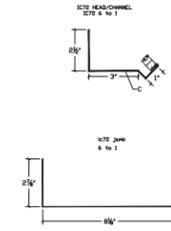
SWS-03 TYPICAL SENERGY STUCCO WALL SYSTEM (ISOMETRIC VIEW)



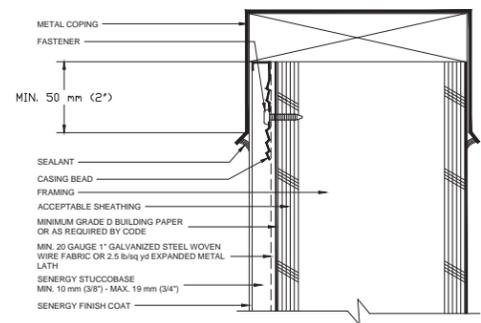
SWS-11 TYPICAL HORIZONTAL EXPANSION JOINT AT FLOOR LINE WOOD FRAME CONSTRUCTION



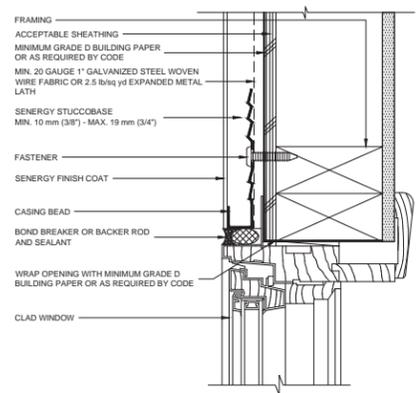
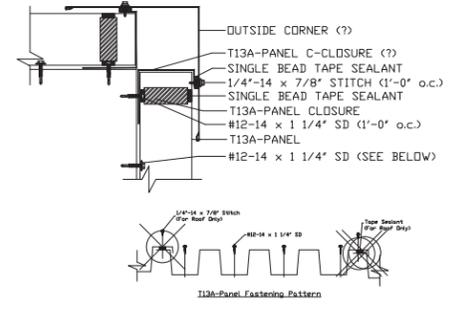
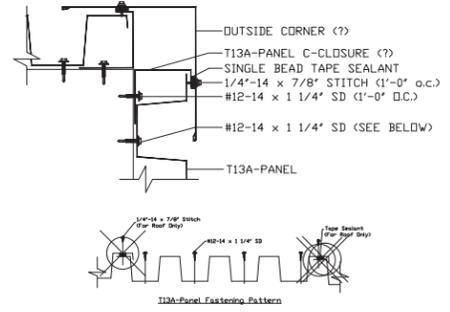
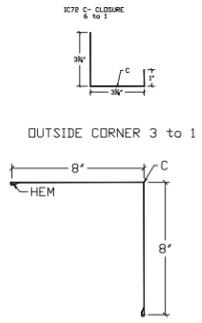
SWS-12 TYPICAL TERMINATION AT SOFFIT/GABLE END



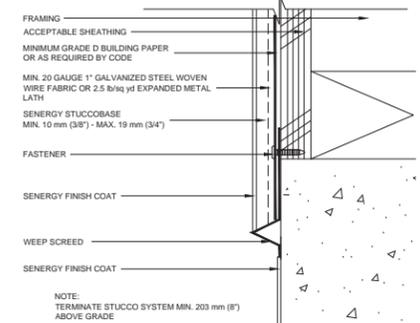
SWS-06 TYPICAL CLAD WINDOW HEAD



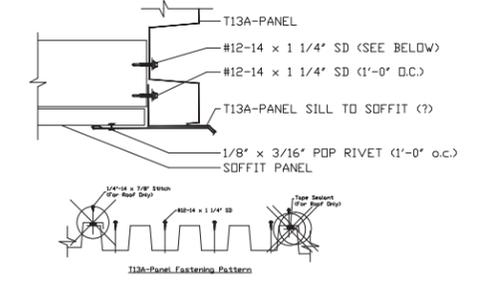
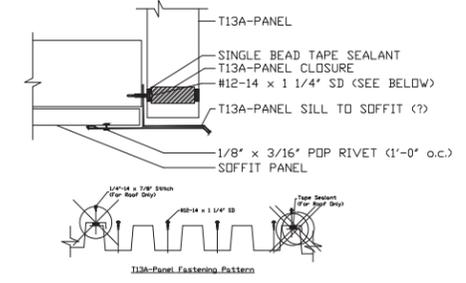
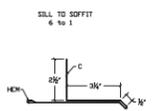
SWS-20 TYPICAL METAL COPING DETAIL



SWS-05 TYPICAL CLAD WINDOW JAMB (DI AND VIEW)



SWS-17 TERMINATION AT FOUNDATION



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ARCHITECT
ARCHITECT ADDRESS
ARCHITECT PHONE

(303) 449-8689
Boulder, Colorado 80301

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5723 Arapahoe, Suite 2B

STUCCO DETAILS



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drawn by: ck, rw
revisions:

