### **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.

# 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

### **PROJECT SUMMARY:**

THE PHASE 1 SITE PLAN FOR WILLOUGHBY CORNER INCLUDES 192 PERMANETLY AFFORDABLE APARTMENTS, INCLUDING 63 UNITS AGE-RESTRICTED FOR RESIDENTS 55+, SURFACE AND TUCK-UNDER PARKING, A 4,300 SF COMMUNITY BUILDING, PARK, GARDEN AND RECREATION AREAS. THIS SITE PLAN INCLUDES AN RTD TRANSIT STOP ON CANTERBURY DR. AND OTHER MOBILITY INFRASTRUCTURE AMENITIES.

### **AFFORDABLE HOUSING:**

RESIDENTIAL UNITS SHOWN ON THIS SITE PLAN MEET THE AFFORDABLE HOUSING COVENANT INCLUDING: 63 UNITS ON LOT 165 (AREA E); 60 UNITS ON LOT 166 (AREA F); 51 UNITS ON LOT 167 (AREA F); 18 UNITS ON LOT 164

### **ZONING:**

**EXISTING ZONING:** 

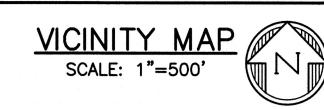
R-4 (RESIDENTIAL HIGH-DENSITY/WILLOUGHBY CORNER PUD)

### **CODE MODIFICATIONS:**

CODE MODIFICATIONS APPLICABLE TO THIS SITE PLAN ARE BASED ON THOSE APPROVED WITH THE FINAL PUD AND ALSO INCLUDES:

- 1. PARKING STALL LENGTHS REDUCED FROM 19' TO 18'.
- 2. STREET TREES MAY BE PLANTED AT DISTANCES VARYING FROM THE REQUIRED 40' SPACING.
- 3. LOT 164 MAY HAVE MAY HAVE MULTIPLE PRINCIPAL BUILDINGS.
- 4. THE MINIMUM REQUIRED LANDSCAPING ON LOTS 159 AND LOT 161 MAY BE LESS THAN 15% AND IF THE LOT COVERAGE ON EITHER LOT IS OVER 80%; THE REQUIRED NUMBER OF TREES (1/1000 SF OF LANDSCAPED AREA) MAY BE REDUCED TO 0 IF ALLOWABLE LOT COVERAGE RESULTS IN UNSUITABLE CONDITIONS FOR HEALTHY TREE GROWTH OR PRESERVATION OF SIGHT TRIANGLES.
- 5. LOTS IN PLANNING AREA C WITH OVER 80% LOT COVERAGE WILL HAVE REDUCED MINIMUM LANDSCAPE COVERAGE AND REDUCED NUMBER OF REQUIRED TREES AND SHRUBS.

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**DEVELOPMENT TEAM:** 

3400 Broadway, Boulder, CO 80304

Phone: (303) 441-3861

ARCHITECTURE:

Phone: (719) 473-7063

www.hbaa.com

CIVIL-SURVEY:

HB&A

**BOULDER COUNTY HOUSING AUTHORITY** 

Contact: Molly Chiang, Senior Developer

Contact: Tino Leone, Principal & Architect

102 E. Moreno Avenue, Colrado Springs, CO 80903

### PHASE 1 SITE PLAN PARKING TABLE READY CAPABLE SPACES SPACES # BICYCLE PARKING (10% PER (20% PER SPACES REQUIRED BY PUD REQUIRED TOTAL PROPOSED **SPACES** CODE) CODE) 1 BRs 2 BRs 3 BRs PLANNINGAREA TRACT/LOT USE OUTLOT K 0 0 0 0 OUTLOT I 0 0 0 0 10 OUTLOT J STORMWATER POND 0 0 0 1.0 1.5 1.75 3 + 1 ADA F & 164 **MULTI-FAMILY** MULTI-FAMILY 1.0 1.5 1.75 4 + 2 ADA 12 166 & 167 123 59 6 + 23 (INTERIOR SENIOR HOUSING 0.75 1.25 54 9 + 1 ADA 20 N & 161 COMMUNITY CENTER 3 + 1 ADA 1/770 SF 6 34 6

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

NOTE:
ADDITIONAL PARKING FOR LOT 164 CAN BE FOUND ON OUTLOT N; PARKING FOR LOTS 165, 166 AND 167 ARE SHARED BETWEEN THE 3

	LOTS; ADDITIONAL PARKING FOR THESE LOTS CAN E	SET COND ON COTECT N
-	PHASE 1 SITE DA	ATA TABLE
	COMPREHENSIVE PLAN LAND USE	HOUSING AREA
1. 2	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
-	* INOLUDEO * DE * OF DU * OF OFFOITE IMPD	

a .	BUILD	ING DA	ATA TAE	3LE		v v
LOT	DI III DING	TOTAL NUMBER	NO. OF VISITABLE	NO. C	OF BED	ROOMS
LOT	BUILDING	OF UNITS	UNITS	1 BRs	2 BRs	3 BRs
161	COMMUNITY BUILDING 1	0	0	0	0	0
164	FLAT BUILDING 1	9	3	0	3	6
164	FLAT BUILDING 2	9	3	0	3	6
165	SENIOR BUILDING 1	63	63	50	13	0
166	MULTI-FAMILY BUILDING 1	60	60	47	13	0
167	MULTI-FAMILY BUILDING 2	51	51	40	11	0

19 + 5 ADA

45

DREXEL, BARRELL & CO. 1376 Miners Dr., Suite 107, Lafayette, CO 80026 Phone: (303) 442-4338 www.drexelbarrell.com Contact Civil: Cameron Knapp, P.E. Contact Survey: Mathew Selders, P.L.S.

PLANNER-LANDSCAPE:	
NORRIS DESIGN	
1101 Bannock Street, Denver, CO 80204	
Phone: (303) 892-1166	
www.norris-design.com	

**Contact: Kristin Dean, Senior Associate** 

TRAFFIC ENGINEER: KIMLEY HORN 4582 S. Ulster Street, Suite 1500, Denver, CO 80237 Phone: (303) 228-2329 Contact: Chris Hopkins, P.E.

PHOTOMETRIC/LIGHTING: **FARNSWORTH GROUP** 5613 Dtc Prky, Suite 1100, Greenwood Village, CO 80111 Phone: (303) 692-8838 Contact: Will Mettling

	20101,0,11411	<u> </u>				10	MULTI-	-FAMILY BU	ILDING 2	51	5	1	40 11	0	J									
* INCLUD	ES AREA OF PHASE 1 C	FFSITE I	MPROVEMENT	S.																				
LOT	USE	SITE AREA (FEET)	NO. OF RESIDENTIAL UNITS	BUILDING FOOTPRINT (SF + %)	LANDSCAPE/ SOFTSCAPE (SF +%)	PAVED/ HARDSCAPE (SF + %)	LOT COV	'ERAGE	HE	IGHT	NO. OF	FLOORS	SEPAI	LDING RATION EET)	FRONT SET		REAR SETBACK (FEET)		SIDE SET (FEE			CK FROM ERBURY	SETBACK WILLOU	
v v			a a 3	E E H		r r ,	MAXIMUM (%)	PROPOSED (%)		PROPOSED	ALLOWED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSI
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	24,513	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%)	10,859 (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 BLVD. +++++ FRONT PORCHES MAY ENCROACH 5 FT. INTO REQUIRED SETBACK

 CONSTRUCTION DOCUMENTS AND RIGHT-OF-WAY PERMITS WILL DICTATE TIMING OF OFFSITE PUBLIC IMPROVEMENTS.

2. THE RESIDENTIAL UNITS SHOWN ON THIS SITE PLAN ARE SUBJECT TO INCOME AND OCCUPANCY RESTRICTIONS BY VIRTUE OF A RENTAL AFFORDABILITY COVENANT RECORDED ON LOTS 165, WILLOUGHBY CORNER FILING 1 AT RECEPTION NO. 04007905 AND LOTS 164, 166, 167 WILLOUGHBY CORNER FILING 1 AT RECEPTION NO. 04008232

### WATER DEDICATION NOTES:

1. SEE WATER DEDICATION REQUIREMENT SUMMARY TABLE FOR THE NUMBER OF ACRE-FEET OF WATER REQUIRED TO DEVELOP RESIDENTIAL DWELLING UNITS, OTHER STRUCTURES AND LANDSCAPING ON LOTS AND OUTLOTS WITHIN PHASE 1 PER RESOLUTION NO. 2023-25. OWNER HAS APPROVAL TO PAY CASH IN LIEU OF DEDICATING AND CONVEYING WATER RIGHTS IN AN AMOUNT EQUAL TO 77.61429 ACRE-FEET OF WATER REQUIRED FOR DEVELOPMENT OF PHASE 1. NO BUILDING PERMITS FOR PHASE 1 SHALL BE ISSUED UNLESS AND UNTIL THE CITY BECOMES TITLED OWNER OF ALL WATER RIGHTS REQUIRED FOR DEVELOPMENT OF PHASE 1 OR OWNER COMPLETELY SATISFIES ITS WATER DEDICATION OBLIGATION FOR PHASE 1 THROUGH A CASH-IN-LIEU PAYMENT. IF, IN THE FUTURE, THE ACTUAL ANNUAL WATER NEEDS OF PHASE EXCEED THE PROJECTED WATER DEDICATION REQUIREMENT FOR PHASE 1, THEN THE CITY RESERVES THE RIGHT TO REQUIRE OWNER TO ACQUIRE AND DEDICATE ADDITIONAL WATER RIGHTS IN AN AMOUNT TO MAKE UP FOR ANY SHORTFALL AND IN A FORM SOLELY DETERMINED BY THE CITY

Sneet Number	Sheet little
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE
4-7	SITE PLANS
8	OVERALL GRADING PLAN
9-12	GRADING PLANS
13	OVERALL UTILITY PLAN
14-17	UTILITY PLANS
18	PLAN & PROFILE - WILLOUGHBY BLVD.
19	PLAN & PROFILE - ALLEY 9
20-25	STORM PLAN & PROFILE
26-29	CIVIL DETAILS
30	LANDSCAPE NOTES
31-32	LANDSCAPE PLANT SCHEDULE
33	LANDSCAPE AMENITY/MATERIAL SCHEDULE
34	OVERALL LANDSCAPE PLAN
35-38	LANDSCAPE PLANS
39-41	LANDSCAPE ENLARGEMENT
42-43	LANDSCAPE DETAILS
44	WATER USE MAP
45	IRRIGATION SCHEDULE
46	OVERALL IRRIGATION PLAN
47-50	IRRIGATION PLANS
51-53	IRRIGATION DETAILS
54-56	SENIOR BUILDING ELEVATIONS
57-58	MULTI-FAMILY 1 BUILDING ELEVATIONS
59-60	MULTI-FAMILY 2 BUILDING ELEVATIONS
61	COMMUNITY BUILDING 1 ELEVATIONS
62	FLATS BUILDING 1 ELEVATIONS
63	FLATS BUILDING 2 ELEVATIONS
64-65	MISCELLANEOUS STRUCTURE ELEVATIONS
66	SITE PHOTOMETRICS
67	SITE PHOTOMETRICS (CANOPY ALT)
68	PHOTOMETRIC DETAILS

**SHEET INDEX TABLE** 

**Sheet Title** 

### **BENCHMARK & HORIZONTAL CONTROL**

NGS BENCHMARK MONUMENT, DESIGNATION-Q 413, PID-KK1556 **PUBLISHED ELEVATION = 5296.06** (BASED ON NAVD88 DATUM)

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SUBJECT PROPERTY, WHICH IS ASSUMED TO BEAR \$00°09'59"W AS MONUMENTED AND SHOWN ON THESE PLANS.

