

DTJ DESIGN
 ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
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OWNER / DEVELOPER:

BCC, LLC
 1528 SPRUCE STREET
 SUITE 260
 BOULDER, CO 80502
 CONTACT:
 MICHAEL BOYERS
 303.948.1322

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

ISSUE	DATE
SITE REVIEW SUBMITTAL	06-18-12
SITE REVIEW SUBMITTAL	11-05-12
SITE REVIEW SUBMITTAL	12-21-12
SITE REVIEW SUBMITTAL	02-25-13
FINAL SUBMISSION	03-29-13

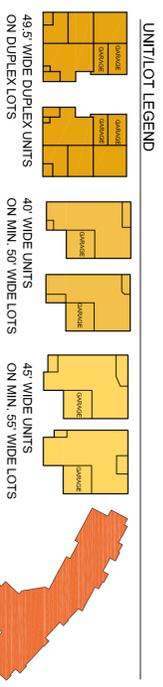
DESIGNED BY: DTJ
 DRAWN BY: DTJ
 CHECKED BY: DTJ
 DRAWING SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: N/A

SITE DEVELOPMENT PLAN
 PROJECT NO. B1006

P2

SHEET: 03 OF 36

SITE DEVELOPMENT NOTES



Zoning District RL-2:

Use: R2 (with Special Use Request for Congregate Care)
 Intensity: G
 Form: 8

Use Standards:

Total Site Area: 22.17 ac (West Parcel 19.44 ac / East Parcel 2.73 ac)
 Residential Neighborhood: 16.43 ac
 Congregate Care Senior Housing Parcel: 3.01 ac (Lot 69 & Outlot J)
 Enhanced Wetland Habitat East Parcel: 2.73 ac
 Total: 22.17 ac

Residential lot summary:

55x57' Walker Rate Residential Lots	31 units
50x87' Best Residential Lots	32 units
Affordable Residential Lots 23 & 42	2 units
Duplex Restricted Units	3 lots/6 units
Subtotal	71 Residential Units

Congregate Care Senior Housing (50 units):

The permitted density/occupancy is computed based on the design of Congregate Care in R.C.C. 58-6 (B).
 (1) Congregate Care units consist of a minimum of 400 sq. ft. of living space, including density and limited Open Space Subtotal (50/3 = 16.67)
 Total 71 Units = 17 Units
 88 Residential Units

Density Analysis:

31.1 Units Overall Density (22.17 ac) 3.97 DU/ac
 11.1 Units Overall Density (12.1 units/22.17 ac) 5.65 DU/ac

Form and Bulk Standards (see also Sheet P2):

Residential Neighborhood setbacks: (all setbacks measured from R.O.W.)	Per Unit	Provided This Project:
SF setbacks	RL-2-g, 60' R.O.W. Street	33' R.O.W. Street
Min front setback to garage	20'	12.5'
Min front setback to street	20'	12.5'
Min side setback to street	n/a	30'
Max front yard setback	n/a	n/a
Min side yard setback to street	10'	14'
Min side yard setback to interior	1' per 2' ft	5'
Min total front setback	Min 20'	n/a
Min rear yard	20'	15'
Min lot depth	n/a	15'
Min bulk share	n/a	n/a
Building height	RL-2-g, 60' R.O.W. Street	33' R.O.W. Street
Min front setback to garage	20'	12.5'
Min front setback to street	20'	12.5'
Min side setback to street	10'	14'
Min side setback to interior	1' per 2' ft	5'
Min rear yard	20'	15'
Min lot depth	n/a	15'
Building height	RL-2-g, 60' R.O.W. Street	33' R.O.W. Street
Min front setback to garage	20'	12.5'
Min front setback to street	20'	12.5'
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Min lot depth	n/a	15'
Building height	RL-2-g, 60' R.O.W. Street	33' R.O.W. Street
Min front setback to garage	20'	12.5'
Min front setback to street	20'	12.5'
Min side setback to street	10'	14'
Min side setback to interior	1' per 2' ft	5'
Min rear yard	20'	15'
Min lot depth	n/a	15'

Congregate Care Senior Housing setbacks:

to 55th Ave R.O.W.: 30'
 to Kewanee Drive: 20'
 Building to Outlot J and G: 20'
 Building height: 35'

LEGEND