STUCCO DETAILS

ZIP SYSTEM DETAILS ROOF AND PENETRATIONS



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ARCHITECT NAME
ARCHITECT ADDRESS
ARCHITECT PHONE

(303) 449-8889
Boulder, Colorado 80301

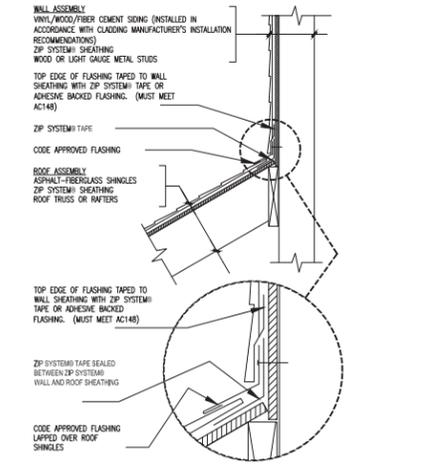
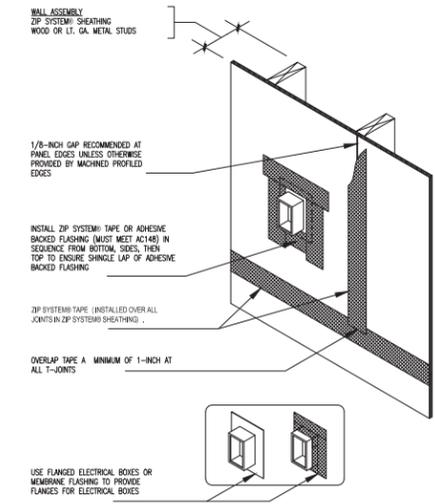
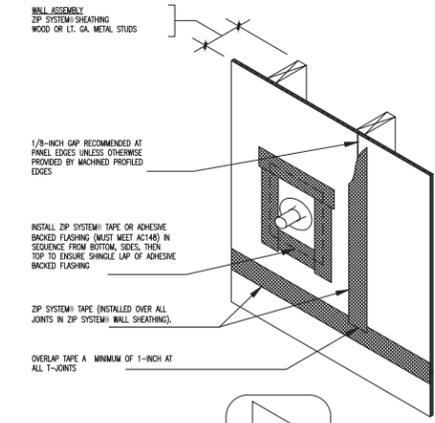
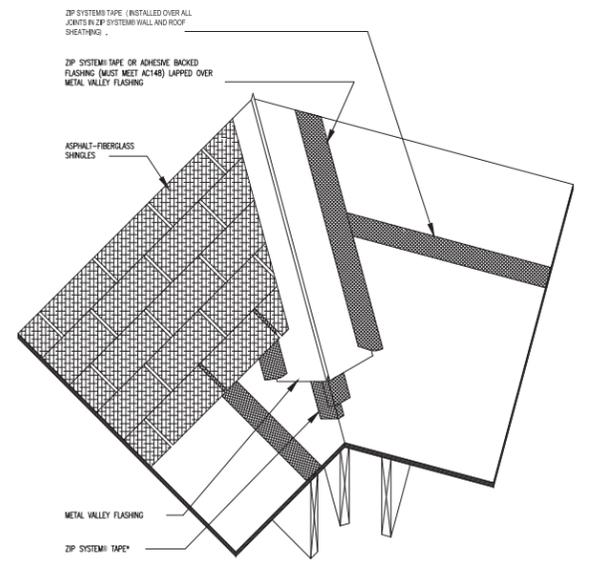
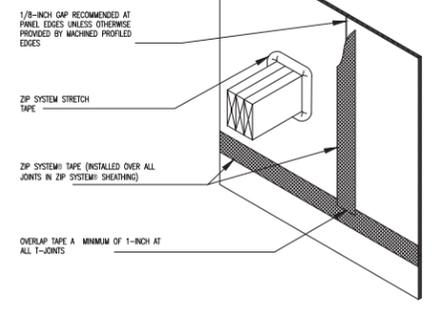
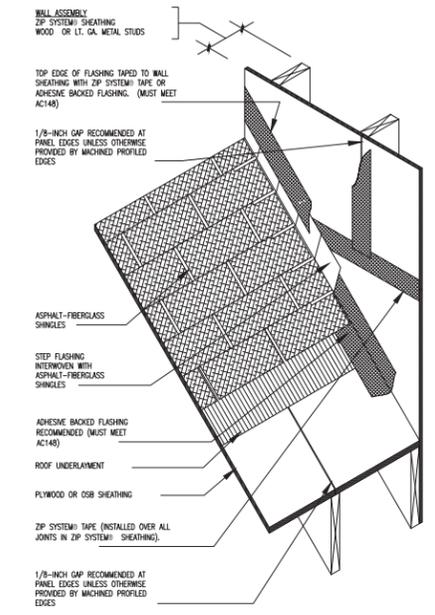
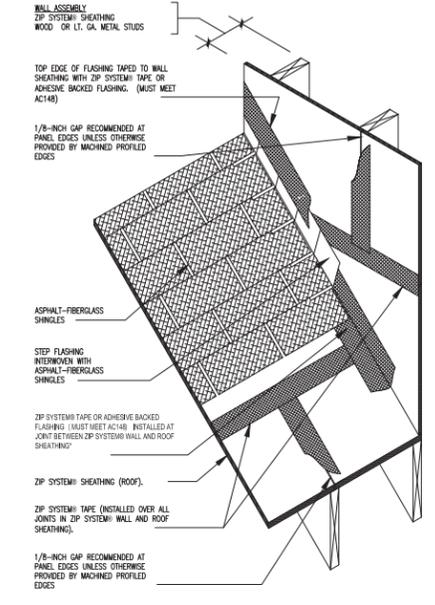
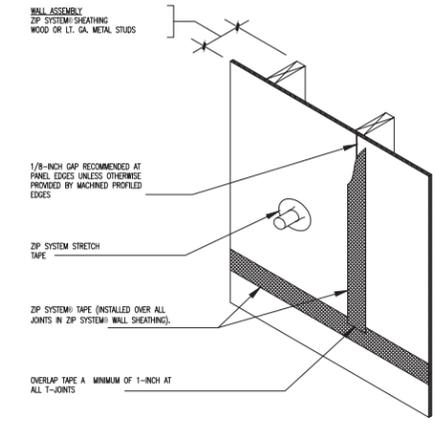
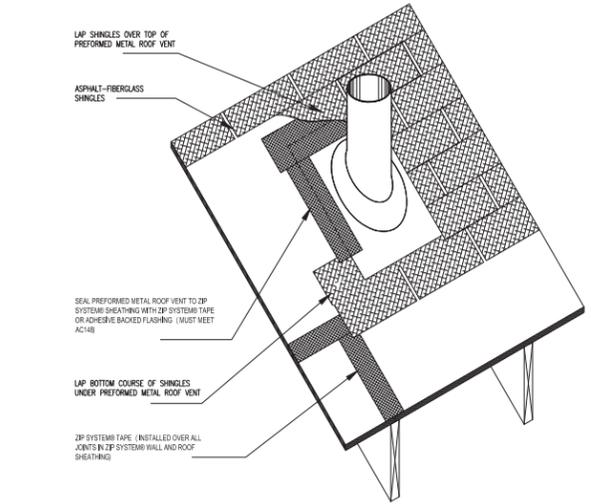
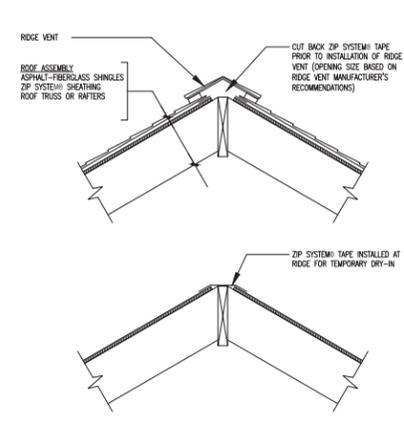
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ZIP SYSTEM DETAILS