### **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** 

### WATER DEDICATION REQUIREMENT CHIMMADY TADIE

		SUMIN	NAKY IABL	.E	
	DWELLING UNITS	OUTDOOR IRRIGATION AREA (ACRES)	REQUIRED WATER (ACRE-FEET/UNIT)	WATER TO BE DEDICATED (ACRE-FEET)	TOTAL CBT (.7 /ACRE-FEET)
LOT 161 <u>USE</u> COMMUNITY BLDG (4,495 SF)	0	0.061	0.83	0.83	1.185714
LOT 164	18	0.182	0.25	4.5	6.428571
LOT 165	63	0.426	0.25	15.75	22.5
LOT 166	60	0.249	0.25	15	21.42857
LOT 167	51	0.263	0.25	12.75	18.21429
			ANNUAL WATER USE (ACRE-FEET)		
OUTLOT I	0	0.140	0.18		
OUTLOT J	0	2.150	2.83	5.5	7.857143
OUTLOT K	0	0.470	0.60		20
TOTAL	192	3.941		54.33	77.61429

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.



**NORRIS DESIGN** PEOPLE + PLACEMAKING

> 1101 BANNOCK STREET **DENVER, CO 80204** P 303.892.1166

**NORRIS-DESIGN.COM** 

**BOULDER COUNTY HOUSING** AUTHORITY 3400 BROADWAY BOULDER, CO - 80304

303.441.3861

**CONTACT: MOLLY CHIANG** 

OWNER:

9/25/2023 <u>09.25.23 - CITY APPROVA</u>

SHEET TITLE:

**COVER SHEET** & INDEX

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

### NORRIS DESIGN PEOPLE + PLACEMAKING

1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

NORRIS-DESIGN.COM

# Y H L

VVILLOUGHDY OC SITE PLAN- PHASE 1 LAFAYETTE, COLORADO

BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861

CONTACT: MOLLY CHIANG

OWNER:

38898 DANNER TO THE TOTAL PROPERTY OF THE TO

9/25/2023 DATE: 09.25.23 - CITY APPROVAL

09.25.23 - CITY APPRO\

SHEET TITLE: NOTES SHEET

### 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 PROPRIETIES 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.

MANHOLES, INLETS AND UTILITY LINES UNLESS NOTED OTHERWISE.

- 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
- 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.

### SUBSURFACE UTILITY ENGINEERING NOTES

- 1. UTILITY LOCATIONS AS DEPICTED ON THIS PLAN CONFORMS TO UTILITY QUALITY LEVEL 'B' PER COLORADO STATE SENATE BILL 18-167.
- 2. UCS (UNDERGROUND CONSULTING SOLUTIONS, INC.) WAS CONTRACTED TO OBTAIN FIELD LOCATIONS PER COLORADO 811 TICKETS AND FOLLOW UP SURVEYING OF THE MARKING WAS PROVIDED BY DREXEL, BARRELL & CO.
- 3. QUALITY LEVEL B: QL—B INVOLVES THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THIS ACTIVITY IS CALLED "DESIGNATING". THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL. IT ADDRESSES PROBLEMS CAUSED BY INACCURATE UTILITY RECORDS, ABANDONED OR UNRECORDED FACILITIES, AND LOST REFERENCES. THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR ACHIEVING QL—B DATA IS CRITICAL. INFORMATION PROVIDED BY QL—B CAN ENABLE THE ACCOMPLISHMENT OF PRELIMINARY ENGINEERING GOALS. DECISIONS REGARDING LOCATION OF STORM DRAINAGE SYSTEMS, FOOTERS, FOUNDATIONS AND OTHER DESIGN FEATURES CAN BE MADE TO SUCCESSFULLY AVOID CONFLICTS WITH EXISTING UTILITIES. SLIGHT ADJUSTMENTS IN DESIGN CAN PRODUCE SUBSTANTIAL COST SAVINGS BY ELIMINATING UTILITY RELOCATIONS.
- 4. ALL SUBSURFACE UTILITY WORK TO BE PERFORMED USING THE ASCE GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA CI/ASCE 38-02.

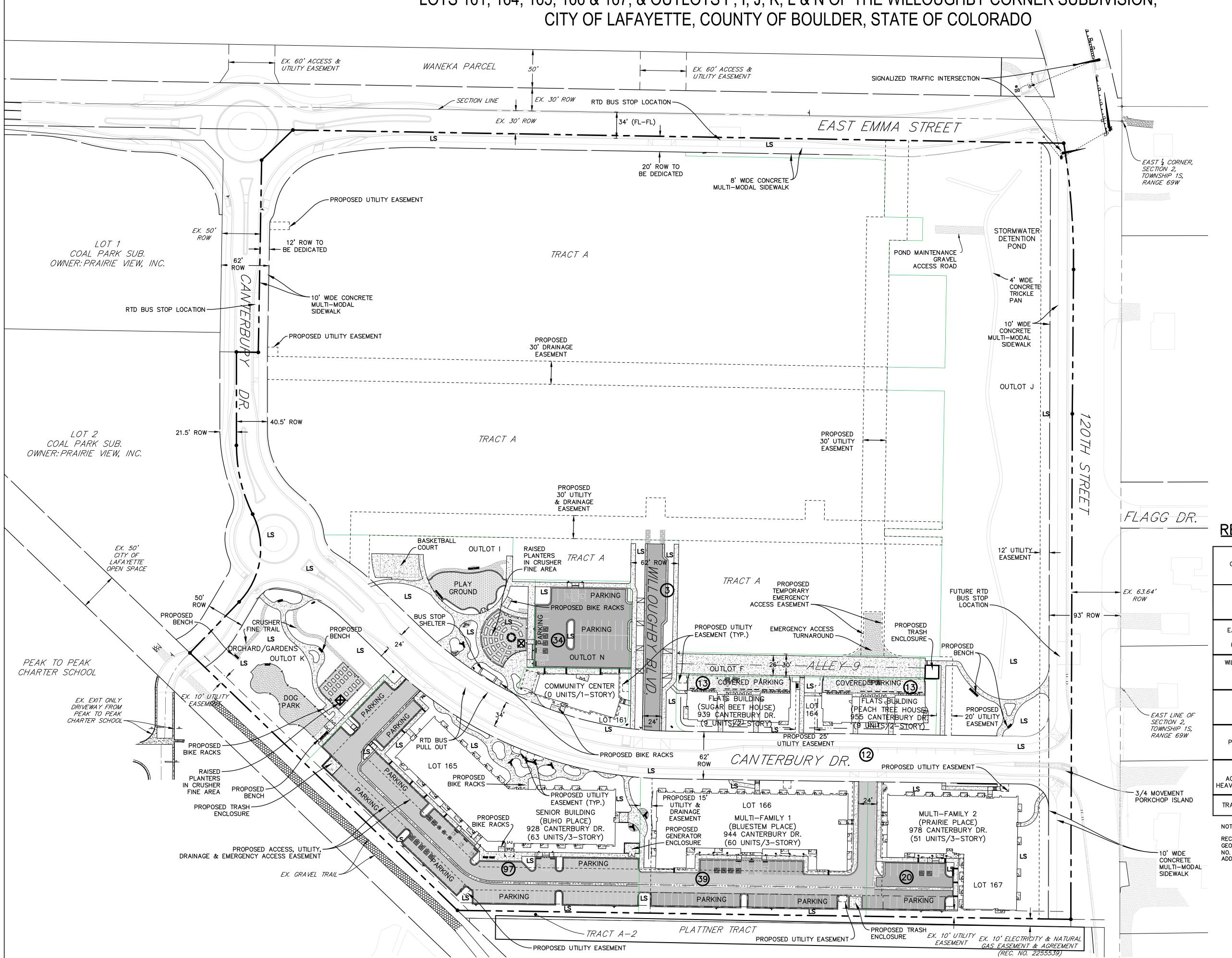
### **EROSION CONTROL NOTES**

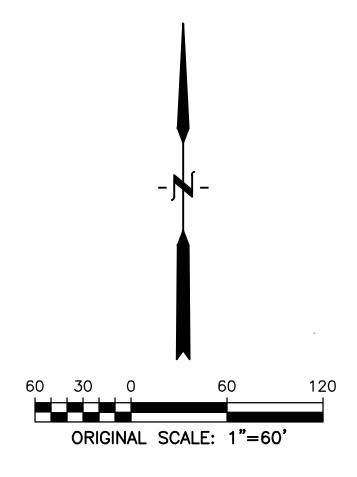
- 1. ALL TEMPORARY EROSION CONTROL FACILITIES AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS TAKE PLACE.
- 2. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION AND SHOULD 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,
- 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.

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





### <u>LEGEND</u>

PROPERTY LINE. PARKING SPACES ELECTRIC VEHICLE (EV) CAPABLE SPACE. LANDSCAPE AREA PROPOSED CONCRETE PROPOSED ASPHALT PROPOSED SIGN HANDICAP PARKING SPACE. ELECTRIC VEHICLE (EV) READY SPACE PROPOSED LOT LINE.

PROPOSED ROW

# **NORRIS**

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**BOULDER COUNTY HOUSING** AUTHORITY 3400 BROADWAY BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG

### RECOMMENDED PAVEMENT SECTIONS

CLASSIFICATION	HOT MIX ASPAHLT (HMA) +AGGREGATE BASE COURSE (ABC) +CHEMICAL TREATMENT	PORTLAND CEMENT CONCRETE (PCC) +AGGREGATE BASE COURSE (ABC) +CHEMICAL TREATMENT
120TH ST. EDLA 200 (ARTERIAL)	5" HMA+ 8" ABC+ 18" CTS	7" PCC+ 6" ABC+ 18" CTS
EAST EMMA ST. EDLA 50 (CONNECTOR)	5" HMA+ 8" ABC+ 18" CTS	6" PCC+ 6" ABC+ 18" CTS
WILLOUGHBY AVE. CANTERBURY EDLA 30 (LOCAL)	4" HMA+ 6" ABC+ 18" CTS	6" PCC+ 6" ABC+ 18" CTS
ALLEYWAYS	-	6" PCC+ 6" ABC+ 18" CTS
PARKING AREAS	5" HMA+ 8" ABC+ 18" CTS	6" PCC+ 6" ABC+ 18" CTS
OTHER ACCESS DRIVES/ HEAVY TRAFFIC AREAS	6" HMA+ 8" ABC+ 18" CTS	6" PCC+ 6" ABC+ 18" CTS
TRASH ENCLOSURES	-	7" PCC+ 18" CTS

