

ARCHITECTUAL NARRATIVE:

THE WILLOUGHBY CORNER DEVELOPMENT IS LOCATED AT THE INTERSECTION OF SEVERAL DIVERSE NEIGHBORHOODS WITH A VARIETY OF DESIGN INFLUENCES. THE NORTH BOUNDARY OF THE PROPERTY IS FORMED BY THE EAST END OF EMMA STREET, ONE OF THE MAIN EAST-WEST ROADS IN THE HISTORIC OLD TOWN DISTRICT OF LAFAYETTE. THE EAST BOUNDARY IS 120TH STREET WHICH IS A BUSY THOROUGHFARE WITH SMALL, DISPERSED RESIDENTIAL AND AGRICULTURAL BUILDINGS TO THE EAST. A LARGE INDUSTRIAL BUILDING ABUTS THE SOUTH EDGE OF THE PROPERTY, WHILE TO THE WEST-SOUTHWEST LIES THE PEAK-TO-PEAK CHARTER SCHOOL CAMPUS. WITHIN SUCH AN ECLECTIC NEIGHBORHOOD, WILLOUGHBY CORNER WILL EMPLOY A DECIDEDLY RESIDENTIAL AESTHETIC IN THE OVERALL FORM AND MATERIALS OF THE BUILDINGS.

MID-SIZE APARTMENT FLATS IN LAND USE AREA 'D' ARE LIMITED TO TWO STORIES IN HEIGHT WITH WALK-UP UNITS ON THE GROUND FLOOR AND PARKING UNDERNEATH A SECOND STORY OF UNITS. THE LARGEST APARTMENT BUILDINGS ARE LOCATED ALONG THE SOUTH EDGE OF THE SITE IN LAND USE AREAS 'E' AND 'F', AND ARE THREE STORIES IN HEIGHT. IN LAND USE AREA 'C' IN THE CENTER OF WILLOUGHBY CORNER, THE COMMUNITY BUILDING PROVIDES ADMINISTRATIVE OFFICES AND COMMUNAL GATHERING SPACE ADJACENT TO A VARIETY OF OUTDOOR AMENITIES AND THE MAIN BUS STOP.

TO BETTER ENGAGE THE NEIGHBORHOOD AND CREATE A LIVABLE, CONNECTED COMMUNITY, EACH OF THE BUILDING TYPOLOGIES FEATURES PORCHES, PATIOS, AND/OR BALCONIES. THE MID-SIZE APARTMENT FLATS FEATURE PARTIALLY COVERED PATIOS AS A SECONDARY ENTRANCE TO EACH GROUND FLOOR UNIT, AND SECOND LEVEL BALCONIES FOR THE UPPER UNITS. THE LARGE APARTMENT BUILDINGS SIMILARLY INCLUDE PATIOS WITH PARTIALLY COVERED SECONDARY ENTRANCES TO THE GROUND FLOOR UNITS. THE UPPER-LEVEL APARTMENTS FEATURE LARGE PICTURE WINDOWS TO BRING IN AIR AND LIGHT TO THE UNITS WITHOUT DIRECT ACCESS TO THE GROUND FLOOR.

THE ARCHITECTURAL FEATURES ARE DIVERSE AND ECLECTIC WITH A CREATIVE USE OF COMMON ELEMENTS. PREDOMINANT ROOF FORMS FEATURE PITCHED ROOFS THROUGHOUT THE SITE, WITH A VARIETY OF SLOPES OFFERING DISTINCTIONS BETWEEN DIFFERENT BUILDING TYPES. LARGE ROOF AREAS ARE BROKEN UP INTO SMALLER FORMS TO REDUCE THE OVERALL MASS OF THE BUILDINGS. THE APARTMENT BUILDINGS CONTAIN FLAT ROOF AREAS TO ACCOMMODATE MECHANICAL EQUIPMENT AND PHOTOVOLTAIC SYSTEMS, WITH PITCHED ROOFS FACING THE STREETS AND COMMUNITY SPACES. THE PRIMARY ROOFING MATERIALS ARE SHINGLES WITH METAL ROOF ACCENTS AND MEMBRANE ROOFING AT FLAT AREAS.

EXTERIOR BUILDING MATERIALS ARE PRIMARILY FIBER CEMENT SIDING IN KEEPING WITH THE RESIDENTIAL CHARACTER OF THE OVERALL NEIGHBORHOOD. A MIX OF HORIZONTAL LAP SIDING, VERTICAL BOARD-AND-BATTEN SIDING, PANEL SIDING, AND OTHER ACCENT SIDING MATERIALS AND TRIM PROVIDE VARIETY TO THE BUILDING TYPES. THE MID-SIZE APARTMENT FLATS INCLUDE COLOR ACCENTS AT THE PRIMARY ENTRANCES FOR WAYFINDING. THE LARGER APARTMENT BUILDINGS FEATURE BRICK MASONRY IN EARTHY COLORS TO FORM A SOLID, DURABLE BASE. RESIDENTIAL WINDOWS WILL BE VINYL OR FIBERGLASS AND COMMON AREA WINDOWS WILL BE OF ALUMINUM STOREFRONT, WITH ENERGY-EFFICIENT DETAILING. IN ADDITION TO THEIR AESTHETIC QUALITIES, THE EXTERIOR MATERIALS ARE SELECTED FOR DURABILITY AND FIRE-RESISTANT PROPERTIES.

PHASE 1 SITE PLAN PARKING TABLE											
			REQUIRED BY PUD			TOTAL REQUIRED	TOTAL PROPOSED	# ADA PARKING SPACES	# EV READY SPACES	# EV CAPABLE SPACES	# BICYCLE SPACES
PLANNING AREA	TRACT/LOT	USE	1 BRs	2 BRs	3 BRs						
	OUTLOT K	PARK	0	0	0	0	0	0	0	0	6
	OUTLOT I	PARK	0	0	0	0	0	0	0	0	10
	OUTLOT J	STORMWATER POND	0	0	0	0	0	0	0	0	6
D	F & 164	MULTI-FAMILY	1.0	1.5	1.75	30	27	1	2 + 1 ADA	6	0
F	166 & 167	MULTI-FAMILY	1.0	1.5	1.75	123	59	3	4 + 2 ADA	12	6 + 23 (INTERIOR)
E	165	SENIOR HOUSING	0.75	1.25		54	97	4	9 + 1 ADA	20	4
C	N & 161	COMMUNITY CENTER	1/770 SF			6	34	3	3 + 1 ADA	7	6
TOTAL:						213	217	11	18 + 5 ADA	45	61

\* PER THE WILLOUGHBY CORNER PUD, SHARED PARKING IS ALLOWED ACROSS PARCELS WITHIN THE PUD.

PHASE 1 SITE DATA TABLE	
COMPREHENSIVE PLAN LAND USE	HOUSING AREA
ZONING	R4-HIGH DENSITY RESIDENTIAL
TOTAL PHASE 1 SITE AREA*	17.95 ACRES
TOTAL ROW	8.22 ACRES
TOTAL LANDSCAPE / PARK AREAS IN OUTLOTS I, J, K & N	3.60 ACRES

\* INCLUDES AREA OF PHASE 1 OFFSITE IMPROVEMENTS.

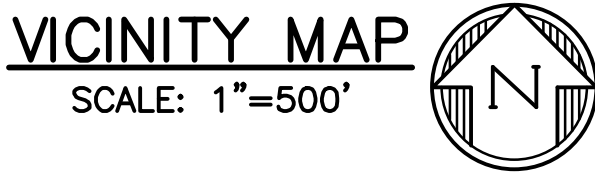
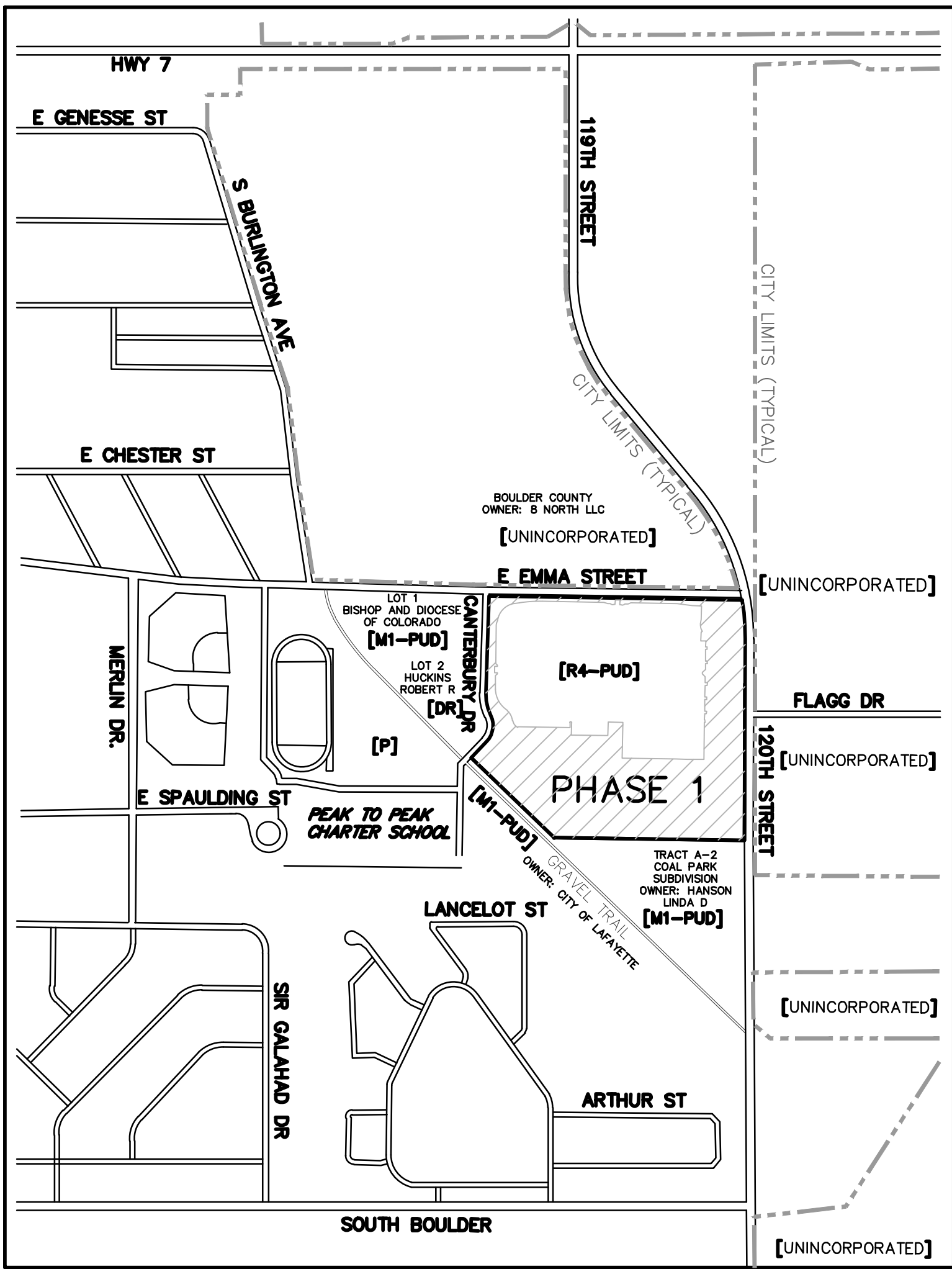
BUILDING DATA TABLE							
LOT	BUILDING	NO. OF VISITABLE UNITS	NO. OF BEDROOMS				TOTAL
			1 BRs	2 BRs	3 BRs		
161	COMMUNITY BUILDING 1	0	0	0	0	0	0
164	FLAT BUILDING 1	3	0	3	6	9	
164	FLAT BUILDING 2	3	0	3	6	9	
165	SENIOR BUILDING 1	63	50	13	0	63	
166	MULTI-FAMILY BUILDING 1	60	47	13	0	60	
167	MULTI-FAMILY BUILDING 2	51	40	11	0	51	

LOT	USE	SITE AREA (FEET)	NO. OF RESIDENTIAL UNITS	BUILDING FOOTPRINT (SF + %)	LANDSCAPE/ SOFTSCAPE (SF + %)	PAVED/ HARDSCAPE (SF + %)	LOT COVERAGE		HEIGHT		NO. OF FLOORS		BUILDING SEPARATION (FEET)		FRONT SETBACK (FEET)		REAR SETBACK (FEET)		SIDE SETBACK (FEET)		SETBACK FROM CANTERBURY		SETBACK FROM WILLOUGHBY	
							MAXIMUM (%)	PROPOSED (%)	MAXIMUM	PROPOSED	ALLOWED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
161	COMMUNITY BUILDING	8,605	0	4,495 (52.2%)	2,664 (31.0%)	1,446 (16.8%)	90	52.5	45	26	3	1	30	30	0" (FRONTS OF BUILDINGS FACE PARKING LOT)	6	0"/6' FROM ALLEY FOR NORTH BUILDING/10' FROM CANTERBURY FOR SOUTH BUILDING	10	0"+++	0	10"	10	10"	10
164	MULTI-FAMILY	24,613	18	8,228 (33.6%)	7,912 (32.3%)	8,373 (34.1%)	80	33.6	35	33	2	2	20	30	10"	10	1"	1	2"+++	10	10"	10	10"	10
165	SENIOR HOUSING	81,665	63	21,327 (26.1%)	18,558 (22.7%)	41,780 (51.2%)	50	26.1	45	44	3	3	30	50	15++++	15	10"	85	20	30	15++++	15	N/A	N/A
166	MULTI-FAMILY	51,788	60	20,078 (38.8%)	10,8592 (21.0%)	20,851 (40.2%)	50	38.8	45	44	3	3	30	50	15++++	15	10"	10	20	20	15++++	15	N/A	N/A
167	MULTI-FAMILY	41,140	51	17,730 (43.1%)	11,458 (27.9%)	11,952 (29.0%)	50	43.1	45	44	3	3	30	50	15++++	15	10"	10	20	20	15++++	15	N/A	N/A

\* CODE MODIFICATION AS PER APPROVED PUD  
++++EXCEPT THE SIDES FACING WILLOUGHBY ST.  
++++ FRONT PORCHES MAY ENCR OACH 5 FT. INTO REQUIRED SETBACK.

WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



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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:

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L, N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL WATER REQUIRED				
	UNITS	ACRE-FEET /UNIT	TOTAL ACRE-FEET (.7 /ACRE-FEET)	TOTAL CBT
COMMUNITY BLDG (ACRES)	0.1	8.3	0.83	1.185714
MULTIFAMILY NO IRRIGATION (DWELLING UNITS)	400	0.25	100	142.8571
NONRESIDENTIAL AREAS (ACRES-FT)			8.76	12.51429

WATER REQUIRED BY PHASE				
	DWELLING UNITS	ACRE-FEET /UNIT	ACRE-FEET	TOTAL CBT (.7 /ACRE-FEET)
PHASE 1 DWELLING UNITS	192	0.25	48	68.57143
PHASE 1 COMMUNITY BLDG.	1	0.83	0.83	1.185714
PHASE 1 LANDSCAPING	1	5.5	5.5	7.857143
PHASE 1 TOTAL WATER REQUIRED			54.33	77.61429
PHASE 2 DWELLING UNITS	128	0.25	32	
PHASE 2 LANDSCAPING	1	3.3	3.3	
PHASE 3 DWELLING UNITS (FOR SALE)	80	0.25	20	
TOTAL PHASE 2 & 3 WATER REQUIRED			55.3	
TOTAL				

WATER REQUIRED BY RESIDENTIAL BLDG.				
	DWELLING UNITS	ACRE-FEET /UNIT	ACRE-FEET	TOTAL CBT (.7 /ACRE-FEET)
PHASE 1 DWELLING UNITS				
SENIOR BUILDING	63	0.25	15.75	22.5
MULTI-FAMILY 1	60	0.25	15	21.42857
MULTI-FAMILY 2	51	0.25	12.75	18.21429
9-PLEX FLATS	18	0.25	4.5	6.428571
PHASE 1 SUBTOTAL	192		48	68.57143

APPROVED:

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVIEW IS FOR GENERAL CONFORMANCE WITH THE CITY OF LAFAYETTE "STANDARDS AND SPECIFICATIONS," LATEST EDITION. SOLE RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS SHALL REMAIN WITH THE REGISTERED PROFESSIONAL ENGINEER SEALING THESE PLANS. THE CITY DOES NOT ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS.





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

## GENERAL NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, OR PUBLIC EASEMENTS SHALL CONFORM TO THE CITY OF LAFAYETTE STANDARDS AND SPECIFICATIONS.
2. SIGNS AND MARKINGS INSTALLED IN THE RIGHT-OF-WAY TO COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION EDITION.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
4. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK MUST BE BROUGHT TO CURRENT CITY STANDARDS PRIOR TO INITIAL ACCEPTANCE.
5. PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL ACQUIRE ANY NECESSARY PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS AS REQUIRED BY ORDINANCE.
6. CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF LAFAYETTE TO OBTAIN ALL NECESSARY LOCATES 48 HOURS BEFORE CONSTRUCTION BEGINS.
7. NO VARIANCE FROM THE SPECIFICATIONS AND NOTES HEREIN SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF LAFAYETTE.
8. ALL PHASES OF THE WORK SHALL BE INSPECTED AND APPROVED BY THE CITY OF LAFAYETTE.

## DEMOLITION NOTES

1. THE CONTRACTOR SHALL DOCUMENT THE CONDITION OF ALL EXISTING FEATURES TO REMAIN PRIOR TO THE BEGINNING OF WORK. ALL ITEMS DAMAGED OR DISTURBED SHALL BE REPAIRED OR REPLACED IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL CONTRACT COST.
2. DRAINAGE STRUCTURES SHALL NOT BE REMOVED UNTIL SATISFACTORY ARRANGEMENTS HAVE BEEN MADE TO ACCOMMODATE TRAFFIC AND DRAINAGE.
3. WHERE PORTIONS OF IMPROVEMENTS ARE TO BE REMOVED, THE PORTIONS DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ALL DAMAGE TO STRUCTURES DESIGNATED TO REMAIN IN PLACE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. EXISTING IMPROVEMENTS, SUCH AS PAVEMENT, SIDEWALKS, CURBS, THE CONTRACTOR SHALL SAW CUT AT LIMITS OF REMOVAL TO A TRUE LINE, WITH A VERTICAL FACE AND TO A MINIMUM DEPTH OF 2-INCHES OR TO THE DEPTH OF THE REINFORCING STEEL, WHICHEVER OCCURS FIRST. IF THE EDGE IS DAMAGED DURING CONSTRUCTION, IT SHALL BE RE-CUT PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.
5. SAW CUTS MAY DEVIATE SLIGHTLY FROM THE DESIGN IF A CONTROL JOINT IS WITHIN A REASONABLE DISTANCE FROM THE SAW CUT AS SHOWN ON THIS PLAN. COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF ANY ADDITIONAL CURB, GUTTER, OR SIDEWALK THAT IS REQUIRED DUE TO DEVIATIONS IN THE SAW CUT LOCATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COORDINATE ANY SHUTDOWN OF EXISTING UTILITIES WITH UTILITY OWNERS PRIOR TO PROCEEDING WITH THE WORK.
6. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE CLEARING OR DEMOLITION ACTIVITIES.
7. ABANDONMENT PROCEDURES SHALL CONFORM TO SECTION 1000, CITY OF LAFAYETTE STANDARDS & SPECIFICATIONS, LATEST VERSION.

## ADJACENT PROPERTY – COORDINATION AND RESTORATION

1. THE PROPOSED CONSTRUCTION INCLUDES WORK OFF SITE AND IN PROPERTIES OWNED BY PRIVATE PROPERTY OWNERS (WITHIN EASEMENTS) AND THE CITY. THE WORK IS WITHIN EASEMENTS DEDICATED FOR THE PROPOSED USE.
2. IF WORKING IN LANDS OWNED BY THE CITY, THE CONTRACTOR SHALL WORK UNDER THE REQUIREMENTS OF THE PERMIT FROM THE CITY.
3. IF WORKING IN LANDS OWNED BY PRIVATE PROPERTY OWNERS, THE CONTRACTOR SHALL NOTIFY SAID OWNER OF UPCOMING WORK AND ALLOW SAID OWNER A MINIMUM OF TWO WEEKS TO REMOVE ANY ITEMS WITHIN THE EASEMENT WHICH MAY IMPEDE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDED ANY AND ALL MEANS NECESSARY TO MAINTAIN ANY FENCES OR ENCLOSURES FOR PROTECTION AND SECURITY OF THE PRIVATE HOMEOWNER. THE CONTRACTOR SHALL RESTORE THE AREA TO MATCH EXISTING CONDITIONS, OR BETTER, AND SHALL OBTAIN WRITTEN APPROVAL SIGN OFF FROM THE OWNER UPON COMPLETION.
4. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR ANY ROAD CLOSURES.

## UTILITY NOTES

1. ALL WATER AND SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF LAFAYETTE STANDARDS AND SPECIFICATIONS, LATEST EDITION THEREOF.
2. WATER SERVICE LINE TAPS SHALL BE WET TAPS INSTALLED BY A CONTRACTOR OR PLUMBER LICENSED BY THE CITY WHO SPECIALIZES IN THE INSTALLATION OF WATER TAPS.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, PARKING LOTS, LANDSCAPE AREAS, ETC...) FROM DAMAGE AND EROSION. ALL DISTURBED AREAS OFF-SITE SHALL BE RESTORED TO A MINIMUM OF THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. PAVING CONTRACTOR SHALL ADJUST ALL VALVE BOXES AND MANHOLE COVERS TO FINAL GRADE.
6. ALL EXISTING UTILITY LINE LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR AND THE ENGINEER NOTIFIED PRIOR TO CONSTRUCTION. IT IS THE PLANS' INTENT TO SHOW ALL EXISTING UTILITIES, HOWEVER IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED.
7. PROVIDE CONCRETE THRUST BLOCKING AT ALL BENDS, TEES, PLUGS AND HYDRANTS.
8. WATER, STORM SEWER AND SANITARY SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH CITY OF LAFAYETTE STANDARDS AND SPECIFICATIONS, LATEST EDITION THEREOF.
9. ALL WATER LINES SHALL HAVE A MINIMUM FOUR AND A HALF (4-1/2) FEET OF COVER BELOW FINISHED GRADE.
10. CONTRACTOR SHALL COORDINATE DRY UTILITY LOCATIONS WITH ARCHITECT AND PROVIDER AGENCY.
11. ALL STATIONING AND OFFSETS ARE FROM ROAD CENTERLINE ALIGNMENT TO THE CENTERLINES OF MANHOLES, INLETS AND UTILITY LINES UNLESS NOTED OTHERWISE.
12. SANITARY SEWER LINES SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, SDR 35, IN ACCORDANCE WITH OR MEETING ASTM D3034.
13. SANITARY SEWER MAINS IN "ALLEY" MAY HAVE LESS THAN 9 FEET OF ELEVATION DIFFERENCE BETWEEN FINISHED LOT GRADE AT BUILDING LINE AND THE TOP OF THE SANITARY MAIN. SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 4 FEET OF COVER AND NO LESS THAN 2.0% SLOPE.
14. WATER LINES SHALL BE A.W.W.A. C-900 CLASS 200 PVC PRESSURE PIPE. ALL WATER SERVICES WITH PIPE DIAMETERS THROUGH 2 INCHES SHALL BE TYPE K COPPER IN ACCORDANCE WITH ASTM B88. ALL WATER SERVICE LINES LARGER THAN 2-INCH ARE TO BE C-900. SEE CITY DETAIL 200-4 FOR LOCATOR TAPE AND TRACER WIRE STANDARDS. ALL HARDWARE SHALL BE STAINLESS STEEL. ALL FIRE LINES ARE TO BE RESTRAINED JOINT.
15. WATERLINE FITTINGS SHALL BE DUCTILE-IRON OR CAST-IRON CONFORMING TO THE REQUIREMENTS SET FORTH IN ANSI A21.10, A.W.W.A. C110. CAST-IRON FITTINGS 12-INCH SIZE AND SMALLER SHALL BE CLASS 250. ALL DUCTILE IRON PIPE FITTINGS AND APPURTENANCES WILL BE PROTECTED WITH A 10-MIL THICK POLYETHYLENE FILM WRAP.
16. MANHOLES SHALL BE STANDARD PRECAST CONCRETE. SEE CITY STANDARD DETAILS.
17. STANDARD FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE SWIVEL TEE, VALVE, 6" PIPE TO THE HYDRANT AND THE HYDRANT.
18. STORM SEWER PIPE IN THE ROW SHALL BE REINFORCED CONCRETE PIPE (RCP) IN ACCORDANCE WITH ASTM C-76. PIPE SHALL BE CLASS III.
19. ALL STORM SEWER PIPE JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER O-RING TYPE GASKETS PER ASTM C-361.
20. ALL STORM SEWER PIPE FLARED END SECTIONS SHALL BE INSTALLED WITH PREFABRICATED TRASH RACKS APPROPRIATE FOR THE PIPE SIZE AND AS SPECIFIED OR SUPPLIED BY THE MANUFACTURER.
21. PIPING FOR UNDERDRAIN SYSTEM AND ROOF DRAINS SHALL BE PVC PIPE, SDR 35, OR APPROVED EQUIVALENT AND SHALL BE A COLOR OF PVC OTHER THAN GREEN OR BLUE.
22. PROVIDE APPROPRIATE WARNING TAPE FOR EACH UTILITY.
22. AS-BUILT DRAWINGS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 106.2.2 OF THE CITY OF LAFAYETTE STANDARDS AND SPECIFICATIONS. AS-BUILT INFORMATION MUST INCLUDE ELEVATIONS FOR WATER, SANITARY SEWER, STORM SEWER, AND UNDERDRAIN ELEVATIONS. AS-BUILTS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE CITY OF LAFAYETTE FOR APPROVAL.

## EROSION CONTROL NOTES

1. ALL TEMPORARY EROSION CONTROL FACILITIES AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATION SHALL BE INSTALLED BEFORE ANY EARTH DISTURBANCE OPERATIONS TAKE PLACE.
2. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION AND SHOULD NOT EXCEED THE EROSION EXPECTED TO OCCUR FOR THE SITE IN ITS TOTALLY UNDEVELOPED STATE.
3. ALL PERSONS ENGAGED IN EARTH DISTURBANCES SHALL DESIGN, IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS ADOPTED BY THE CITY.
4. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
5. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
6. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE CITY STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR THE EARTH DISTURBANCE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH DISTURBANCE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH DISTURBANCE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION MEASURES ARE IMPLEMENTED.

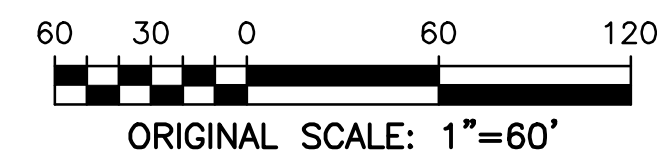
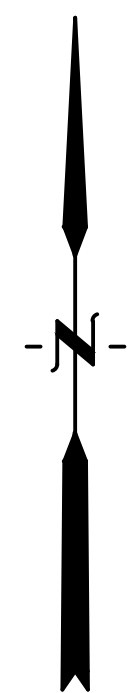
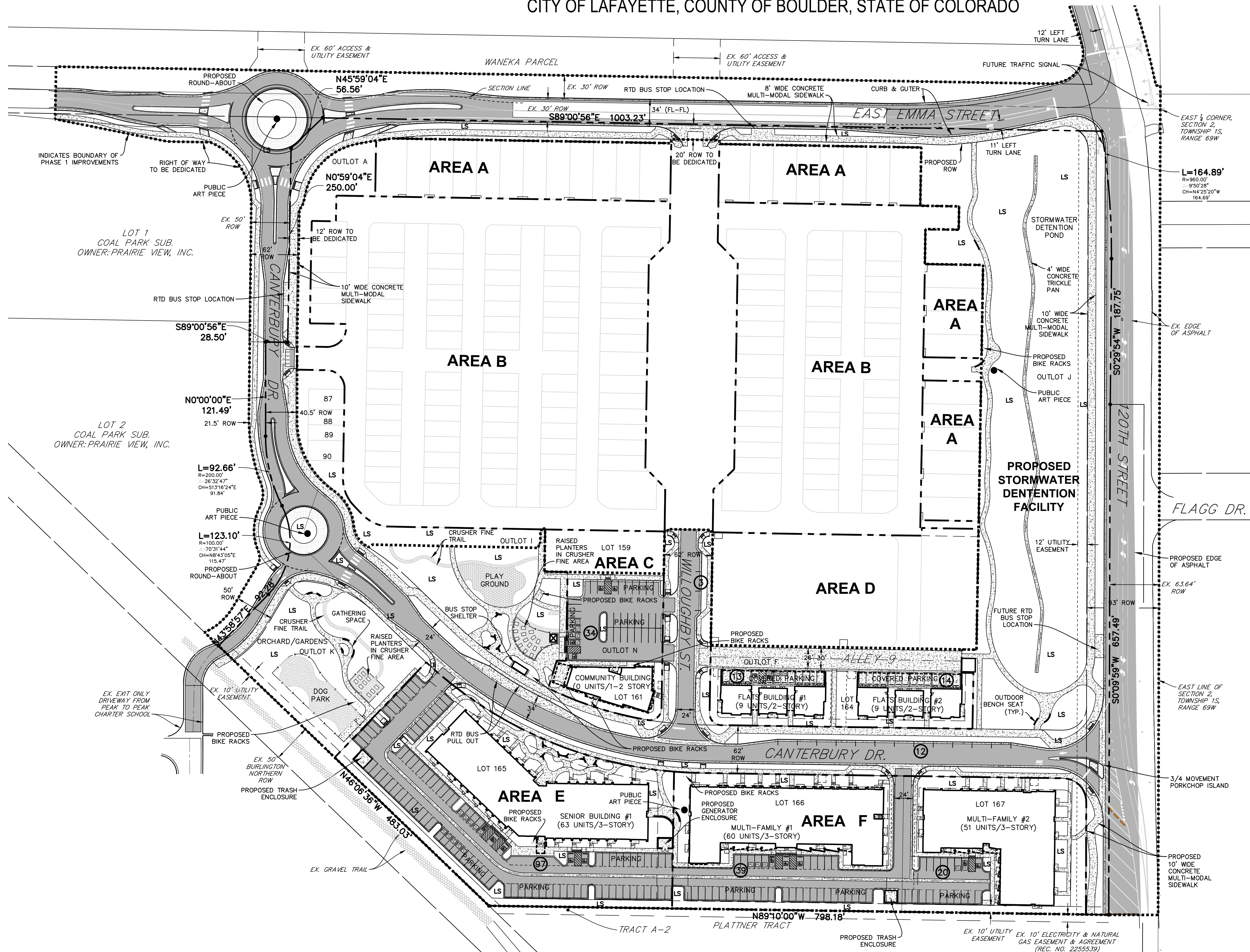
## GRADING NOTES

1. ALL SPOT ELEVATIONS ARE FLOWLINE OF CURB AND GUTTER, TOP OF PAVING, OR FINISHED GRADE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
3. MAXIMUM LANDSCAPE SLOPE SHALL BE 4(HOR) TO 1(VERT) MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2.00% MINIMUM SLOPE ON ASPHALT SURFACES SHALL BE 1.00% MINIMUM SLOPE ON CONCRETE SURFACES SHALL BE 0.50% UNLESS OTHERWISE NOTED.
4. REFER TO SOILS REPORT FURNISHED BY OWNER FOR ALL COMPACTION REQUIREMENTS.
5. ADD 5100 TO ALL (TRUNCATED) SPOT ELEVATIONS AND CONTOUR ELEVATIONS TO REACH PROJECT VERTICAL DATUM.
6. PAVING CONTRACTOR SHALL ADJUST ALL VALVE BOXES AND MANHOLE COVERS TO THE FINAL GRADES INDICATED ON PLANS.
7. EXISTING SPOT ELEVATIONS AND TOPOGRAPHIC INFORMATION COMES FROM AN ALTA AND FIELD SURVEY CONDUCTED BY DREXEL, BARRELL & CO. COMPLETED IN JUNE 1, 2017.
8. CONCRETE WALKS SHALL HAVE A DESIGNED CROSS SLOPE NOT TO EXCEED 2% ONCE CONSTRUCTED PER ADA REQUIREMENTS.
9. CONTRACTOR SHALL NOTIFY THE SURVEY AND/OR ENGINEER PRIOR TO CONSTRUCTION OF ALL CURB RAMPS TO VERIFY THAT DESIGN ELEVATIONS AT THE TOP OF THE RAMPS WILL MEET ADA REQUIREMENTS BASED ON CONSTRUCTED FLOWLINE ELEVATIONS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.



# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



## LEGEND

PROPERTY LINE	---
PARKING SPACES	(X)
PRE-WIRED EV STALLS	(EV)
LANDSCAPE AREA	LS
PROPOSED CONCRETE	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED SIGN	[Symbol]
PROPOSED PHASE LINE	- - -
PLANNING AREA BOUNDARIES	- - -
HANDICAP PARKING SPACE	[Symbol]
ELECTRIC VEHICLE PARKING SPACE	[Symbol]

WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

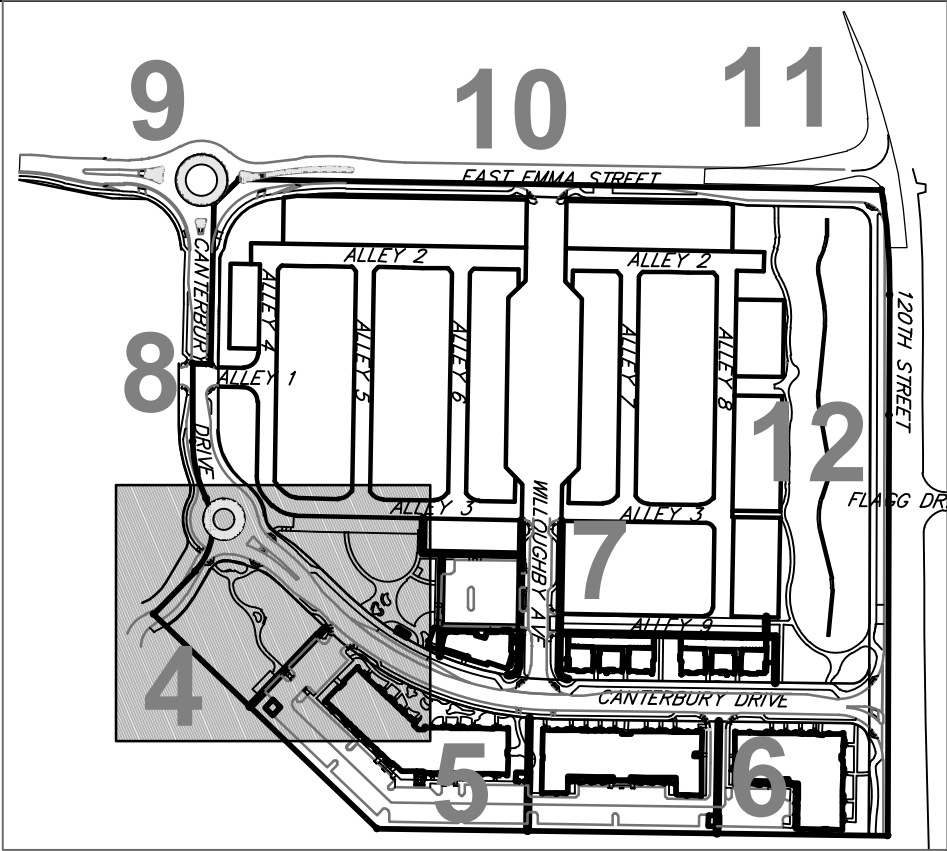
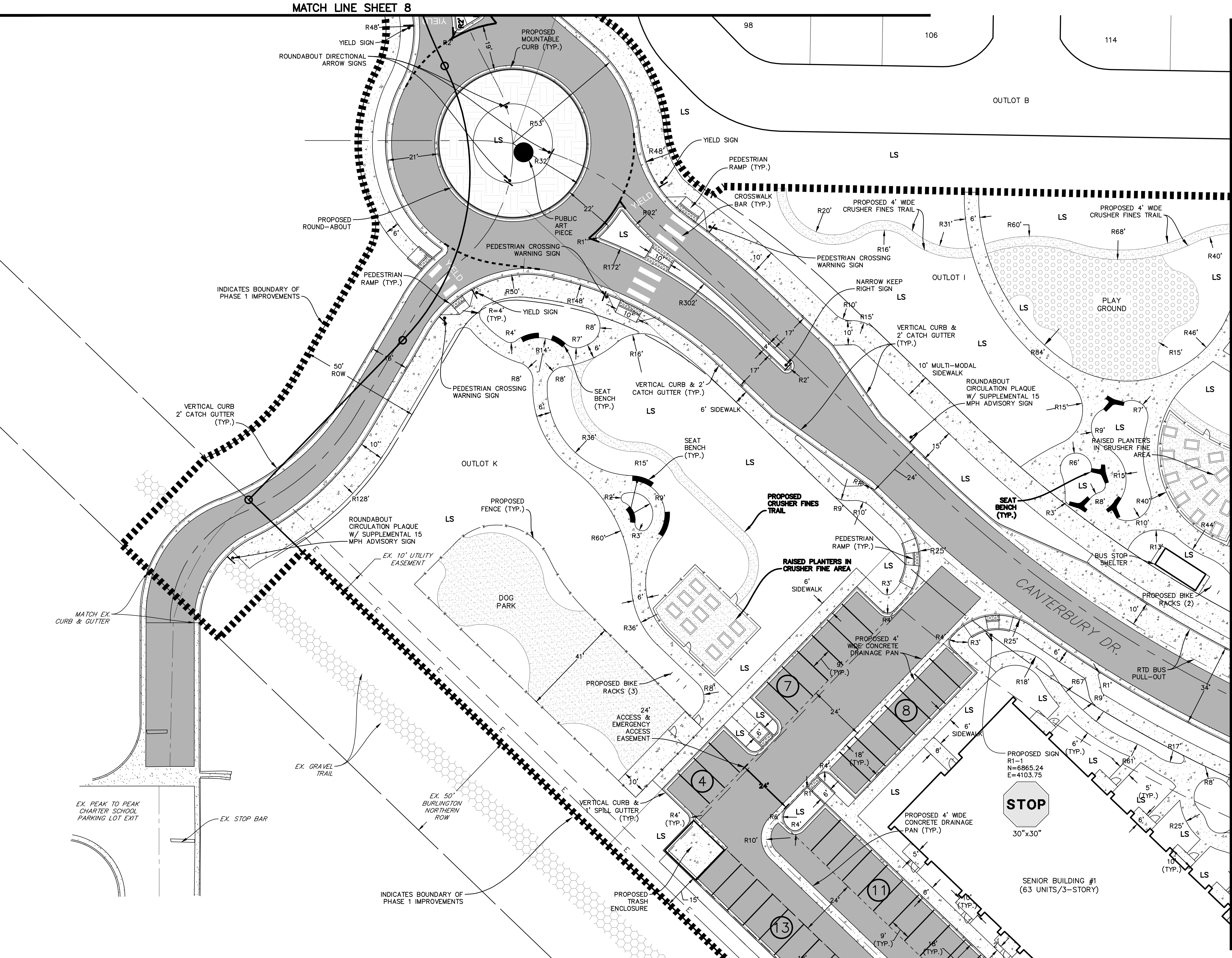
SHEET TITLE:  
OVERALL  
SITE PLAN



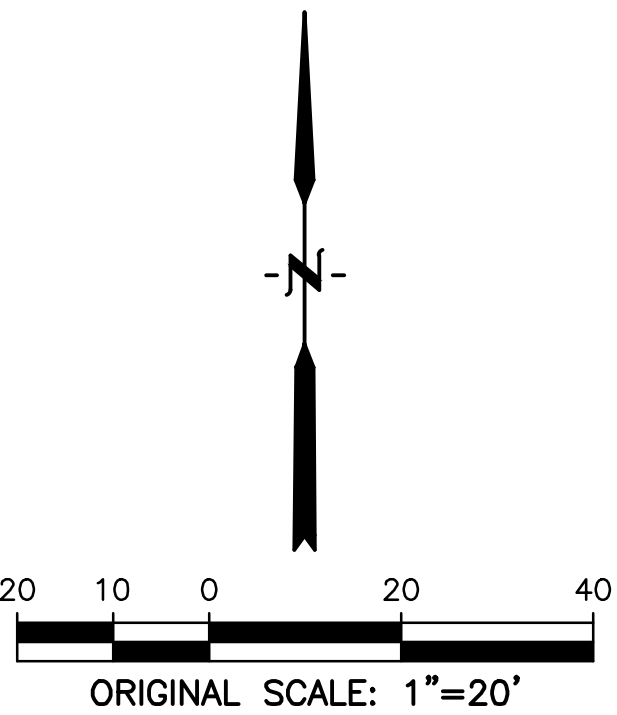


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



KEY MAP  
NOT TO SCALE



### LEGEND

- PROPERTY LINE .....
- PARKING SPACES ..... (X)
- PRE-WIRED EV STALLS ..... (EV)
- LANDSCAPE AREA ..... LS
- PROPOSED CONCRETE .....
- PROPOSED ASPHALT .....
- PROPOSED SIGN ..... (Symbol)
- PROPOSED PHASE LINE .....
- HANDICAP PARKING SPACE ..... (Symbol)
- ELECTRIC VEHICLE PARKING SPACE ..... (Symbol)

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303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

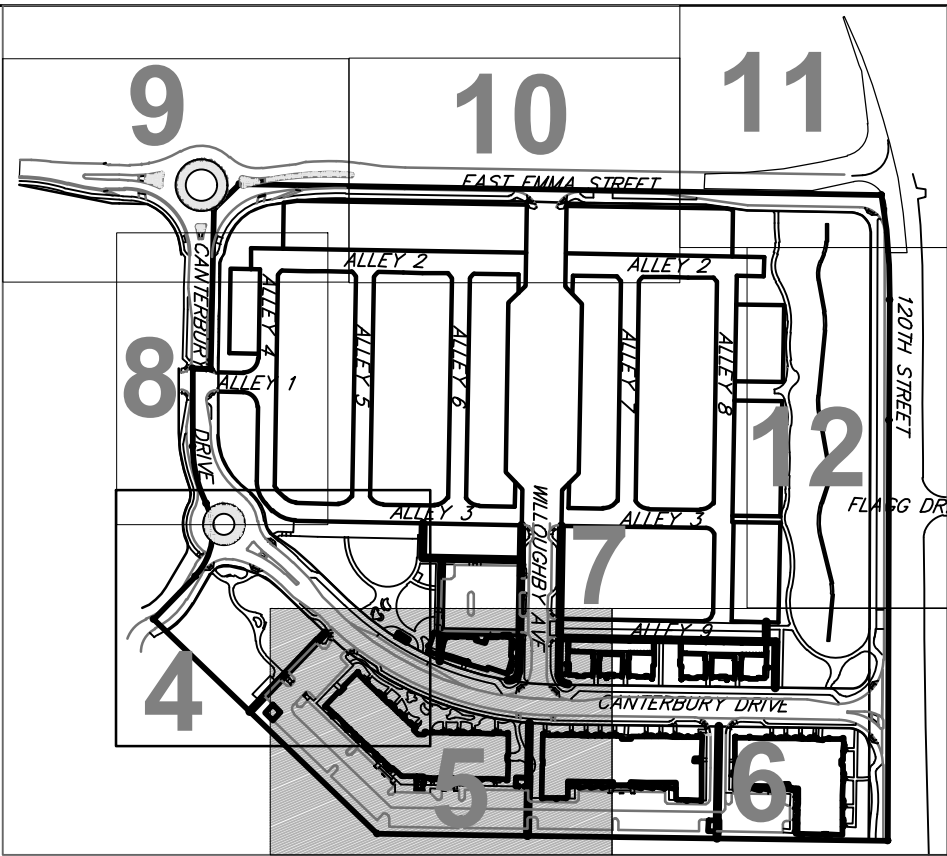
SHEET TITLE:  
SITE  
PLAN



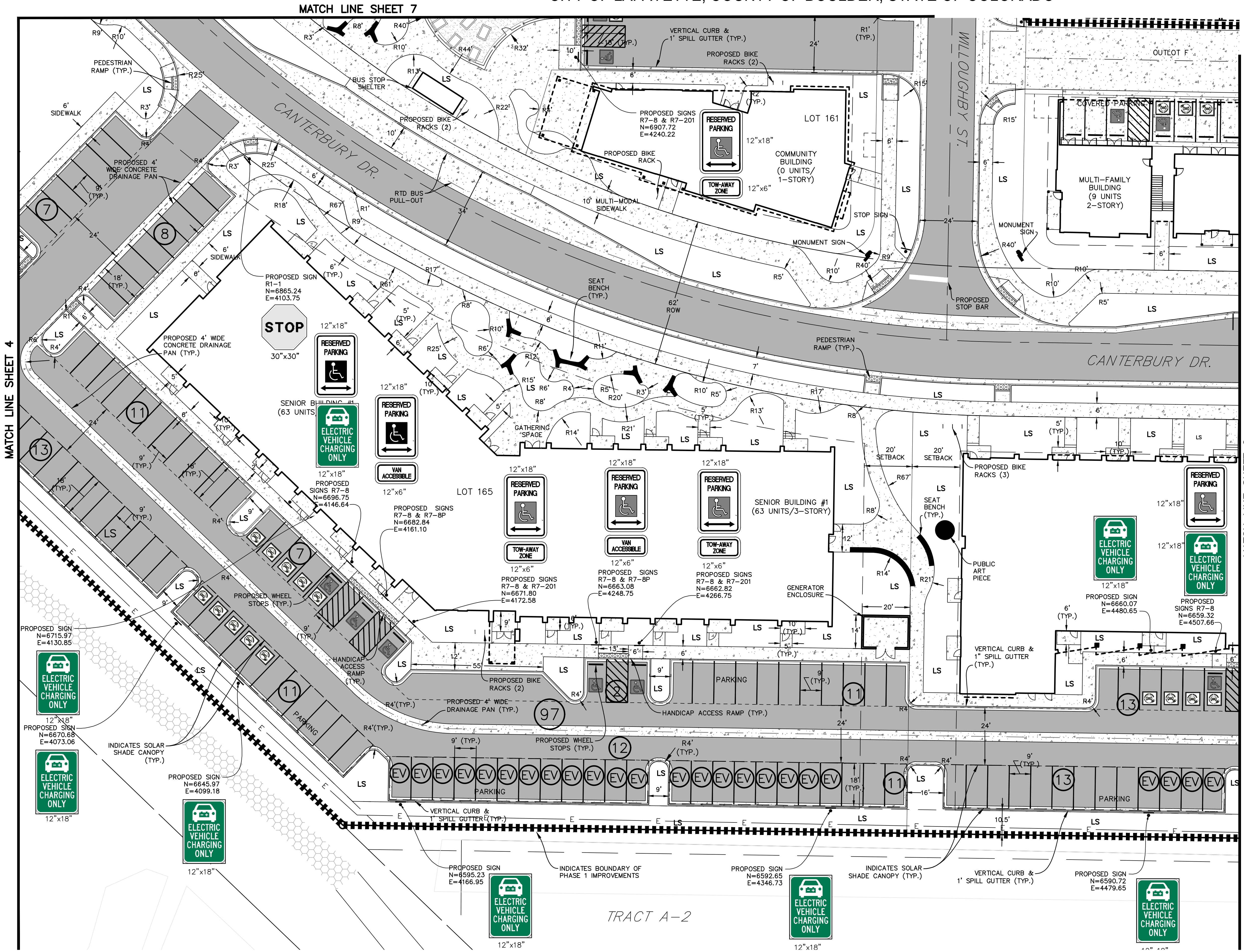


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

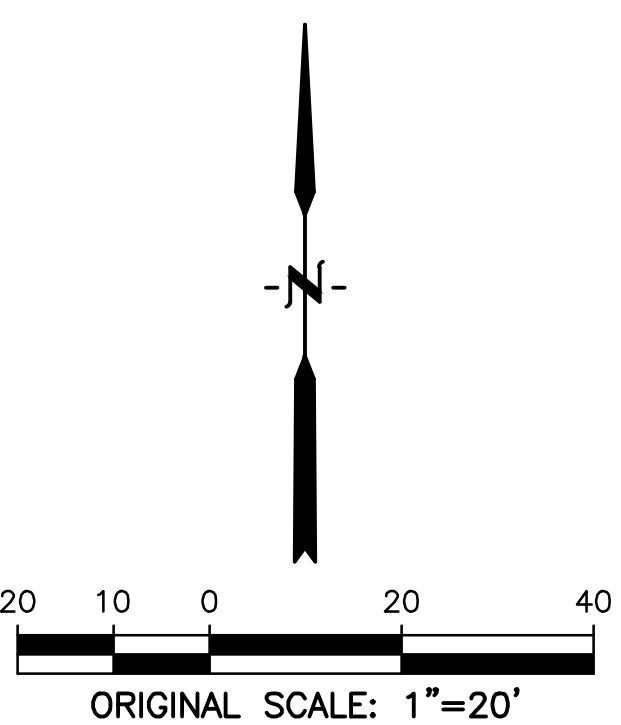
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
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**KEY MAP**  
NOT TO SCALE



## LEGEND

PROPERTY LINE	---
PARKING SPACES	(X)
PRE-WIRED EV STALLS	(EV)
LANDSCAPE AREA	LS
PROPOSED CONCRETE	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED SIGN	[Symbol]
PROPOSED PHASE LINE	-----
HANDICAP PARKING SPACE	[Symbol]
ELECTRIC VEHICLE PARKING SPACE	[Symbol]

**WILLOUGHBY CORNER**  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
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DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
SITE  
PLAN

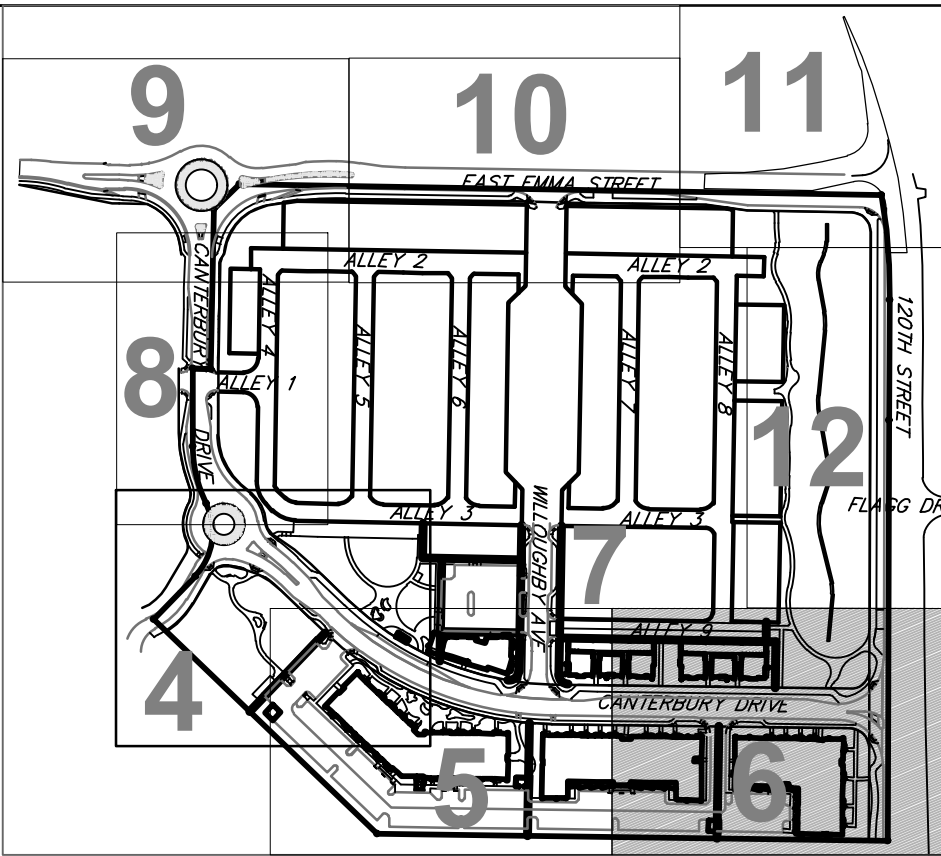
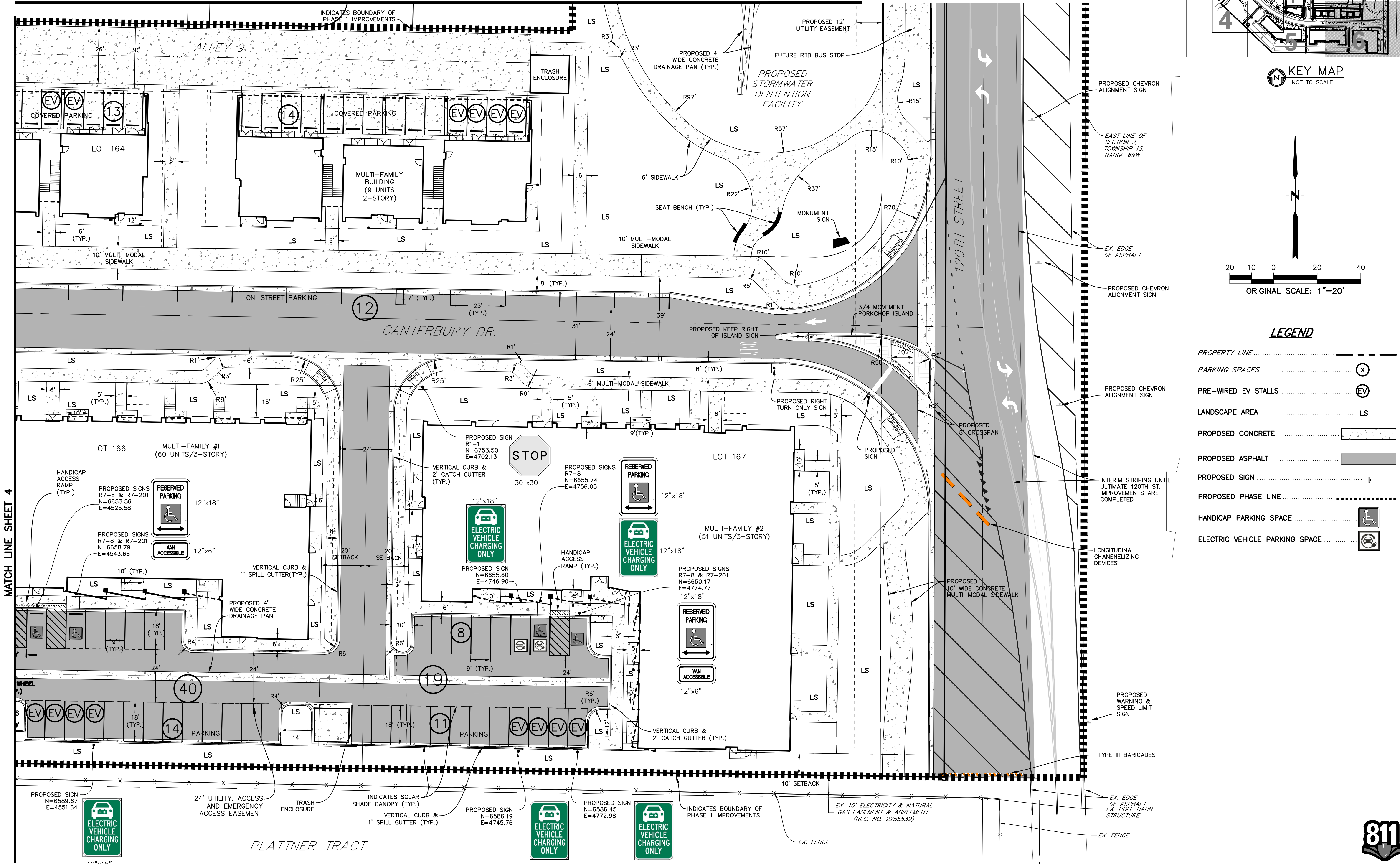




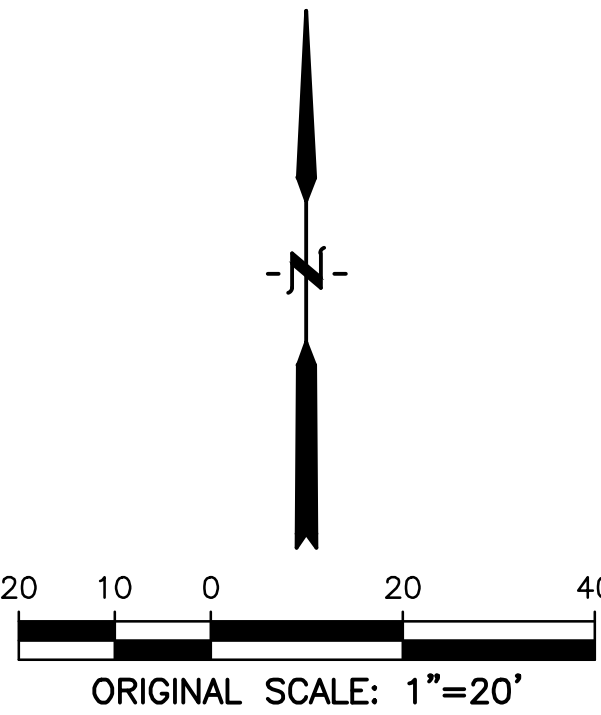
# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATCH LINE SHEET 4



KEY MAP  
NOT TO SCALE



## LEGEND

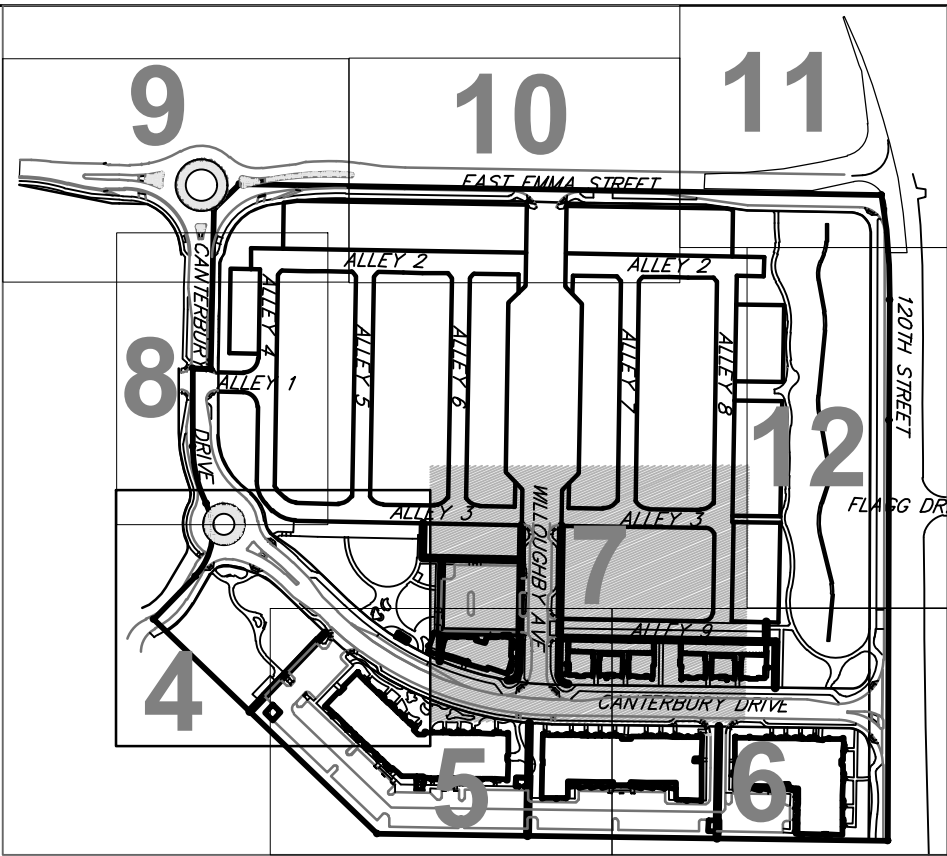
PROPERTY LINE	---
PARKING SPACES	(X)
PRE-WIRED EV STALLS	(EV)
LANDSCAPE AREA	LS
PROPOSED CONCRETE	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED SIGN	[Symbol]
PROPOSED PHASE LINE	-----
HANDICAP PARKING SPACE	[Symbol]
ELECTRIC VEHICLE PARKING SPACE	[Symbol]



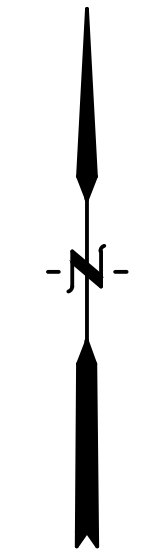


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

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CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



KEY MAP  
NOT TO SCALE



20 10 0 20 40  
ORIGINAL SCALE: 1"=20'

## LEGEND

PROPERTY LINE	---
PARKING SPACES	(X)
PRE-WIRED EV STALLS	(EV)
LANDSCAPE AREA	LS
PROPOSED CONCRETE	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED SIGN	[Symbol]
PROPOSED PHASE LINE	-----
HANDICAP PARKING SPACE	[Symbol]
ELECTRIC VEHICLE PARKING SPACE	[Symbol]

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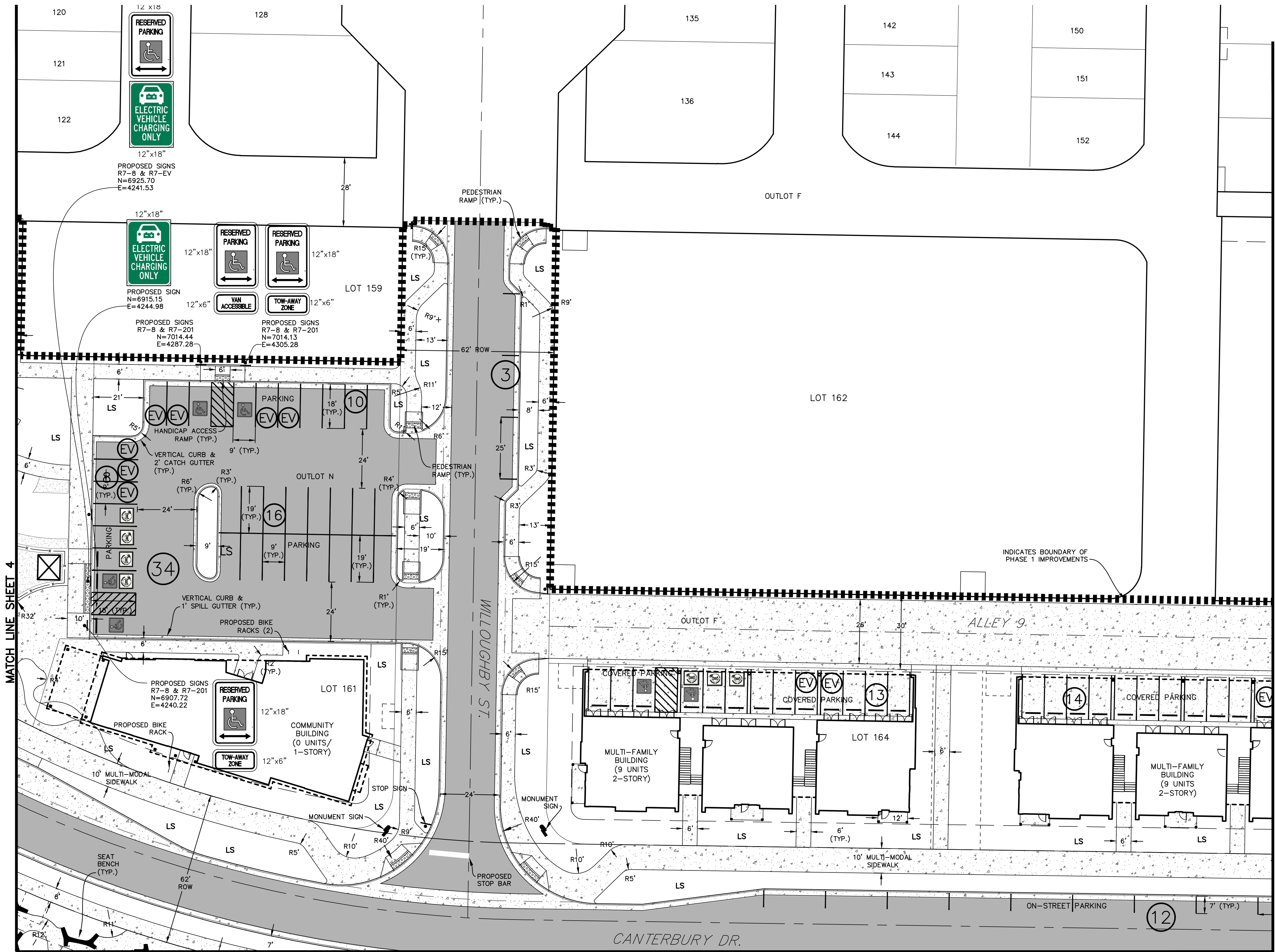
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LAFAYETTE, COLORADO