Markel

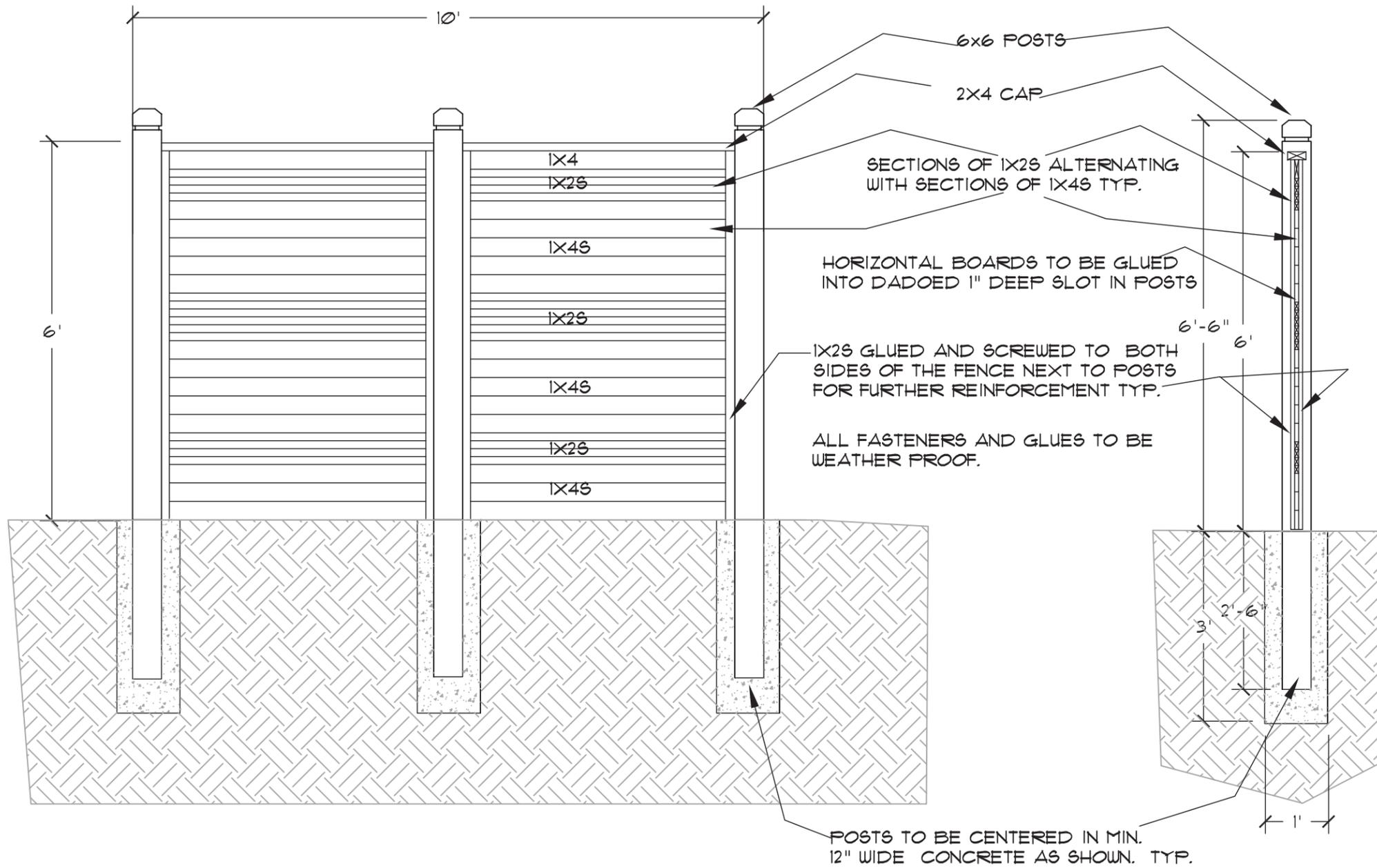
date: 09/30/16
drawn by: JM
revisions:

ZIP SYSTEM DETAILS



*ZIP SYSTEM TAPE ROOF VALLEY OPTIONS:
OPTION 1: ONE STRIP OF 6" WIDE ZIP SYSTEM TAPE OR ADHESIVE BACKED FLASHING (MUST MEET AC148) WITH 3" ON EITHER SIDE OF JOINT.
OPTION 2: TWO STRIPS OF OVERLAPPING 3.75" WIDE ZIP SYSTEM TAPE (PLACE FIRST PIECE WITH 1" OVERLAPPING JOINT AND 2.75" ON OPPOSITE FACE - REVERSE FOR SECOND PIECE)

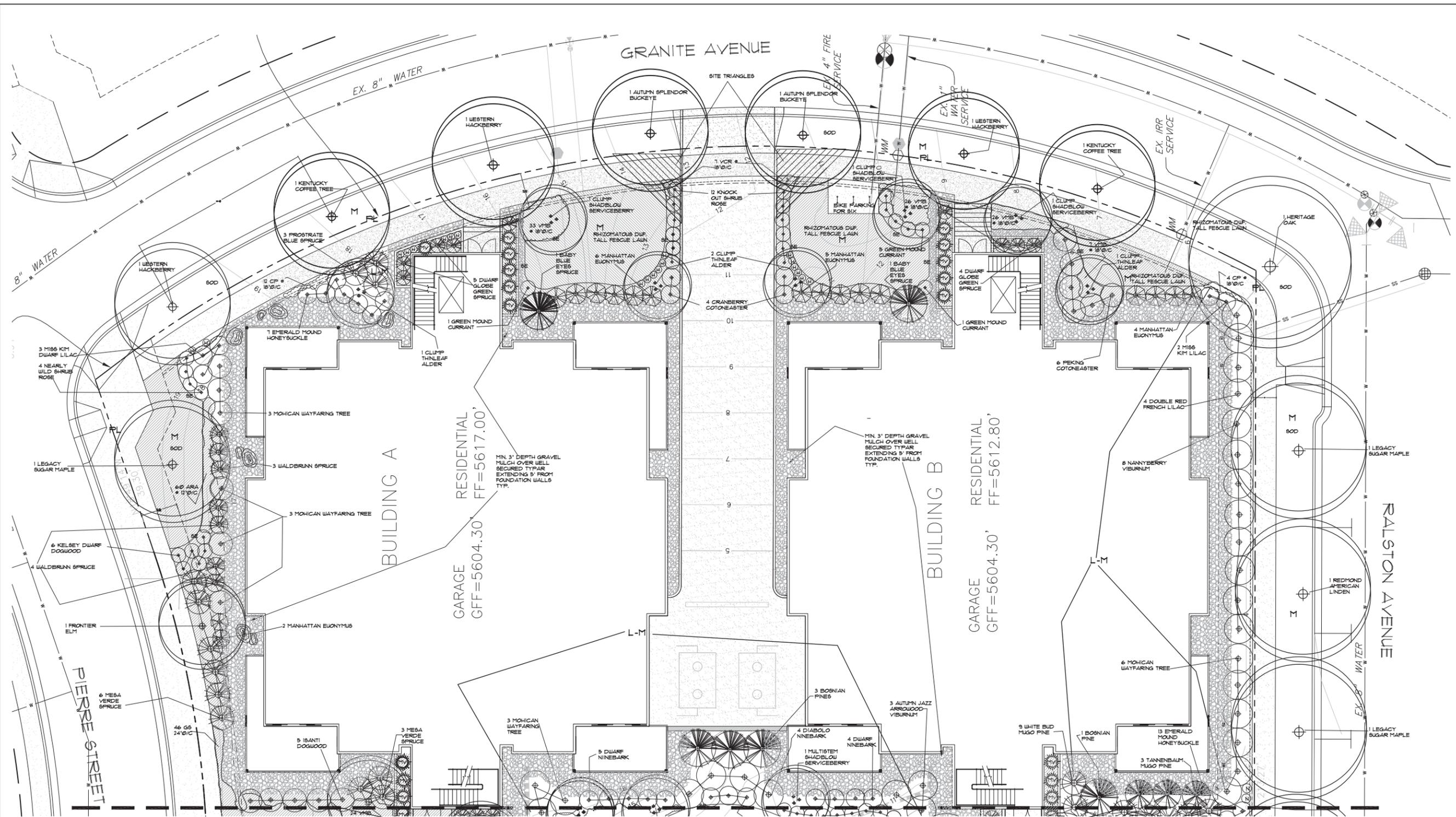
USE QUICKFLASH (RUBBER MEMBRANE FLASHING SLICES) TO PROVIDE FLANGES FOR ROUND PENETRATIONS.
*FOR MORE FLASHING OPTIONS, SEE RELATED ZIP SYSTEM LIQUID FLASHING DETAILS



