

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE 1 / 4 OF SECTION 2,
T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDERM STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A-1, COAL PARK SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

CLERK & RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED

IN MY OFFICE AT ____ O'CLOCK, __. M. THIS ____

DAY OF ____, 20__, AND IS RECORDED

UNDER RECEPTION # ____

FEES PAID: \$ ____.

COUNTY CLERK & RECORDER

DEPUTY

CERTIFICATE OF OWNERSHIP (PUD)

KNOW ALL MEN BY THESE PRESENTS, THAT ____, HEREBY CERTIFIES THAT HE/SHE IS THE OWNER OF FEE TITLE TO ALL THAT REAL PROPERTY SITUATED IN THE CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE ...

EXECUTED THIS DAY OF , 20__ A.D.

OWNER

ACKNOWLEDGMENT

STATE OF ____)

COUNTY OF ____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20__, A.D. BY ____ AS ____ OF ____, OWNER OF THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ____.

NOTARY PUBLIC

VISIT-ABLE UNITS

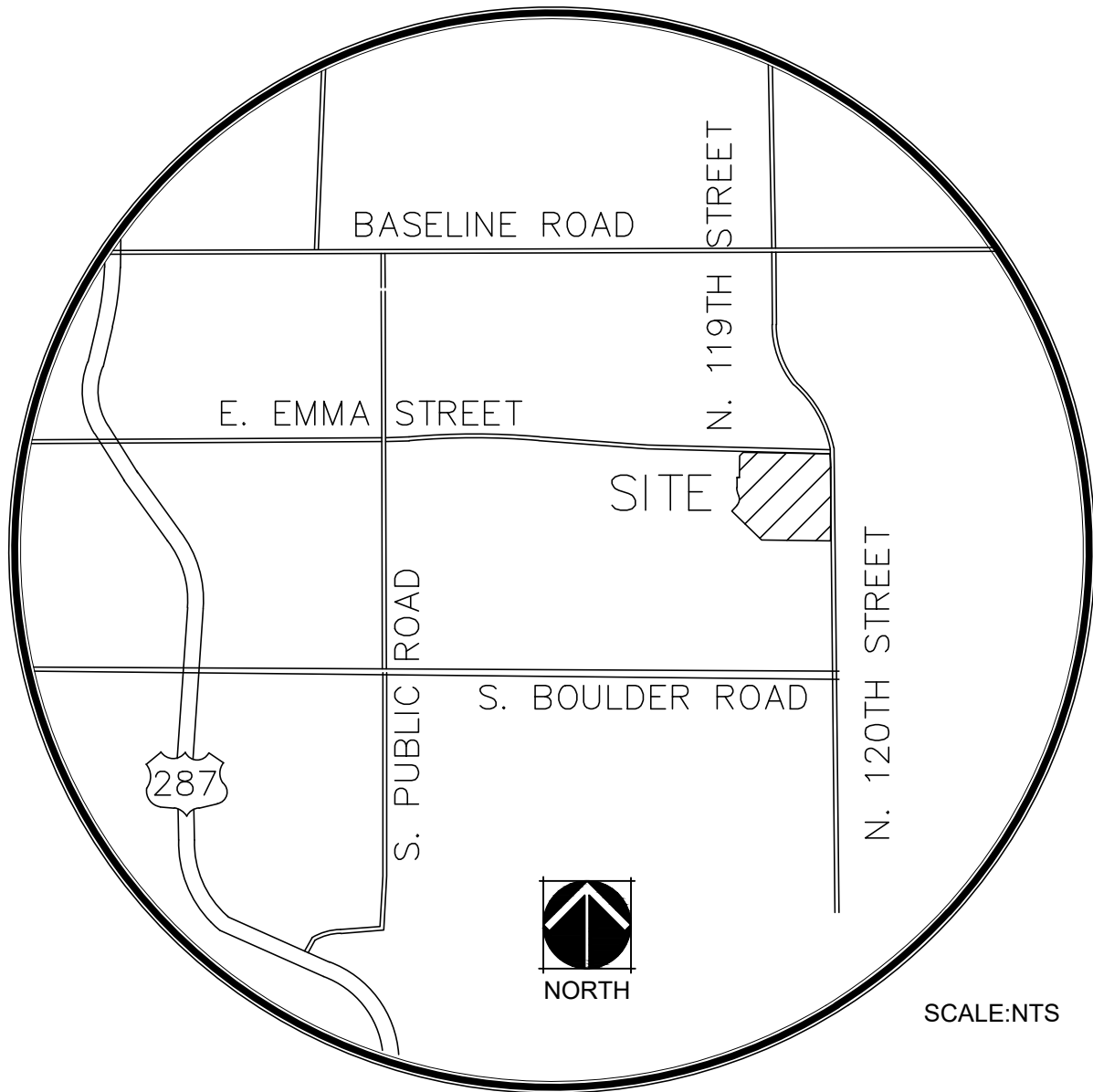
VISIT-ABLE REQUIREMENTS ARE 25% OF TOTAL UNITS; THEREFORE REQUIRED IS 25% X 400 UNITS = 100.

PROJECT SUMMARY

AMID SKYROCKETING HOUSING PRICES ACROSS OUR COUNTY AND ALONG THE FRONT RANGE, THE BOULDER COUNTY HOUSING AUTHORITY (BCHA) IS PLANNING TO CREATE A NEIGHBORHOOD OF DIVERSE HOUSING OPTIONS THAT WILL HELP THE CITY OF LAFAYETTE AND THE BROADER REGION REACH IMPORTANT GOALS FOR ADDRESSING THE LACK OF HOUSING AFFORDABILITY IN THE YEARS AHEAD. WILLOUGHBY CORNER WILL SERVE GENERATIONS OF FAMILIES AND INDIVIDUALS, ELDERS, AND OUR WORKFORCE, WHO NEED SAFE, STABLE, HIGH-QUALITY AFFORDABLE HOMES.

BCHA PROPOSES 400 PERMANENTLY AFFORDABLE HOMES IN A VARIETY OF BUILDING TYPES, INCLUDING DUPLEXES, TOWNHOMES, APARTMENTS, AND COMMUNITY AMENITY SPACES. THE PLANNED HOUSING SITE IS A 24-ACRE PARCEL LOCATED SOUTHWEST OF 120TH STREET AND EMMA STREET IN LAFAYETTE. THE LAND PARCEL SITS IN AN IDEAL LOCATION NEAR IMPORTANT SERVICES AND THE LAFAYETTE TOWN CENTER. THE AREA IS CONSIDERED A PRIORITY BY THE BOULDER COUNTY TRANSPORTATION DEPARTMENT FOR THE ENHANCEMENT OF MULTI-MODAL TRANSPORTATION OPTIONS.

VICINITY MAP



SHEET INDEX

1. COVER SHEET
2. LAND USE PLAN AND DATA
3. VEHICULAR ACCESS PLAN
4. PEDESTRIAN ACCESS PLAN
5. STREET TYPICALS
6. STREET TYPICALS
7. BUILDING SITE SECTIONS
8. BUILDING SITE SECTIONS
9. BUILDING HEIGHT AND AREA VIEWS
10. OVERALL LANDSCAPE PLAN
11. WATER USE PLAN
12. OVERALL GRADING PLAN
13. OVERALL UTILITY PLAN
14. PHASING PLAN

DEVELOPMENT STANDARDS TABLE

PARCEL	USE	SETBACKS (FT)						BUILDING SEPARATION	MINIMUMS	MAXIMUMS			
		FRONT	REAR	SIDE	WILLOUGHBY	E. EMMA	CANTERBURY			LOT SIZE (SF)	LOT COVERAGE (%)	HEIGHT (FT)	BUILDING FLOORS
A	SFA - DUPLEX	10	5*	0*+	10**	10**		5		2,000*	70	35	2
B	SFA - TOWNHOME	0++	0*	0*	5**		0**	5			100*	35	2
C	MIXED USE: MULTI-FAMILY; COMMUNITY BUILDING; OFFICE; RETAIL	10	0*	0+++	10*		10*	30			90	45	3
D	MULTI-FAMILY	10	0*	0+++	10*		10	20			80	35	2
E	SENIOR HOUSING MULTI-FAMILY	10	10*	20			10	30			50	45	3
F	MULTI-FAMILY	10	10*	20			10	30			50	45	3
ALL	PARKING	REQUIRED / UNIT / BEDROOM				PROPOSED			NOTES: *CODE MODIFICATION REQUESTED +EXCEPT THE SIDE SETBACK WILL BE 5' BETWEEN SEPARATE BUILDINGS ++FRONT SETBACK FACING WILLOUGHBY ST. WILL BE 5' +++EXCEPT THE SIDES FACING WILLOUGHBY ST. ^ FROM INDIVIDUAL PROPERTY LINES ^^ AVERAGE 1.5 PARKING SPACES PER UNIT FOR THE ENTIRE PUD INCLUDES ON-STREET PARKING WITHIN THE PUD				
		DUPLEX	TH	MF	SENIOR MF	DUPLEX	TH	MF / SENIOR MF					
		2	1.5-2.5	1.5-2.5	1.5-2.5	2	2*	1.5 / UNIT AVERAGE FOR ENTIRE PUD**^^					

PUD COMMISSION CERTIFICATE

THE PRELIMINARY PUD FOR WILLOUGHBY CORNER SUBDIVISION WAS APPROVED BY THE CITY OF LAFAYETTE PLANNING COMMISSION ON

_____, 20____, A.D.

CHAIRPERSON

ATTEST: SECRETARY

CITY COUNCIL CERTIFICATE

CITY COUNCIL CERTIFICATE (FINAL PUD OR PLAT WITHOUT DEDICATION) THIS FINAL PUD (PLAT) IS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAFAYETTE, COLORADO. THIS DAY OF , 20__, A.D. FOR FILING WITH THE CLERK AND RECORDER OF BOULDER COUNTY, PROVIDED THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LAFAYETTE FOR THE FINANCING, CONSTRUCTION OR MAINTENANCE OF PUBLIC IMPROVEMENTS ON PROPERTY INTEREST OWNED OR DEDICATED TO THE PUBLIC.

MAYOR

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF LAFAYETTE.

ATTEST: CITY CLERK

REVIEW CERTIFICATES

CITY ENGINEER

CITY ADMINISTRATOR CERTIFICATE

I, GARY KLAPHAKE, CITY ADMINISTRATOR OF THE CITY OF LAFAYETTE, COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT (OR FINAL PUD) AND IT APPEARS TO BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY AND THAT A DEVELOPMENT AGREEMENT HAS BEEN EXECUTED BY THE DEVELOPER AND ACCEPTED BY THE CITY.

CITY ADMINISTRATOR

PROJECT TEAM

OWNER / DEVELOPER

BOULDER COUNTY HOUSING AUTHORITY
3460 BROADWAY, BOULDER, CO 80306
PHONE: (303)441-1506
CONTACT: MOLLY CHIANG,
SENIOR HOUSING DEVELOPMENT PROJECT
MANAGER

ENGINEER

DREXEL, BARRELL & CO.
1800 38TH STREET, BOULDER, CO 80301
PHONE: (303)442-4338
CONTACT CIVIL: CAMERON KNAPP, P.E
CONTACT SURVEY: MATHEW SELDERS,
P.L.S

TRAFFIC ENGINEER

KIMBERLY HORN
380 INTERLOCKEN CRESCENT SUITE 100,
BROOMFIELD, CO 80021
PHONE: (720) 464-2514
CONTACT: CHRIS HOPKINS

PLANNING/LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK ST
DENVER CO 80214
(303)892-1166
CONTACT: DON RYAN, PRINCIPAL

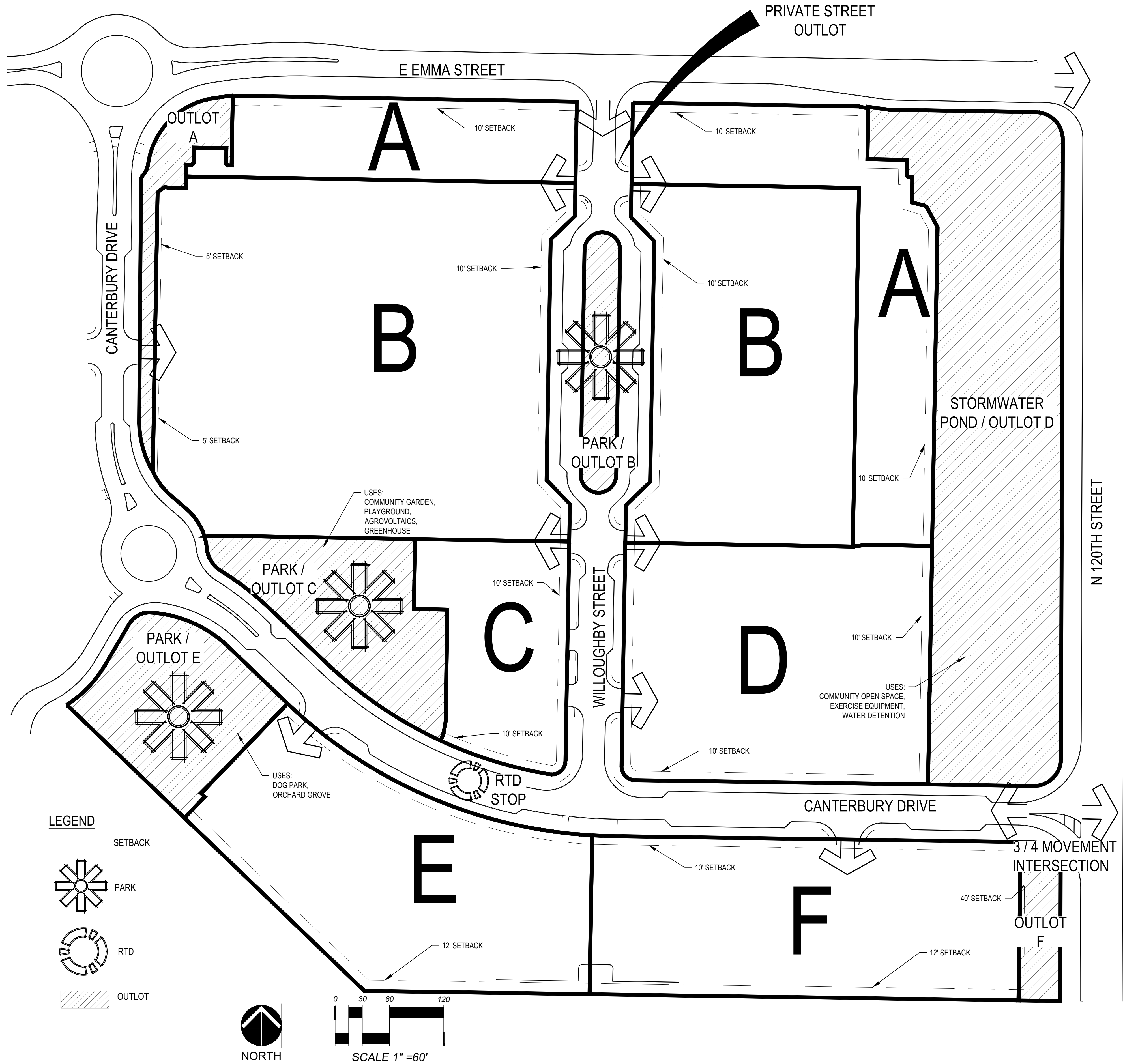
ARCHITECT

HB&A
102 E. MORENO AVE, COLORADO SPRINGS,
CO 80903
PHONE: (719)473-7063
CONTACT: STEVE POWELL, PRINCIPAL



WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE 1 / 4 OF SECTION 2,
T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDERM STATE OF COLORADO



LAND USE DATA					
PLANNING AREA	USE	DESCRIPTION OF USES	ACRES	PROPOSED UNITS	PROPOSED DENSITY
A	RESIDENTIAL	SINGLE-FAMILY ATTACHED DUPLEXES	2.2	30	14
B	RESIDENTIAL	SINGLE-FAMILY ATTACHED TOWNHOMES	6.1	128	21
C	MIXED USE / COMMUNITY SPACE	INCLUDES SINGLE-FAMILY ATTACHED (TOWNHOME, DUPLEX), AND MULTI-FAMILY RESIDENTIAL, COMMERCIAL, RETAIL AND OFFICE USES.	.8	14	18
D	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	2	72	36
E	SENIOR LIVING	SENIOR-LIVING APARTMENTS	.5	63	126
F	MULTI-FAMILY	MULTI-FAMILY APARTMENTS	1.9	93	49
PARK/ OUTLOTS A, B, C, E, F	PUBLIC OPEN SPACE	INTENDED FOR FUTURE DEVELOPMENT-INCLUDES COMMUNITY GARDENS, PLAYGROUND, EXERCISE EQUIPMENT, ORCHARDS AND OPEN SPACE.	2.1	-	-
SWP / OUTLOT D	STORMWATER POND	INTENDED FOR FUTURE DEVELOPMENT, INCLUDES WATER QUALITY / DETENTION POND AND OPEN SPACE.	2.5	-	-
ROW	CANTERBURY DRIVE, E EMMA STREET, N 120TH STREET ROW	PUBLIC RIGHT-OF-WAY.	6	-	-
Totals			24.1	400	16.6 du/ac

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3460 BROADWAY
BOULDER, CO - 80306
303.441.1506
MOLLY CHIANG

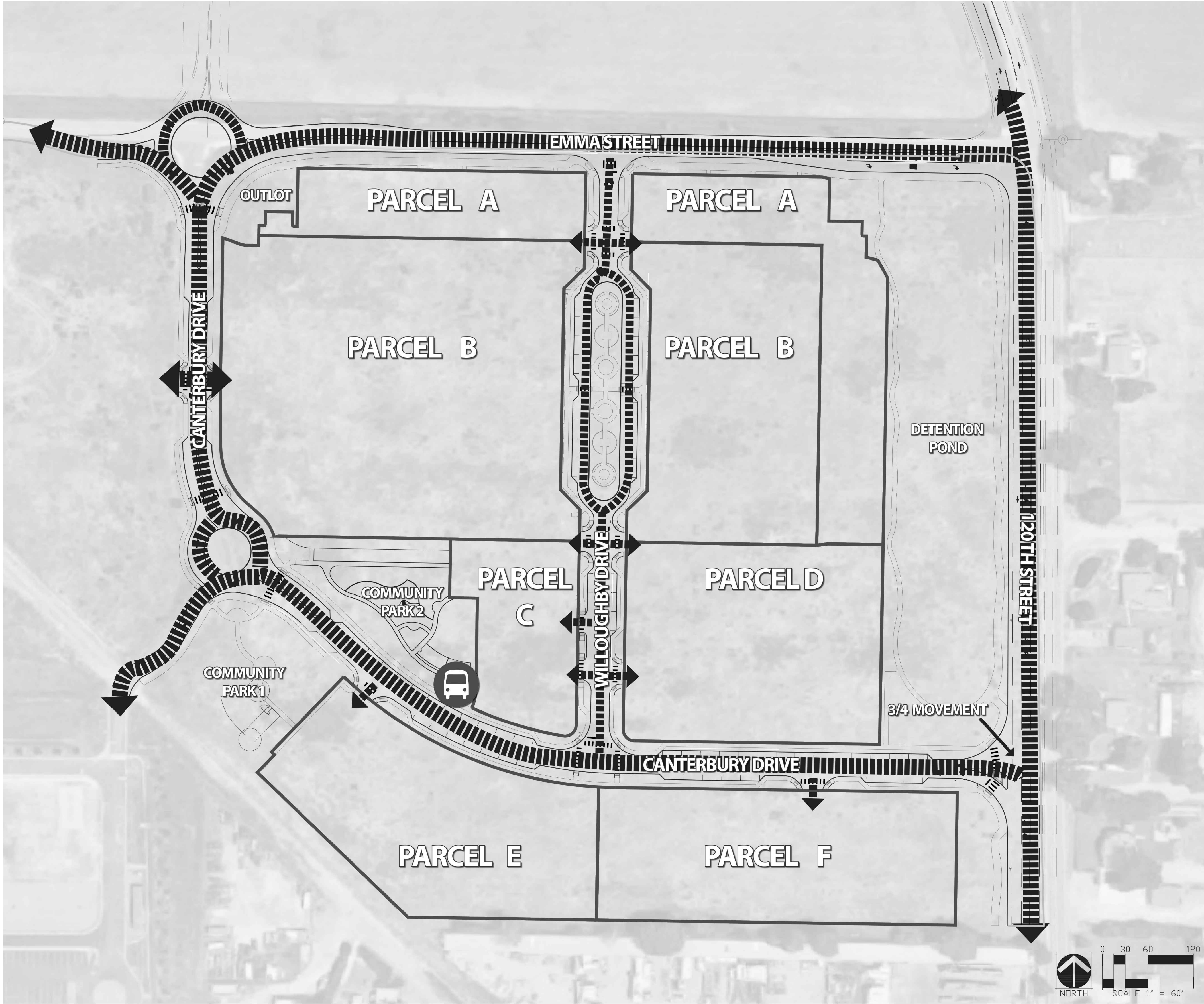
DATE:
12/14/21 SUBMITTAL

SHEET TITLE:
LAND USE PLAN
AND SITE DATA






WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

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KEY

-  FUTURE RTD BUS STOP
-  PRIMARY ROAD
-  SECONDARY ROAD

- THE DEVELOPMENT WILL ENDEAVOR TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE SITE AND ENHANCED PEDESTRIAN CROSSINGS OF THE PUBLIC ROADWAYS. ENHANCEMENTS MAY INCLUDE:
1. RAISED PEDESTRIAN CROSSINGS, SPEED TABLES AND/OR COLORED PAVEMENTS TO INCREASE VISIBILITY OF PEDESTRIAN CROSSINGS AND REDUCE VEHICULAR SPEEDS
 2. CURB EXTENSIONS TO PROVIDE TRAFFIC CALMING AND REDUCE PEDESTRIAN CROSSING DISTANCES WHILE INCREASING THE VISIBILITY BETWEEN MOTORIST AND PEDESTRIANS WAITING TO CROSS THE ROADWAY
 3. RECTANGULAR RAPID FLASHING BEACON (RRFB'S) OR OTHER HIGH VISIBILITY PEDESTRIAN CROSSING SIGNAGE FOR PEDESTRIAN CROSSINGS LOCATED AT ROUNDABOUT SPLITTER ISLANDS
 4. DIRECTIONAL PEDESTRIAN RAMPS WITH TACTILE WARNING SURFACES FOR VISUALLY IMPAIRED PEDESTRIANS
 5. INTERSECTION CURB RETURN RADII THAT ALLOW FOR REQUIRED VEHICULAR TURNS WHILE ENCOURAGING SLOWER TRAVEL SPEEDS
 6. WHERE POSSIBLE, DETACHED SIDEWALKS THAT PROVIDE DIRECT AND CONVENIENT ACCESS THROUGH THE SITE AND PROVIDE ACCESSIBILITY
 7. A MULTI-USE TRAIL ALONG THE SOUTH SIDE OF EMMA STREET AND WEST SIDE OF 120TH STREET TO ACCOMMODATE PEDESTRIANS AND CYCLISTS
 8. SHARED LANE MARKINGS "SHARROWS" TO ADVISE ROADWAY USERS TO THE PRESENCE OF BICYCLES

