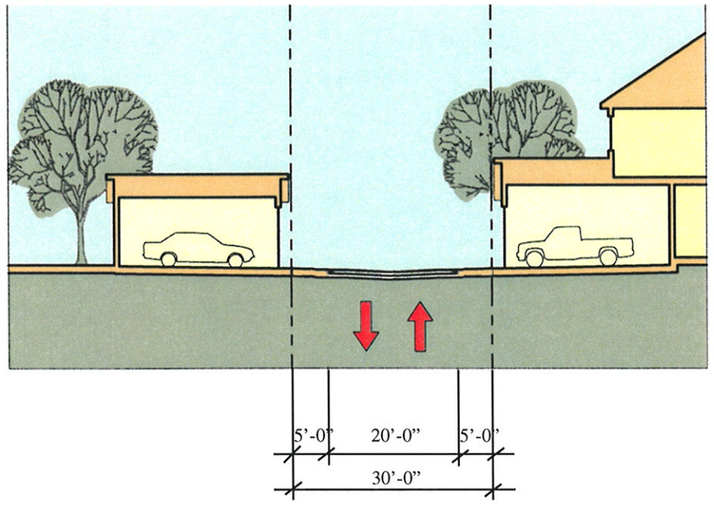
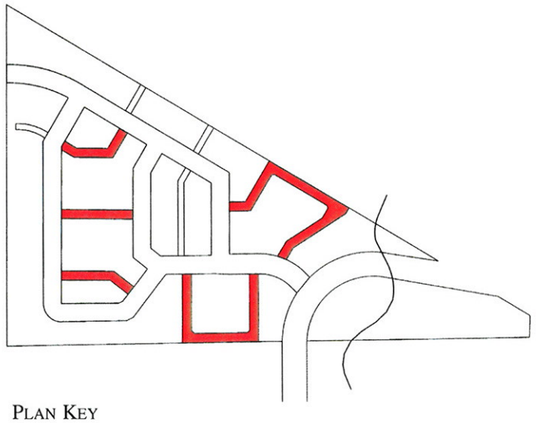
ACCESS LANE (30' ROW)

The Access Lane is a narrow shared street designed for all modes of travel (vehicular, bicycle and pedestrian) without curb and gutter or sidewalks. It provides public access to no more than 15 single family residences where anticipated vehicular traffic volumes would not exceed 250 trips per day.

The Access Lane is 20' wide within a 30' right-of-way. Landscaping shall be provided outside of the right-of-way. It is wide enough to accommodate emergency vehicles and follows the City of Boulder's Residential Street Design and Standards.



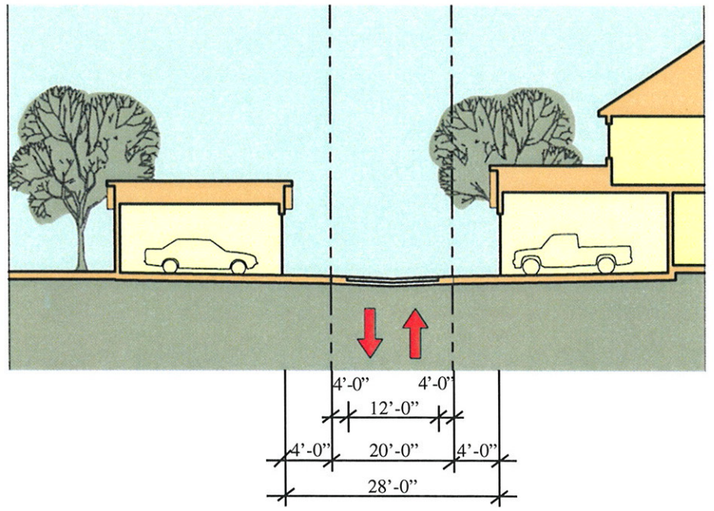
Type	Access Lane
Movement	Very Slow
Design Speed	10 mph
R.O.W. Width	30'
Roadway Width	20'
Traffic Flow	Two Way
On-Alley Parking	None
Curb Type	None
Curb Radius	N/A
Planter Width	None
Bike Way Type	Shared, On-Street
Sidewalks	None
Design Traffic Volumes	N/A
Minimum Centerline Radius	N/A