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CONTACT: MOLLY CHIANG

DATE:  
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09.15.22 - SITE PLAN 02

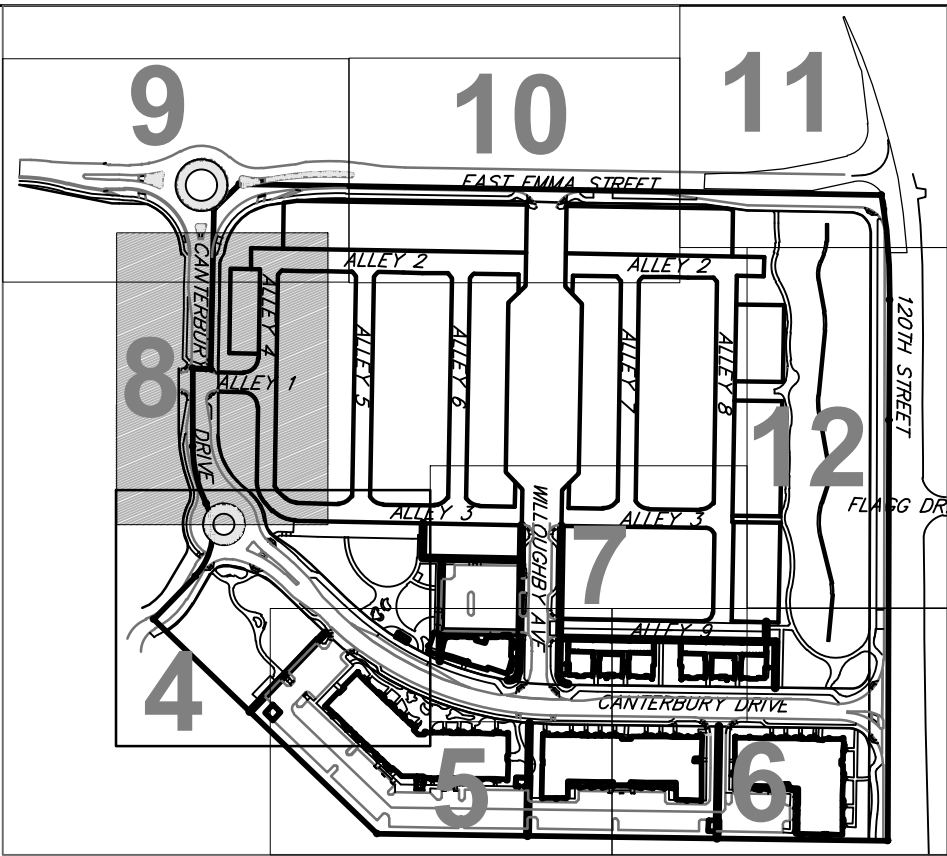
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SITE  
PLAN



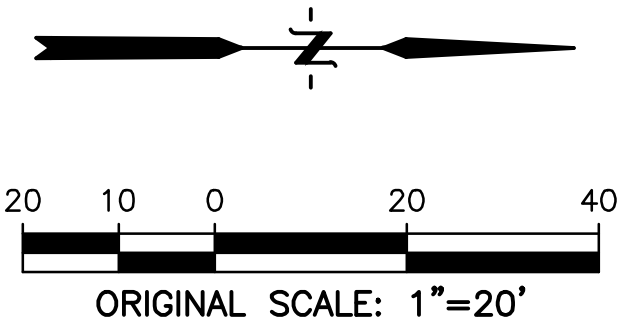


WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

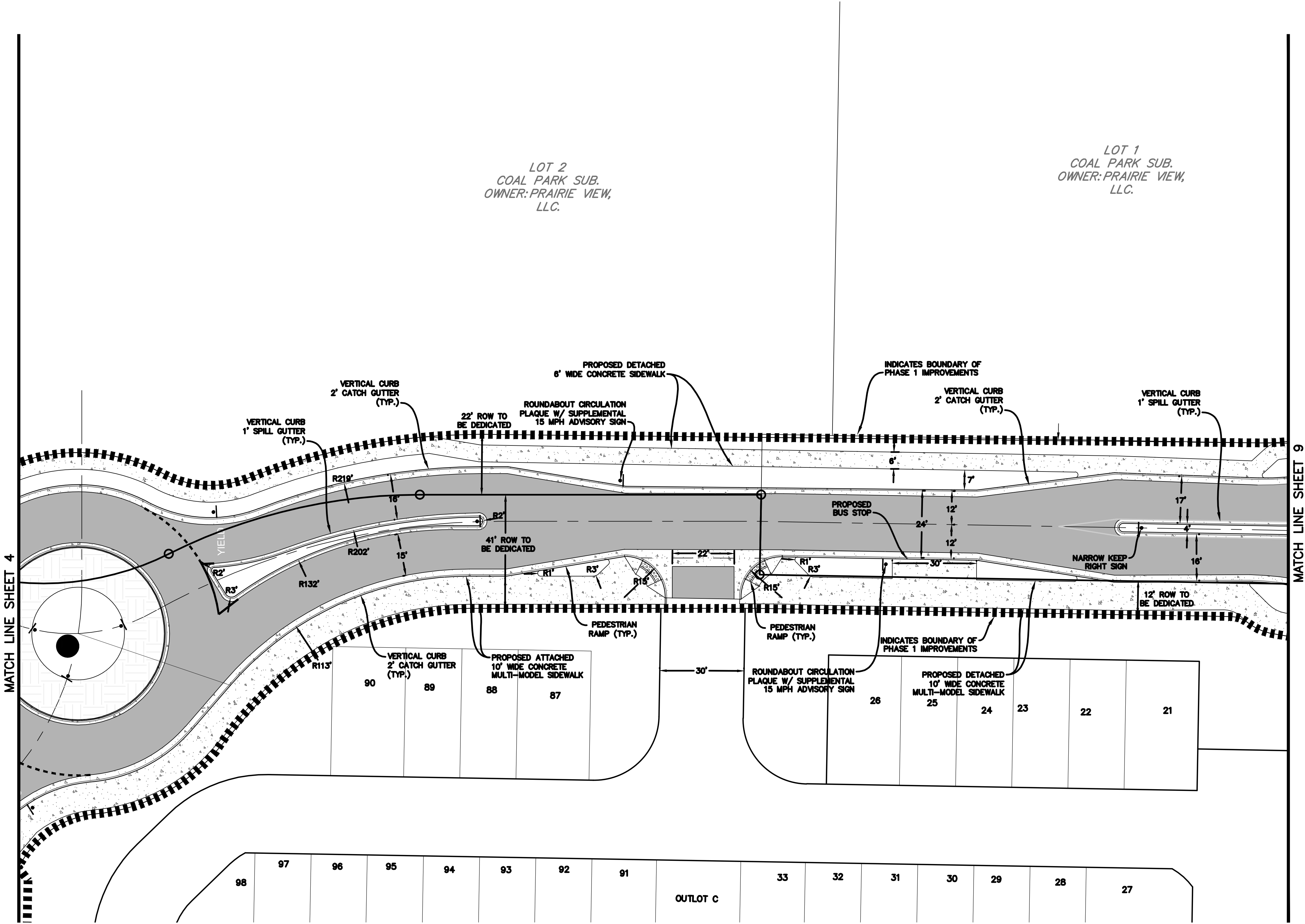


KEY MAP  
NOT TO SCALE



LEGEND

- PROPERTY LINE .....
- PARKING SPACES ..... (X)
- PRE-WIRED EV STALLS ..... (EV)
- LANDSCAPE AREA ..... LS
- PROPOSED CONCRETE .....
- PROPOSED ASPHALT .....
- PROPOSED SIGN .....
- PROPOSED PHASE LINE .....
- HANDICAP PARKING SPACE ..... (Handicap icon)
- ELECTRIC VEHICLE PARKING SPACE ..... (EV icon)



WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

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DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
SITE  
PLAN

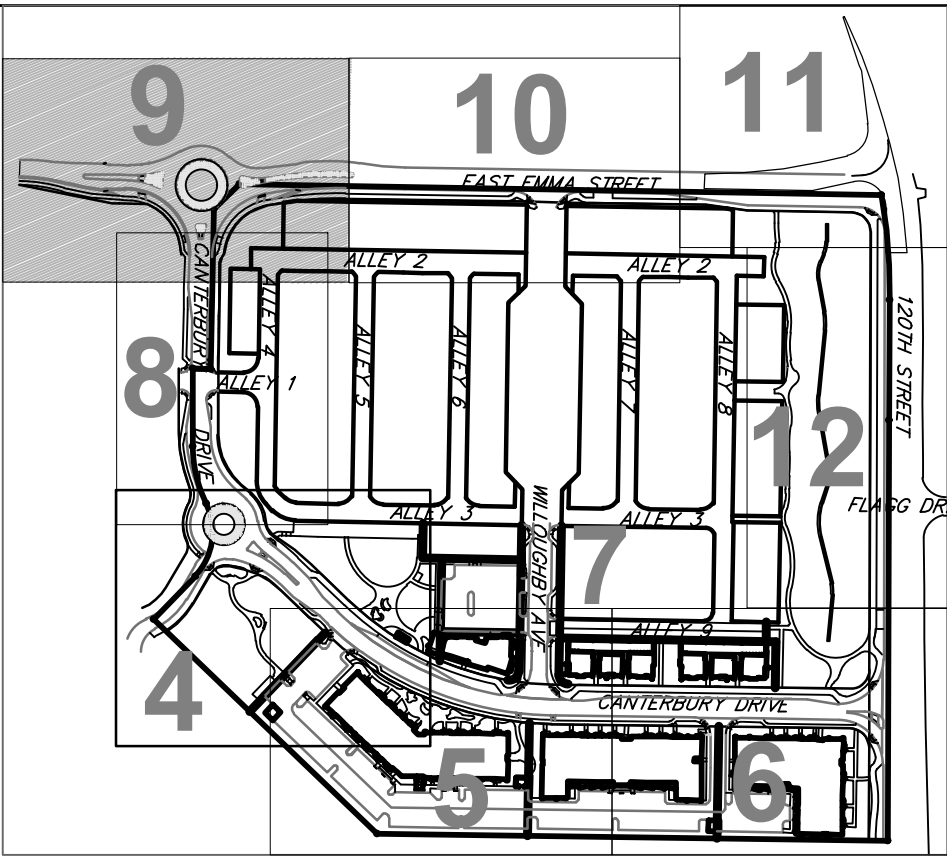




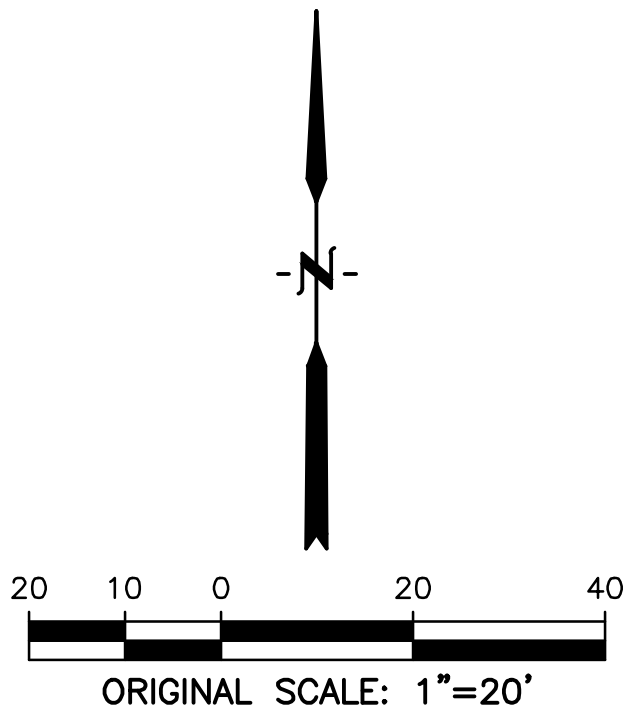
# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
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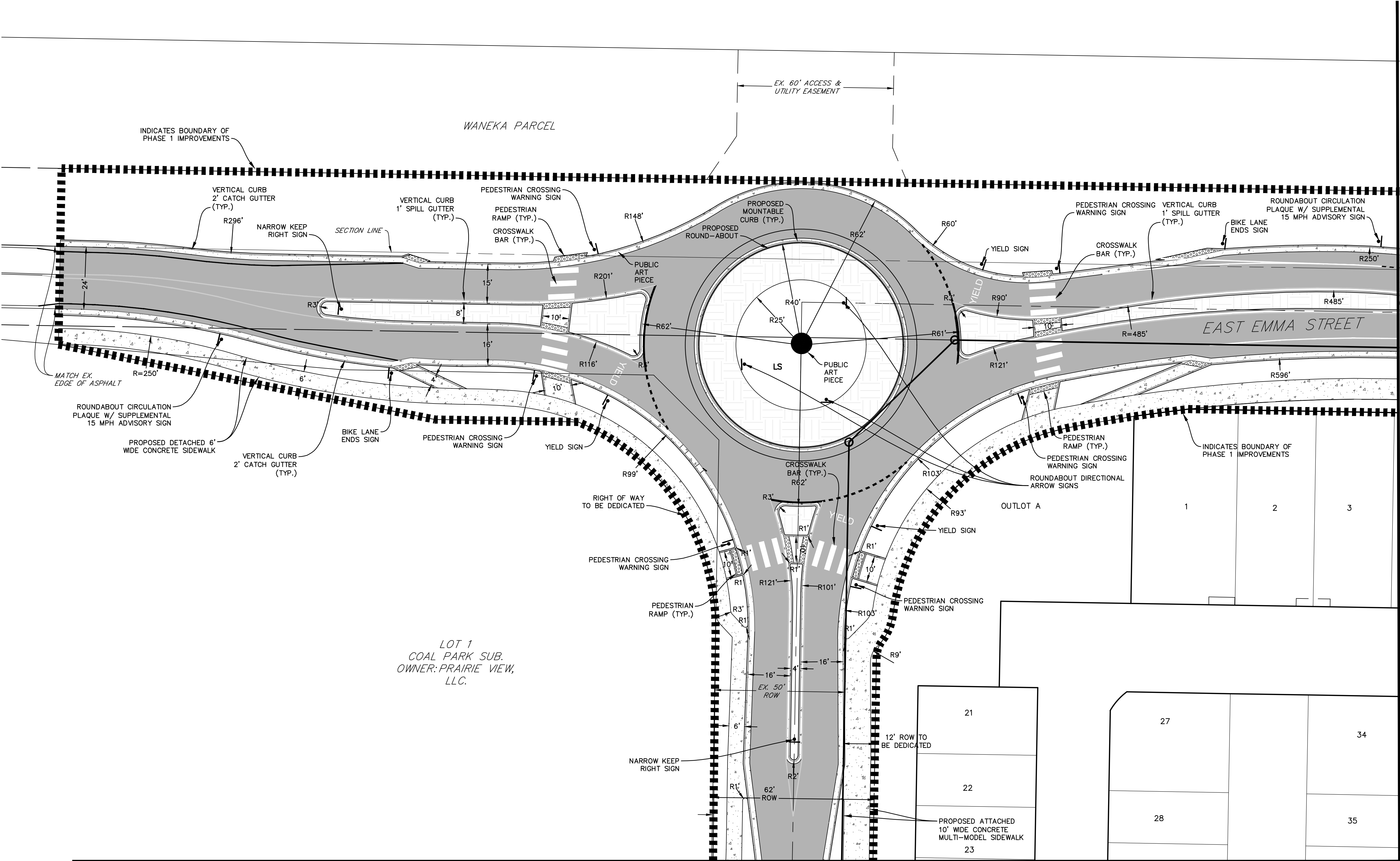


KEY MAP  
NOT TO SCALE



### LEGEND

- PROPERTY LINE .....
- PARKING SPACES ..... (X)
- PRE-WIRED EV STALLS ..... (EV)
- LANDSCAPE AREA ..... LS
- PROPOSED CONCRETE ..... (Pattern)
- PROPOSED ASPHALT ..... (Pattern)
- PROPOSED SIGN ..... (Symbol)
- PROPOSED PHASE LINE .....
- HANDICAP PARKING SPACE ..... (Symbol)
- ELECTRIC VEHICLE PARKING SPACE ..... (Symbol)



MATCH LINE SHEET 8

MATCH LINE SHEET 10

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

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DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
SITE  
PLAN

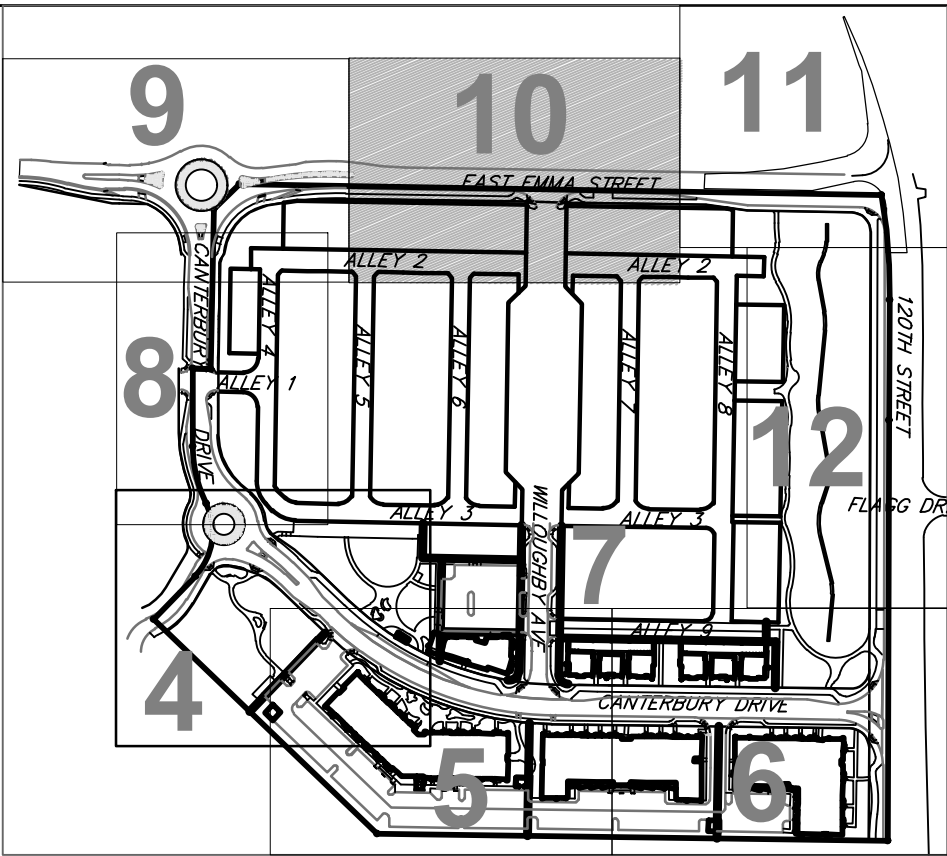




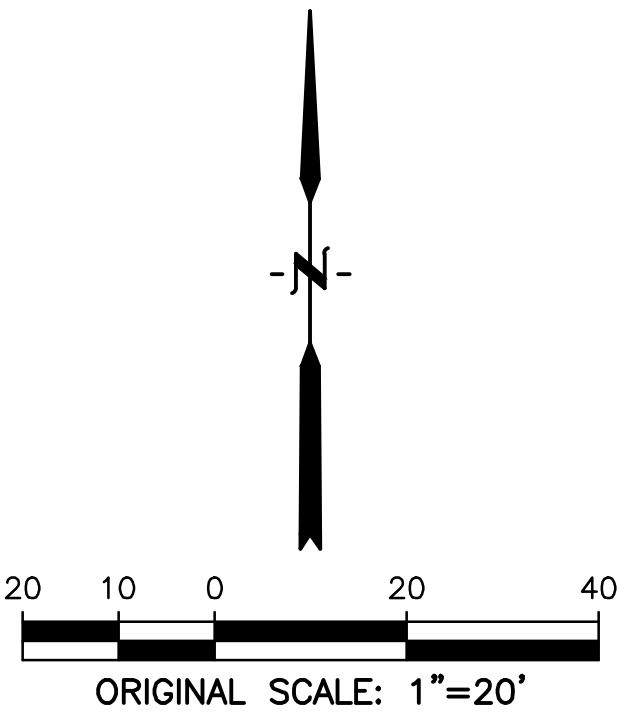
# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

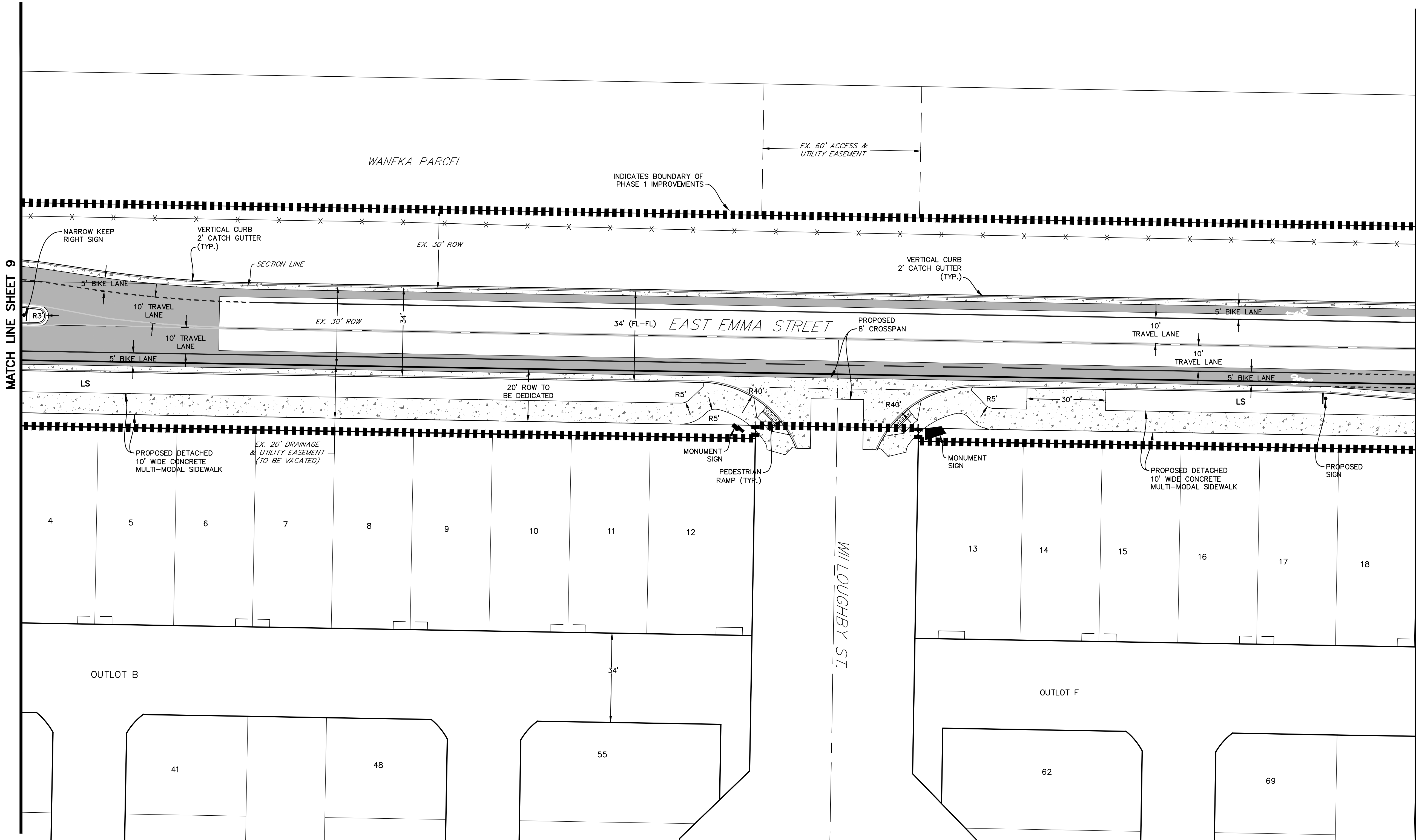


KEY MAP  
NOT TO SCALE



### LEGEND

- PROPERTY LINE.....
- PARKING SPACES..... (X)
- PRE-WIRED EV STALLS..... (EV)
- LANDSCAPE AREA..... LS
- PROPOSED CONCRETE.....
- PROPOSED ASPHALT.....
- PROPOSED SIGN.....
- PROPOSED PHASE LINE.....
- HANDICAP PARKING SPACE.....
- ELECTRIC VEHICLE PARKING SPACE.....

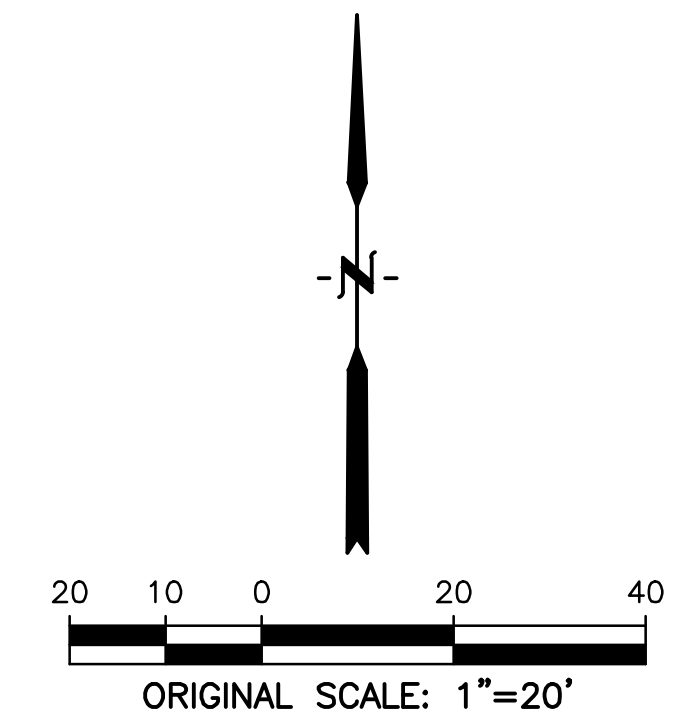


CHECKED BY: JB  
DRAWN BY: RN & JR





LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



**LEGEND**

*PROPERTY LINE* .....

*PARKING SPACES* .....

*PRE-WIRED EV STALLS* .....

*LANDSCAPE AREA* ..... LS

*PROPOSED CONCRETE* .....

*PROPOSED ASPHALT* .....

*PROPOSED SIGN* .....

*PROPOSED PHASE LINE* ..... ■■■■■■

*HANDICAP PARKING SPACE* .....

*ELECTRIC VEHICLE PARKING SPACE* .....

**WILLOUGHBY CORNER**  
**SITE PLAN- PHASE 1**  
LAFAYETTE, COLORADO

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CONTACT: MOLLY CHIANG

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06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:

## SITE PLAN

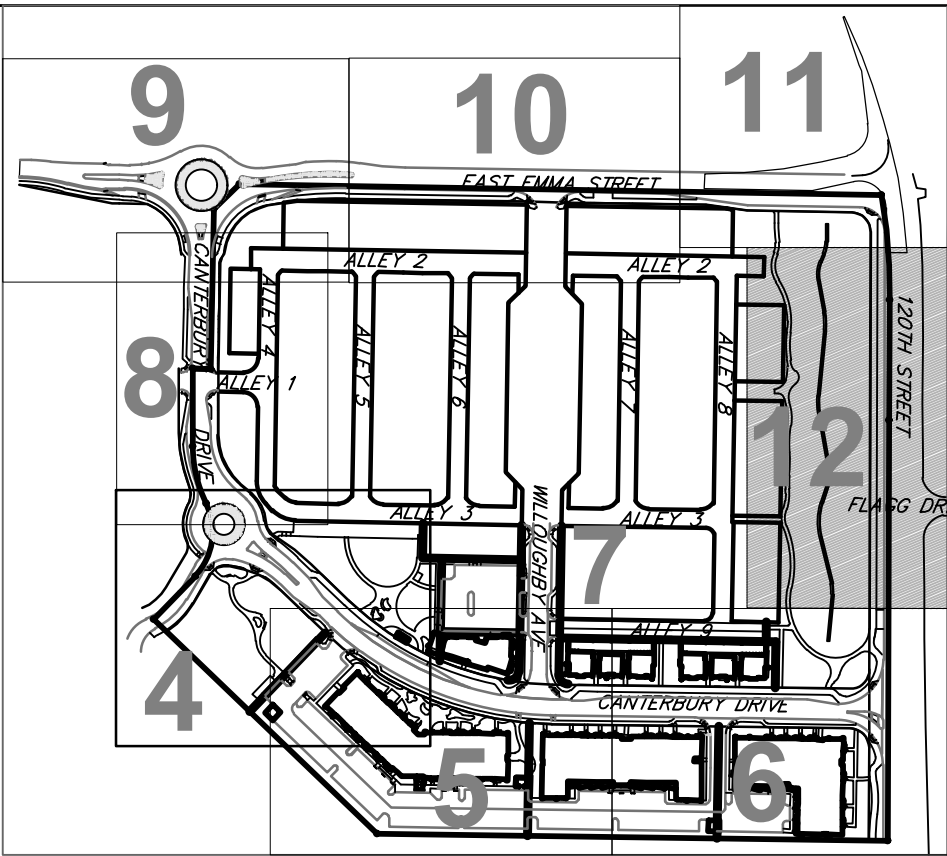
CHECKED BY: JB  
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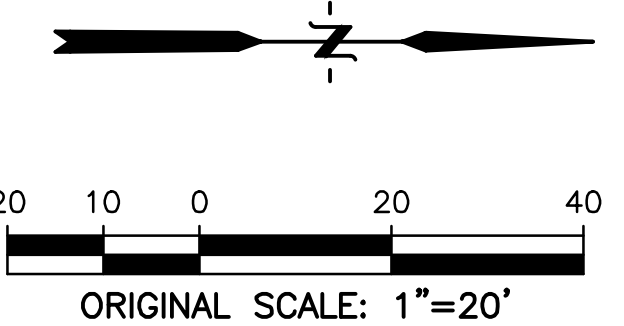


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

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CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

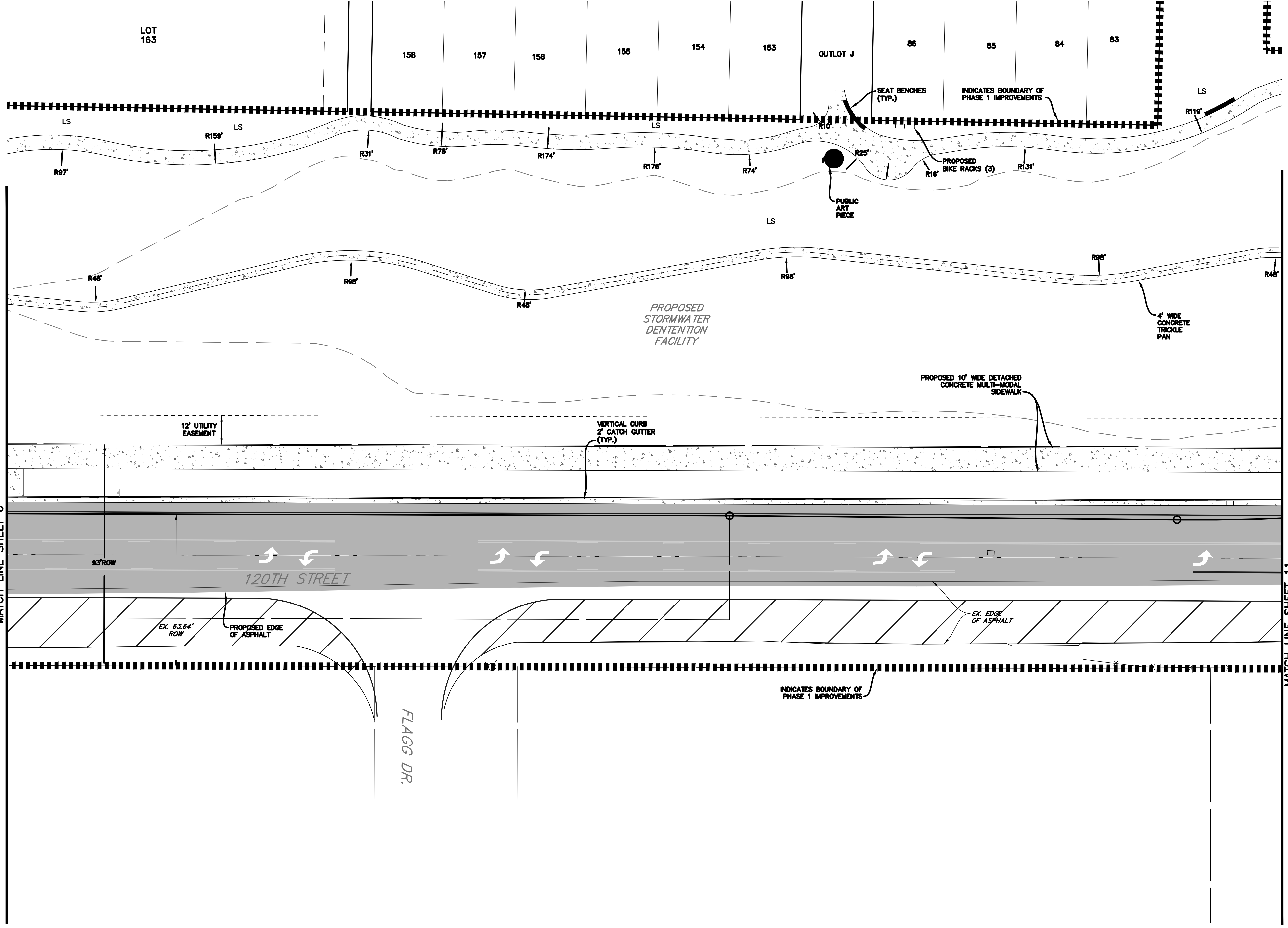


KEY MAP  
NOT TO SCALE



## LEGEND

PROPERTY LINE .....	---
PARKING SPACES .....	(X)
PRE-WIRED EV STALLS .....	(EV)
LANDSCAPE AREA .....	LS
PROPOSED CONCRETE .....	[Pattern]
PROPOSED ASPHALT .....	[Pattern]
PROPOSED SIGN .....	[Symbol]
PROPOSED PHASE LINE .....	-----
HANDICAP PARKING SPACE .....	[Symbol]
ELECTRIC VEHICLE PARKING SPACE .....	[Symbol]

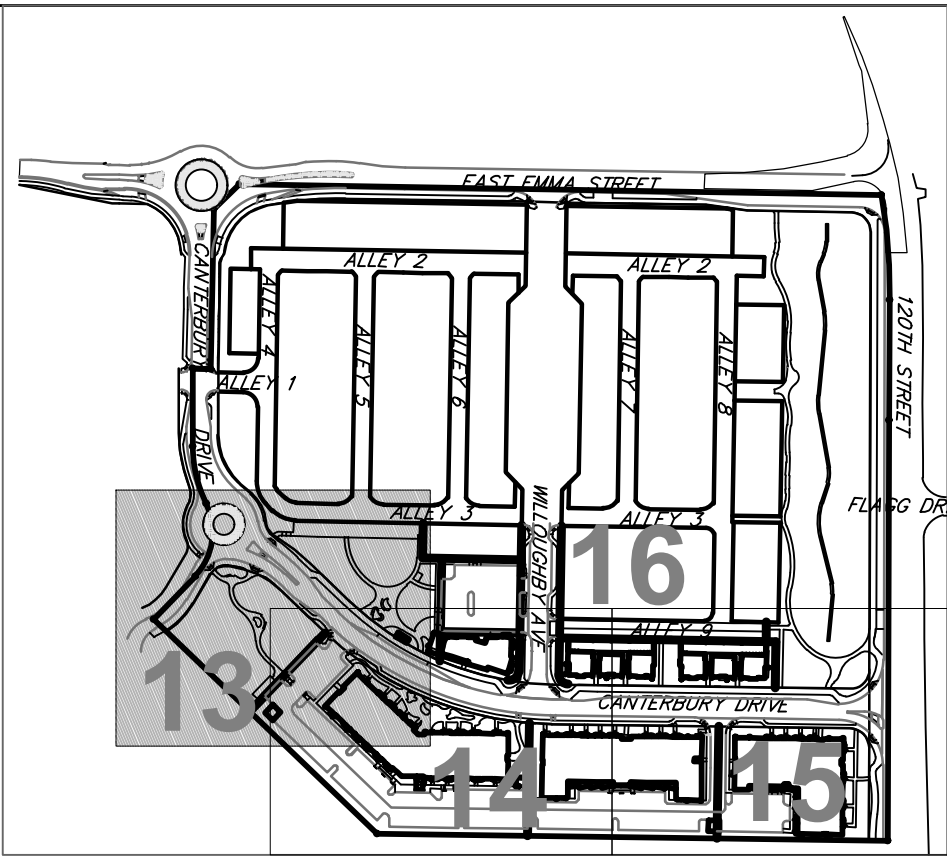
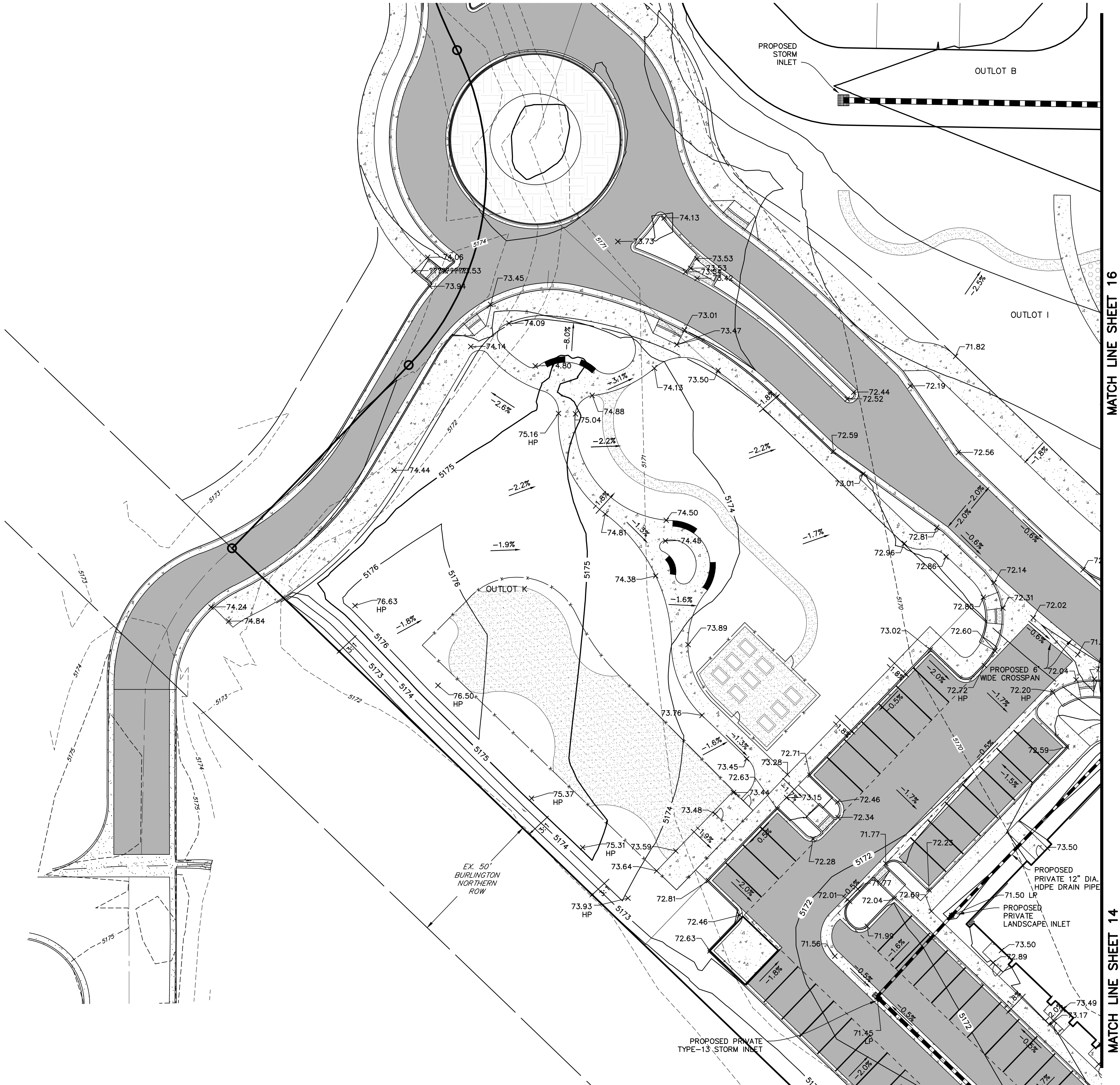




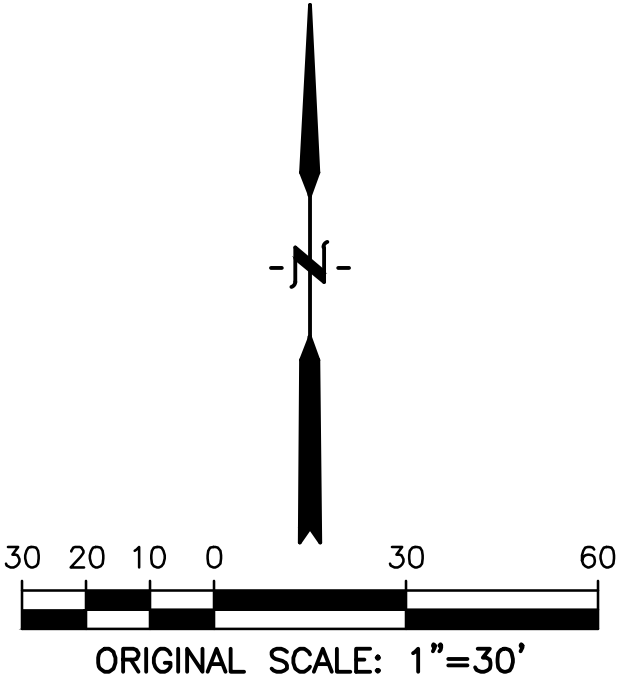
# WILLOUGHBY CORNER SITE PLAN - PHASE 1

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CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

CHECKED BY: JB  
DRAWN BY: RN & JR



KEY MAP  
NOT TO SCALE



## LEGEND

PROPERTY LINE	---
PROPOSED ROW	---
PROPOSED LOT LINE	---
EX. INTERMEDIATE CONTOUR	---5164---
EX. INDEX CONTOUR	---5165---
EX. STORM LINE	---ST---
PROPOSED INTERMEDIATE CONTOUR	---5164---
PROPOSED INDEX CONTOUR	---5165---
FLOWLINE OF DRAINAGE SWALE	---
PROPOSED MANHOLE	●
PROPOSED STORM INLET	■
PROPOSED STORM SEWER	---
AREA INUNDATED IN 100-YR STORM	▨
PROPOSED CONCRETE	▨
PROPOSED ASPHALT	▨
EX. CONCRETE	▨
GRADE BREAK	GB
HIGH POINT	HP
LOW POINT	LP
FLOWLINE	FL
TOP OF CURB	TC
FINISHED FLOOR	FF
EX. SPOT ELEVATIONS	× 5156.23±
PROPOSED SPOT ELEVATION	× 5156.23
(ALL C&G ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED)	

NOTE:  
1. ADD 5100 TO ALL SPOT ELEVATIONS

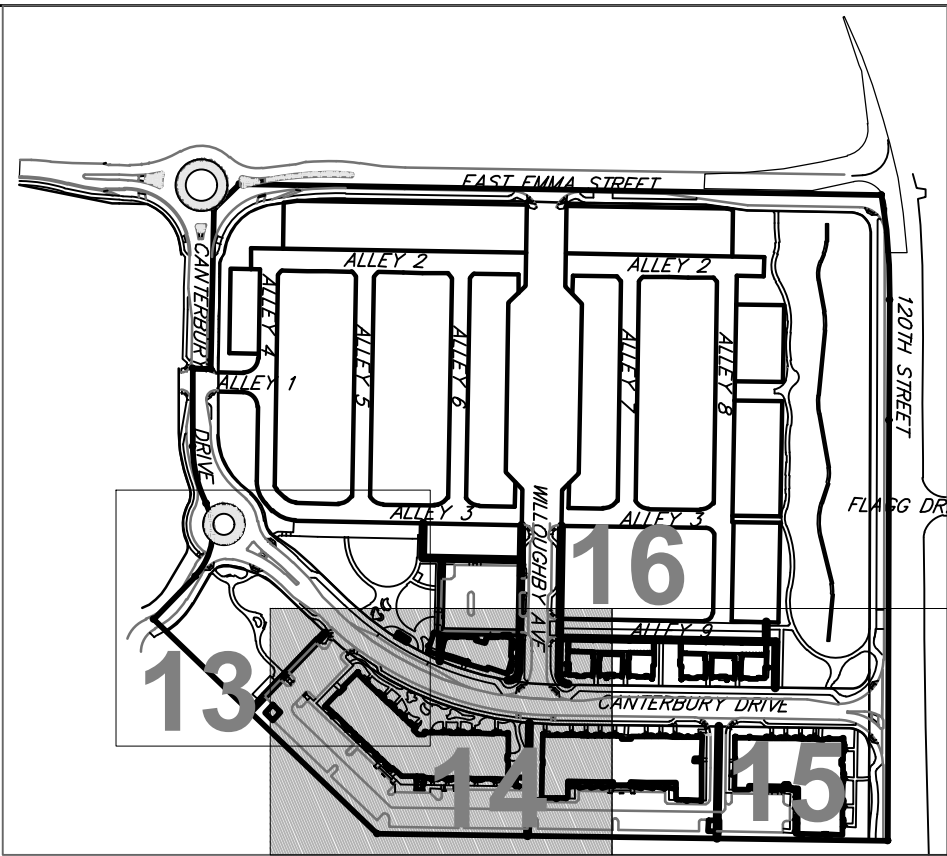
NOTE:  
1. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR GRADING INFORMATION REGARDING STREETS, ROUNDABOUTS, STORM SEWER, AND THE STORMWATER DETENTION FACILITY.



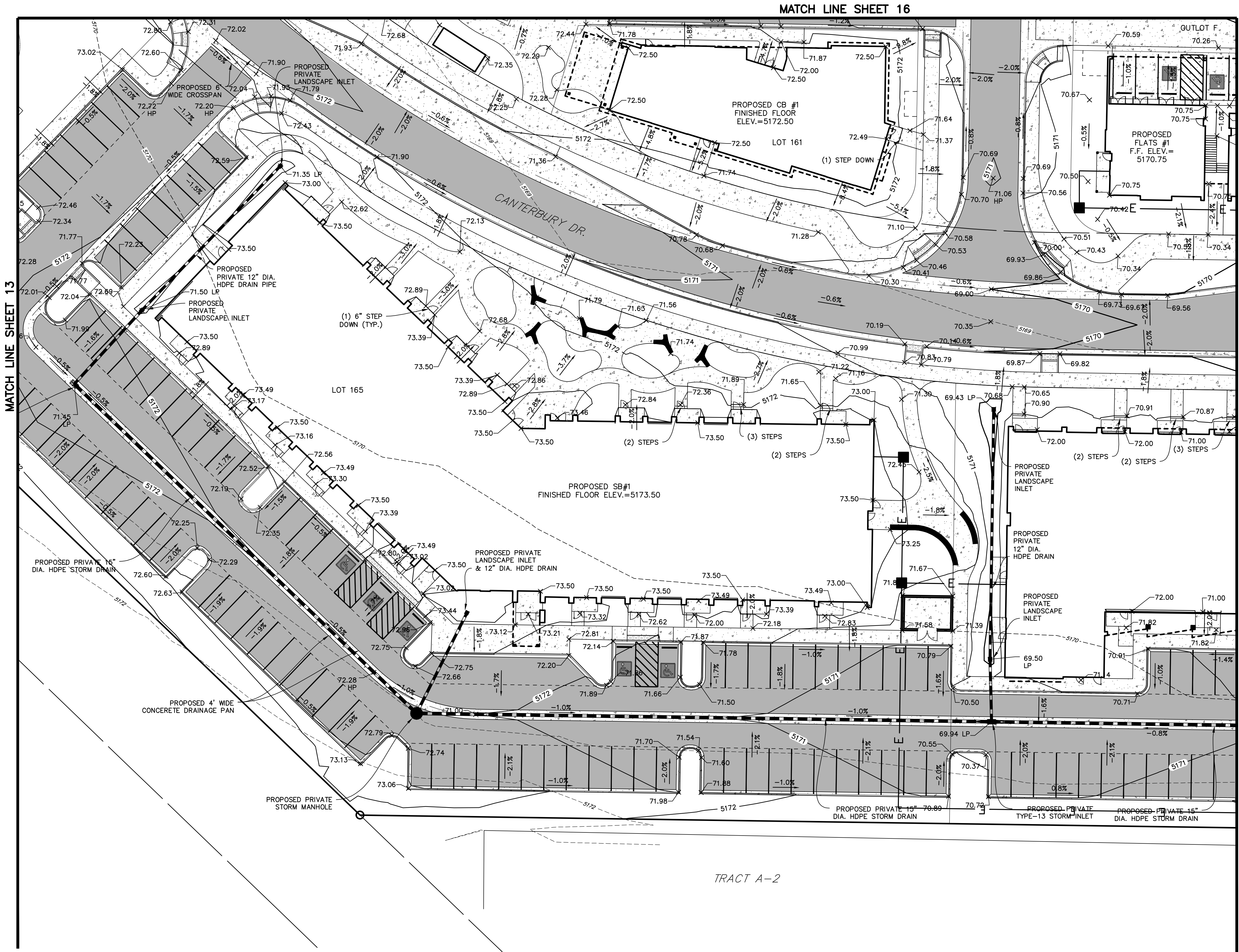


WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

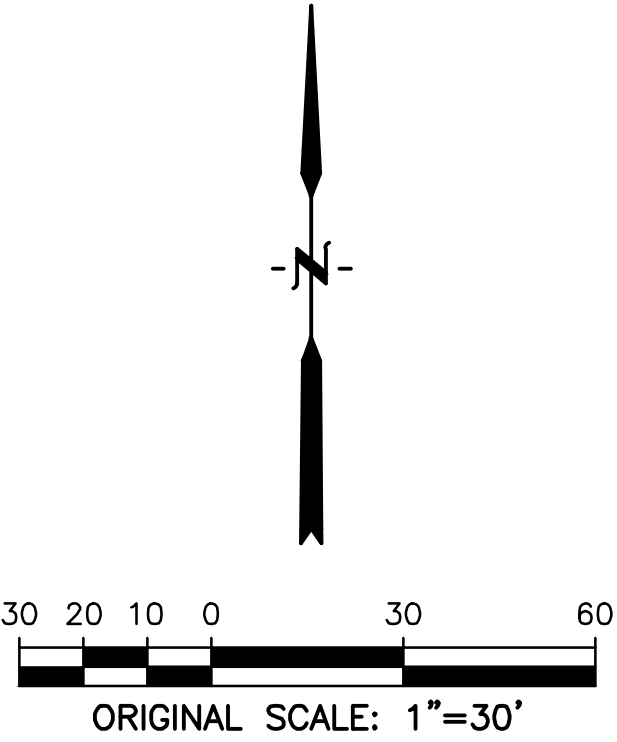
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
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**KEY MAP**  
NOT TO SCALE



**LEGEND**

PROPERTY LINE .....	---
PROPOSED ROW .....	---
PROPOSED LOT LINE .....	---
EX. INTERMEDIATE CONTOUR .....	---5164---
EX. INDEX CONTOUR .....	---5165---
EX. STORM LINE .....	ST---
PROPOSED INTERMEDIATE CONTOUR .....	---5164---
PROPOSED INDEX CONTOUR .....	---5165---
FLOWLINE OF DRAINAGE SWALE .....	---
PROPOSED MANHOLE .....	●
PROPOSED STORM INLET .....	■
PROPOSED STORM SEWER .....	---
AREA INUNDATED IN 100-YR STORM .....	▨
PROPOSED CONCRETE .....	▨
PROPOSED ASPHALT .....	■
EX. CONCRETE .....	▨
GRADE BREAK .....	GB
HIGH POINT .....	HP
LOW POINT .....	LP
FLOWLINE .....	FL
TOP OF CURB .....	TC
FINISHED FLOOR .....	FF
EX. SPOT ELEVATIONS .....	× 5156.23±
PROPOSED SPOT ELEVATION .....	× 5156.23
(ALL C&G ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED)	

NOTE:  
1. ADD 5100 TO ALL SPOT ELEVATIONS

**NOTE:**  
1. REFER TO WILLOUGHBY CORNER  
SUBDIVISION CONSTRUCTION PLANS FOR  
GRADING INFORMATION REGARDING  
STREETS, ROUNDABOUTS, STORM  
SEWER, AND THE STORMWATER  
DETENTION FACILITY.

**WILLOUGHBY CORNER**  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
GRADING  
PLAN 2

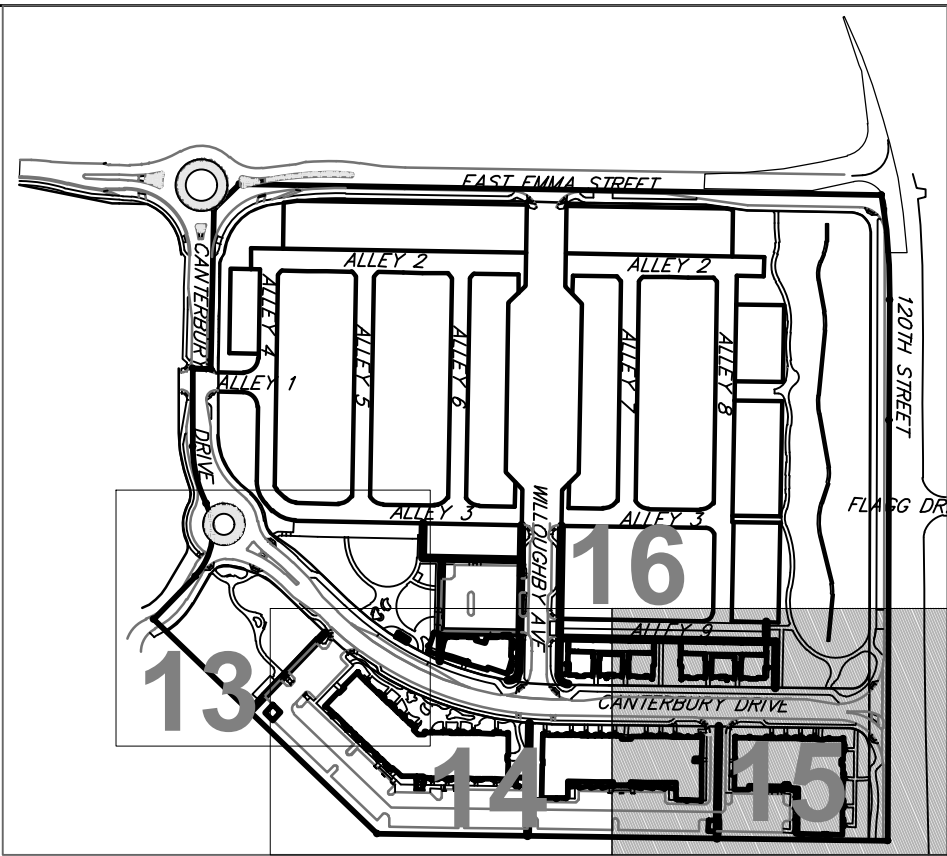


CHECKED BY: JB  
DRAWN BY: RN & JR

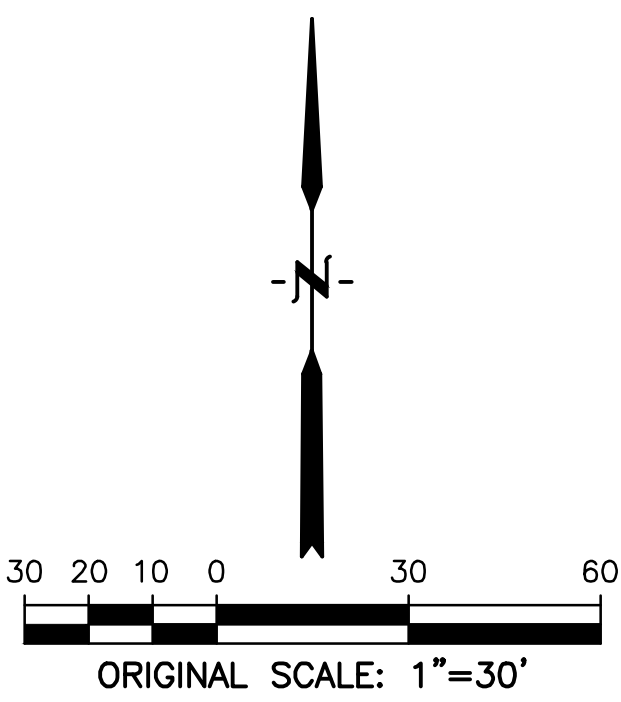


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



KEY MAP  
NOT TO SCALE



## LEGEND

PROPERTY LINE	---
PROPOSED ROW	---
PROPOSED LOT LINE	---
EX. INTERMEDIATE CONTOUR	---5164---
EX. INDEX CONTOUR	---5165---
EX. STORM LINE	---ST---
PROPOSED INTERMEDIATE CONTOUR	---5164---
PROPOSED INDEX CONTOUR	---5165---
FLOWLINE OF DRAINAGE SWALE	---
PROPOSED MANHOLE	●
PROPOSED STORM INLET	■
PROPOSED STORM SEWER	---
AREA INUNDATED IN 100-YR STORM	▨
PROPOSED CONCRETE	▨
PROPOSED ASPHALT	▨
EX. CONCRETE	▨
GRADE BREAK	GB
HIGH POINT	HP
LOW POINT	LP
FLOWLINE	FL
TOP OF CURB	TC
FINISHED FLOOR	FF
EX. SPOT ELEVATIONS	X 5156.23±
PROPOSED SPOT ELEVATION	X 5156.23

(ALL C&G ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED)

NOTE:  
1. ADD 5100 TO ALL SPOT ELEVATIONS

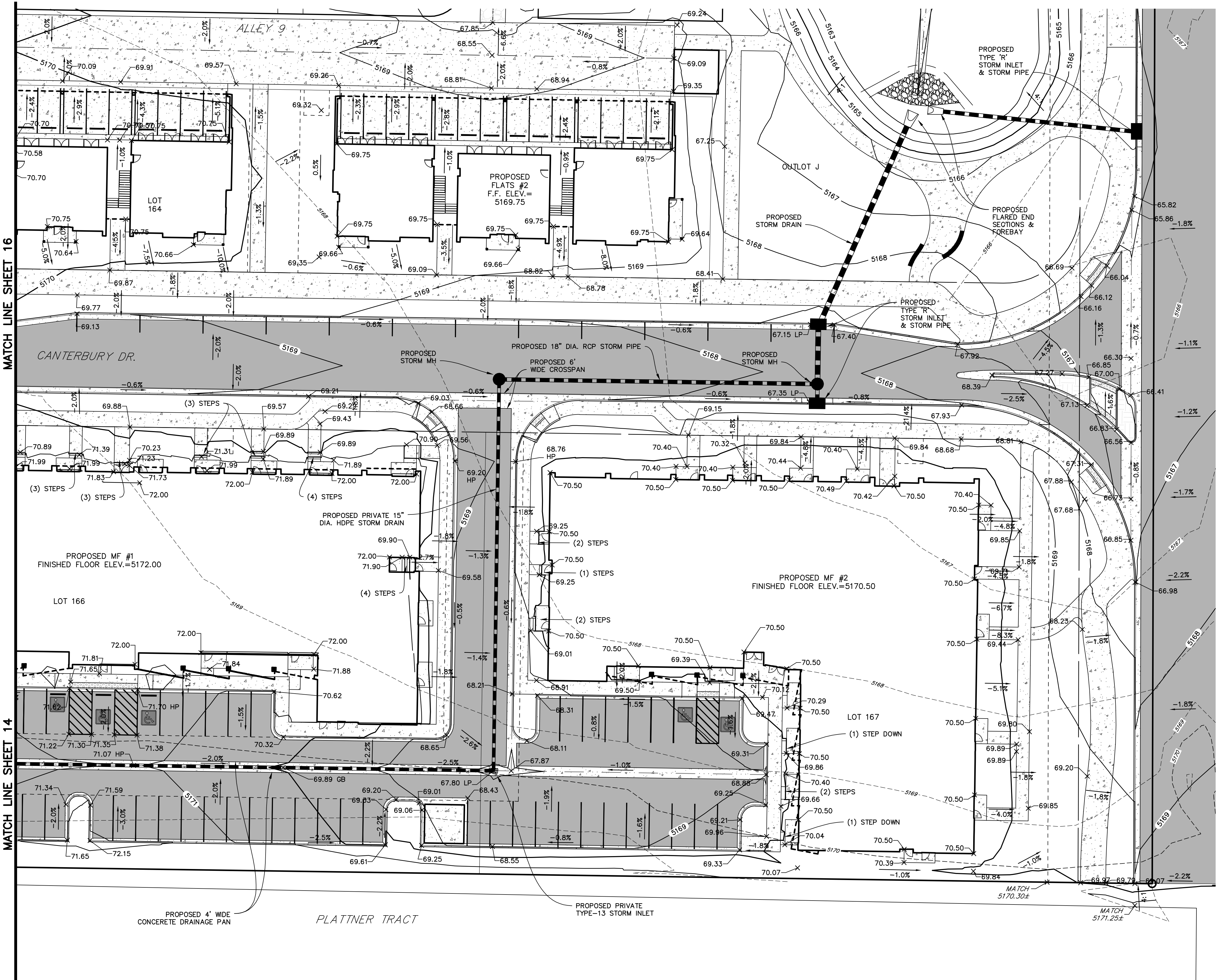
NOTE:  
1. REFER TO WILLOUGHBY CORNER  
SUBDIVISION CONSTRUCTION PLANS FOR  
GRADING INFORMATION REGARDING  
STREETS, ROUNDABOUTS, STORM  
SEWER, AND THE STORMWATER  
DETENTION FACILITY.