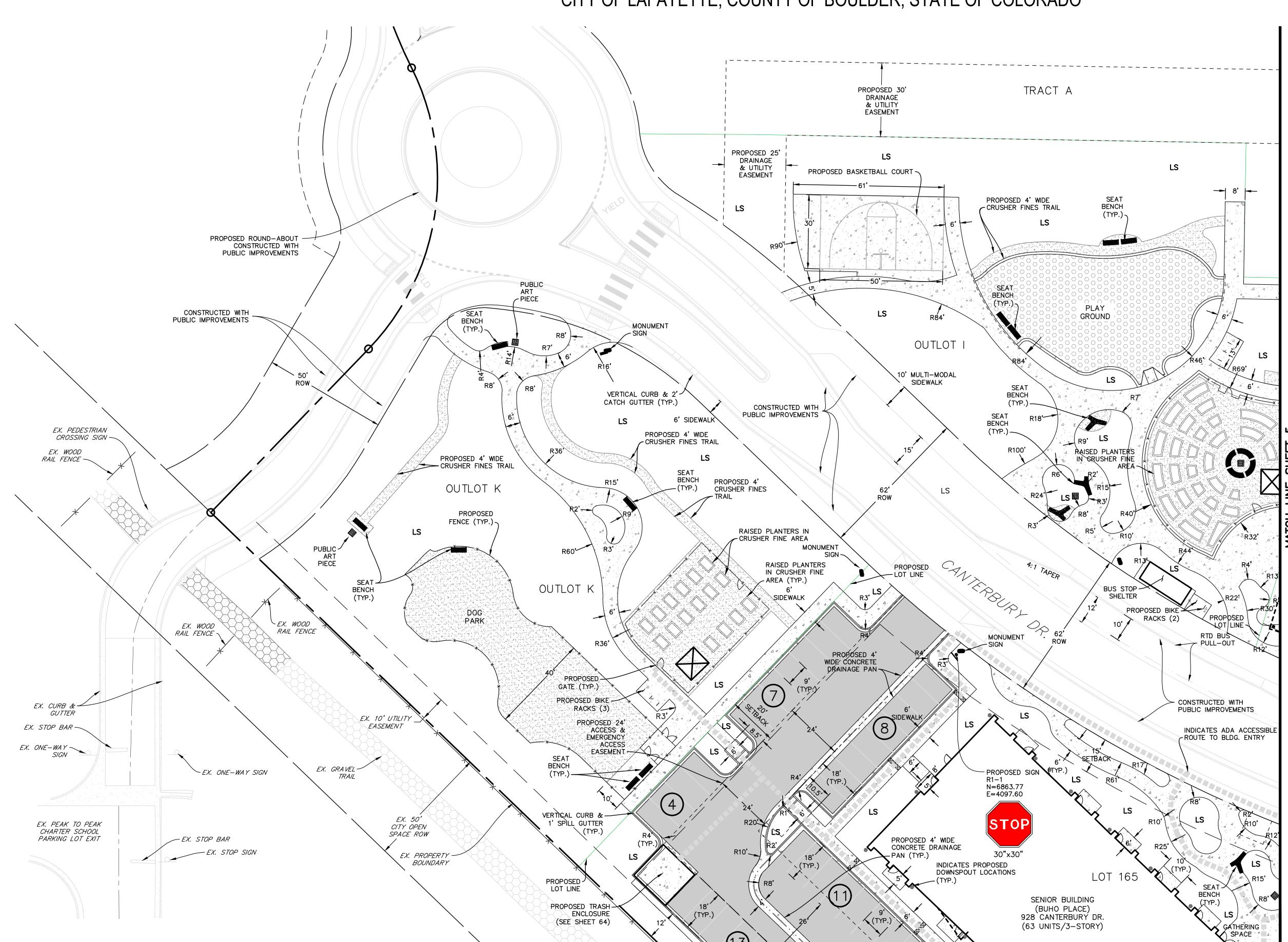
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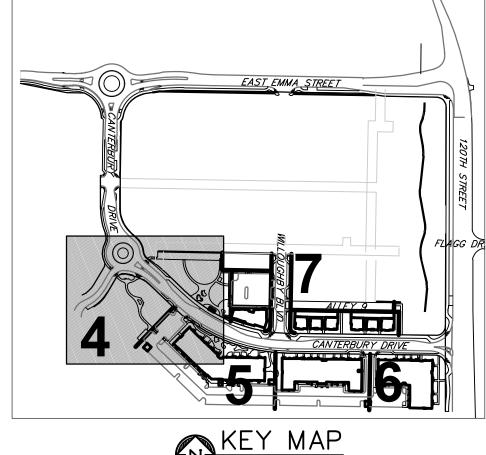
RECOMMENDED PAVEMENT SECTIONS & MINIMUM THICKNESS ARE BASED ON THE GEOTECHNICAL INVESTIGATION, "WILLOUGHBY CORNER", BY CTL THOMSPON INC. (PROJECT NO. FC10348-120 REV. 2) REVISED MAY 25, 2023. REFER TO THIS REPORT FOR ADDITIONAL DETAILS, SUB-GRADE PREPARATION, AND MATERIAL SPECIFICATIONS.

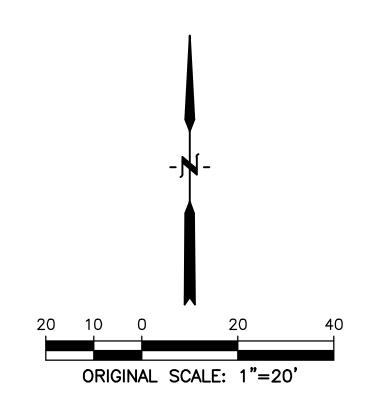
SHEET TITLE: **OVERALL** SITE PLAN

09.25.23 - CITY APPROVAL

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





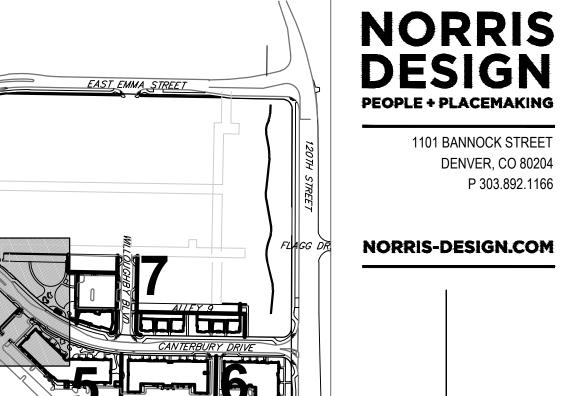


<u>LEGEND</u>
PROPERTY BOUNDARY
LOT LINE
PARKING SPACES
ELECTRIC VEHICLE (EV) CAPABLE SPACE (EV)
LANDSCAPE AREA LS
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED SIGN
HANDICAP PARKING SPACE
ELECTRIC VEHICLE (EV) READY SPACE
PROPOSED CRUSHER FINES

PROPOSED EASEMENT LINE.....

ADA TRAVEL ROUTE .

PROPOSED R-O-W LINE .



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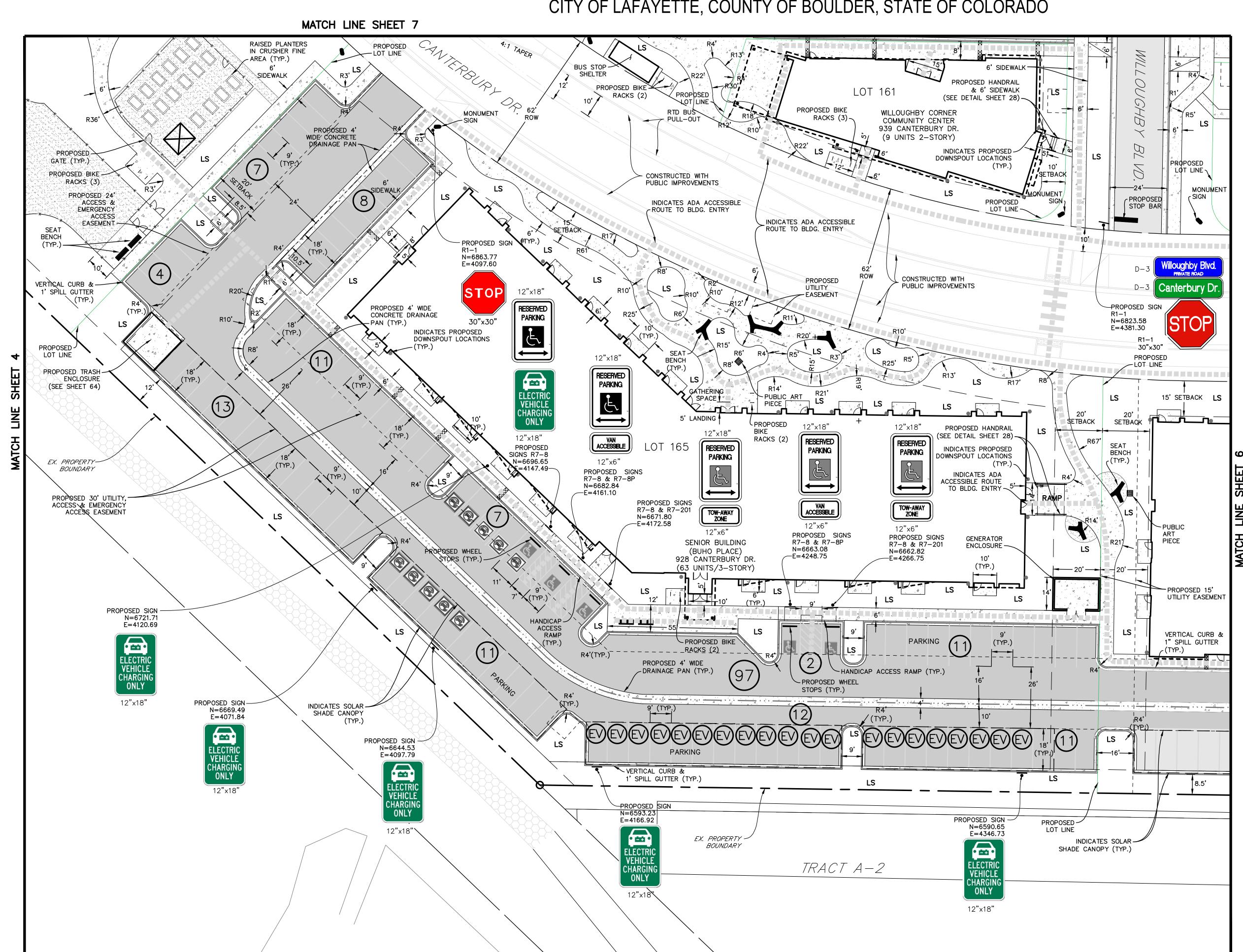
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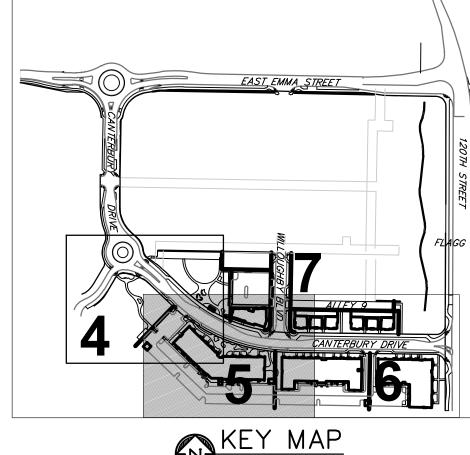


<u>09.25.23 - CITY APPROVAL</u>

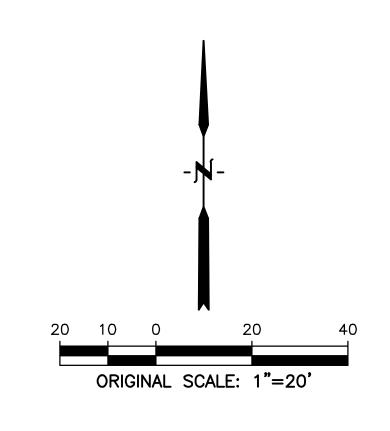
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LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO









### <u>LEGEND</u>

PROPERTY BOUNDARY
LOT LINE
PARKING SPACES
ELECTRIC VEHICLE (EV) CAPABLE SPACE (EV)
LANDSCAPE AREA LS
PROPOSED CONCRETE
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ADA TRAVEL ROUTE
PROPOSED R-O-W LINE

PROPOSED EASEMENT LINE...