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3460 BROADWAY
BOULDER, CO - 80306
303.441.1506
MOLLY CHIANG

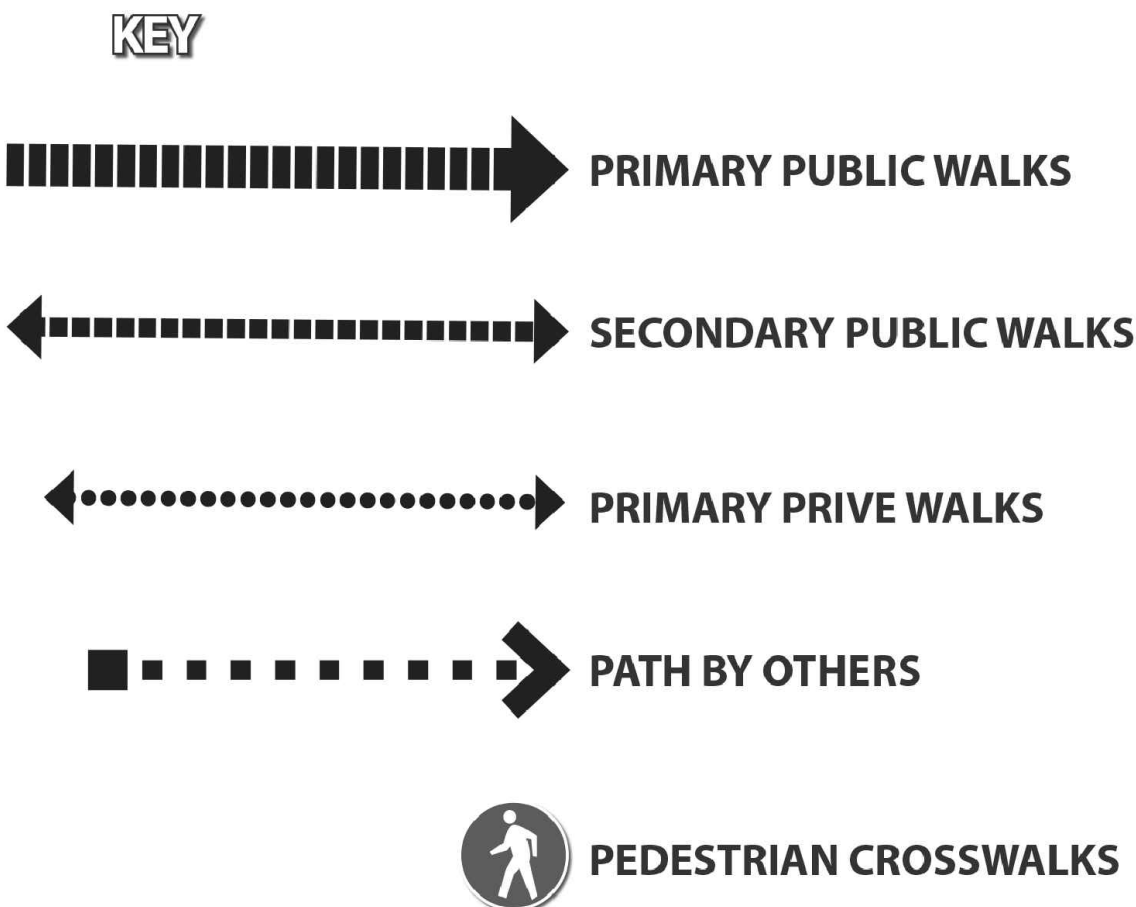
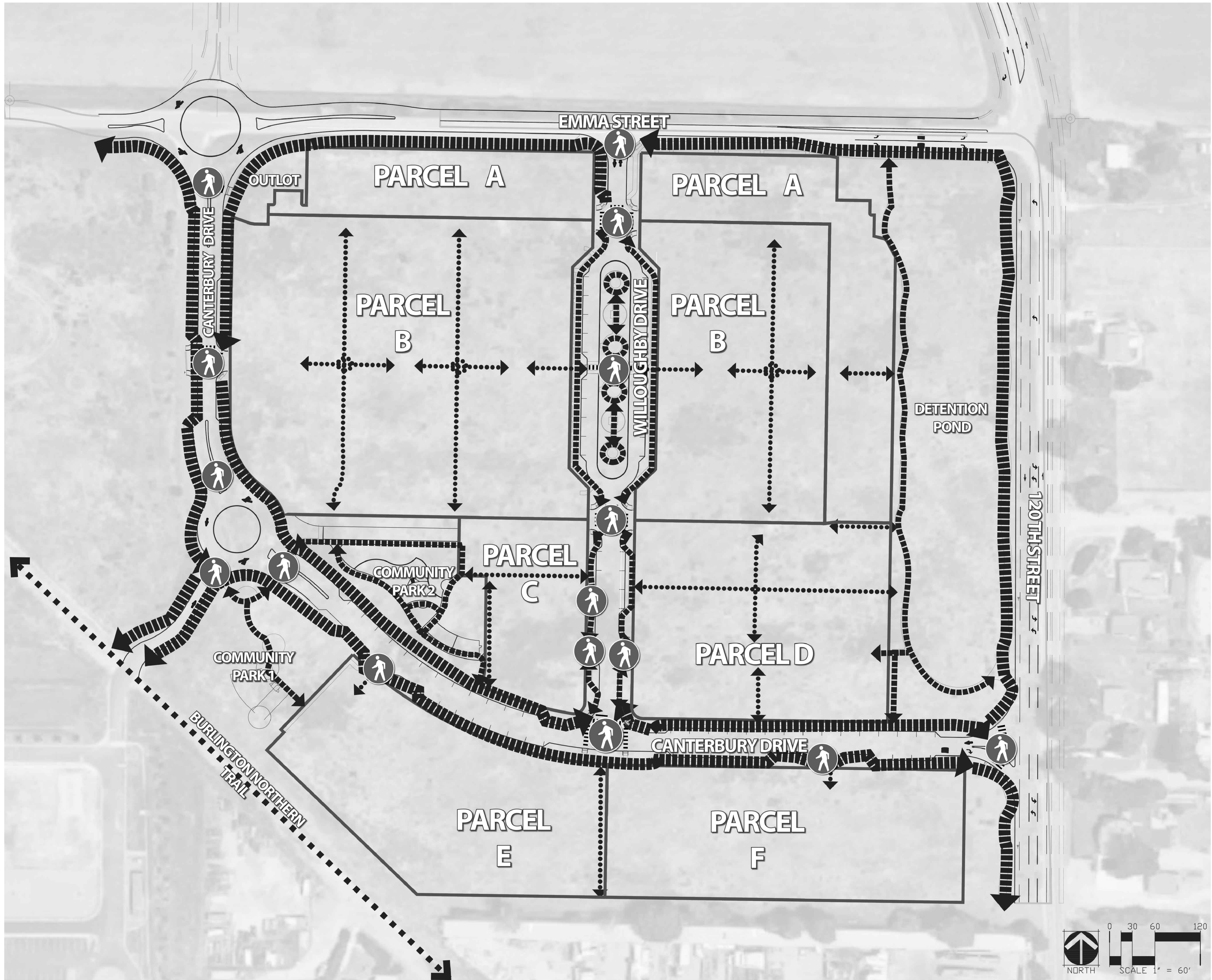
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12/14/21 SUBMITTAL

SHEET TITLE:
VEHICULAR
ACCESS PLAN



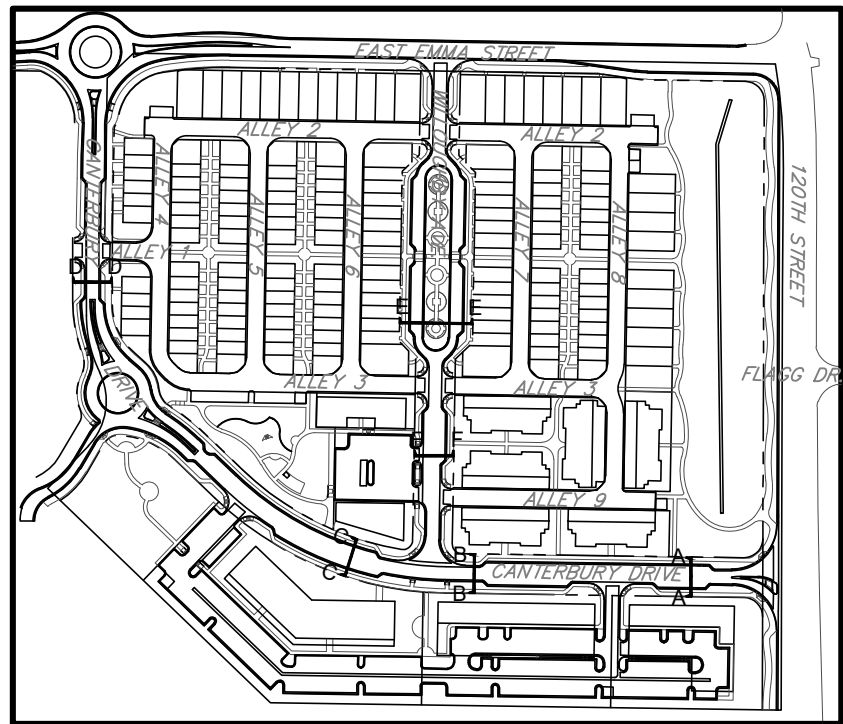
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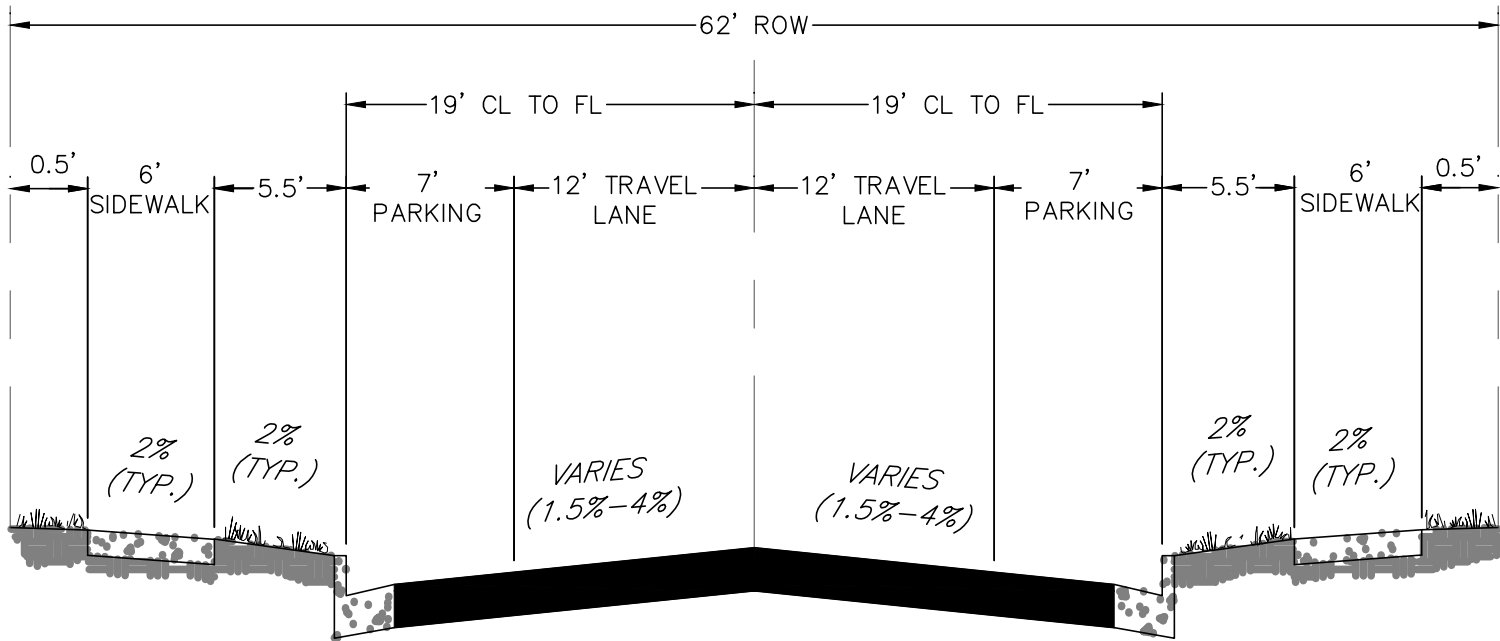


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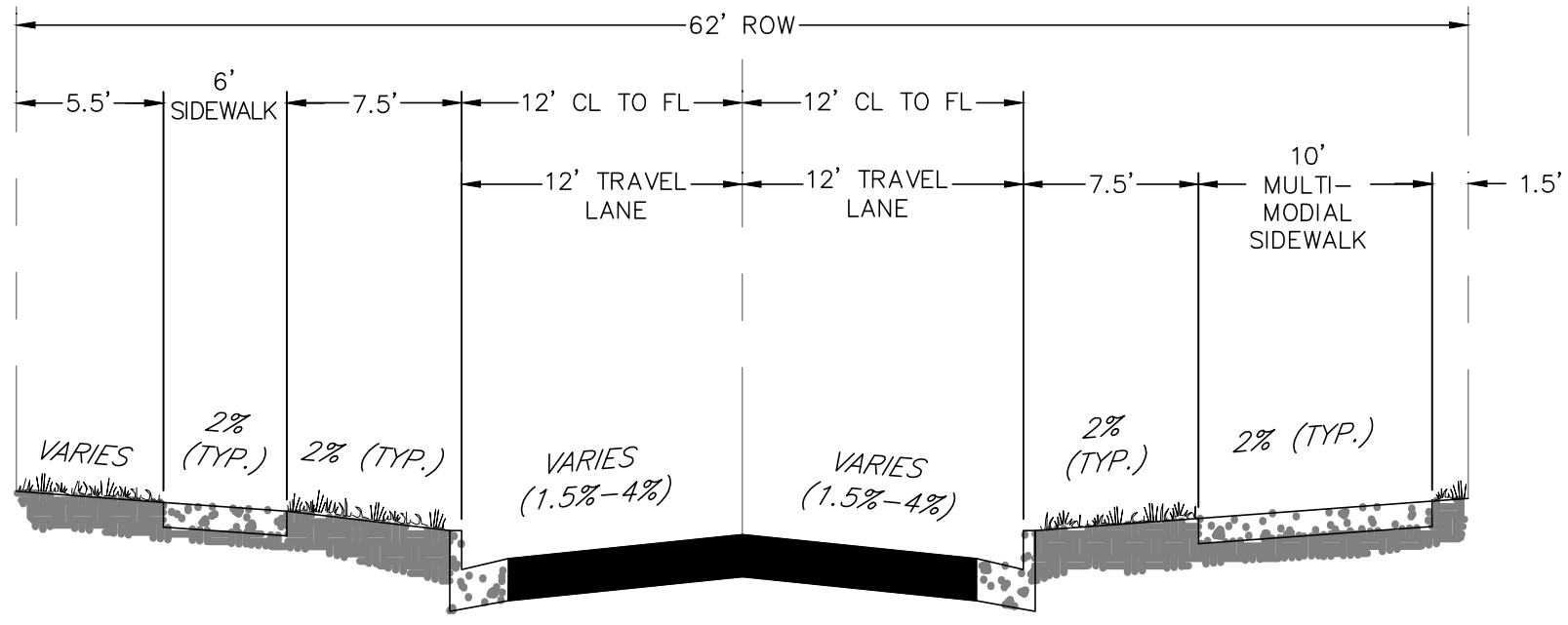
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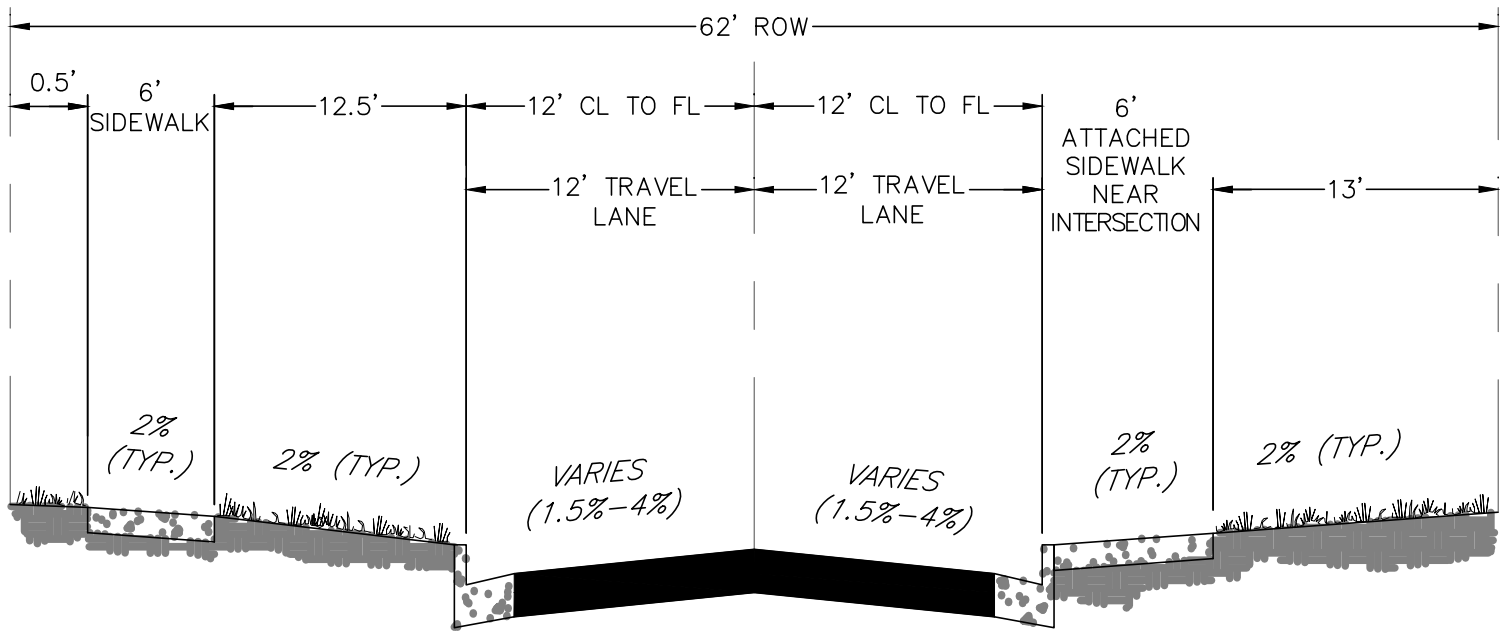
KEY MAP
NOT TO SCALE



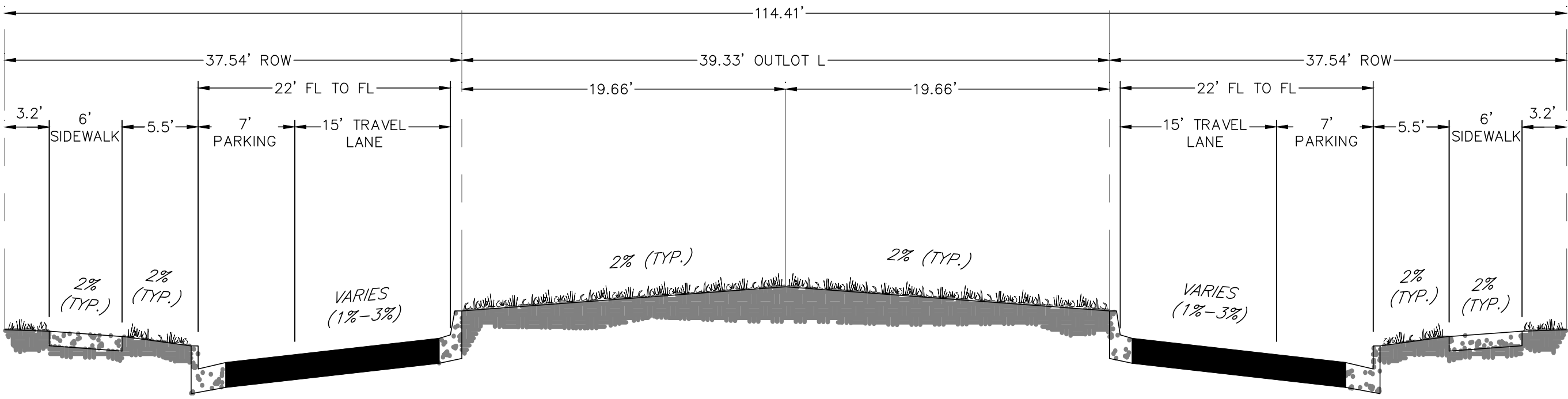
CANTERBURY DRIVE (2-SIDED PARKING)
TYPICAL SECTION A-A
COLLECTOR STREET
NOT TO SCALE