DETAIL OF DUMPSTER ENCLOSURE

**PLAN FOR LANDSCAPE DEVELOPMENT, BLOCK 3, BUILDINGS A & B
 DAKOTA RIDGE VILLAGE
 BOULDER, COLORADO**

Markel
 MARKEL HOMES, INC.
 5723 ARAPAHOE RD. # 2B
 BOULDER, CO 80303

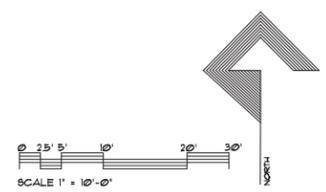


LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED CLUMP OR ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED BROADLEAF EVERGREEN SHRUB
- PROPOSED GROUNDCOVER, PERENNIAL OR VINE
- PROPOSED ORNAMENTAL GRASS
- CODED PERENNIAL
- PROPOSED STEP STONES
- LARGE DECORATIVE 'FOUND' BOULDERS
- 1/8" X 6" STEEL EDGING
- MODERATE WATER ZONE HATCHED OR LABELED
- LOW TO MODERATE WATER ZONE
- LOW WATER ZONE

NOTE: ALL AREAS ARE LOW-MODERATE OR LOW WATER USE AREAS EXCEPT WHERE HATCHED OR LABELED WITH 'M' OR 'L'

MATCH LINE



SCALE: AS SHOWN
DRAWN BY: SLE/GB
CHECKED BY: GB
PROJECT No:
ISSUE DATE: 9/30/16
REVISIONS:
REVISIONS:

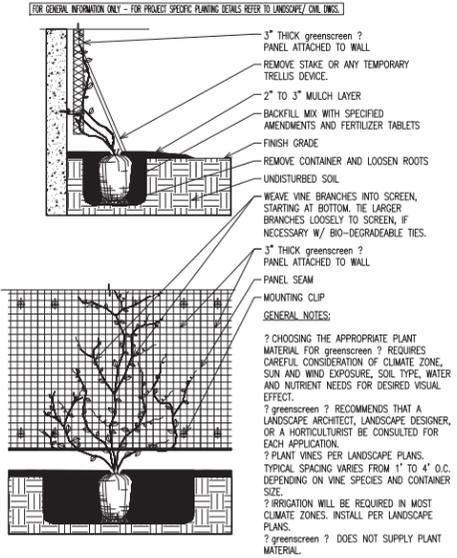
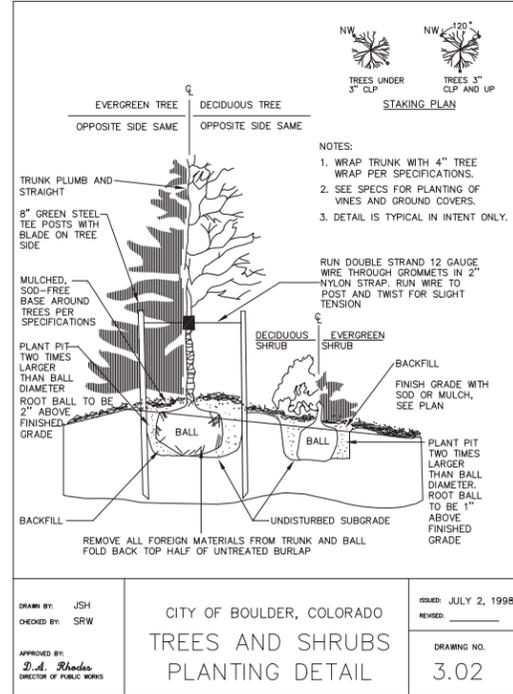
SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
L1
 SHEET
 1 OF 3

NOTES

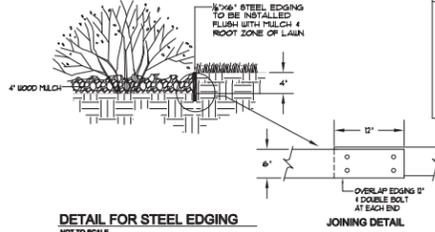
- Sod** Sod shall consist of pure stand of rhizomatous tall fescue available at Turf Master Ltd. 866-453-8311 or turfmaster@nterfld.com
- Soil Preparation**
All new planting areas shall have the soil prepared by thoroughly combining a minimum of 4 cubic yards/thousand square feet of A-1 Organics Biocomp or B.O.S.S./Black Tea compost 5 way organics into the soil to a minimum depth of 6" prior to planting except in native wetland seeding areas.
- Mulch**
All areas left bare after planting shall be mulched until plants are established and fully cover the landscaped area. A minimum of 3" depth, natural colored supreme fiber or shredded cedar mulch shall be used in all areas on the south, west and southwest facing sides of buildings and in the interior parking lot landscaped areas as well as adjacent to sidewalks. Care shall be taken not to install rock mulch or slopes where it can roll onto sidewalks and cause hazards. Rock mulch shall be laid at a minimum depth of 3". In areas where flowers and ground covers are planted a 1" deep layer of bark fines or supreme fiber shall be used. Weed barrier is not allowed. In the bottom of drainage areas only rock mulch, cobbles and the like may be used as a mulch.
All foreign shall be established in such a manner as to be non injurious to the plants and shall be sorted to eliminate pieces of unfretted wood, trash and other foreign materials. No pieces larger than 3/4" diameter and longer than 6" may be used.
- Top of grade** prior to planting must be at least 1 1/2" lower than the adjacent pavement or edging.
- Low volume irrigation system**, adequate to irrigate the new plantings according to their needs, shall be provided. Please note water zones indicated on plans. Lawn areas shall be irrigated on separate zones from other plants. Trees in the ROW and other plants located 3 feet or closer to the foundations of buildings shall be irrigated using drip type irrigation. Drip type irrigation is required on all plants except lawn.
- Maintenance**
All manicured lawn areas shall be mowed at least weekly during the growing period to a depth of no shorter than 2". A mulching lawn mower may be used as long as clippings are well chopped and distributed evenly otherwise clippings must be bagged. Lawns shall be fertilized at least once in the fall. Other fertilizer may not be necessary if mulching is employed. Edges of lawns shall be neatly trimmed the same length as the rest of the lawn. Care shall be taken to stay away from tree trunks and other non-turf plants with the trimmer and the lawn mower. If needed areas around these plants shall be hand trimmed or weeded so that mowers and power trimmers do not injure the bark and stems of these plants.
Trees shall be pruned as needed to maintain proper heights above walks, drives and streets. (Normally 8' above walks and 13' above streets.) Additionally the health of trees, shrubs and other plants within the Public ROW and Open Space Areas shall be regularly checked and maintained by a knowledgeable crew able to make decisions about fertilizing, pruning, insect and disease control. All plants shall be maintained to retain their natural habit not pruned into balls and weird shapes. Any pruning shall be conducted according to the proper Colorado industry standards.
Any shrub, flower and ground cover areas shall be checked and regularly weeded as necessary, especially during their establishment period. Flowers shall be dead headed, as needed, to maintain long term flowering.
- In cases where there is a discrepancy between the plant list and the plan, the plan rules.**
- Please see written specification for other information - available from Markel Homes.**