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SITE PLAN- PHASE 1

OWNER:

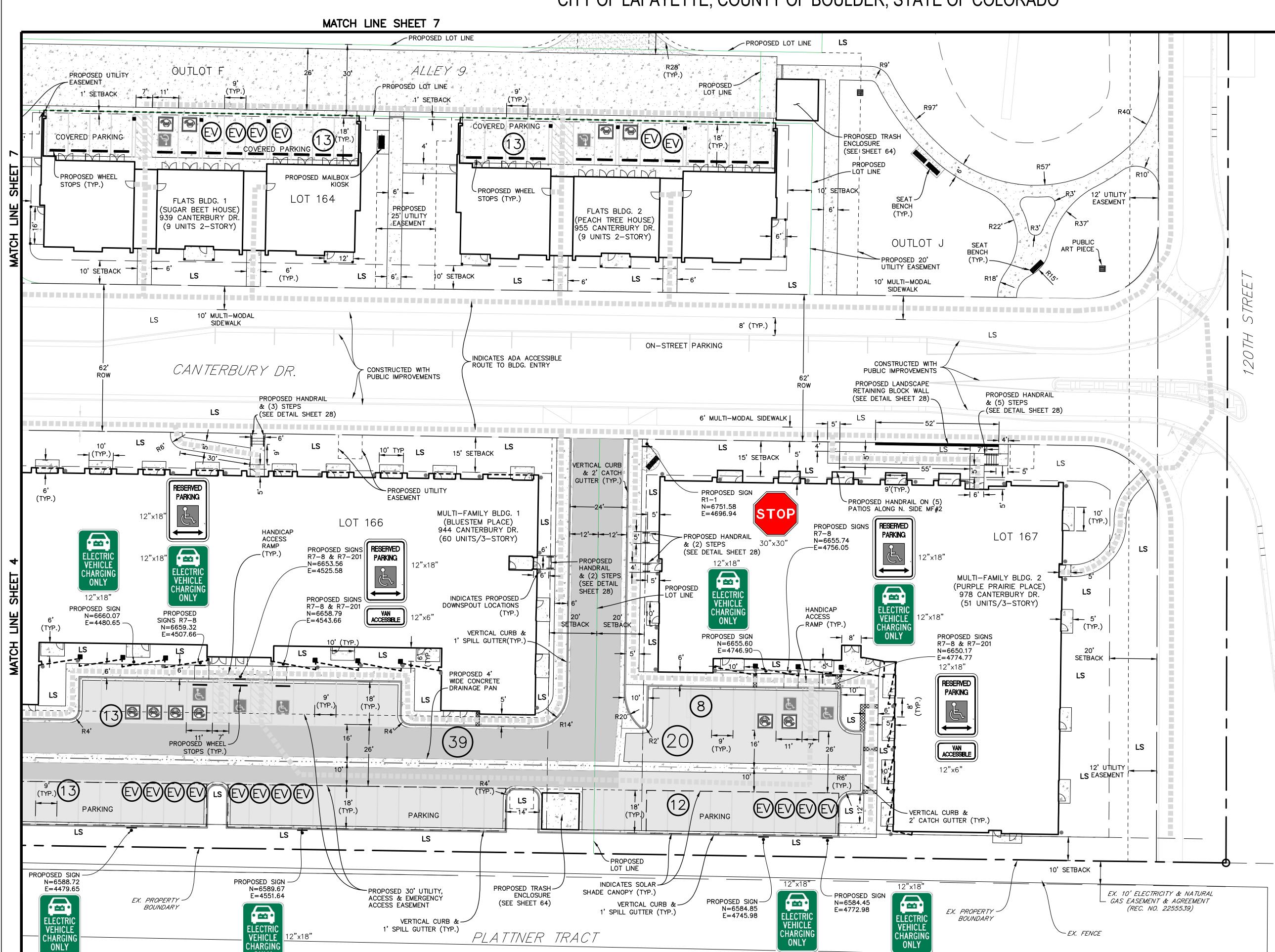
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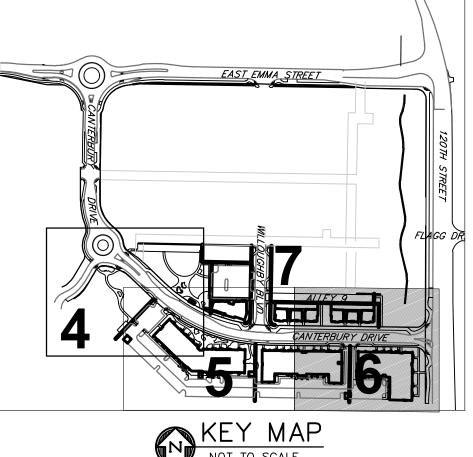


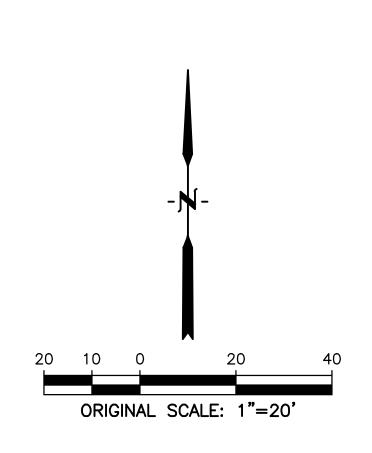
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LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO







### <u>LEGEND</u>

LOT LINE
PARKING SPACES
ELECTRIC VEHICLE (EV) CAPABLE SPACE (EV)
LANDSCAPE AREA LS
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED SIGN
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ELECTRIC VEHICLE (EV) READY SPACE
PROPOSED CRUSHER FINES
ADA TRAVEL ROUTE
PROPOSED R-O-W LINE
PROPOSED EASEMENT LINE



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CONTACT: MOLLY CHIANG

DATE: 09.25.23 - CITY APPROVAL

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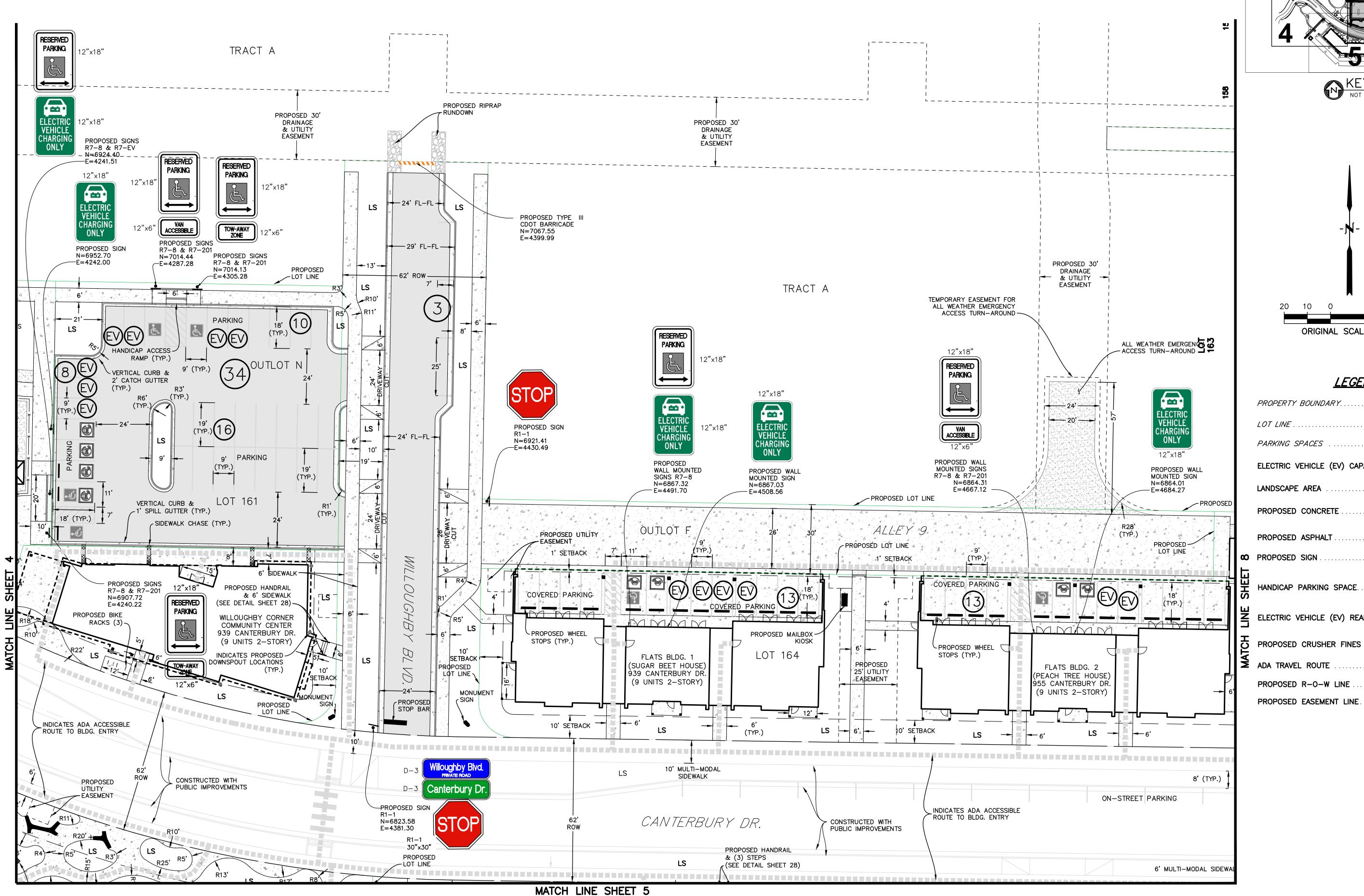
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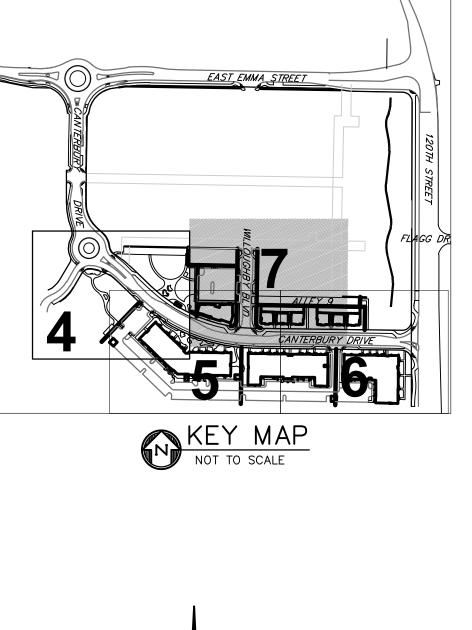
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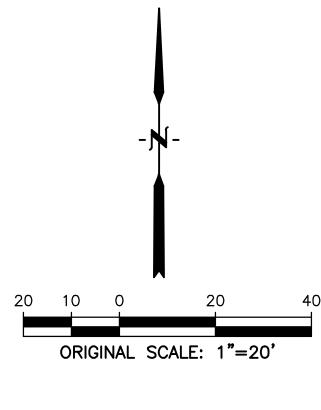
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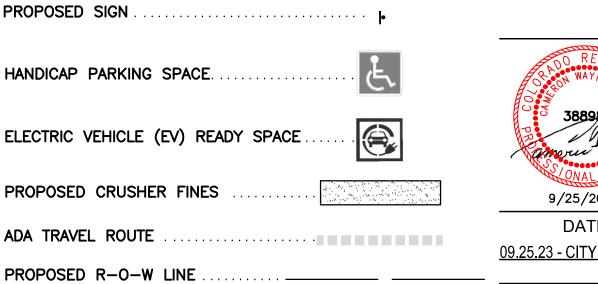
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



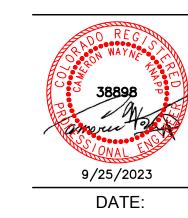




### **LEGEND** PROPERTY BOUNDARY PARKING SPACES ELECTRIC VEHICLE (EV) CAPABLE SPACE. LANDSCAPE AREA PROPOSED CONCRETE PROPOSED ASPHALT HANDICAP PARKING SPACE.