## WILLOUGHBY CORNER SITE PLAN - PHASE 1 LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
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303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
GRADING  
PLAN 2



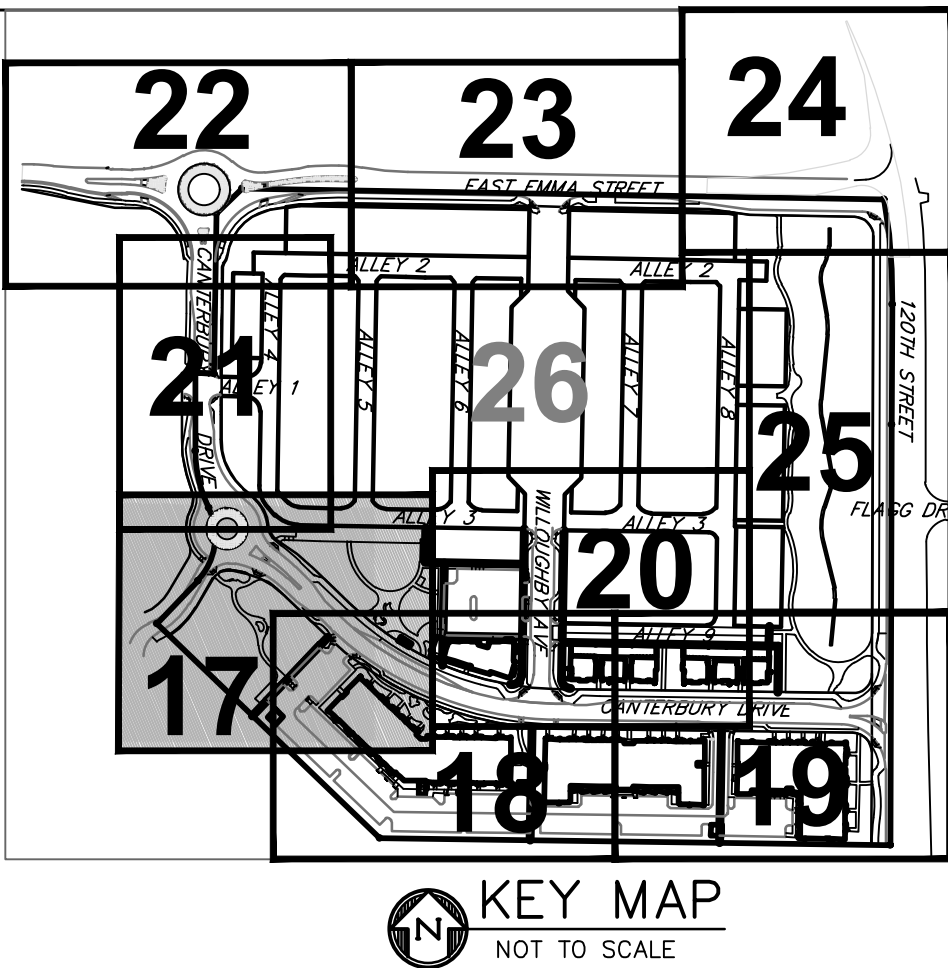






WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
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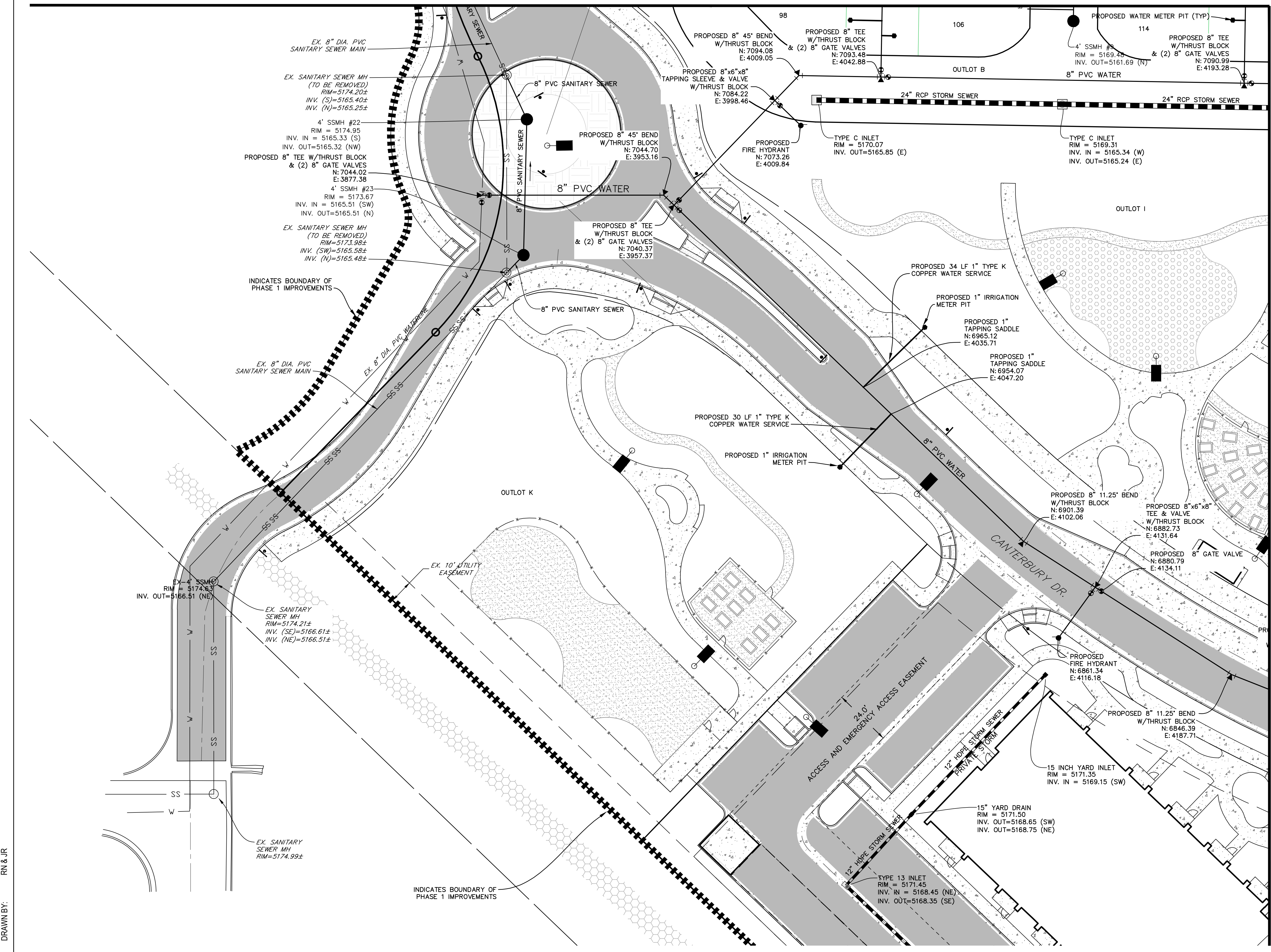
DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
UTILITY  
PLAN

MATCH LINE SHEET 21

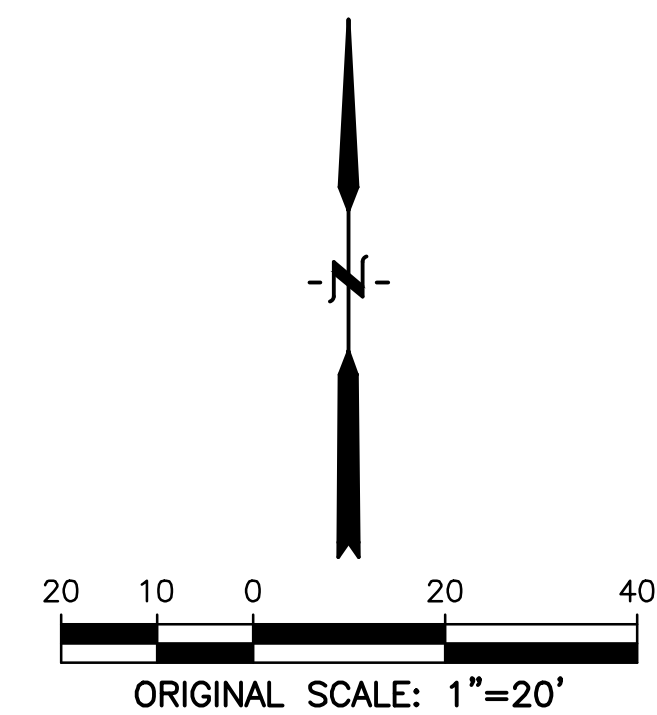
MATCH LINE SHEET 20

MATCH LINE SHEET 18



LEGEND

- PROPERTY LINE .....
- PROPOSED LOT LINE .....
- PROPOSED ROW .....
- EX. SANITARY SEWER..... SS
- EX. WATER LINE .....
- EX. STORM LINE .....
- EX. GAS LINE .....
- EX. BURIED ELECTRIC LINE .....
- EX. OVERHEAD ELECTRIC LINE.....
- EX. CABLE TV..... CTV
- EX. FIRE HYDRANT.....
- EX. WATER VALVE.....
- EX. WATER METER.....
- EX. MANHOLE .....
- EX. LIGHT POLE .....
- EX. UTILITY POLE.....
- PROPOSED LIGHT POLE .....
- PROPOSED STORM SEWER.....
- PROPOSED SANITARY SEWER .....
- PROPOSED WATER LINE .....
- PROPOSED FIRE HYDRANT .....
- PROPOSED WATER VALVE .....
- PROPOSED METER.....
- PROPOSED MANHOLE .....
- PROPOSED STORM INLET .....
- PROPOSED CONCRETE .....
- PROPOSED ASPHALT .....



NOTE:  
1. ALL STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.  
2. BACKFLOW PREVENTION IS REQUIRED FOR ALL IRRIGATION TAPS.

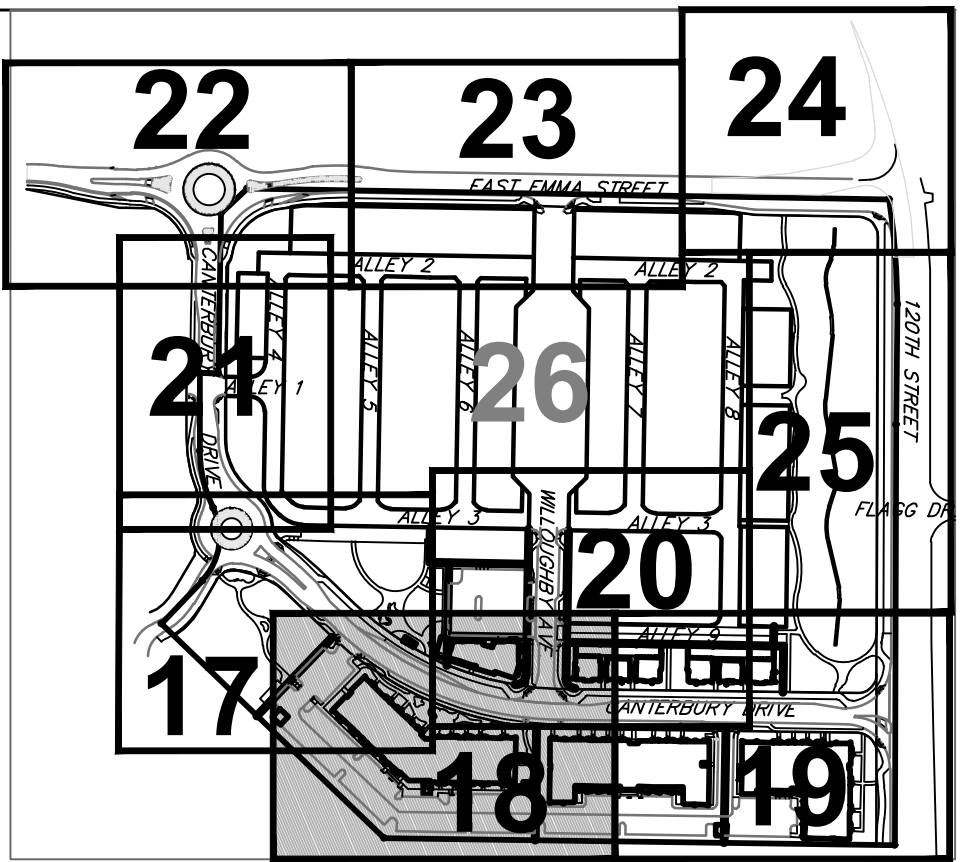
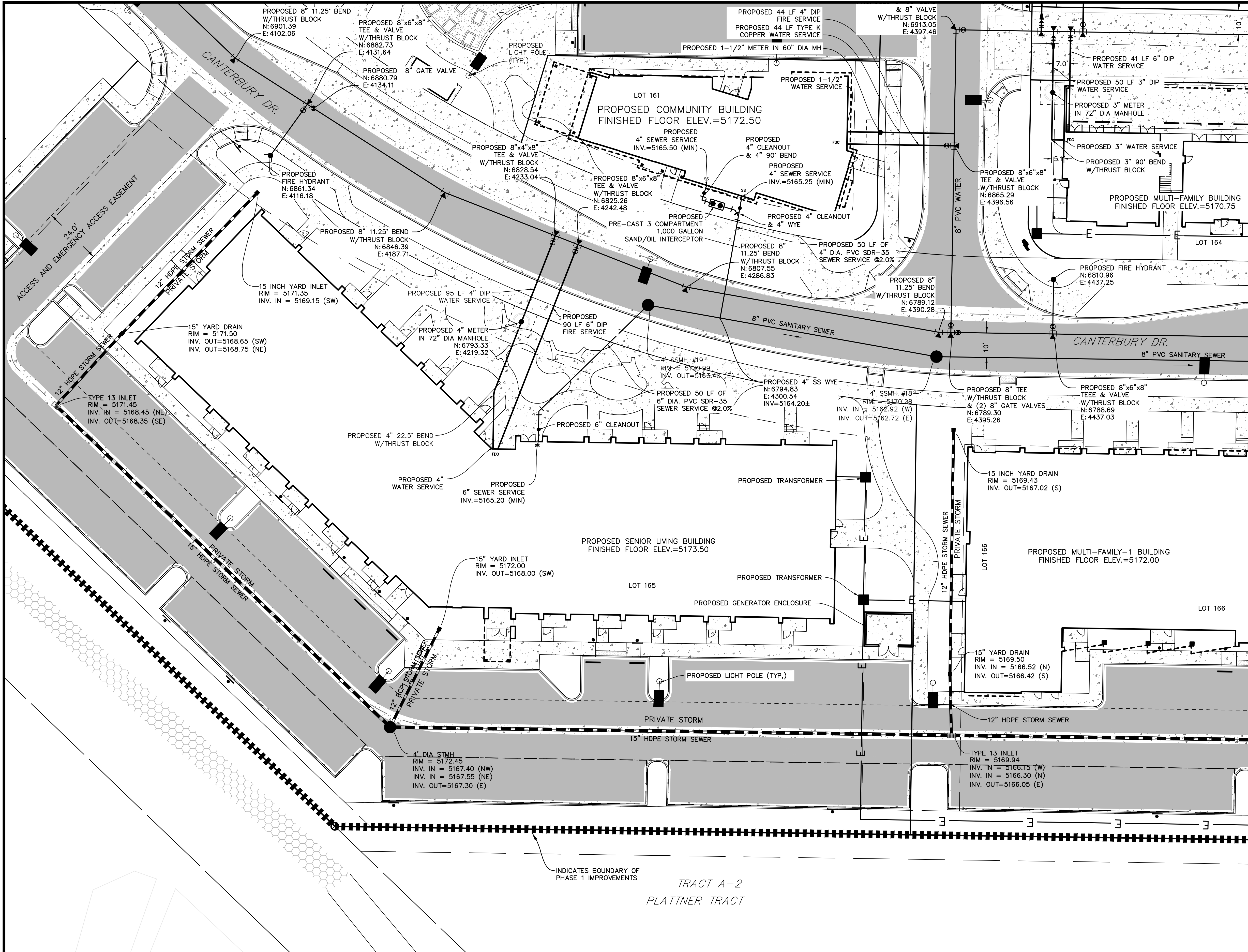




WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

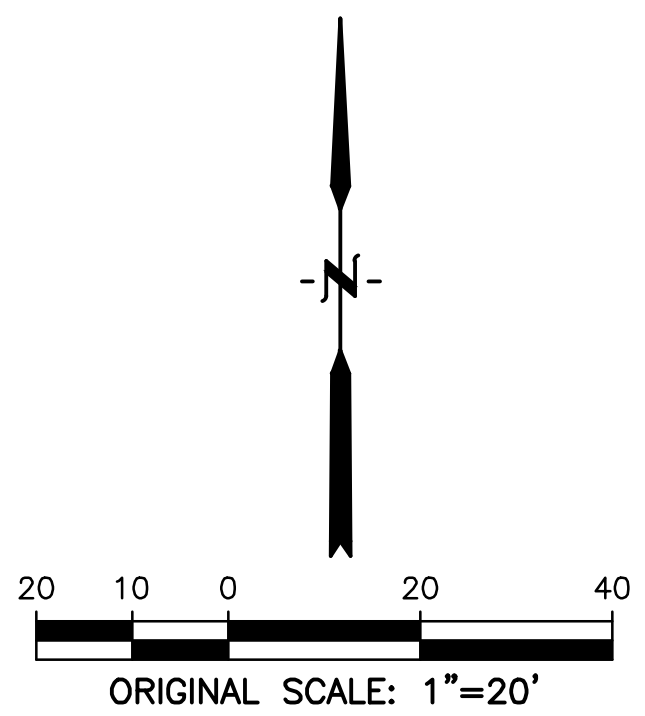
MATCH LINE SHEET 20



KEY MAP  
NOT TO SCALE

LEGEND

PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	OE
EX. CABLE TV	CTV
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊙
EX. WATER METER	⊙
EX. MANHOLE	⊙
EX. LIGHT POLE	⊙
EX. UTILITY POLE	⊙
PROPOSED LIGHT POLE	⊙
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED WATER VALVE	⊙
PROPOSED METER	⊙
PROPOSED MANHOLE	⊙
PROPOSED STORM INLET	---
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---



NOTE:

1. ALL STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.
2. BACKFLOW PREVENTION IS REQUIRED FOR ALL IRRIGATION TAPS.

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WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
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BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

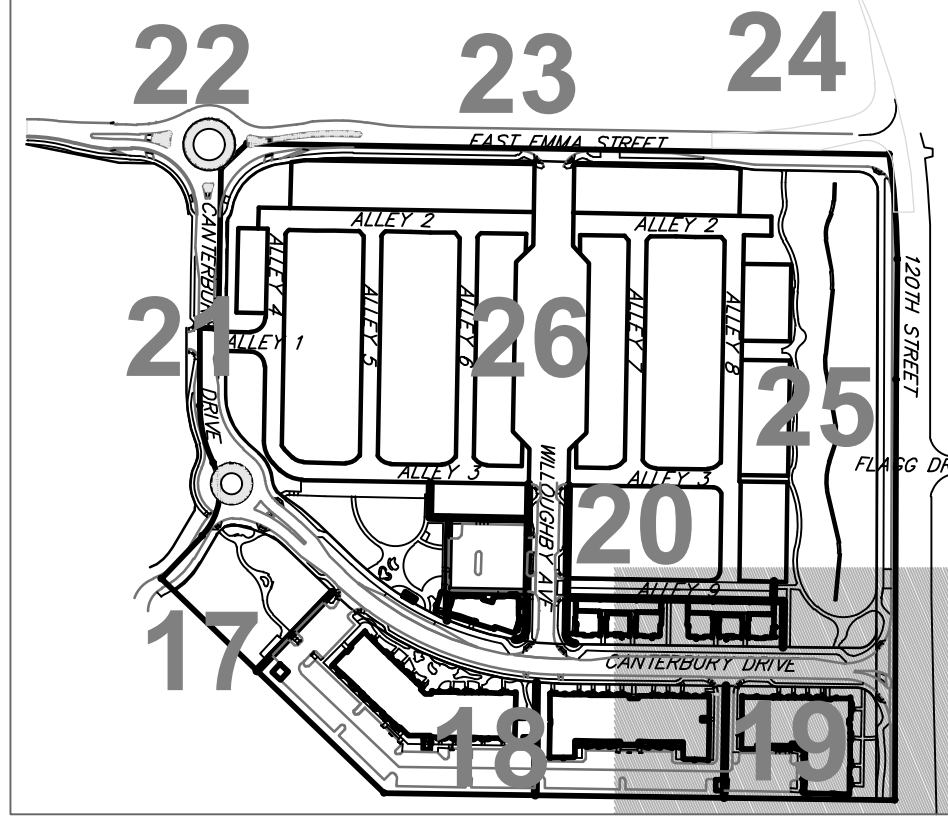
SHEET TITLE:  
UTILITY  
PLAN





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

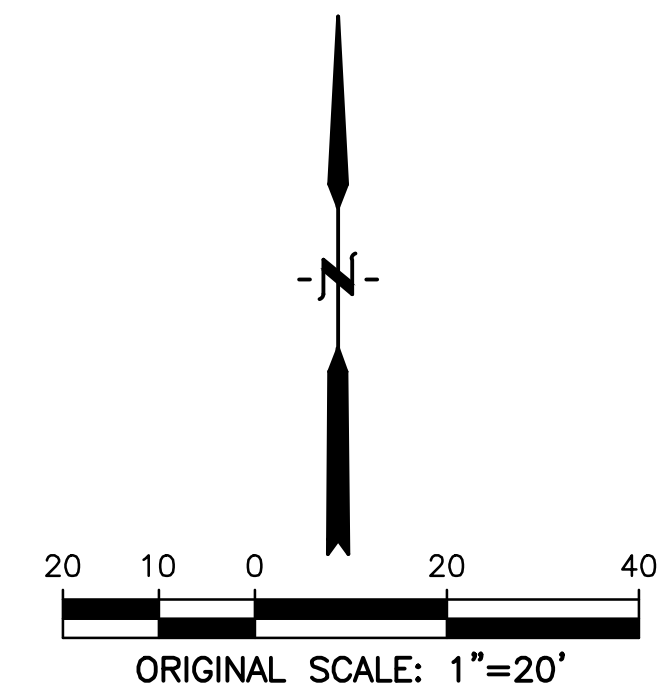
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CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



KEY MAP  
NOT TO SCALE

## LEGEND

PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	W
EX. CABLE TV	CTV
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊕
EX. WATER METER	⊕
EX. MANHOLE	⊕
EX. LIGHT POLE	⊕
EX. UTILITY POLE	⊕
PROPOSED LIGHT POLE	⊕
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED WATER VALVE	⊕
PROPOSED METER	⊕
PROPOSED MANHOLE	⊕
PROPOSED STORM INLET	⊕
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---



## NOTE:

- ALL STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.
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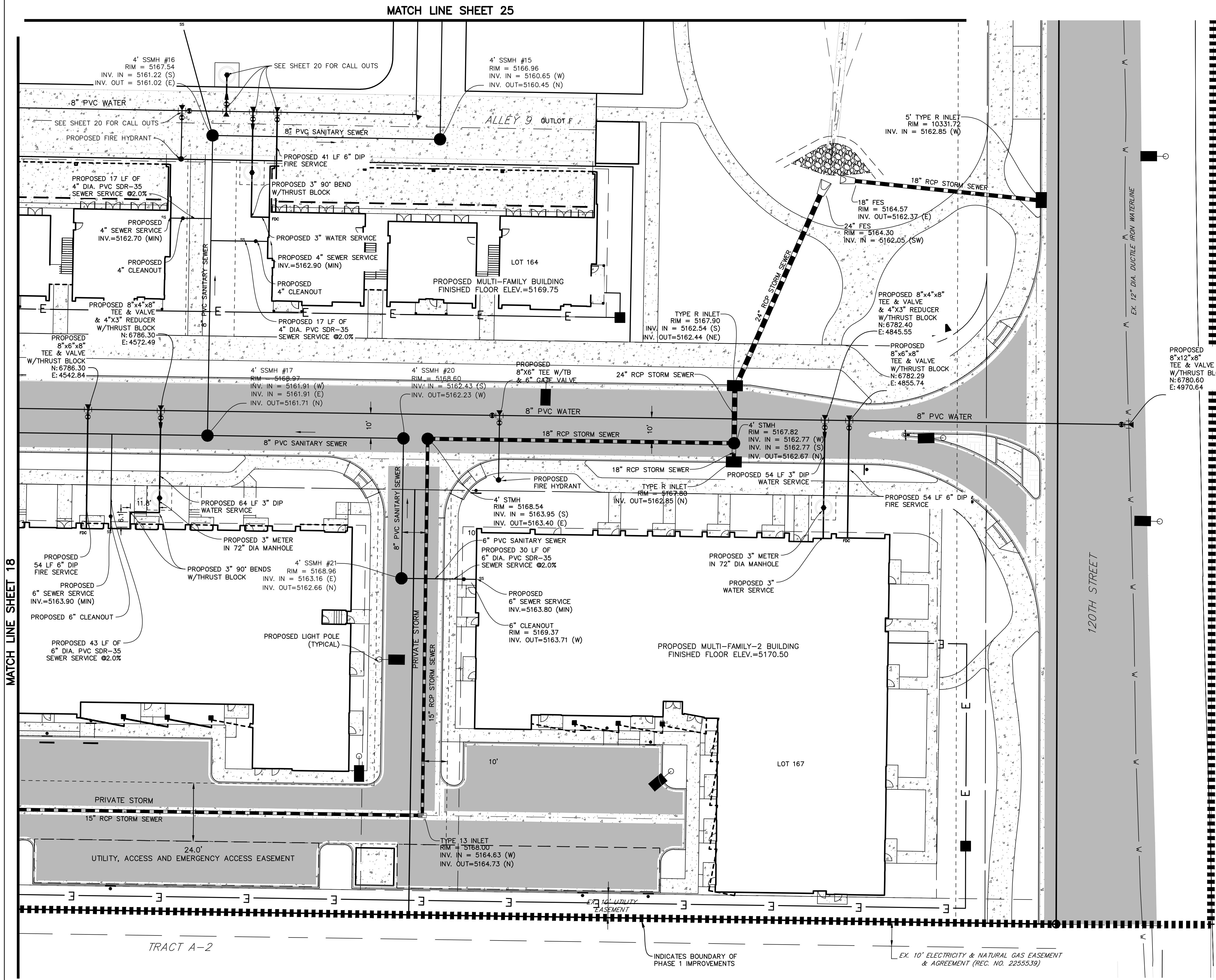
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09.15.22 - SITE PLAN 02

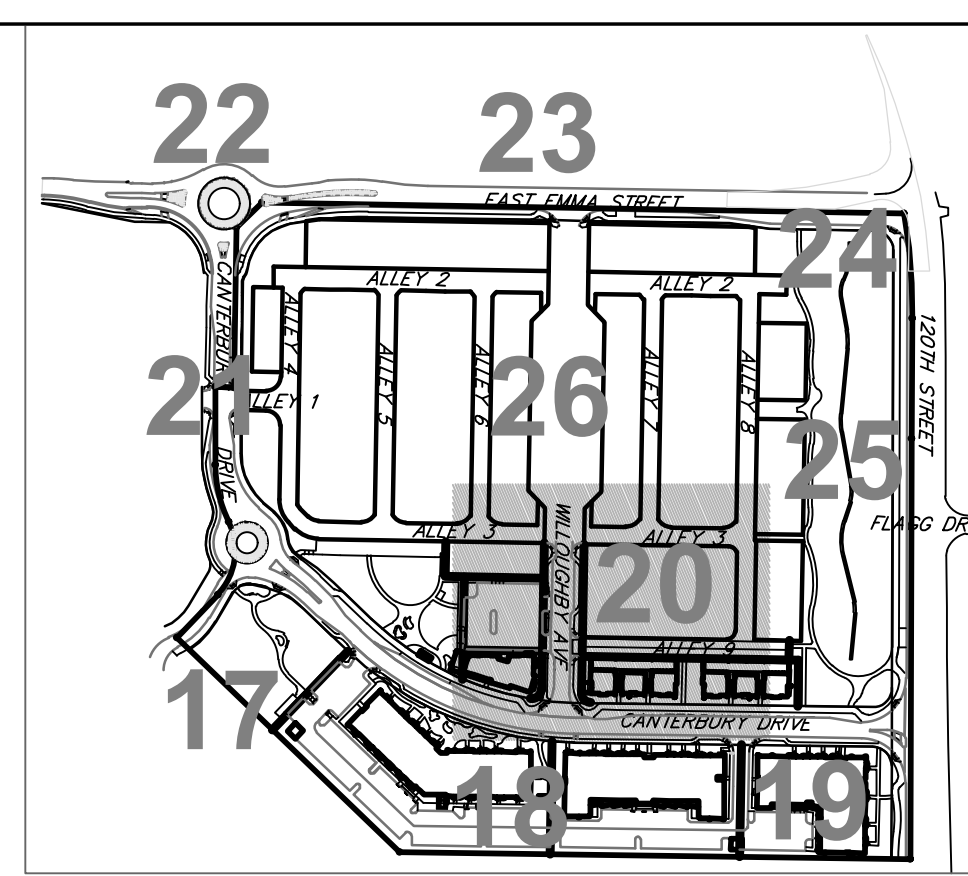
SHEET TITLE:  
UTILITY  
PLAN



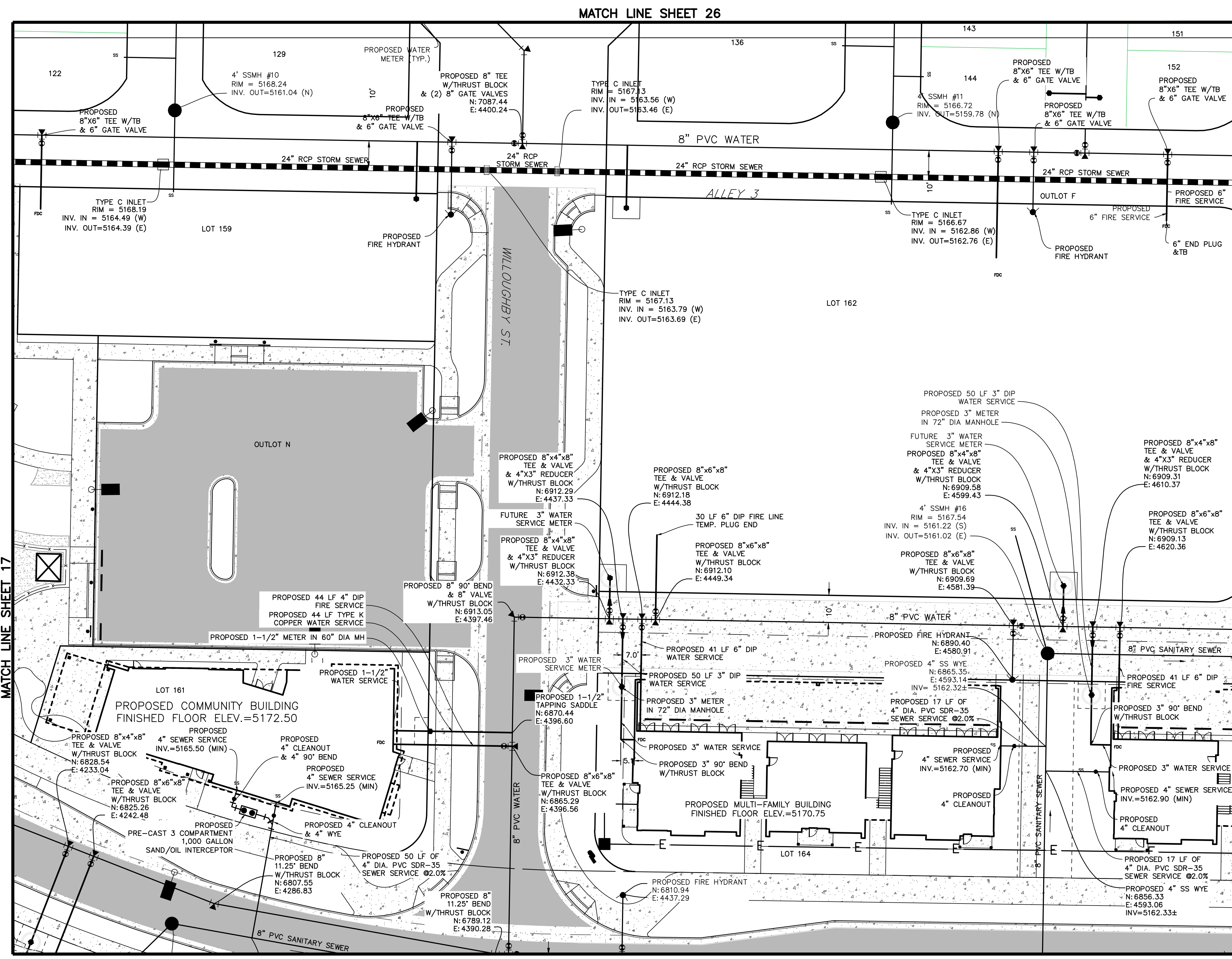


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



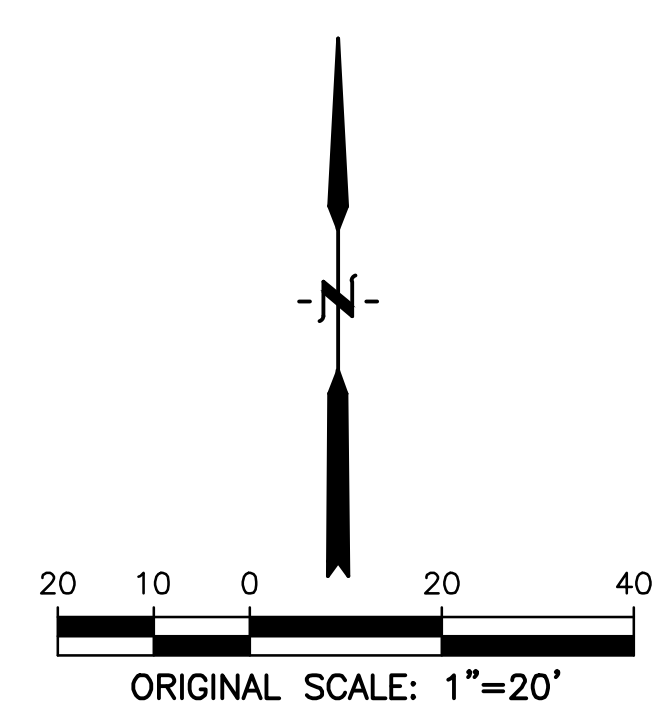
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Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com



**KEY MAP**  
NOT TO SCALE

**LEGEND**

PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	DU
EX. CABLE TV	CTV
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊙
EX. WATER METER	⊙
EX. MANHOLE	⊙
EX. LIGHT POLE	☆
EX. UTILITY POLE	⊙
PROPOSED LIGHT POLE	⊙
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED WATER VALVE	⊙
PROPOSED METER	⊙
PROPOSED MANHOLE	⊙
PROPOSED STORM INLET	---
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---



**NOTE:**

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2. BACKFLOW PREVENTION IS REQUIRED FOR ALL IRRIGATION TAPS.

**WILLOUGHBY CORNER**  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

**OWNER:**  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

**DATE:**  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

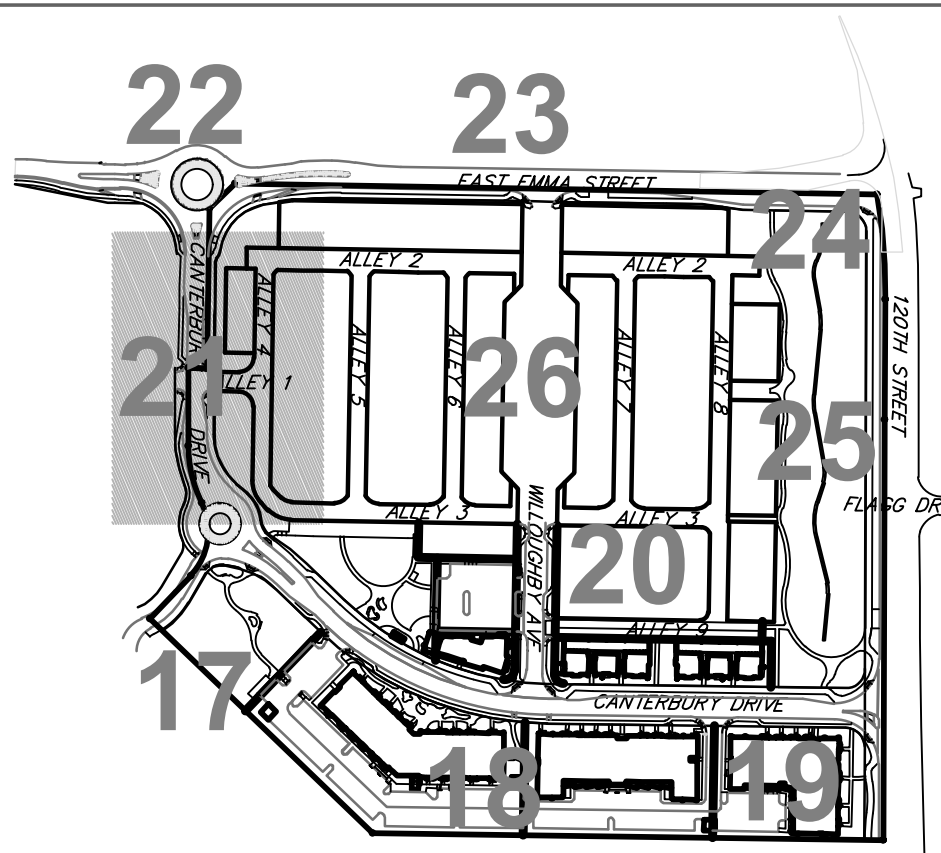
**SHEET TITLE:**  
UTILITY  
PLAN





WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

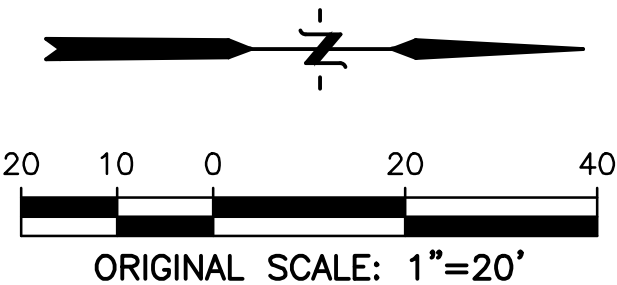


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**KEY MAP**  
NOT TO SCALE

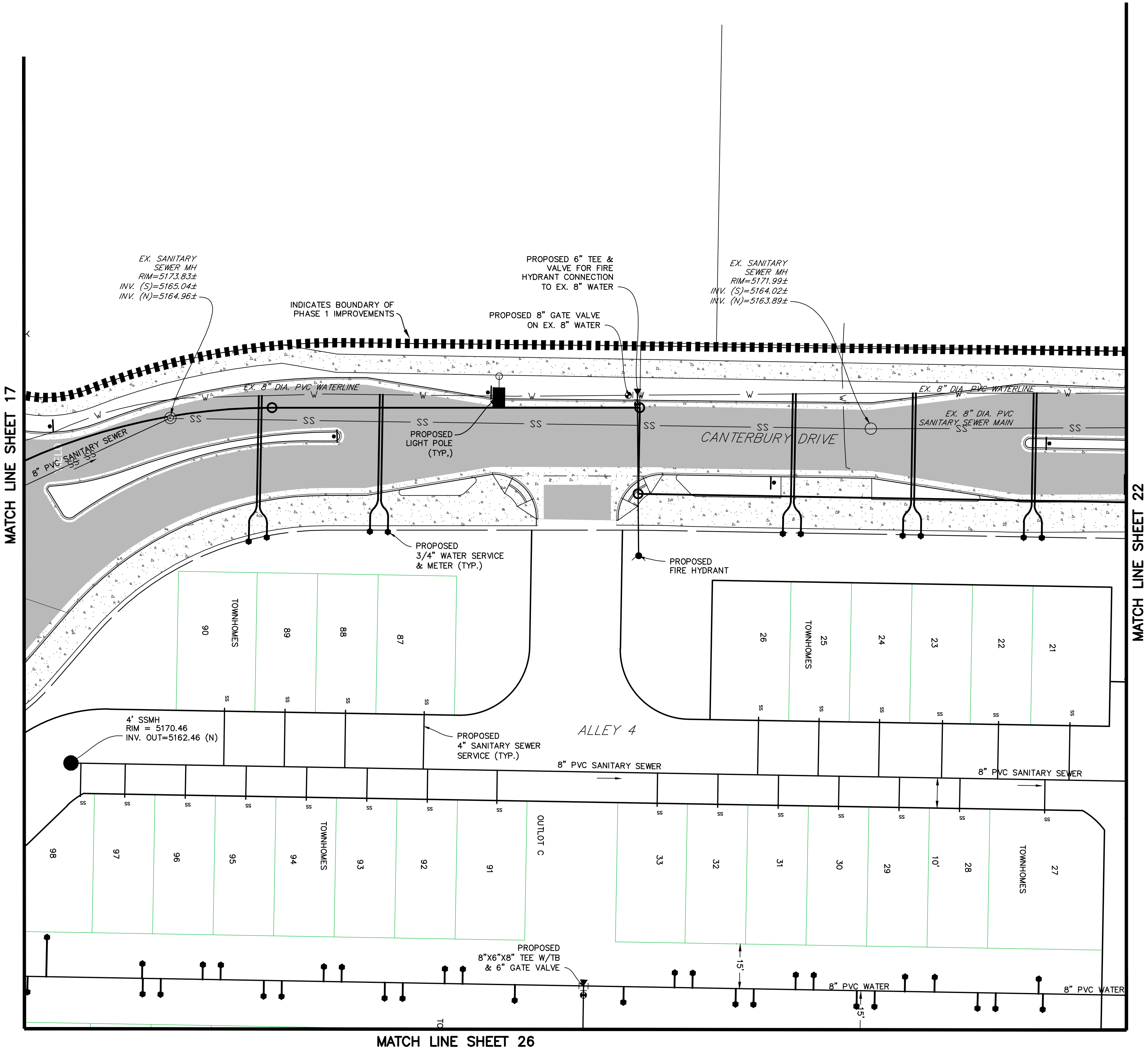
**LEGEND**

PROPERTY LINE.....	---
PROPOSED LOT LINE.....	---
PROPOSED ROW.....	---
EX. SANITARY SEWER.....	SS
EX. WATER LINE.....	W
EX. STORM LINE.....	ST
EX. GAS LINE.....	G
EX. BURIED ELECTRIC LINE.....	E
EX. OVERHEAD ELECTRIC LINE.....	OE
EX. CABLE TV.....	CTV
EX. FIRE HYDRANT.....	⊕
EX. WATER VALVE.....	⊙
EX. WATER METER.....	○
EX. MANHOLE.....	○
EX. LIGHT POLE.....	⋄
EX. UTILITY POLE.....	⋈
PROPOSED LIGHT POLE.....	⬢
PROPOSED STORM SEWER.....	---
PROPOSED SANITARY SEWER.....	---
PROPOSED WATER LINE.....	---
PROPOSED FIRE HYDRANT.....	⊕
PROPOSED WATER VALVE.....	⊙
PROPOSED METER.....	●
PROPOSED MANHOLE.....	●
PROPOSED STORM INLET.....	---
PROPOSED CONCRETE.....	▨
PROPOSED ASPHALT.....	▩



**NOTE:**

1. ALL STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.
2. BACKFLOW PREVENTION IS REQUIRED FOR ALL IRRIGATION TAPS.



**WILLOUGHBY CORNER**  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

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09.15.22 - SITE PLAN 02

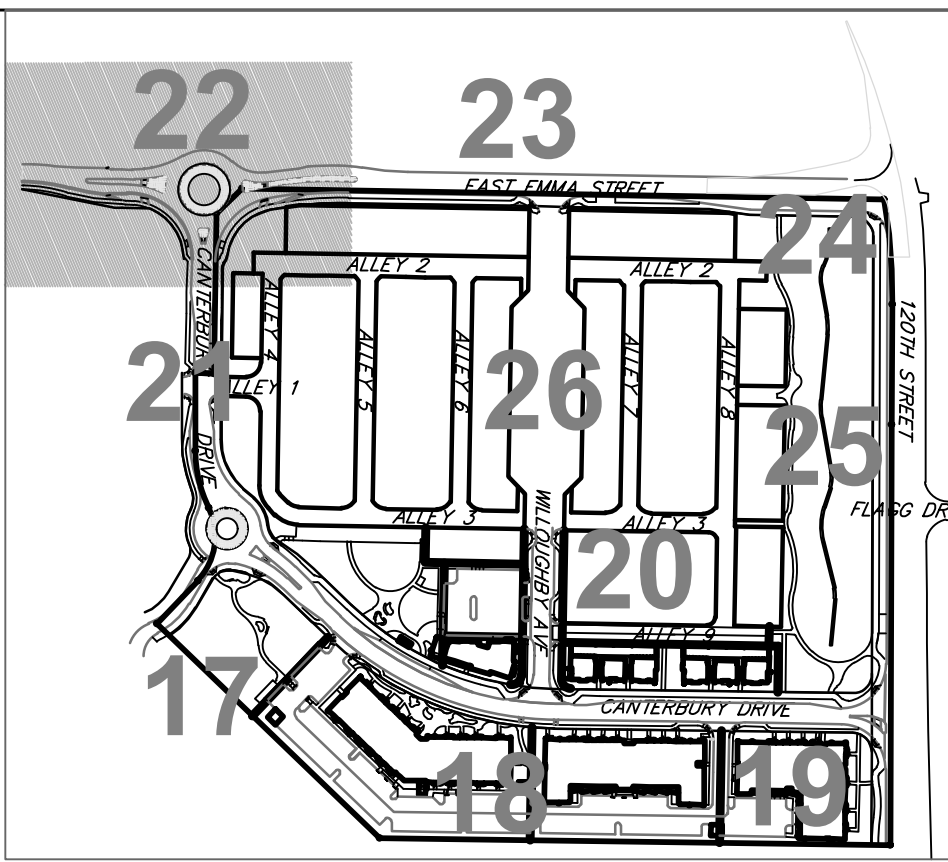
SHEET TITLE:  
UTILITY  
PLAN





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

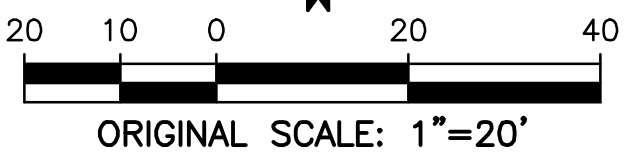
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



KEY MAP  
NOT TO SCALE

## LEGEND

PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	bu
EX. CABLE TV	CTV
EX. FIRE HYDRANT	⦿
EX. WATER VALVE	⊗
EX. WATER METER	○
EX. MANHOLE	○
EX. LIGHT POLE	☆
EX. UTILITY POLE	⦿
PROPOSED LIGHT POLE	⦿
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⦿
PROPOSED WATER VALVE	⊗
PROPOSED METER	●
PROPOSED MANHOLE	●
PROPOSED STORM INLET	---
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---



## NOTE:

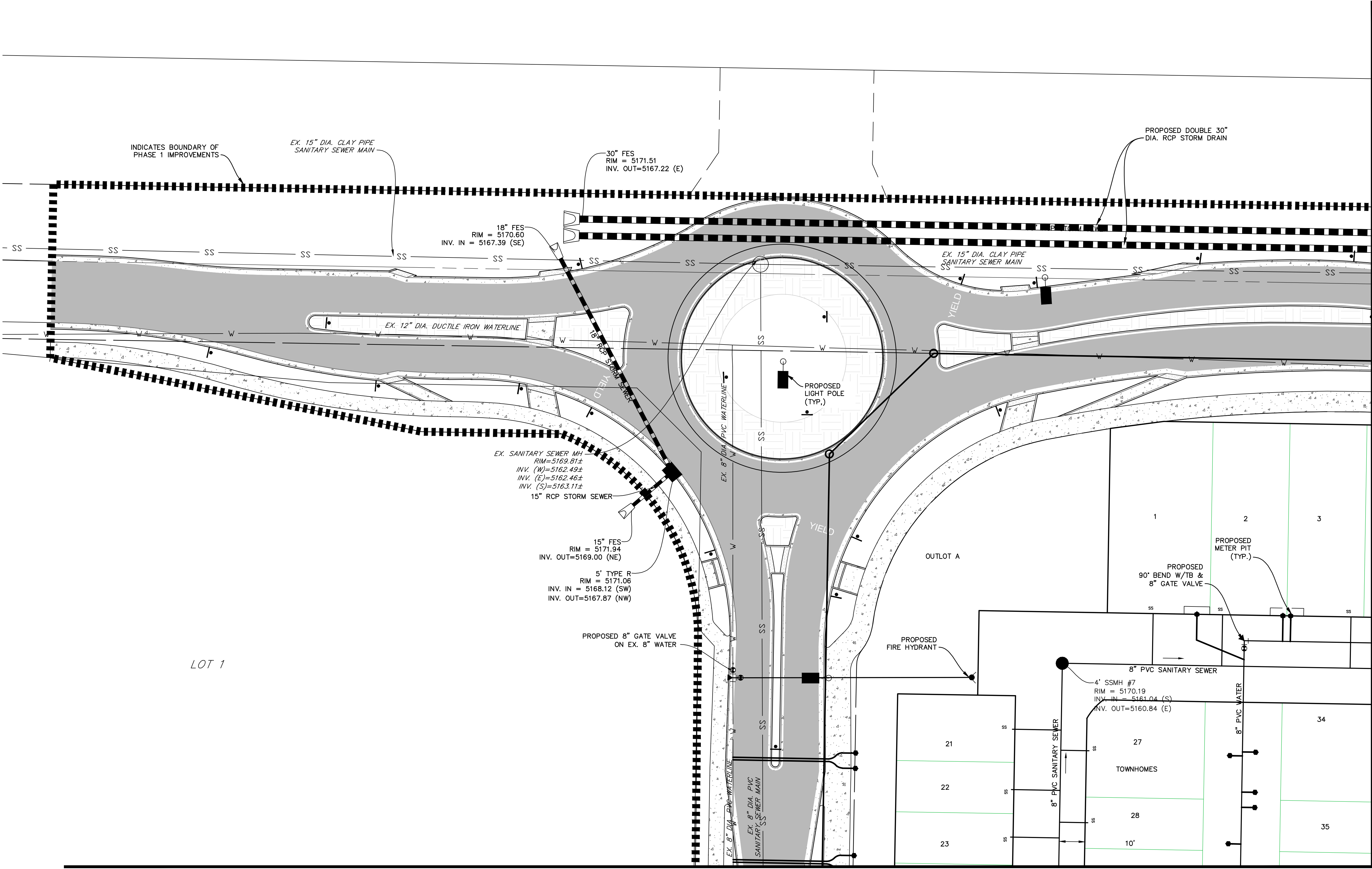
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## WILLOUGHBY CORNER SITE PLAN- PHASE 1 LAFAYETTE, COLORADO

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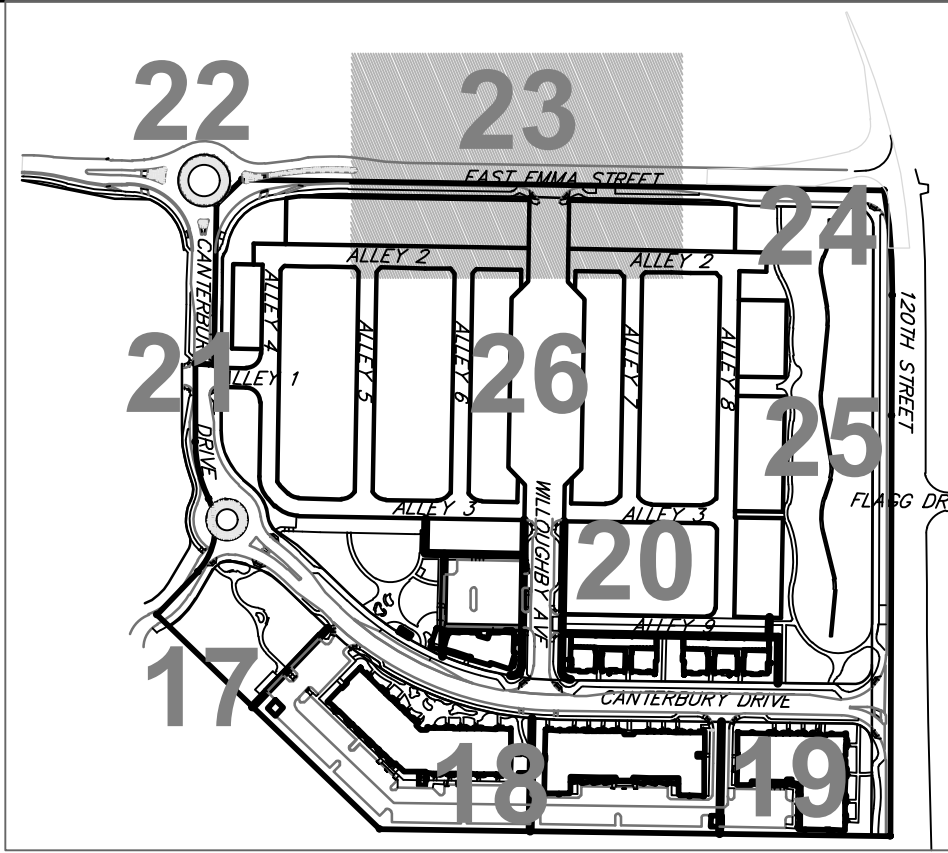
SHEET TITLE:  
UTILITY  
PLAN





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KEY MAP  
NOT TO SCALE

## LEGEND

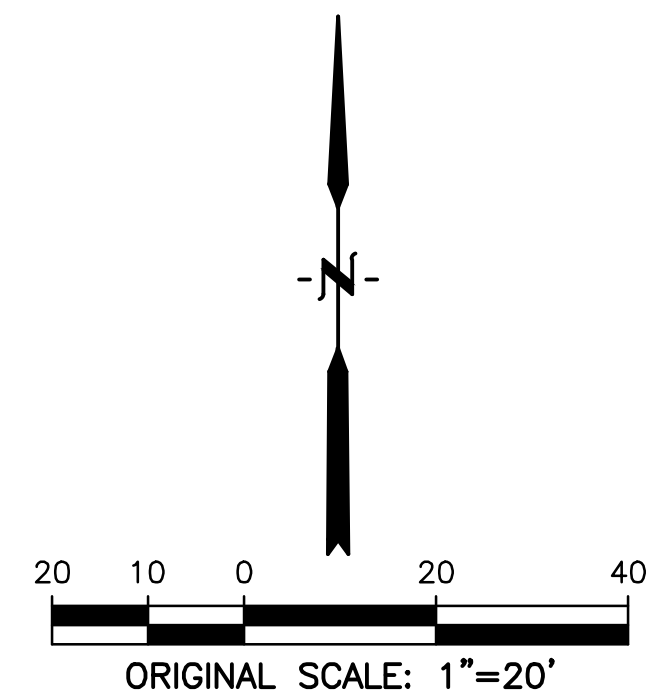
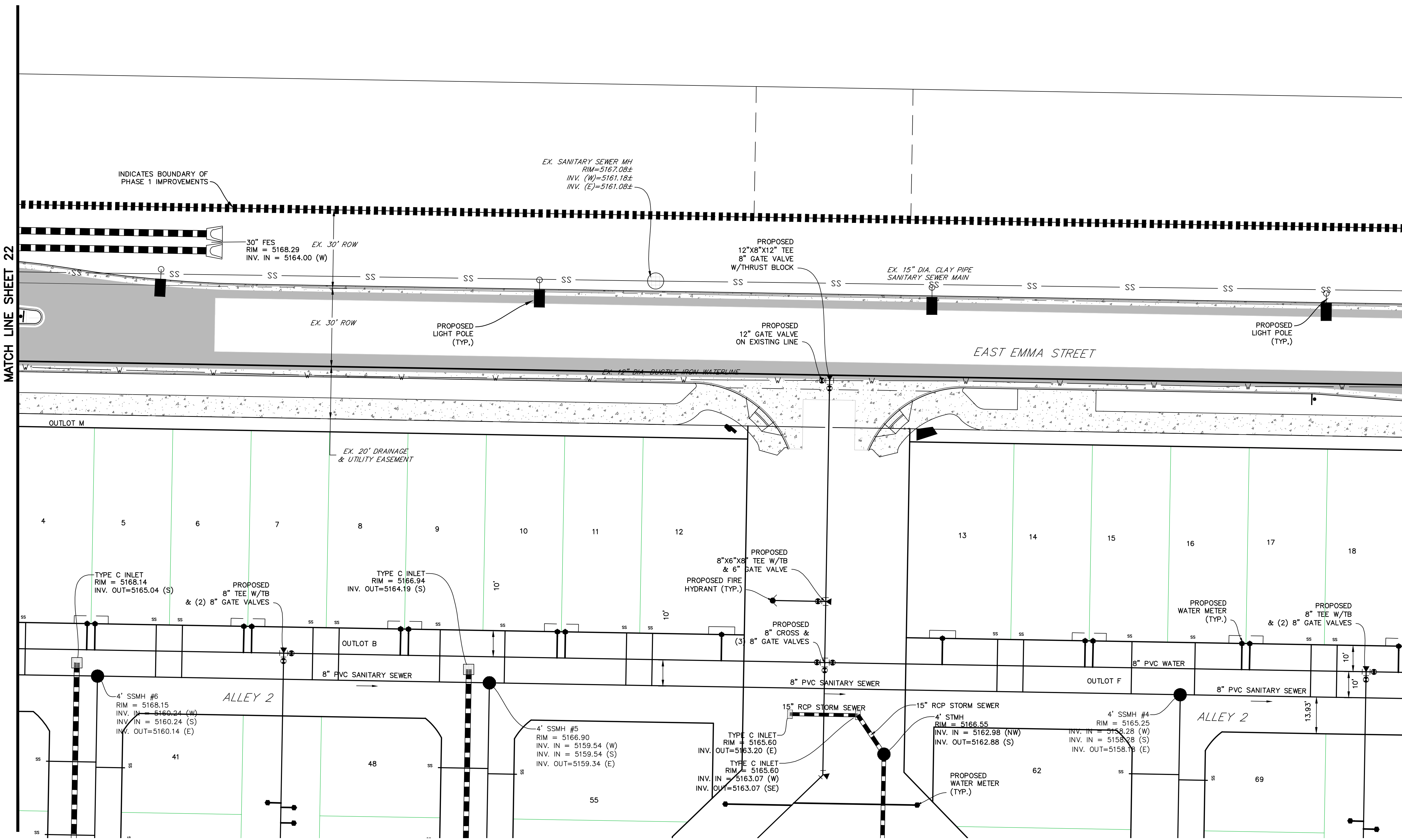
PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	OW
EX. CABLE TV	CTV
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊙
EX. WATER METER	○
EX. MANHOLE	○
EX. LIGHT POLE	⊙
EX. UTILITY POLE	⊙
PROPOSED LIGHT POLE	⊙
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED WATER VALVE	⊙
PROPOSED METER	○
PROPOSED MANHOLE	○
PROPOSED STORM INLET	---
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---

WILLOUGHBY CORNER  
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SHEET TITLE:  
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PLAN



### NOTE:

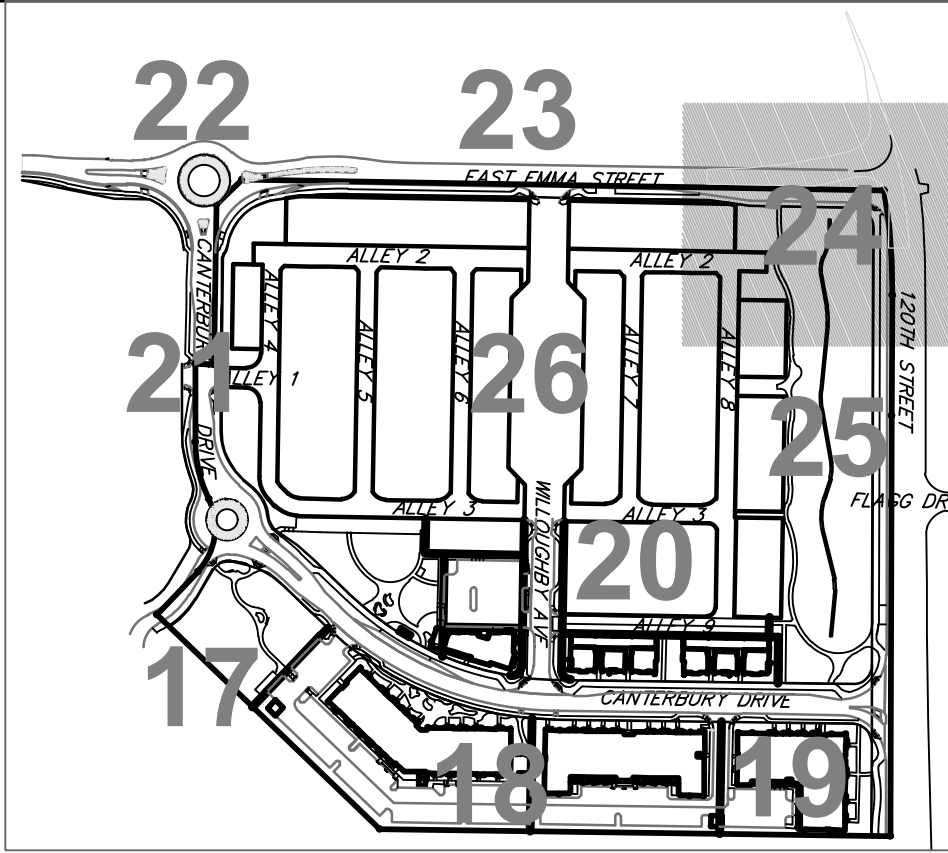
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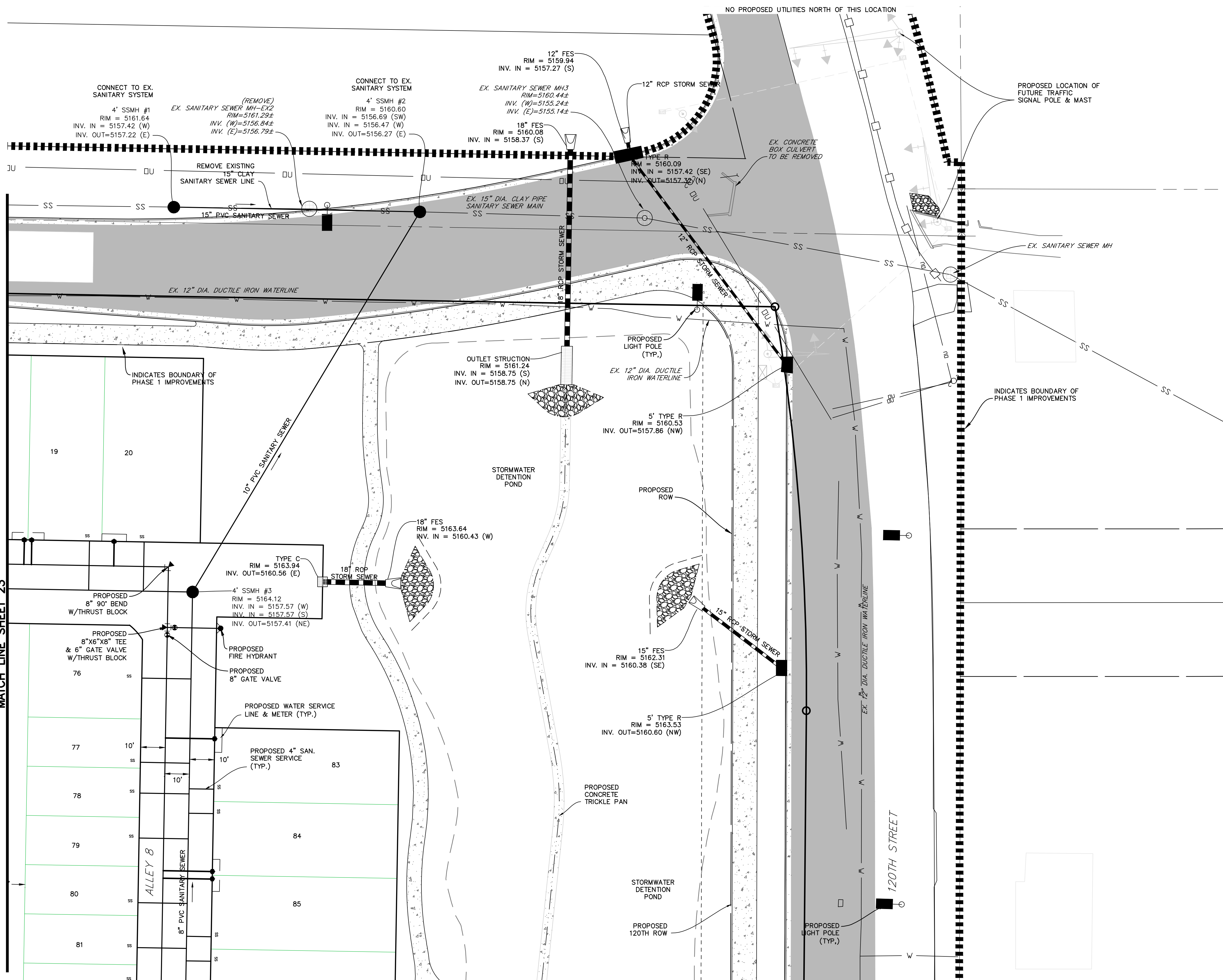


WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
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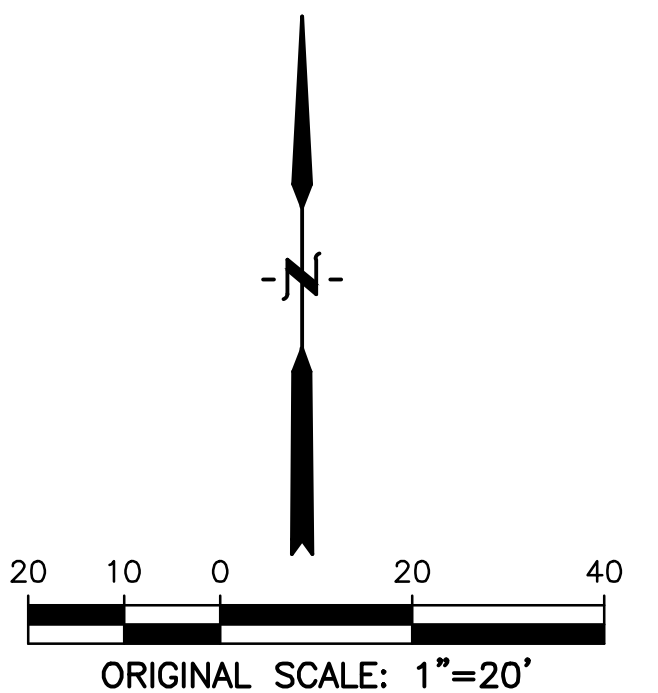
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KEY MAP  
NOT TO SCALE

LEGEND

PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	au
EX. CABLE TV	CTV
EX. FIRE HYDRANT	⋈
EX. WATER VALVE	⊕
EX. WATER METER	○
EX. MANHOLE	○
EX. LIGHT POLE	☆
EX. UTILITY POLE	⊙
PROPOSED LIGHT POLE	⊙
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⋈
PROPOSED WATER VALVE	⊕
PROPOSED METER	○
PROPOSED MANHOLE	○
PROPOSED STORM INLET	---
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---



NOTE:

1. ALL STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.
2. BACKFLOW PREVENTION IS REQUIRED FOR ALL IRRIGATION TAPS.



WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

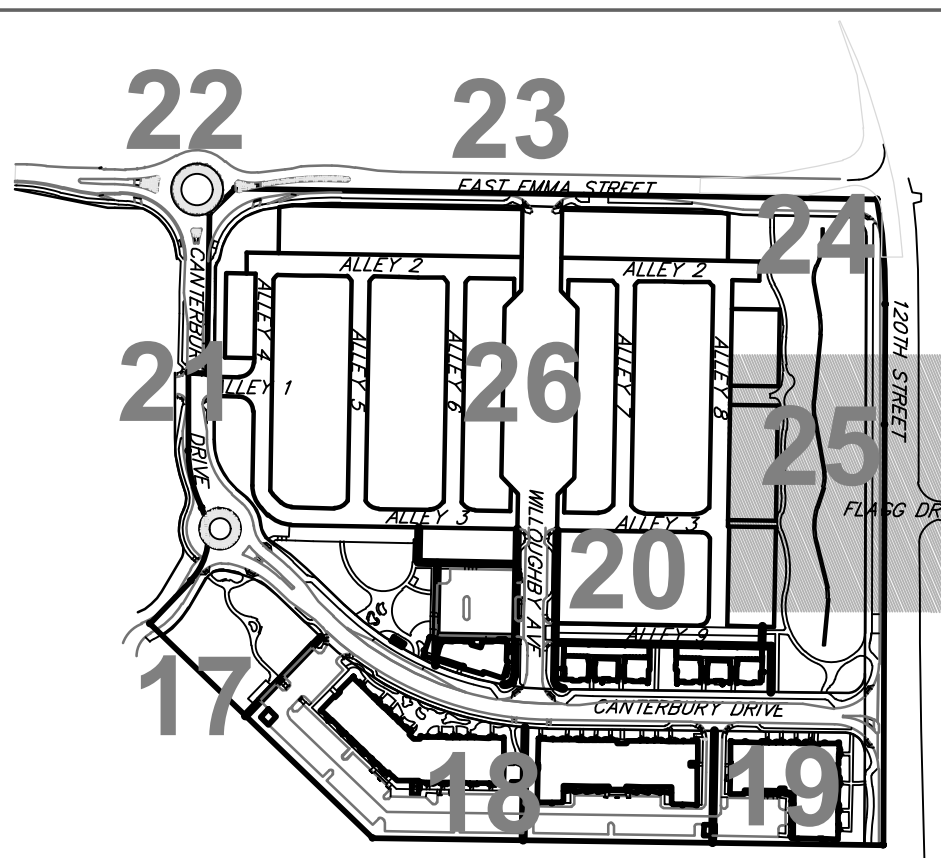
DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
UTILITY  
PLAN

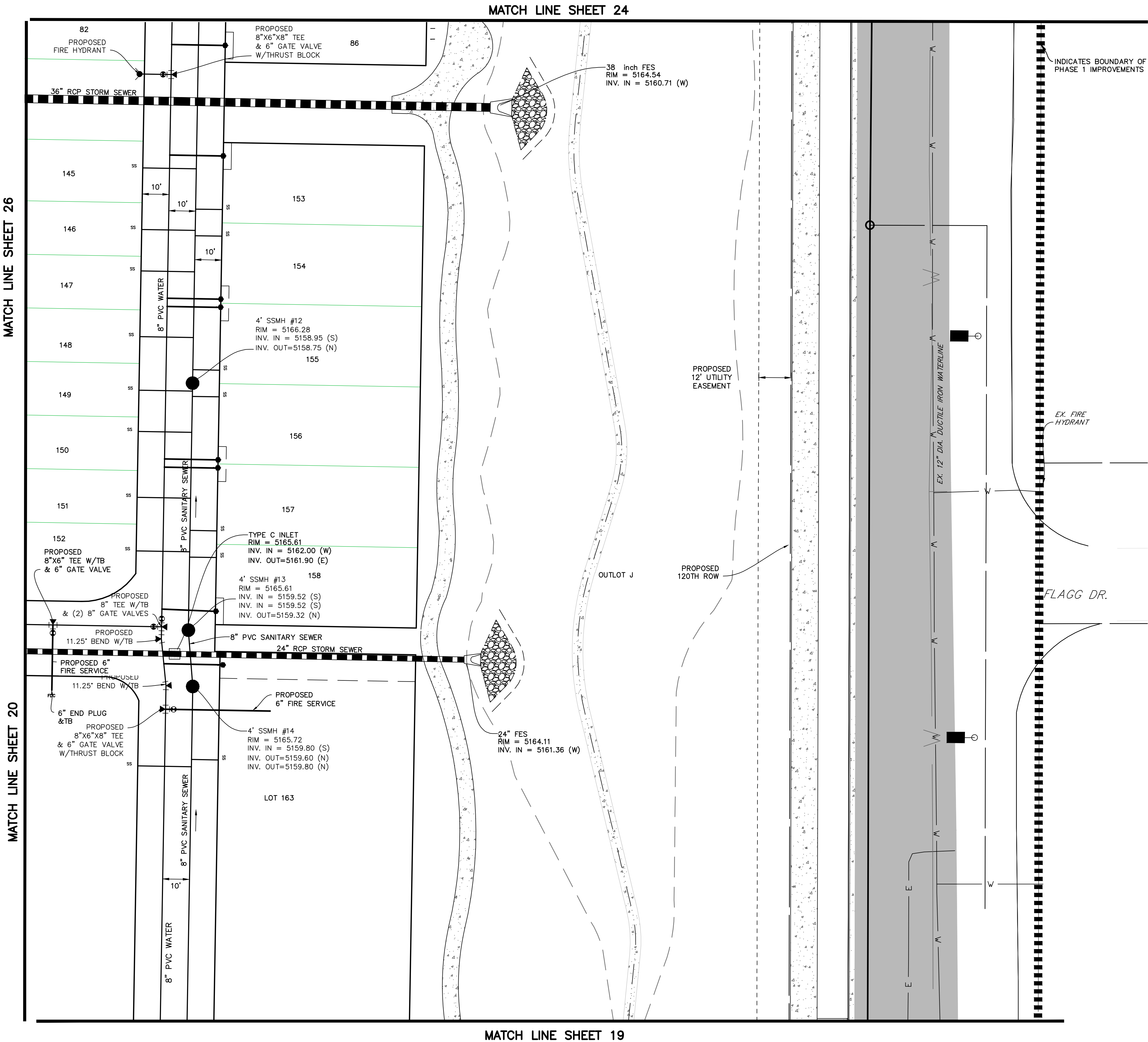


WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



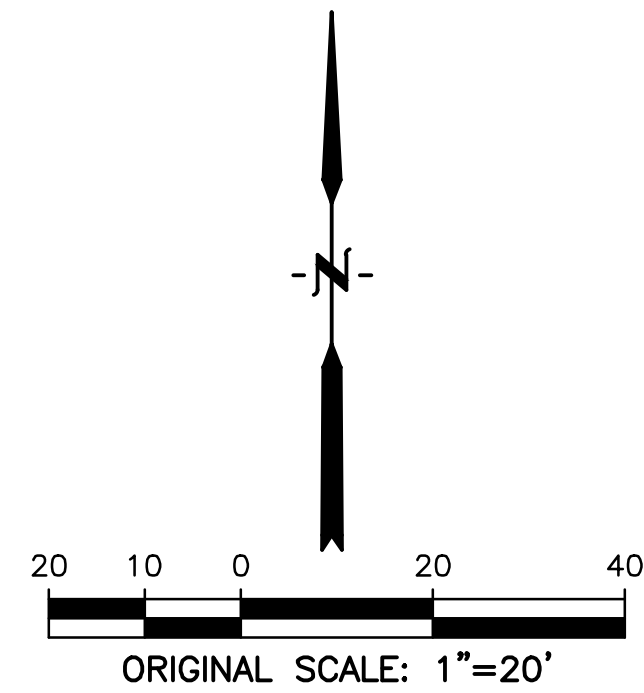
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KEY MAP  
NOT TO SCALE

LEGEND

PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED ROW	---
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. STORM LINE	ST
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. OVERHEAD ELECTRIC LINE	OW
EX. CABLE TV	CTV
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊙
EX. WATER METER	⊙
EX. MANHOLE	⊙
EX. LIGHT POLE	☆
EX. UTILITY POLE	⊙
PROPOSED LIGHT POLE	⊙
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	⊕
PROPOSED WATER VALVE	⊙
PROPOSED METER	⊙
PROPOSED MANHOLE	⊙
PROPOSED STORM INLET	⊙
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---



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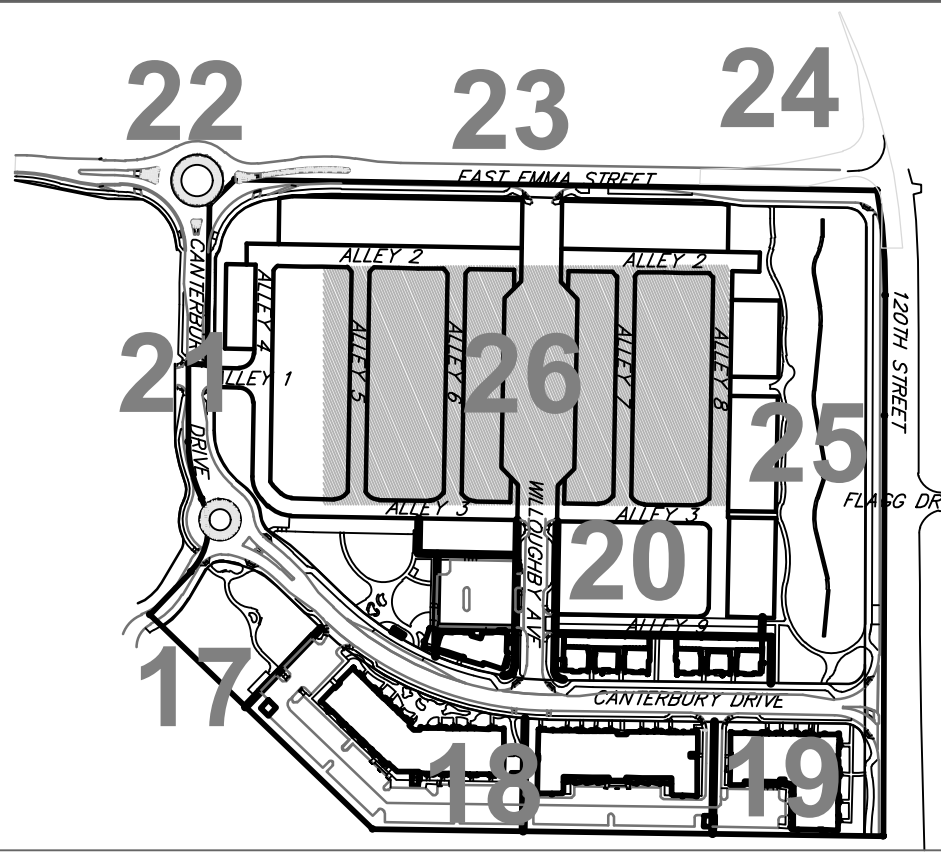
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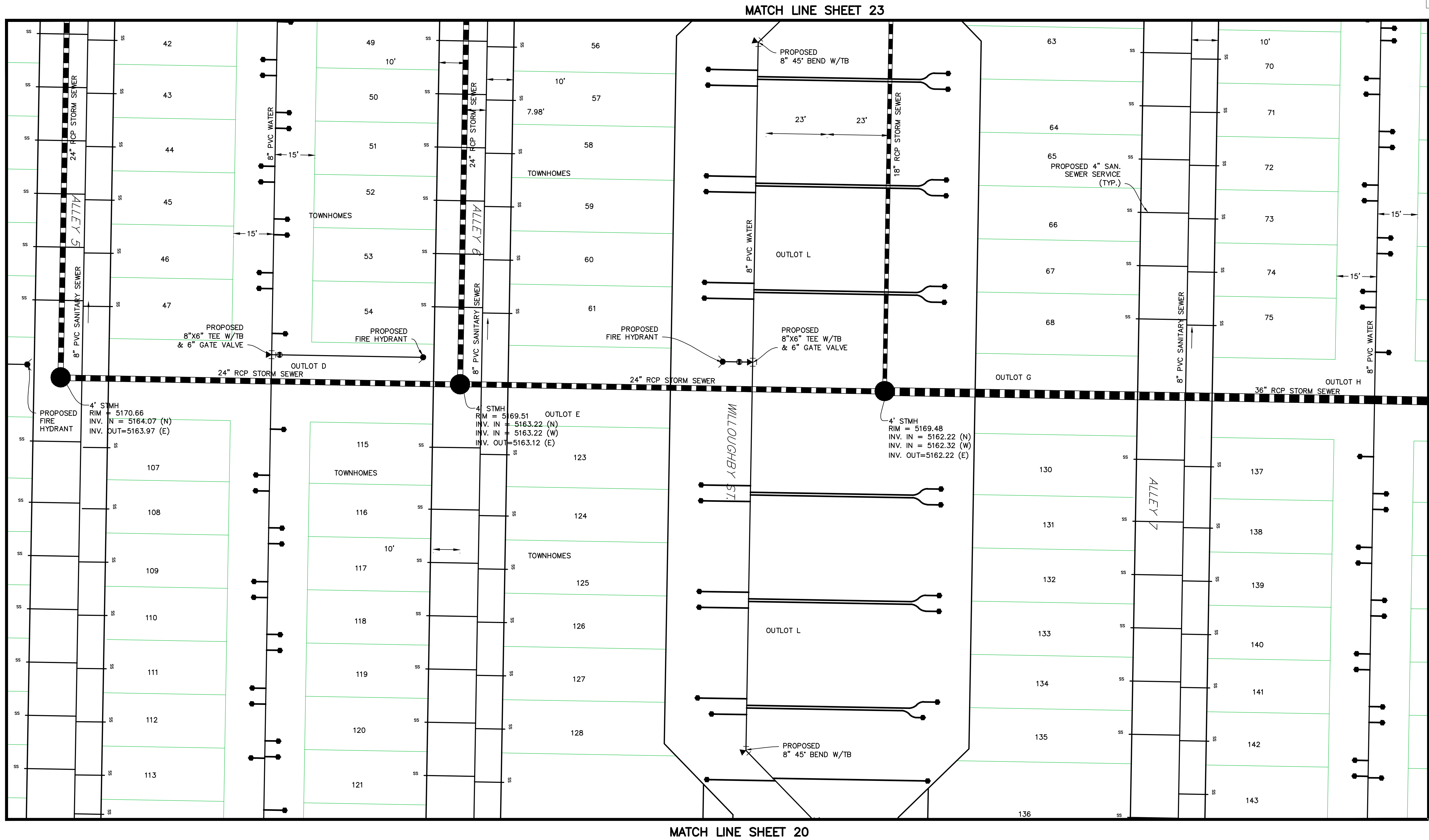


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
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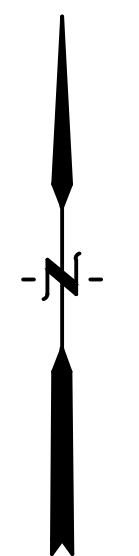


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## LEGEND

- PROPERTY LINE.....
- PROPOSED LOT LINE.....
- PROPOSED ROW.....
- EX. SANITARY SEWER.....
- EX. WATER LINE.....
- EX. STORM LINE.....
- EX. GAS LINE.....
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### NOTE:

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OWNER:  
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SHEET TITLE:  
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# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

## GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS. AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

## LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THEN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP
- IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- IN ALL CASES SHRUB, GROUNDCOVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH. 1-2" ROCK MULCH OR 4-6" ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. REFER TO PLANS FOR LOCATIONS. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH 1-2" ROCK MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

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44	IRRIGATION PLAN
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46	IRRIGATION PLAN
47	IRRIGATION PLAN
48	IRRIGATION DETAILS
49	IRRIGATION DETAILS
50	IRRIGATION DETAILS

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

### OWNER:

BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

### DATE:

06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
LANDSCAPE  
NOTES

















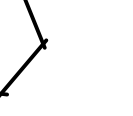











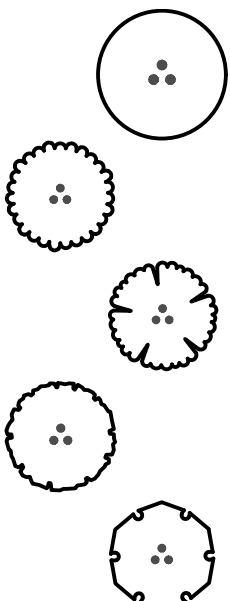


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

PLANT SCHEDULE SITEPLAN-30SC

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	CA HI	CATALPA SPECIOSA 'HIAWATHA 2' TM	HEARTLAND NORTHERN CATALPA	B & B	2" CAL	10
	CE CH	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2" CAL	22
	GL IM	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2" CAL	25
	GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL	25
	PO AC	POPULUS X ACUMINATA	LANCELEAF POPLAR	B & B	2" CAL	8
	QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL	15
	QU MU	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL	11
	QU CR	QUERCUS ROBUR 'CRIMSCHMIDT' TM	CRIMSCHMIDT ENGLISH OAK	B & B	2" CAL	15
	TI GR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL	7
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	JU ME	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	B & B	6' HEIGHT	2
	PI BB	PICEA PUNGENS 'BABY BLUE'	BABY BLUE COLORADO SPRUCE	B & B	6' HEIGHT	6
	PI FA	PICEA PUNGENS 'FASTIGATA'	FASTIGIATE COLORADO SPRUCE	B & B	6' HEIGHT	4
	PI BA	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	6' HEIGHT	2
	PI ED	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	8
	PI VP	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HEIGHT	1
	PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	6
	PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	6
FRUIT TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	MA OE	MALUS X DOMESTICA 'MCINTOSH'	MCINTOSH APPLE	B & B	1.5" CAL	8
	MA RE	MALUS X DOMESTICA 'RED DELICIOUS'	RED DELICIOUS APPLE	B & B	1.5" CAL	12
	PR AV	PRUNUS AVIUM 'STELLA'	STELLA SWEET CHERRY	B & B	1.5" CAL	21
	PR MO	PRUNUS CERASUS 'MONTMORENCY'	MONTMORENCY CHERRY	B & B	1.5" CAL	12
	PR ST	PRUNUS DOMESTICA 'STANLEY'	STANLEY PLUM	B & B	1.5" CAL	15
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	AC HW	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL	3
	CR AM	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	1.5" CAL	5
	CR CR	CRATAEGUS CRUS-GALLI INERMIS 'CRUSADER'	CRUSADER COCKSPUR HAWTHORN	B & B	1.5" CAL	37
	HE MI	HEPTACODIUM MICONIODES	SEVEN SONS FLOWER	B & B	6" CLUMP	2



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



MA DO	MALUS X 'DOLGO'	DOLGO CRABAPPLE	B & B	1.5" CAL	16
MA RB	MALUS X 'RED BARRON'	RED BARRON CRAB APPLE	B & B	1.5" CAL	2
MA TH	MALUS X 'THUNDERCHILD'	THUNDERCHILD CRAB APPLE	B & B	1.5" CAL	1
PR CH	PRUNUS X VIRGINIANA 'P002'	SUCKER PUNCH CANADA CHOKECHERRY	B & B	1.5" CAL	7
SY RE	SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B	6' HEIGHT	9
CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
BE CP	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT	5 GAL	357
CE IN	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGONY	CONT	5 GAL	6
CH SS	CHAENOMELES SPECIOSA 'SCARLET STORM' TM	DOUBLE TAKE SCARLET STORM FLOWERING QUINCE	CONT	5 GAL	6
CO AF	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT	5 GAL	71
CO BU	CORNUS SERICEA 'BUD'S YELLOW'	BUD'S YELLOW TWIG DOGWOOD	CONT.	5 GAL	94
CO KE	CORNUS SERICEA 'KELSEY'	KELSEYI DOGWOOD	CONT	5 GAL	108
DA CM	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT	5 GAL	2
HY LI	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	CONT	5 GAL	14
HY RE	HYDRANGEA PANICULATA 'RENHY'	VANILLA STRAWBERRY HYDRANGEA	CONT	5 GAL	3
AM HY	HYDRANGEA QUERCIFOLIA 'AMETHYST'	AMETHYST OAKLEAF HYDRANGEA	CONT.	5 GAL	15
KR LA	KRASCHENINNIKOVIA LANATA	WINTERFAT	CONT.	5 GAL	79
PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT	5 GAL	62
PH DI	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	CONT	5 GAL	4
PO PB	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT	5 GAL	62
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT	5 GAL	5
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT	5 GAL	25
RI AU	RIBES AUREUM	GOLDEN CURRANT	CONT	5 GAL	4
RO WO	ROSA WOODSII	MOUNTAIN ROSE	CONT	5 GAL	2
RO BL	ROSA X 'BLUSHING KNOCKOUT'	ROSE	CONT	5 GAL	18
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT	5 GAL	61
CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
AR PA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT	5 GAL	109
BU IS	BUXUS SINICA INSULARIS	KOREAN BOXWOOD	CONT	5 GAL	108
EU EG	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	CONT	5 GAL	78
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT	5 GAL	31
JU SC	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT	5 GAL	15

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
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



DATE:  
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LANDSCAPE  
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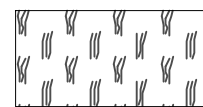


WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

	JU MO	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	CONT	5 GAL	3		PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	JU SG	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	CONT	5 GAL	4			AC PA	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	CONT	1 GAL	116
	MA AQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT	5 GAL	16			AG RU	AGASTACHE RUPESTRIS 'APACHE SUNSET'	APACHE SUNSET THREADLEAF HYSSOP	CONT	1 GAL	52
	PI DW	PINUS EDULIS	DWARF PINON PINE	CONT	5 GAL	75			AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT	1 GAL	14
	PI MU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	CONT	5 GAL	6			AS TU	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	CONT	1 GAL	16
	YU FI	YUCCA FILAMENTOSA	ADAM'S NEEDLE	CONT	5 GAL	45			BE LY	BERLANDIERA LYRATA	CHOCOLATE DAISY	CONT	1 GAL	19
GROUNDCOVER	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY			CO LA	COREOPSIS LANCEOLATA 'STERNTALER'	STERNTALER LANCELEAF TICKSEED	CONT	1 GAL	42
	HO AM	HOSTA X 'AMERICAN HALO'	AMERICAN HALO HOSTA	CONT.		15			DI FL	DIANTHUS DELTOIDES 'FLASHING LIGHT'	FLASHING LIGHT MAIDEN PINK	CONT	1 GAL	14
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY			EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT	1 GAL	61
	BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT	1 GAL	627			GA AR	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT	1 GAL	52
	HE SE	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT	1 GAL	608			HE HR	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	CONT	1 GAL	21
	MI PU	MISCANTHUS SINENSIS 'PURPURESCENS'	FLAME GRASS	CONT	1 GAL	33			HO PA	HOSTA FORTUNEI 'PATRIOT'	PATRIOT HOSTA	CONT	1 GAL	28
	MU RE	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT	1 GAL	654			IR OO	IRIS X GERMANICA 'OPEN OCEAN'	OPEN OCEAN GERMAN IRIS	CONT	1 GAL	6
	PA SH	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT	1 GAL	201			LA AN	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	CONT	1 GAL	11
	PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT	1 GAL	726			PE RR	PENSTEMON MEXICALI 'RED ROCKS'	RED ROCKS PENSTEMON	CONT	1 GAL	20
	SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	CONT.	1 GAL.	277			RA CO	RATIBIDA COLUMNIFERA	YELLOW PRAIRIE CONEFLOWER	CONT	1 GAL	29
	SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT	1 GAL	298			SO RU	SOLIDAGO RUGOSA 'FIREWORKS'	FIREWORKS WRINKLELEAF GOLDENROD	CONT	1 GAL	13
									ZI GR	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE ROCKY MOUNTAIN ZINNIA	CONT	1 GAL	47

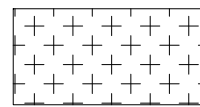
SEED MIX LIST

WETLAND SEED



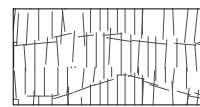
COMMON NAME	BOTANICAL NAME		
WESTERN WHEATGRASS	PASCOPIYRUM SMITHII VAR ARRIBA	29%	14.5 LBS.
WOOLY SEDGE	CAREX LANUGINOSA	1%	0.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS VAR LOVINGTON	5%	2.5 LBS.
NEBRASKA SEDGE	CAREX NEBRASKENSIS	1%	0.5 LBS.
SWITCHGRASS	PANICUM VIRGATUM VAR BLACKWELL	26%	13 LBS.
INLAND SALTGRASS	DISTICLIS STRICTA	5%	2.5 LBS.
CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	1%	0.5 LBS.
BALTIC RUSH	JUNCUS BALTICUS	4%	2 LBS.
HARDSTEM BULRUSH	SCIRPUS ACUTUS	4%	2 LBS.
PRAIRIE CORDGRASS	SPARTINA PECTINATA	20%	10 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	4%	2 LBS.
		100%	50 LBS. / PLS PER ACRE

LOW GROW MIX



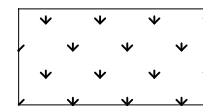
SPECIES
BUFFALOGRASS
BLUE GRAMMA GRASS

ARKANSAS VALLEY SEED  
WESTERN WILDFLOWER MIX



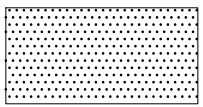
SPECIES
CORNFLOWER
SIBERIAN WALLFLOWER
PLAINS COREOPSIS
CALIFORNIA POPPY
BLANKETFLOWER
INDIAN BLANKET
GLOBE GILIA
BABY'S BREATH
CANDYTUFT
SCARLET FLAX
LEMON MINT
CORN POPPY
ROCKY MOUNTAION
PENSTEMON
PURPLE CONEFLOWER
SHOWY GOLDENEYE
MAXIMILLIAN SUNFLOWER
RUSSEL LUPINE
COMMON YARROW
LACY PHACELIA
PRAIRIE CONEFLOWER

ENHANCED NATIVE SEED



COMMON NAME	BOTANICAL NAME		
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	5%	0.57 LBS
BLUE GRAMA	BOUTELOUA GRACILIS	10%	0.26 LBS
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	10%	3.89 LBS
CANADA WILDRIE	ELYMUS CANADENSIS	10%	1.89 LBS
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	10%	1.41 LBS
SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10%	1.37 LBS
SWITCHGRASS	PANICUM VIRGATUM 'TRAILBLAZER'	3%	0.17 LBS
WESTERN WHEATGRASS	PASCOPIYRUM SMITHII	5%	0.99 LBS
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	0.42 LBS
ALKALI SACATON	PUCCINELLIA	2%	0.02 LBS
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%	0.02 LBS
ROCKY MOUNTAIN BEE	CLEOME SERRULATA	5%	1.65 LBS
PLANT PLAINS COREOPSIS	COREOPSIS TINCTORIA	5%	0.02 LBS
PURPLE PRAIRE CLOVER	DALEA PURPUREA	5%	0.36 LBS
BLANKET FLOWER	GAILLARDIA ARISTATA	5%	0.83 LBS
YELLOW CONEFLOWER	RATIBIDA COLUMNIFERA	5%	0.09 LBS

IRRIGATED SOD



HEAT RESISTANT TEXAS BLUEGRASS MIX.  
CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL.

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

OWNER:

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DATE:

06.17.22 - SITE PLAN 01  
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SHEET TITLE:  
LANDSCAPE  
SCHEDULE







WILLOUGHBY CORNER

SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES	QUANTITY
A	CONCRETE FLATWORK	N/A	N/A	N/A	STANDARD GRAY, BROOM FINISH	INSTALL PER MANUFACTURER'S SPECIFICATIONS	N/A; SEE CIVIL
B	ENHANCED PAVING	DAVIS COLOR OR APPROVED EQUAL	N/A		TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
C	COBBLE MULCH	PIONEER OR APPROVED EQUAL	6-12" ROCK, MIN. 4" DEPTH.	N/A	RIVER ROCK BLEND	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
D	ROCK MULCH	PIONEER OR APPROVED EQUAL	MIX OF 30% 1-2" ROCK, 30% 4-6" ROCK, AND 40% 6-12" ROCK; MIN. 4" DEPTH	N/A	RIVER ROCK BLEND	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
E	WOOD MULCH	PIONEER OR APPROVED EQUAL	CUSTOM	N/A	GORILLA HAIR SHREDDED CEDAR MULCH	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
F	CRUSHER FINES	PIONEER OR APPROVED EQUAL	N/A	N/A	DOLOMITE TAN COLOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
G	IRRIGATED TURF- SOD	N/A	N/A	TEXAS HYBRID BLUEGRASS BLEND	N/A	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
H	PLAYGROUND SURFACING	POUR IN PLACE (PIP)	CUSTOM	N/A		INSTALL PER MANUFACTURER'S SPECIFICATIONS	
I	STEEL EDGER	RYERSON OR APPROVED EQUAL	6" X 14 GAUGE	N/A	INTERLOCKING, ROLLED TOP EDGER OR APPROVED EQUAL, COLOR- BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS	

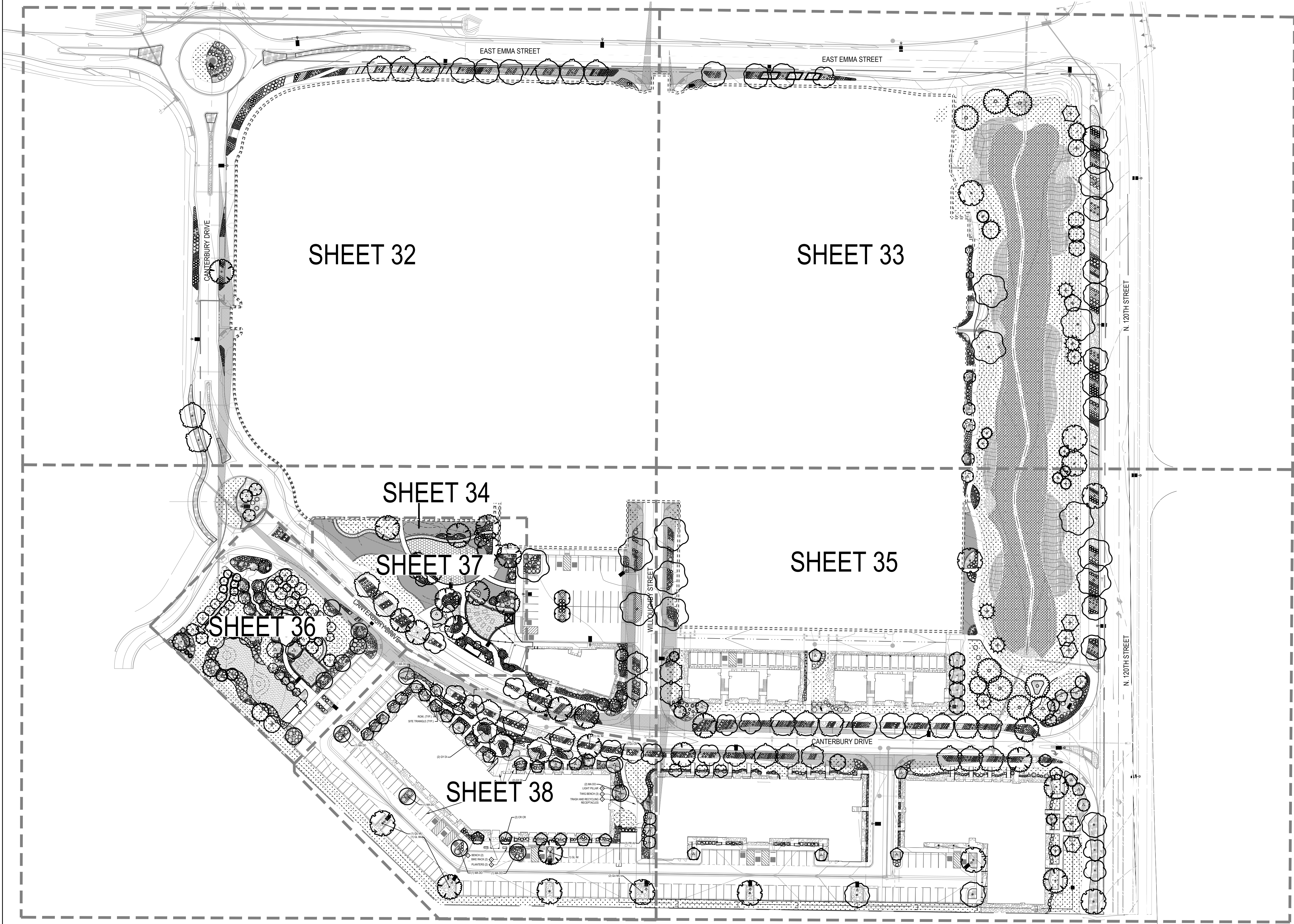
AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	COLOR/FINISH	NOTES
1	BENCH	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	GENERATION 50 BENCH WITH LOOPEED END ARMS OR APPROVED EQUAL	TBD	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
2	TWIG BENCH	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	BACKED TWIG BENCH	TBD	FREE STANDING
3	TRASH RECEPTACLE	SITE PIECES	CONTACT: 800.484.0797 www.sitepieces.com	MONOLINE LITTER BIN ML-LGLITTER-DL OR APPROVED EQUAL	POWDERCOAT BLACK	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
4	BIKE RACK	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	FLO BIKE RACK OR APPROVED EQUAL	TBD	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
5	DOG WASTE STATION	SITE PIECES	CONTACT: 800.484.0797 www.sitepieces.com	MONOLINE NO.2 BAG HOLDER + WASTE BIN OR APPROVED EQUAL	TBD	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
6	BISTRO TABLES	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	CATENA SURFACE MOUNT TABLE WITH PERFORATED STEELHEAD METAL OR APPROVED EQUAL	TBD	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
6	BISTRO CHAIRS	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	CATENA CHAIRS OR APPROVED EQUAL	TBD	FREESTANDING
7	STRING LIGHTS	AQ LIGHTING	CONTACT: 800.865.7221 www.aqlightinggroup.com	120V COMMERCIAL GRADE OUTDOOR LED STRING LIGHTS OR APPROVED EQUAL	BLACK WIRE, CLEAR BULB	INSTALL PER MANUFACTURER'S SPECIFICATIONS. TO BE FASTENED TO STEEL CABLE FOR SUPPORT, STRINGS TO BE TAUT, REFER TO ELECTRICAL
7	STRING LIGHTS POLE	STRUCTURA	CONTACT: 913.390.8787 www.structura.com			INSTALL PER MANUFACTURER'S SPECIFICATIONS
8	PLANTERS	TBD	TBD	TBD	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
9	GRILL	TBD	TBD	TBD	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
10	LIGHT PILLAR	ATTRACTION LIGHTS	CONTACT: 970.316.0019 www.attractionlights.com	ASPEN PILLAR, 10'-6" H x 8" x 8"	CORTEN STEEL	INSTALL PER MANUFACTURER'S SPECIFICATIONS



# WILLOUGHBY CORNER SITE PLAN - PHASE 1

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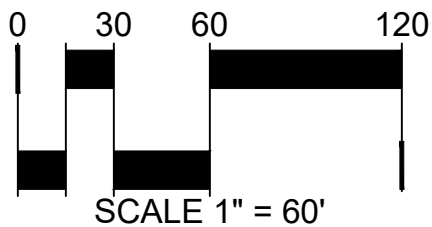
- LEGEND
- CANOPY TREES
  - EVERGREEN TREES
  - ORNAMENTAL TREES
  - COBBLE MULCH
  - ROCK MULCH
  - WOOD MULCH
  - IRRIGATED TURF
  - IRRIGATED NATIVE GRASS
  - NATIVE WETLAND GRASS
  - NATIVE WILDFLOWER MIX
  - LOW GROW SEED MIX
  - CRUSHER FINES
  - PLAY SURFACE
  - ENHANCED PAVEMENT
  - STEEL EDGER
  - FENCE
  - PROPERTY LINE
  - R.O.W.
  - PHASE 1 BOUNDARY

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

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CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
OVERALL  
PLAN

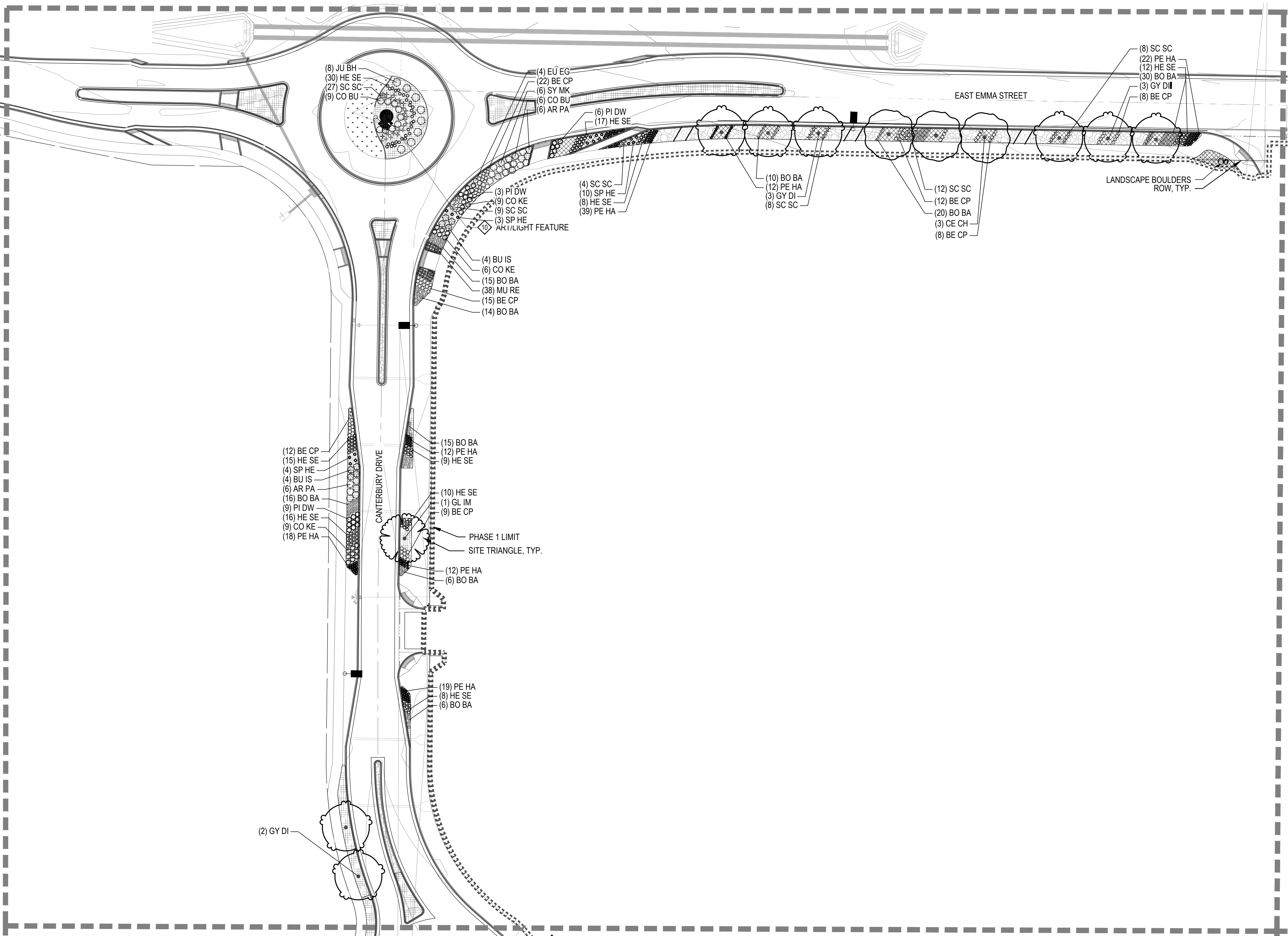




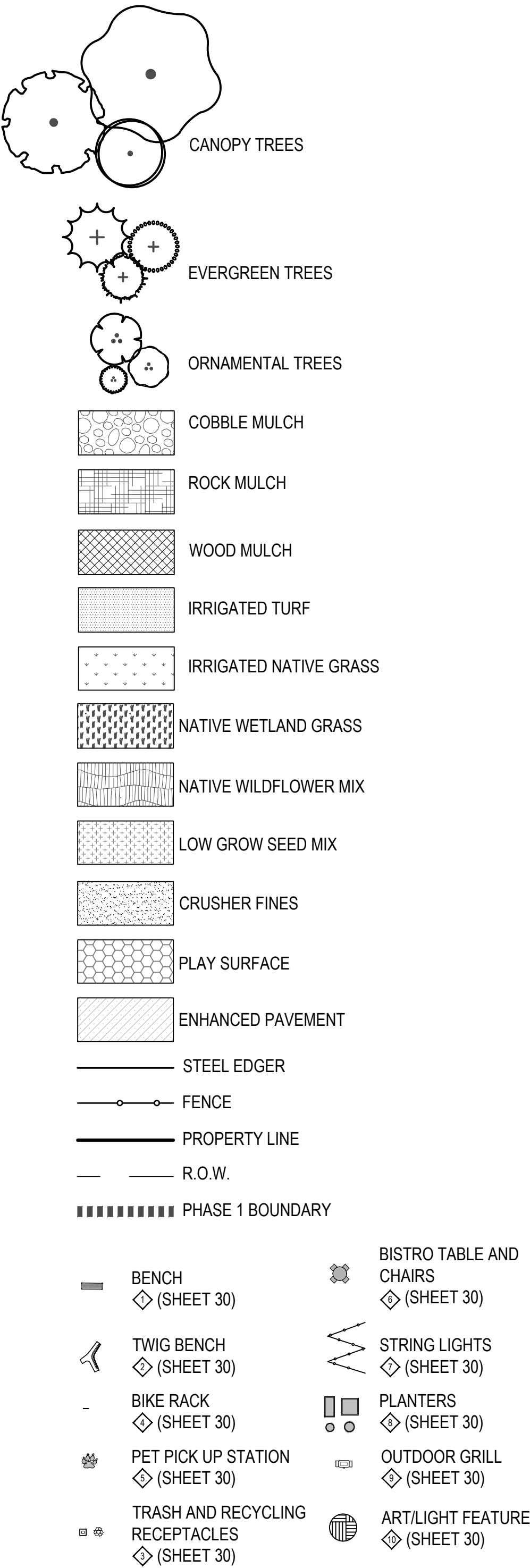
# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

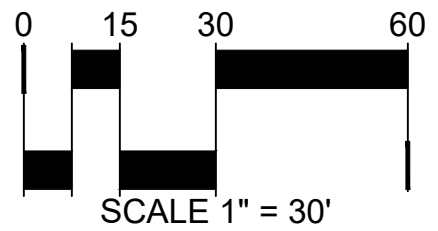
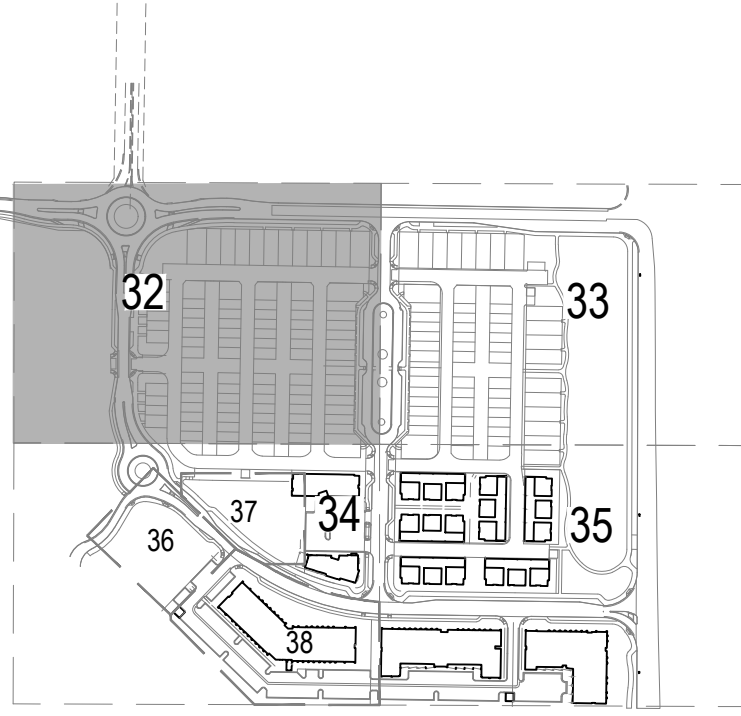
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



### LEGEND



### KEY MAP



## WILLOUGHBY CORNER

### SITE PLAN- PHASE 1

LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
LANDSCAPE  
PLAN



LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



MATCHLINE SHEET 32

CANOPY TREES

EVERGREEN TREES

## ORNAMENTAL TREES

 COBBLE MULCH

ROCK MULCH

 WOOD MULCH

IRRIGATED TUBE

IRRIGATED NATIVE GRASS

NATIVE WETLAND AND GRASS

**NATIVE WILDLIFE LOWER MIX**

LOW GROW SEED MIX

**CRUSHER FINES**

PLAY SURFACE

ENHANCED PAVEMENT

— STEEL EDGER

— FENCE

— PROPERTY LINE


— R.O.W.

PHASE 1 BOUNDARY


BENCH  
1 (SHEET 30)

 TWIG BENCH  
 (SHEET 30)

- BIKE RACK  
 ◆ (SHEET 30)

 PET PICK UP STATION  
5 (SHEET 30)

TRASH AND RECYCLING  
RECEPTACLES  
3 (SHEET 30)

 BISTRO TABLE AND CHAIRS  
 (SHEET 30)

STRING LIGHTS  
7 (SHEET 30)

PLANTERS  
(SHEET 30)

OUTDOOR GRILL  
9 (SHEET 30)

ART/LIGHT FEATURE  
10 (SHEET 30)

SCALE 1" = 30'



  
**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

**WILLOUGHBY CORNER**  
SITE PLAN- PHASE 1  
LA FAYETTE, COLORADO

**OWNER:**  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
LANDSCAPE  
PLAN

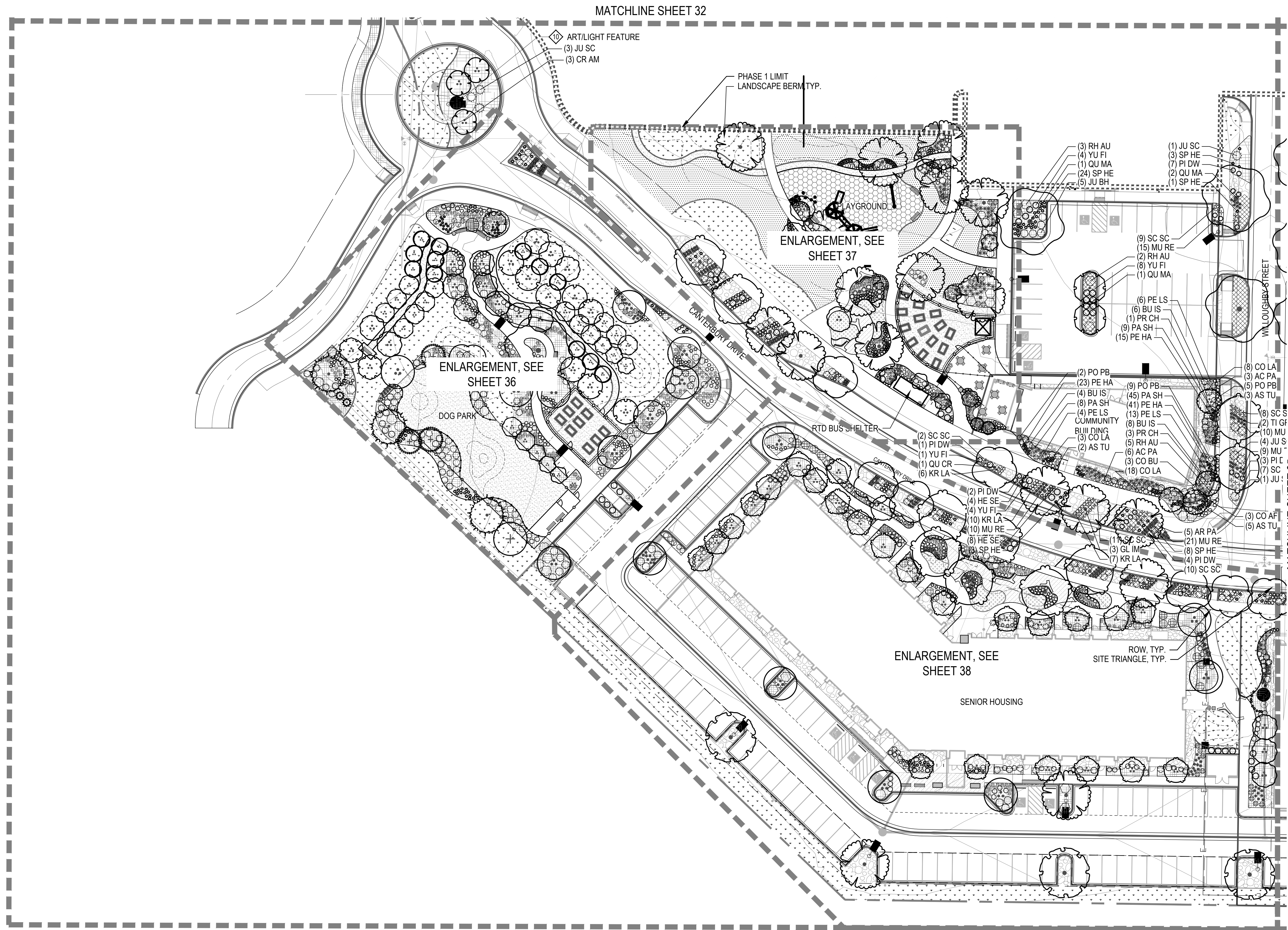
33

CHECKED BY: JB  
DRAWN BY: RN & JR

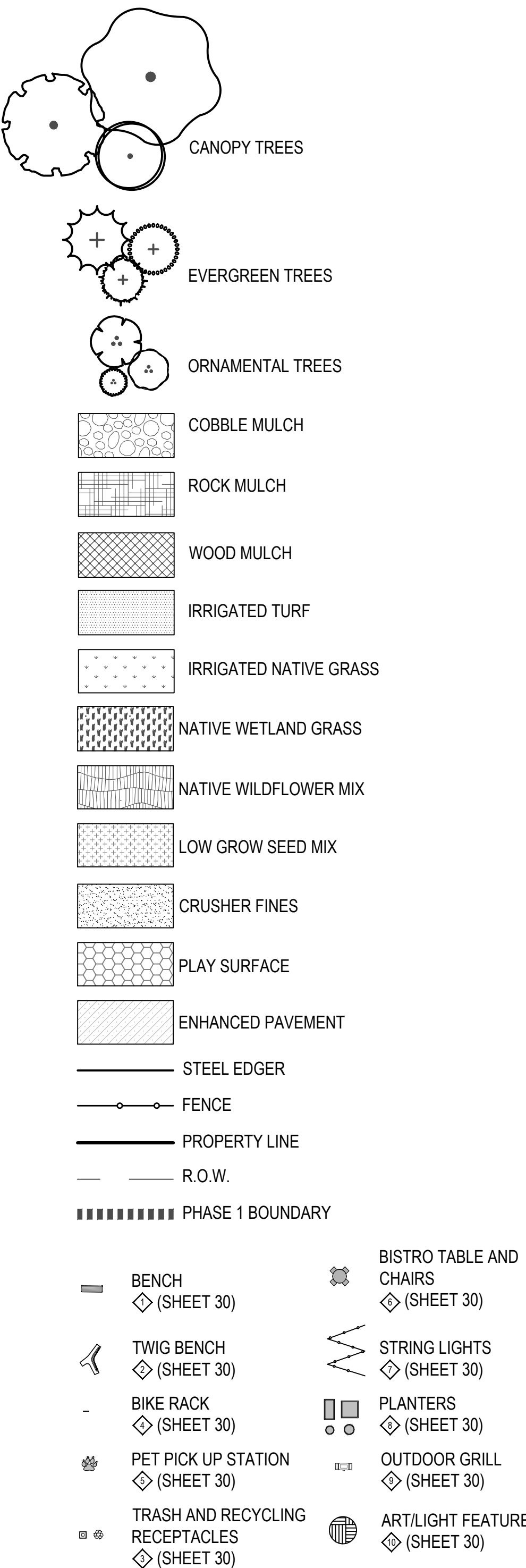


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

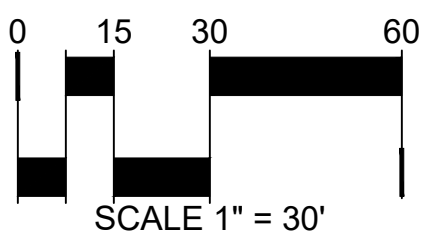
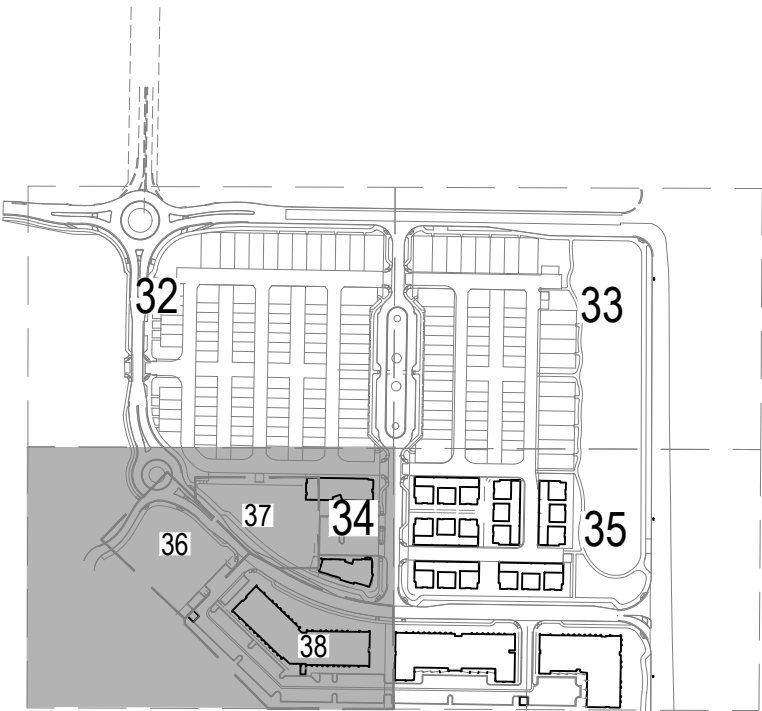
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



## LEGEND



## KEY MAP



## WILLOUGHBY CORNER SITE PLAN- PHASE 1 LAFAYETTE, COLORADO

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06.17.22 - SITE PLAN 01  
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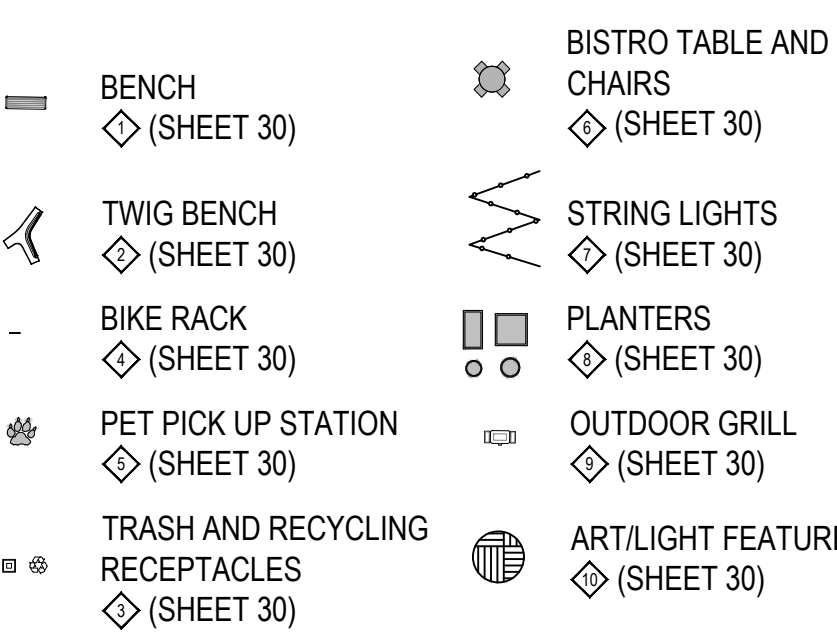
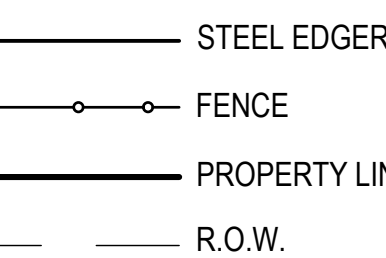
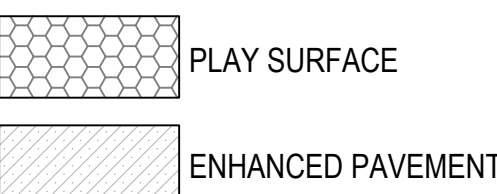
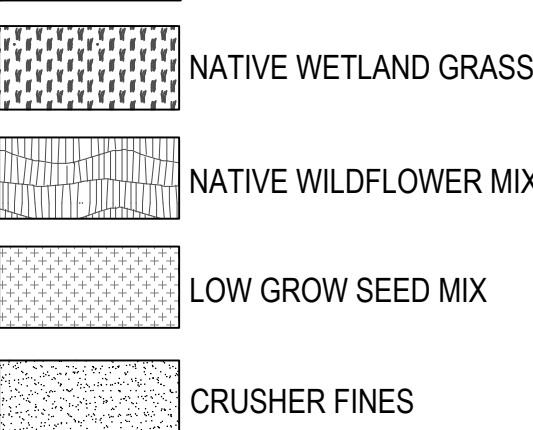
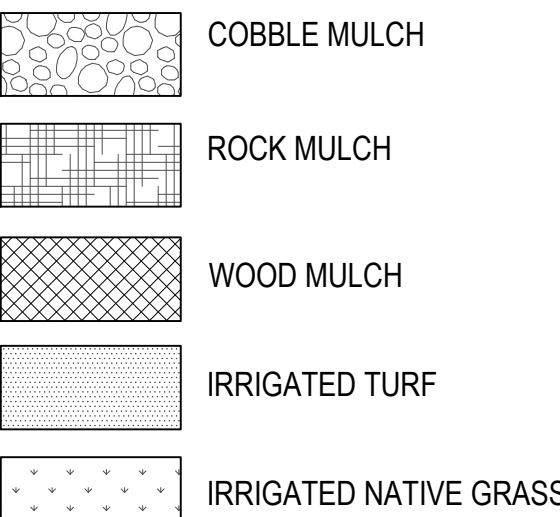
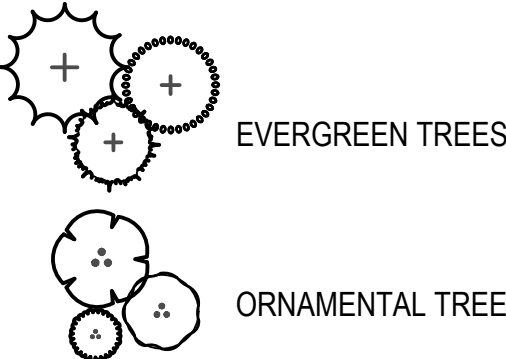
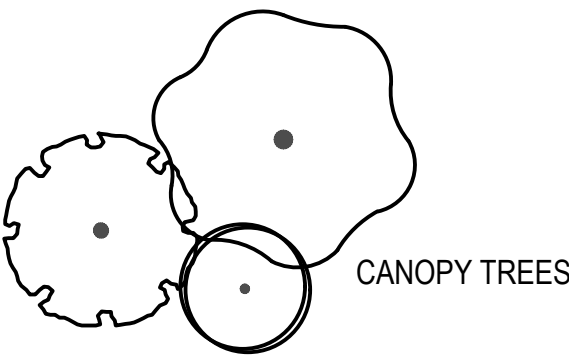
**SHEET TITLE:**  
LANDSCAPE  
PLAN



