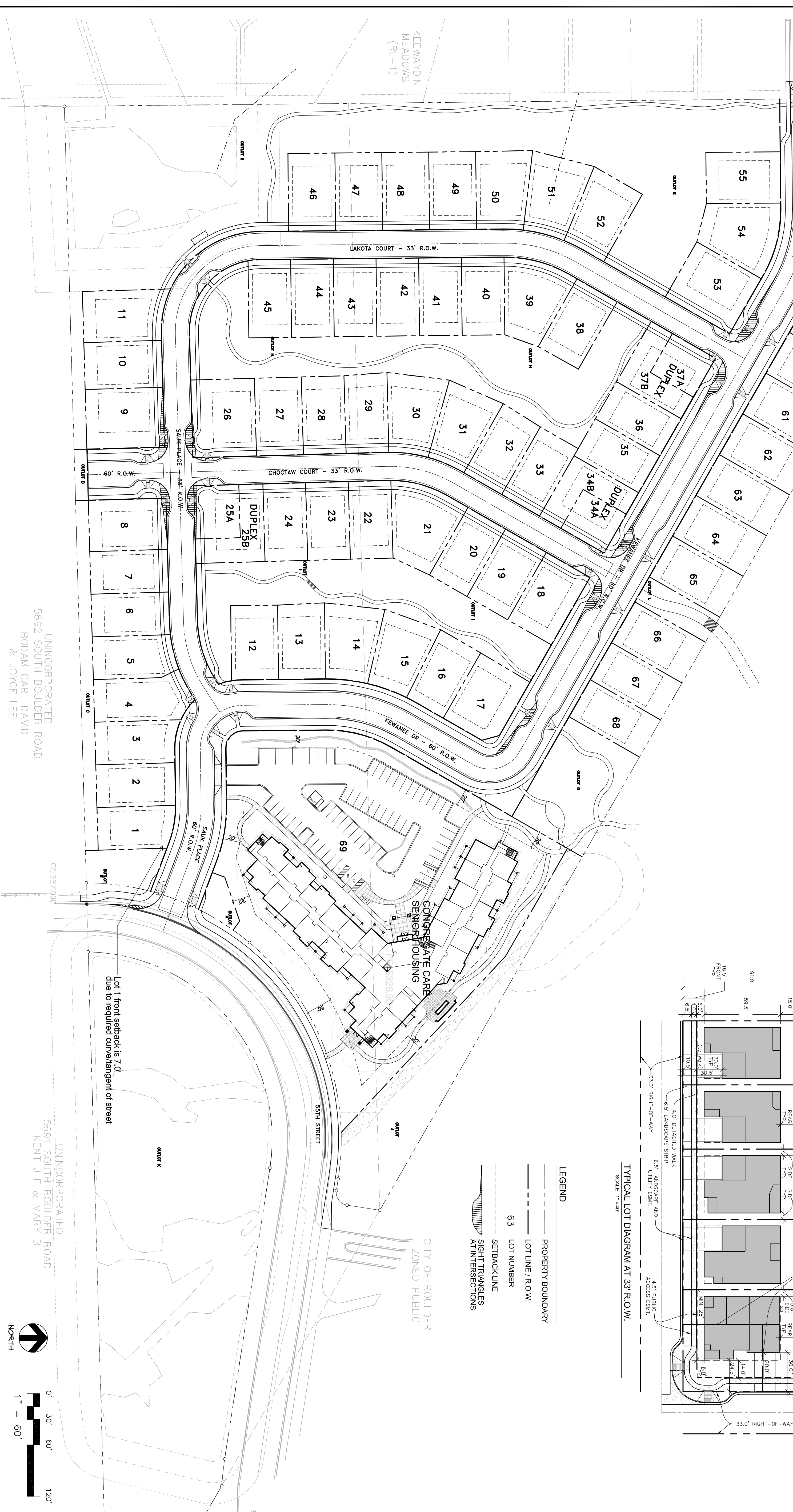
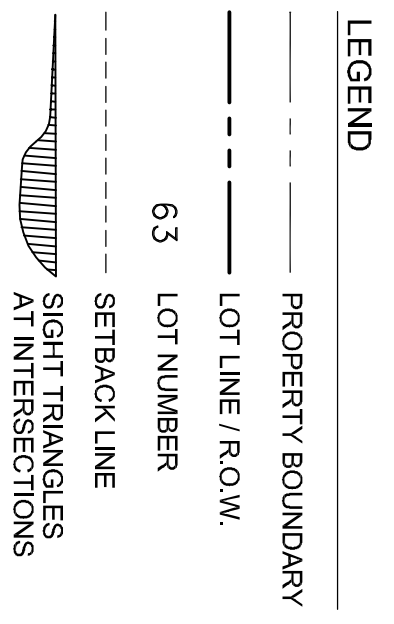