LIST OF NEW PLANT MATERIALS



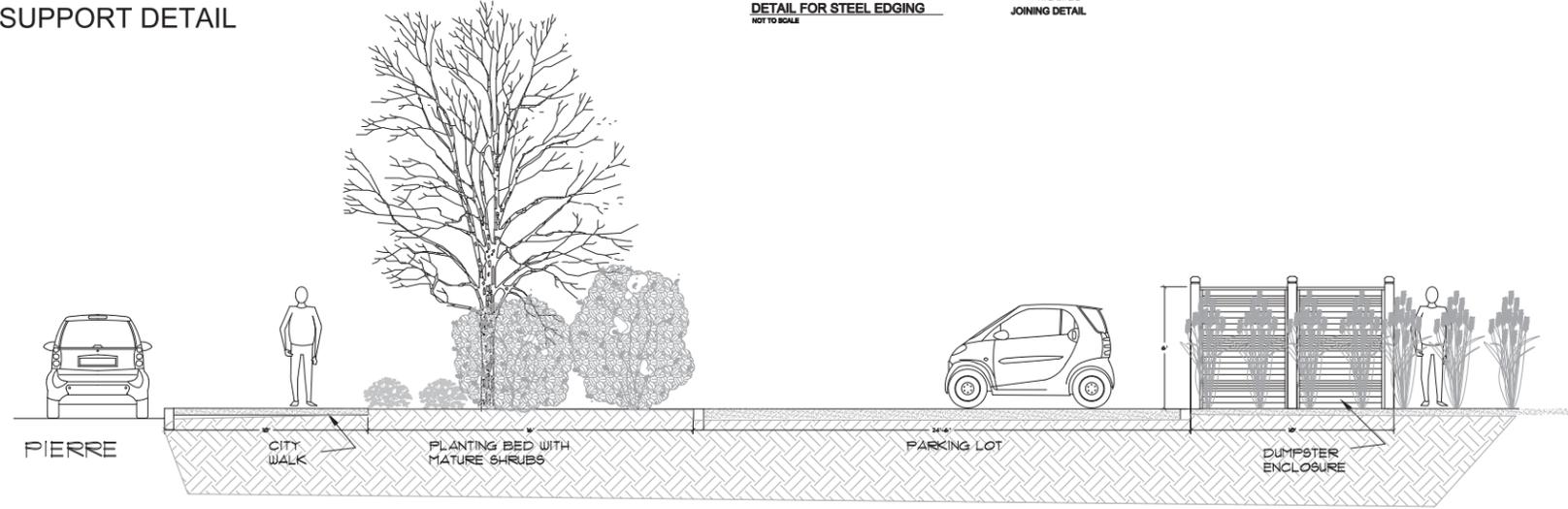
COLOR LINE WEIGHTS:
 RED - 0.60
 YELLOW - 0.40
 MAGENTA - 0.35
 GREEN - 0.30
 CYAN - 0.25
 COLOR 30 - 0.10
 COLOR 8 - 0.15
 COLOR 9 - 0.15

NOTE:
 *SPECIFIC ENGINEERING MAY BE REQUIRED BASED ON SITE SPECIFIC CONDITIONS, LOCAL WIND LOAD, AND VERTICAL HEIGHT OF FENCE/SCREEN.
 *VERIFY PANEL SPAN AND CLIP SPACING FOR ALL ROOFTOP INSTALLATIONS AND ALL INSTALLATIONS 20' ABOVE GRADE.
 *SECTION AND ELEVATION - TYPICAL FOR WALL MOUNTED APPLICATION. DETAIL SIMILAR FOR STEEL MOUNTED PANELS.



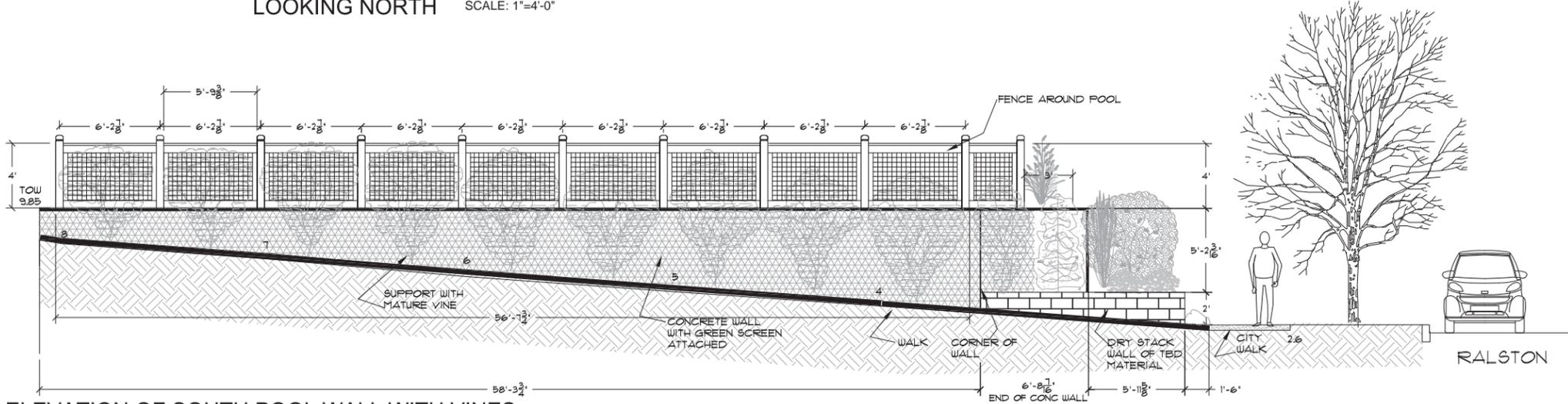
GREENSCREEN VINE SUPPORT DETAIL

SCALE: 1"=2'-0"



ELEVATION OF DUMPSTER IN RELATIONSHIP TO THE WALK AND STREET

LOOKING NORTH SCALE: 1"=4'-0"



ELEVATION OF SOUTH POOL WALL WITH VINES

SCALE: 1"=4'-0"

SUMMARY CHART

DRV BLOCK 3, NORTH OF DETENTION POND			
Summary Chart of Landscape Calculations			
	required	provided	
Total sf area within PL	54806.35 SF		
Total sf buildings within PL	20555 SF		
Total sf of pool and pool deck	4053.23 SF		
Total sf of parking lot	1885 SF		
Total landscaped area within PL including gravel and walks (excludes buildings, parking area, pool and pool deck)	28313.12 SF		
Total number of parking stalls	2		
Total interior parking lot landscaping	na		
Total perimeter parking lot landscaping	included with other landscaping		
Total number of street trees in ROW	as many street trees as space allowed	17	15
Total trees inside PL counting toward required street tree number			3
Total number of trees within PL (including evergreen trees) not counted toward street tree numbers		19	54
Total number of shrubs		94	309
Total quantity of plant material	see provided list		1108



DETAILS FOR LANDSCAPE DEVELOPMENT, BLOCK 3
DAKOTA RIDGE VILLAGE
BOULDER, COLORADO



SCALE: AS SHOWN
DRAWN BY: SLE/GBN
CHECKED BY: GB
PROJECT No:
ISSUE DATE: 9/30/16
REVISIONS:
REVISIONS:

SHEET TITLE:
 DETAILS, NOTES & LISTS

SHEET NUMBER:
L3
 SHEET
 3 OF 3

Case #: LUR2015-00113

Project Name: Dakota Ridge
Village, Phase 1, Block 3

Date: Oct. 11, 2016

CRITERIA FOR REVIEW**V. CITY CODE CRITERIA CHECKLIST****Section 9-2-14(m) Amendments to Approved Site Plans:**

- (1) No proposal to modify, structurally enlarge, or expand any approved site review, other than a minor modification or minor amendment, will be approved unless the site plan is amended and approved in accordance with the procedures prescribed by this section for approval of a site review, except for the notice and consent provisions of this subsection.
- (2) No proposal to modify, structurally enlarge, or expand that portion of a building over the permitted height will be approved unless the site plan is amended and approved in accordance with the procedures prescribed by this section for approval of a building above the permitted height.
- (3) If an applicant requests approval of an amendment to an approved site plan, the city manager shall provide public notice pursuant to Section 9-4-3, "Public Notice Requirements," B.R.C. 1981.
- (4) The owners of all property for which an amendment is requested shall sign the application.

Section 9-2-14(h), B.R.C. 1981, "Site Review"

No site review application shall be approved unless the approving agency finds that:

(1) Boulder Valley Comprehensive Plan:

- (A)** The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

Staff finds that the development proposal, on balance, is consistent with the goals and intent of the BVCP and Site Review criteria. The proposal is found to be generally consistent with the zoning and the BVCP land use designation densities. The project supports opportunities for a variety of housing types and is generally consistent with established neighborhood character.

Specifically, the project has been found to meet the following BVCP policies:

- 1.19 Jobs:Housing Balance
- 2.03 Compact Development Pattern
- 2.09 Neighborhoods as Building Blocks
- 2.10 Preservation and Support for Residential Neighborhoods
- 2.14 Mix of Complimentary Land Uses
- 2.30 Sensitive Infill and Redevelopment
- 2.31 Design of Newly-Developing Areas
- 2.37 Enhanced Design for Private Sector Projects
- 7.06 Mixture of Housing Types
- 7.09 Housing for Full Range of Households

Staff finds that the general layout of the development is appropriate in that it qualifies as an infill development that is sensitive to the surrounding development.

Refer to checklist below for analysis regarding consistency with the North Boulder Subcommunity Plan.

(B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

(i) The density permitted in the Boulder Valley Comprehensive Plan, or,

The site is designated for a Medium Density Residential land use and the density is not permitted to exceed 14 dwelling units per acre. At 12.7 dwelling units per acre, the project would conform to this density.

N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

(C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques require to meet other site review criteria.

The development would not be rendered infeasible in meeting the BVCP policies or the site review criteria based upon the requirements and recommendations made within these comments.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

(A) Open Space: Open space, including, without limitation, parks, recreation areas, and playgrounds:

(i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

The site includes greenspace, landscape areas and a community pool, which will provide accessible and function open space for residents and visitors to the site.

N/A (ii) Private open space is provided for each detached residential unit;

The project does not contain any detached units. However, private open space will be provided for each dwelling unit.

(iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (*Cynomys ludovicianus*), which is a species of local concern, and their habitat;

There are no identified natural features or species of concern on the property.

- ✓ (iv) The open space provides a relief to the density, both within the project and from surrounding development;

Landscape areas around the buildings, open space around the swimming pool and an adjacent grass outlot will provide relief to the density of the development.

- ✓ (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

The proposed swimming pool is large and will be open to residents of the site and to a membership of 30 individuals within the Dakota Ridge area shown within the approved plans.

- ✓ (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

No environmental features or natural areas exist on the property.

- ✓ (vii) If possible, open space is linked to an area- or city-wide system.

Public sidewalks will be built around the perimeter of the development and will connect to existing sidewalks in the Dakota Ridge neighborhood.

N/A (B) *Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)*

✓ (C) *Landscaping*

- ✓ (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The landscape plan includes a variety of plantings that will provide color and contrast to the hard surface areas of the pool and along the walkways on the site.

- ✓ (ii) Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

There are no identified important native species, healthy, long lived trees, plant or animal species of concern on the site.

- ✓ (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

The proposed plantings exceed the minimum requirements of the landscaping regulations consistent with this criterion.

- ✓ (iv) The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes, to enhance architectural features and to contribute to the development of an attractive site plan.

Ornamental and evergreen trees as well as ground plantings are proposed along all adjacent roadways and will provide for attractive streetscapes enhancing the architectural features of the buildings that face the street.

- ✓ (D) **Circulation:** Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

- ✓ (i) High speeds are discouraged or a physical separation between streets and the project is provided;

Aside from a small parking area and drive to access structured parking beneath the structures, there is little circulation on the site that could be conducive to high speed travel.

- ✓ (ii) Potential conflicts with vehicles are minimized;

Vehicular areas on the site are minimized and designed for enhanced visibility and traffic calming to reduce the potential for any vehicular conflicts.

- ✓ (iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;

The site was originally approved as part of the Dakota Ridge development and does not include any requirements for bikeways, pedestrianways etc. It would nevertheless include pedestrian walkways on the site and sidewalks at its perimeter that would connect to the existing sidewalks within Dakota Ridge.

- ✓ (iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;

Walkability on the site will be supported by pedestrian walkways and sidewalks and long term and short term bicycle parking are positioned in convenient locations for residents and visitors to the development.

- ✓ (v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;

A Transportation Demand Management (TDM) plan is required as part of the development and includes bicycle parking in excess of requirements and participation within the NECO bus pass program.

- ✓ (vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;

See (iv) above.

- ✓ (vii) The amount of land devoted to the street system is minimized; and

Other than a small surface parking area and a short drive to access parking under the buildings, the amount of land devoted to vehicles or streets is greatly minimized.

- ✓ (viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.

The site will accommodate parking beneath the building, bike parking in the garage and at surface level and includes pedestrian pathways through the site. The garages are confined to the lower levels of the buildings and will thus confine the impacts of noise and exhaust.

✓ (E) **Parking**

- ✓ (i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

Internal stairwells into the structured parking spaces will provide convenient access to parking and vehicular areas while also providing appropriate separation for safety and aesthetic reasons.

- ✓ (ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

The majority of parking areas on the site are confined to two nearly subterranean parking garages which greatly minimize the amount of land devoted to parking purposes.

- ✓ (iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and

As stated above, most of the parking areas on the site are not visible at surface level and the parking area that is provided for the community building is minimized to necessary accessible parking spaces and is well landscaped to enhance its appearance.

- ✓ (iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in subsection 9-9-6(d), and section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

See (iii) above.

✓ (F) **Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area**

- ✓ (i) The building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area;

In all, the proposed project represents infill development that is compatible with the surrounding low and medium density residential in the area.

Mass and Scale: The buildings range from one-story to three-story and are articulated to reduce any sense of mass. The massing and scale will be compatible with the existing character of the area as a result.

Orientation: The buildings will orient to the north and south and to adjacent streets which matches the majority of buildings within the Dakota Ridge development.

Architecture: The Dakota Ridge development is a mix of contemporary and traditional architecture that blend together with common elements and color. The proposed project will be predominantly contemporary, but will fit in well with the surrounding architecture.