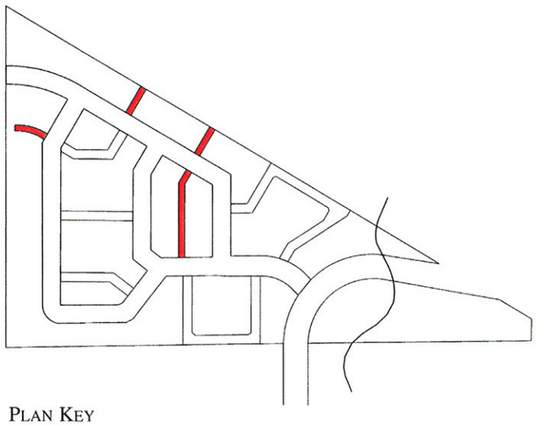
PLAN KEY

TYPICAL ALLEY (20' ROW)

The 20' wide right-of-way is in accordance with the City of Boulder's Residential Street Design Standards (Table 2-13). The paved section of the alley is a minimum of 12', but actual alley width is much wider with the approaches to garages and parking creating a paved section of 28'. Where the alley runs parallel and adjacent to a property line, a minimum separation of 4' is provided between the alley and property line. This alley section allows for room for transformers and pedestals as well as mulched areas for small trees and shrubs to create an attractive alleyscape.



Type	Residential Alley
Movement	Very Slow
Design Speed	10 mph
R.O.W. Width	20'
Roadway Width	12'
Traffic Flow	Two Way
On-Alley Parking	None
Curb Type	None
Curb Radius	N/A
Planter Width	N/A
Bike Way Type	Shared, On-Street
Sidewalks	None
Design Traffic Volumes	N/A
Minimum Centerline Radius	N/A



PLAN KEY

DRAINAGE

The drainage design for the Boulder Creek Commons development will be prepared in accordance with the City of Boulder's "Design and Construction Standards". The development of the property will maintain the existing drainage patterns on the site. The property will continue to discharge to Dry Creek Ditch No. 2 at the existing outfall point at the northwest corner of the site. A proposed stormwater detention pond at the outfall will reduce developed stormwater discharge rates to at or below existing levels.

In accordance with the City of Boulder's "Design and Construction Standards", water quality measures will be provided by the combination of grass lined swales, directly connected impervious areas and an extended dry basin as a component of the detention pond. Further, temporary erosion control will be implemented during construction in an effort to prevent adverse impacts on downstream properties and drainage facilities.

FLOODPLAIN MITIGATION

A portion of the property is located within a regulatory FEMA floodplain, Zone AE (Base Flood Elevations Determined) for South Boulder Creek as shown on the Flood Insurance Rate Map Number 08013C0555 G effective date 04 October 2002. The affected portion of the property is east of 55th Street. The City of Boulder is currently in the process of developing revised floodplain mapping for South Boulder Creek. The most recent floodplain mapping dated December 2006 show that the majority of the site is in Zone X (500-year floodplain) or not in a floodplain. The areas of Zone AE are expanded to include the areas in immediate proximity to Dry Creek Ditch No. 2 along the western property line and the area east of 55th Street which was included in previous regulatory mapping.

Floodplain mitigation for this project is feasible and can be achieved within the requirements prescribed by the City of Boulder Floodplain Regulations (Chapter 9-3, B.R.C. 1981). Mitigation measures that may be taken include, but not limited to:

- Flood proofing all proposed residential structures by raising the finish floor elevations of each of the homes a minimum of 2.0-ft above the base flood elevation.
- Limiting floodwater depths within the subdivision's roadways to allow for emergency access during the event of a flood.
- Restricting basement construction.
- Flood proofing proposed utility systems.
- Grading for the proposed development will be largely dependent upon the required flood proofing elevations for each of the affected lots. In order to provide flood proofing, portions of the subdivision will require additional fill material to raise the lots.