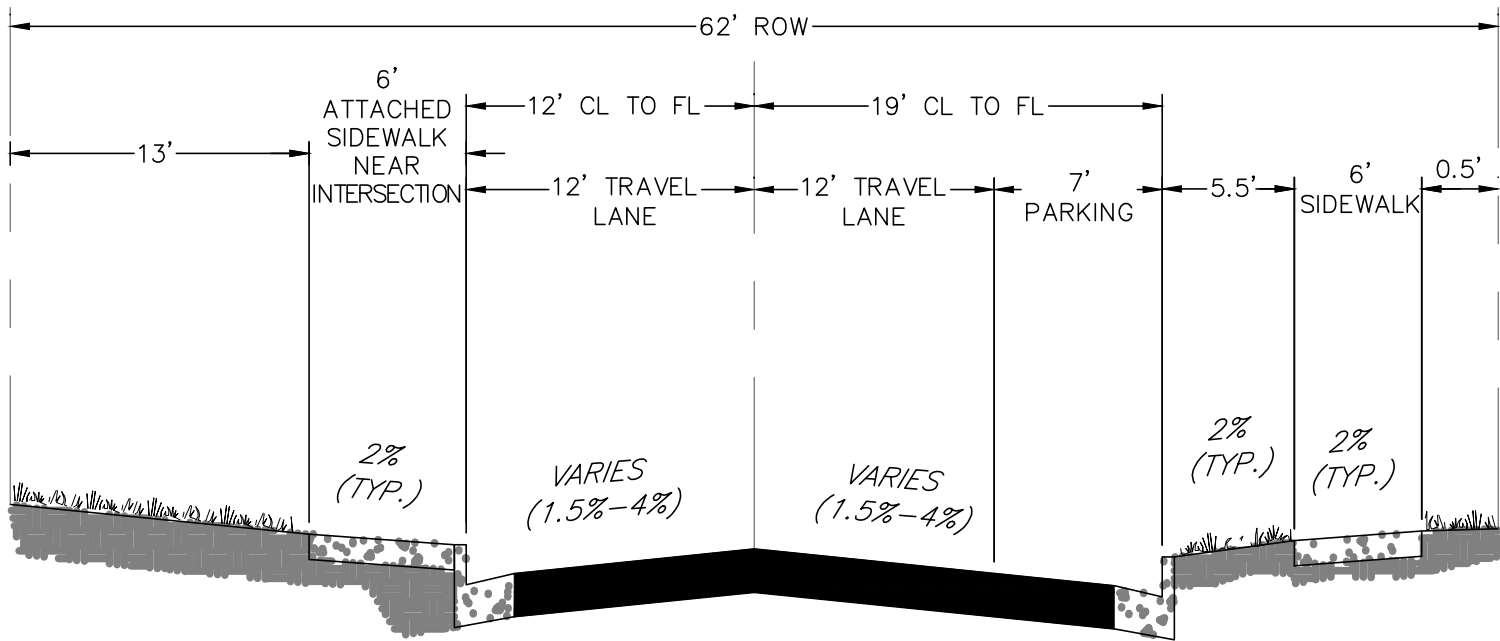
CANTERBURY DRIVE (NO PARKING)
TYPICAL N-S SECTION D-D
COLLECTOR STREET
NOT TO SCALE



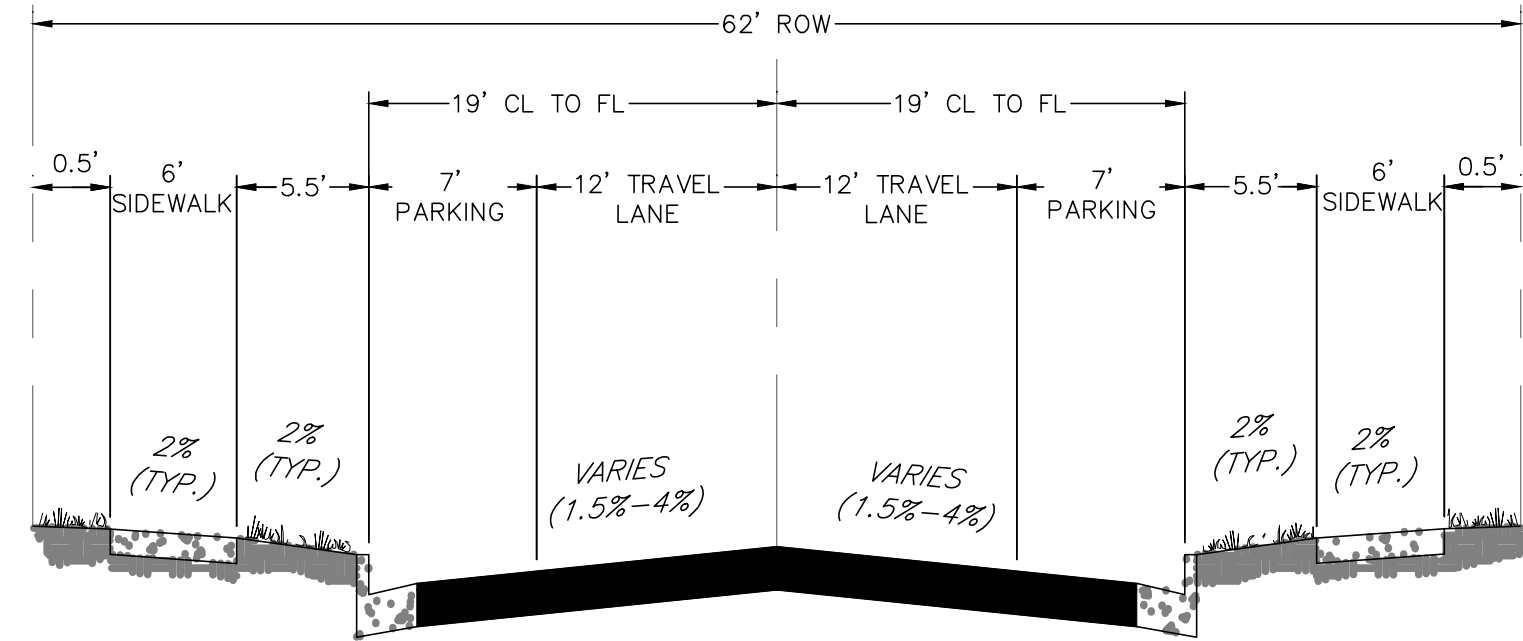
CANTERBURY DRIVE (NO PARKING)
TYPICAL E-W SECTION B-B
COLLECTOR STREET
NOT TO SCALE



WILLOUGHBY AVENUE
TYPICAL SECTION E-E
PRIVATE COLLECTOR STREET
NOT TO SCALE



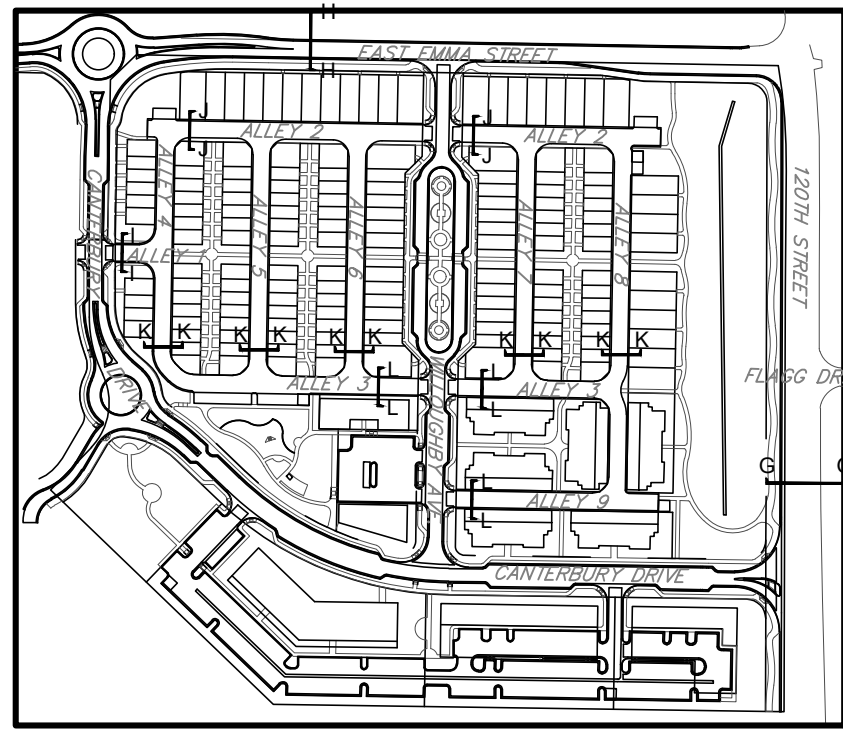
CANTERBURY DRIVE (1-SIDED PARKING)
TYPICAL SECTION C-C
COLLECTOR STREET
NOT TO SCALE



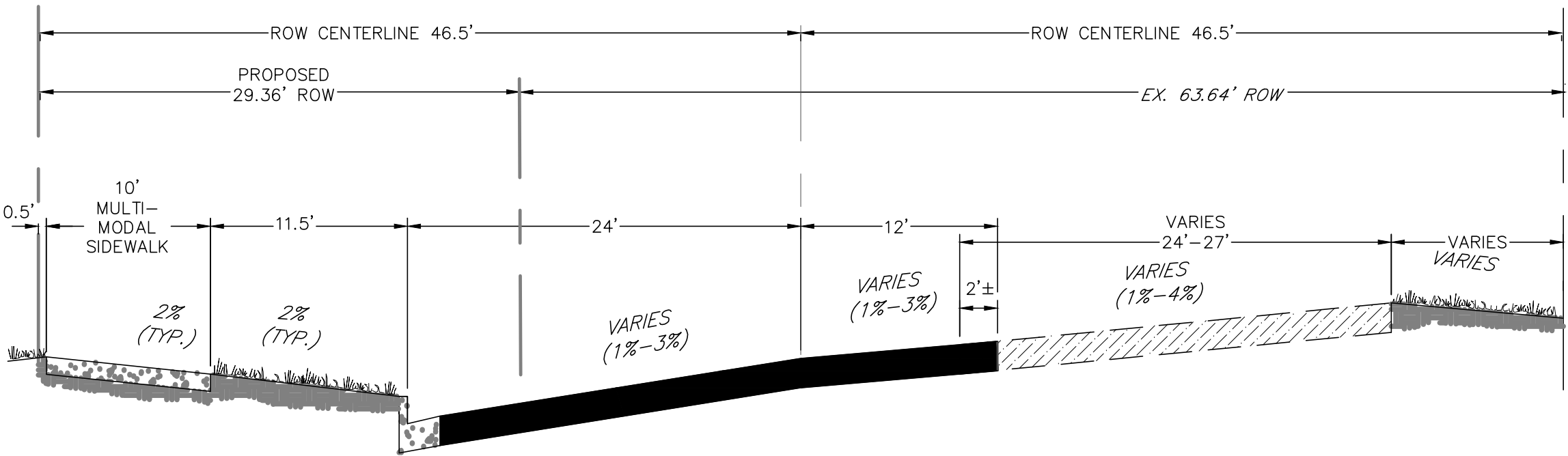
WILLOUGHBY AVENUE (2-SIDED PARKING)
TYPICAL SECTION F-F
LOCAL STREET
NOT TO SCALE

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

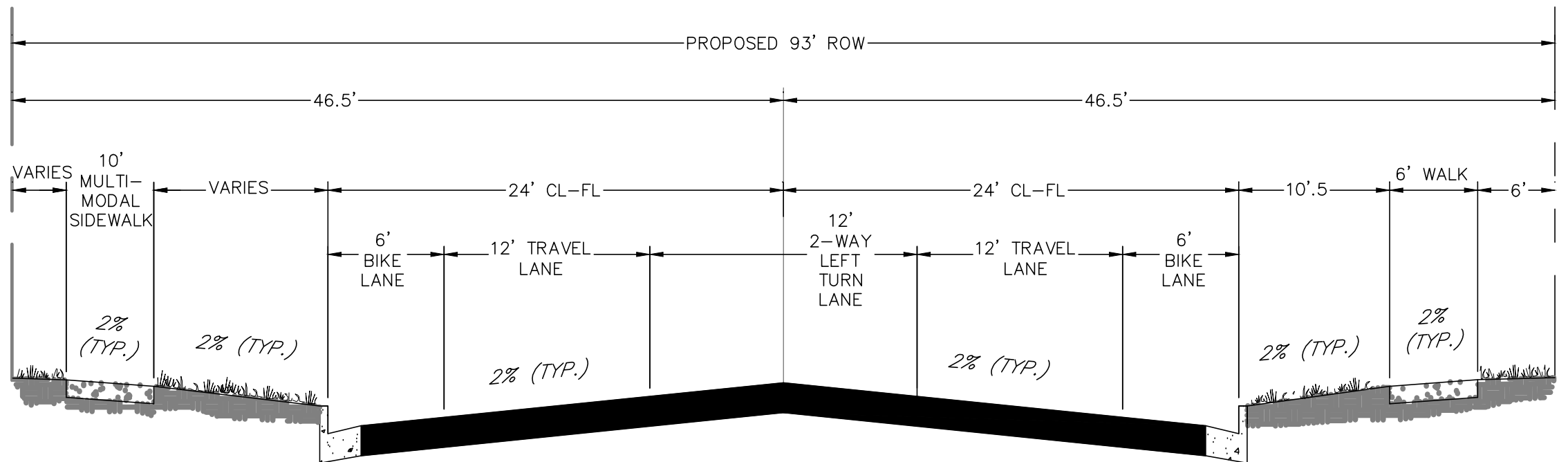
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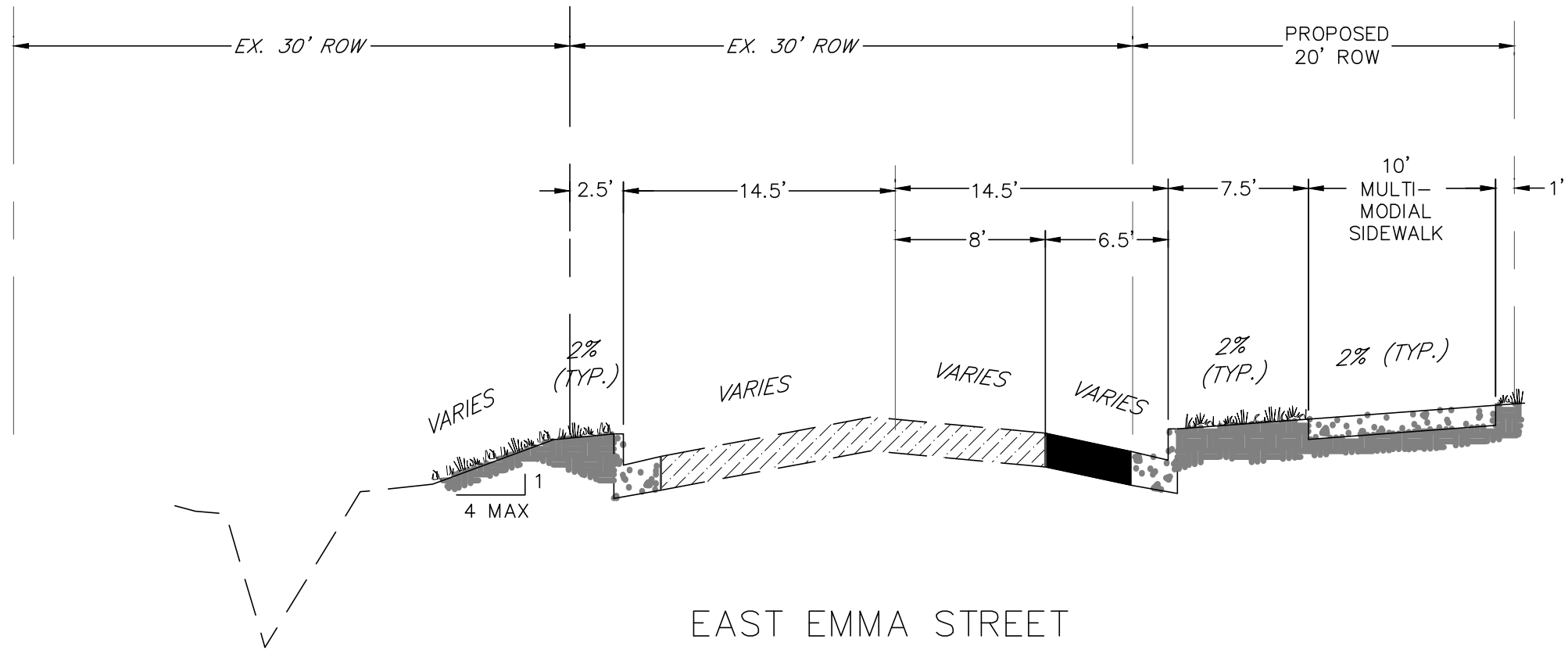
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NOT TO SCALE