Configuration: The configuration of buildings on the lot are appropriate with buildings addressing the street and framing open spaces within the site.

Height: The buildings are proposed at 35-feet and will match the allowable height of other buildings the neighborhood and will, thus be compatible with the character of the area. Also see discussion below under criterion (ii).

- ✓ (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans or design guidelines for the immediate area;

The buildings will comply with the 3-story and 35-foot limit of the zoning district and will match the height of existing buildings of the area.

- ✓ (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

With the exception of an undeveloped outlot to the south, the property includes the entire block and will not have any shadow impacts on adjacent properties.

- ✓ (iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;

The project will be compatible with its surroundings with its use of stone veneer, board and baton, and stucco accents and will be attractively landscaped to blend into the neighborhood. Signage and lighting will be evaluated at later permit stages, but will be required to be consistent with the land use code.

- ✓ (v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

The project includes high quality materials and window glazing on every level including the garage level, which with attractive perimeter landscaping will be conducive to the pedestrian experience consistent with this criterion.

- ✓ (vi) To the extent practical, the project provides public amenities and planned public facilities;

Public facilities or amenities are not required for the site. A community pool for Dakota Ridge members would be a key component of the project.

- ✓ (vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

The Dakota Ridge neighborhood contains single-family homes, townhomes and apartments and has a high percentage of different housing types. The proposed stacked flats in the subject location will add to this diversity.

- ✓ (viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

Construction plans will be required at time of building permit to demonstrate that building codes are met with respect to noise minimization. The arrangement of units at this stage is determined to be appropriate to ensure livability.

- ✓ (ix) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

A detailed lightning plan will be required at time of Technical Documents and will be required to meet section 9-9-16, "Outdoor Lighting," B.R.C. 1981.

- ✓ (x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

The project will be compatible with its surroundings with its use of stone veneer, board and baton, and stucco accents and will be attractively landscaped to blend into the neighborhood.

- ✓ (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

The applicant has indicated intent to do a Net-Zero Community building, utilizing solar hot water to heat the pool, around 20% of the monthly BTU's and conserving water through a drip system to individual plants and a rain sensor.

- ✓ (xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

The project will present a sense of permanence and will include appropriate detailing with its use of stone veneer, board and baton, and stucco accents and will be attractively landscaped to blend into the neighborhood.

- ✓ (xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

The site has a mild slope on it and descends from west to east. The buildings would conform to the natural contours of the land and cut and fill is the minimum necessary to minimize cut and fill.

- N/A (xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and

- N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

- ✓ (G) **Solar Siting and Construction:** For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:

- ✓ (i) **Placement of Open Space and Streets:** Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

The primary open space of the project is located south of the proposed residential buildings and will minimize the possibility of buildings being located to the south such that shading of the subject buildings would occur.

- ✓ (ii) **Layout and Building Siting:** Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.

The lot is not proposed for reconfiguration or subdivision.

- ✓ (iii) **Building Form:** The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

The majority of rooflines of the building are either flat or slope to the south. This form would be conducive to solar panel installation on the buildings.

- ✓ (iv) **Landscaping:** The shading effects of proposed landscaping on adjacent buildings are minimized.

The landscape plan takes into account potential for shading in the future with its positioning larger trees along the streetscapes away from the buildings and placing ornamental trees closer to the buildings.

N/A (H) Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

N/A (I) Land Use Intensity Modifications

N/A (i) Potential Land Use Intensity Modifications:

(a) The density of a project may be increased in the BR-1 district through a reduction of the lot area requirement or in the Downtown (DT), BR-2, or MU-3 districts through a reduction in the open space requirements.

(b) The open space requirements in all Downtown (DT) districts may be reduced by up to one hundred percent.

(c) The open space per lot requirements for the total amount of open space required on the lot in the BR-2 district may be reduced by up to fifty percent.

(d) Land use intensity may be increased up to 25 percent in the BR-1 district through a reduction of the lot area requirement.

N/A (ii) Additional Criteria for Land Use Intensity Modifications: A land use intensity increase will be permitted up to the maximum amount set forth below if the approving agency finds that the criteria in paragraph (h)(1) through subparagraph (h)(2)(H) of this section and following criteria have been met:

N/A (J) Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District

N/A (K) Additional Criteria for Parking Reductions: The off-street parking requirements of section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, may be modified as follows:

N/A (L) Additional Criteria for Off-Site Parking: The parking required under section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

NORTH BOULDER SUBCOMMUNITY PLAN

Development Guidelines for All Neighborhoods

Building and Site Design

- ✓ Locate compatible building types to face one another across streets. Change design rules at rear or side property lines rather than down the middle of the street.
- ✓ Position houses so that their front doors and front yards face the street.
- ✓ Leave front yards open wherever possible. When front yard fences are provided, they should be low and open.
- ✓ Design houses so that garage doors do not dominate the front facade. Locate garage doors no less than 20' behind the principal plane of the front of the houses; detached garages are preferred.

- ✓ Except in areas recommended for low density rural-type character, position buildings close to the street to create a more pedestrian friendly atmosphere. Rather than a conventional "setback", create a "build-to" line. Provide high quality building design with attention to detail. Avoid monotonous building designs: include human scale features such as porches, varied building elevations, and varied sizes and styles.
- ✓ Plant street trees along all streets at the time of development or redevelopment of any property.
- N/A** Design streets to be as narrow as possible.
- ✓ In higher density areas where parking lots are needed, design the lots so that they are small and clustered. Locate parking in the back of buildings, not in the front.
- ✓ Use alleys wherever possible to provide a "service" side to properties. Reduce curb cuts and sidewalk interruptions on the "public" side of lots.

Transportation Connections

- N/A** Comply, at a minimum, with the Transportation Plan in section 8.
- N/A** Design streets to be multi-purpose public spaces--comfortable for the pedestrian and bicyclist--not just as roads for cars.
- N/A** Avoid using flag lots or culs de sac.

From: [Polly Jessen](#)
To: [Walbert, Sloane](#)
Subject: 650 Terrace Ave.
Date: Sunday, December 06, 2015 3:48:30 PM

I am interested in receiving notice and more information regarding the amendment to approved site plans for this location. A map would be most helpful and the program for the building. For example, what is the size and configuration of the pool area. Indoor or out? Average size of condos? Thank you!

[Polly Jessen](#)
Kaplan Kirsch & Rockwell LLP
1675 Broadway #2300
Denver, CO 80202
pjessen@kaplankirsch.com
303.825.7000
<http://www.kaplankirsch.com>



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Please consider our environment before printing this email

12/10/15 650 Terrace Ave.

Call with Julie Conagan

Concerns

Developer is building community center, pool is managed and funded by master association.

Concerns about method of funding and plans for pool. Noise and traffic from pool. Liability insurance, upkeep, maintenance of pool – how this will be managed. Concerned about use of the reserves. Have they anticipated change orders in estimate? Cost of construction is always higher than the estimate. Are they leaving themselves in solid financial standing? Not totally against project but has concerns.

Groundwater was on site after flood.

Subsidization of affordable home owners by master's association. Is this ethical?