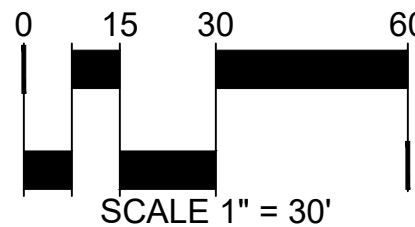
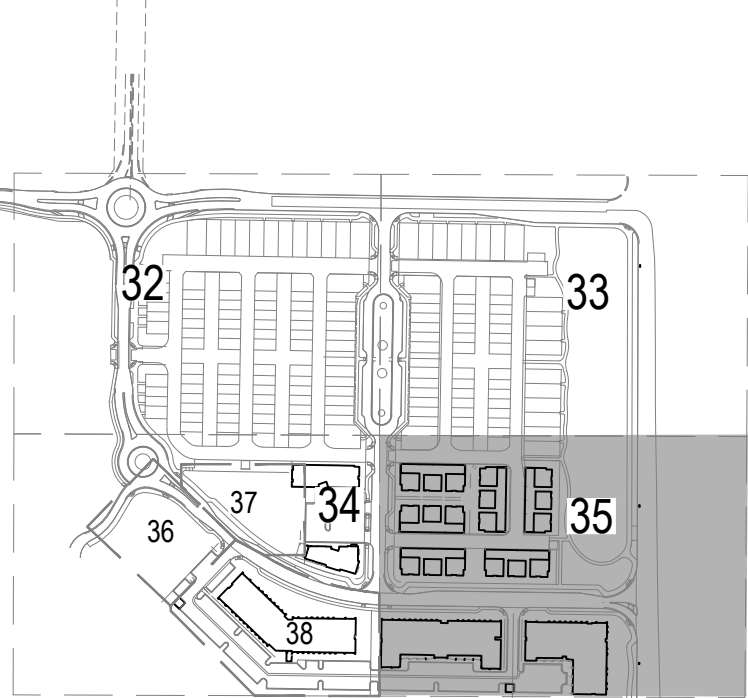
WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

LEGEND



KEY MAP

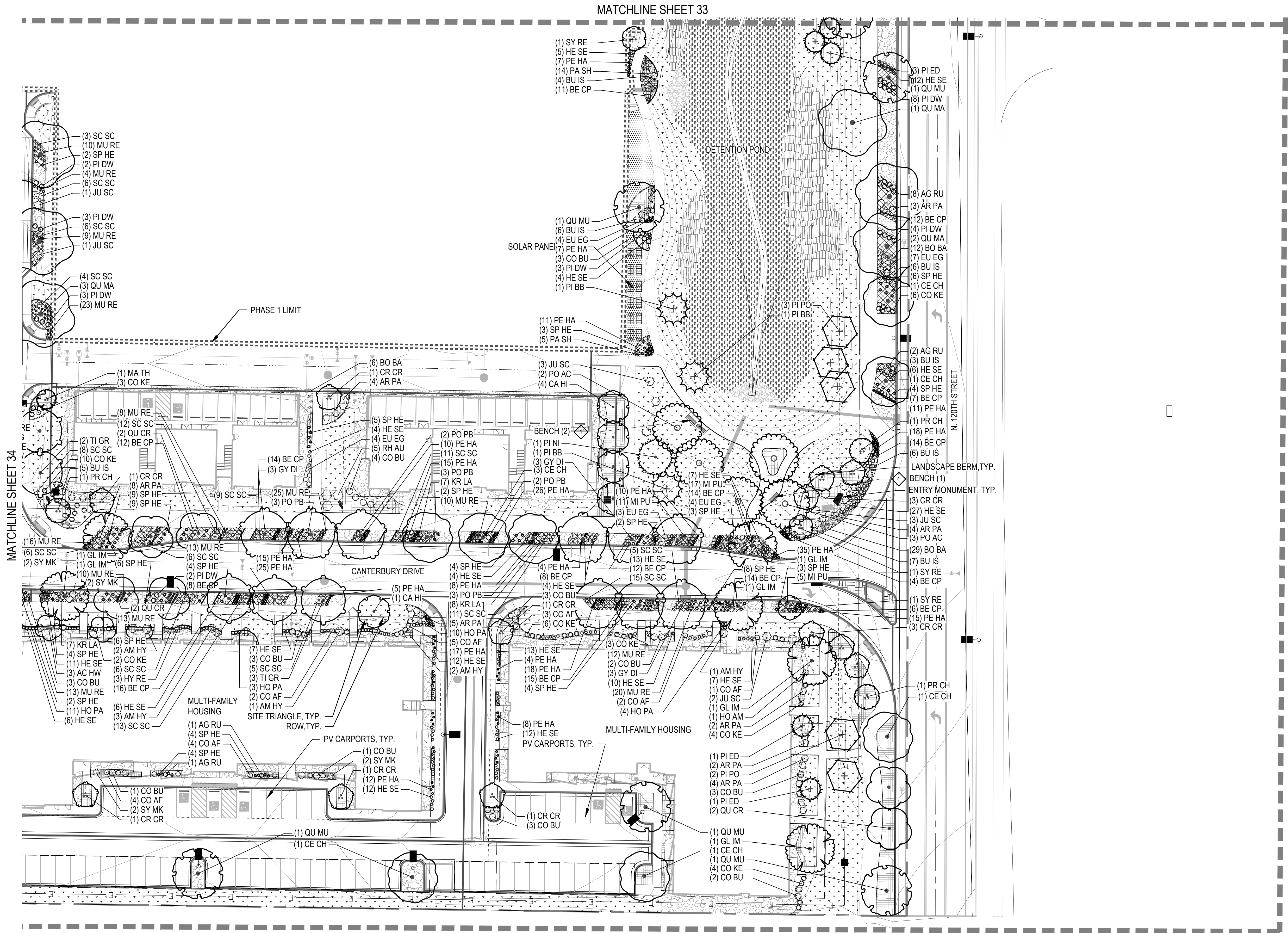


WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

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BOULDER COUNTY HOUSING  
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DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
LANDSCAPE  
PLAN

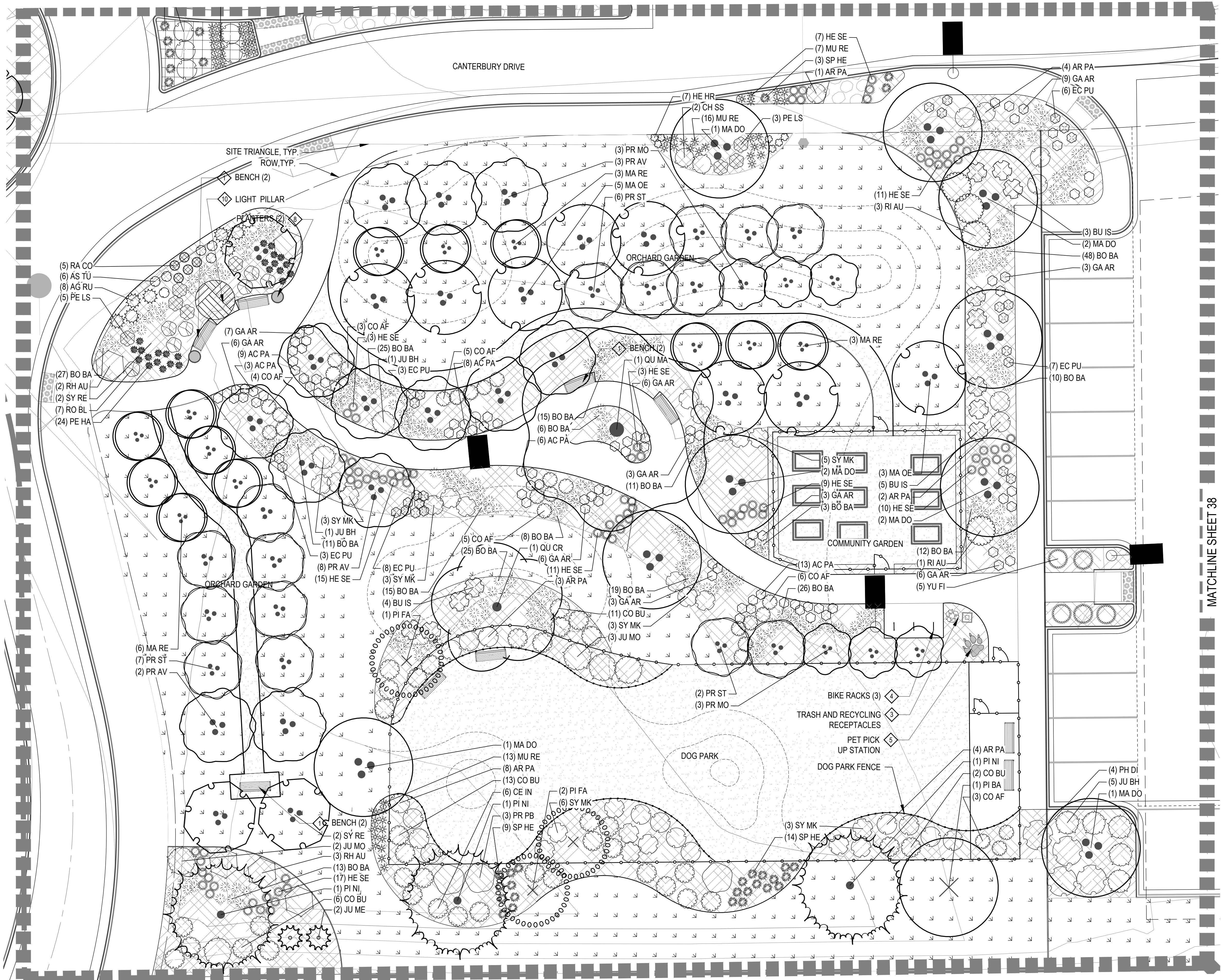




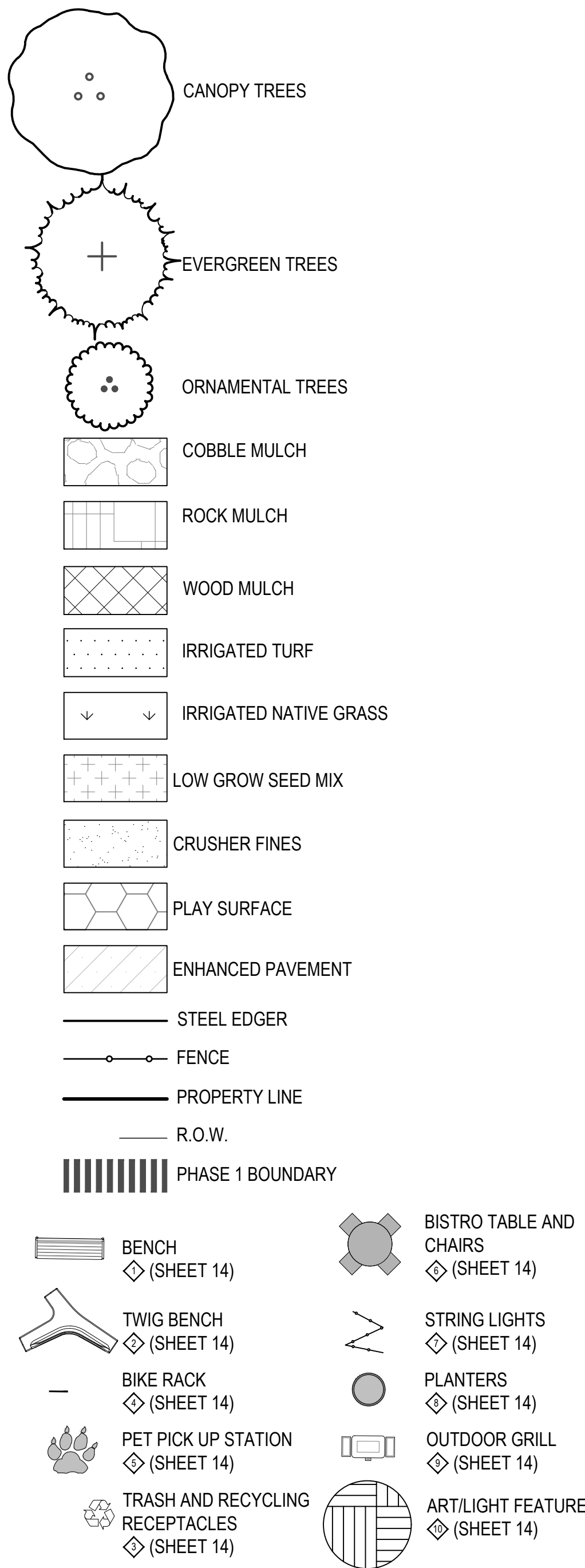
WILLOUGHBY CORNER  
SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

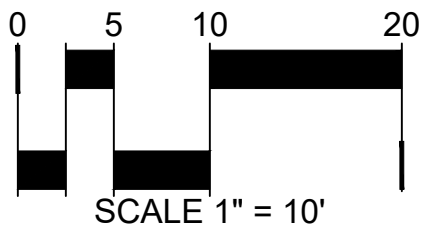
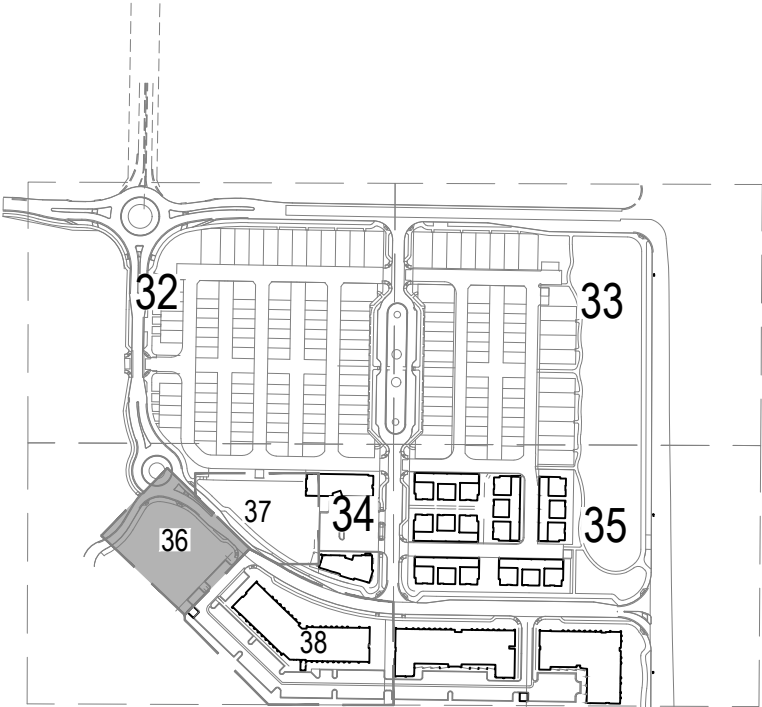
MATCHLINE SHEET 37



LEGEND



KEY MAP



WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
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09.15.22 - SITE PLAN 02

SHEET TITLE:  
LANDSCAPE  
ENLARGEMENT



# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

### WILLOUGHBY CORNER

#### SITE PLAN- PHASE 1

LAFAYETTE, COLORADO

OWNER:  
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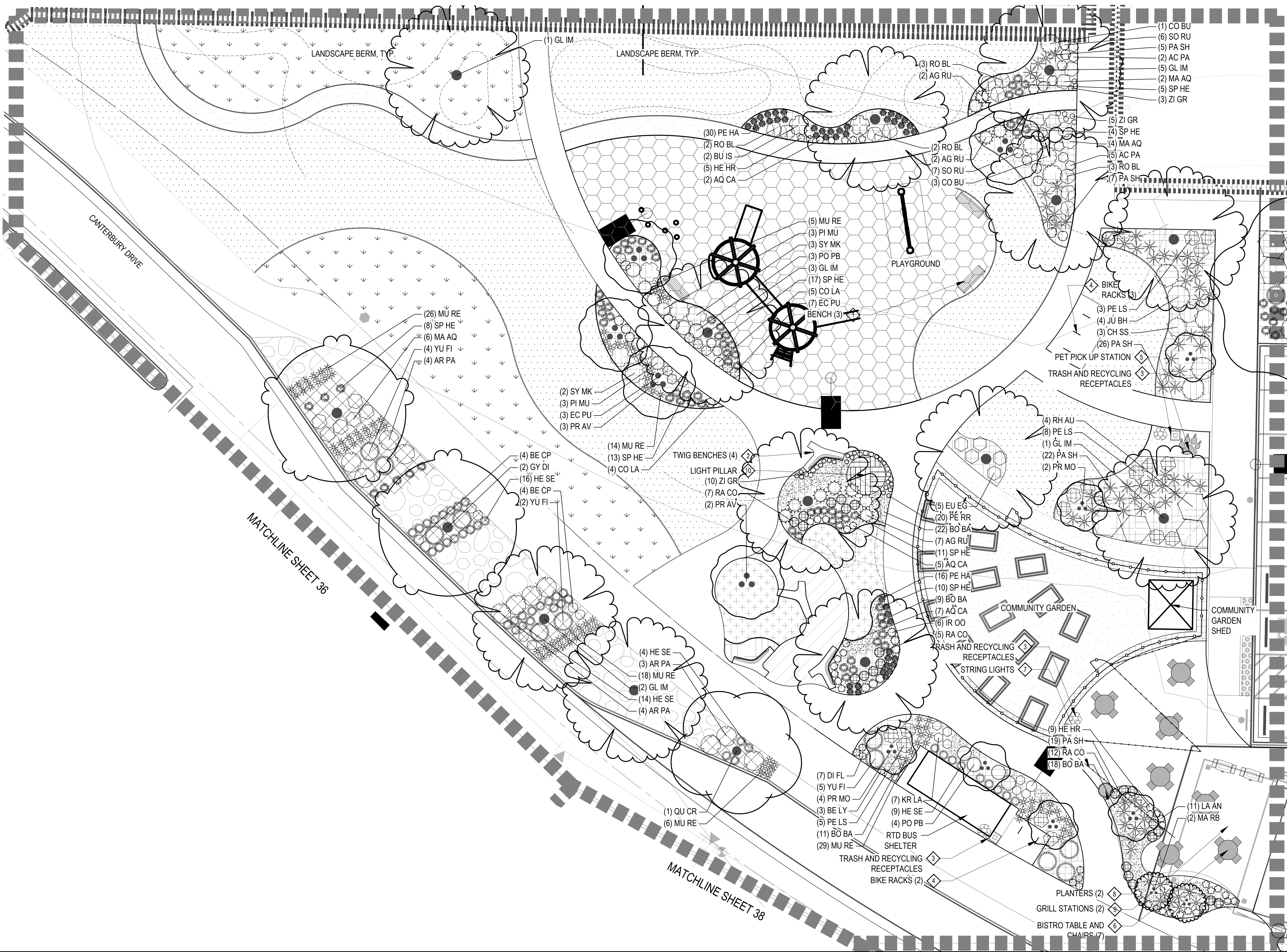
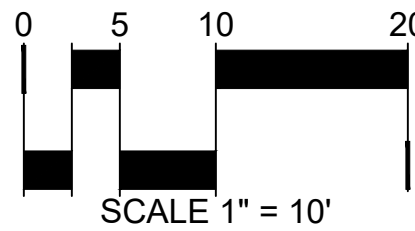
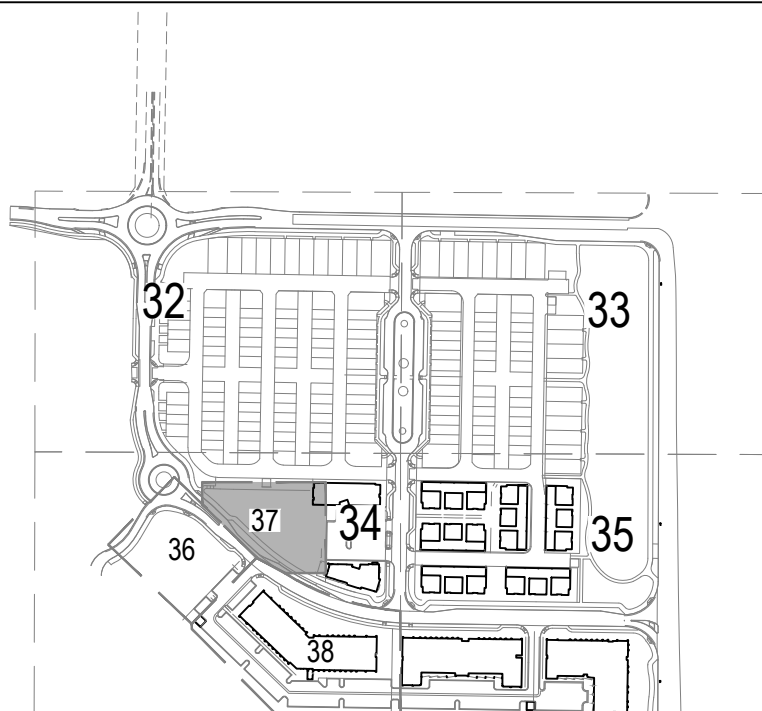
DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
LANDSCAPE  
ENLARGEMENT

#### LEGEND

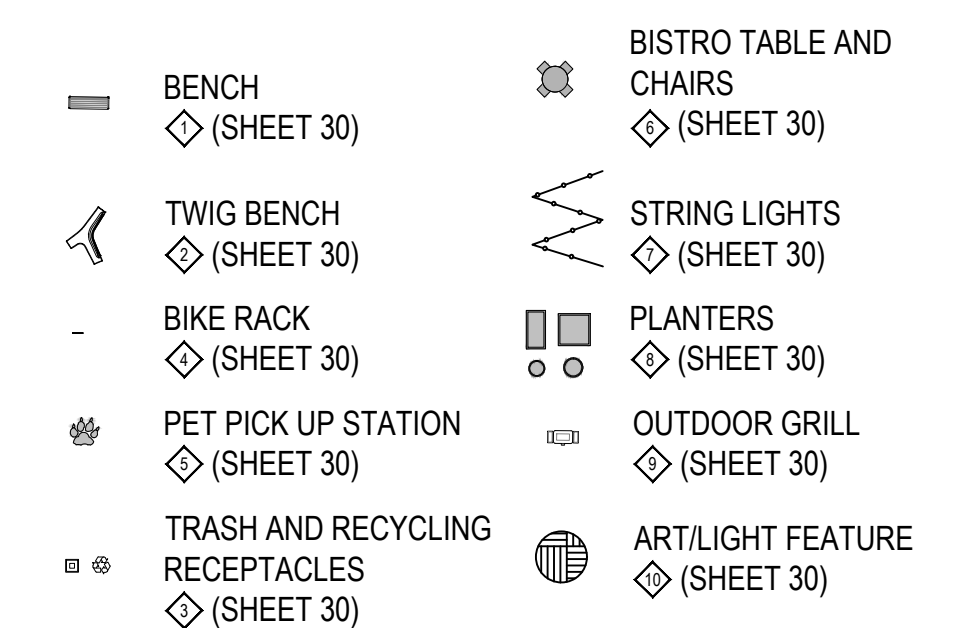
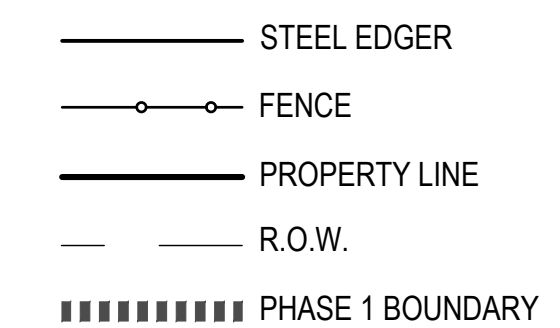
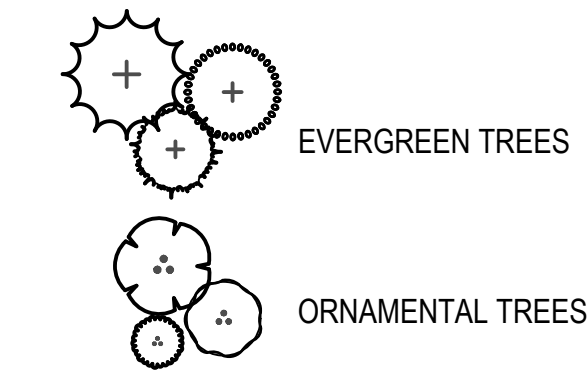
- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- COBBLE MULCH
- ROCK MULCH
- WOOD MULCH
- IRRIGATED TURF
- IRRIGATED NATIVE GRASS
- LOW GROW SEED MIX
- CRUSHER FINES
- PLAY SURFACE
- ENHANCED PAVEMENT
- STEEL EDGER
- FENCE
- PROPERTY LINE
- R.O.W.
- PHASE 1 BOUNDARY
- BENCH  
◇ (SHEET 14)
- TWIG BENCH  
◇ (SHEET 14)
- BIKE RACK  
◇ (SHEET 14)
- PET PICK UP STATION  
◇ (SHEET 14)
- TRASH AND RECYCLING  
RECEPTACLES  
◇ (SHEET 14)
- BISTRO TABLE AND  
CHAIRS  
◇ (SHEET 14)
- STRING LIGHTS  
◇ (SHEET 14)
- PLANTERS  
◇ (SHEET 14)
- OUTDOOR GRILL  
◇ (SHEET 14)
- ART/LIGHT FEATURE  
◇ (SHEET 14)

#### KEY MAP





LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



A detailed site plan of the University of Illinois at Chicago campus. The plan shows various buildings, parking lots, and open spaces. Numbered areas are indicated as follows: 32 (top left parking lot), 33 (top right parking lot), 34 (center building complex), 35 (bottom right building complex), 36 (bottom left parking lot), 37 (small central parking lot), and 38 (bottom left building complex, shaded in grey). The plan also shows a large central open area and a road network.



**WILLOUGHBY CORNER**  
**SITE PLAN- PHASE 1**  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

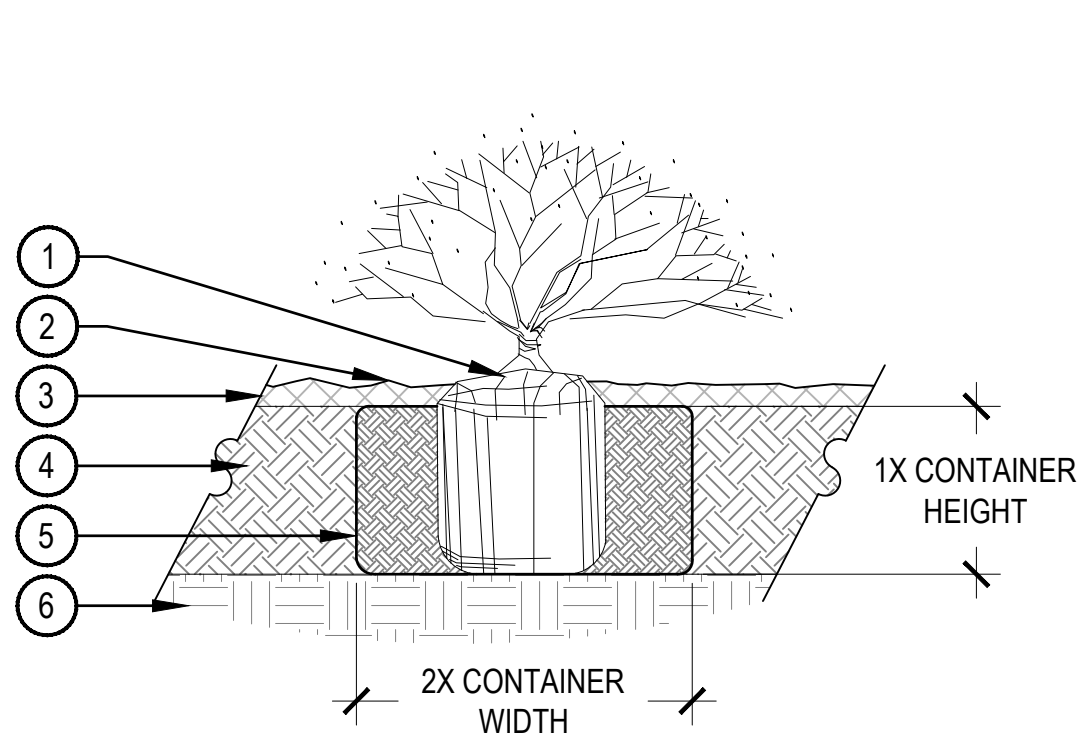
DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
LANDSCAPE  
ENLARGEMENT



# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

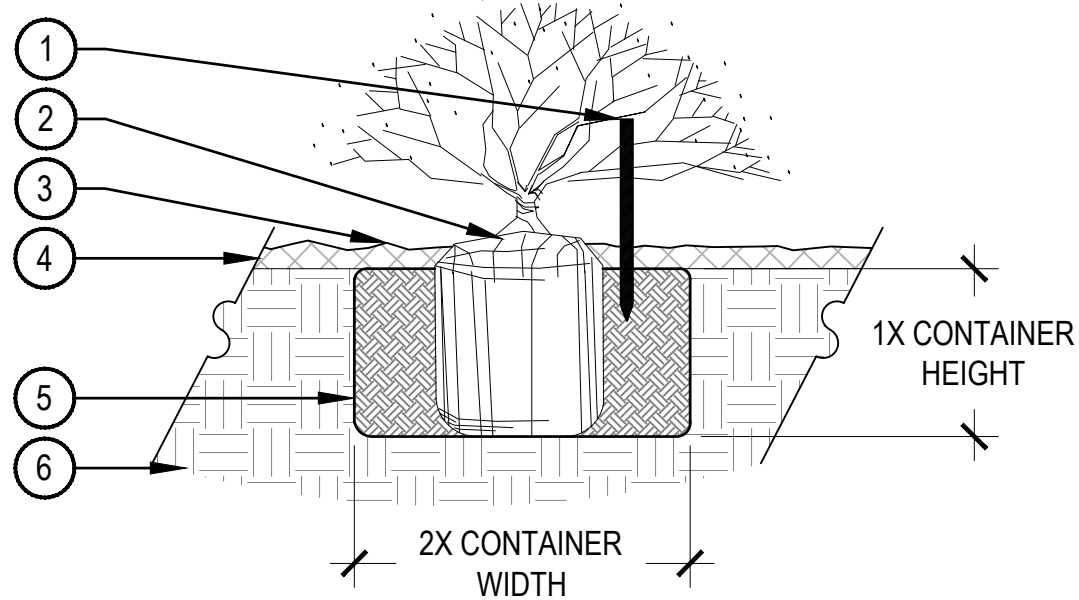


## NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

## 1 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

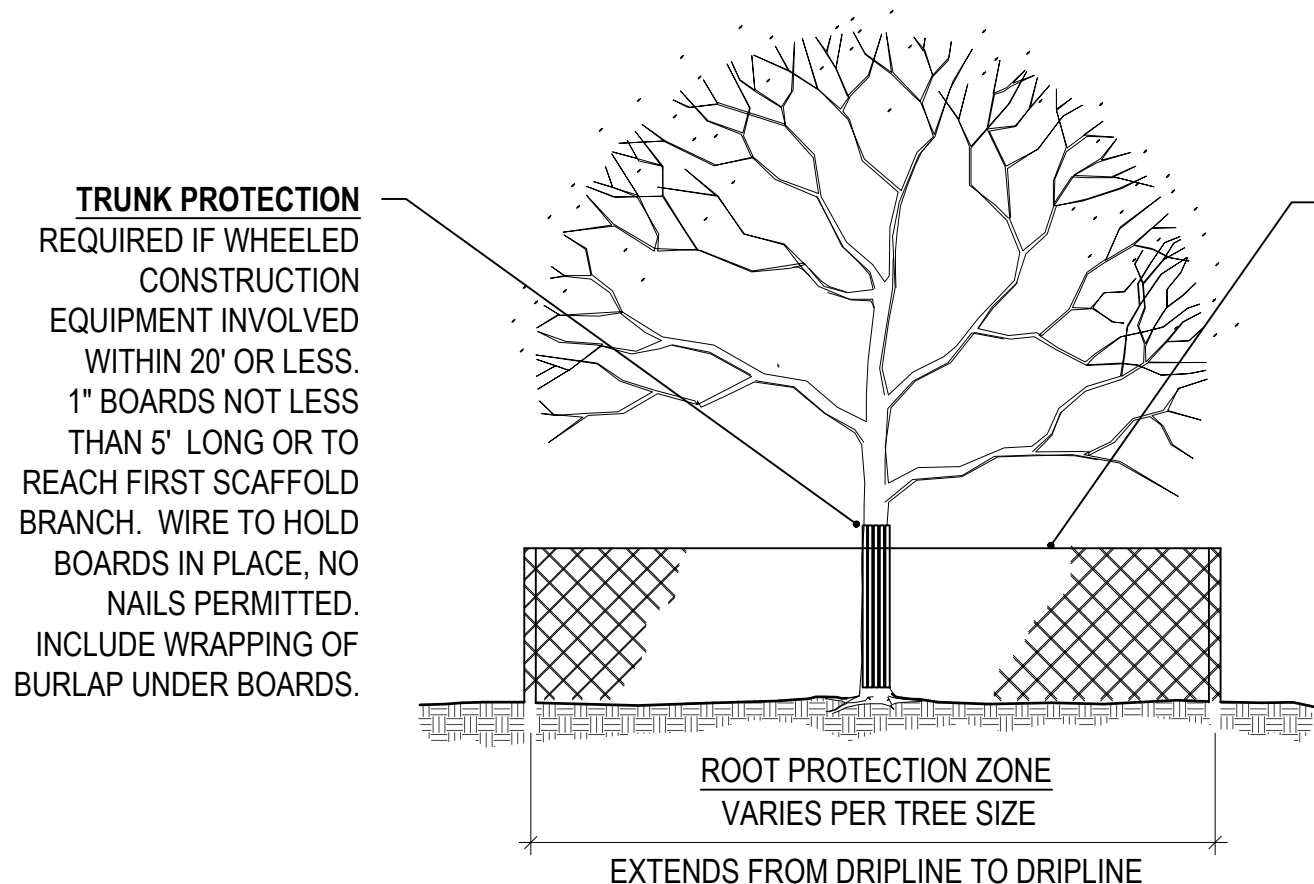


## NOTES:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
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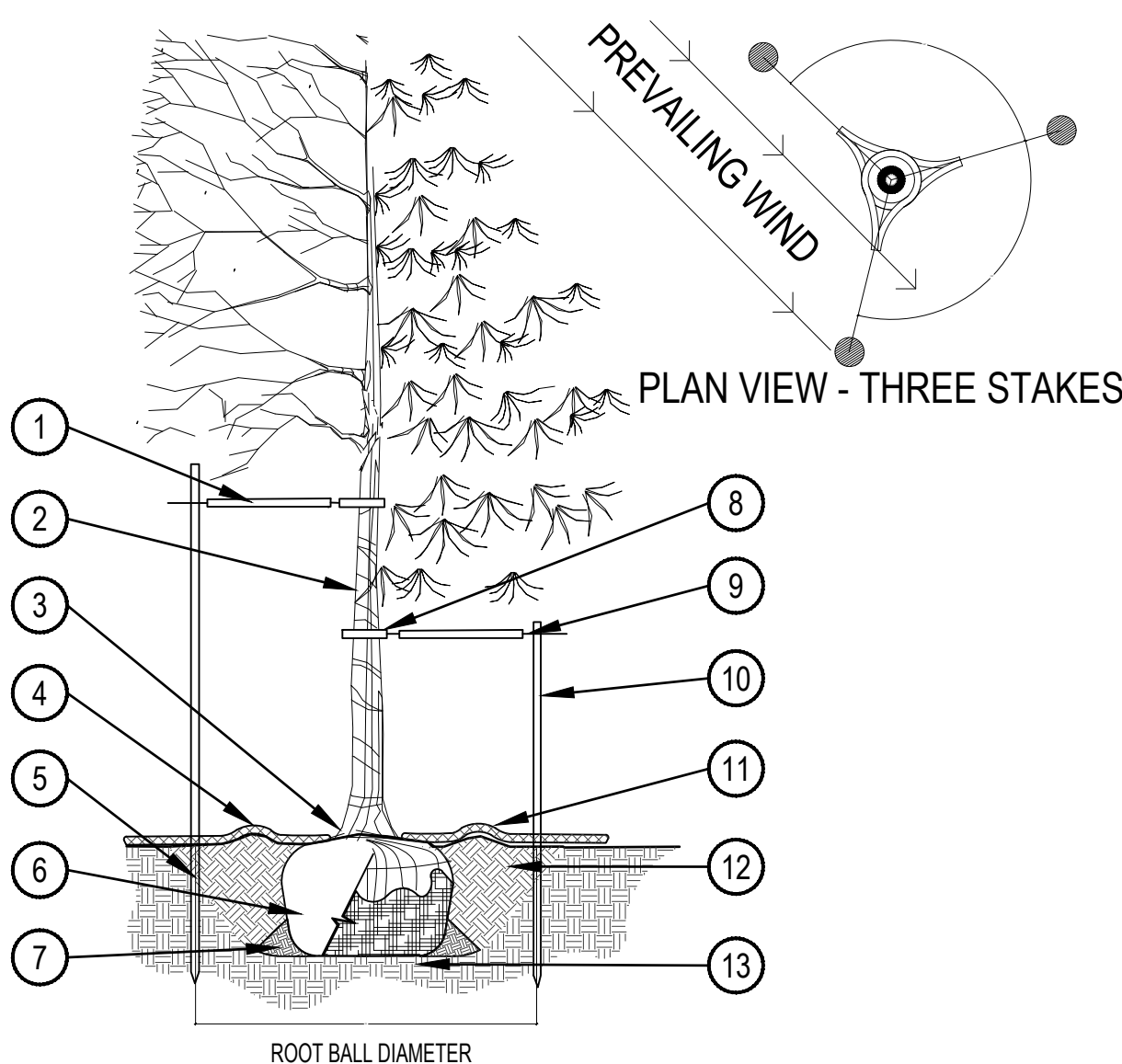
## 3 SHRUB PLANTING IN NATIVE AREAS

SCALE: 1 1/2" = 1'-0"



## 6 TREE AND SHRUB PROTECTION

SCALE: 1/8" = 1'-0"



## PRUNING NOTES:

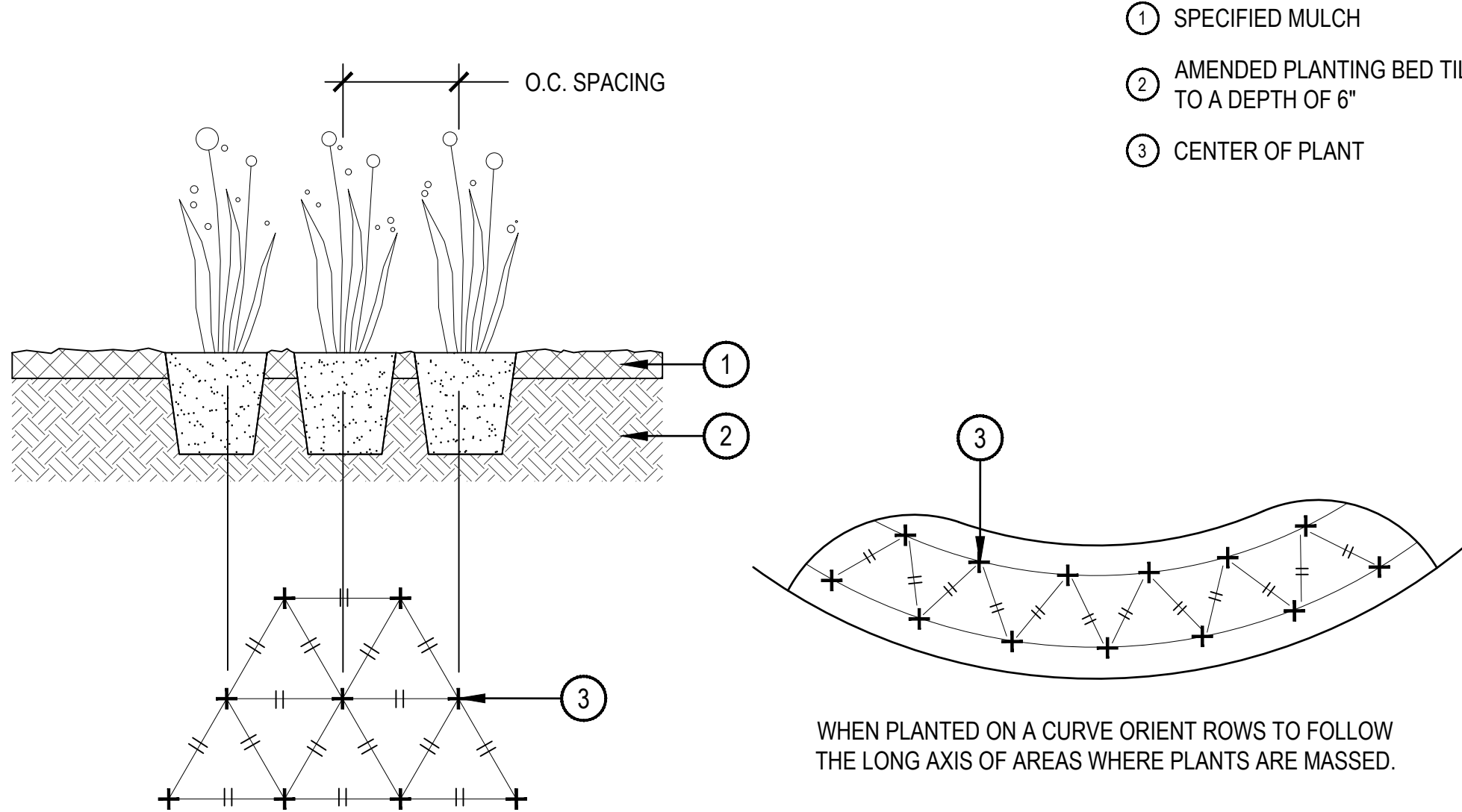
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

## STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
  - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
  - 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
  - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

## 2 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



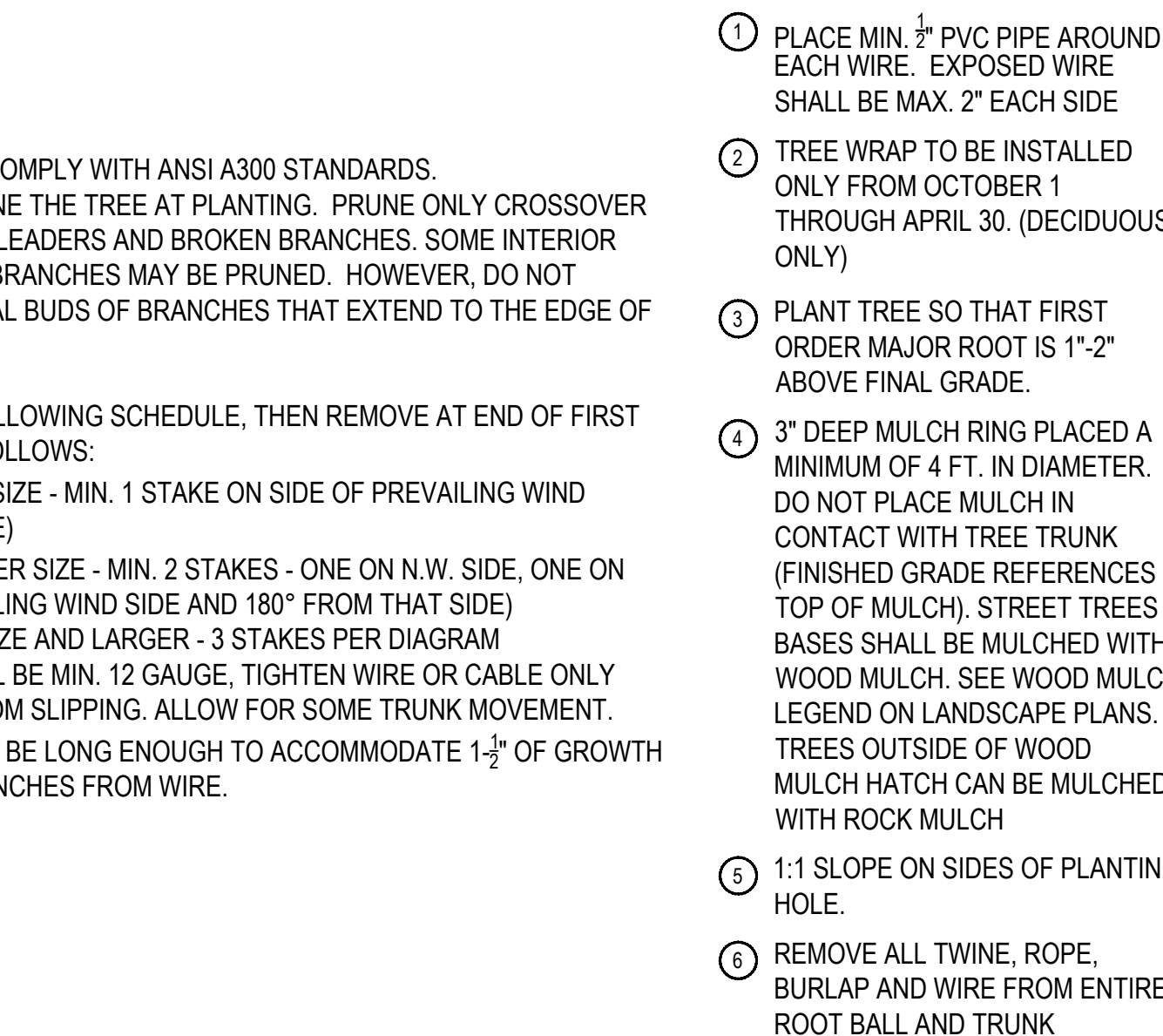
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 4 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

## TREE PROTECTION NOTES

1. ALL TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE OR SHRUB TRUNK, WHICHEVER IS GREATER.
4. TREE AND SHRUB ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING. WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

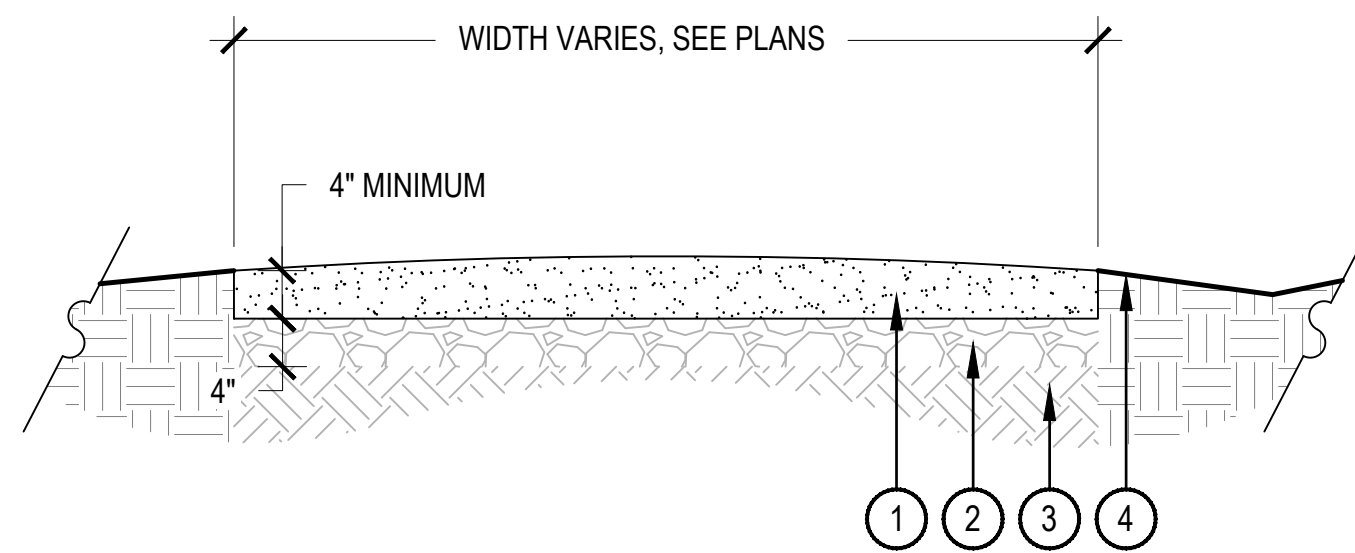


## NOTES:

1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

## 5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



## NOTES:

1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4" RIDING ROLLER TO COMPACT TRAIL IN (2) 2" LIFTS.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

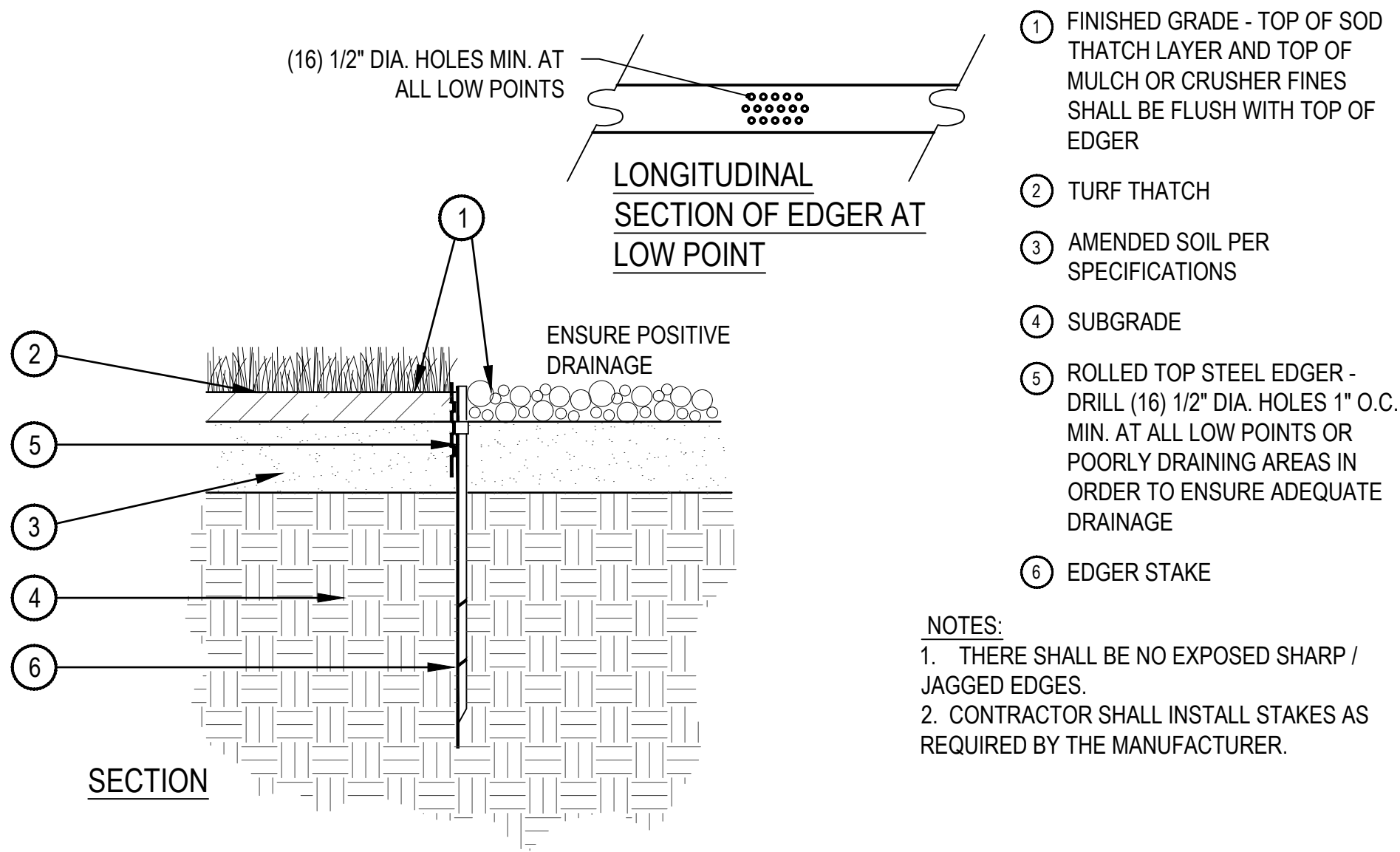
## 7 CRUSHER FINES TRAIL

SCALE: 3/4" = 1'-0"



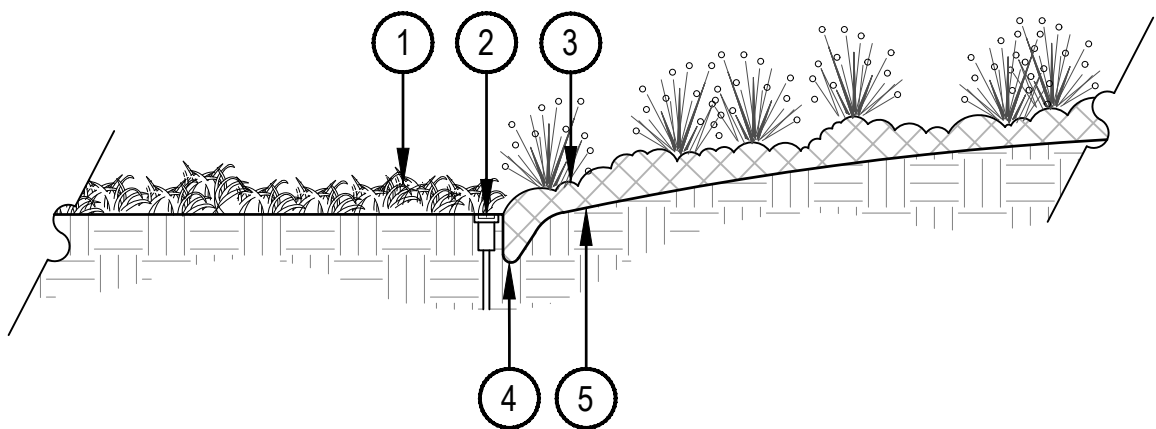
# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



1 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"



2 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

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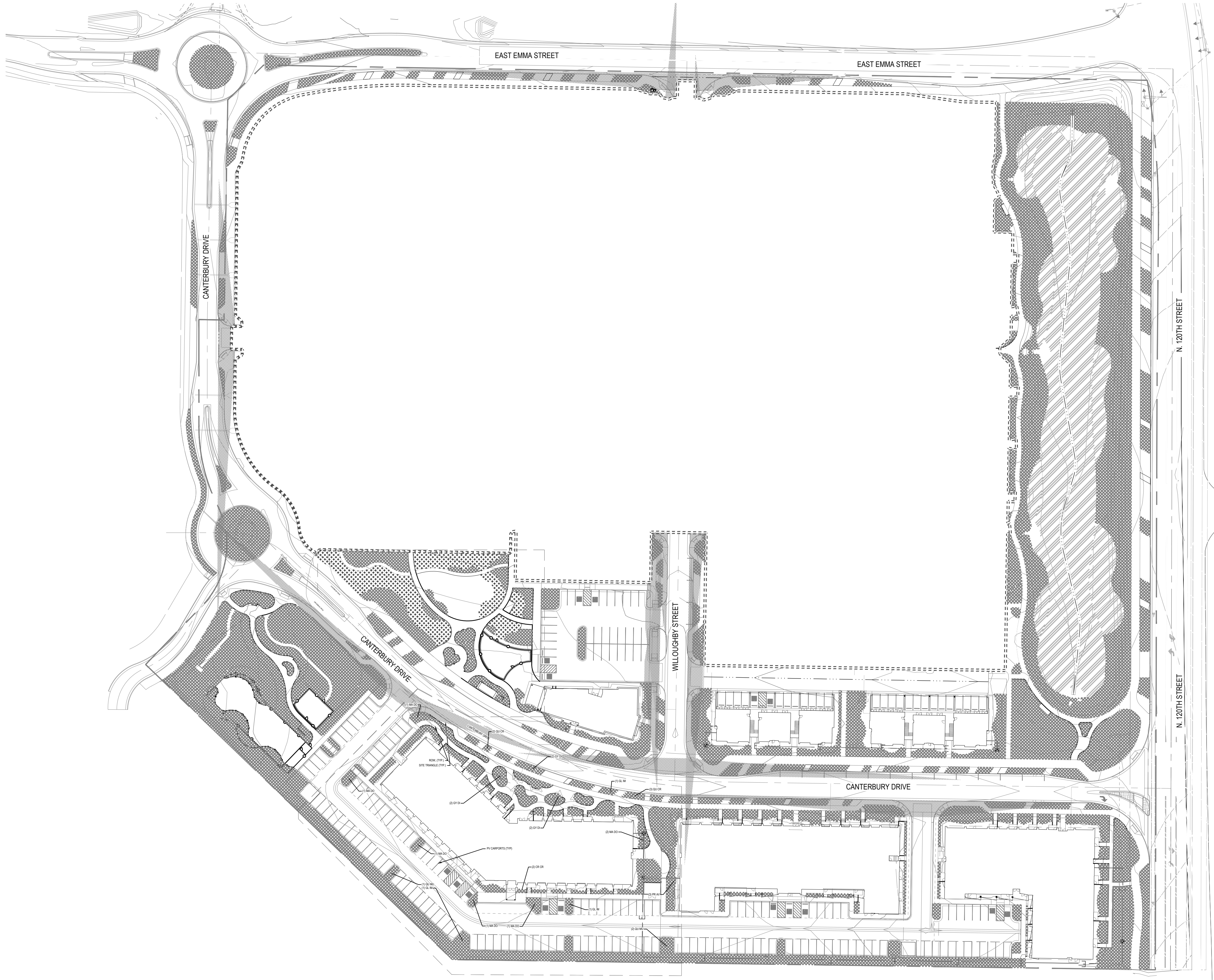
SHEET TITLE:  
LANDSCAPE  
DETAILS





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



## LEGEND

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

## WATER USE CHARTS

Water Required by Phase				
	dwelling units	acre-feet/unit	acre-feet	CBT (.7/acre-feet)
Phase 1 Dwelling Units	192	0.25	48	68.57143
Phase 1 Community building	1	0.83	0.83	1.185714
Phase 1 Landscaping	1	5.5	5.5	7.857143
Phase 1 Total Water Required			54.33	77.61429

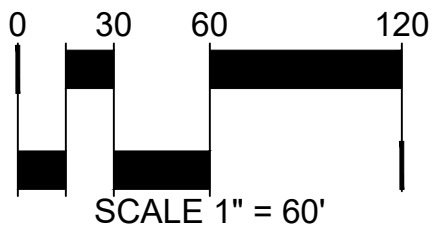
Water Required by Residentail Building				
	dwelling units	acre-feet/unit	acre-feet	CBT (.7/acre-feet)
Phase 1 Dwelling Units				
Senior Building	63	0.25	15.75	22.5
Multifamily 1	60	0.25	15	21.42857
Multifamily 2	51	0.25	12.75	18.21429
9-Plex Flats	18	0.25	4.5	6.428571
Phase 1 subtotal	192		48	68.57143

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
WATER  
USE PLAN





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

## IRRIGATION POINT OF CONNECTION NOTES

- POINT OF CONNECTION: THERE IS TWO (2) POINTS OF CONNECTION ON THIS PROJECT.  
POC #1 : X" DEDICATED IRRIGATION WATER METER LOCATED AT (EDIT LOCATION HERE).
  - CONTRACTOR IS TO LOCATE AND CONNECT DOWNSTREAM OF THE DEDICATED POTABLE IRRIGATION WATER METER (PROVIDED BY OTHERS) WITH TYPE K COPPER AT A DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER. EXTEND COPPER TO BACKFLOW PREVENTION UNIT. EXTEND COPPER TUBING MINIMUM 30" HORIZONTAL FROM BACKFLOW PREVENTER AND INSTALL ONE MANUAL DRAIN, TRANSITION TO AND EXTEND CLASS 200 PVC MAINLINE TO THE 1" QUICK COUPLER, MASTER VALVE, FLOW SENSOR, GATE VALVE, AND EXTEND MAINLINE TO VALVES AS SHOWN.
  - ALL PIPING FROM THE DEDICATED IRRIGATION POTABLE METER THROUGH DRAIN VALVE DOWNSTREAM OF THE BACKFLOW PREVENTION UNIT SHALL BE THE SAME SIZE AS THE METER UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF BACKFLOW PREVENTION UNIT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTROLLER LOCATION: THERE IS TWO (2) CONTROLLERS ON THIS PROJECT.  
CONTROLLER A : PEDESTAL MOUNTED CONTROLLER LOCATED (EDIT LOCATION HERE).
  - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF TBD GPM .
  - CONTROLLER, TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
  - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3/ OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
  - RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE / POLE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.  
CONTROLLER B : PEDESTAL MOUNTED CONTROLLER LOCATED (EDIT LOCATION HERE).
  - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF TBD GPM .
  - CONTROLLER, TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
  - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3/ OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
  - RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE / POLE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
- SYSTEM PRESSURE: THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF TBD PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
  - PER (WATER PURVEYOR/CITY WATER) THE STATIC PRESSURE ON SITE IS APPROXIMATELY XX PSI.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNERS REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
  - FLOW SENSOR: SENSOR REQUIRES A MINIMUM FLOW FOR PROPER READINGS. MULTIPLE ZONES MAY BE REQUIRED TO RUN SIMULTANEOUSLY TO ACHIEVE THE MINIMUM FLOWS REQUIRED. CONTRACTOR TO SET 'K' VALUES PER MANUFACTURER.
- FLOW SENSOR TBD REQUIRES A MINIMUM FLOW OF TBD GPM.
- COMMUNICATION: IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS.