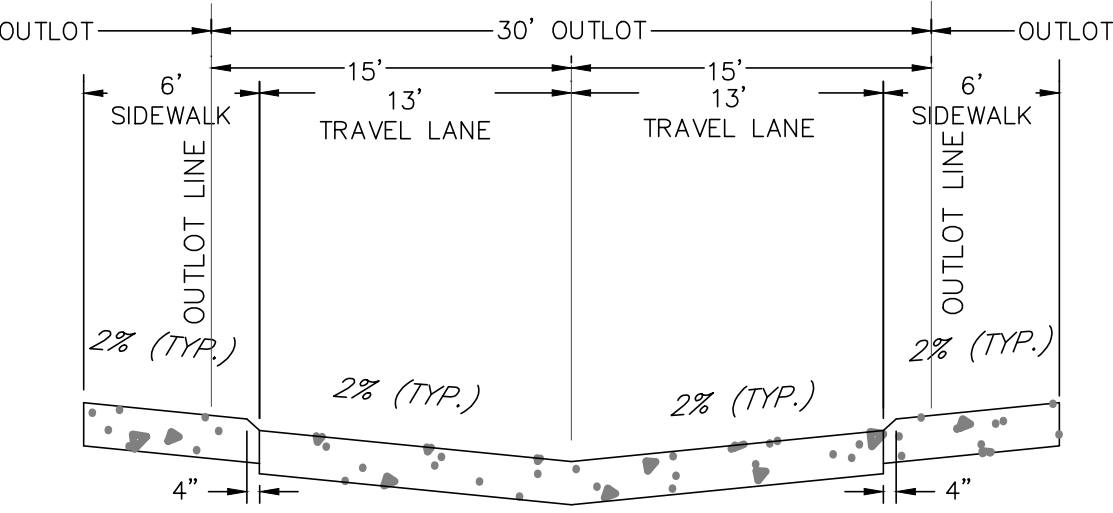
120TH STREET INTERIM
TYPICAL SECTION G-G
ARTERIAL STREET
NOT TO SCALE



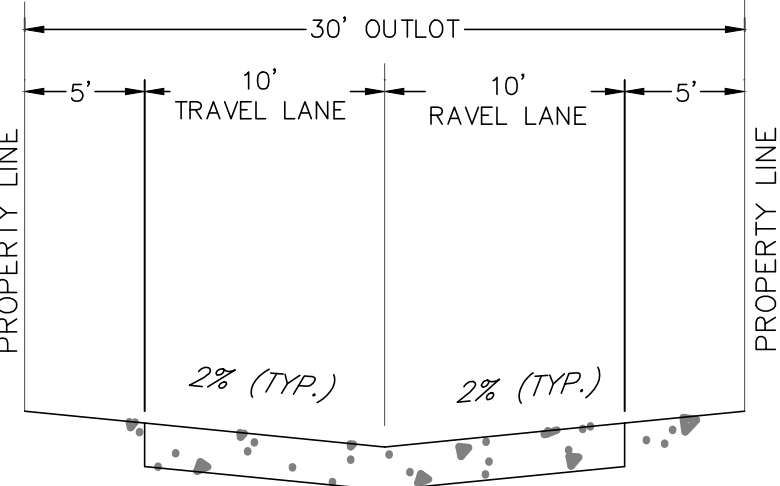
120TH STREET ULTIMATE
TYPICAL SECTION G-G FUTURE
ARTERIAL STREET
NOT TO SCALE



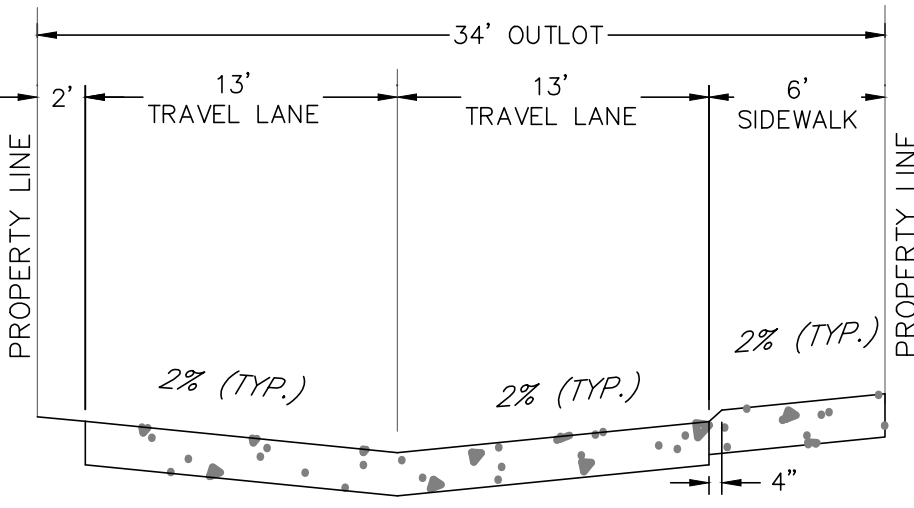
EAST EMMA STREET
TYPICAL SECTION H-H
COLLECTOR STREET
NOT TO SCALE



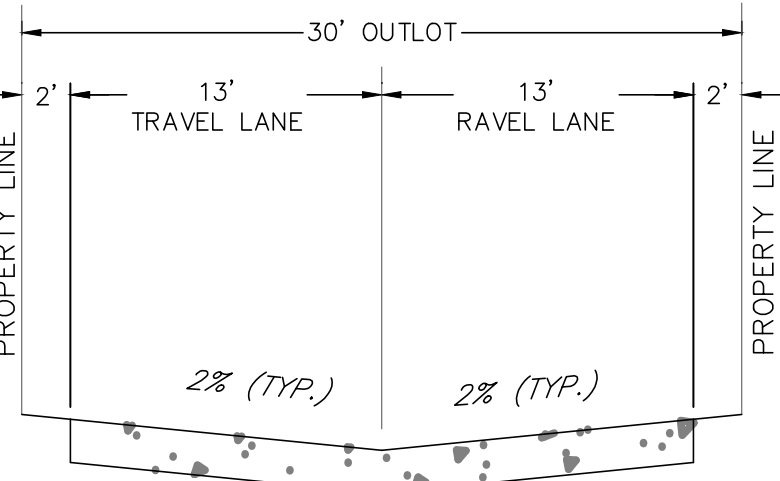
PRIVATE ALLEY (1)
TYPICAL SECTION I-I
PRIVATE DRIVE
NOT TO SCALE



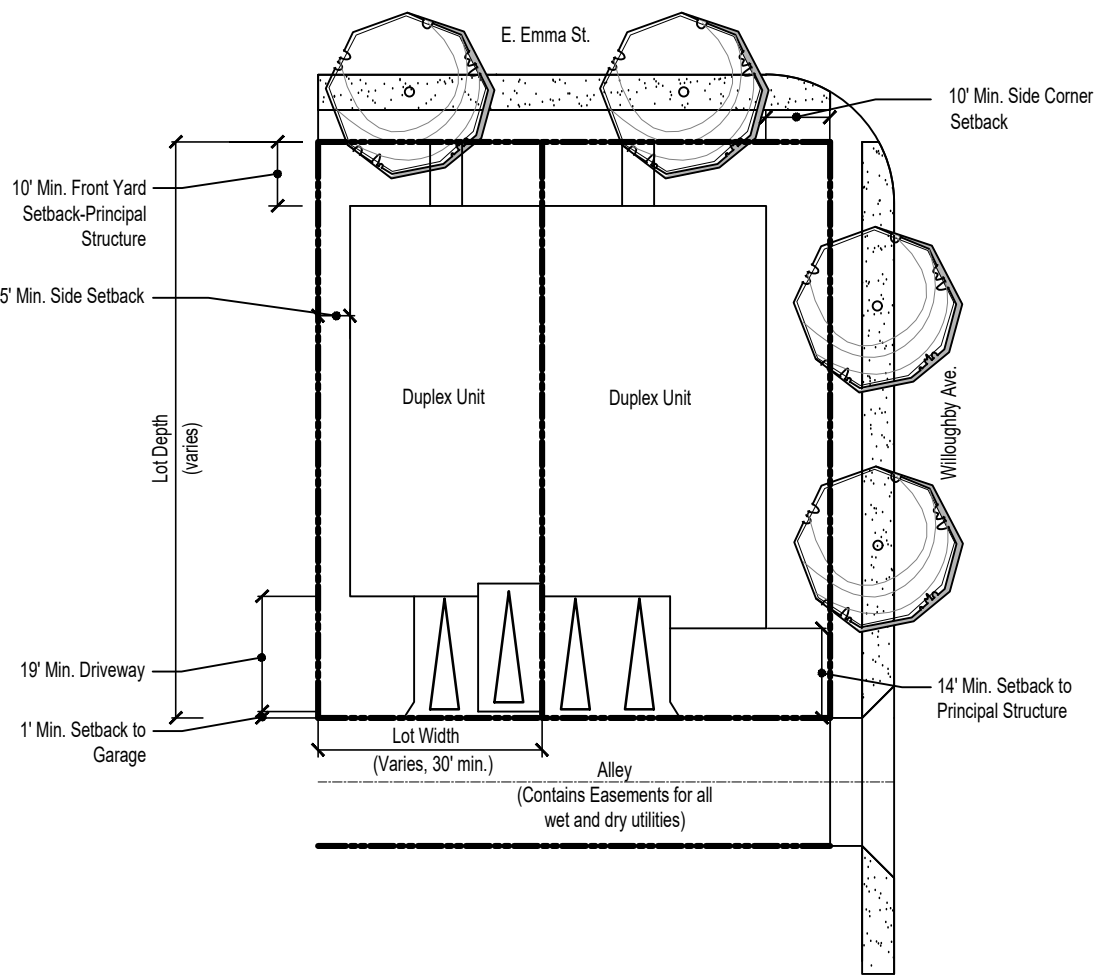
PRIVATE ALLEY (4, 5, 6, 7 & 8)
TYPICAL SECTION K-K
PRIVATE DRIVE
NOT TO SCALE



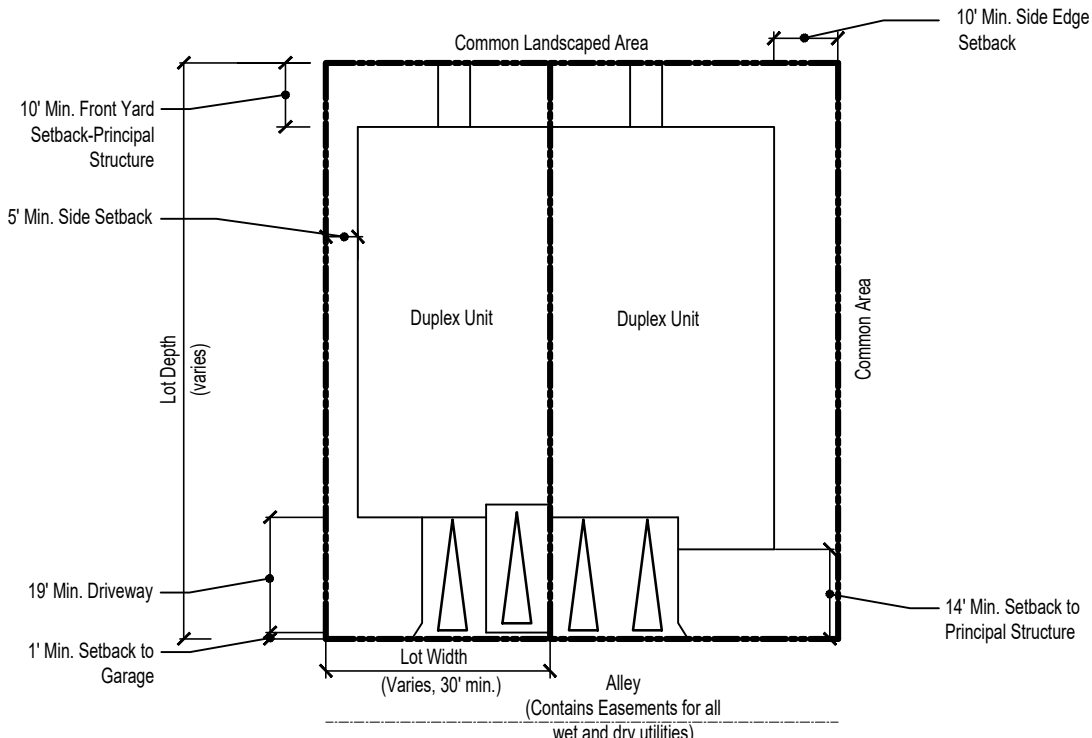
PRIVATE ALLEY 2
TYPICAL SECTION J-J
PRIVATE DRIVE
NOT TO SCALE



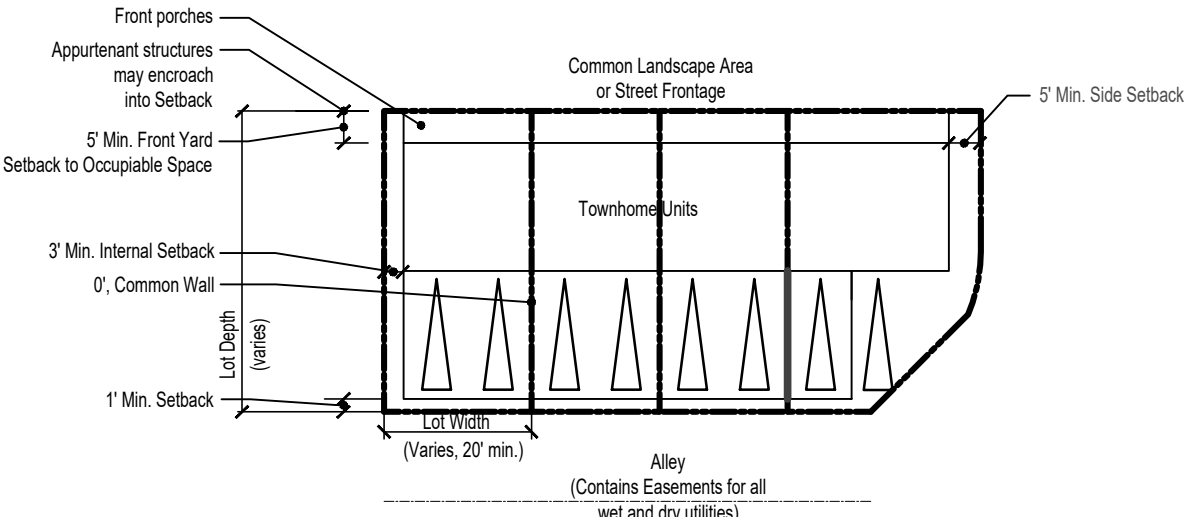
PRIVATE ALLEY (3 & 9)
TYPICAL SECTION L-L
PRIVATE DRIVE
NOT TO SCALE



DUPLEX A-REAR LOAD
LOT TYPICAL
NOT TO SCALE



DUPLEX B-REAR LOAD
LOT TYPICAL
NOT TO SCALE



TOWNHOMES
LOT TYPICAL
NOT TO SCALE

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

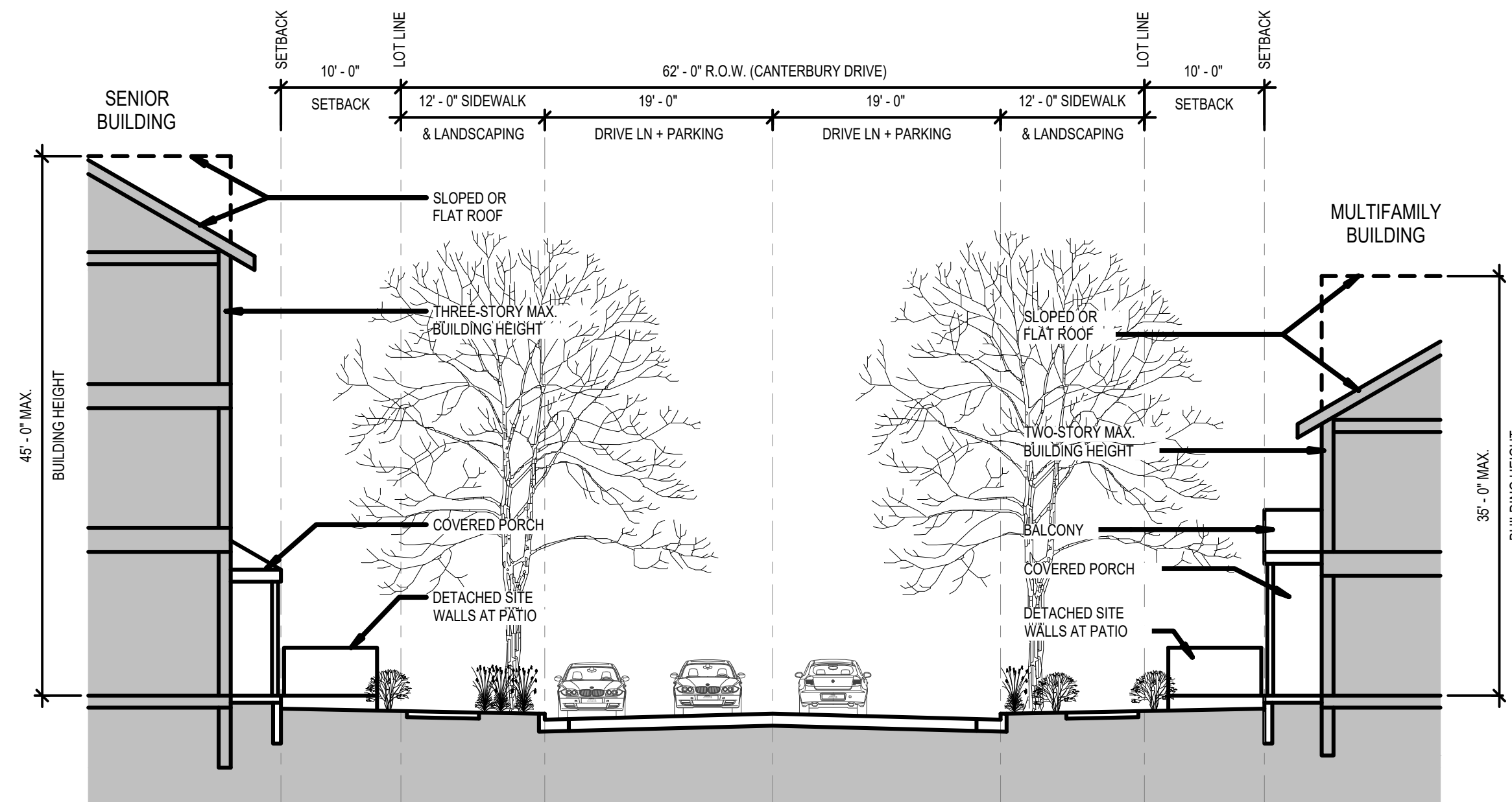
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AREA = 24.096 ACRES



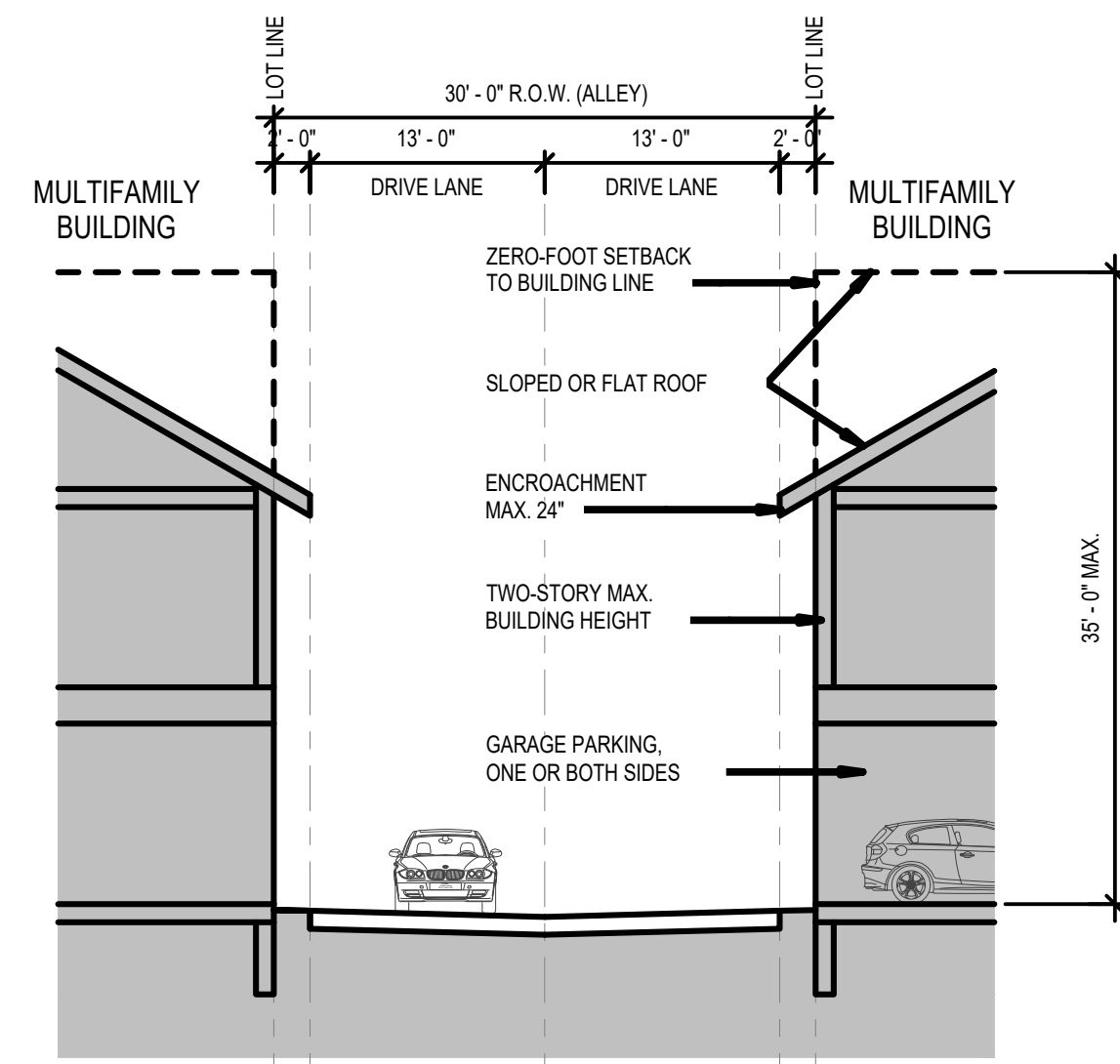
1101 Bannock Street
Denver, Colorado
80204
P 303.892.1166
www.norris-design.com

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT LAFAYETTE, COLORADO

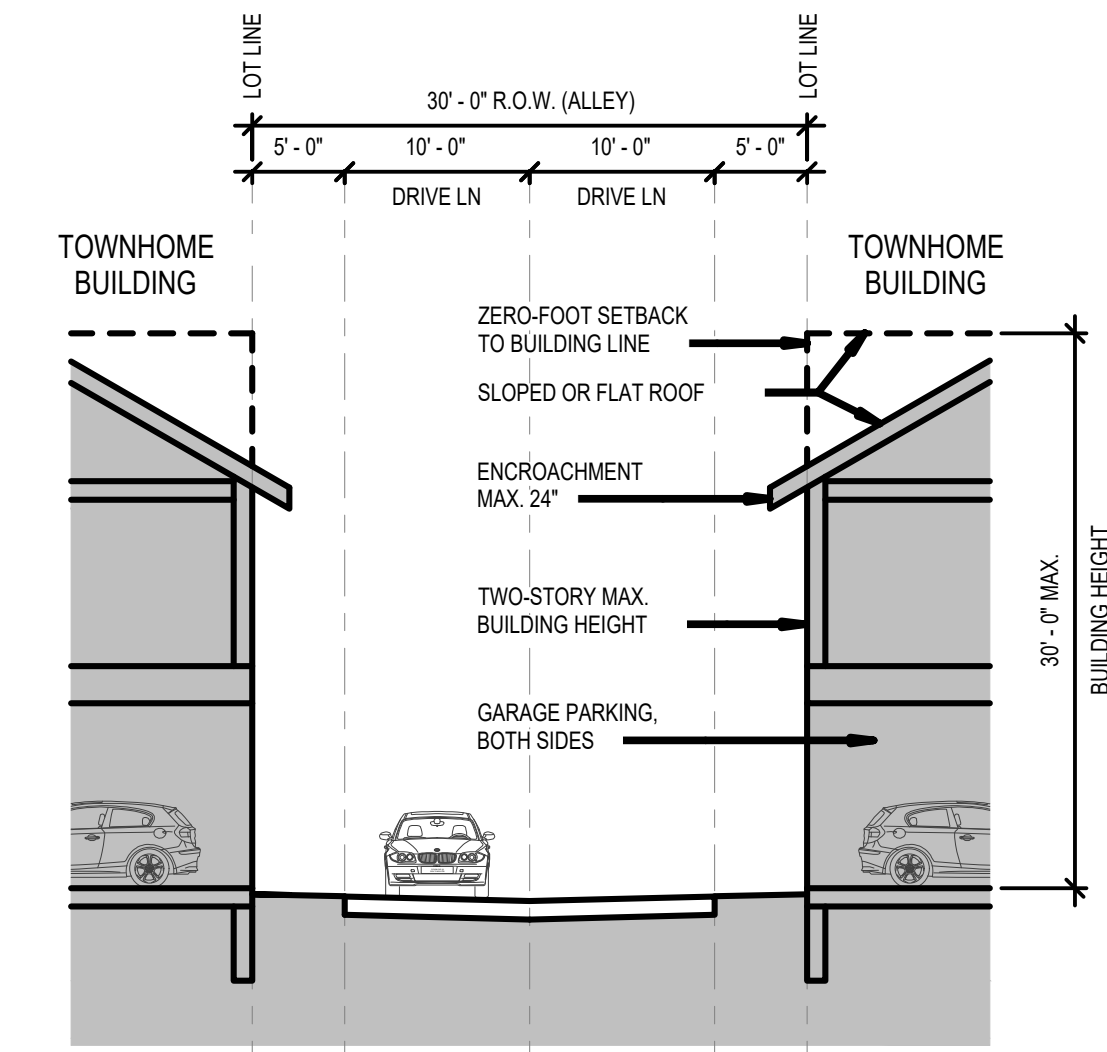
OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3460 BROADWAY
BOULDER, CO - 80306
303.441.1506
MOLLY CHIANG



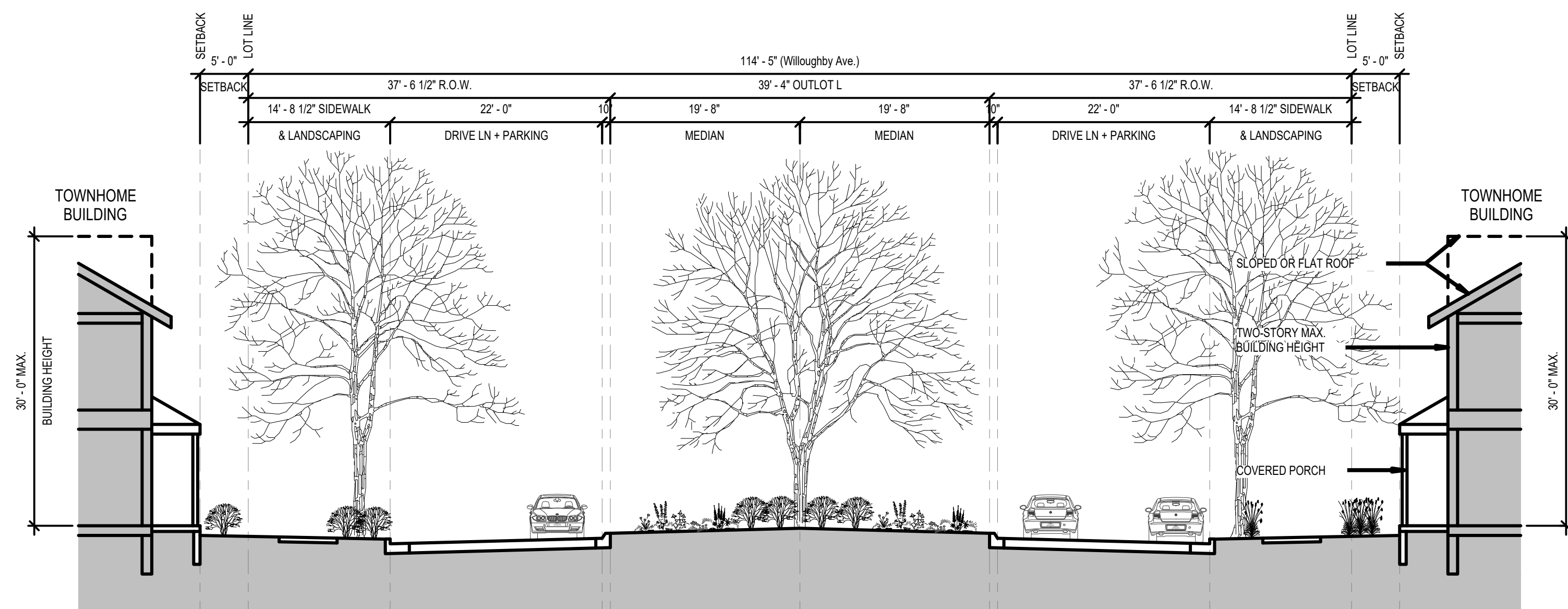
1 SECTION A-A (Canterbury Drive)
1" = 10'-0"