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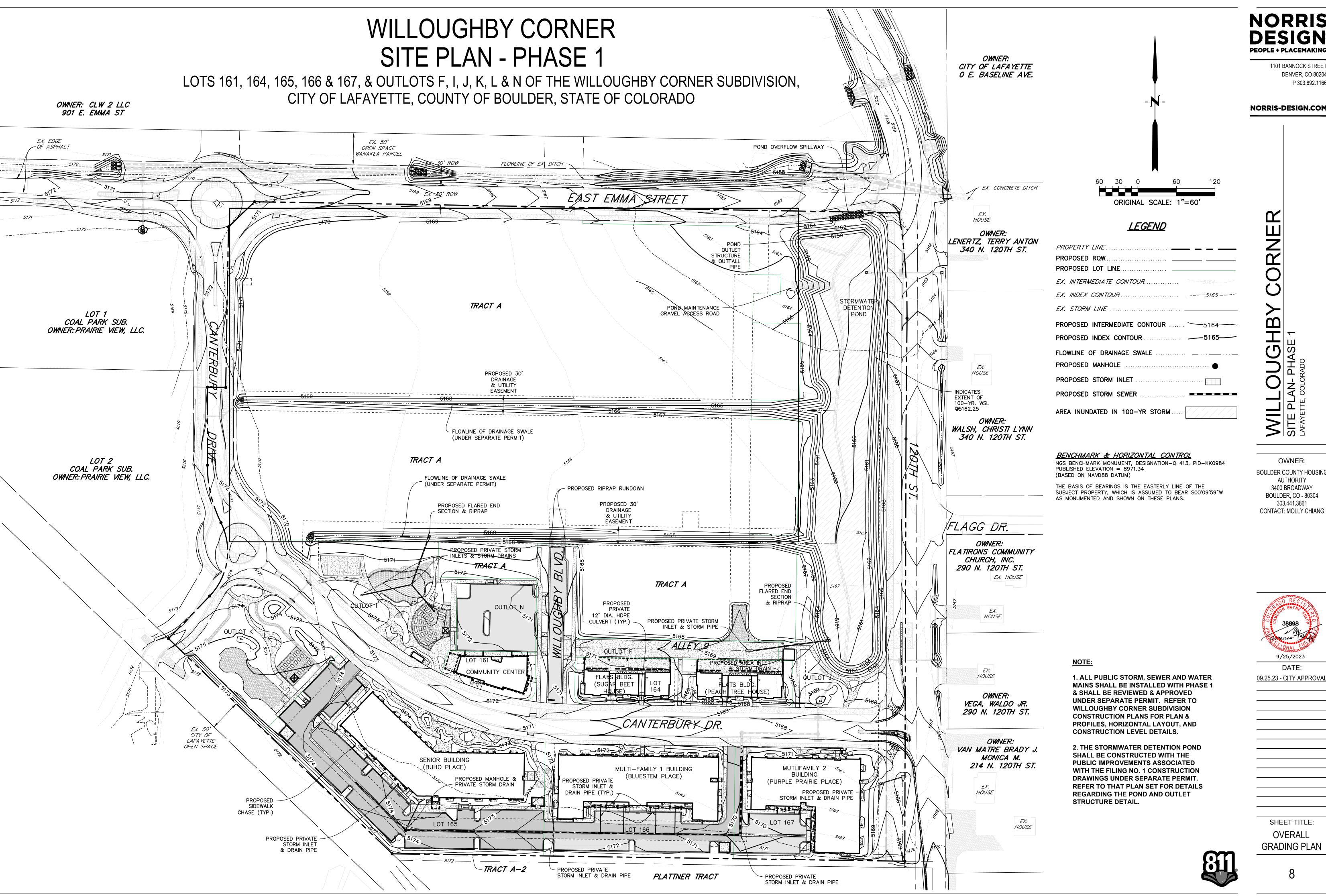
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OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861

9/25/2023 DATE:

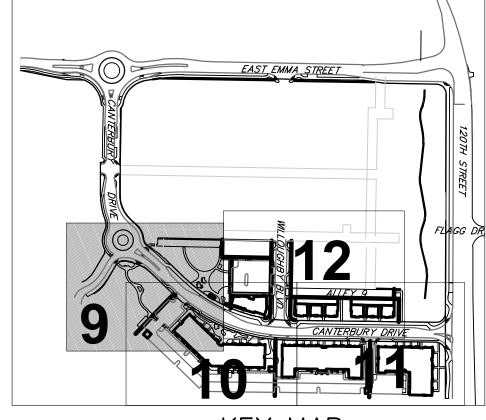
09.25.23 - CITY APPROVAL

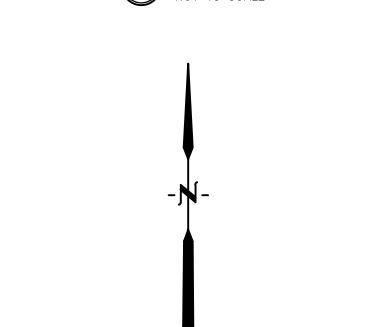
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**OVERALL GRADING PLAN** 

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







### <u>LEGEND</u>

ORIGINAL SCALE: 1"=20'

PROPOSED ROW.  PROPOSED LOT LINE.  EX. INTERMEDIATE CONTOUR.  EX. STORM LINE  EX. STORM LINE  PROPOSED INTERMEDIATE CONTOUR.  5164  EX. STORM LINE  PROPOSED INTERMEDIATE 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  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT.  LP  FLOWLINE  FL  TOP OF CURB.  TO  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  ASSOCIATED STORM  STO	ROPOSED ROW	5164
PROPOSED LOT LINE  EX. INTERMEDIATE CONTOUR  EX. INDEX CONTOUR  EX. STORM LINE  PROPOSED INTERMEDIATE CONTOUR  PROPOSED INTERMEDIATE CONTOUR  5164  PROPOSED INTERMEDIATE 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  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  GB  HIGH POINT  LP  FLOWLINE  TOP OF CURB.  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50	ROPOSED LOT LINE	st — 164-6165—
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PROPOSED STORM INLET  PROPOSED STORM SEWER  AREA INUNDATED IN 100—YR STORM  PROPOSED CONCRETE  PROPOSED ASPHALT.  EX. CONCRETE  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LOW POINT  LP  FLOWLINE  TOP OF CURB.  TC  FINISHED FLOOR  EX. SPOT ELEVATIONS  X50  PROPOSED SPOT ELEVATIONS  X50  PROPOSED SPOT ELEVATIONS  X50	OWLINE OF DRAINAGE SWALE	
PROPOSED STORM INLET  PROPOSED STORM SEWER  AREA INUNDATED IN 100—YR STORM  PROPOSED CONCRETE  PROPOSED ASPHALT.  EX. CONCRETE  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  GB  HIGH POINT  LP  FLOWLINE  FL  TOP OF CURB  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50	LOWLINE OF DRAINAGE SWALE	•
PROPOSED STORM SEWER  AREA INUNDATED IN 100—YR STORM  PROPOSED CONCRETE  PROPOSED ASPHALT.  EX. CONCRETE  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LP  FLOWLINE  FL  TOP OF CURB  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATIONS  ×50	ROPOSED MANHOLE	
AREA INUNDATED IN 100-YR STORM  PROPOSED CONCRETE  PROPOSED ASPHALT  EX. CONCRETE  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  GB  HIGH POINT  LP  FLOWLINE  TOP OF CURB  TC  FINISHED FLOOR  EX. SPOT ELEVATIONS  STORM  STORM  PROPOSED SPOT ELEVATION  STORM  STORM  STORM  PROPOSED SPOT ELEVATION  STORM	ROPOSED STORM INLET	
PROPOSED CONCRETE  PROPOSED ASPHALT.  EX. CONCRETE  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LOW POINT  FLOWLINE  FL  TOP OF CURB  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATION  TO  TO  TO  TO  TO  TO  TO  TO  TO	ROPOSED STORM SEWER	
PROPOSED CONCRETE  PROPOSED ASPHALT.  EX. CONCRETE  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LOW POINT  FLOWLINE  FL  TOP OF CURB  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATION  TO  TO  TO  TO  TO  TO  TO  TO  TO		
PROPOSED ASPHALT.  EX. CONCRETE  PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LOW POINT  LP  FLOWLINE  TOP OF CURB.  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  ×50  PROPOSED SPOT ELEVATION  TO  TO  TO  TO  TO  TO  TO  TO  TO	REA INUNDATED IN 100-TR STORM	<u>//</u> /
PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LOW POINT  LP  FLOWLINE  TOP OF CURB  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  Y  50  PROPOSED SPOT ELEVATION  AAA  AAA  AAA  AAA  AAA  AAA  AAA	ROPOSED CONCRETE	- 44
PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LOW POINT  LP  FLOWLINE  TOP OF CURB  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  Y  50  PROPOSED SPOT ELEVATION  AAA  AAA  AAA  AAA  AAA  AAA  AAA	ROPOSED ASPHALT	
PROPOSED ADA ACCESSIBLE ROUTE  PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  HIGH POINT  LP  LOW POINT  FL  TOP OF CURB  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  Y  50  PROPOSED SPOT ELEVATION  TOTALE		
PROPOSED ROOF DOWNSPOUT LOCATION  GRADE BREAK  GB  HIGH POINT  LP  LOW POINT  FL  TOP OF CURB.  TC  FINISHED FLOOR  FF  EX. SPOT ELEVATIONS  PROPOSED SPOT ELEVATION  50  50  50  50  50  50  50  50  50  5	TX. CONCRETE	Δ4
GRADE BREAK         GB           HIGH POINT         HP           LOW POINT         LP           FLOWLINE         FL           TOP OF CURB         TC           FINISHED FLOOR         FF           EX. SPOT ELEVATIONS         X50           PROPOSED SPOT ELEVATION         X50	ROPOSED ADA ACCESSIBLE ROUTE	
HIGH POINT         HP           LOW POINT         LP           FLOWLINE         FL           TOP OF CURB         TC           FINISHED FLOOR         FF           EX. SPOT ELEVATIONS         X50           PROPOSED SPOT ELEVATION         X50	PROPOSED ROOF DOWNSPOUT LOCATION	•
LOW POINT         LP           FLOWLINE         FL           TOP OF CURB         TC           FINISHED FLOOR         FF           EX. SPOT ELEVATIONS         X50           PROPOSED SPOT ELEVATION         X50	RADE BREAK	GB
FLOWLINE         FL           TOP OF CURB         TC           FINISHED FLOOR         FF           EX. SPOT ELEVATIONS         X50           PROPOSED SPOT ELEVATION         X50	IIGH POINT	HP
TOP OF CURB	OW POINT	LP
FINISHED FLOOR         FF           EX. SPOT ELEVATIONS         X50           PROPOSED SPOT ELEVATION         X50	LOWLINE	FL
EX. SPOT ELEVATIONS	OP OF CURB	тс
PROPOSED SPOT ELEVATION ×5	INISHED FLOOR	FF
PROPOSED SPOT ELEVATION ×5	X. SPOT ELEVATIONS	× <sup>56</sup>
	ROPOSED SPOT ELEVATION	× <sup>56</sup>

### NOT

1. ALL PUBLIC STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1 & SHALL BE REVIEWED & APPROVED UNDER SEPARATE PERMIT. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.

