

DTJ DESIGN
PLANNING ARCHITECTURE
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OWNER / DEVELOPER:

BCC, LLC
1528 SPRUCE STREET
SUITE 260
BOULDER, CO 80502
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SITE REVIEW DOCUMENTS FOR:

BOULDER CREEK COMMONS

5399 KEWANEE DRIVE AND 5697 S. BOULDER
LOCATED IN THE SW ¼ OF SECTION 3 AND THE SE ¼ OF SECTION 4,
T1S, R70W, 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

ISSUE DATE

DESIGNED BY: DTJ
DRAWN BY: DTJ
CHECKED BY: DTJ
DRAWING SCALE: HORIZONTAL: 1"=60'
VERTICAL: N/A

OPEN SPACE SUMMARY

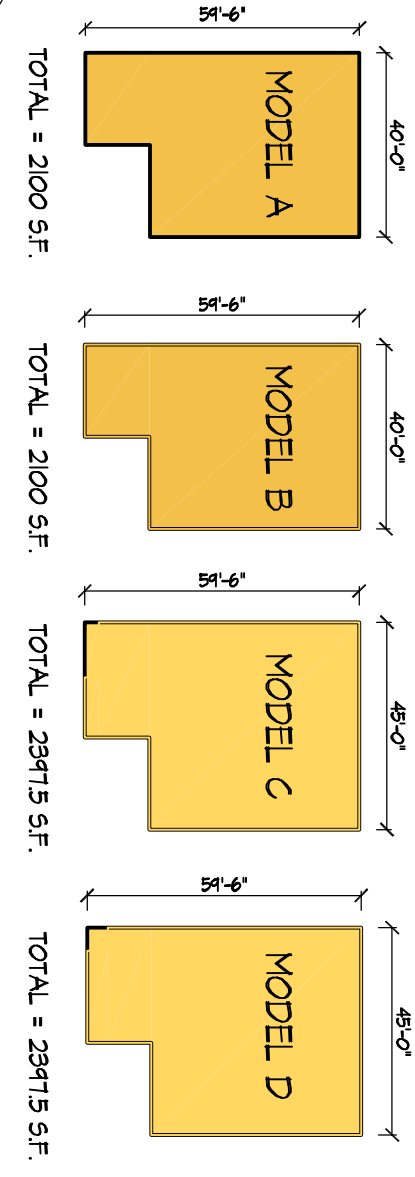
PROJECT NO. B1006

P4

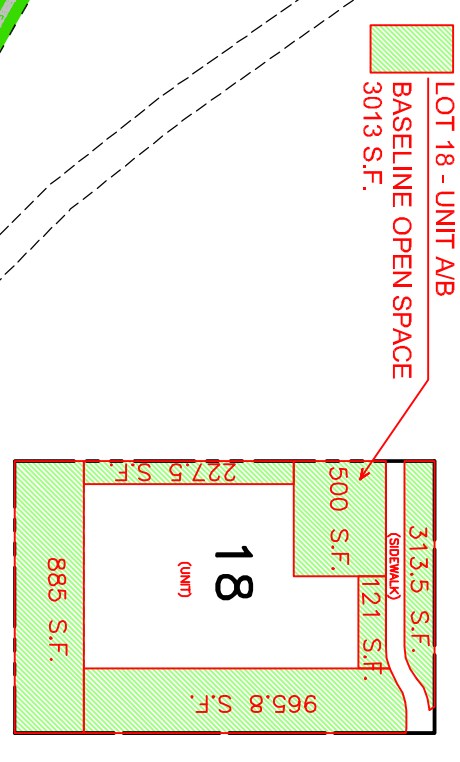
NOTES

- 1. Covered porches and patios have not been included in the calculation of usable open space for single-family lots. Home owners will be allowed to enclose rear patios without modifying the required usable open space, through a Building Permit process, as long as all setbacks are met.
2. Potential expansion of any building footprint will be subject to City of Boulder Solar Shadow requirements.
3. The Congregate Care Senior Housing facility may expand up to 12,600 SF in building coverage.
4. Floor plans (Unit types) are allowed to be interchanged based on Market Demand. The Single-Family Lot Open Space Summary chart identifies which floor plans (Unit types) are allowed on each lot.
5. The overall Open Space shall not go below 13.30 acres, which exceeds the minimum required Open Space by 1.18 acres.

UNIT FOOTPRINTS USED TO CALCULATE OPEN SPACE



PROTOTYPICAL LOT OPEN SPACE CALCULATION



OPEN SPACE LEGEND AND SUMMARY

Table with columns for Open Space in Single-Family Lots (With No Bldg. Coverage Expansions, With Max. Bldg. Coverage Expansions), Tree Lawn, Tree Lawn in 33' ROW, Common Area, Wetlands, Pocket Park, Congregate Care Senior Housing, and Total Open Space (12.12 AC, 13.30 AC).

SINGLE-FAMILY LOT OPEN SPACE SUMMARY

Large table summarizing lot data including Lot #, Area, Unit Type, and Open Space calculations for each lot.

Notes: 1. X = Area within lot footprint. 2. Excludes wetland and tree lawn. 3. Congregate Care Senior Housing per Section 9-2.1.

CALCULATION EXPLANATIONS

- 1. BASELINE USABLE OPEN SPACE= LOT AREA MINUS SIDEWALK AREA, MINUS LARGEST UNIT THAT WILL FIT ON LOT
2. UNIT A8 MIN. RESULTANT OPEN SPACE= LOT AREA MINUS SIDEWALK AREA, MINUS 2100 S.F., MINUS ALLOWABLE UNIT EXPANSION AREA
3. UNIT C10 MIN. RESULTANT OPEN SPACE= LOT AREA MINUS SIDEWALK AREA, MINUS 2397 S.F., MINUS ALLOWABLE UNIT EXPANSION AREA (NOTE: C10 UNITS WILL NOT FIT ON ALL LOTS)
4. MINIMUM ALLOWED OPEN SPACE= 2 AND 3
5. SMALLEST VALUE CALCULATED BY 2 AND 3