## TWO WIRE NOTES

- GROUNDING FOR THE IRRIGATION CONTROLLER AND DECODERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT WWW.ASIC.ORG. FOR ADDITIONAL TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
- DO NOT LOOP TWO WIRE PATH. STAR PATTERN FROM CONTROLLER FOR EACH BRANCH OF MAINLINE.
- CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE TWO-WIRE PATH AT THE FOLLOWING LOCATIONS, BUT ARE NOT LIMITED TO:
  - CONTROLLER TO BE GROUNDED INDEPENDENTLY FROM BUILDING.
  - GROUND 1ST DECODER ON WIRE PATH FROM CONTROLLER.
  - GROUND EVERY 8TH DECODER OR EVERY 500 FEET BETWEEN DECODERS, WHICH EVER LENGTH IS SMALLER.
  - GROUND EVERY END OF WIRE PATH.
- THE TWO-WIRE CONTROLLER REQUIRES EACH CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER DECODERS, SURGE SUPPRESSION AND GROUNDING. THE RAIN SENSOR AND FLOW SENSOR REQUIRE A SENSOR DECODER.
- QTY OF STATIONS (VALVES) PER MANIFOLD REQUIRED DECODER
  - SINGLE STATION ICD-100 (HUNTER)
  - FLOW SENSOR ICD-SEN (HUNTER)
- CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL.
- CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
- PROVIDE 30" MINIMUM TWO WIRE PATH IN EACH VALVE BOX FOR MAINTENANCE.
- CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS.

## SLEEVING COORDINATION NOTES

- INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
- SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
- THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
- ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
- EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
- SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.

PIPING	REQUIRED SLEEVE SIZE
MAINLINE PIPING	X" CLASS 200 PVC
LATERAL PIPING	2X NOMINAL DIAMETER OF LATERAL
CONTROL WIRES	2" CLASS 200 PVC

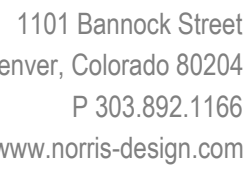
## IRRIGATION GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
- ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR CERTIFICATION OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. THE CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
- ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT , WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
- EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
- CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
- CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
- THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
- THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
- THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
  - FESCUE/BLUEGRASS BLEND TURF 1.75" PER WEEK PEAK SEASON
  - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON
  - NATIVE DRAUGHT TOLERANT SEED MIX 0.75" PER WEEK PEAK SEASON
- THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
  - CHECK HEADS FOR COVERAGE AND LEAKAGE.
  - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
  - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
  - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
  - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
  - WINTERIZATION AND SPRING START UP PROCEDURES.

IRRIGATION SCHEDULE						
SYMBOL		DESCRIPTION	MODEL NO. DESCRIPTION		DETAIL # AND SHEET	
		IRRIGATION METER	TBD" DEDICATED IRRIGATION METER REFER TO CIVIL, UTILITY, AND WATER PLANS		NA NA	
		IRRIGATION CONTROLLER	TBD MODEL 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)		TBD TBD	
		RAIN SENSOR	HUNTER WSS-SEN OR SOLAR-SYNC-SEN REFER TO CONTROLLER NOTES		TBD TBD	
		BACKFLOW PREVENTER	FEBCO TBD" 825YA SEE ENCLOSURE SPECIFICATIONS BELOW		TBD TBD	
NOT SHOWN	SECURITY ENCLOSURE	GUARD SHACK GS-TBD LIFT OFF ENCLOSURE WITH FROSTGUARD BLANKET, POWDER COATED FOREST GREEN		TBD TBD		
	MANUAL DRAIN VALVE	MATCO-NORCA 3/4" 201X INSTALLED IN AEP 910L-1G2G VALVE BOX		TBD TBD		
	QUICK COUPLER	RAIN BIRD 44LRC INSTALLED IN AEP 910L-1G2G VALVE BOX		TBD TBD		
	MASTER VALVE	HUNTER IBV-TBD SERIES INSTALLED IN AEP 1015-1G2G VALVE BOX		TBD TBD		
	FLOW SENSOR	FLOWMEC QS-200-XX WITH COMMUNICATION CABLE BACK TO CONTROLLER OR ICD-SEN SENSOR DECODER, INSTALLED IN AEP 1015-1G2G VALVE BOX		TBD TBD		
	ISOLATION GATE VALVE	MATCO-NORCA 514TX (2.5" AND SMALLER) MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX		TBD TBD		
	TURF VALVE ASSEMBLY	HUNTER ICV-G SERIES WITH SCH 40 BALL VALVE, AND ICD-100 / EZ-1 DECODER INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN		TBD TBD		
	DRIP VALVE ASSEMBLY	HUNTER ICZ-101-LF WITH SCH 40 BALL VALVE, AND ICD-100 / EZ-1 DECODER INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN		TBD TBD		
	GROUNDING / LINE SURGE SUPPRESSION	COPPER-CLAD GROUNDING ROD WITH WATERPROOF WIRE CONNECTORS AND ICD-100 SURGE ARRESTING DECODER, INSTALLED IN AEP 910L-1G2G VALVE BOX.		TBD TBD		
	TURF ROTARY	HUNTER PROS-06-PRS40-CV WITH HUNTER MP SERIES NOZZLE NOZZLE PER PLAN		TBD TBD		
	TURF ROTARY (SPECIALTY)	HUNTER PROS-06-PRS40-CV WITH HUNTER MP SERIES NOZZLE NOZZLE PER PLAN		TBD TBD		
	TURF SPRAY (FIXED)	HUNTER PROS-06-PRS30-CV WITH PRO-SPRAY FIXED SERIES NOZZLE NOZZLE PER PLAN		TBD TBD		
	TURF SPRAY (ADJUSTABLE)	HUNTER PROS-06-PRS30-CV W/ PRO ADJUSTABLE SERIES NOZZLE NOZZLE PER PLAN		TBD TBD		
	NATIVE ROTOR	HUNTER I-20-12 NOZZLE PER PLAN		TBD TBD		
	NATIVE SEED ROTARY	HUNTER PROS-12-PRS40-CV WITH HUNTER MP SERIES NOZZLE NOZZLE PER PLAN		TBD TBD		
	NATIVE SEED ROTARY (SPECIALTY)	HUNTER PROS-12-PRS40-CV WITH HUNTER MP SERIES NOZZLE NOZZLE PER PLAN		TBD TBD		
	TREES IN NATIVE	(2) HUNTER PROS-04-PRS30-CV WITH PCN-XX BUBBLER OR RZWS-18-XX-CB ASSEMBLIES PER TREE		TBD TBD		
	MAINLINE CAP	FUTURE CONNECTION SCH 40 PVC CAP AND 5-FT OF CONTROL WIRE INSTALLED IN AEP 910L-1G2G VALVE BOX		TBD TBD		
	SLEEVING	CLASS 200 PVC REFER TO SLEEVING NOTES		TBD TBD		
	SERVICE LINE	TYPE K COPPER SIZE: MATCH POC UNLESS OTHERWISE NOTED		TBD TBD		
	PVC MAINLINE	CLASS 200 PVC BE/RT SIZE: TBD" UNLESS OTHERWISE NOTED		TBD TBD		
	PVC TURF LATERAL	CLASS 200 PVC BE SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED		TBD TBD		
	PVC TREE LATERAL	CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED		TBD TBD		
	DRIP LATERAL	UV RESISTANT POLYETHYLENE SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED		TBD TBD		
	FLUSH END CAP	HOSE END FLUSH CAP & OPERATIONAL INDICATOR INSTALLED IN AEP 910L-1G2G VALVE BOX		TBD TBD		
VALVE CALLOUT			EMITTER SCHEDULE			
			PLANT TYPE	EMITTER	QTY.	TOTAL GPH
			PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
			DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
			EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
			DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
			EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
			TREES IN NATIVE	ROOT ZONE WATERING / TREE RING ASSEMBLY		
EMITTER NOTES						
1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.						
2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.						
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.						
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.						
5. REFER TO DRIP IRRIGATION DETAILS X-X, SHEET LI-XXX						



LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



**WILLOUGHBY CORNER**

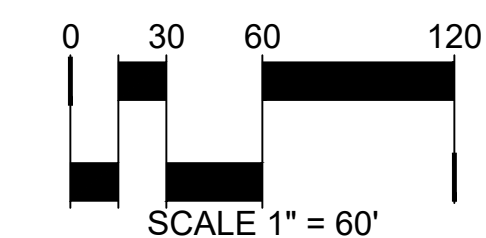
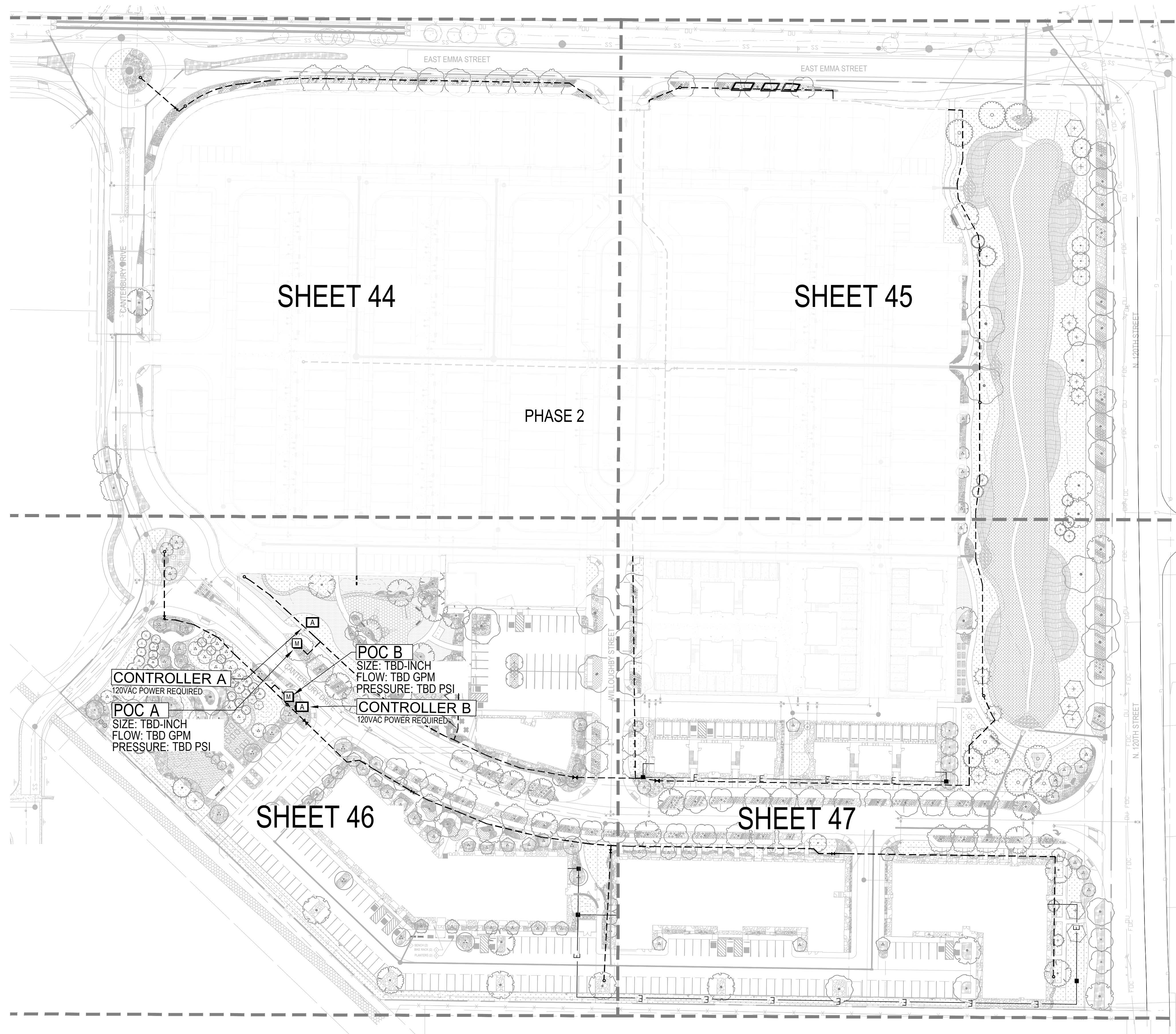
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**SITE PLAN- PHASE 1**  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
OVERALL  
IRRIGATION PLAN



CHECKED BY: JB  
DRAWN BY: RN & JR



# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

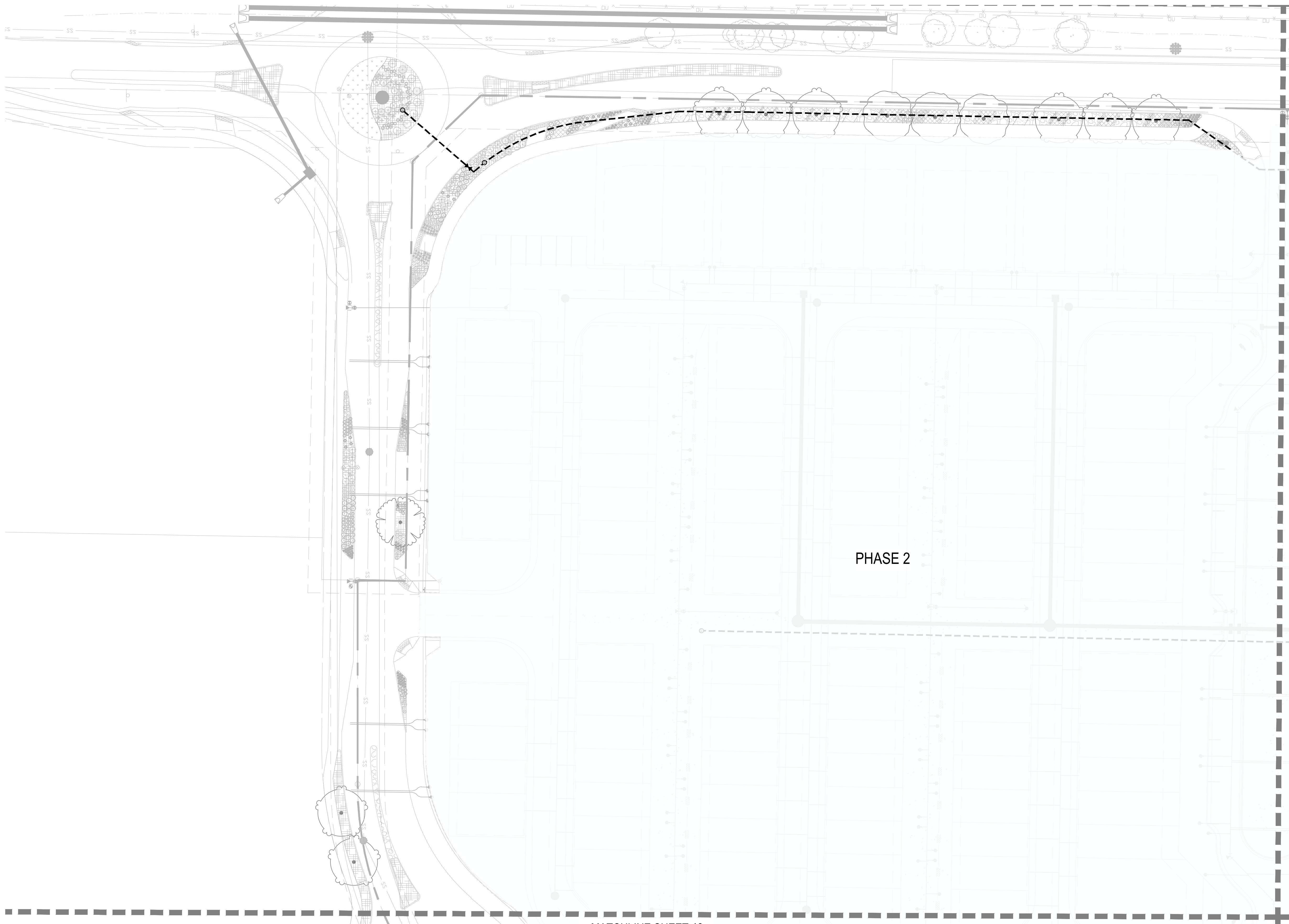
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CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

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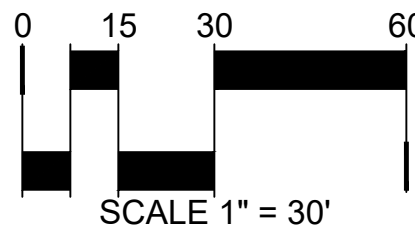
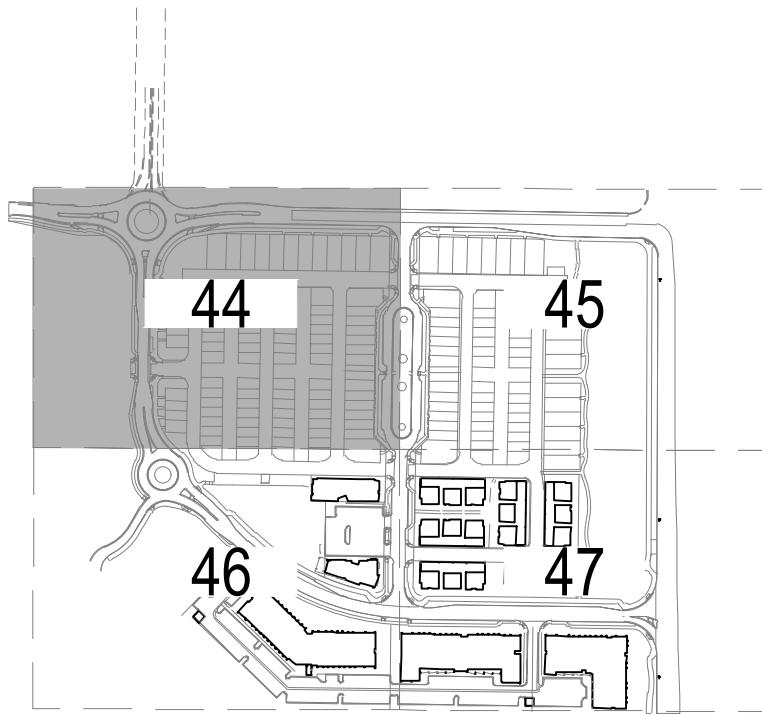
SHEET TITLE:  
IRRIGATION  
PLAN



MATCHLINE SHEET 45

MATCHLINE SHEET 46

KEY MAP





# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

### WILLOUGHBY CORNER

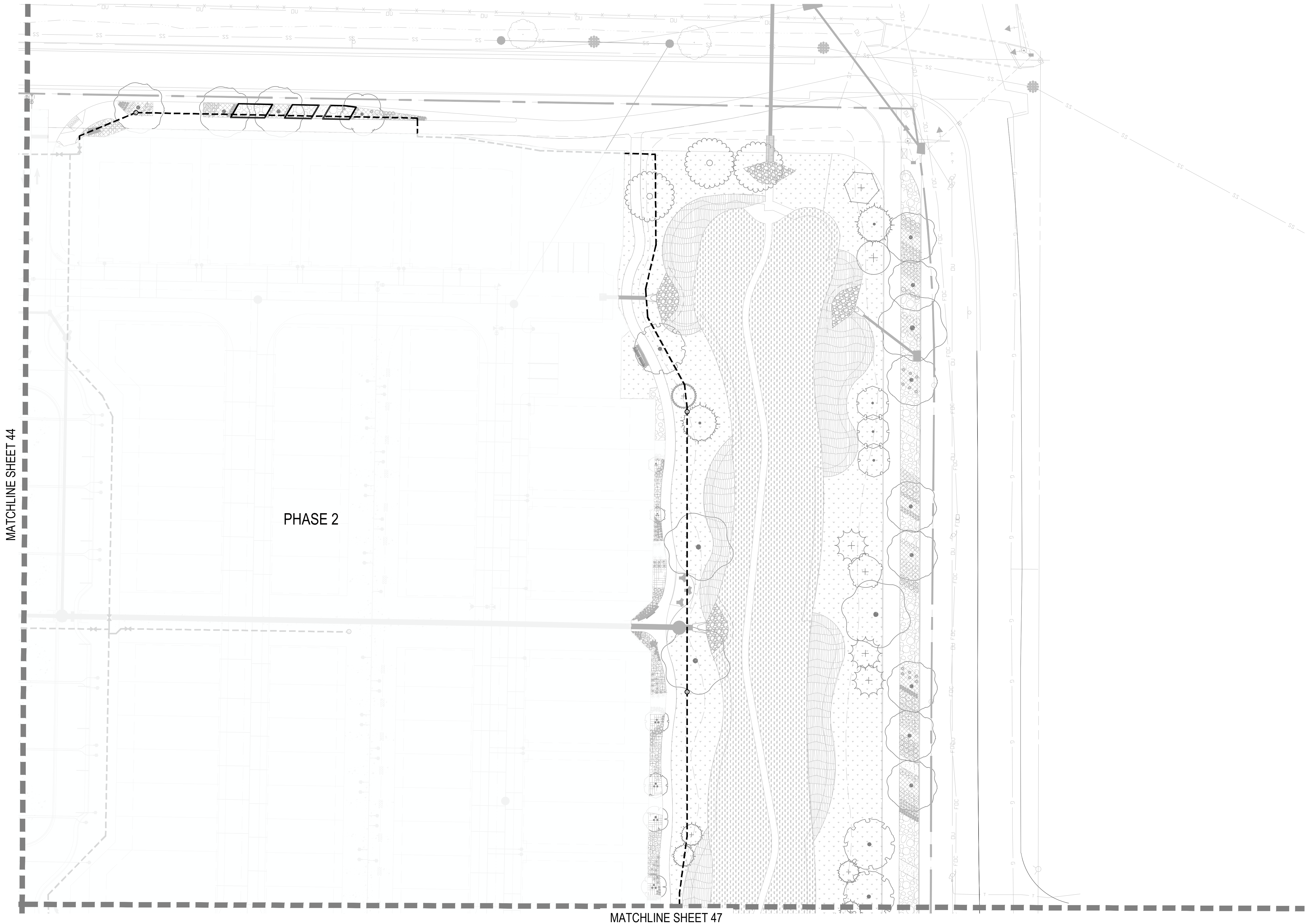
#### SITE PLAN- PHASE 1

LAFAYETTE, COLORADO

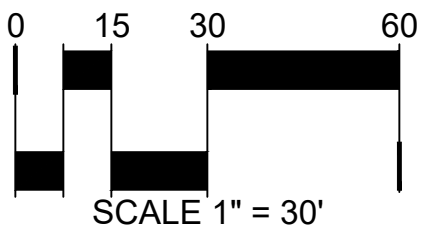
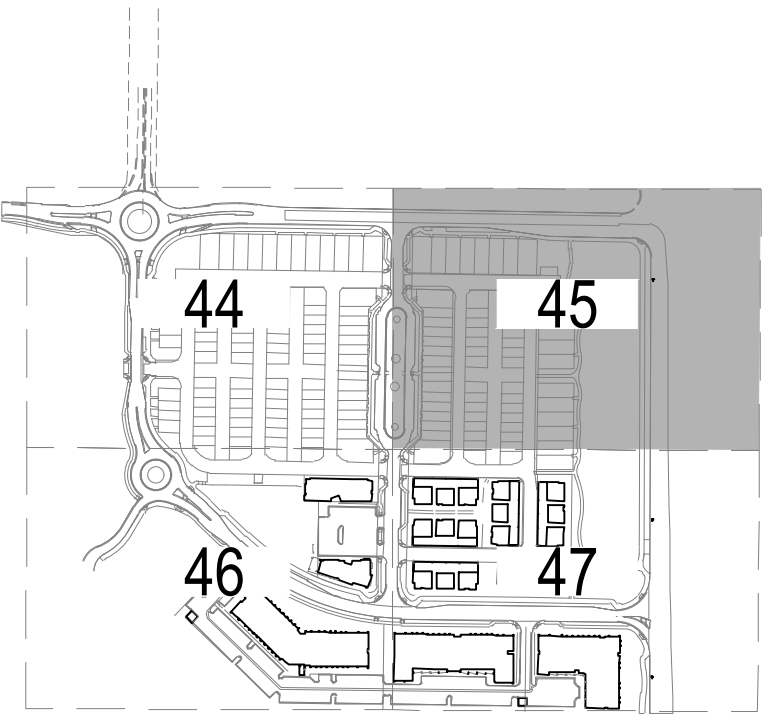
OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
IRRIGATION  
PLAN



KEY MAP





# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

### WILLOUGHBY CORNER

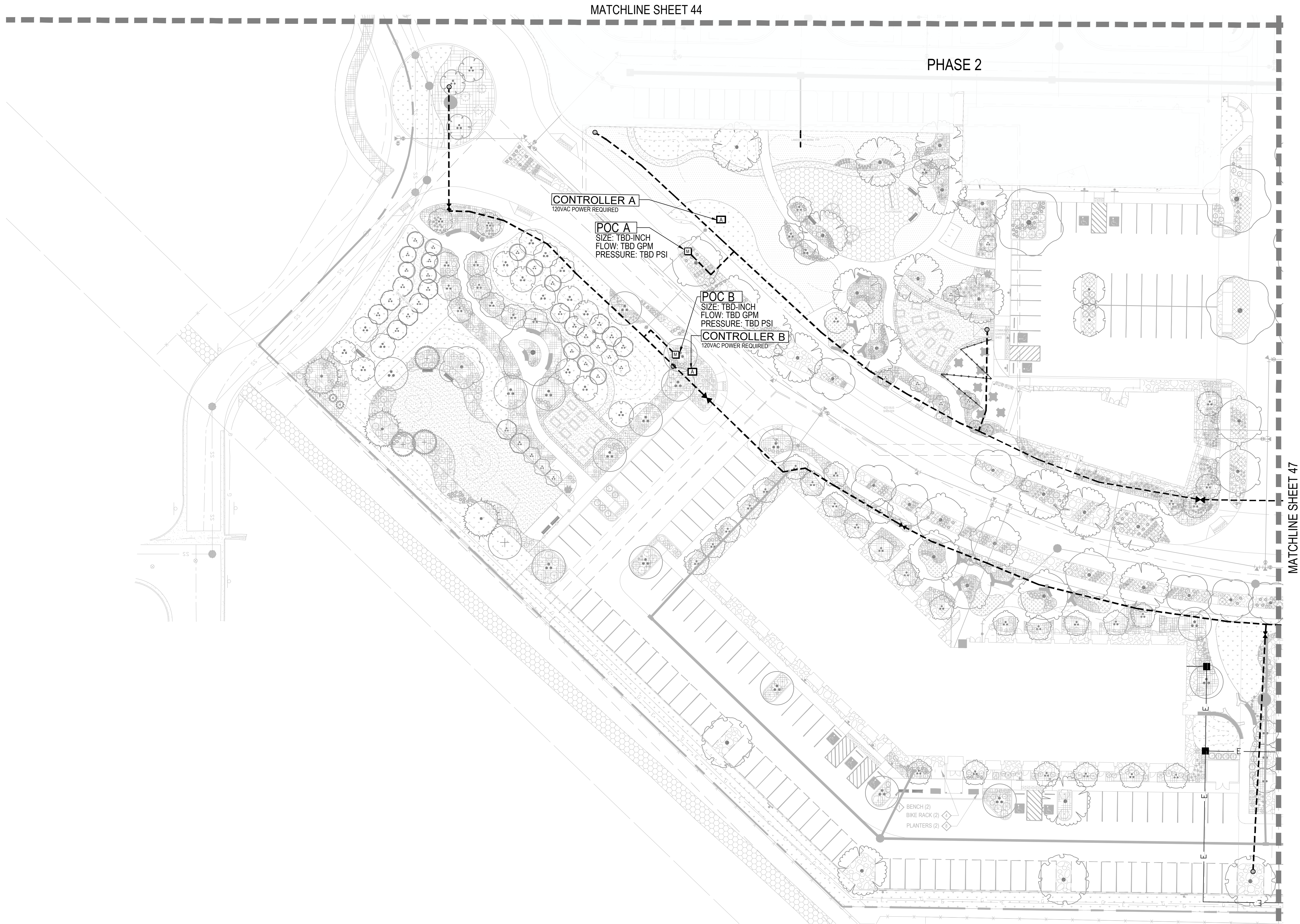
#### SITE PLAN - PHASE 1

LAFAYETTE, COLORADO

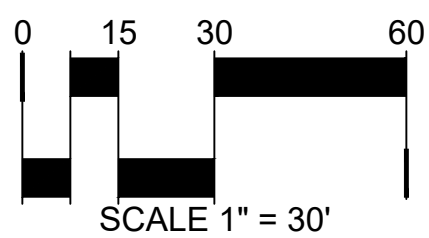
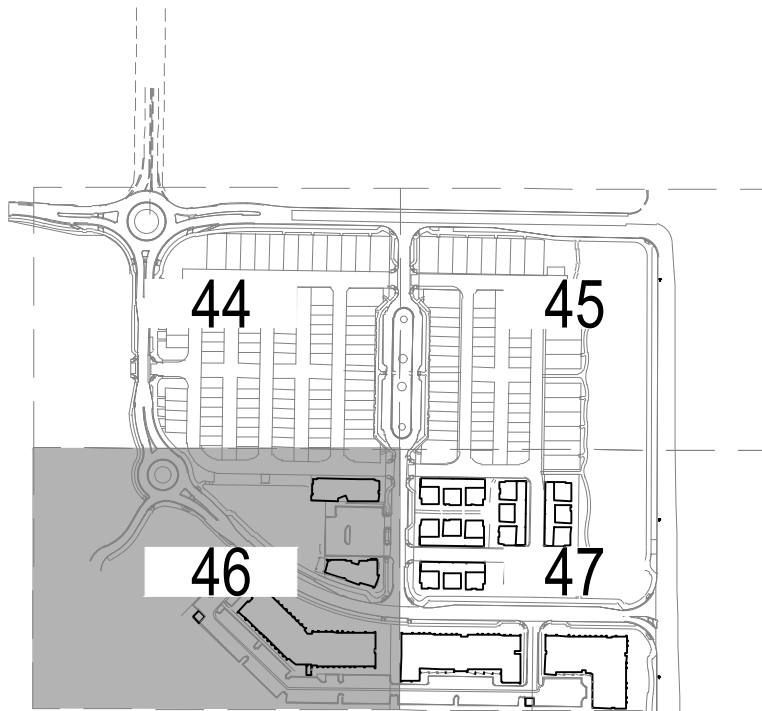
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IRRIGATION  
PLAN



KEY MAP





WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
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IRRIGATION  
PLAN

# WILLOUGHBY CORNER SITE PLAN - PHASE 1

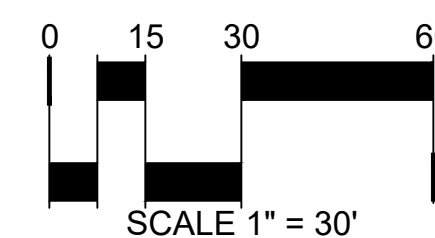
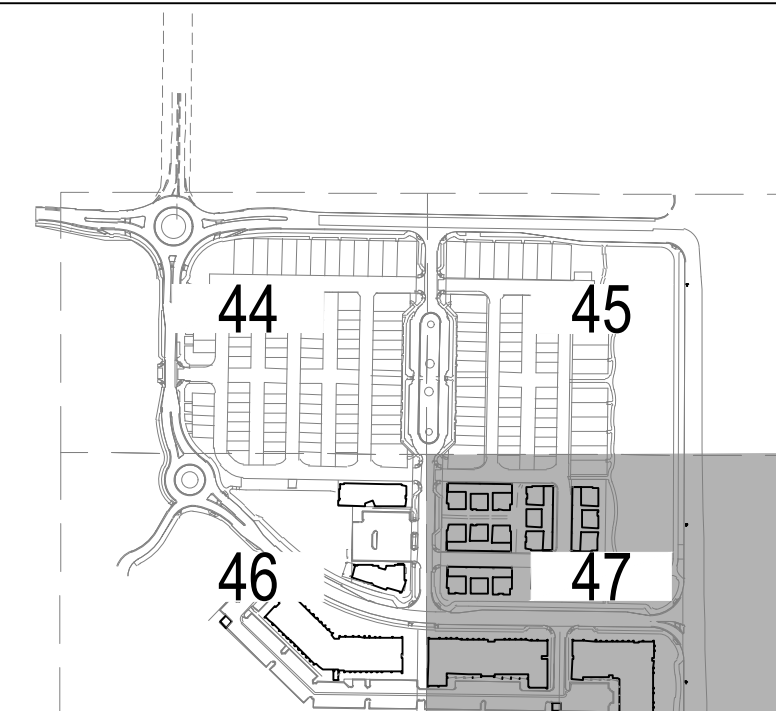
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATCHLINE SHEET 45

PHASE 2

MATCHLINE SHEET 46

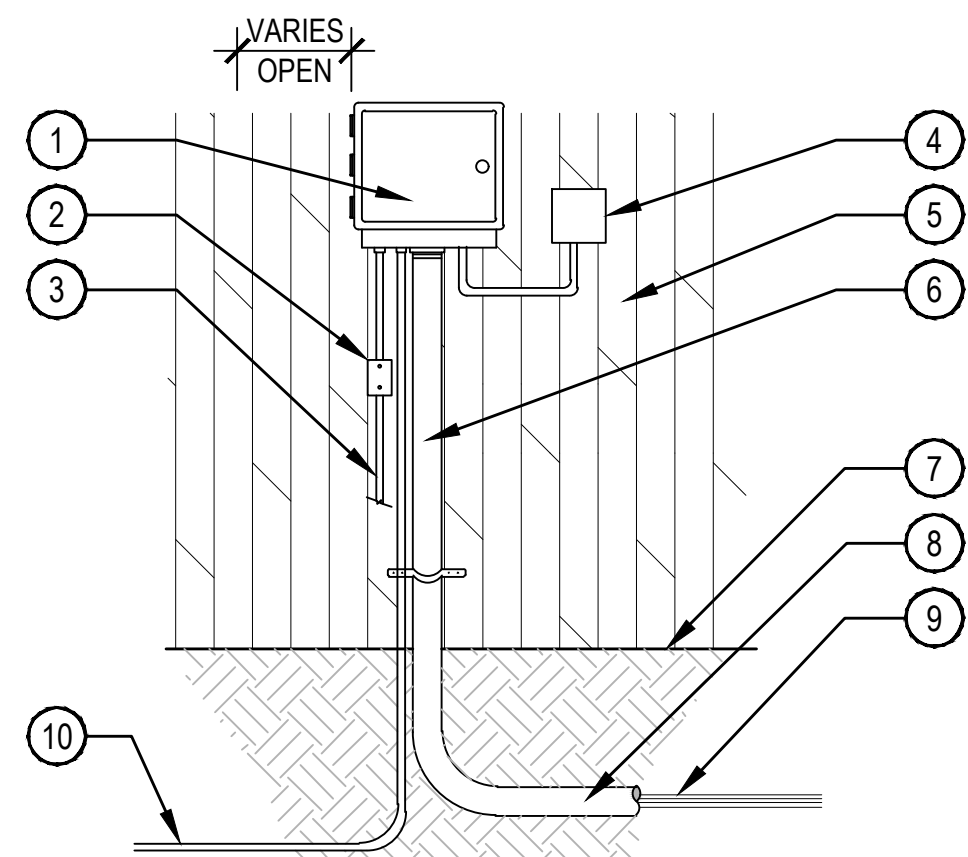
KEY MAP





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

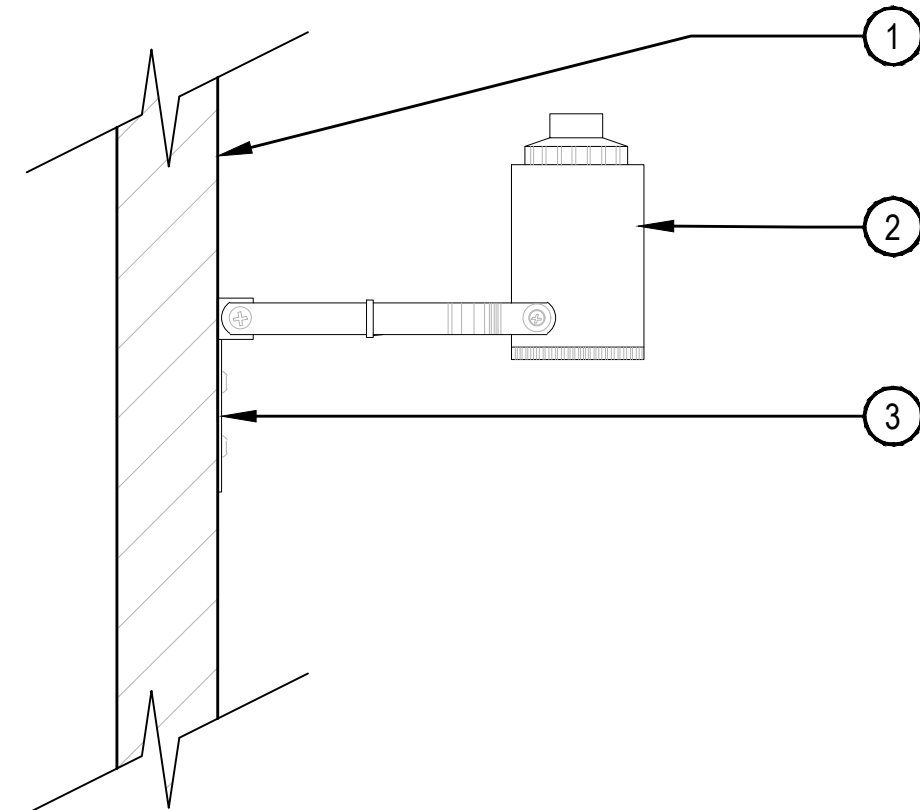
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CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



- NOTE:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
  2. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
  3. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
  4. PROVIDE LOCK FOR ENCLOSURE.

1 CONTROLLER WALL MOUNT EXTERIOR

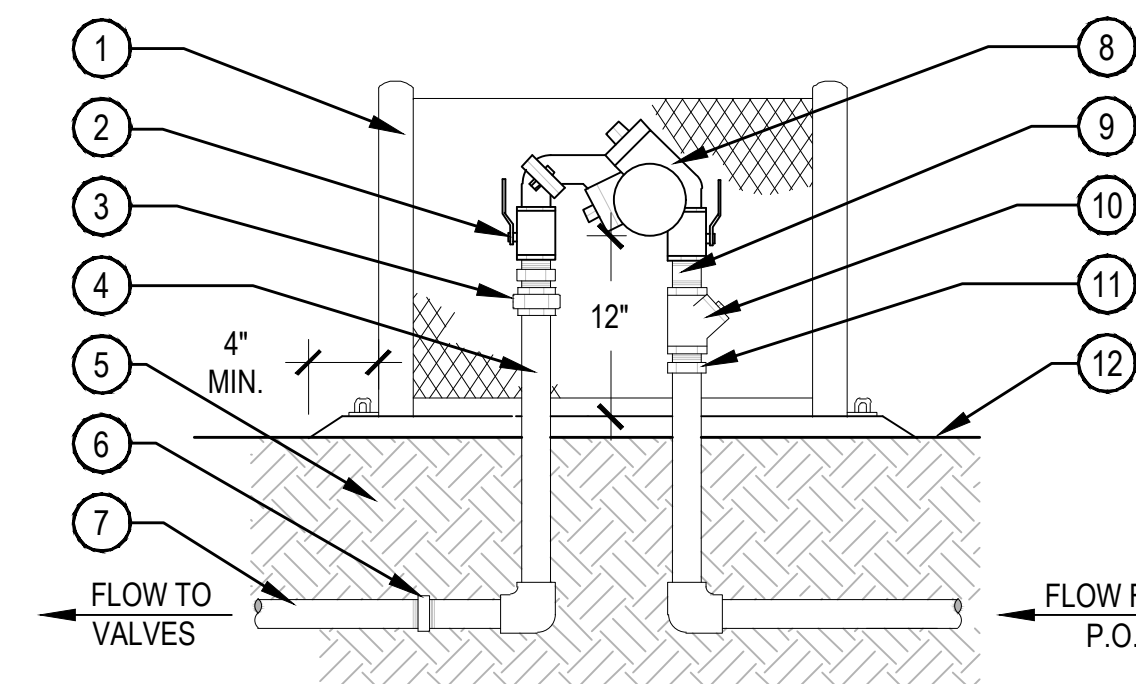
NTS



- NOTE:
1. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
  2. FINAL LOCATION AND MOUNTING SYSTEM TO BE DETERMINED BY OWNER.
  3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

2 RAIN SENSOR SURFACE MOUNT

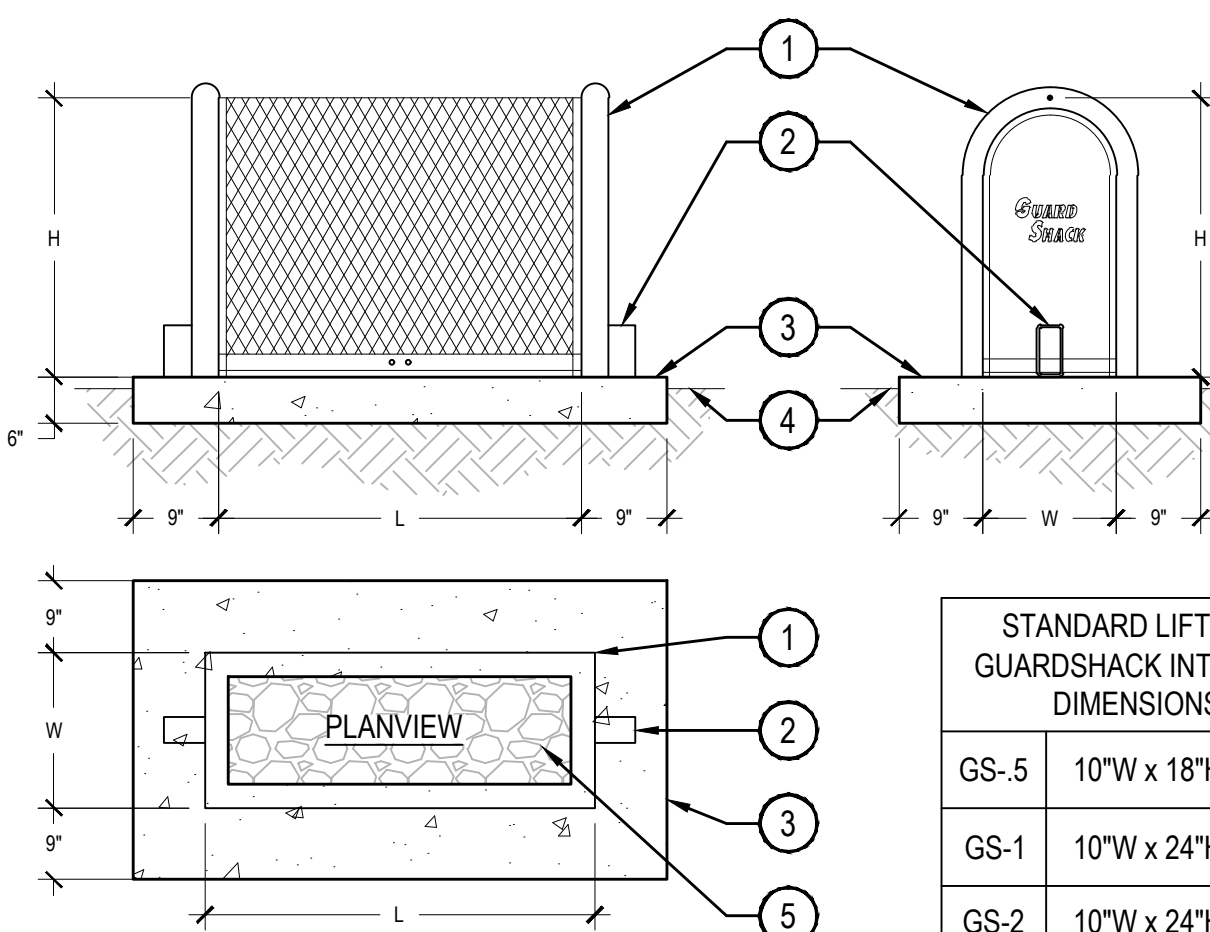
NTS



- NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
  2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
  3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
  4. PROVIDE THRUST BLOCKS FOR LINES 2-1/2" OR LARGER.

3 BACKFLOW FEBCO 825YA

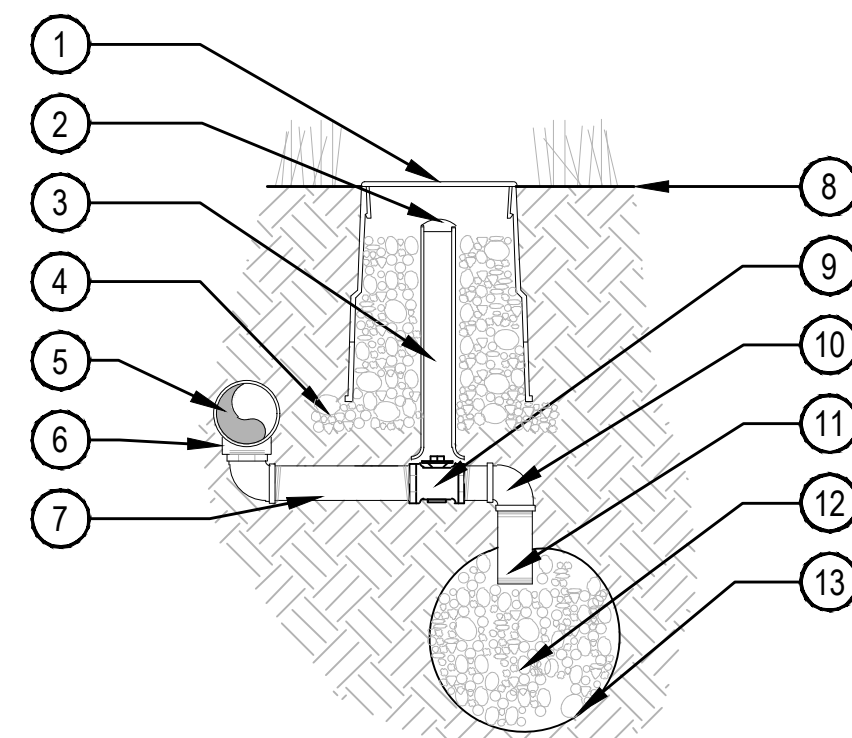
NTS



- NOTE:
1. INSTALL GUARDSHACK LIFT-OFF UNIT 51 POWDER COATED STEEL GUARD SHACK PER MANUFACTURER'S SPECIFICATIONS.
  2. ALL BOLTS FOR MOUNTING BRACKETS SHALL BE ZINC PLATED TAMPER PROOF.
  3. PRODUCT AVAILABLE FROM GUARDSHACK 3831 E. GROVE ST. PHOENIX, AZ 85040, PH: (602) 426-1002 EXT. 422 FX: (602) 426-1005
  4. PROVIDE KEYED PADLOCK, MASTER LOCK MODEL #957 W/ (2) TWO KEYS FOR LOCKING SECURITY ENCLOSURE.

4 BACKFLOW ENCLOSURE LIFT-OFF

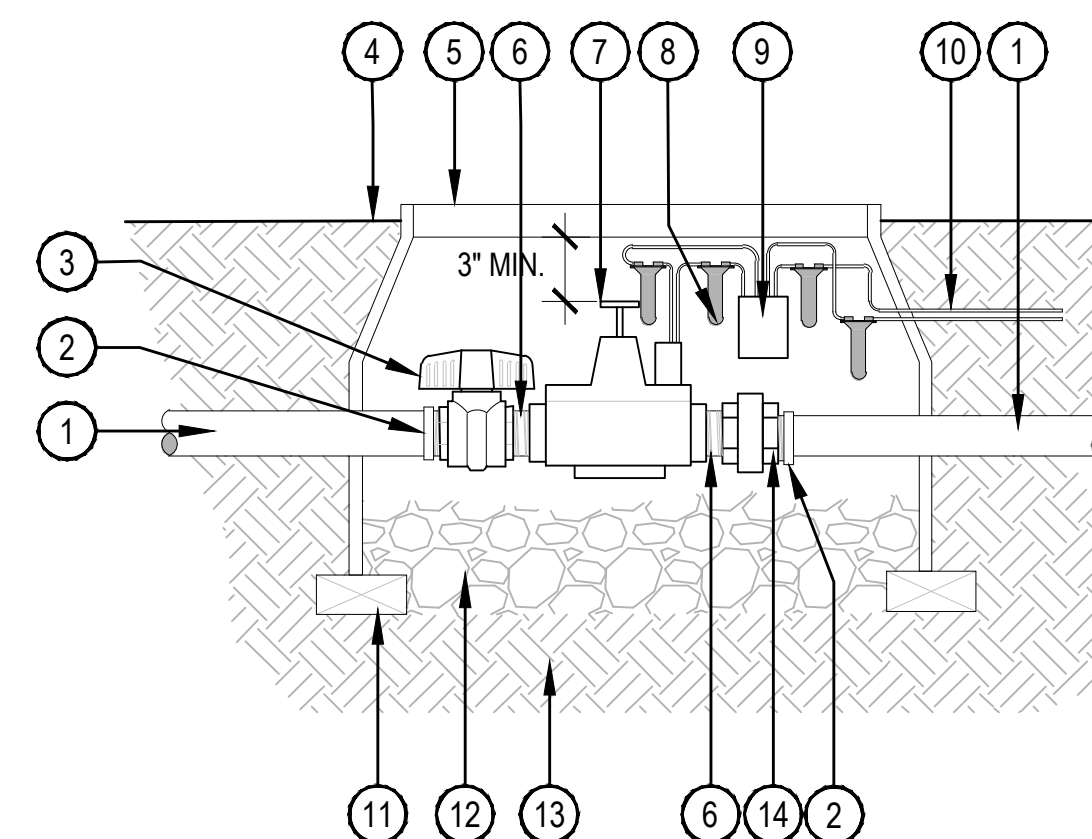
SCLAE: NTS



- NOTE:
1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
  2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

5 MANUAL DRAIN VALVE

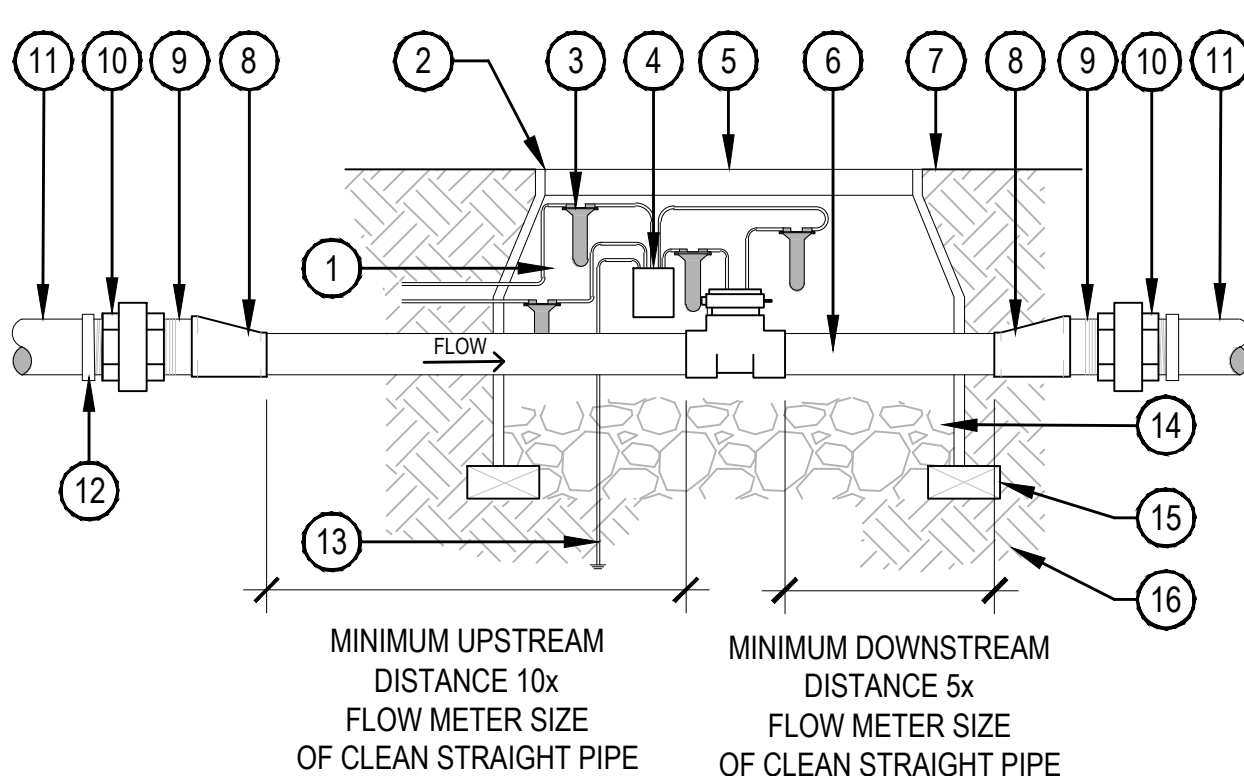
SCALE: NTS



- NOTE:
1. INSTALL MASTER VALVE AND DECODER PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

6 MASTER VALVE

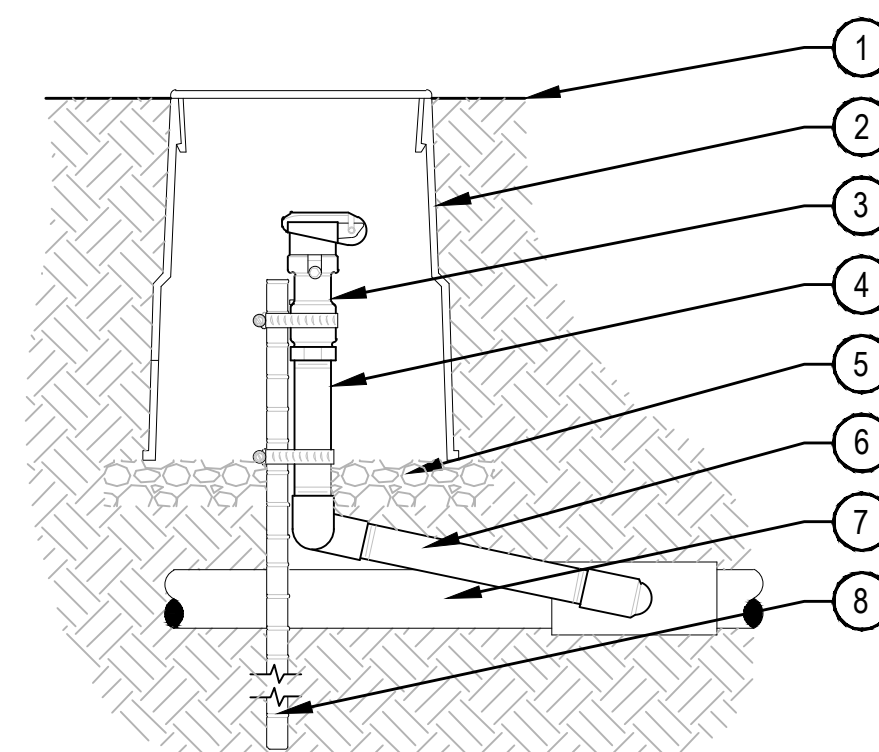
SCALE: NTS



- NOTE:
1. INSTALL FLOW SENSOR AND SENSOR DECODER PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

7 FLOW SENSOR DECODER

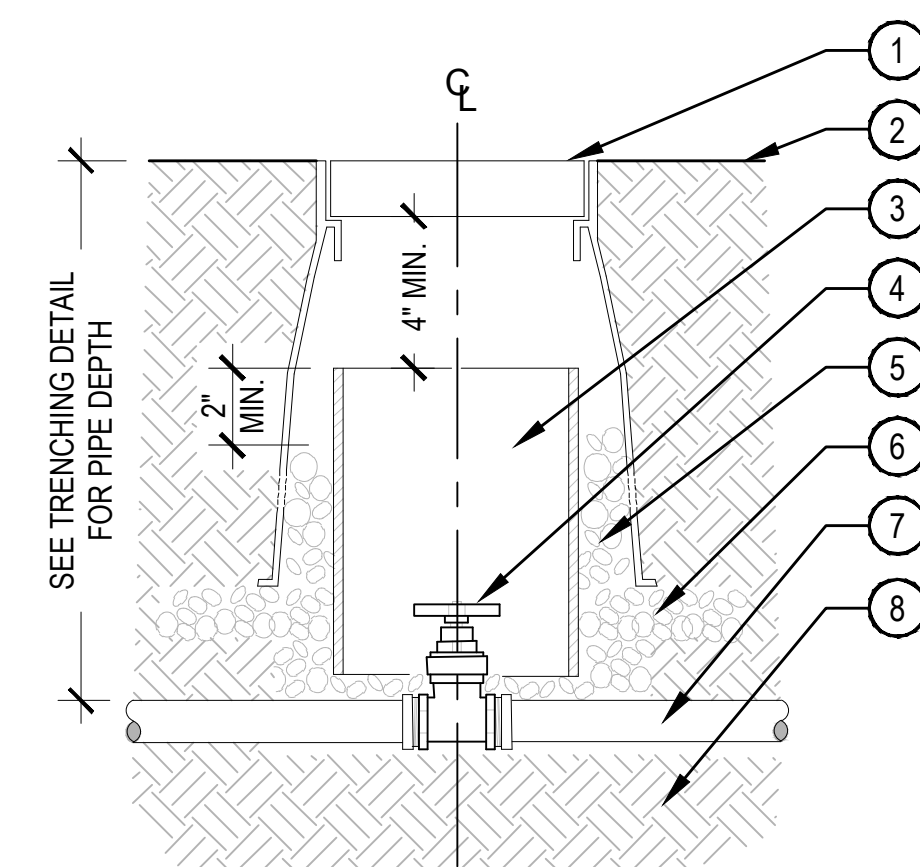
SCALE: NTS



- NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
  2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
  3. QUICK COUPLER SHALL HAVE YELLOW LOCKING RUBBER COVER.
  4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.
  5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

8 QUICK COUPLER

SCALE: NTS



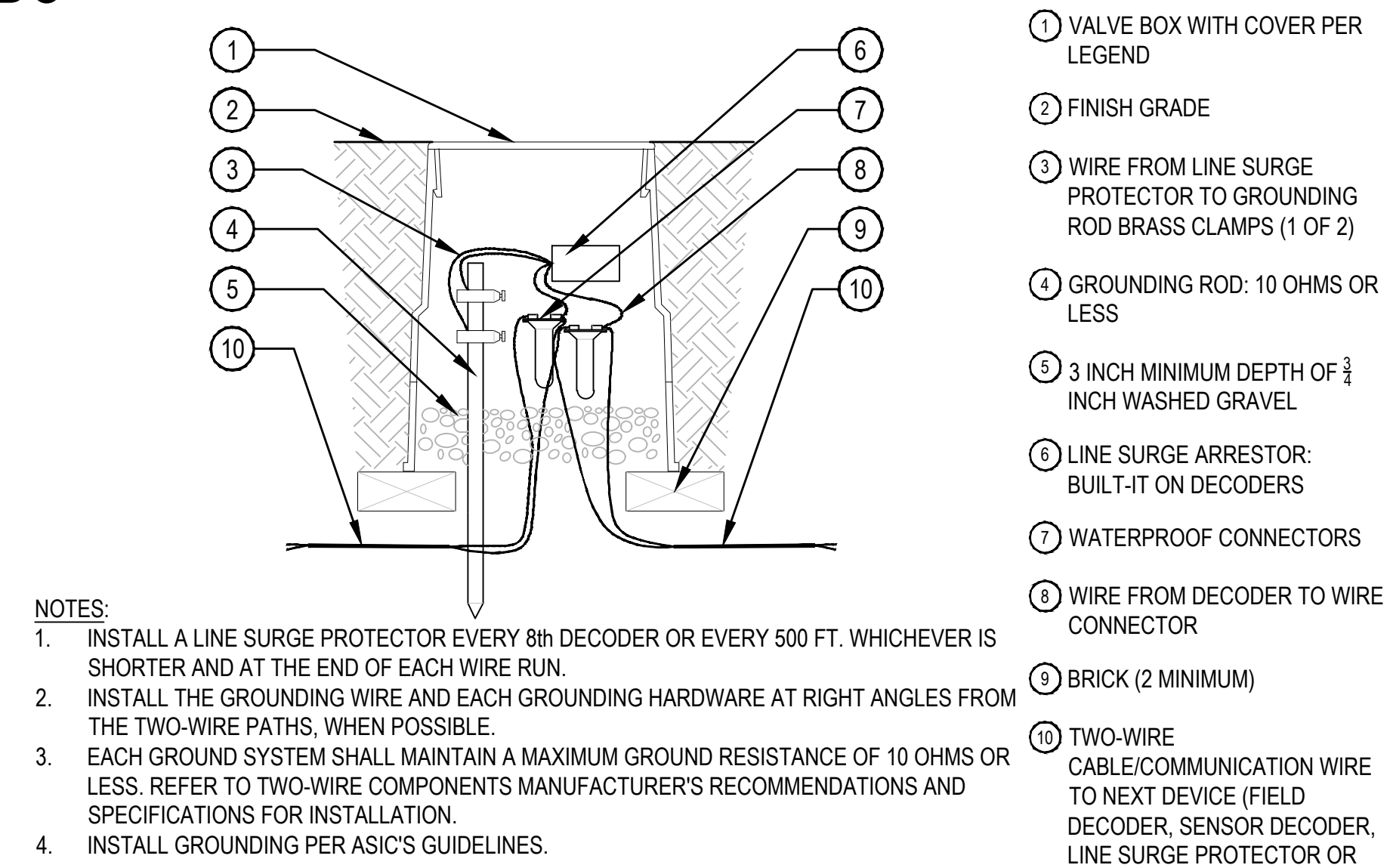
- NOTE:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
  2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
  3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