NOTE: 1. ADD 5100 TO ALL SPOT ELEVATIONS

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### BENCHMARK & HORIZONTAL CONTROL

NGS BENCHMARK MONUMENT, DESIGNATION—Q 413, PID—KK1556 PUBLISHED ELEVATION = 5296.06 (BASED ON NAVD88 DATUM)

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SUBJECT PROPERTY, WHICH IS ASSUMED TO BEAR SO0'09'59"W AS MONUMENTED AND SHOWN ON THESE PLANS.



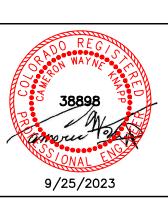
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BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG



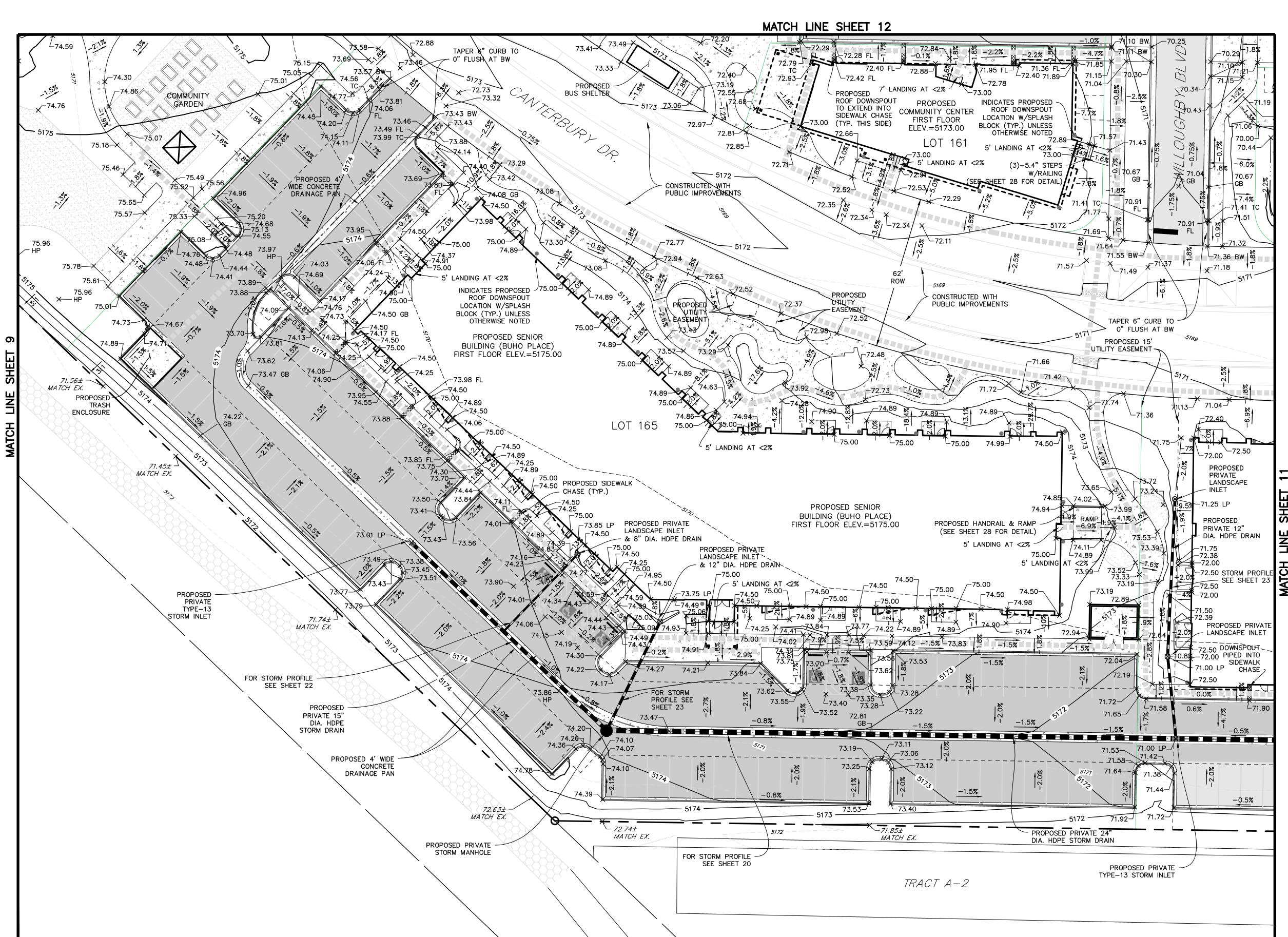
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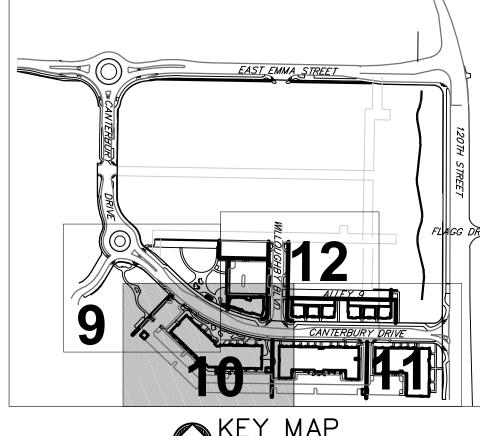
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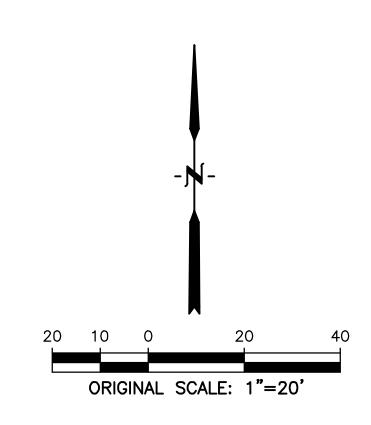
GRADING PLAN

Q

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	
PROPOSED ROW	
PROPOSED LOT LINE	
EX. INTERMEDIATE CONTOUR	64
EX. INDEX CONTOUR51	65
EX. STORM LINEs	эт ———
PROPOSED INTERMEDIATE CONTOUR 51	64
PROPOSED INDEX CONTOUR51	65
FLOWLINE OF DRAINAGE SWALE	
PROPOSED MANHOLE	•
PROPOSED STORM INLET	
PROPOSED STORM SEWER	
AREA INUNDATED IN 100-YR STORM	7///
PROPOSED CONCRETE	
PROPOSED ASPHALT	
EX. CONCRETE	A
PROPOSED ADA ACCESSIBLE ROUTE	
PROPOSED ROOF DOWNSPOUT LOCATION	•
GRADE BREAK	GB
HIGH POINT	HP
LOW POINT	LP
FLOWLINE	FL
TOP OF CURB	тс
FINISHED FLOOR	
EX. SPOT ELEVATIONS	× <sup>56.23±</sup>
	56.23
· · · · · · · · · · · · · · · · · · ·	

### NOTE

1. ALL PUBLIC STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1 & SHALL BE REVIEWED & APPROVED UNDER SEPARATE PERMIT. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.

1. ADD 5100 TO ALL SPOT ELEVATIONS

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

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



DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE:

GRADING PLAN

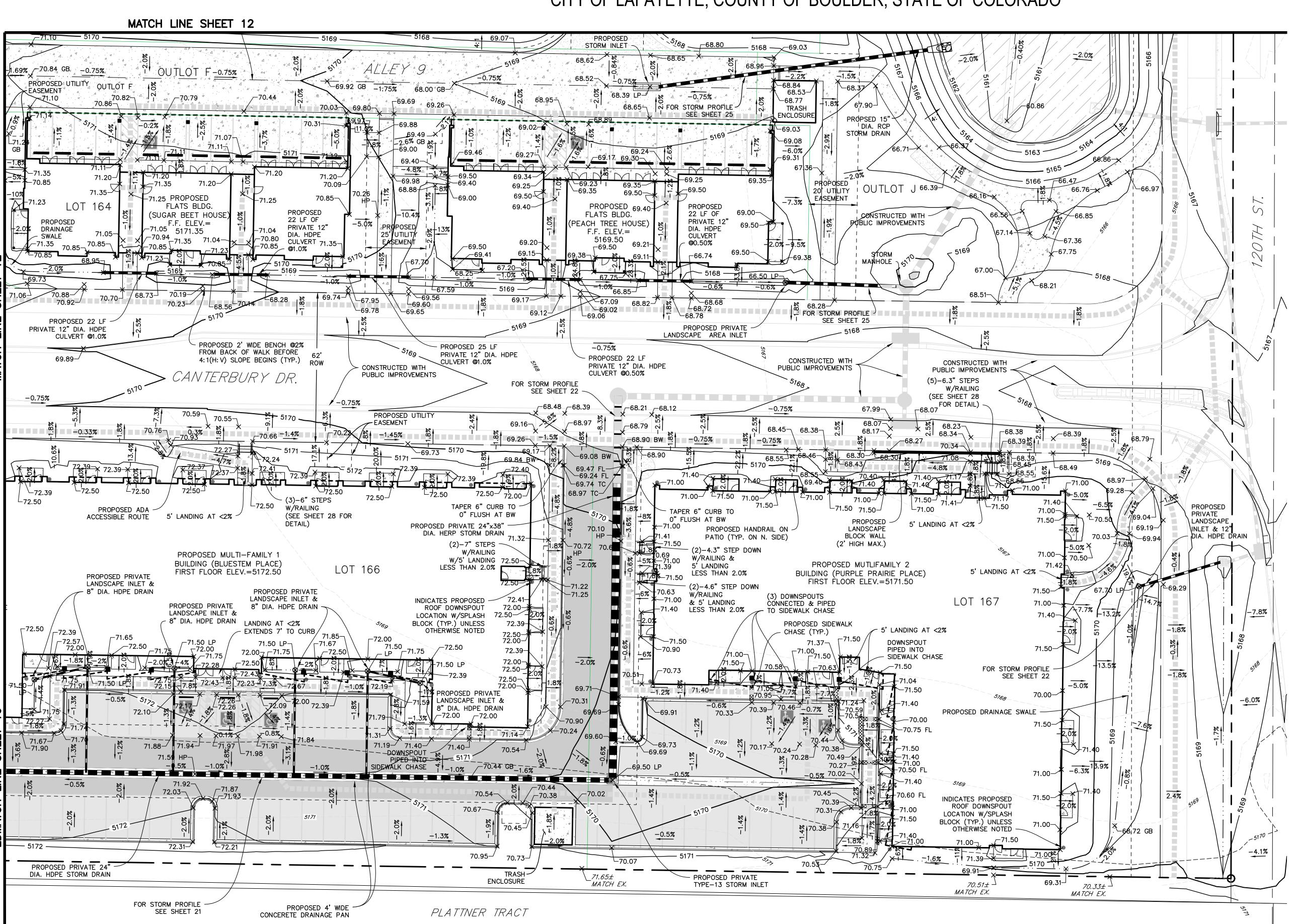
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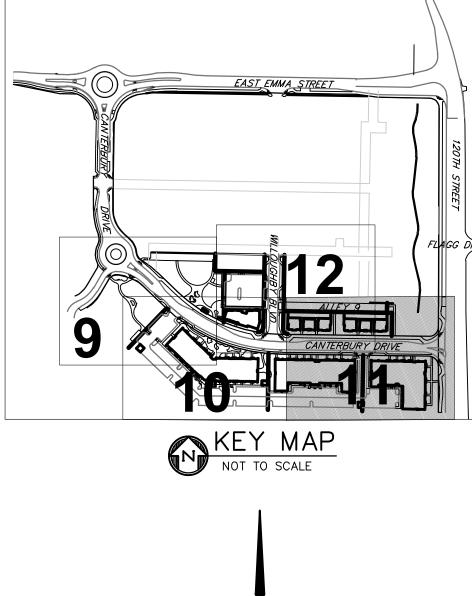
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# WILLOUGHBY CORNER SITE PLAN - PHASE 1