Lives in large condo association, this association ends up contributing a large amount to the master HOA. Have own costs on top of the master's association. Should have input in master HOA's costs.

Just wants to make sure that the project is successful.

From: [Alan Dale](#)
To: [Walbert, Sloane](#)
Subject: Comments/Questions re: Project name: Dakota Ridge Village
Date: Tuesday, December 08, 2015 11:43:02 AM

RE: LUR2015-00113

To Whom It May concern:

Regarding the above proposed development in Dakota Ridge Village--

I urge the City to stay with the original "civic use" zoning for this property and not open the property to a swimming pool/community house/condominium development that would benefit relatively few people while asking area homeowners to pay for the upkeep/maintenance via HOA dues. My understanding is that a separate location has been identified for a Dakota Ridge specific community center/clubhouse and that the property in the proposal is intended for a "civic use."

Question: What population is the purposed pool and community center intended to benefit? It does not appear that it will benefit the North Boulder community.

When homeowners purchased homes in the Dakota Ridge Community the marketing materials distributed by the developer (Markel Homes) stated that this property was set aside for a civic or community use (meaning North Boulder or Boulder generally).

Sincerely,

Alan Dale
Dakota Ridge Village

From: [Jim Heuck](#)
To: [Walbert, Sloane](#)
Subject: DAKOTA RIDGE VILLAGE-Review# LUR2015-00113
Date: Friday, December 04, 2015 8:10:59 PM

Dear Ms. Walbert,

I am writing to you concerning the application for the the Dakota Ridge Village community center. I believe the city should not approve this project because the Dakota Ridge Master HOA does not realize the financial impact this development will have on residents living in in the Dakota Ridge condos. As a current resident living in one of the affordable units our family pays \$330.00 in HOA dues a month. With this proposed community center it will eventually put us close to or over \$400 in HOA fee's a month in the next couple years. I feel additional living units would be a better choice for Dakota Ridge residents. I also feel Boulder has plenty of quality pools and recreation centers for Dakota Ridge residents to use and enjoy.

Sincerely,

Jim Heuck
979 Laramie Blvd.
Unit G
Boulder, CO 80304
720.217.4721

From: ron.rovtar
To: Walbert.Sloane
Subject: LUR2015-00113
Date: Monday, November 30, 2015 4:59:53 PM

Hey Sloane:

The Map of Development Review Cases shows that a community center and 16 condos have been proposed for Dakota Ridge. However, when I click on the accompanying documents, I get a "Forbidden" message. Is it possible for me to get at least the Site Development Plans and the Architectural Plans?

Kind regards,
Ron Rovtar
Front Range Real Estate, Ltd

Ron Rovtar

[Website](#)
Cherry Creek Properties
303.981.1617
ron@rovtar.com

EcoBroker
CERTIFIED

From: [Linda F. Toukan](#)
To: [Walbert, Sloane](#)
Subject: NO on LUR2015-00113
Date: Thursday, December 03, 2015 6:50:35 PM

NO on LUR2015-00113

instead would prefer garden area for meditation and 'spiritual' bldg, such as a church because:

1. already have several areas for kids - would like to see area, such as gardens, for adults
2. w/all the hate and terrorism in the world, it would be nice to have a spiritual center/area teaching and inspiring non-violence and outside area for peaceful meditation/contemplation
3. church would be far less costly in terms of maintenance, reserves, mgmt, etc. and **cause less upward pressure on HOA fees** since not owned by Master HOA - **we have 20% as Affordable Housing units**, many are **already burdened w/HUGE and out-of-control HOA fees (\$300 - \$400+ unit)** and so far it's cost us over \$130,000 even before anything has been built

From: [Linda F. Toukan](#)
To: [Walbert, Sloane](#)
Subject: Re: NO on LUR2015-00113
Date: Monday, December 07, 2015 11:55:39 AM

I'd also like to add the smell of chlorinated water as another negative and reason for voting NO - unnatural, chemical smell, unfitting w/foothills backdrop

thank you

From: "Walbert, Sloane" <WalbertS@bouldercolorado.gov>
To: Linda F Toukan <LToukan@yahoo.com>
Sent: Monday, December 7, 2015 11:45 AM
Subject: RE: NO on LUR2015-00113

Will do. Thanks Linda.

Sloane Walbert

Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791
(303) 441-4231 Direct
WalbertS@bouldercolorado.gov

From: Linda F Toukan [mailto:ltoukan@yahoo.com]
Sent: Monday, December 07, 2015 11:15 AM
To: Walbert, Sloane
Subject: Re: NO on LUR2015-00113

Please include these add'l points for my voting NO on a Club House w/pool:

- The developer is marketing these condos for seniors/retirees/older people (e.g. elevators in bldgs), so a peaceful, more serene adjacent setting is more inline w/developer's target mkt instead of a club house & pool filled w/screaming kids and all the extra traffic these types of bldgs will generate
- the City already has a recreation center w/pool on Broadway, just a couple of miles south of Dakota Ridge
- a church or spiritual center usually is constructed w/rooms,

classrooms, where we could hold our annual mtgs at minimal cost, in addition to other community activities

- **church/spiritual center w/meditative gardens** is more greatly needed, **far more sustainable**, far less costly and far less of a burden on the 20% of our affordable housing segment than costs associated w/clubhouse & pool - maintenance, reserves, operational expenses - **clubhouse w/pool has already cost us over \$130,000 and ground has not yet even been broken ... what does this portend for future**
- far less lighting and noise pollution w/church & gardens, more synergistic w/surroundings of foothills as a backdrop to our community
- far less traffic, less parking congestion

Thank you

From: "Walbert, Sloane" <WalbertS@bouldercolorado.gov>
To: Linda F Toukan <LToukan@yahoo.com>
Sent: Monday, December 7, 2015 10:47 AM
Subject: RE: NO on LUR2015-00113

Dear Linda,

Thank you for the feedback. Your comments will be taken into consideration during staff's review and will be forwarded to the Planning Board. I will also be sure to keep you updated of the project's progress.

Sloane Walbert
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Boulder, CO 80306-0791
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WalbertS@bouldercolorado.gov

From: Linda F Toukan [<mailto:ltoukan@yahoo.com>]
Sent: Thursday, December 03, 2015 6:50 PM
To: Walbert, Sloane
Subject: NO on LUR2015-00113

NO on LUR2015-00113

instead would prefer garden area for meditation and 'spiritual' bldg, such as a church because:

1. already have several areas for kids - would like to see area, such as gardens, for adults
2. w/all the hate and terrorism in the world, it would be nice to have a spiritual center/area teaching and inspiring non-violence and outside area for peaceful meditation/contemplation

3. church would be far less costly in terms of maintenance, reserves, mgmt, etc. and cause less upward pressure on HOA fees since not owned by Master HOA - **we have 20% as Affordable Housing units**, many are already burdened w/HUGE and out-of-control HOA fees (\$300 - \$400+ unit) and so far it's cost us over \$130,000 even before anything has been built

From: [Linda F. Toukan](#)
To: [Walbert, Sloane](#)
Subject: Re: NO on LUR2015-00113
Date: Monday, December 07, 2015 11:17:11 AM

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of foothills as a backdrop to our community

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To: Walbert, Sloane
Subject: NO on LUR2015-00113

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