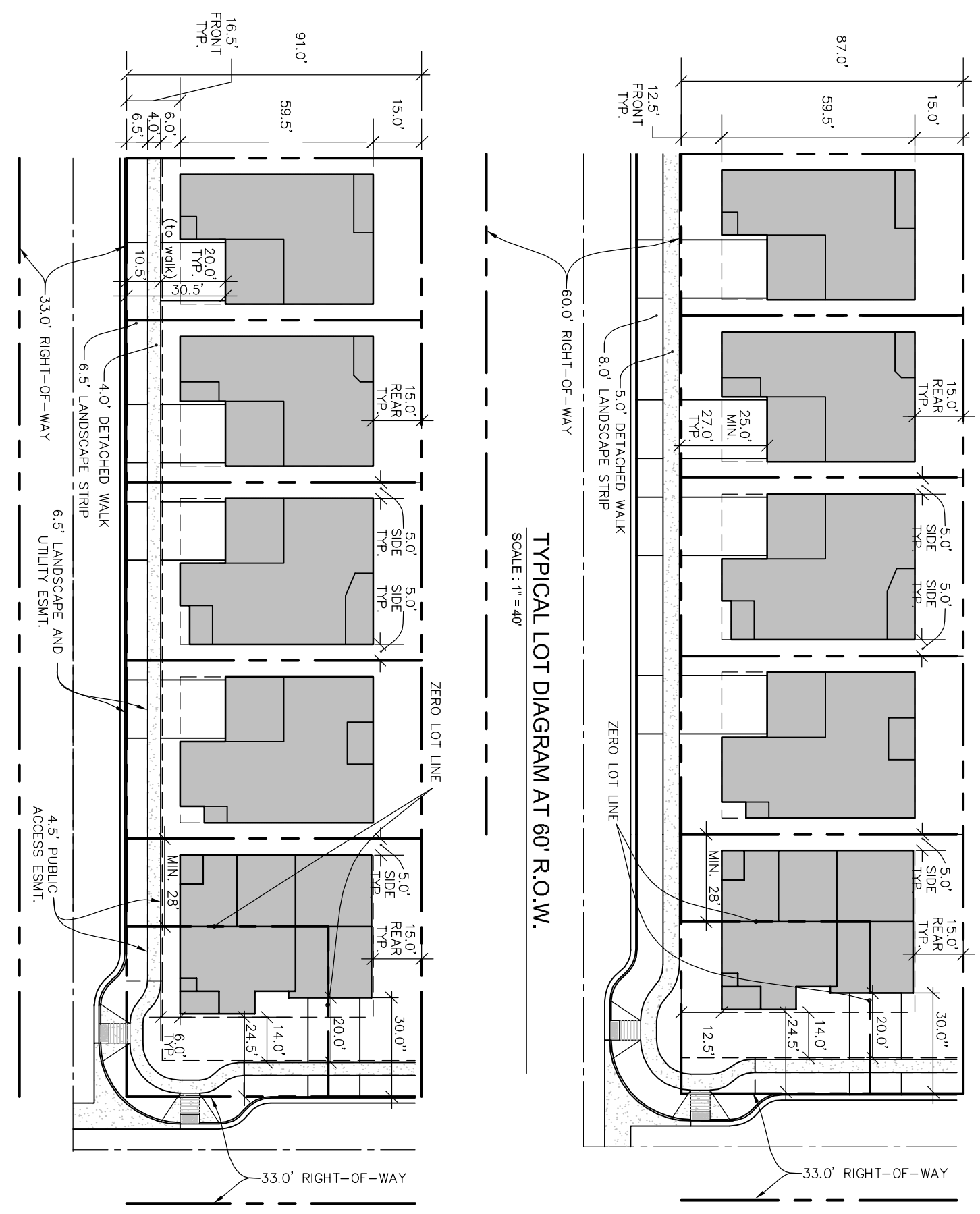