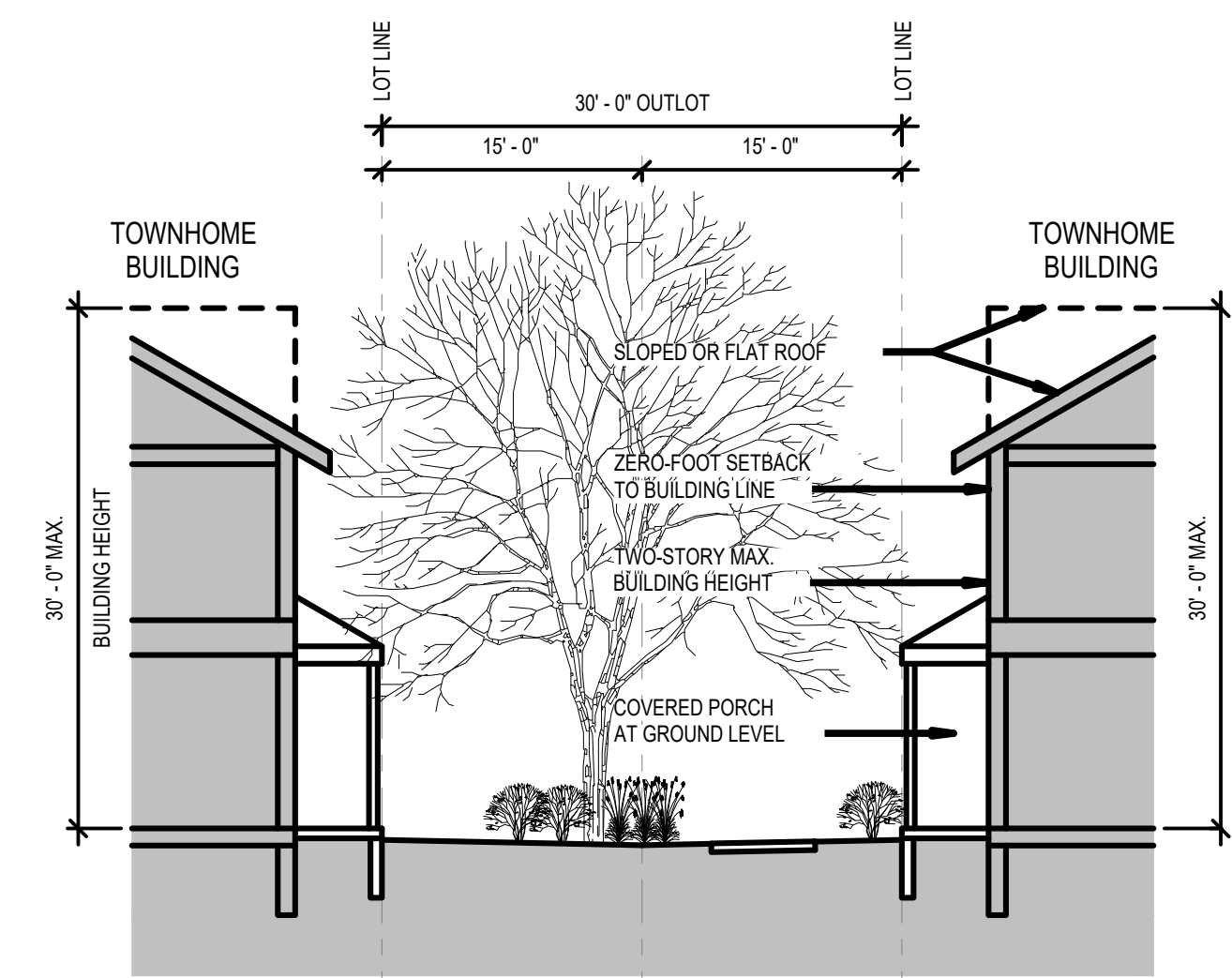
2 SECTION B-B (Multifamily Alley)
1" = 10'-0"



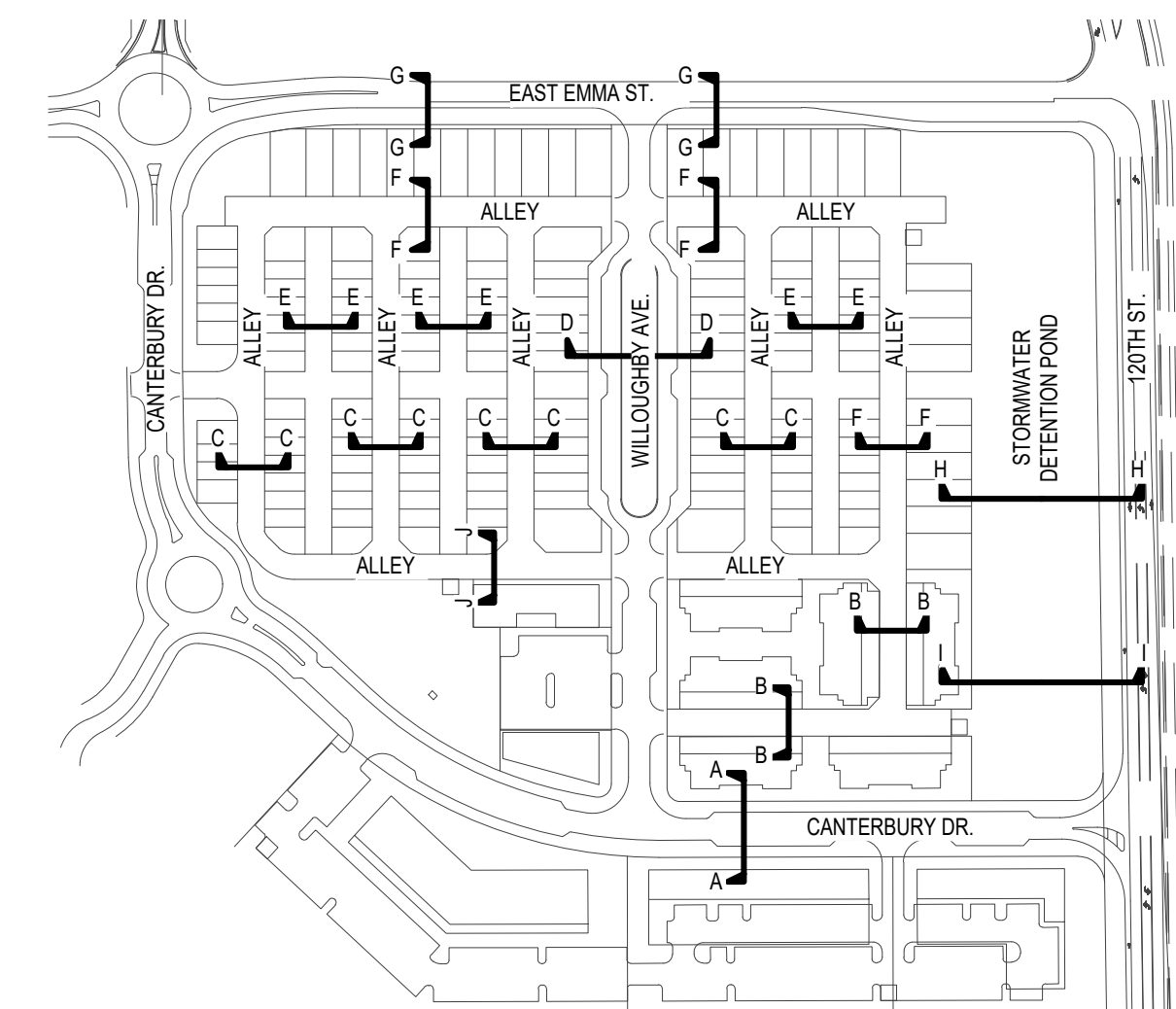
3 SECTION C-C (Townhome Alley)
1" = 10'-0"



4 SECTION D-D (Willoughby Ave)
1" = 10'-0"



5 SECTION E-E (Townhome Pedestrian Way)
1" = 10'-0"



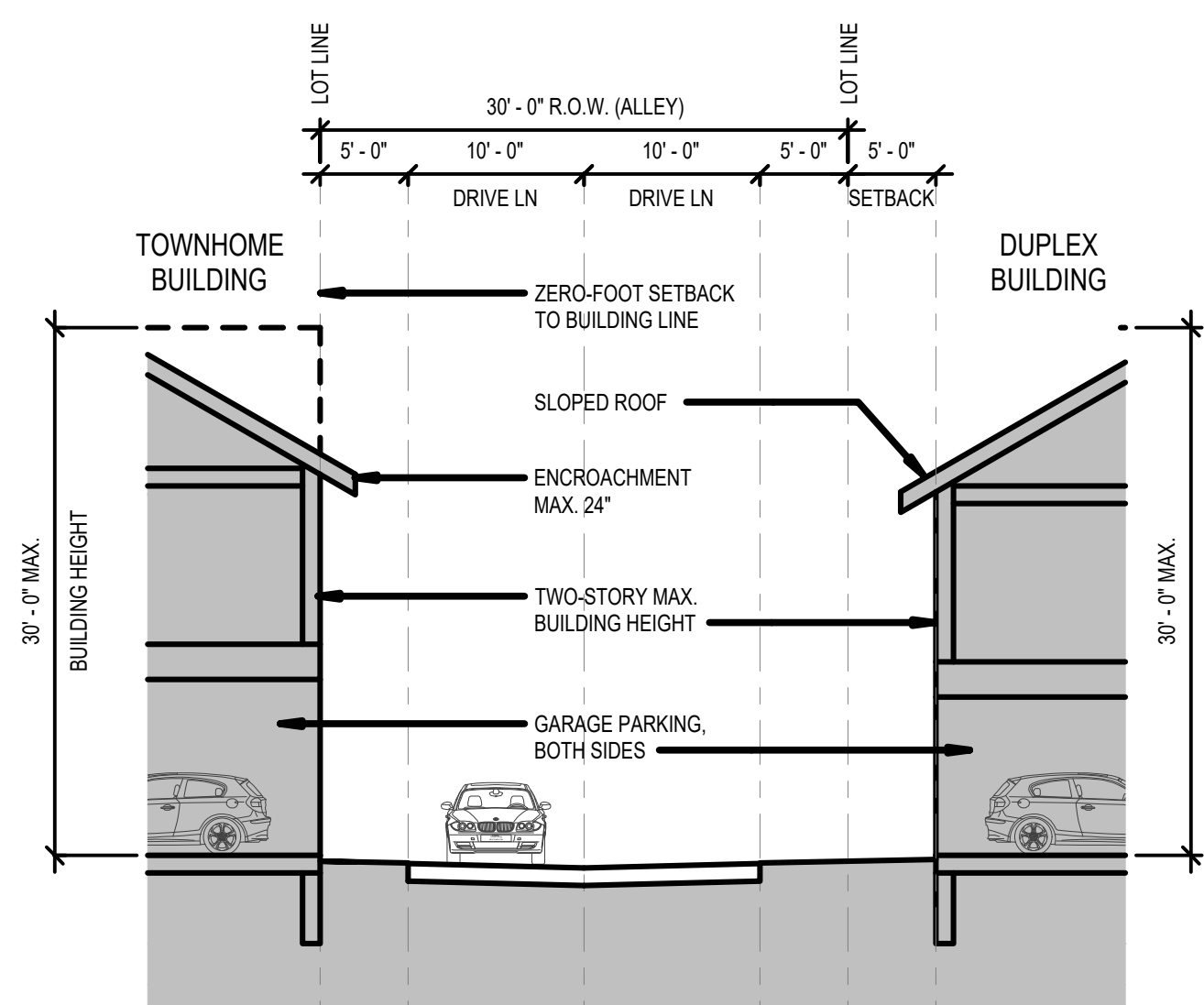
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~~XX/XX/XX~~ SUBMITTAL

SHEET TITLE:
BUILDING - SITE
SECTIONS

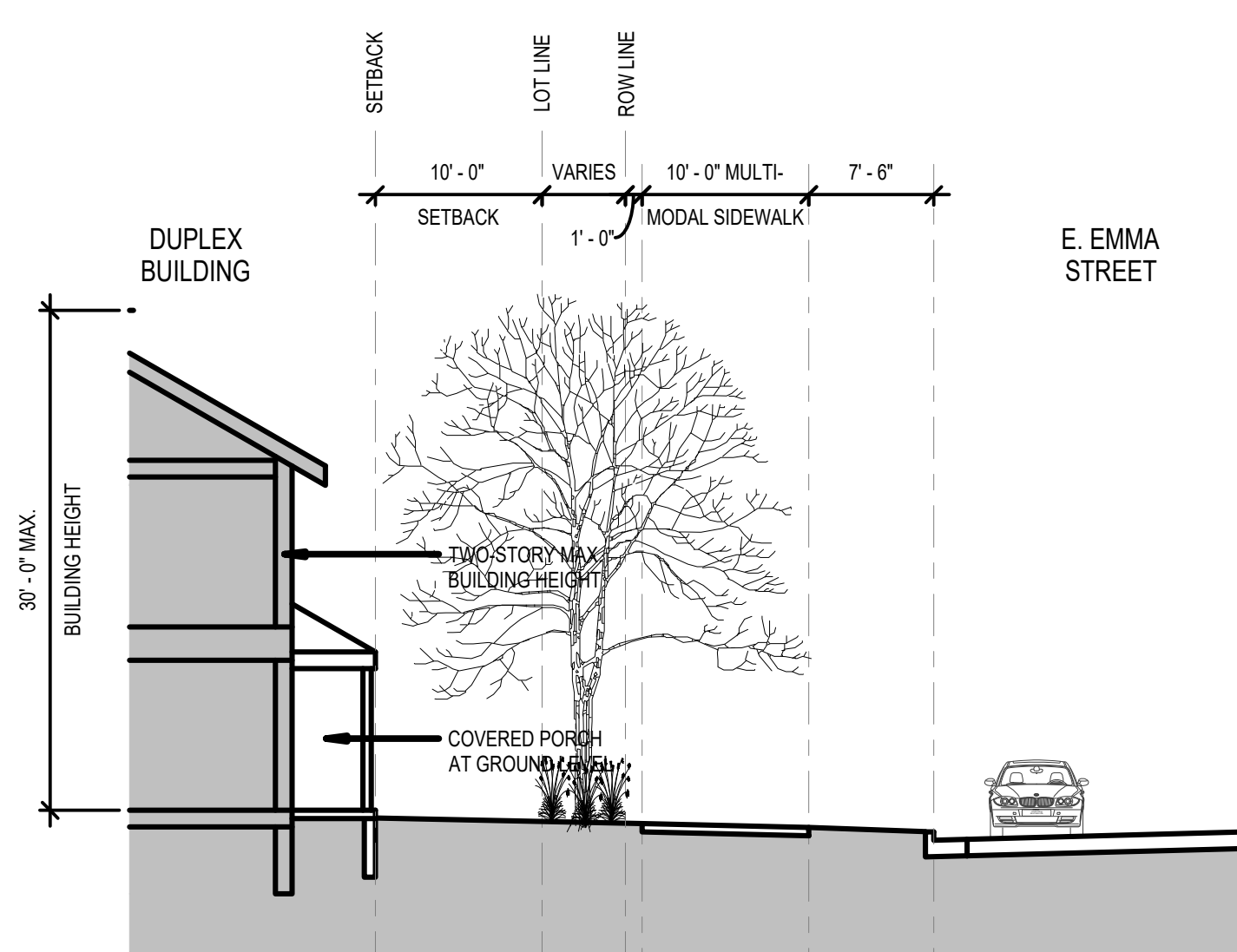
811

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

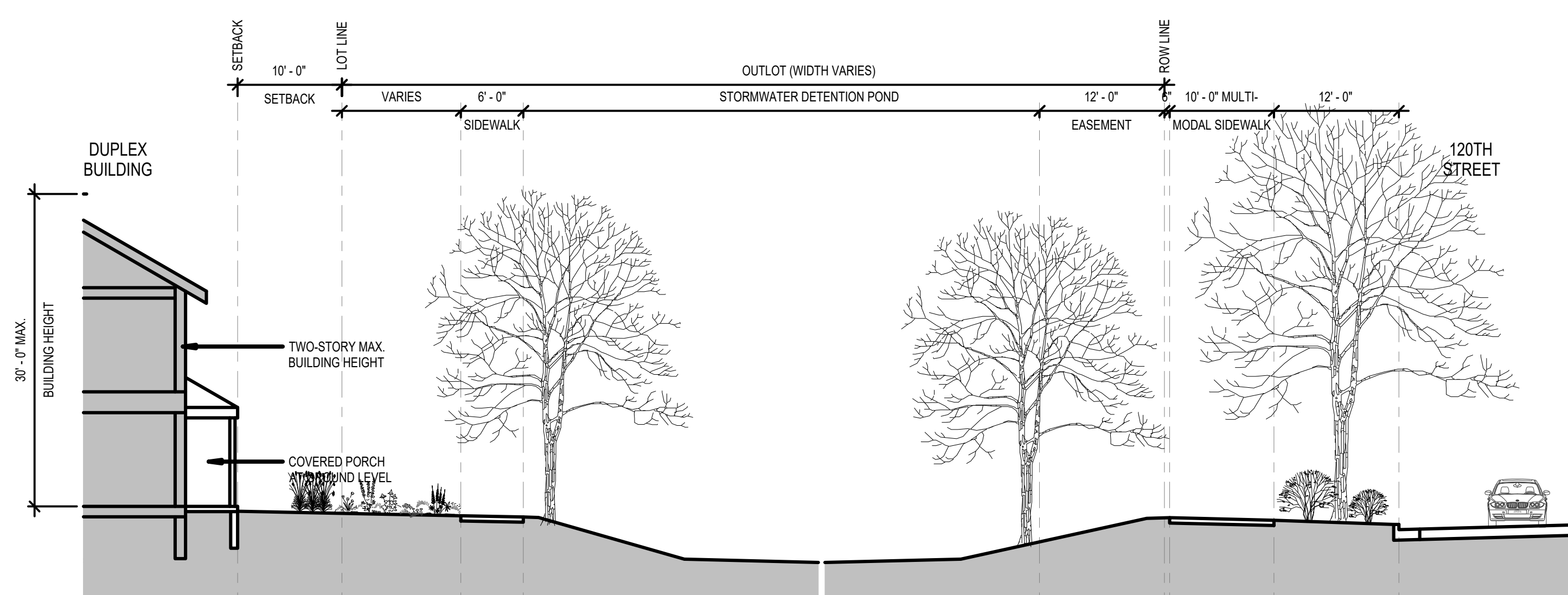
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AREA = 24.096 ACRES



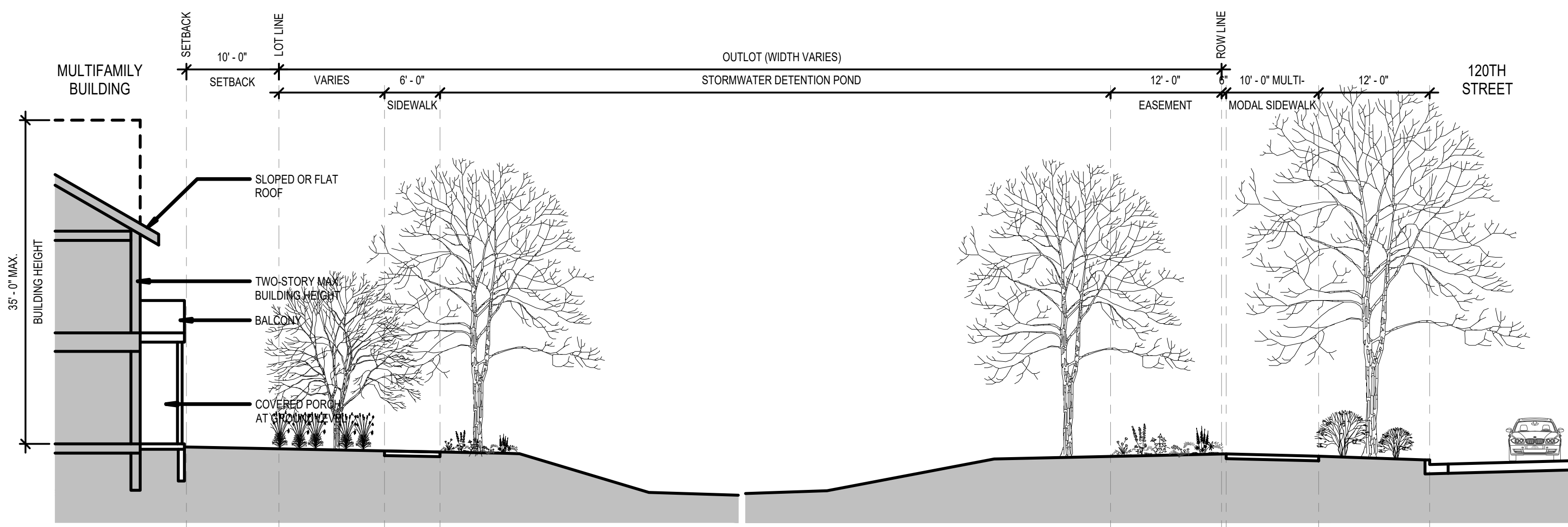
2 SECTION F-F (Duplex Alley)
1" = 10'-0"