9 GATE VALVE 3" AND SMALLER

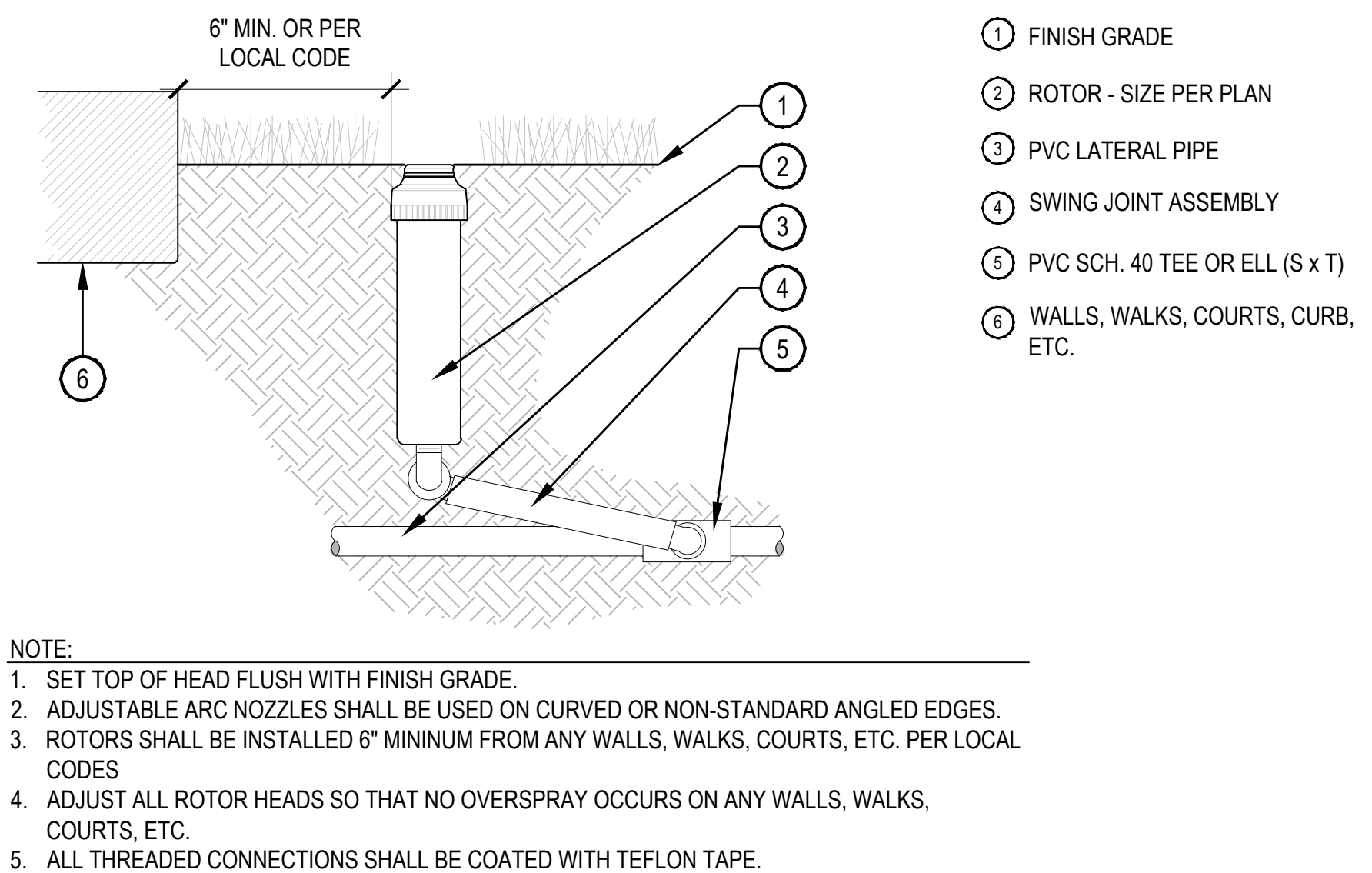
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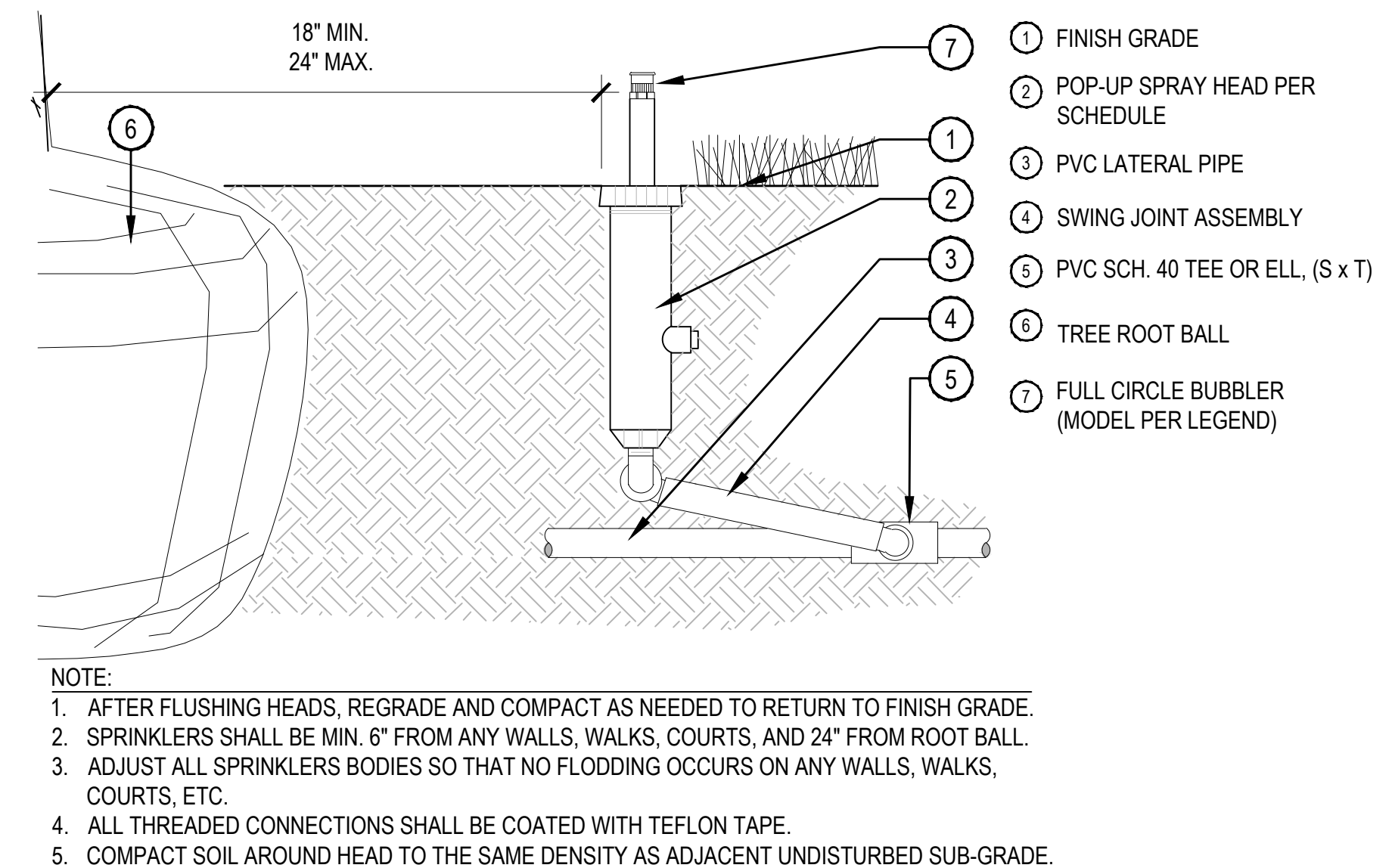
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



SCALE: NTS



SCALE: NTS



SCALE: NTS

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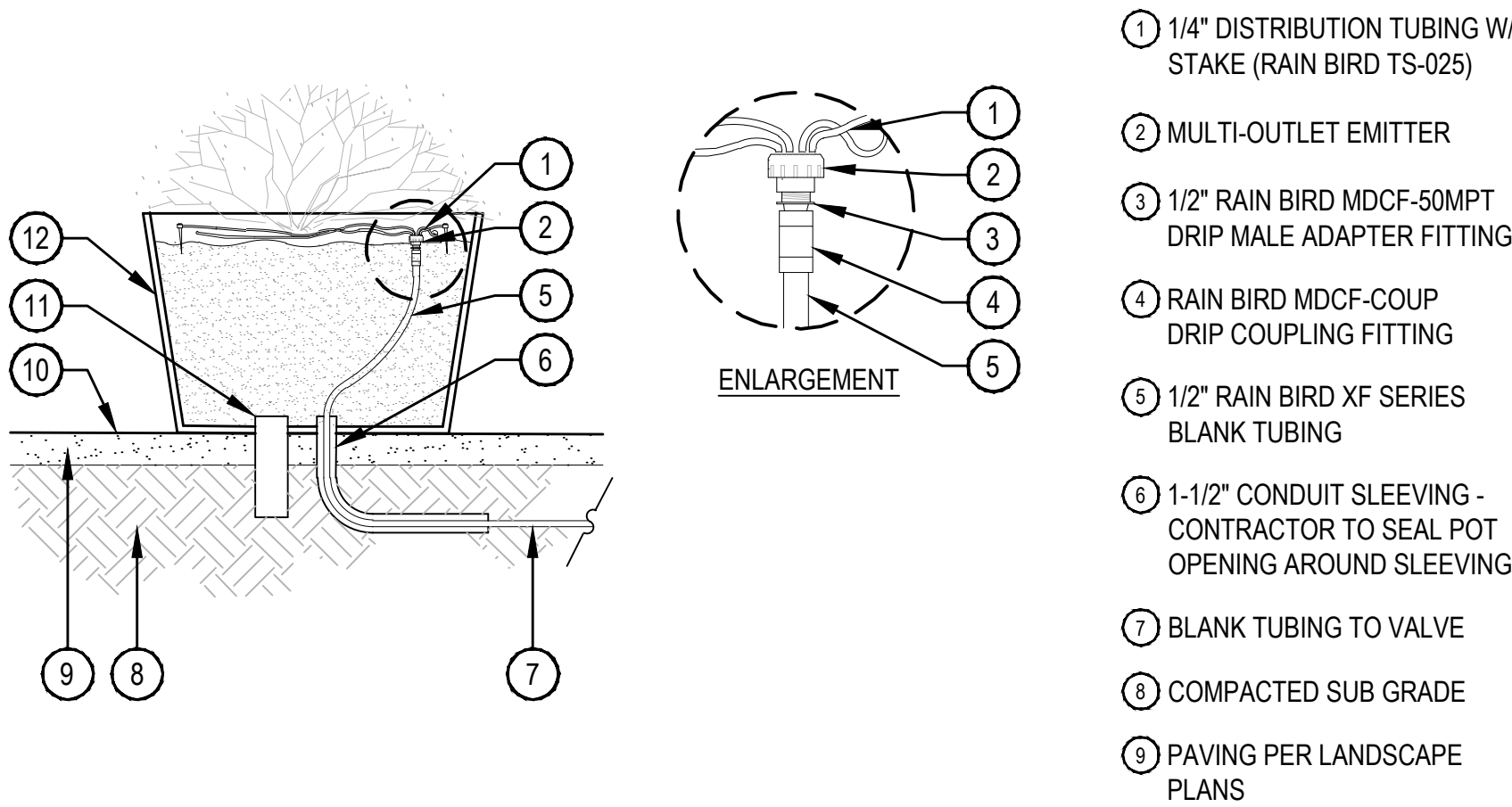
SHEET TITLE:  
IRRIGATION  
DETAILS

CHECKED BY: JB  
DRAWN BY: RN & JR



# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

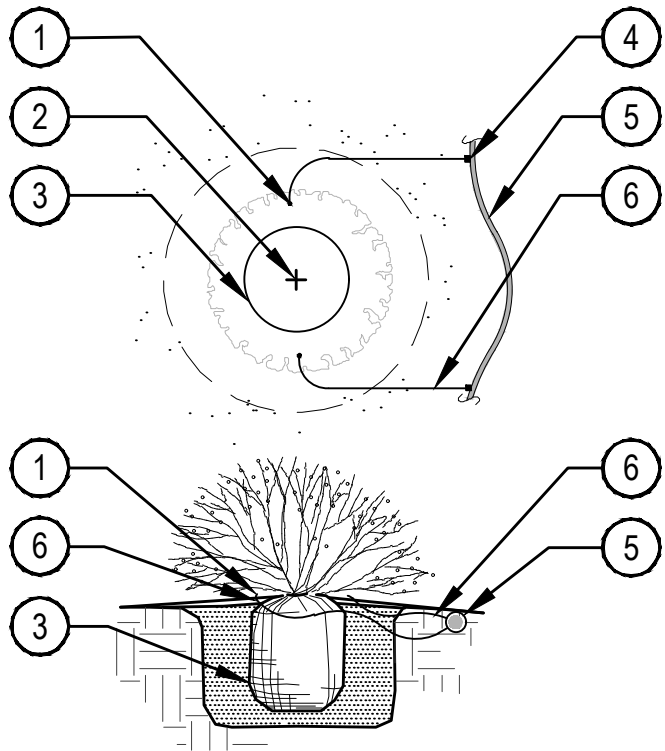


## NOTES:

1. CONTRACTOR SHALL ALLOCATE ADDITIONAL LENGTH IN BLANK TUBING WITHIN PLANTER FOR MAINTENANCE PURPOSES.
2. CONDUIT SLEEVING TO EXTEND 2 FEET FROM PLANTER BOX.

### 1 MULTI-OUTLET EMITTER IN RAISED PLANTERS

NTS



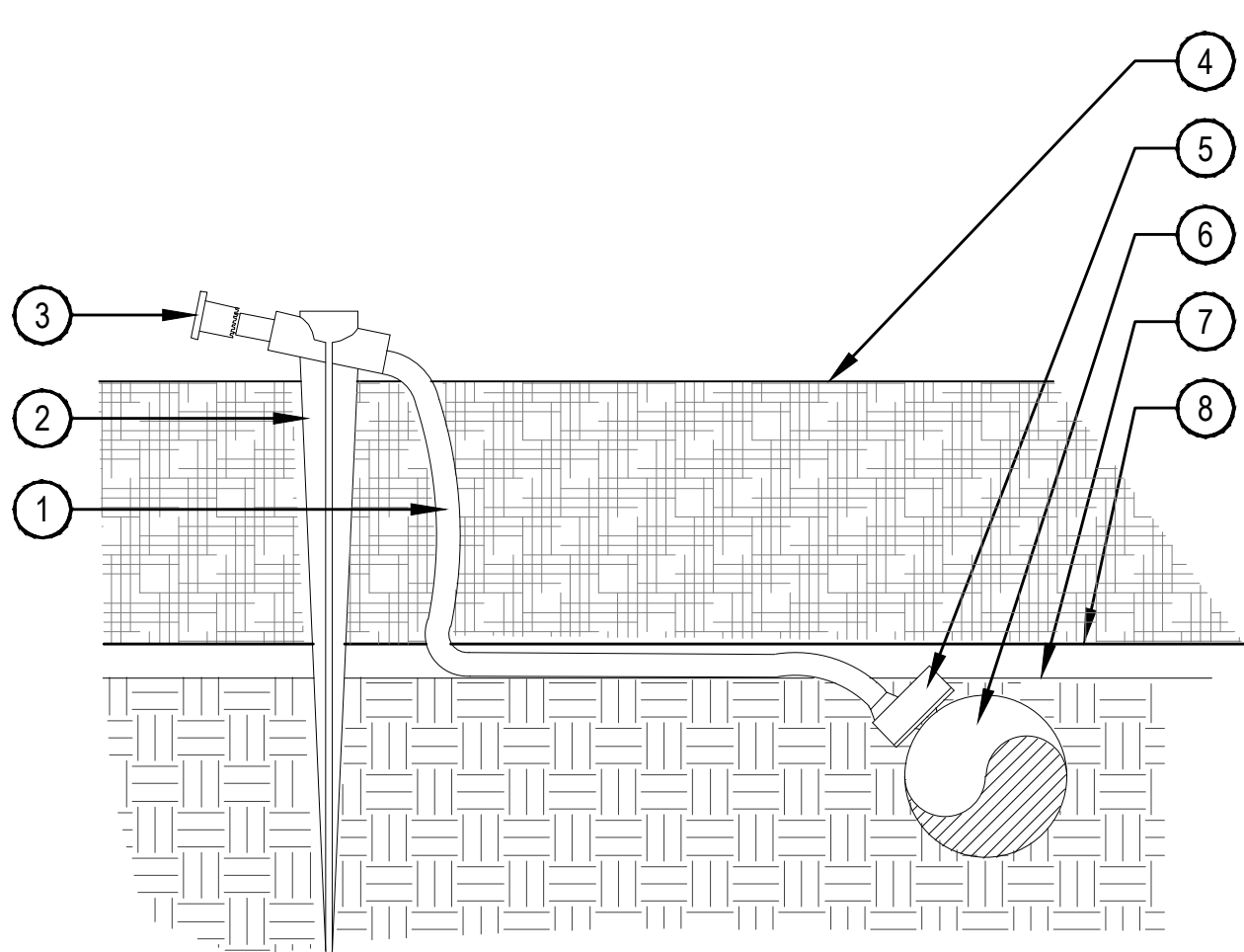
- 1 DIFFUSER CAP W/ DRIP STAKE
- 2 PLANT CENTER
- 3 PLANT ROOTBALL
- 4 SINGLE OUTLET EMITTER
- 5 3/4" POLYETHYLENE DRIP TUBING
- 6 1/4" DISTRIBUTION TUBING  
(LENGTH NOT TO EXCEED 8')

## NOTE:

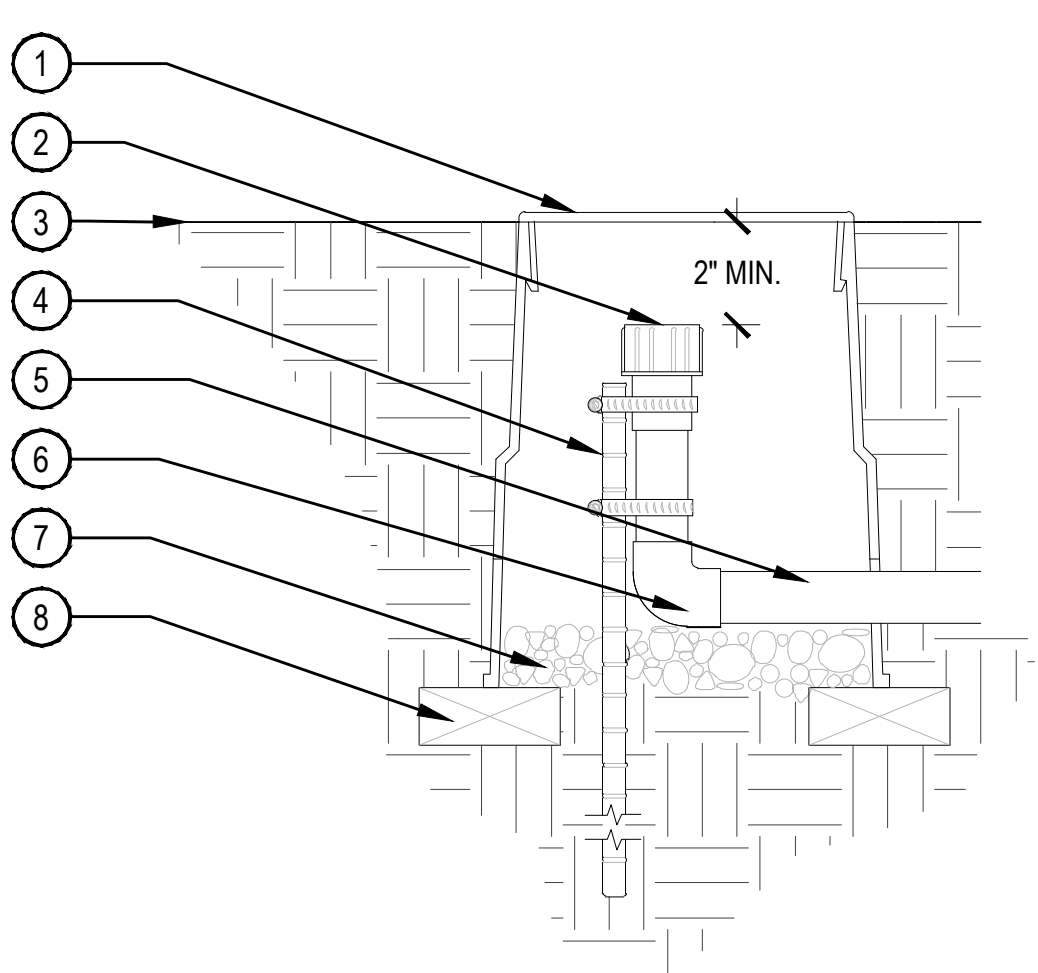
1. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
3. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
4. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE.
5. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.
6. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

### 4 SINGLE OUTLET EMITTER PLACEMENT

SCALE: NTS



- 1 1/4" DISTRIBUTION TUBING. RUN  
TUBING UNDER WEED BARRIER  
FABRIC TO PLANT.  
LENGTH NOT TO EXCEED 8'
- 2 UNIVERSAL 1/4" STAKE
- 3 DIFFUSER CAP
- 4 TOP OF MULCH
- 5 PRESSURE COMPENSATING  
EMITTER PER EMITTER  
SCHEDULE. INSTALL EMITTER AT  
45° TO 60° ANGLE
- 6 3/4" POLYETHYLENE TUBING  
SET WITH TOP OF TUBING FLUSH  
WITH FINISH GRADE OF SOIL
- 7 FINISH GRADE OF SOIL
- 8 WEED BARRIER FABRIC



## NOTE:

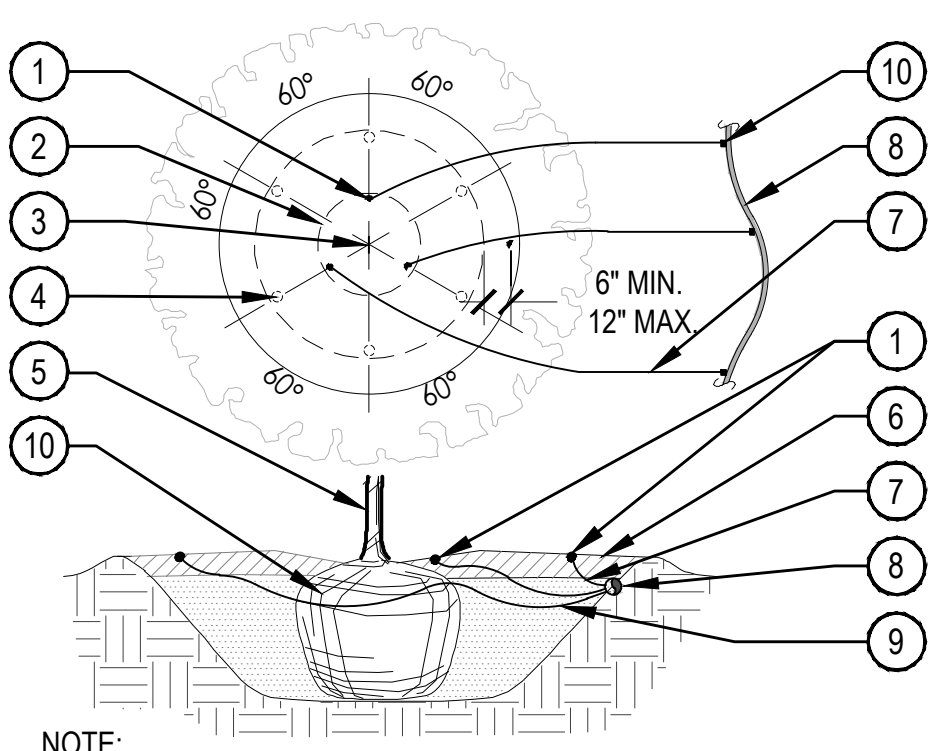
1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
2. SECURE STAKE TO FLUSH END CAP WITH A MIN. OF TWO S.S. CLAMPS.

### 3 DRIP FLUSH END CAP

SCALE: NTS

### 2 SINGLE OUTLET EMITTER

SCALE: NTS



- 1 EMISSION POINT. DIFFUSER CAP  
W/ DRIP STAKE (TYP.)
- 2 PLANT ROOT BALL (TYP.)
- 3 PLANT CENTER (TYP.)
- 4 SECOND EMISSION POINTS SEE  
NOTE 3 BELOW
- 5 TREE TRUNK
- 6 MULCH LAYER
- 7 1/4" DISTRIBUTION TUBING  
(LENGTH NOT TO EXCEED 8')
- 8 3/4" POLYETHYLENE DRIP TUBING
- 9 SINGLE OUTLET EMITTER
- 10 ROOTBALL

## NOTE:

1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.
4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

### 5 TREE EMITTER PLACEMENT

SCALE: NTS



# WILLOUGHBY CORNER SITE PLAN - PHASE 1

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CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL	DESCRIPTION
B-1	BRICK VENEER, LIGHT COLORED
B-2	BRICK VENEER, DARK COLORED
B-3	BRICK VENEER, CHARCOAL
MT-1	METAL PANEL, CHARCOAL
P-1	FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR
P-2	FIBER CEMENT BOARD & BATTEN SIDING
P-3	FIBER CEMENT 6" LAP SIDING
P-4	FIBER CEMENT VERTICAL WOOD GRAIN
P-5	FIBER CEMENT SHINGLE WALL PANEL
P-6	FIBER CEMENT 10" LAP SIDING BOARD
P-7	FIBER CEMENT PANEL BOARD SIDING
P-8	FIBER CEMENT VERTICAL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	MEMBRANE ROOF
RF-3	STANDING SEAM ROOF

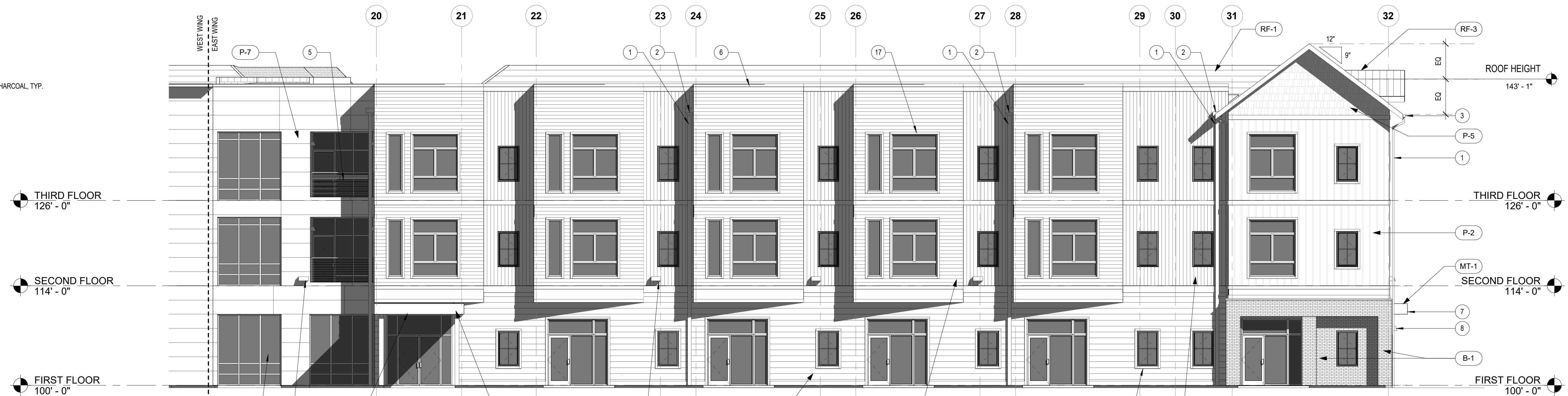
## NOTES LEGEND ELEVATIONS

- 1 DOWNSPOUT, CHARCOAL, TYP.
- 2 SCUPPER, CHARCOAL, TYP.
- 3 GUTTER, CHARCOAL, TYP.
- 4 STOREFRONT WINDOWS
- 5 BALCONY
- 6 FLAT ROOF BEYOND
- 7 METAL CANOPY, CHARCOAL
- 8 LIGHT WALL PACK
- 9 FIBERGLASS WINDOWS, TYP.
- 10 UTILITY METER
- 11 FIRE ALARM STROBE/HORN
- 12 PATIO AREA
- 14 ROOFTOP ACCESS
- 15 GLULAM COLUMN
- 16 HM DOOR, PAINTED, DARK BRONZE, CHARCOAL, TYP.
- 17 WINDOW TRIM, CHARCOAL, TYP.
- 18 WINDOW TRIM, WHITE, TYP.



1 SOUTH ELEVATION OVERALL  
1/16" = 1'-0"

0 8' 16' 32'



2 SOUTH ELEVATION EAST WING  
1/8" = 1'-0"

0 4' 8' 16'



3 SOUTH ELEVATION WEST WING  
1/8" = 1'-0"

0 4' 8' 16'

WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
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CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
SENIOR BLDG  
ELEVATIONS





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RF-3	STANDING SEAM ROOF

- (X) NOTES LEGEND ELEVATIONS
- 1 DOWNSPOUT, CHARCOAL, TYP.
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  - 3 GUTTER, CHARCOAL, TYP.
  - 4 STOREFRONT WINDOWS
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  - 14 ROOFTOP ACCESS
  - 15 GLULAM COLUMN
  - 16 HM DOOR, PAINTED, DARK BRONZE, CHARCOAL, TYP.
  - 17 WINDOW TRIM, CHARCOAL, TYP.
  - 18 WINDOW TRIM, WHITE, TYP.





# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

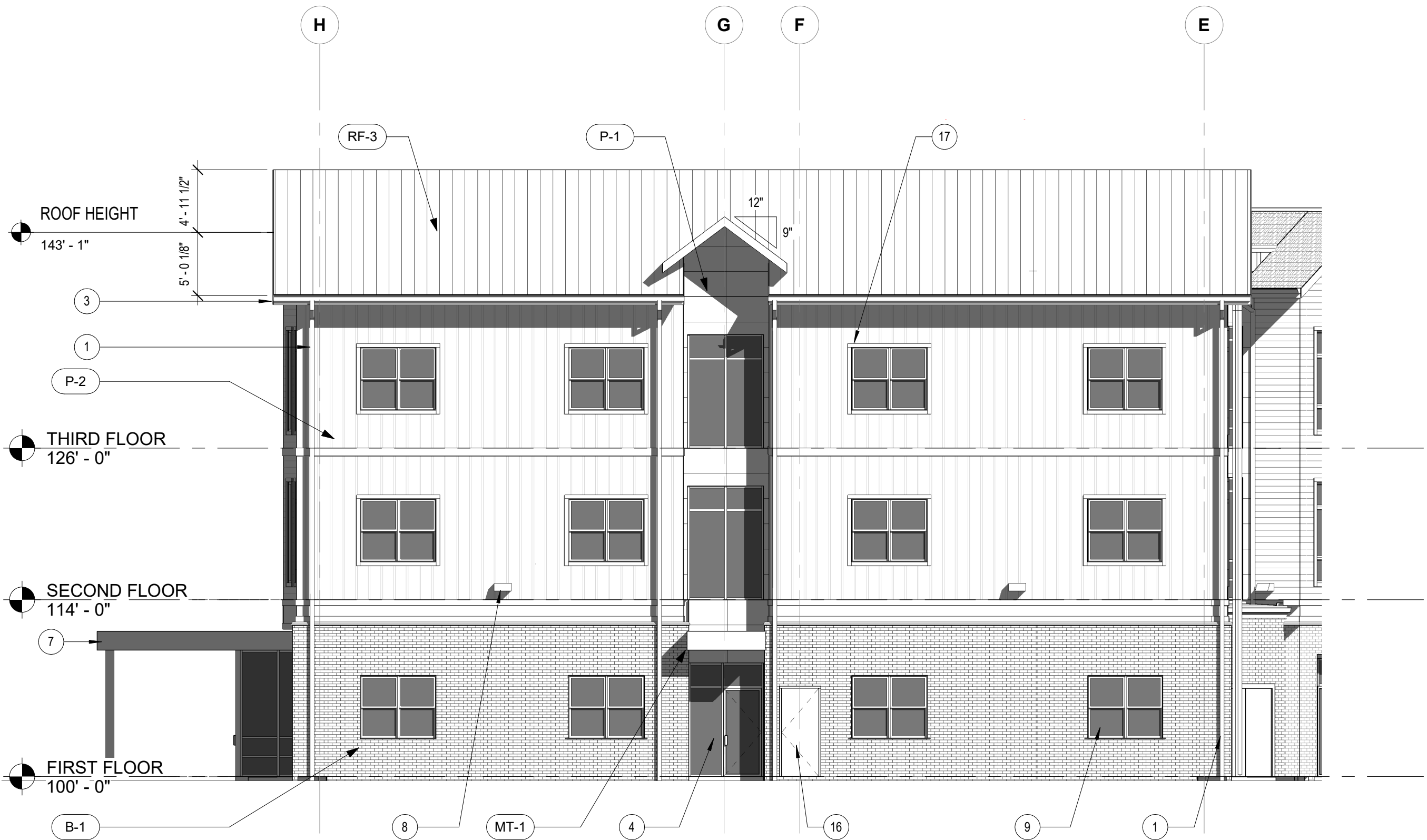
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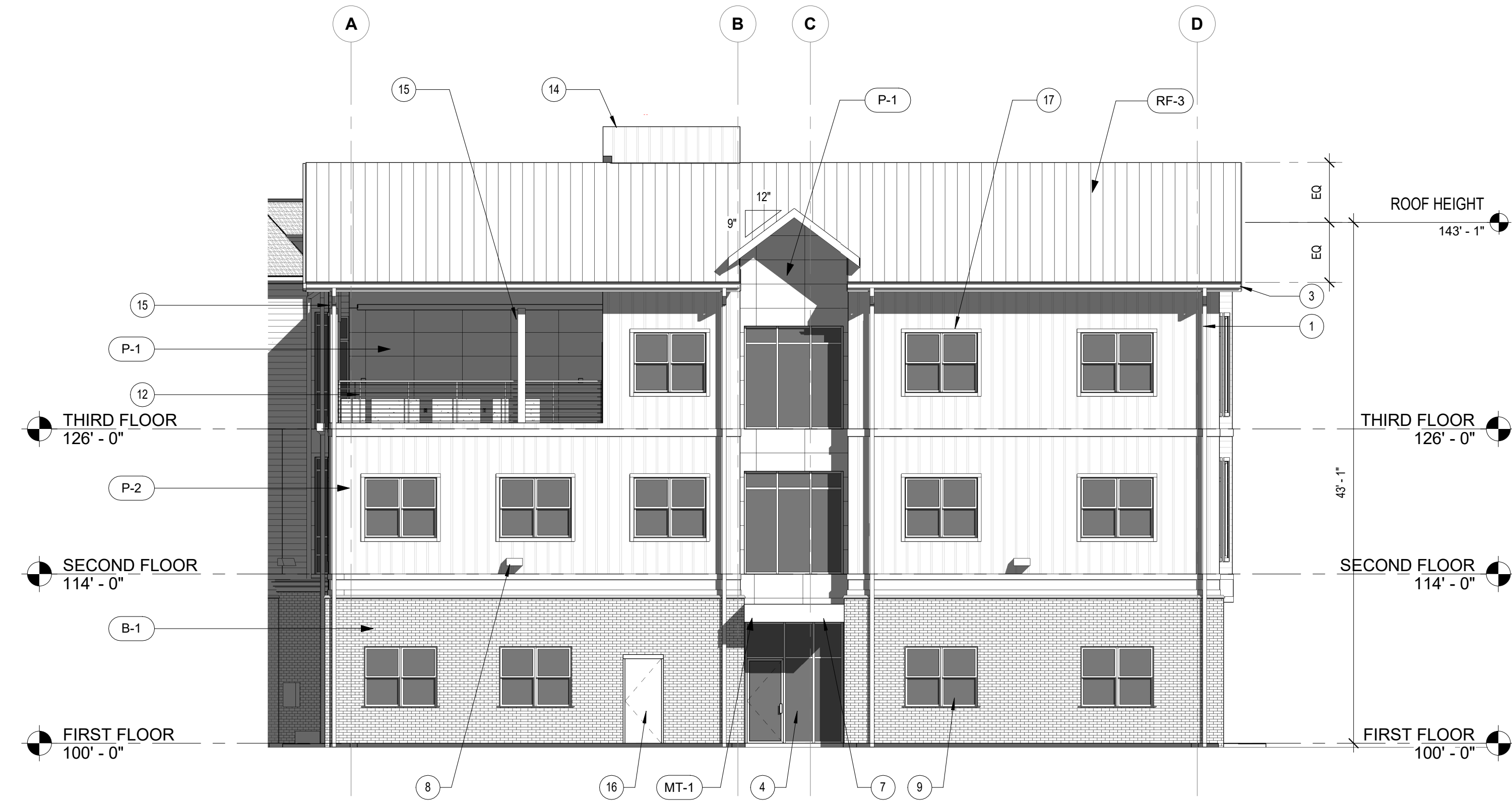
1 EAST ELEVATION OVERALL-SPAR  
1/16" = 1'-0"



3 EAST ELEVATION EAST WING END  
1/8" = 1'-0"



2 WEST ELEVATION OVERALL-SPAR  
1/16" = 1'-0"



4 NW ELEVATION WEST WING END-SPAR  
1/8" = 1'-0"

WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

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SHEET TITLE:  
SENIOR BLDG  
ELEVATIONS





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
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- (X) NOTES LEGEND ELEVATIONS
- 1 DOWNSPOUT, CHARCOAL, TYP.
  - 2 SCUPPER AND DOWNSPOUT, CHARCOAL, TYP.
  - 3 GUTTER, CHARCOAL, TYP.
  - 4 STOREFRONT AT PUBLIC AREAS
  - 5 EXPOSED WOOD TRUSS
  - 6 FLAT ROOF BEYOND
  - 7 METAL CANOPY, CHARCOAL
  - 8 LIGHT WALL PACK
  - 9 FIBERGLASS WINDOW, TYP.
  - 10 WINDOW TRIM, CHARCOAL, TYP.
  - 11 WINDOW TRIM, WHITE, TYP.
  - 12 PATIO AREA
  - 13 HM DOOR, PAINTED, CHARCOAL, TYP.
  - 14 ROOFTOP ACCESS
  - 15 GLULAM COLUMN
  - 17 HSS COLUMN, WRAPPED W FIBER CEMENT TRIM BOARD, CHARCOAL
  - 18 SWING PATIO DOORS
  - 19 F.D.C.



1 NORTH ELEVATION - MULTI-FAMILY BUILDING 1 (MF-1)  
3/32" = 1'-0"



2 SOUTH ELEVATION - MULTI-FAMILY BUILDING 1 (MF-1)  
3/32" = 1'-0"

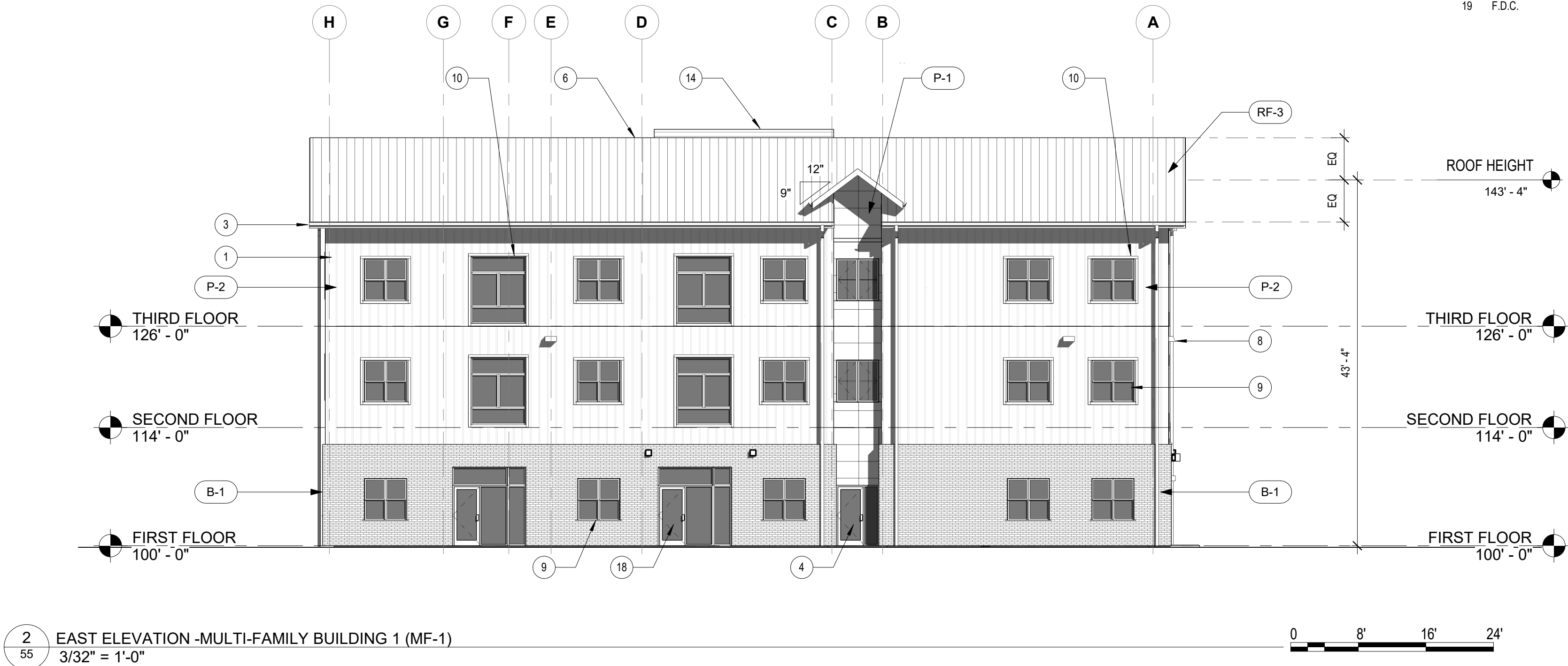


# WILLOUGHBY CORNER SITE PLAN - PHASE 1

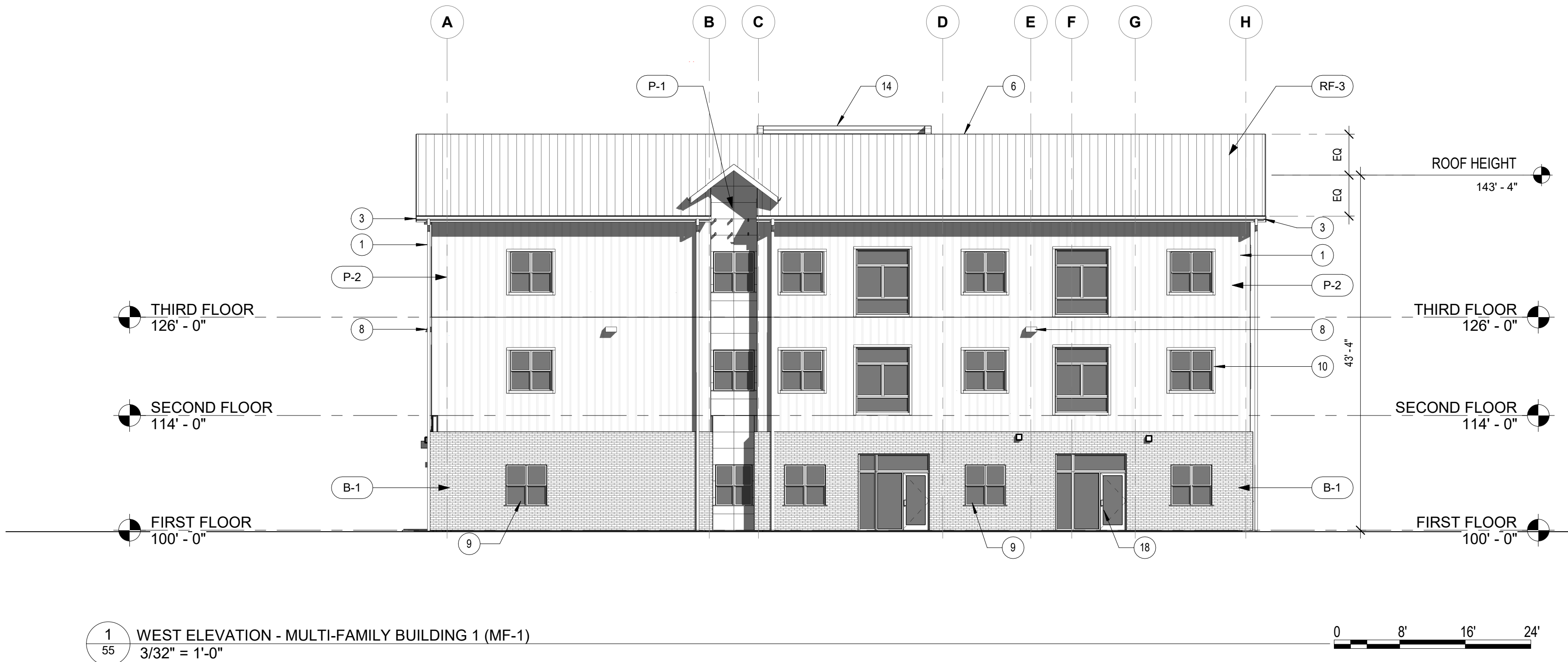
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL	DESCRIPTION
B-1	BRICK VENEER, LIGHT COLORED
B-2	BRICK VENEER, DARK COLORED
B-3	BRICK VENEER, CHARCOAL
MT-1	FIBER CEMENT 6" LAP SIDING
MT-1	METAL PANEL
P-1	FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR
P-2	FIBER CEMENT BOARD & BATTEN SIDING
P-3	FIBER CEMENT 6" LAP SIDING
P-4	FIBER CEMENT VERTICAL WOOD GRAIN
P-5	FIBER CEMENT SHINGLE WALL PANEL
P-6	FIBER CEMENT 10" LAP SIDING
P-7	FIBER CEMENT PANEL BOARD SIDING
P-8	FIBER CEMENT VERTICAL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	MEMBRANE ROOF
RF-3	STANDING SEAM ROOF

- (X) NOTES LEGEND ELEVATIONS
- 1 DOWNSPOUT, CHARCOAL, TYP.
  - 2 SCUPPER AND DOWNSPOUT, CHARCOAL, TYP.
  - 3 GUTTER, CHARCOAL, TYP.
  - 4 STOREFRONT AT PUBLIC AREAS
  - 5 EXPOSED WOOD TRUSS
  - 6 FLAT ROOF BEYOND
  - 7 METAL CANOPY, CHARCOAL
  - 8 LIGHT WALL PACK
  - 9 FIBERGLASS WINDOW, TYP.
  - 10 WINDOW TRIM, CHARCOAL, TYP.
  - 11 WINDOW TRIM, WHITE, TYP.
  - 12 PATIO AREA
  - 13 HM DOOR, PAINTED, CHARCOAL, TYP.
  - 14 ROOFTOP ACCESS
  - 15 GLULAM COLUMN
  - 17 HSS COLUMN, WRAPPED W FIBER CEMENT TRIM BOARD, CHARCOAL
  - 18 SWING PATIO DOORS
  - 19 F.D.C.



2 EAST ELEVATION - MULTI-FAMILY BUILDING 1 (MF-1)  
3/32" = 1'-0"



1 WEST ELEVATION - MULTI-FAMILY BUILDING 1 (MF-1)  
3/32" = 1'-0"



MATERIAL	DESCRIPTION
B-1	BRICK, LIGHT COLORED
B-2	BRICK, DARK COLORED
B-3	BRICK, CHARCOAL
MT-1	METAL PANEL
P-1	FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR
P-2	FIBER CEMENT BOARD & BATTEN SIDING
P-3	FIBER CEMENT 6" LAP SIDING
P-4	FIBER CEMENT VERTICAL WOOD GRAIN
P-5	FIBER CEMENT SHINGLE WALL PANEL
P-6	FIBER CEMENT 10" LAP SIDING BOARD
P-7	FIBER CEMENT PANEL BOARD SIDING
P-8	FIBER CEMENT VERTICAL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	MEMBRANE ROOF
RF-3	STANDING SEAM METAL ROOF

(X) NOTES LEGEND ELEVATIONS

- 1 DOWNSPOUT, CHARCOAL, TYP.
- 2 SCUPPER AND DOWNSPOUT, CHARCOAL, TYP.
- 3 GUTTER, CHARCOAL, TYP.
- 4 STOREFRONT AT PUBLIC AREAS
- 5 EXPOSED WOOD TRUSSES
- 6 FLAT ROOF BEYOND
- 7 METAL CANOPY, CHARCOAL
- 8 LIGHT WALL PACK
- 9 FIBERGLASS WINDOWS, TYP.
- 10 HUI DOOR, PAINTED, CHARCOAL, TYP
- 11 F.D.C.
- 12 PATIO AREA
- 13 ELECTRICAL EQUIPMENT
- 14 ROOFTOP ACCESS
- 15 GLULAM COLUMN
- 16 HSS COLUMN, WRAPPED W CHARCOAL FIBER CEMENT TRIM
- 17 WINDOW TRIM, CHARCOAL, TYP.
- 18 WINDOW TRIM, WHITE, TYP.

# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO





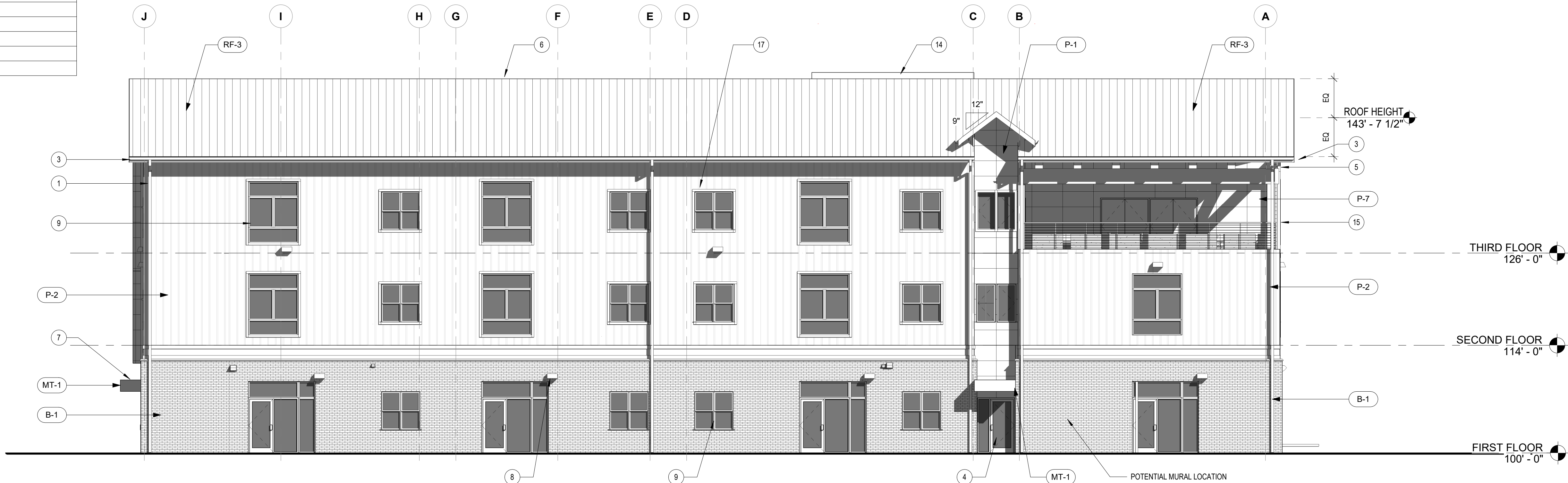
# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL	DESCRIPTION
B-1	BRICK, LIGHT COLORED
B-2	BRICK, DARK COLORED
B-3	BRICK, CHARCOAL
MT-1	METAL PANEL
P-1	FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR
P-2	FIBER CEMENT BOARD & BATTEN SIDING
P-3	FIBER CEMENT 6" LAP SIDING
P-4	FIBER CEMENT VERTICAL WOOD GRAIN
P-5	FIBER CEMENT SHINGLE WALL PANEL
P-6	FIBER CEMENT 10" LAP SIDING BOARD
P-7	FIBER CEMENT PANEL BOARD SIDING
P-8	FIBER CEMENT VERTICAL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	MEMBRANE ROOF
RF-3	STANDING SEAM METAL ROOF

(X) NOTES LEGEND ELEVATIONS

- 1 DOWNSPOUT, CHARCOAL, TYP.
- 2 SCUPPER AND DOWNSPOUT, CHARCOAL, TYP.
- 3 GUTTER, CHARCOAL, TYP.
- 4 STOREFRONT AT PUBLIC AREAS
- 5 EXPOSED WOOD TRUSSES
- 6 FLAT ROOF BEYOND
- 7 METAL CANOPY, CHARCOAL
- 8 LIGHT WALL PACK
- 9 FIBERGLASS WINDOWS, TYP.
- 10 HUI DOOR, PAINTED, CHARCOAL, TYP.
- 11 F.D.C.
- 12 PATIO AREA
- 13 ELECTRICAL EQUIPMENT
- 14 ROOFTOP ACCESS
- 15 GLULAM COLUMN
- 16 HSS COLUMN, WRAPPED W CHARCOAL FIBER CEMENT TRIM
- 17 WINDOW TRIM, CHARCOAL, TYP.
- 18 WINDOW TRIM, WHITE, TYP.



1 EAST ELEVATION - MULTIFAMILY BUILDING2 (MF-2)  
1/8" = 1'-0"



2 WEST ELEVATION - MULTIFAMILY BUILDING 2 (MF-2)  
1/8" = 1'-0"



## WILLOUGHBY CORNER SITE PLAN - PHASE 1 LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
MF2 BUILDING  
ELEVATIONS





# WILLOUGHBY CORNER SITE PLAN - PHASE 1

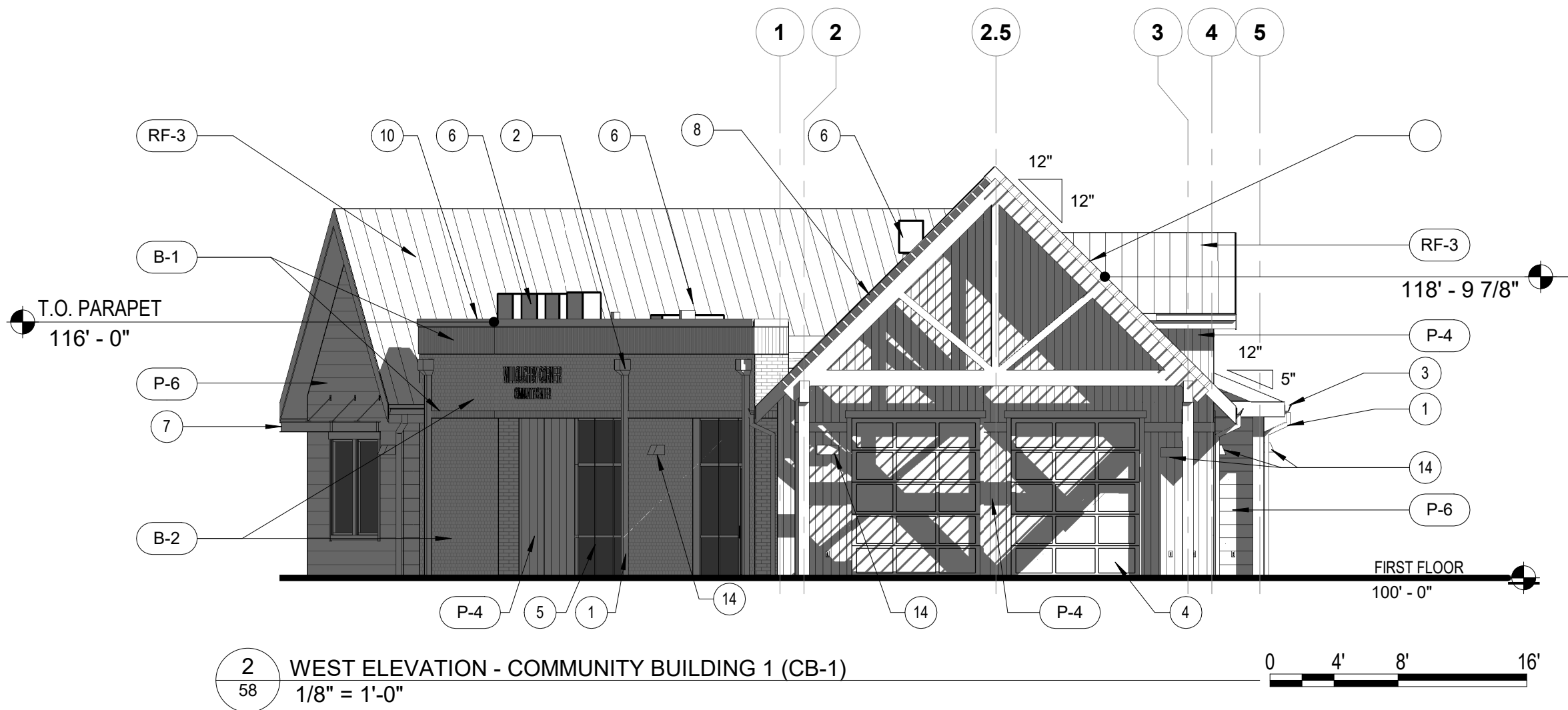
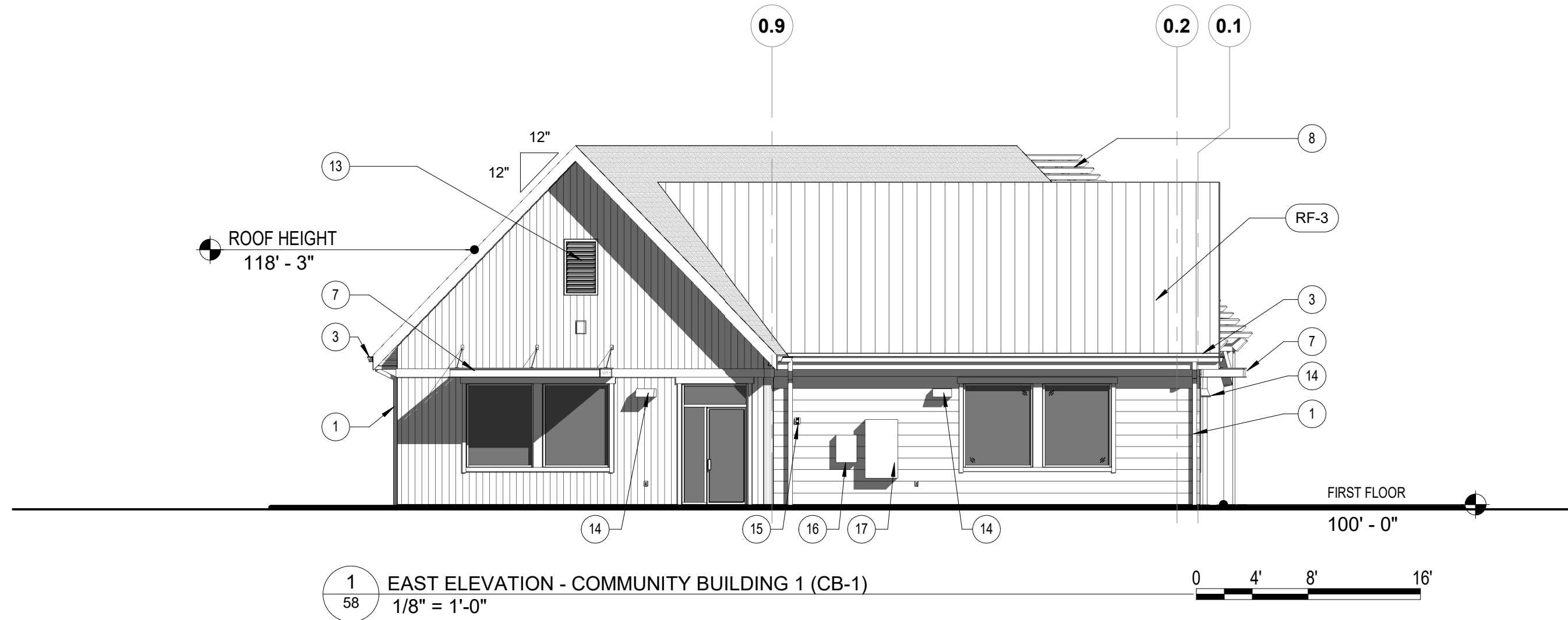
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

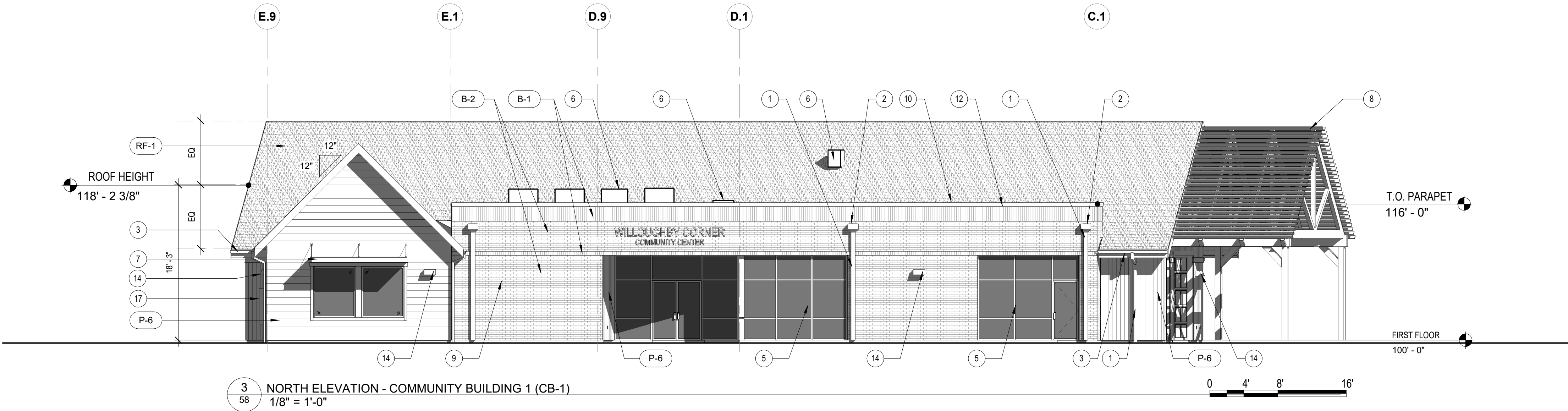
DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
COMM. BLDG  
ELEVATIONS

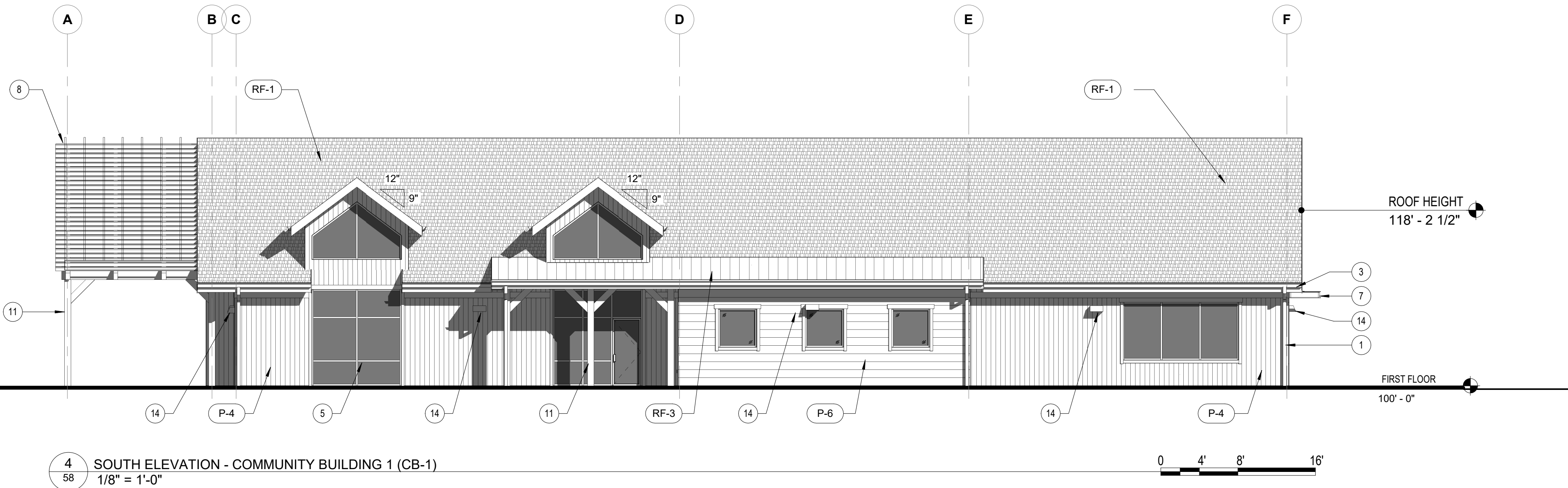


(X) NOTES LEGEND ELEVATIONS

- 1 DOWNSPOUT, CHARCOAL, TYP
- 2 SCUPPER, CHARCOAL, TYP
- 3 GUTTER, CHARCOAL, TYP
- 4 GLASS PANEL OHD
- 5 STOREFRONT WINDOWS
- 6 ROOFTOP MECHANICAL UNITS
- 7 METAL AWNING
- 8 PERGOLA
- 9 POTENTIAL MURAL LOCATION
- 10 FLAT ROOF BEYOND
- 11 WOOD GLU-LAM COLUMNS, RE. STRUCT.
- 12 METAL PARAPET CAP
- 13 LOUVERED VENT
- 14 LIGHT WALL PACK
- 15 FIRE ALARM STROBE
- 16 UTILITY METER
- 17 POWER DISTRIBUTION