CITY OF BOULDER
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SETBACKS (SEE TYPICAL LOT DIAGRAMS)

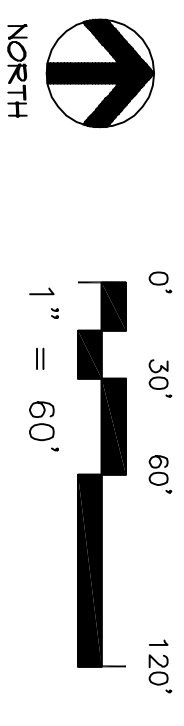
Residential Neighborhood Setbacks: (all setbacks measured from ROW)		Duplex Setbacks		Congregate Care Senior Housing Setbacks:	
Setback	60' R.O.W. Street	33' R.O.W. Street	60' R.O.W. Street	33' R.O.W. Street	33' R.O.W. Street
Min front setback	25'	30'	0'	0'	0'
Min front setback to garage	n/a	n/a	n/a	n/a	n/a
Max front yard from street	n/a	n/a	24.5'	24.5'	24.5'
Min side yard from street	4'	24.5'	zero***/5'	zero***/5'	zero***/5'
Min side yard from interior	15'***	15'***	28'	28'	28'
Min rear yard	15'***	15'***	28'	28'	28'

Geographic Care Senior Housing Setbacks:
 *Up to 3' encroachment into side yard setback for trash can/recycle enclosure, maximum height of 60"
 **Up to 10' encroachment into rear yard for patio screen wall, average height of 60"
 ***Lot 1 front setback to R.O.W. is 7.0' due to required curve and tangent of street
 ****Zero lot line on attached side of Duplex units



UNINCORPORATED
5692 SOUTH BOULDER ROAD
BODAM CARL DAVID
& JOYCE LEE

UNINCORPORATED
5691 SOUTH BOULDER ROAD
KENT J F & MARY B



<p>PREPARED BY: DTJ DESIGN ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE DTJ DESIGN, INC. 3101 84 Ave., Suite 130 Boulder, CO 80504 1.303.443.2323 or 303.443.1334 www.dtjdesign.com</p>		<p>OWNER / DEVELOPER: BCC, LLC 1528 SPRUCE STREET SUITE 260 BOULDER, CO 80502 CONTACT: MICHAEL BOYERS 303.948.1322</p>		<p>SITE REVIEW DOCUMENTS FOR: BOULDER CREEK COMMONS 5399 KEWANEE DRIVE AND 5697 S. BOULDER ROAD 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</p>		<p>ISSUE DATE</p> <table border="1"> <tr> <td>SITE REVIEW SUBMITTAL</td> <td>06-18-12</td> </tr> <tr> <td>SITE REVIEW AND SUBMITTAL</td> <td>11-05-12</td> </tr> <tr> <td>SITE REVIEW AND SUBMITTAL</td> <td>12-21-12</td> </tr> <tr> <td>SITE REVIEW AND SUBMITTAL</td> <td>02-25-13</td> </tr> <tr> <td>FINAL SUBMISSION</td> <td>03-29-13</td> </tr> </table>		SITE REVIEW SUBMITTAL	06-18-12	SITE REVIEW AND SUBMITTAL	11-05-12	SITE REVIEW AND SUBMITTAL	12-21-12	SITE REVIEW AND SUBMITTAL	02-25-13	FINAL SUBMISSION	03-29-13
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<p>SITE SETBACK EXHIBIT PROJECT NO. B1006</p>		<p>DESIGNED BY: DTJ DRAWN BY: DTJ CHECKED BY: DTJ</p>		<p>DRAWING SCALE: HORIZONTAL: 1"=60' VERTICAL: N/A</p>		<p>P3</p>											
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