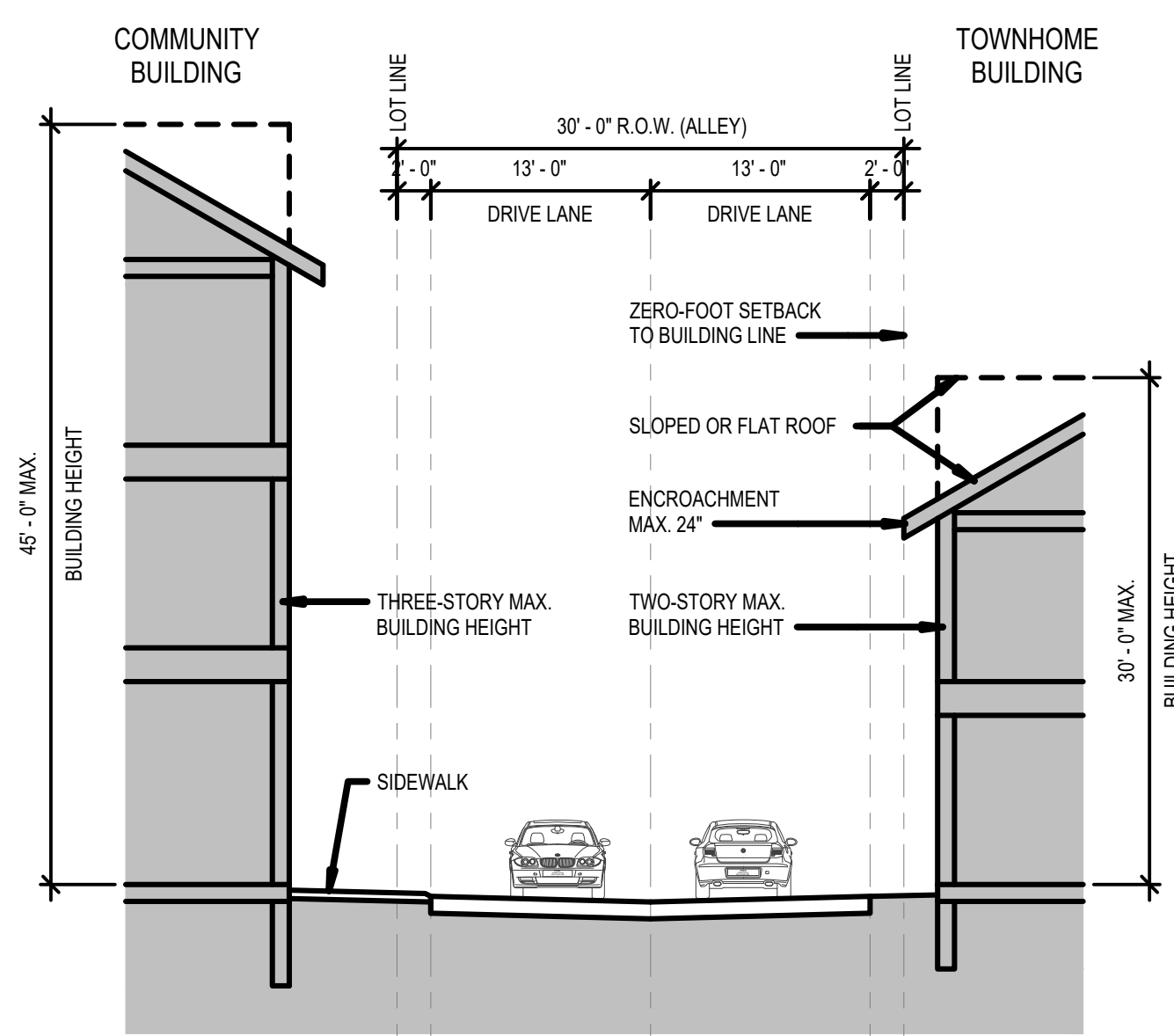
4 SECTION G-G (Duplex Emma Street)
1" = 10'-0"



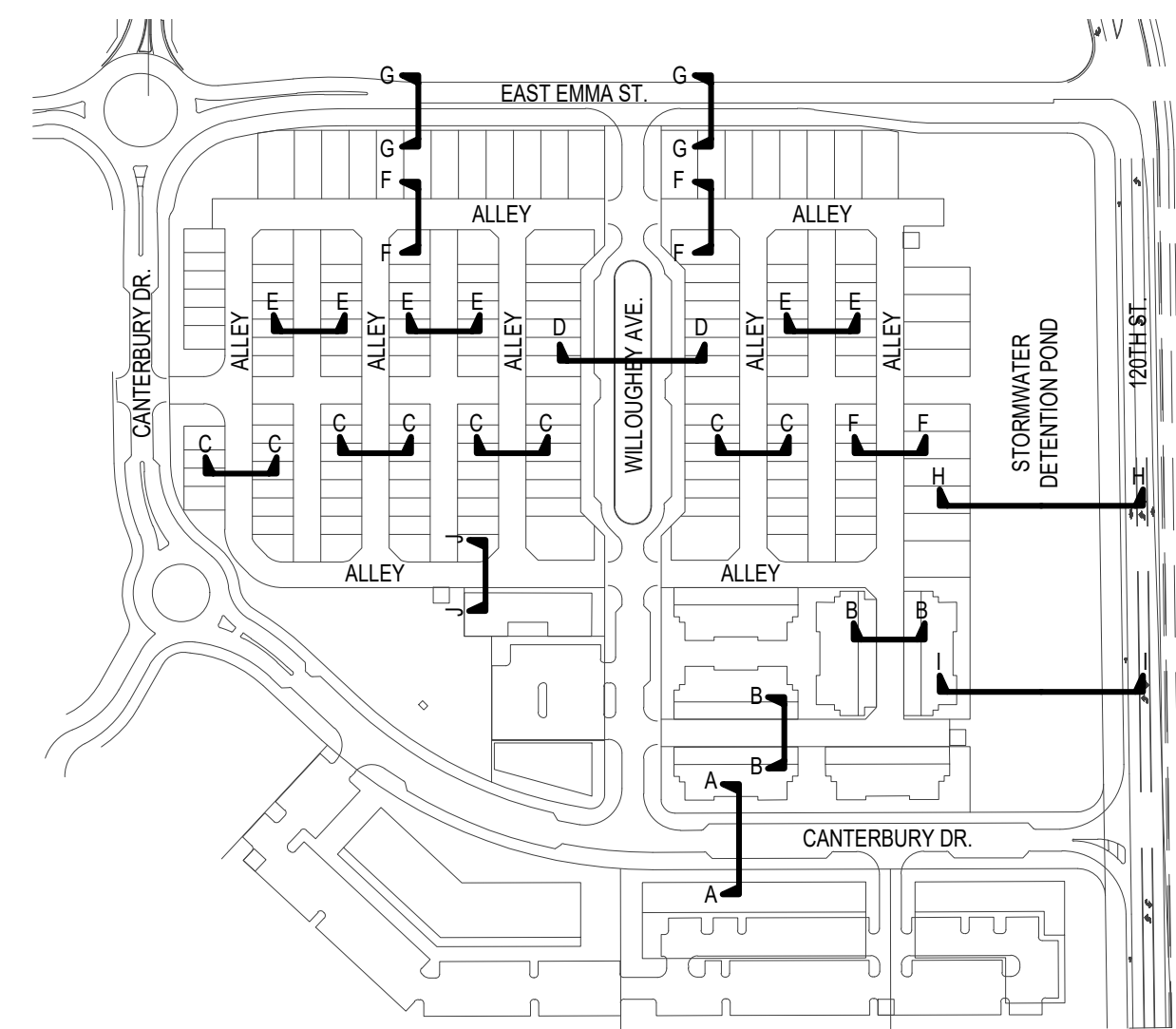
3 SECTION H-H (Duplex 120th Street Frontage)
1" = 10'-0"



5 SECTION I-I (Multifamily 120th Street Frontage)
1" = 10'-0"



6 SECTION J-J (Community Bldg Alley)
1" = 10'-0"



DATE:
~~XX/XX/XX~~ SUBMITTAL

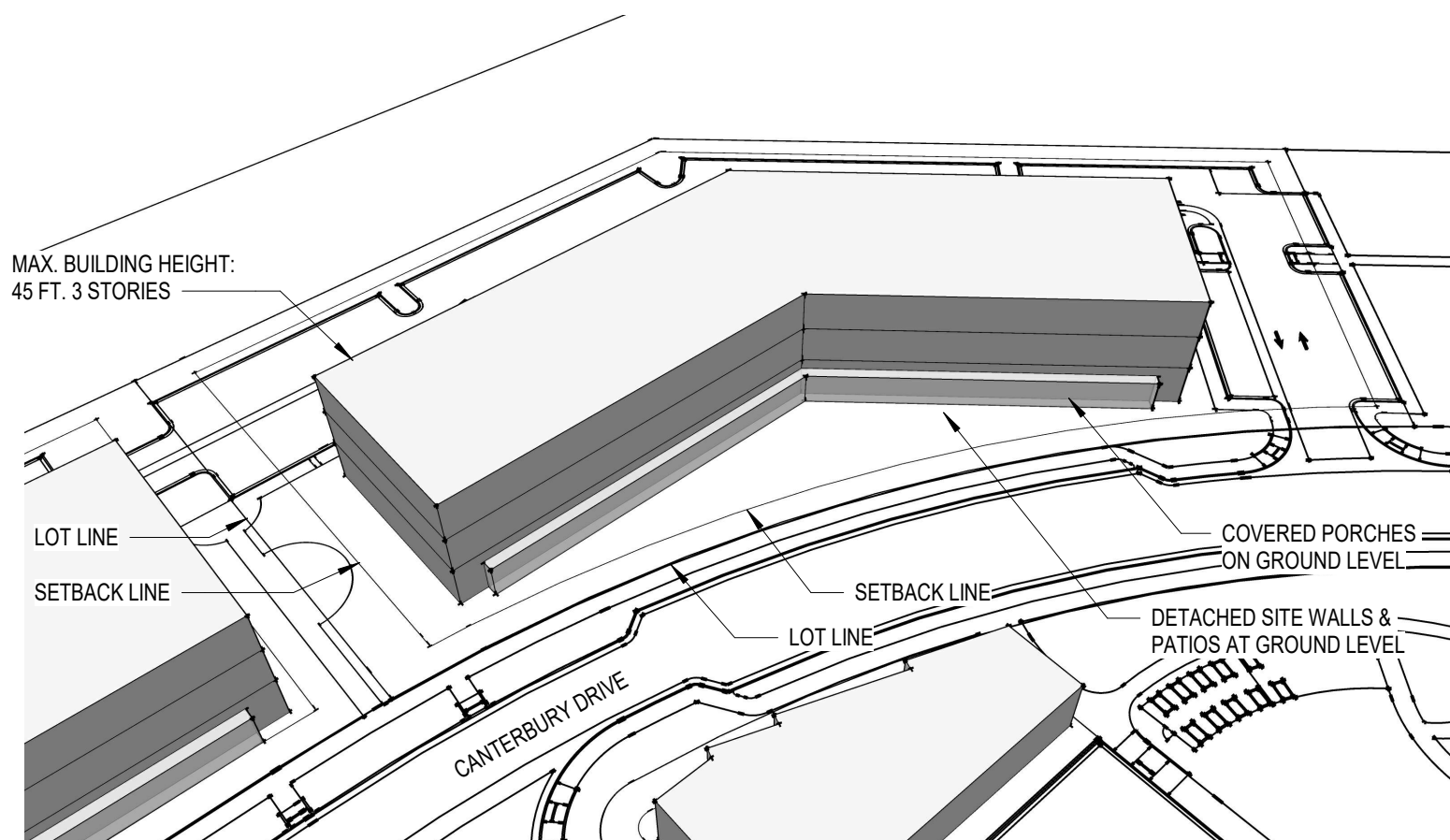
SHEET TITLE:
BUILDING - SITE
SECTIONS

GENERAL NOTES:

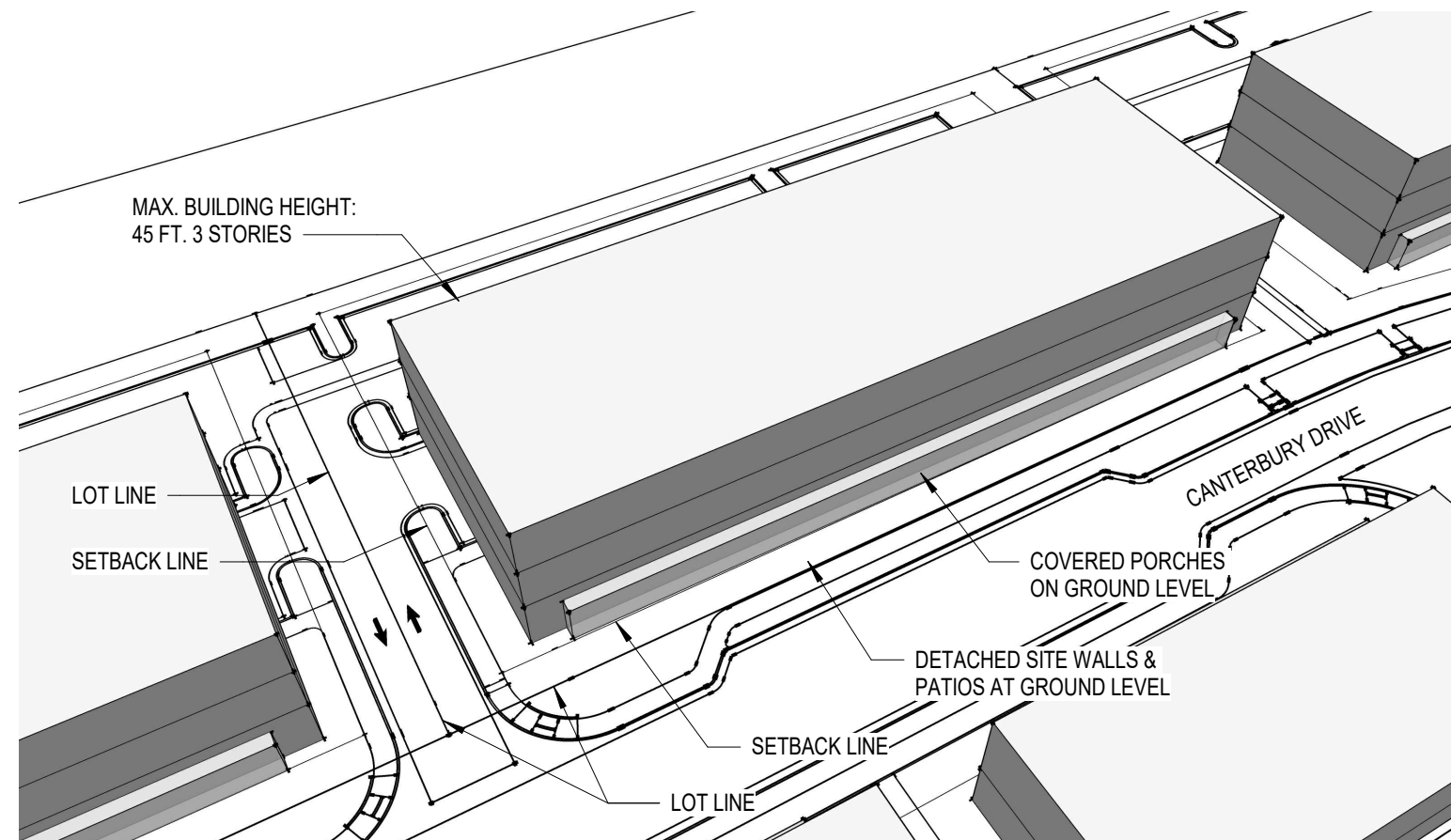
- BUILDING DESIGNS ARE YET TO BE DETERMINED. THESE DIAGRAMS ARE INTENDED TO CONVEY ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO THE PUD PLANNING AREA BOUNDARY LINES.
- PRIVATE DRIVEWAYS, PARKING LOTS, SIDEWALKS, PORCHES, PATIOS, ETC. ARE SUBJECT TO CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

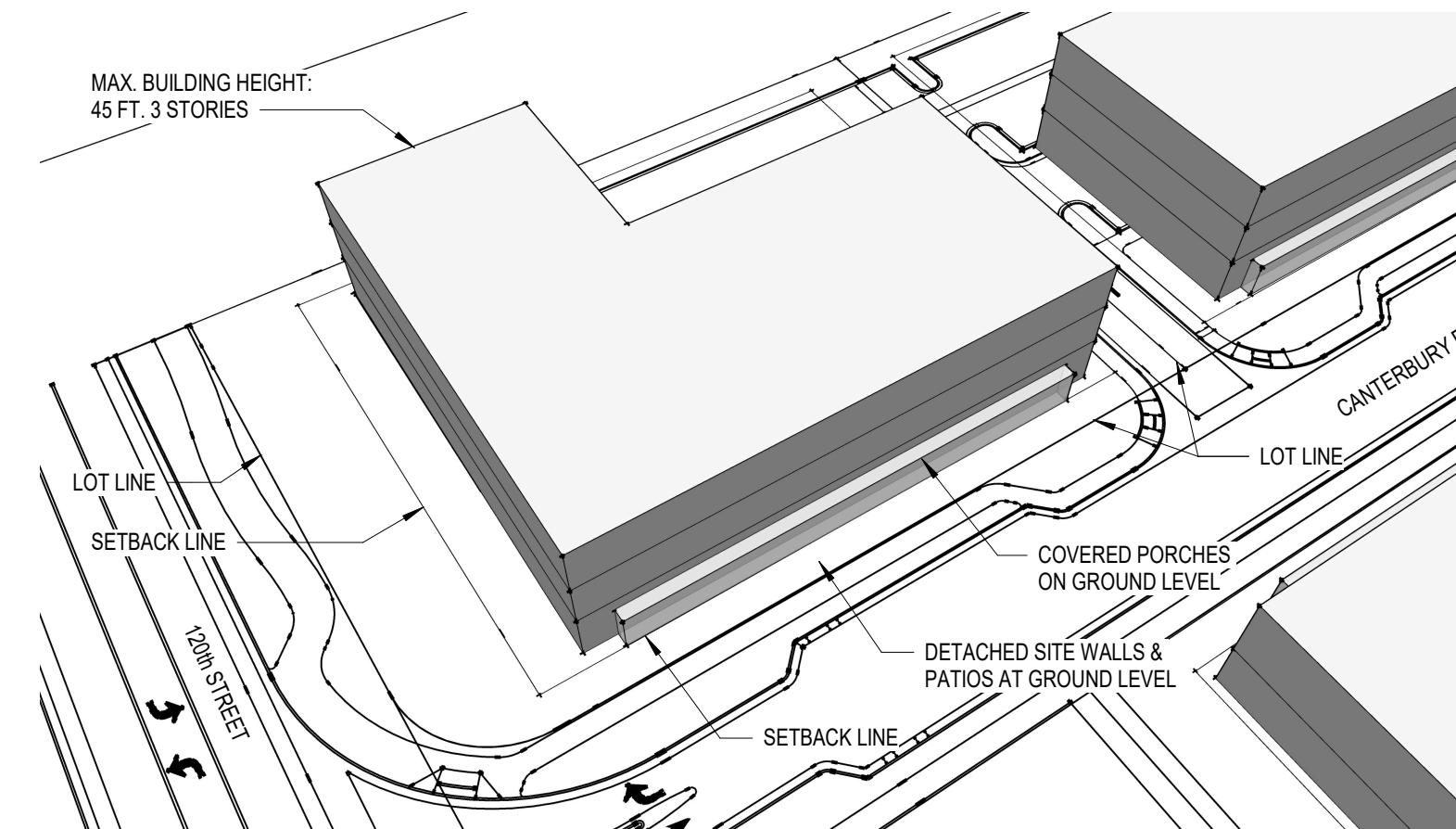
A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE 1 / 4 OF SECTION 2,
T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER STATE OF COLORADO
AREA = 24.096 ACRES



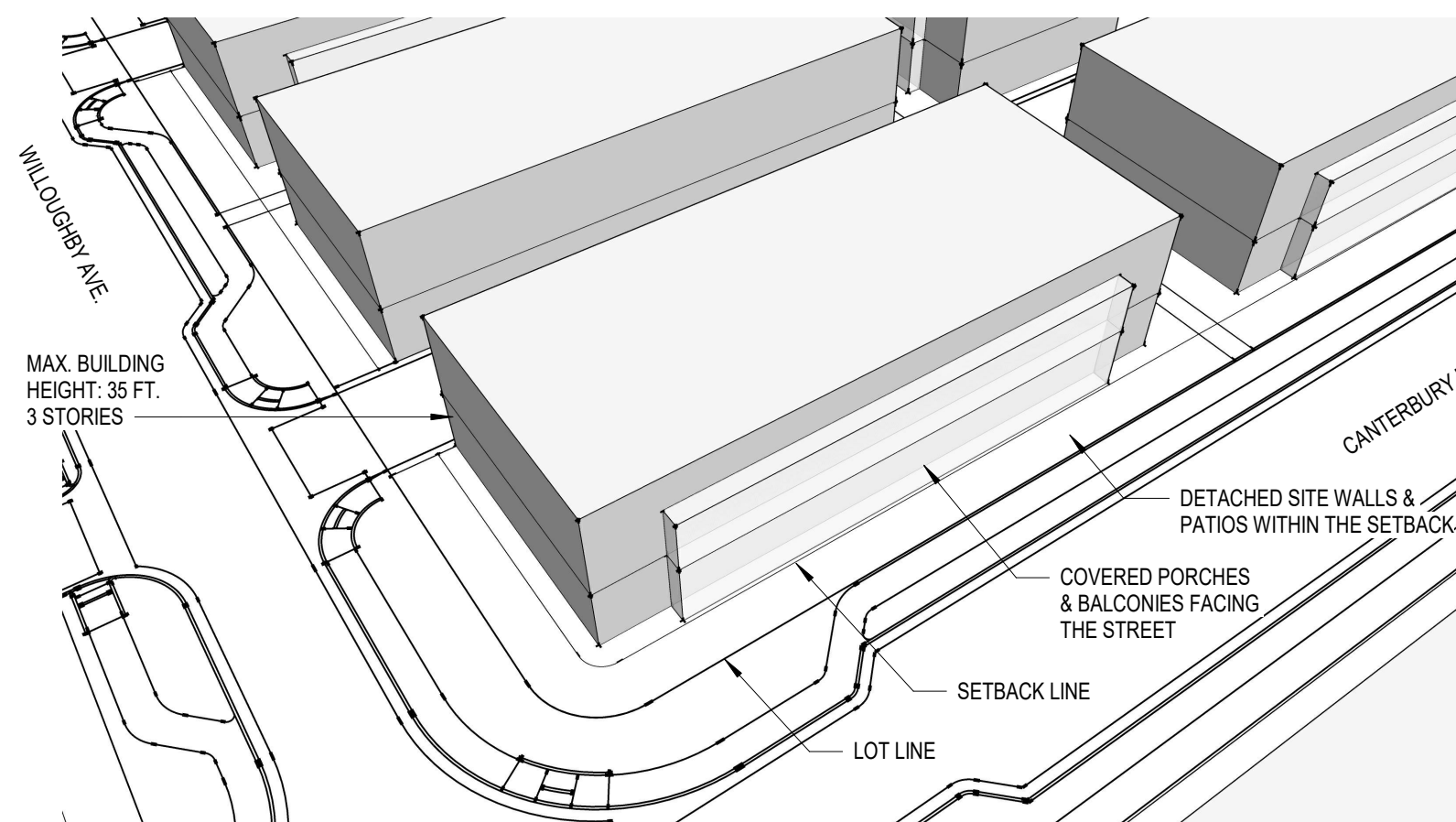
1 SENIOR BUILDING LOT 1
PUD-9 NOT TO SCALE