MATERIAL	DESCRIPTION
B-1	BRICK, LIGHT COLORED
B-2	BRICK, DARK COLORED
B-3	BRICK, CHARCOAL
P-1	FIBER CEMENT BOARD, PANEL SIDING, ACCENT COLOR
P-2	FIBER CEMENT BOARD, BOARD & BATTEN SIDING
P-3	FIBER CEMENT BOARD, 6" HORIZONTAL LAP SIDING
P-4	FIBER CEMENT BOARD, VERTICAL WOOD GRAIN SIDING
P-5	FIBER CEMENT BOARD, SHINGLE WALL SIDING
P-6	FIBER CEMENT BOARD, 10" HORIZONTAL LAP SIDING
P-7	FIBER CEMENT BOARD, PANEL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	EPDM MEMBRANE ROOF
RF-3	STANDING SEAM METAL ROOF





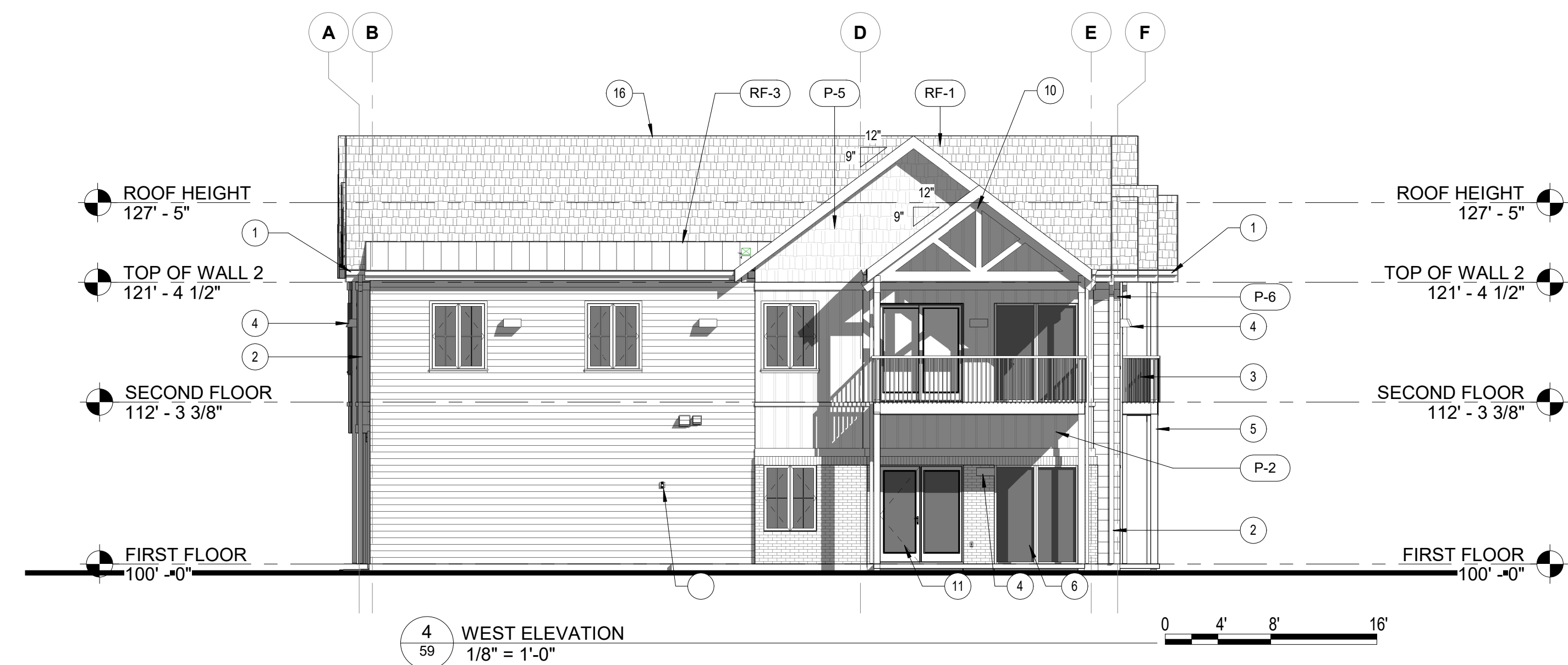
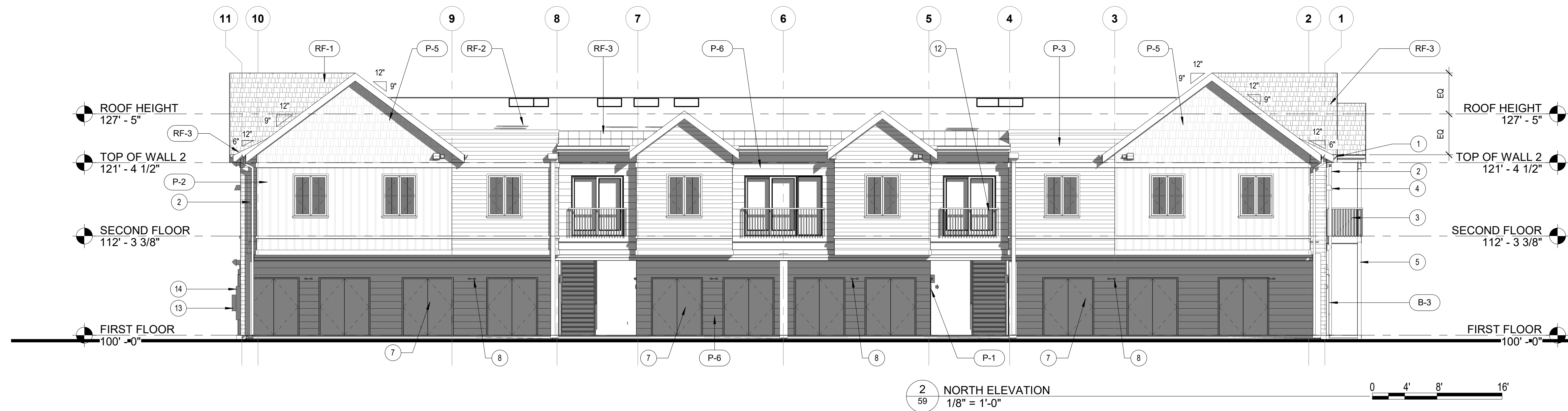
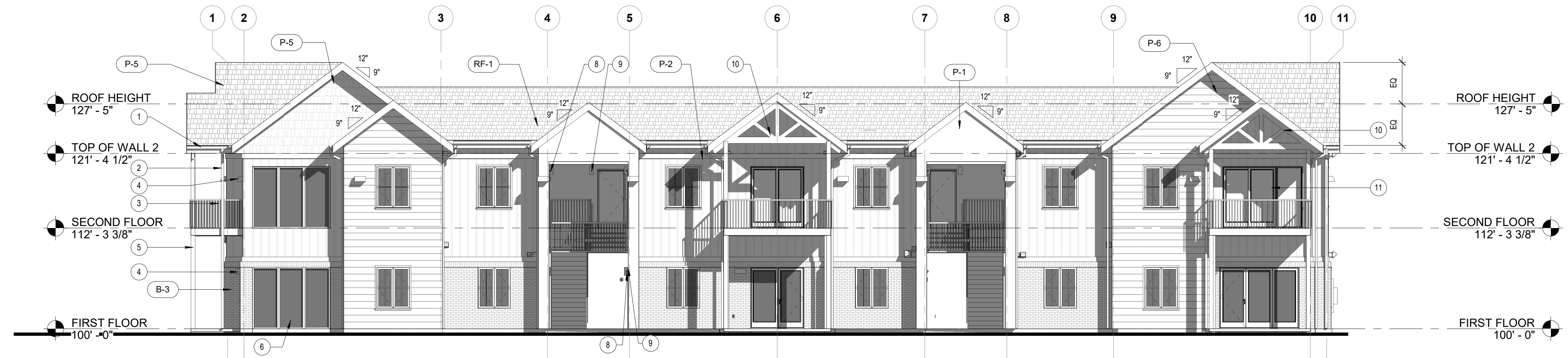
# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

KEY	DESCRIPTION
B-1	BRICK, LIGHT COLORED
B-2	BRICK, DARK COLORED
B-3	BRICK, CHARCOAL COLORED
P-1	FIBER CEMENT BOARD PANEL, ACCENT COLOR
P-2	FIBER CEMENT BOARD, BOARD & BATTEN SIDING
P-3	FIBER CEMENT BOARD, 6" HORIZONTAL LAP SIDING
P-4	FIBER CEMENT BOARD, VERTICAL WOOD GRAIN
P-5	FIBER CEMENT BOARD, SHINGLE WALL PANEL
P-6	FIBER CEMENT BOARD, 10" HORIZONTAL LAP SIDING
P-7	FIBER CEMENT BOARD, PANEL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	EPDM MEMBRANE ROOF
RF-3	STANDING SEAM METAL ROOF

## (X) NOTES LEGEND 1ST ELEVATION

- 1 GUTTER, CHARCOAL, TYP.
- 2 DOWNSPOUT, CHARCOAL, TYP.
- 3 BALCONY
- 4 LIGHT WALL PACK
- 5 EXPOSED ENGINEERED WOOD COLUMN
- 6 FIBERGLASS WINDOW, TYP.
- 7 HW DOOR, PAINTED, CHARCOAL, TYP.
- 8 EMERGENCY LIGHT
- 9 WALL SCONCE
- 10 EXPOSED GLULAM WOOD TRUSS & BEAM
- 11 SLIDING PATIO DOOR
- 12 JULIETTE BALCONY WITH SLIDING GLASS PATIO DOORS, TYP.
- 13 UTILITY METER
- 14 UTILITY STACK
- 16 SLOPED ROOF BEYOND
- 17 SOLDIER COURSE BRICK



## WILLOUGHBY CORNER SITE PLAN - PHASE 1 LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEETS:  
BUILDING 1  
ELEVATIONS



# WILLOUGHBY CORNER

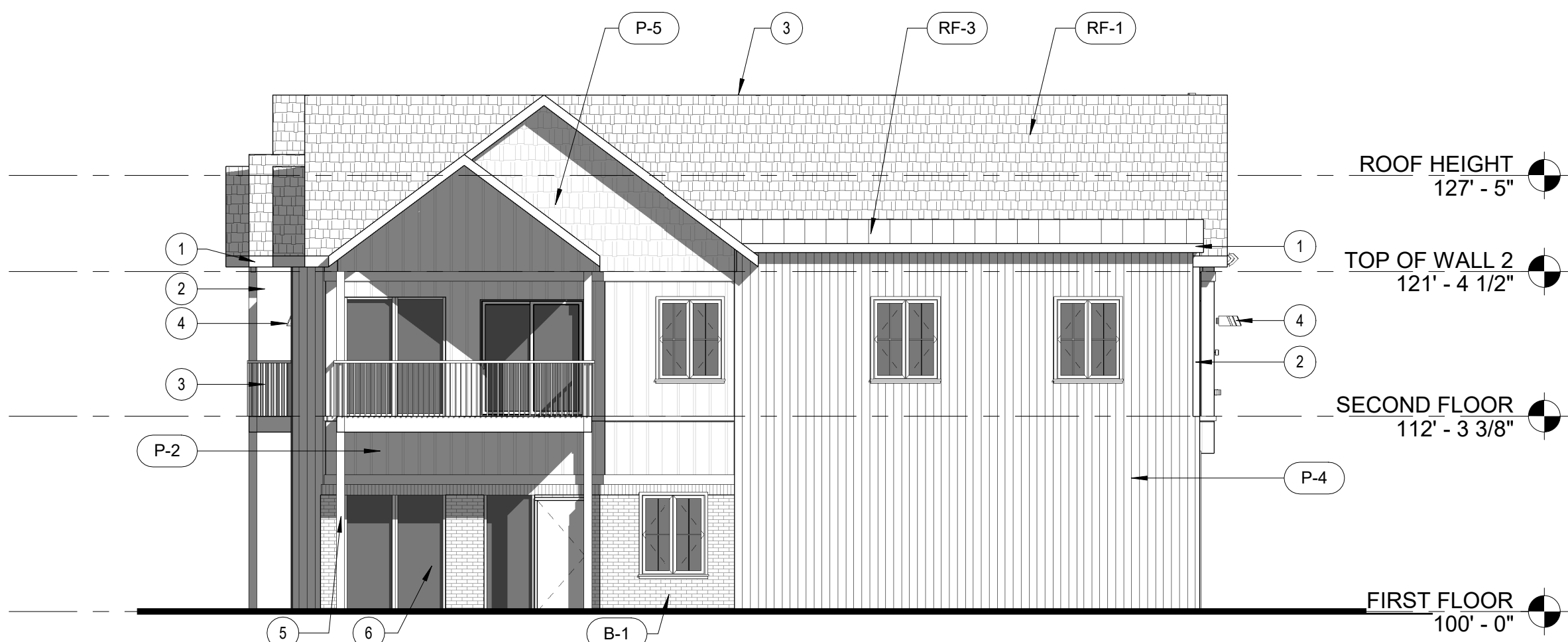
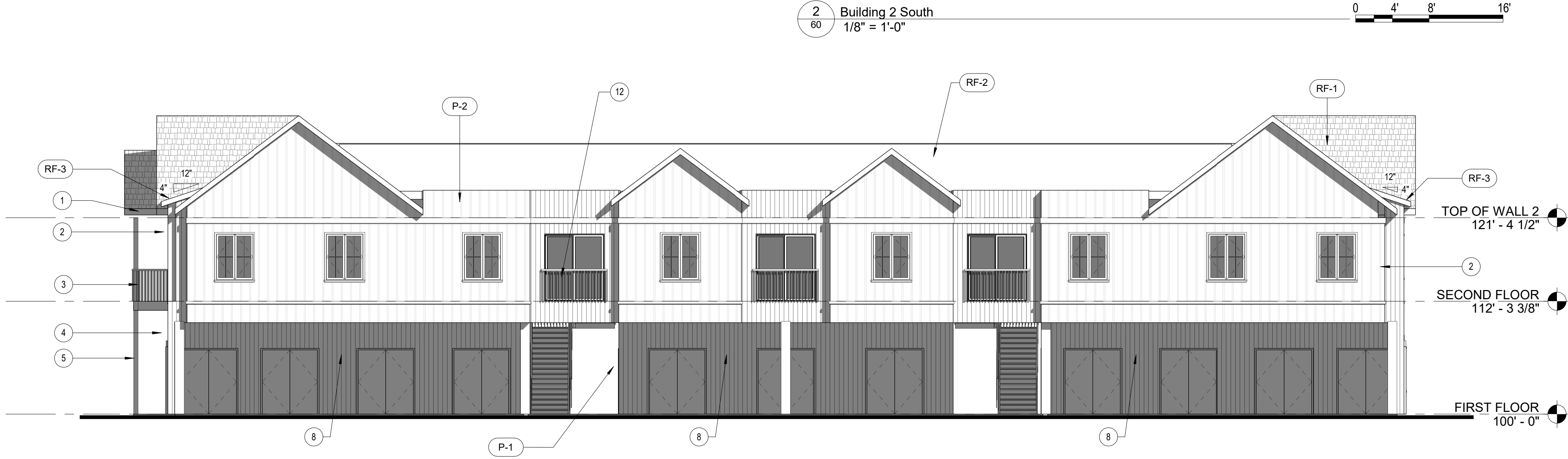
## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

KEY	DESCRIPTION
B-1	BRICK, LIGHT COLORED
B-2	BRICK, DARK COLORED
B-3	BRICK, CHARCOAL COLORED
P-1	FIBER CEMENT BOARD PANEL, ACCENT COLOR
P-2	FIBER CEMENT BOARD, BOARD & BATTEN SIDING
P-3	FIBER CEMENT BOARD, 6" HORIZONTAL LAP SIDING
P-4	FIBER CEMENT BOARD, VERTICAL WOOD GRAIN
P-5	FIBER CEMENT BOARD, SHINGLE WALL PANEL
P-6	FIBER CEMENT BOARD, 10" HORIZONTAL LAP SIDING
P-7	FIBER CEMENT BOARD, PANEL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	EPDM MEMBRANE ROOF
RF-3	STANDING SEAM METAL ROOF

### NOTES LEGEND 1ST ELEVATION

- GUTTER, CHARCOAL, TYP.
- DOWNSPOUT, CHARCOAL, TYP.
- BALCONY
- LIGHT WALL PACK
- EXPOSED ENGINEERED WOOD COLUMN
- FIBERGLASS WINDOW, TYP.
- HM DOOR, PAINTED, CHARCOAL, TYP.
- EMERGENCY LIGHT
- WALL SCOSCE
- EXPOSED GLULAM WOOD TRUSS & BEAM
- SLIDING PATIO DOOR
- JULIETTE BALCONY WITH SLIDING GLASS PATIO DOORS. TYP.
- UTILITY METER
- UTILITY STACK
- SLOPED ROOF BEYOND
- SOLDIER COURSE BRICK



## WILLOUGHBY CORNER

### SITE PLAN - PHASE 1

LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

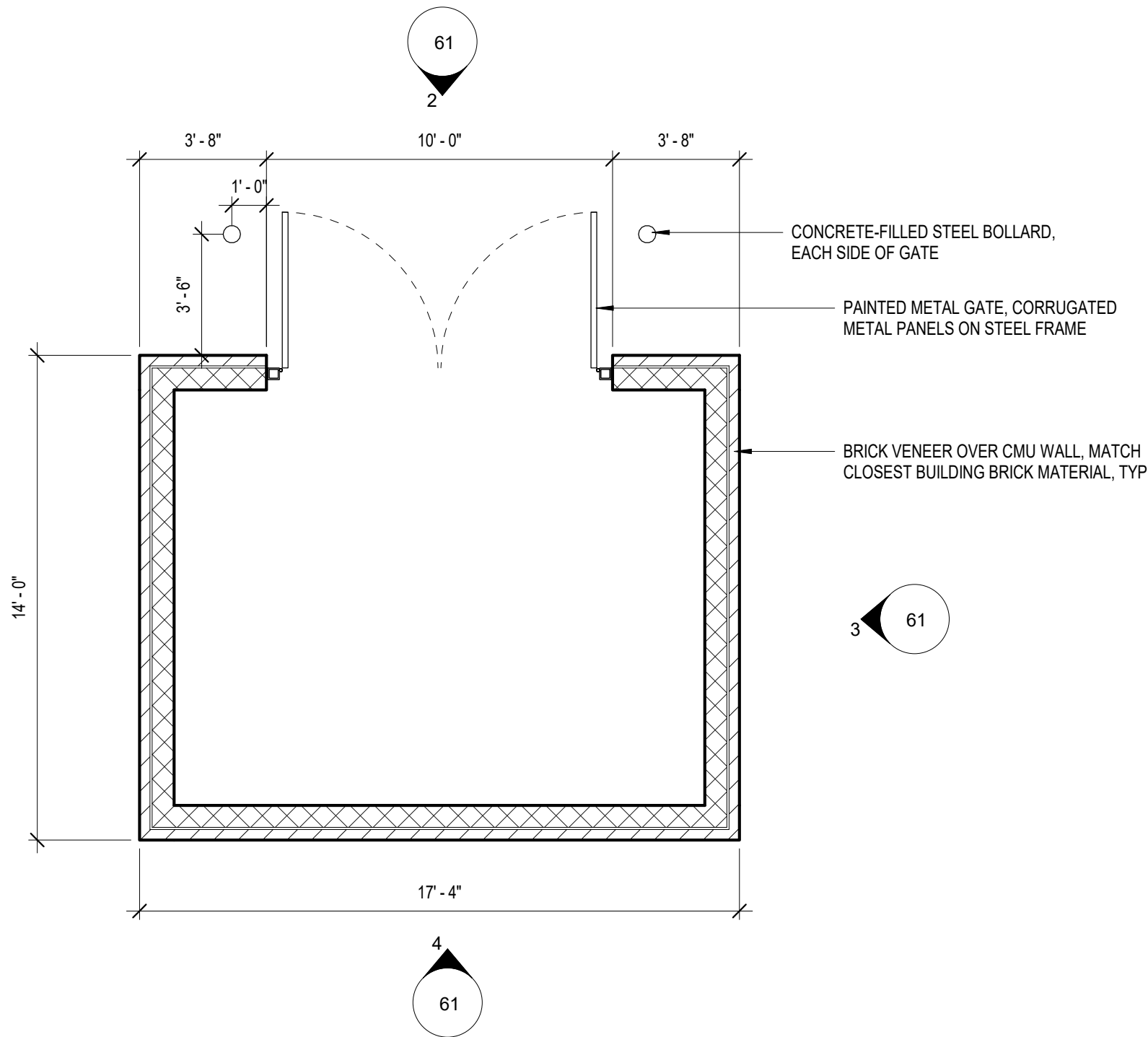
SHEETS:  
BUILDING 2  
ELEVATIONS



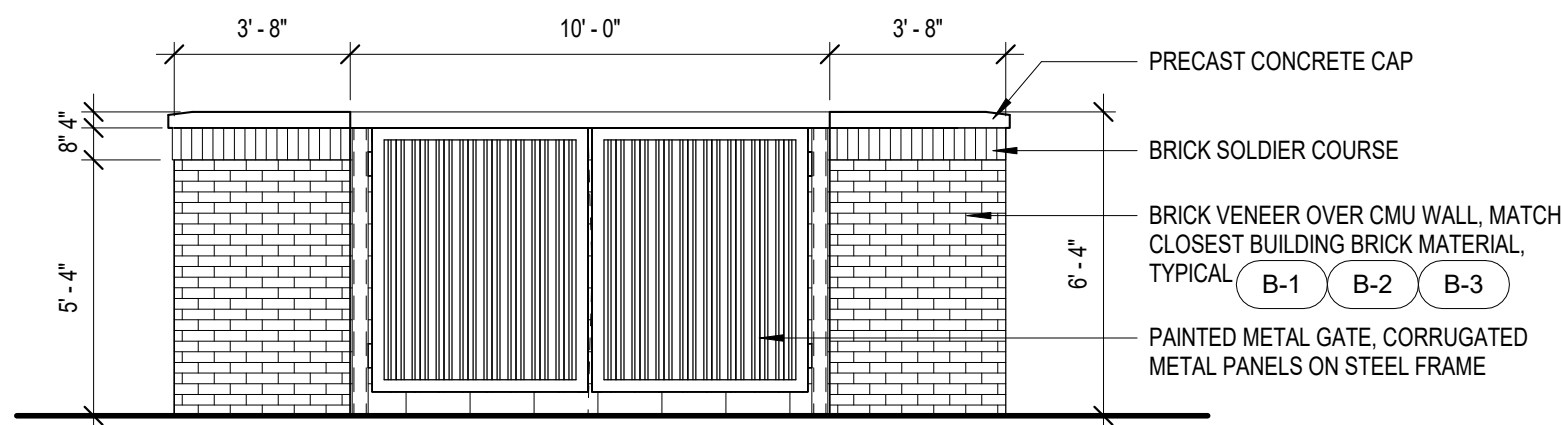


WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

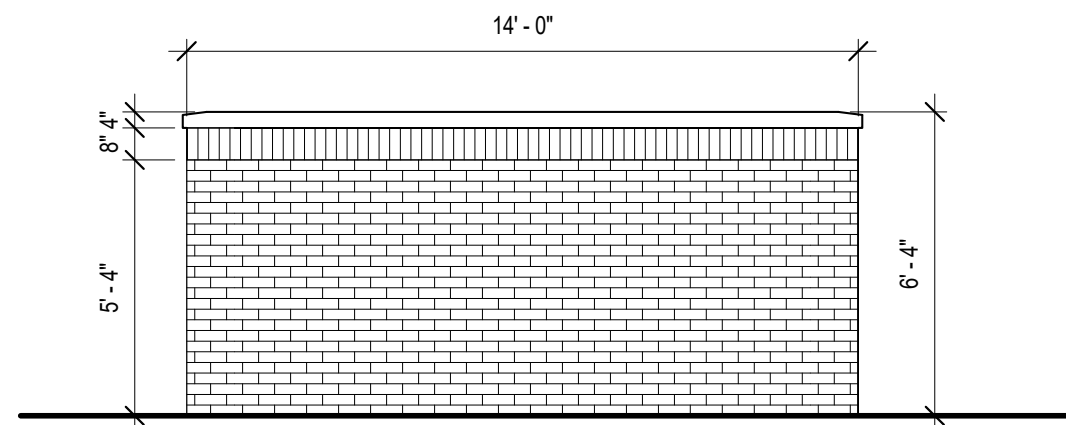
MATERIAL	DESCRIPTION
B-1	BRICK VENEER, LIGHT COLORED
B-2	BRICK VENEER, DARK COLORED
B-3	BRICK VENEER, CHARCOAL
MT-1	METAL PANEL, CHARCOAL
P-1	FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR
P-2	FIBER CEMENT BOARD & BATTEN SIDING
P-3	FIBER CEMENT 6" LAP SIDING
P-4	FIBER CEMENT VERTICAL WOOD GRAIN
P-5	FIBER CEMENT SHINGLE WALL PANEL
P-6	FIBER CEMENT 10" LAP SIDING BOARD
P-7	FIBER CEMENT PANEL BOARD SIDING
P-8	FIBER CEMENT VERTICAL SIDING
RF-1	ASPHALT SHINGLE ROOF
RF-2	MEMBRANE ROOF
RF-3	STANDING SEAM ROOF



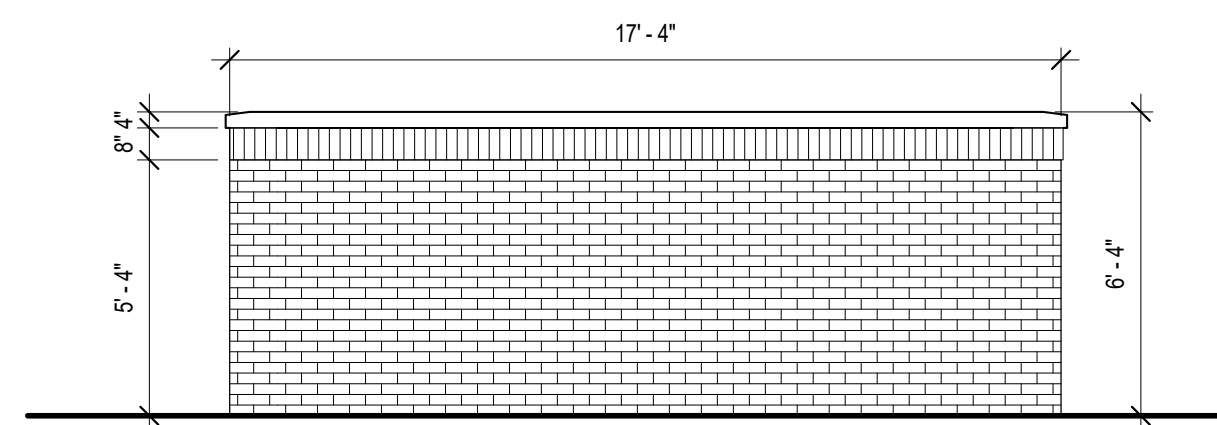
1 SITE - TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



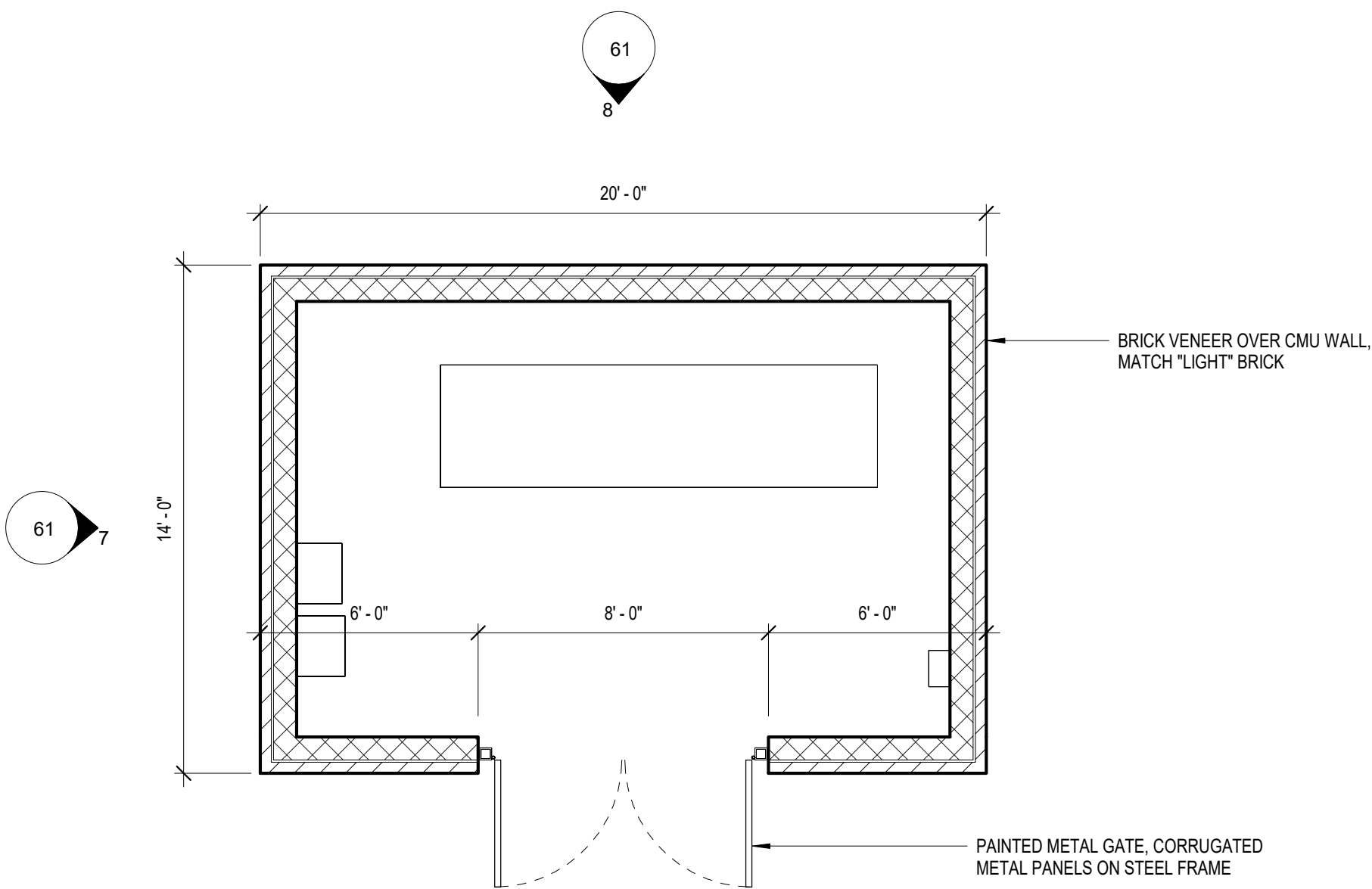
2 SITE - TRASH ENCLOSURE ELEVATION FRONT  
1/4" = 1'-0"



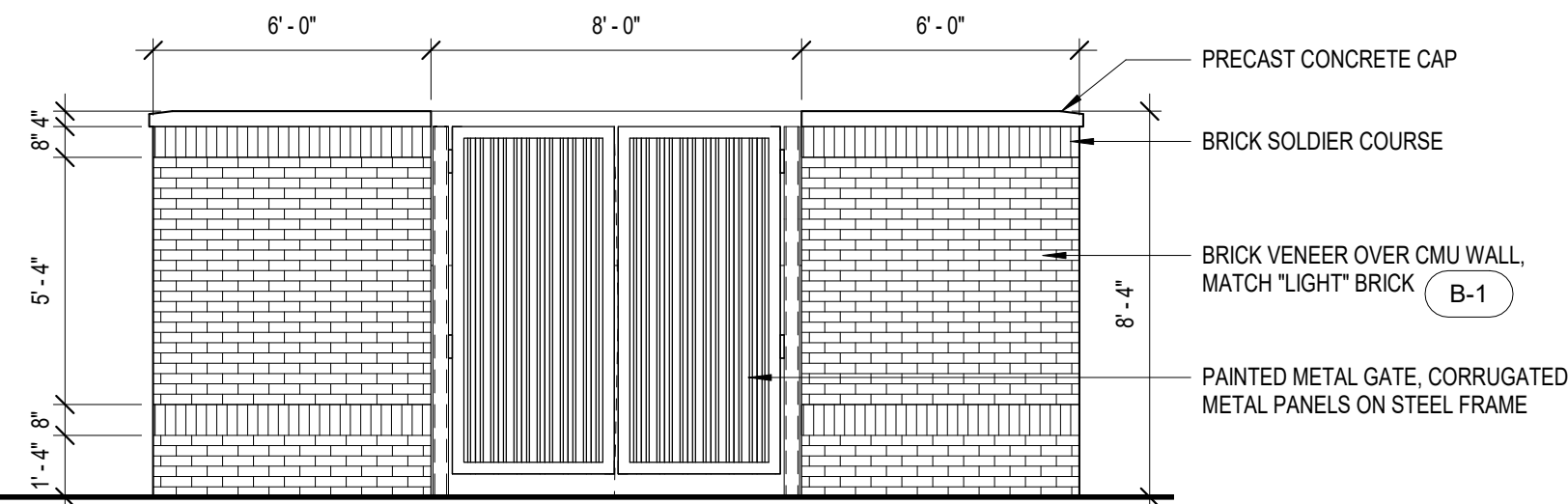
3 SITE - TRASH ENCLOSURE ELEVATION SIDES  
1/4" = 1'-0"



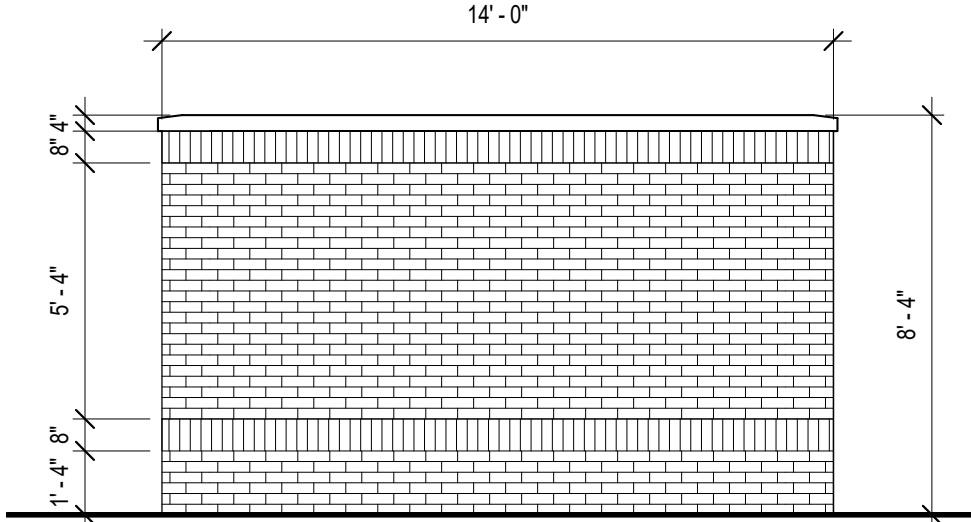
4 SITE - TRASH ENCLOSURE ELEVATION REAR  
1/4" = 1'-0"



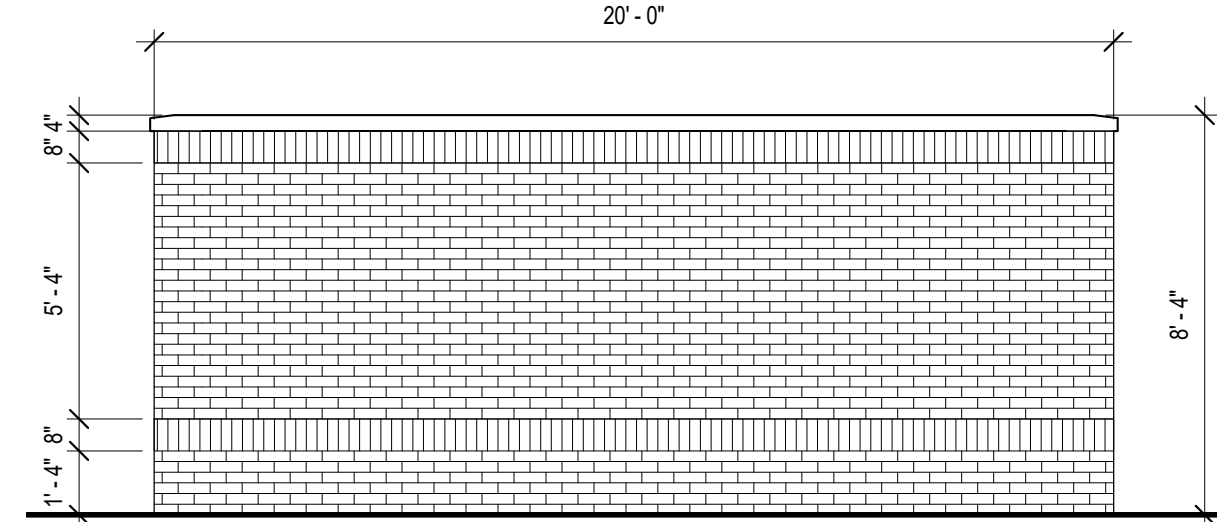
5 SITE - GENERATOR ENCLOSURE PLAN  
1/4" = 1'-0"



6 SITE - GENERATOR ENCLOSURE ELEVATION FRONT  
1/4" = 1'-0"



7 SITE - GENERATOR ENCLOSURE ELEVATION SIDES  
1/4" = 1'-0"



8 SITE - GENERATOR ENCLOSURE ELEVATION REAR  
1/4" = 1'-0"

WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
MISC. SITE  
STRUCTURES





NOTIONAL FUTURE SOLAR CARPORT

NOTE: STRUCTURES SHOWN ON THIS SHEET ARE NOTIONAL PLACEHOLDERS. FINAL DESIGN OF BOTH BUS SHELTERS AND CARPORTS TO BE DETERMINED AT A FUTURE TIME. INTENT IS FOR THESE STRUCTURES TO BE DESIGN-BUILD BY A MANUFACTURER SELECTED DURING CONSTRUCTION (BUS SHELTERS) OR UPON FUTURE FUNDING (CARPORTS).



A

B

B

A

B

B

A

B

B

Model	LS	HS	DS
LSX Maximum Modules Deep (A)	4	4	10
GSX Maximum Modules Deep* (A)	3	3	10
Standard Low Side Clearance (B)	8'	8'	8'
Tall Low Side Clearance (B)	14'	14'	14'

A

B

B

A

B

B

A

B

B

Model	TS	OTS	VS
LSX Maximum Modules Deep (A)	7	7	6
GSX Maximum Modules Deep* (A)	6	6	6
Standard Low Side Clearance (B)	8'	8'	8'
Tall Low Side Clearance (B)	14'	14'	14'

MECHANICAL SPECIFICATIONS

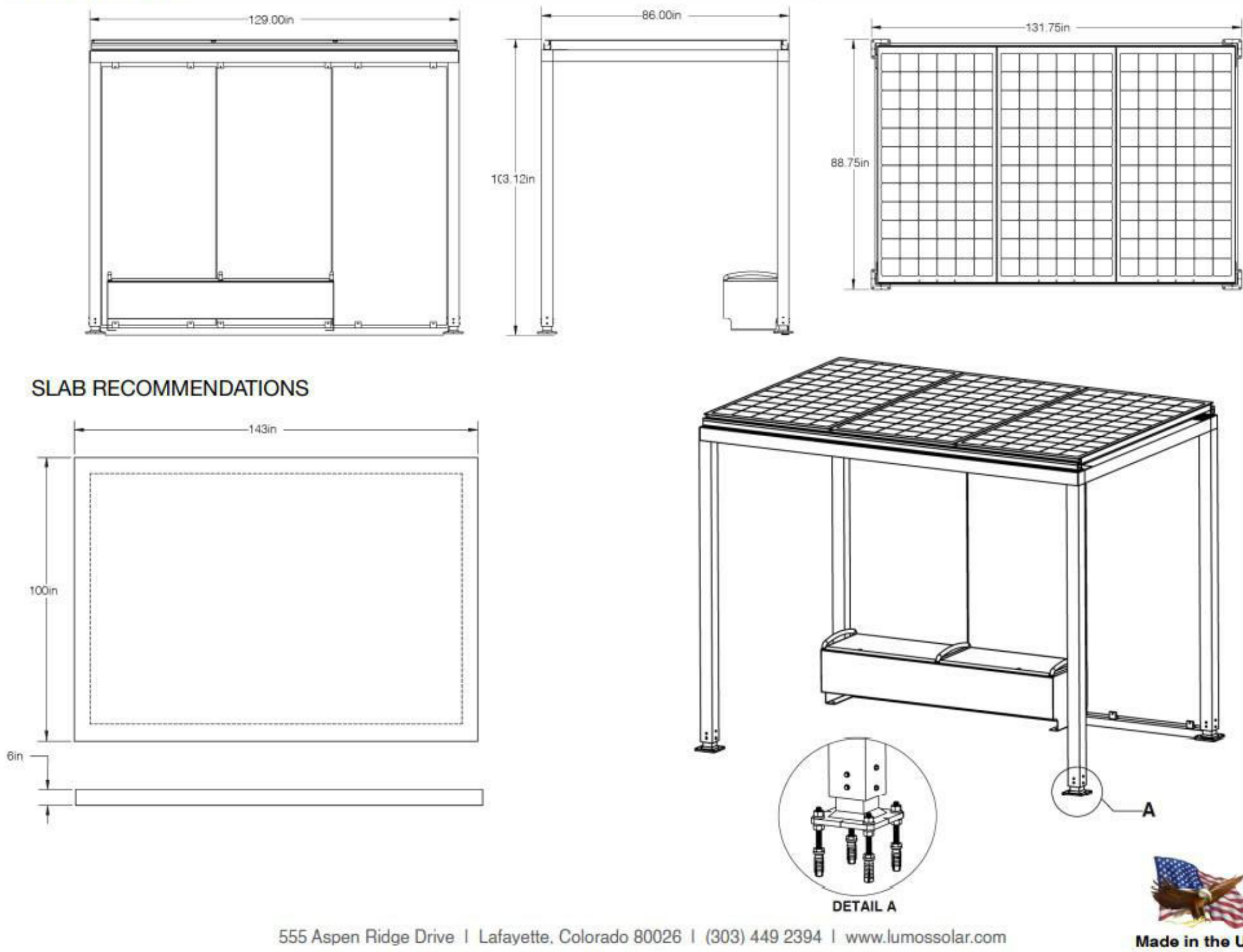
LSX SolarScape Classic

Modules Deep	Array Depth ft - in	Array Width ft - in	LS	HS	DS	TS	VS	OTS
1	5 - 5	Unlimited	X	X	X	X		
2	10 - 10 1/4	Unlimited	X	X	X	X	X	
3	16 - 3 5/8	Unlimited	X	X	X	X		X
4	21 - 8 7/8	Unlimited	X	X	X	X	X	X
5	27 - 2 1/8	Unlimited			X	X		X
6	32 - 7 3/8	Unlimited			X	X	X	X
7	38 - 5/8	Unlimited			X	X		X
8	43 - 5 7/8	Unlimited			X			
9	48 - 11 1/4	Unlimited			X			
10	54 - 4 1/2	Unlimited			X			

NOTIONAL SOLAR BUS SHELTER



DIMENSIONS



555 Aspen Ridge Drive | Lafayette, Colorado 80026 | (303) 449 2394 | www.lumosolar.com

WILLOUGHBY CORNER  
SITE PLAN - PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

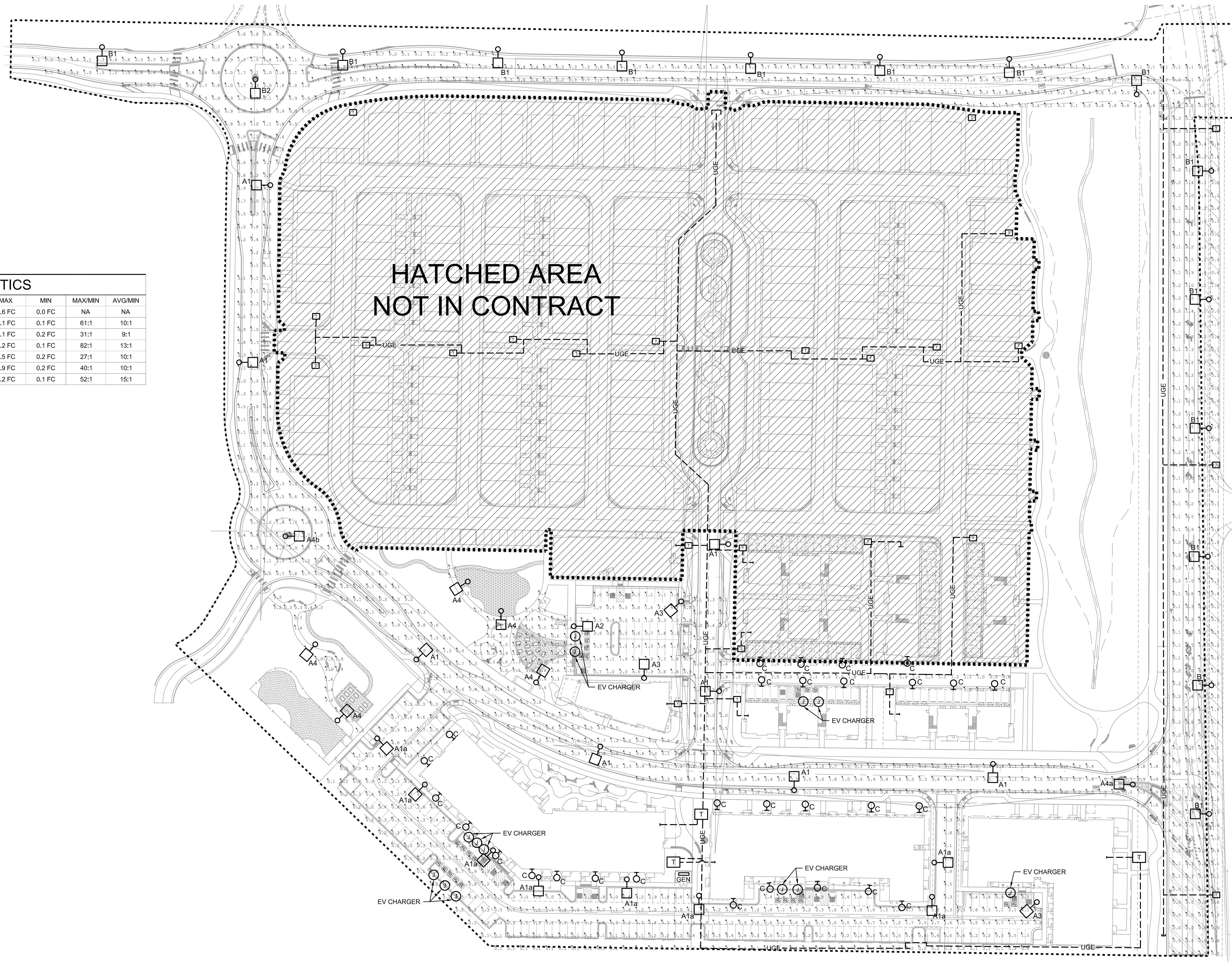
DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
MISC. SITE  
STRUCTURES



LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
120th St./Emma St.	+	1.19 FC	6.6 FC	0.0 FC	NA	NA
Caterbury Ave	+	1.00 FC	6.1 FC	0.1 FC	61:1	10:1
Large Park Walkway	+	1.83 FC	6.1 FC	0.2 FC	31:1	9:1
Large Parking Lot	+	1.27 FC	8.2 FC	0.1 FC	82:1	13:1
Small Park Walkway	+	2.07 FC	5.5 FC	0.2 FC	27:1	10:1
Small Parking Lot	+	2.08 FC	7.9 FC	0.2 FC	40:1	10:1
Willoughby Drive	+	1.47 FC	5.2 FC	0.1 FC	52:1	15:1



**WILLOUGHBY CORNER**  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

OWNER:  
BOULDER COUNTY HOUSING  
AUTHORITY  
3400 BROADWAY  
BOULDER, CO - 80304  
303.441.3861  
CONTACT: MOLLY CHIANG

DATE:  
6.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
SITE  
PHOTOMETRICS



# WILLOUGHBY CORNER

## SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

WILLOUGHBY CORNER  
SITE PLAN- PHASE 1  
LAFAYETTE, COLORADO

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3400 BROADWAY  
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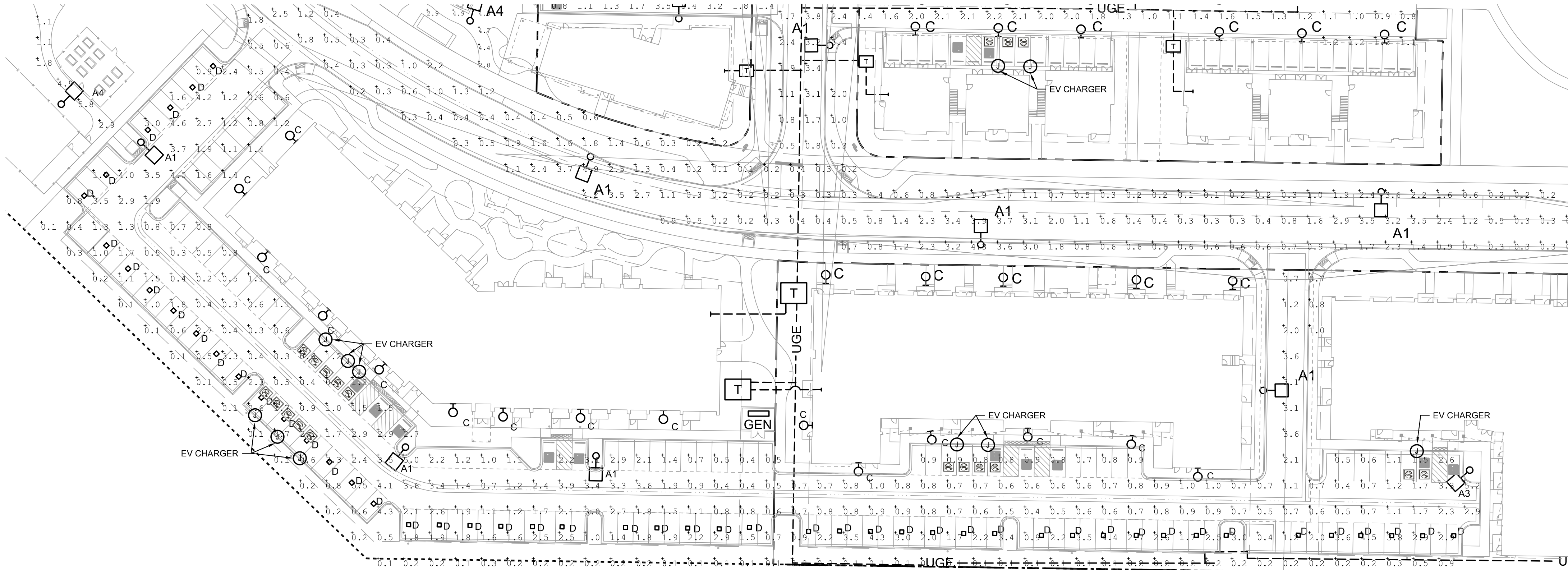
DATE:  
06.17.22 - SITE PLAN 01  
09.15.22 - SITE PLAN 02

SHEET TITLE:  
SITE  
PHOTOMETRICS  
(CANOPY ALTERNATE)



SITE LUMINAIRE SCHEDULE								
TYPE	MANUFACTURER	CATALOG NUMBER	LAMP DESCRIPTION	VOLTAGE	LOAD (VA)	FINISH	MOUNTING	DESCRIPTION
A1	VISIONAIRE LIGHTING	ODEN SERIES (TYPE 2 DISTRIBUTION)	LED, 3000K	MVOLT	105 WATTS	BLACK	25' POLE	SPUN ALUMINUM AREA/ROADWAY LUMINAIRE WITH YOLK MOUNT ARM, 13000 LUMEN LED, TYPE 2 DISTRIBUTION
A1a	VISIONAIRE LIGHTING	ODEN SERIES (TYPE 2 DISTRIBUTION)	LED, 3000K	MVOLT	105 WATTS	BLACK	20' POLE	SPUN ALUMINUM AREA/ROADWAY LUMINAIRE WITH YOLK MOUNT ARM, 13000 LUMEN LED, TYPE 2 DISTRIBUTION
A2	VISIONAIRE LIGHTING	ODEN SERIES (TYPE 3 DISTRIBUTION)	LED, 3000K	MVOLT	140 WATTS	BLACK	20' POLE	SPUN ALUMINUM AREA/ROADWAY LUMINAIRE WITH YOLK MOUNT ARM, 16700 LUMEN LED, TYPE 3 DISTRIBUTION
A3	VISIONAIRE LIGHTING	ODEN SERIES (TYPE 4 DISTRIBUTION)	LED, 3000K	MVOLT	177 WATTS	BLACK	20' POLE	SPUN ALUMINUM AREA/ROADWAY LUMINAIRE WITH YOLK MOUNT ARM, 20000 LUMEN LED, TYPE 4 DISTRIBUTION
A4	VISIONAIRE LIGHTING	ODEN SERIES (TYPE 5W DISTRIBUTION)	LED, 3000K	MVOLT	177 WATTS	BLACK	15' POLE	SPUN ALUMINUM AREA/ROADWAY LUMINAIRE WITH YOLK MOUNT ARM, 20000 LUMEN LED, TYPE 4 DISTRIBUTION
A4a	VISIONAIRE LIGHTING	ODEN SERIES (TYPE 5W DISTRIBUTION)	LED, 3000K	MVOLT	177 WATTS	BLACK	25' POLE	SPUN ALUMINUM AREA/ROADWAY LUMINAIRE WITH YOLK MOUNT ARM, 20000 LUMEN LED, TYPE 4 DISTRIBUTION
A4b	VISIONAIRE LIGHTING	ODEN SERIES (TYPE 5W DISTRIBUTION)	LED, 3000K	MVOLT	177 WATTS	BLACK	20' POLE	SPUN ALUMINUM AREA/ROADWAY LUMINAIRE WITH YOLK MOUNT ARM, 20000 LUMEN LED, TYPE 4 DISTRIBUTION
B1	VISIONAIRE LIGHTING	RLX-1 SERIES (TYPE 4A DISTRIBUTION)	LED, 3000K	MVOLT	140 WATTS	BLACK	25' POLE	DIE CAST ALUMINUM LED COBRA HEAD LUMINAIRE WITH TYPE 4A DISTRIBUTION, 16700 LUMEN LED
B2	VISIONAIRE LIGHTING	RLX-1 SERIES (TYPE 5W DISTRIBUTION)	LED, 3000K	MVOLT	177 WATTS	BLACK	25' POLE	DIE CAST ALUMINUM LED COBRA HEAD LUMINAIRE WITH TYPE 5W DISTRIBUTION, 20000 LUMEN LED
C	MCGRAW EDISON	IMPACT ELITE LED SERIES	LED, 3000K	MVOLT	20 WATTS	BLACK	WALL MOUNTED	LED WALL PACK WITH BLACK FINISH, TRAPAZOIDAL PROFILE, TYPE 3 DISTRIBUTION, 2500 LUMEN LED
D	FAILE-SAFE	HVL6 LED SERIES (ALTERNATE PLAN ONLY)	LED, 3000K	MVOLT	5.8 WATTS	WHITE	SURFACE	12"x8" VANDAL RESISTANT LED CANOPY LUMINAIRE WITH OPAL POLYCARBONATE LENS, HEAVY DUTY EXTRUDED ALUMINUM HOUSING
NOTES: A. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.								

STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN
120th St./Emma St.	+	1.02 FC	6.6 FC	0.0 FC	NA
Caterbury Ave	+	1.03 FC	4.9 FC	0.1 FC	49:1
Large Park Walkway	+	2.00 FC	5.3 FC	0.0 FC	NA
Large Parking Lot	+	1.33 FC	5.5 FC	0.1 FC	55:1
Small Park Walkway	+	2.00 FC	5.8 FC	0.2 FC	29:1
Small Parking Lot	+	1.98 FC	5.4 FC	0.5 FC	11:1
Willoughby Drive	+	1.53 FC	3.8 FC	0.2 FC	19:1



1 POLE BASE DETAIL  
SCALE: NOT TO SCALE

2 WILLOUGHBY CORNER PHOTOMETRICS (CAR PORT/CANOPY ALTERNATE)  
SCALE: 1" = 40'



# WILLOUGHBY CORNER SITE PLAN - PHASE 1

LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,  
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

## ODEN ROADWAY LED Specifications



Project Name:

Catalog Number:

Type:

With six interchangeable caps and spun shade styles, the Oden - LED Roadway offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The Oden - LED Roadway Array's high-quality, durable construction makes it an ideal fixture for any application.

### Ordering Information

MODEL	OPTICS	LEDs	CURRENT KELVIN		VOLTAGE		MOUNTING FINISH		CAP/SHADE OPTIONS	
ODN-1-L	T1 Type 1	16LC	3 350mA	3K 3000K	UNV *120-277V	MAP-01 Must Arm Filter Designed to slip over 2-3/8" O.D. mast arm.	BZ Bronze	C1	PC-120 Built-In Photo Receptacle	
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	MAST Arm Filter Designed to slip over 2-3/8" O.D. mast arm.	BK Black	C2	PC-208 Built-In Photo Receptacle	
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V	MAP-02 Must Arm Filter Designed to slip over 2-3/8" O.D. mast arm.	SBK Smooth Black	C3	PC-277 Built-In Photo Receptacle	
ODN-2-L	T4 Type 4	48LC				Includes provision only for field lock receptacle and shorting cap, to be ordered separately under options.	WH White	C4	PC-208 Built-In Photo Receptacle	
	T5 Type 5	64LC					SWH Smooth White	C5	PC-240 Built-In Photo Receptacle	
	T5W Type 5 Wide	96LC					GP Graphite	C6	PC-400 Built-In Photo Receptacle	
ODN-3-L		96LC								
		128LC				YML Mount *Slips over 3/32" I.D. 4" tall with special threaded mounting plate.	GY Grey	H1	SPINPER 5 Pin Photo Receptacle Requires DIMMING Driver	
						AM Arm Mount Size 1	SL Silver Metallic	H2	7PINPER 7 Pin Photo Receptacle Requires Dimming Driver	
						AML Arm Mount Size 2 & 3	GY Grey	H3	WSC-40 5 Pin Photo Receptacle Requires DIMMING Driver	
						AML Arm Mount Size 2 & 3	SL Silver Metallic	H4	WSC-20 3 Pin Photo Receptacle Requires DIMMING Driver	
						AML Arm Mount Size 2 & 3	CC Custom Color	H5	WSC-40 5 Pin Photo Receptacle Requires DIMMING Driver	
						AML Arm Mount Size 2 & 3	CC Custom Color	H6	WSC-20 3 Pin Photo Receptacle Requires DIMMING Driver	
						AML Arm Mount Size 2 & 3	CC Custom Color		UWL Utility Wattage Label	
						AML Arm Mount Size 2 & 3	CC Custom Color		7PINPER 7 Pin Photo Receptacle Requires Dimming Driver	

VISIONAIRE LIGHTING

1 TYPE A1/A2/A3/A4  
SCALE: NONE

## RLX-1 LED Specifications



Project Name:

Catalog Number:

Type:

The RLX-1 series improves on the classic "Cobrahead" luminaire design by introducing the next generation of LED green technology with energy savings of up to fifty percent over traditional light sources, and LED lamp life well beyond 10 years of operations. The RLX-1 housing and door are die cast aluminum with integral heat sink, making the entire housing part of the thermal management solution for long life of the LEDs and driver(s). The fixture is easily and securely mounted with four bolt mounting to 1 1/4" to 2 3/8" diameter mast arms and supplied with a terminal block for easy power connection and a universal bubble level for ease of leveling. A 10 kV surge protector is supplied as standard. Maintenance, when required, is tool-less; with stainless steel pinch latches; accessing a removable power tray door holding the LED driver. LEDs and driver compartment are both IP65 rated. Choose from 32 to 80 LEDs with multiple drive currents of 350, 530, 700, 1000 mA; 3000, 4000 or 5000 Kelvin, and seven (7) optical distribution patterns for complete design flexibility for street and roadway lighting. Consider the RLX-1 series, the new standard for roadway and street lighting, bringing LED technology with long life and low maintenance to your world.

### Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
RLX-1	T1 Type 1	32LC	3	350mA	3K	3000K	UNV	MAF	Mast Arm Filter
	T2 Type 2	48LC	5	530mA	4K	4000K	8	347V	
	T3 Type 3	80LC	7	700mA	5K	5000K	5	480V	
	T4 Type 4		10	1050mA					
	T4A Type 4A								
	T5 Type 5								
	T5W Type 5 Wide								

VISIONAIRE LIGHTING

2 TYPE B1/B2  
SCALE: NONE

Project	Catalog #	Type
Prepared by	Notes	Date

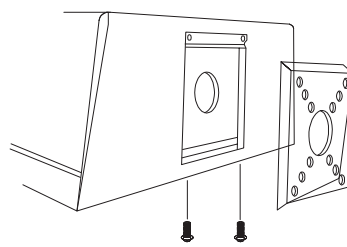


### Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

### Quick Facts

### Dimensional Details



## McGraw-Edison Impact Elite LED

### Wall Mount Luminaire

### Product Certifications



### Connected Systems

- WaveLink
- Enlighted

Project	Catalog #	Type
Prepared by	Notes	Date



## Fail-Safe HVL | LD4 LED

8" - 12" Width  
Individual/Continuous  
Vandal Resistant Linear LED

### Typical Applications

Commercial Buildings • Educational • Healthcare • Public Transportation • Transportation • Tunnel • Warehouse • Outdoor Areas

### Product Certification



### Product Features



### Top Product Features

### Dimensional and Mounting Details

Overall Length
Smooth End Caps
Decorative End Caps

VISIONAIRE LIGHTING

4 TYPE D  
SCALE: NONE

VISIONAIRE LIGHTING