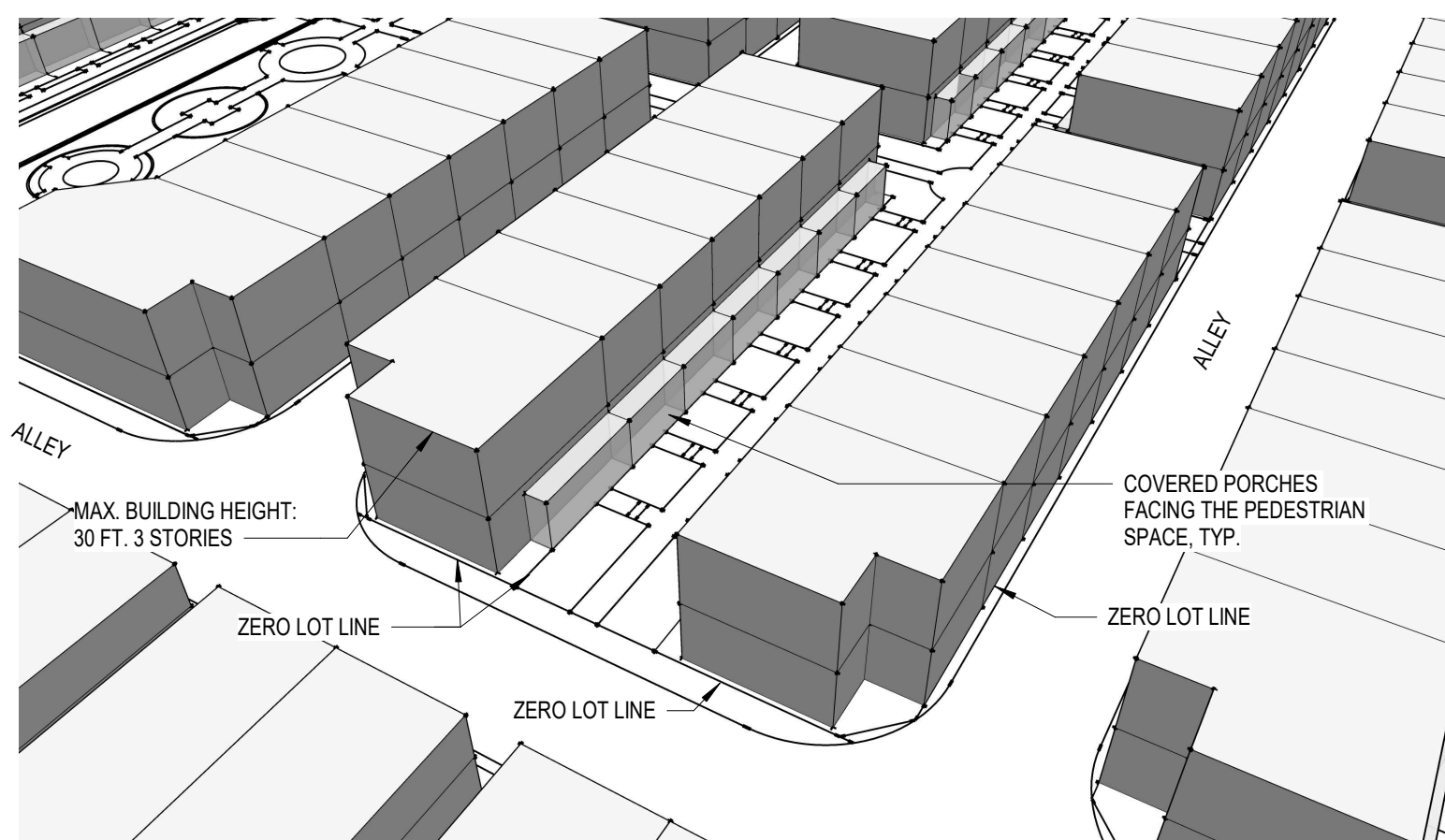
2 SENIOR BUILDING LOT 2
PUD-9 NOT TO SCALE



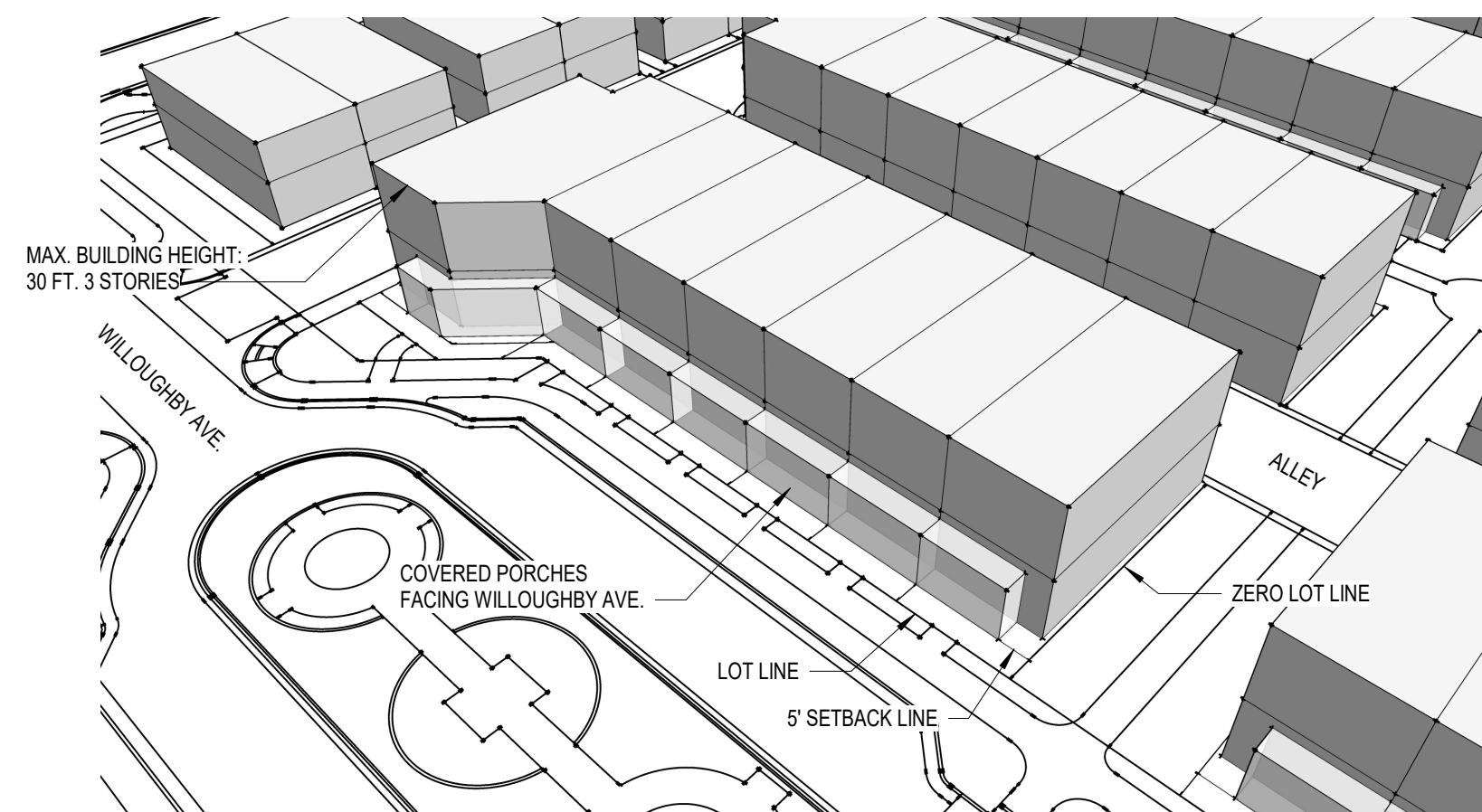
3 SENIOR BUILDING LOT 3
PUD-9 NOT TO SCALE



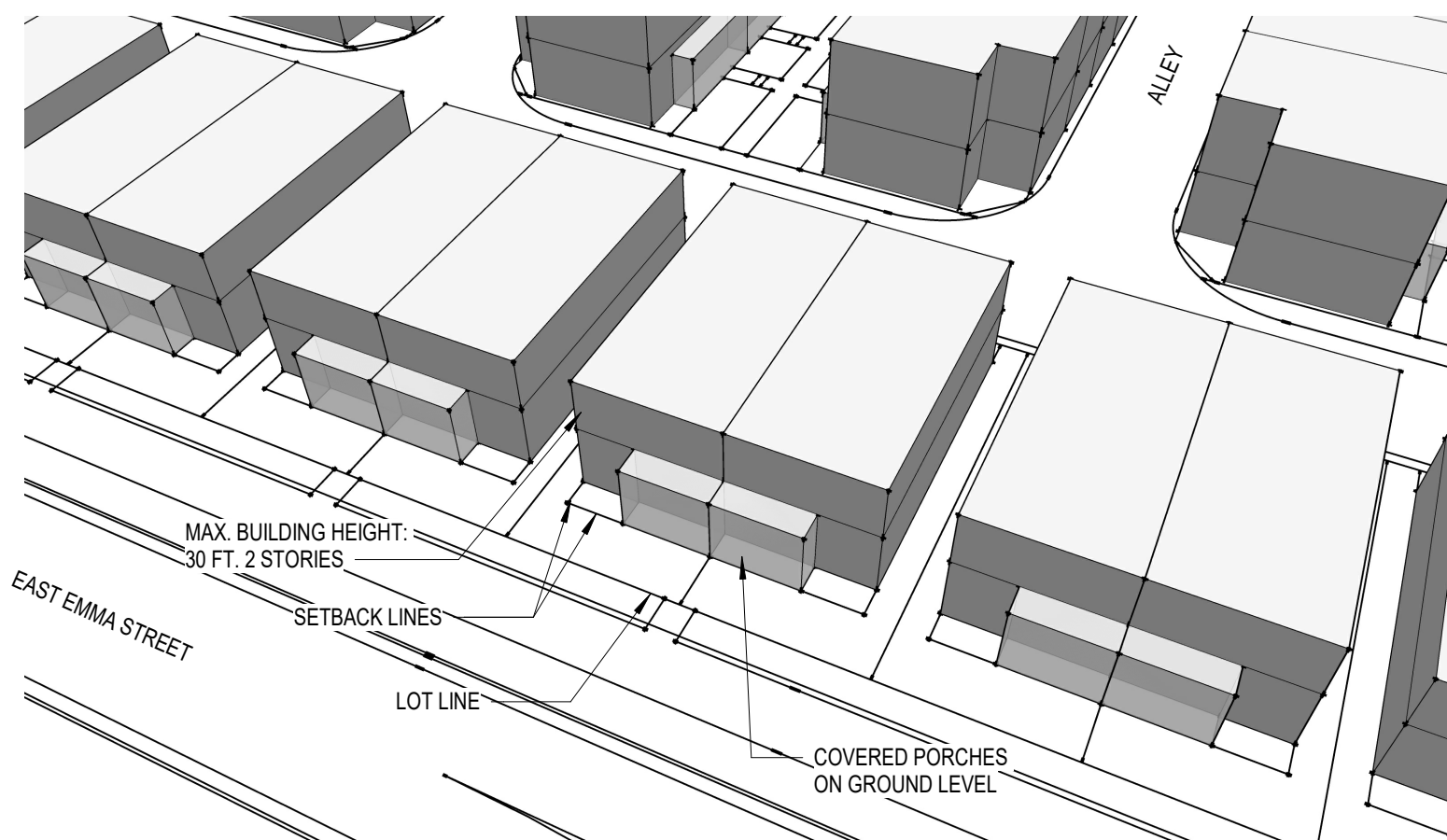
4 MULTIFAMILY LOT 1
PUD-9 NOT TO SCALE



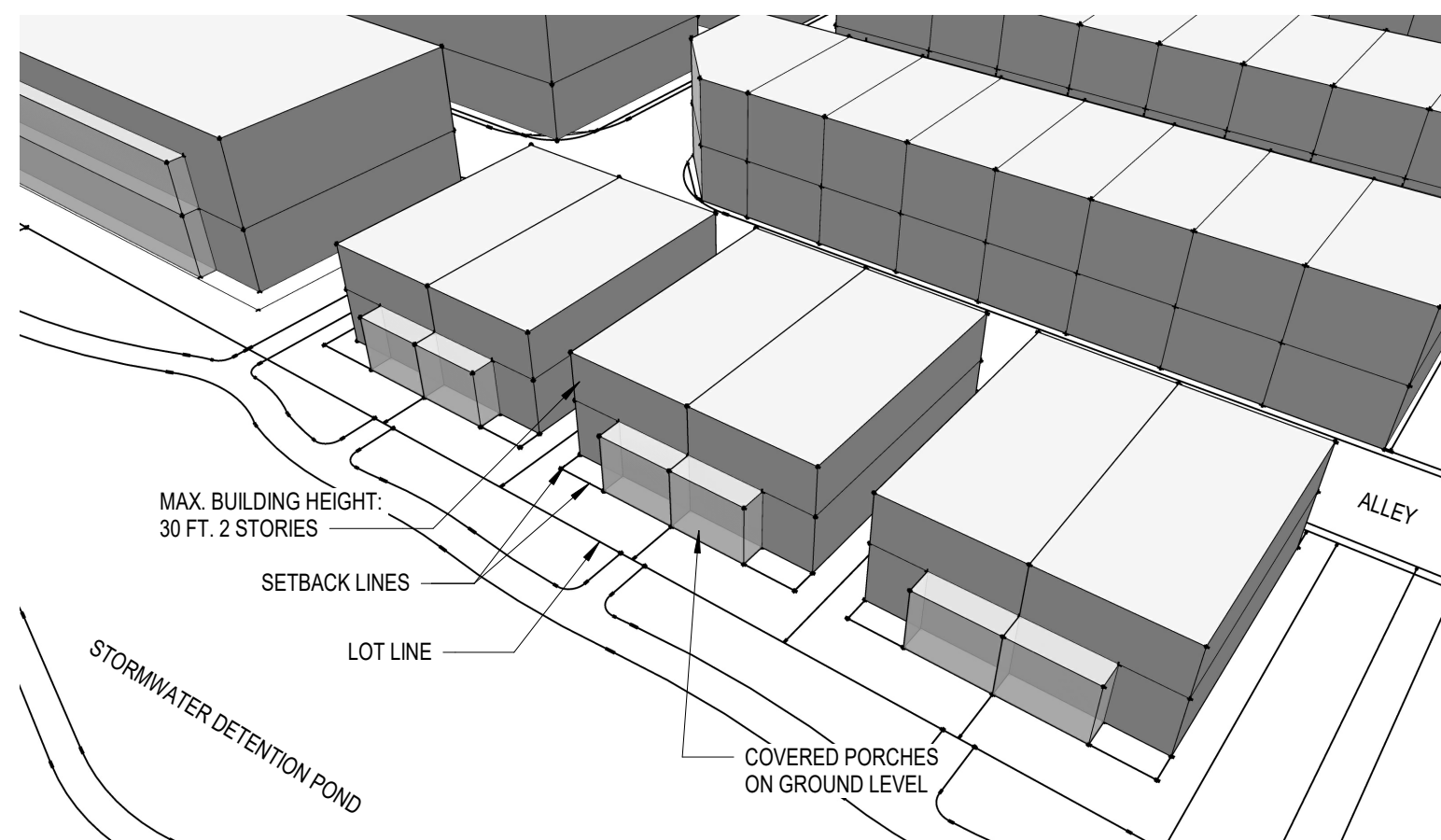
5 TOWNHOME LOT 1
PUD-9 NOT TO SCALE



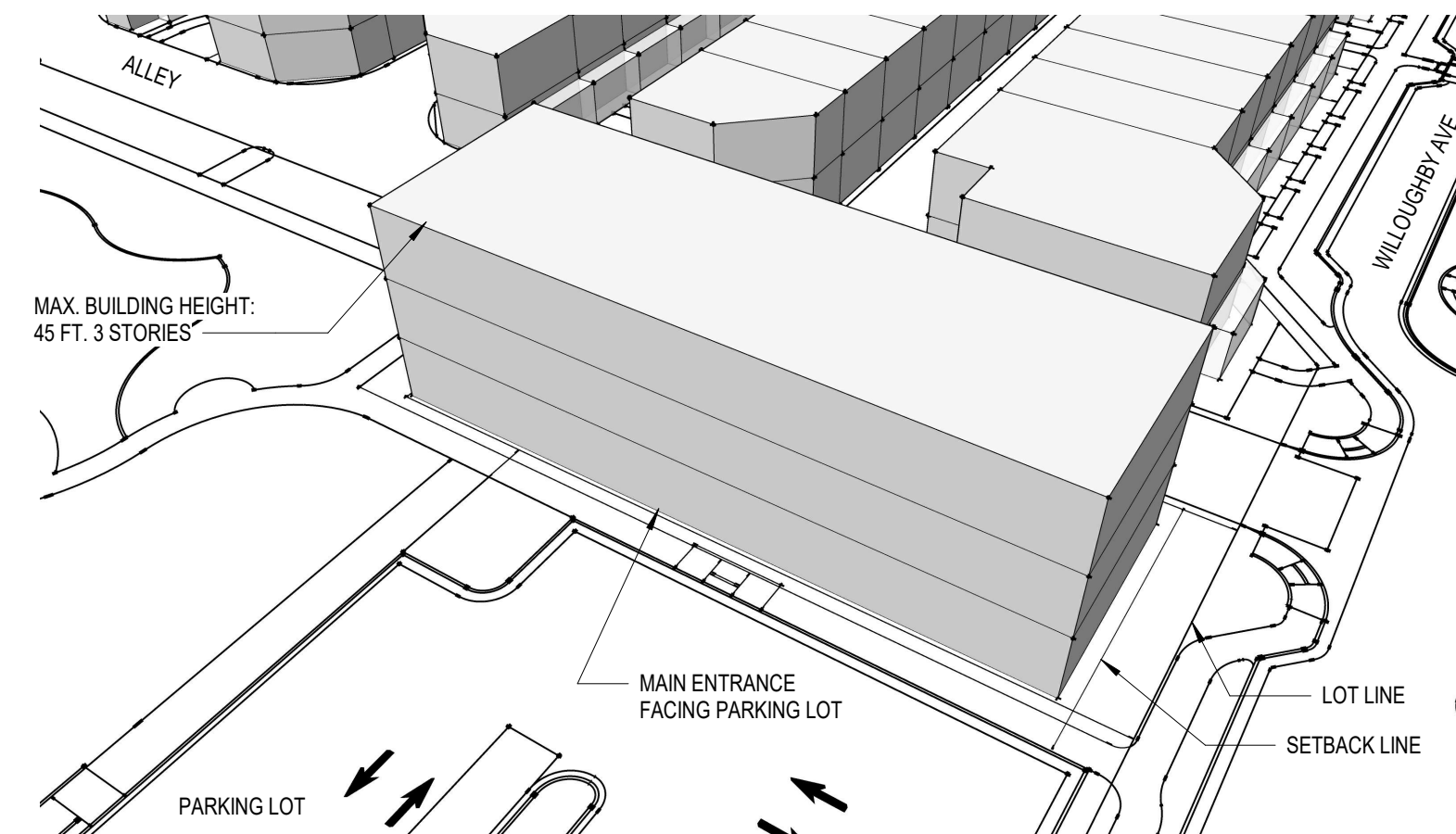
6 TOWNHOME LOT 2
PUD-9 NOT TO SCALE



7 DUPLEXES ALONG EMMA ST.
PUD-9 NOT TO SCALE



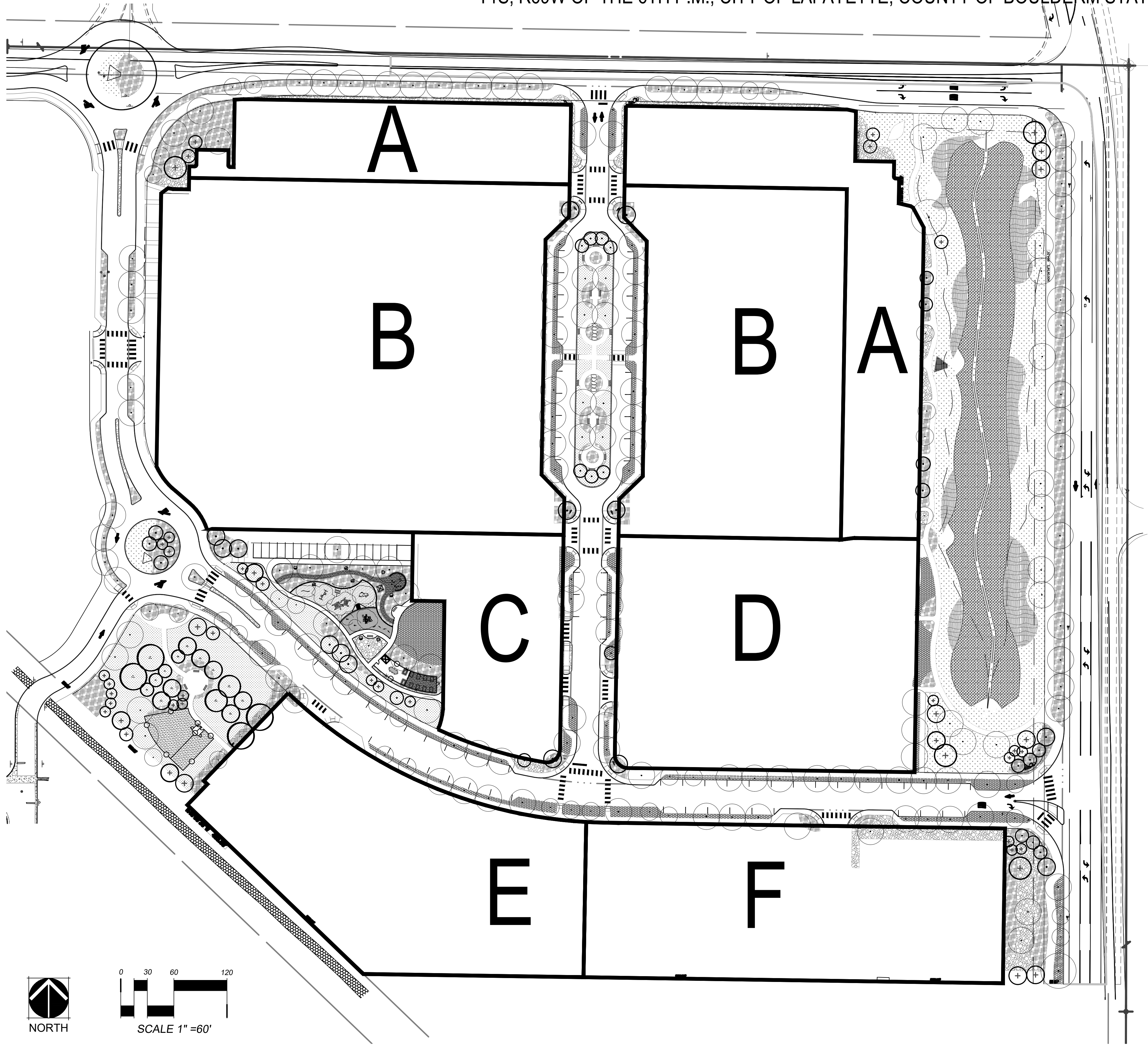
8 DUPLEXES ALONG 120th ST.
PUD-9 12" = 1'-0"



9 COMMUNITY BUILDING LOT 1
PUD-9 12" = 1'-0"

WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

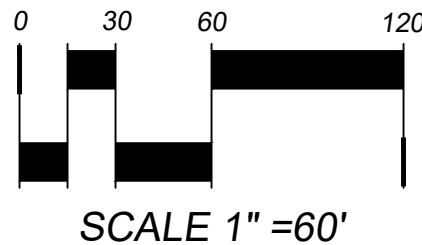
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LEGEND

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- PLANTING BED WITH 4-6" ROCK MULCH
- PLANTING BED WITH 1-2" ROCK MULCH
- IRRIGATED TURF
- IRRIGATED NATIVE GRASS
- NATIVE WETLAND GRASS
- NATIVE WILDFLOWER MIX
- CRUSHER FINES
- PLAY SURFACE
- DECORATIVE PAVERS
- PARKING AREA
- STEEL EDGER
- FENCE
- PROPERTY LINE
- R.O.W.
- BENCH

CHECKED BY: K.D. DR.
DRAWN BY: R.N. JR.



WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3460 BROADWAY
BOULDER, CO - 80306
303.441.1506
MOLLY CHIANG

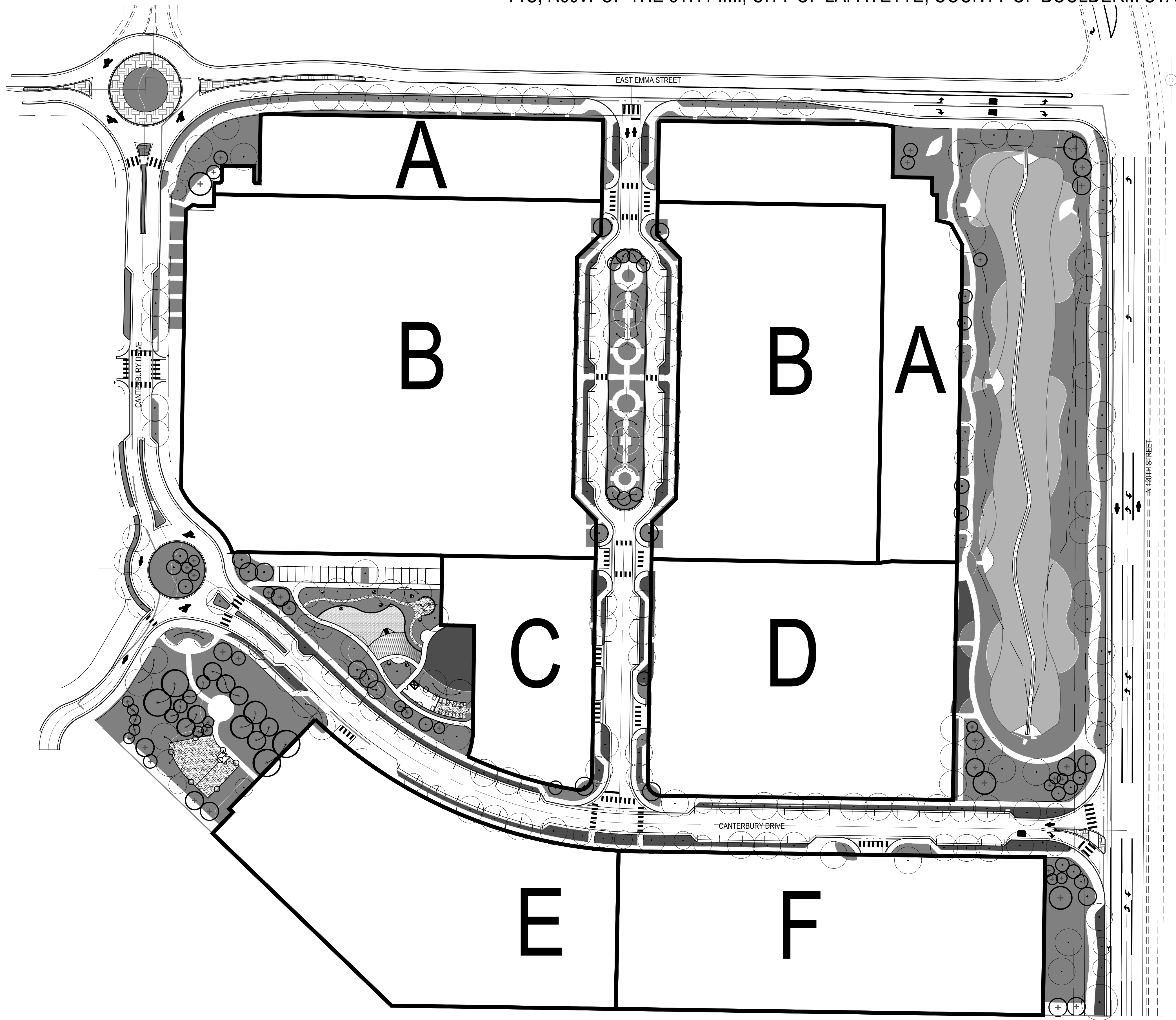
DATE:
12/14/21 SUBMITTAL

SHEET TITLE:
OVERALL
LANDSCAPE PLAN



WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE 1 / 4 OF SECTION 2,
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LEGEND

- VERY LOW (0"-7" PER YEAR)
- LOW (7"-15" PER YEAR)
- MODERATE (15"-25" PER YEAR)

IRRIGATION TABLE

AREA NAME	SPRAY	DRIP / LOW FLOW	ROTOR / ROTARY	ROTOR / ROTARY	DRIP / LOW FLOW	ANNUAL WATER USE	ANNUAL WATER USE
	MANICURED TURF	TREES & SHRUBS	NATIVE SEED	NATIVE TURF MIX	ANNUALS / COLORS		
	ACRES	ACRES	ACRES	ACRES	ACRES	GAL.	ACR/FT.
POC 1	0.40	1.32	2.40	0.00	0.00	1,997,909	6.1
POC 2	0.26	0.60	0.83	0.00	0.00	894,817	2.7
OVERALL SITE	0.66	1.91	3.23	0.00	0.00	2,892,806	8.9

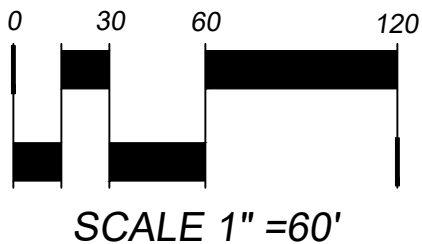
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
LAFAYETTE, COLORADO

OWNER:
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3460 BROADWAY
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303.441.1506
MOLLY CHIANG

DATE:
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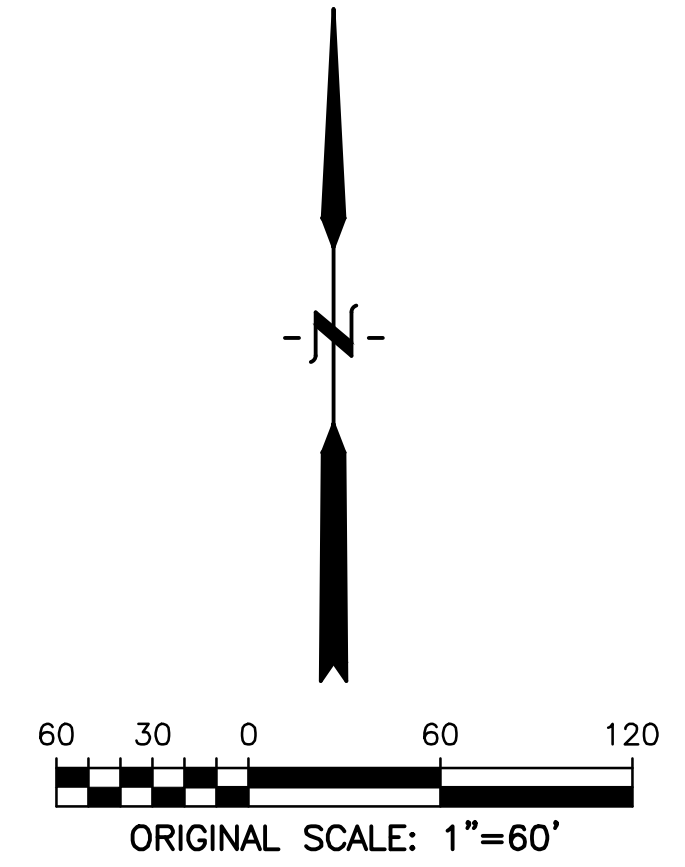
SHEET TITLE:
WATER USE PLAN

CHECKED BY:
DRAWN BY:



WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

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LEGEND

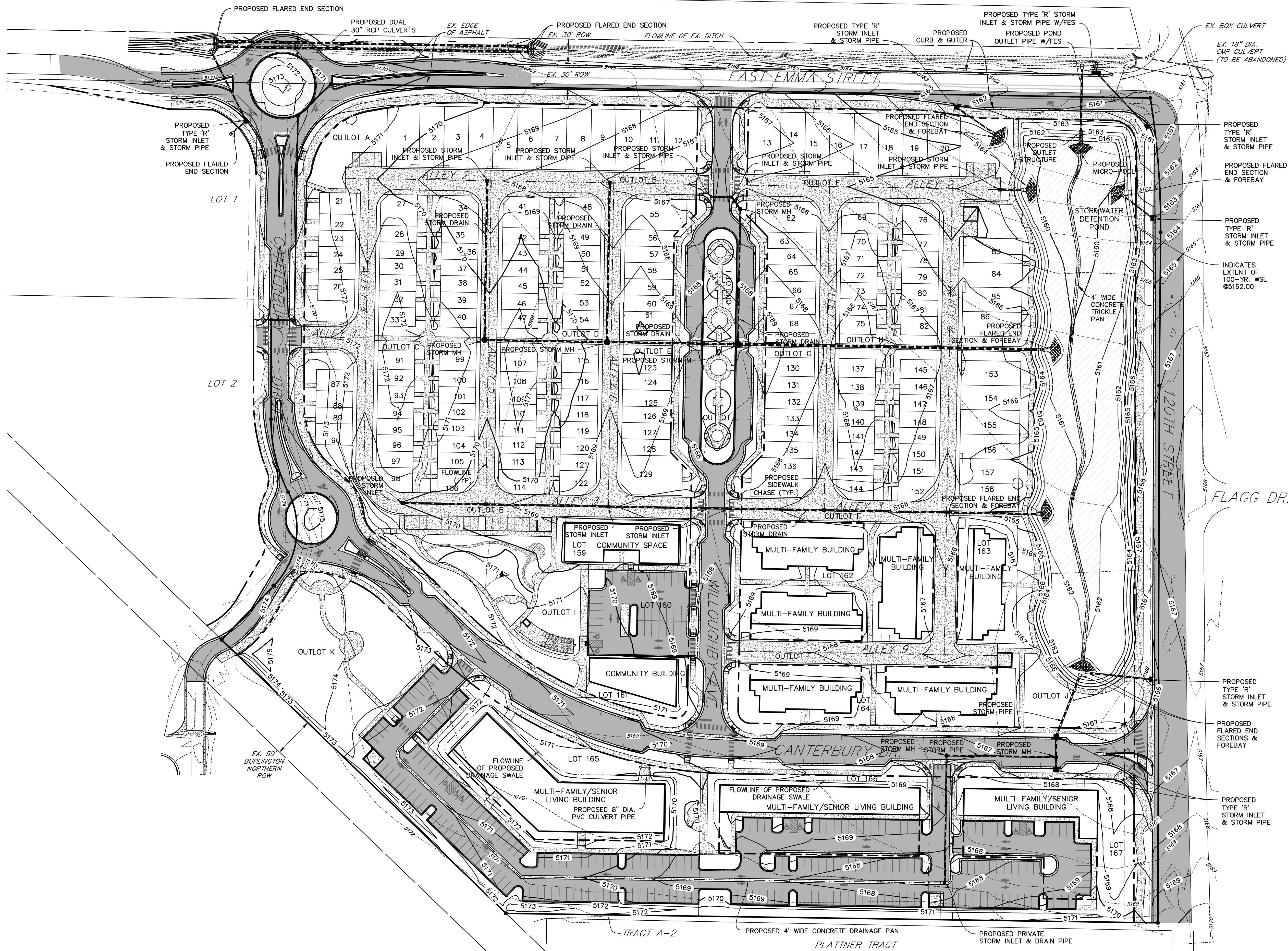
PROPERTY LINE	---
PROPOSED ROW	---
PROPOSED LOT LINE	---
EX. INTERMEDIATE CONTOUR	---5164---
EX. INDEX CONTOUR	---5165---
EX. STORM LINE	---
PROPOSED INTERMEDIATE CONTOUR	---5164---
PROPOSED INDEX CONTOUR	---5165---
FLOWLINE OF DRAINAGE SWALE	---
PROPOSED MANHOLE	●
PROPOSED STORM INLET	■
PROPOSED STORM SEWER	---
PROPOSED CONCRETE	▨
PROPOSED ASPHALT	▩
AREA INUNDATED IN 100-YR STORM	▧

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LAFAYETTE, COLORADO

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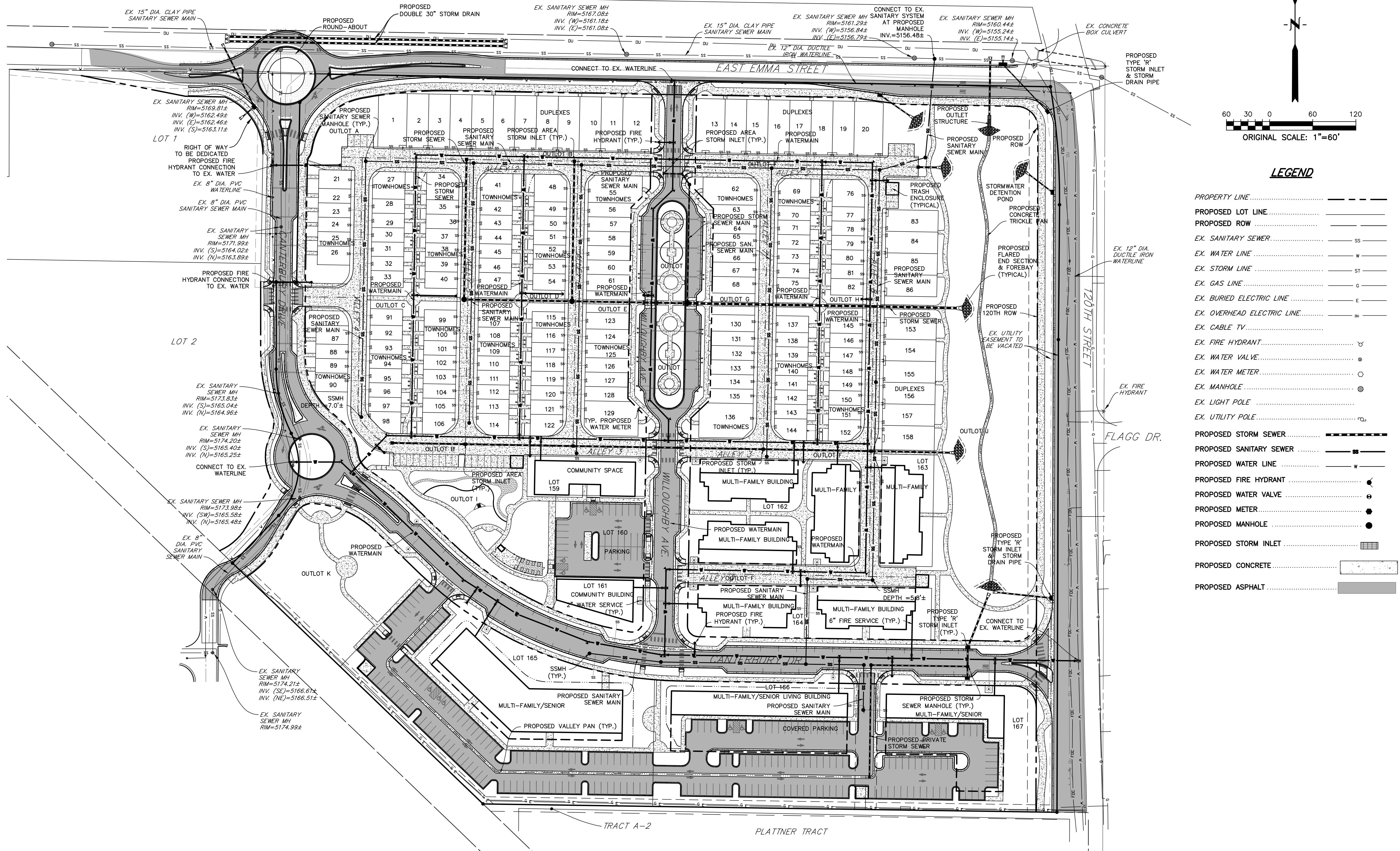
DATE:
12/14/21 SUBMITTAL

SHEET TITLE:
OVERALL
GRADING PLAN



WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT

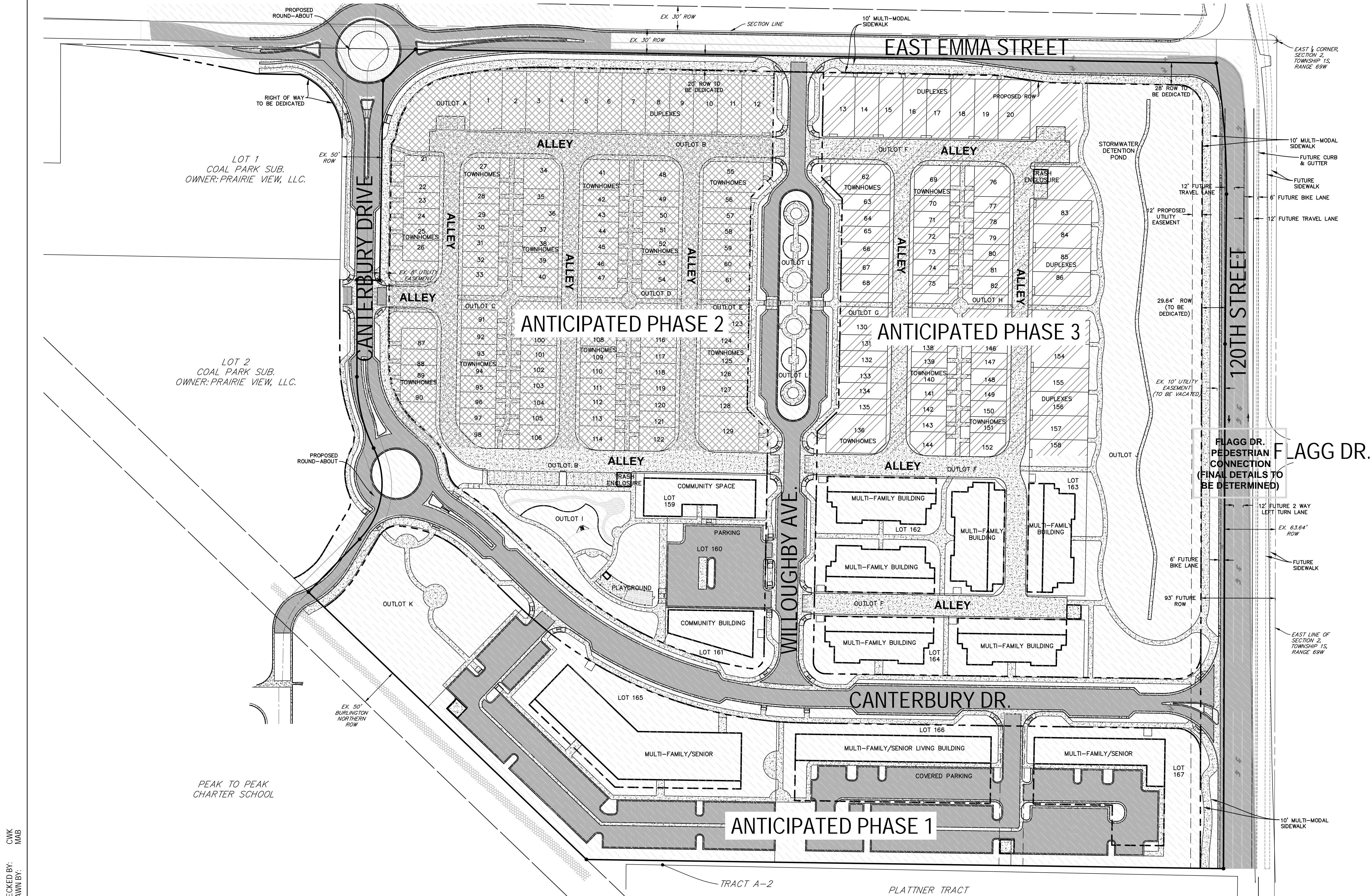
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Denver, Colorado 80204
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www.norris-design.com



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SHEET TITLE:
PHASING PLAN