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





### <u>LEGEND</u>

PROPERTY LINE

ORIGINAL SCALE: 1"=20'

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 STORM INLET	
PROPOSED STORM SEWER	
AREA INUNDATED IN 100-YR STORM	
PROPOSED CONCRETE	44
PROPOSED ASPHALT	
EX. CONCRETE	Δ <sub>4</sub> Δ Δ
PROPOSED ADA ACCESSIBLE ROUTE	
PROPOSED ROOF DOWNSPOUT LOCATION	
GRADE BREAK	GB
HIGH POINT	HP
LOW POINT	LP
FLOWLINE	FL
TOP OF CURB	тс
FINISHED FLOOR	FF
EX. SPOT ELEVATIONS	·····× × <sup>56.</sup>
PROPOSED SPOT ELEVATION	/\
NOTE: 1. ADD 5100 TO ALL SPOT ELEVATIONS	

### BENCHMARK & HORIZONTAL CONTROL

NGS BENCHMARK MONUMENT, DESIGNATION—Q 413, PID—KK1556 PUBLISHED ELEVATION = 5296.06 (BASED ON NAVD88 DATUM)

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NORRIS DESIGN PEOPLE + PLACEMAKING

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DENVER, CO 80204

P 303.892.1166

WILLOUGHBY COR

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

38898 9/25/2023 DATE: 09.25.23 - CITY APPROVAL

.25.23 - CITY APPROV

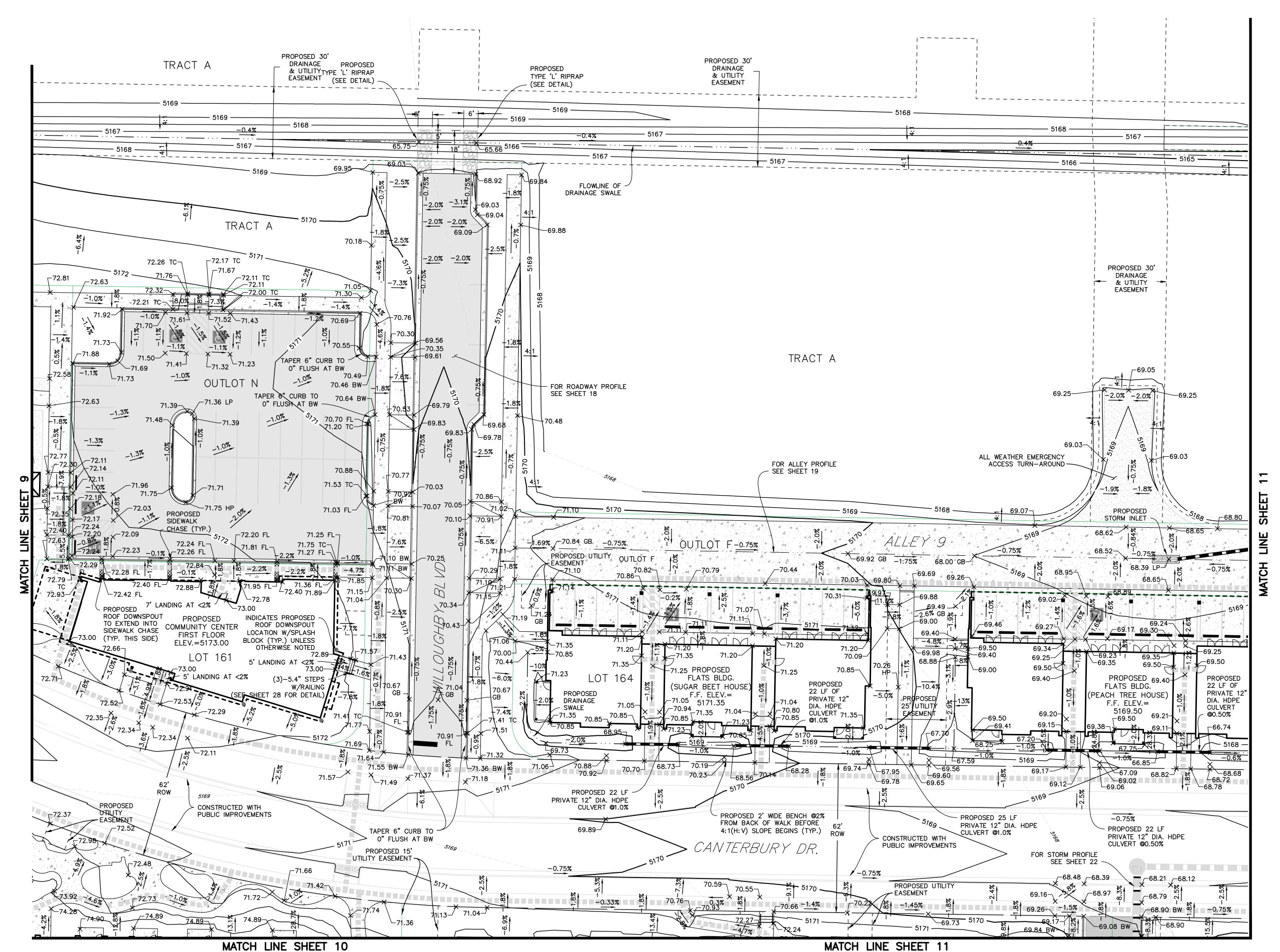
SHEET TITLE: GRADING PLAN

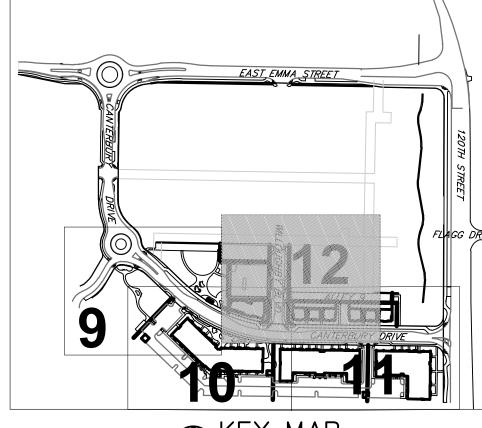
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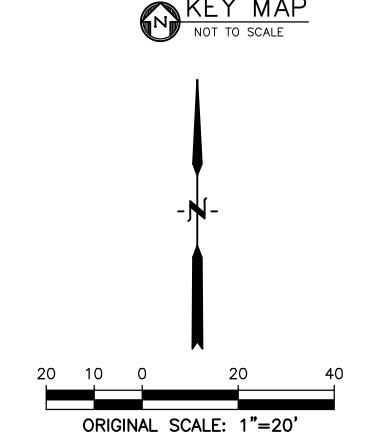
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# WILLOUGHBY CORNER SITE PLAN - PHASE 1

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







### <u>LEGEND</u>

\_---5165 ----

PROPERTY LINE

PROPOSED ROW.

PROPOSED LOT LINE.

EX. INDEX CONTOUR

EX. INTERMEDIATE CONTOUI

EX. STORM LINE st
PROPOSED INTERMEDIATE CONTOUR 5164—
PROPOSED INDEX CONTOUR5165—
FLOWLINE OF DRAINAGE SWALE
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED STORM SEWER
AREA INUNDATED IN 100-YR STORM
PROPOSED CONCRETE
PROPOSED ASPHALT
EX. CONCRETE
PROPOSED ADA ACCESSIBLE ROUTE
PROPOSED ROOF DOWNSPOUT LOCATION
GRADE BREAK GB
HIGH POINT HP
LOW POINT LP
<b>FLOWLINE</b> FL
TOP OF CURB
FINISHED FLOOR FF
EX. SPOT ELEVATIONS ×56.23±
PROPOSED SPOT ELEVATION $\times$ 56.23 (ALL C&G ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED)

BENCHMARK & HORIZONTAL CONTROL

NGS BENCHMARK MONUMENT, DESIGNATION—Q 413, PID—KK1556
PUBLISHED ELEVATION = 5296.06
(BASED ON NAVD88 DATUM)

1. ADD 5100 TO ALL SPOT ELEVATIONS

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WILLOUGHBY CORN-SITE PLAN- PHASE 1

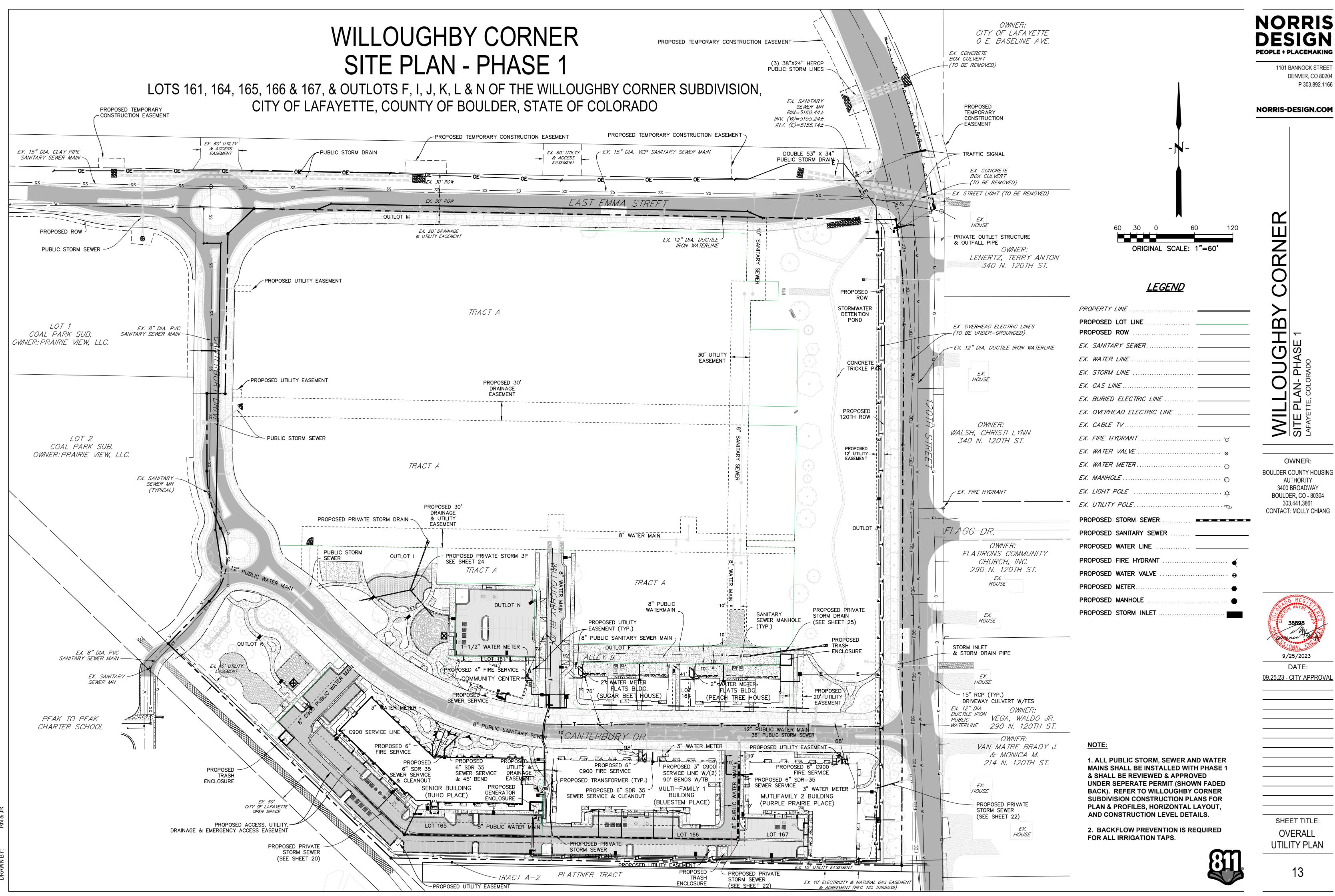
OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG



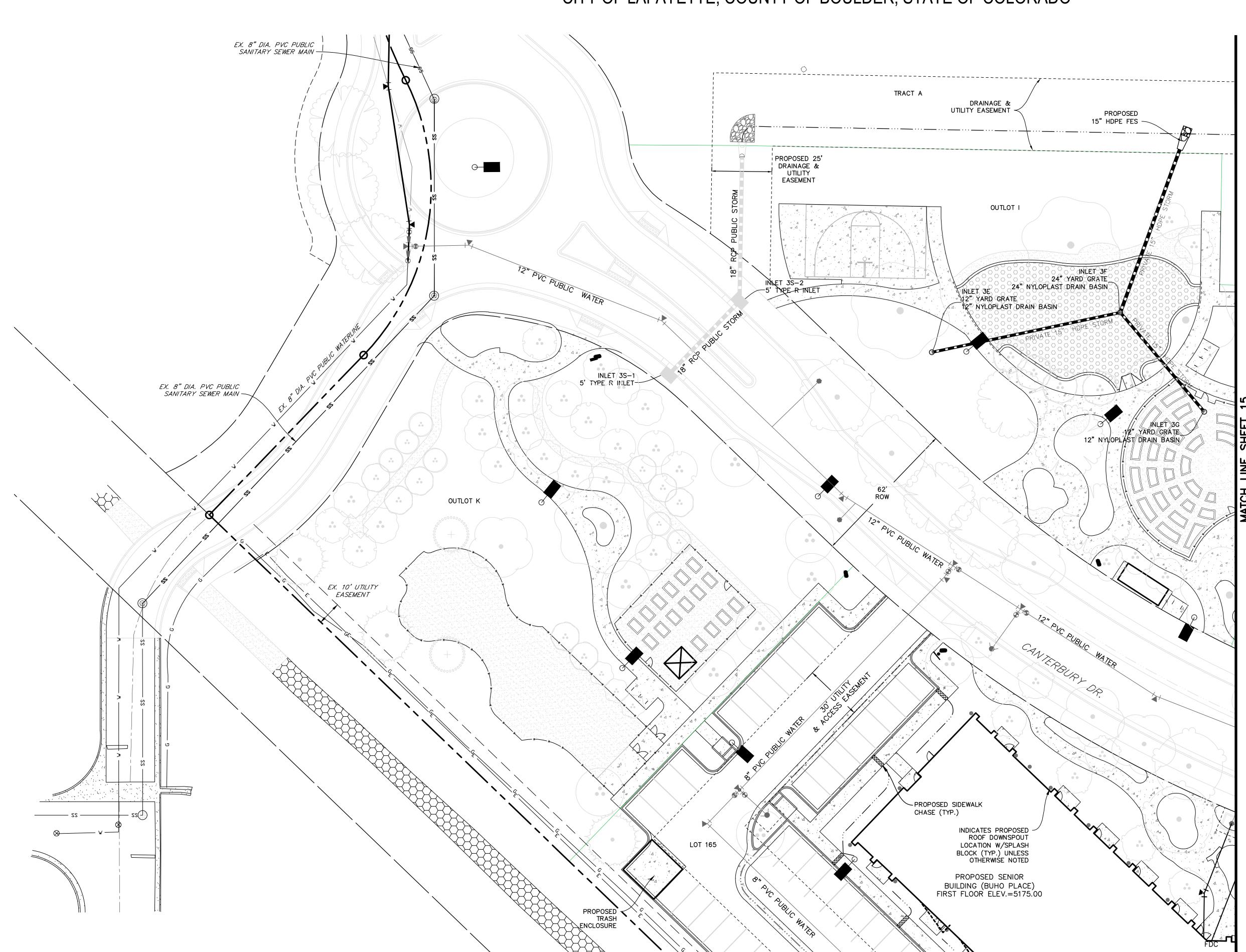
..23 - GITT APPROVAL

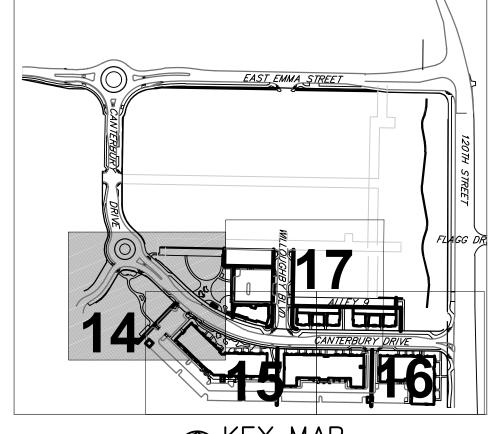
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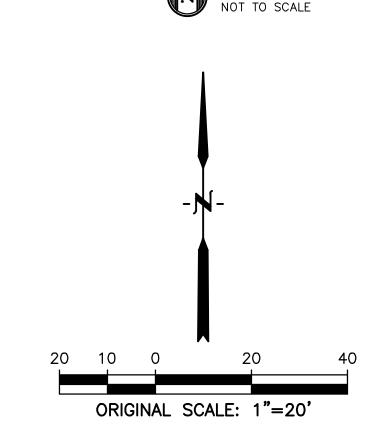
GRADING PLAN



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







### <u>LEGEND</u>

PROPERTY LINE.

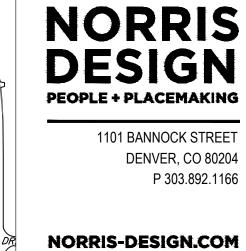
PROPOSED LOT LINE
EX. SANITARY SEWERssss
EX. WATER LINE w w
EX. STORM LINE st ——
EX. GAS LINE
EX. BURIED ELECTRIC LINE E
EX. OVERHEAD ELECTRIC LINE ============================
EX. CABLE TVctv ctv
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. MANHOLE
EX. LIGHT POLE
EX. UTILITY POLE
PROPOSED LIGHT POLE
PROPOSED STORM SEWER
PROPOSED ROOF DOWNSPOUT LOCATION
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

### NOT

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PROPOSED ASPHALT

2. BACKFLOW PREVENTION IS REQUIRED FOR ALL IRRIGATION TAPS.



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WILLOUGHBY CORNEL SITE PLAN- PHASE 1

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AUTHORITY

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CONTACT: MOLLY CHIANG

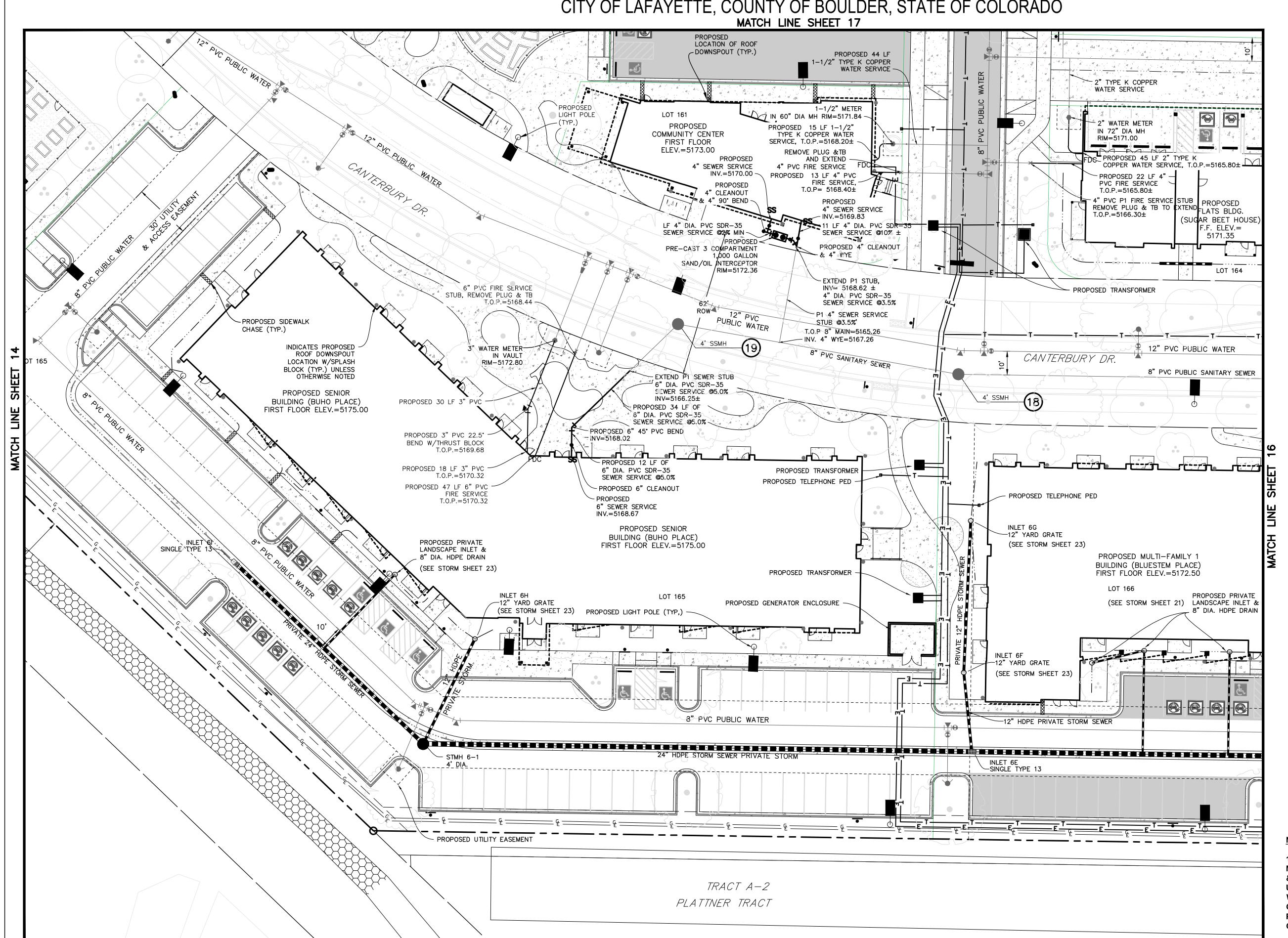


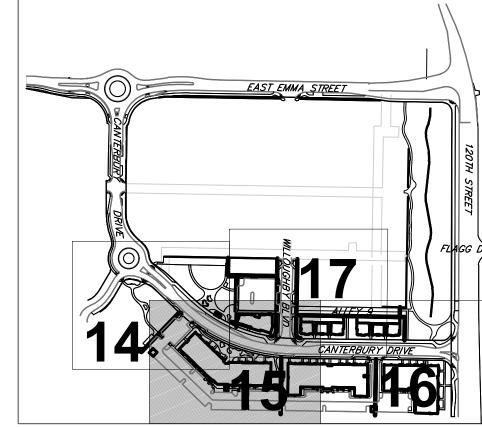
DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE:
UTILITY

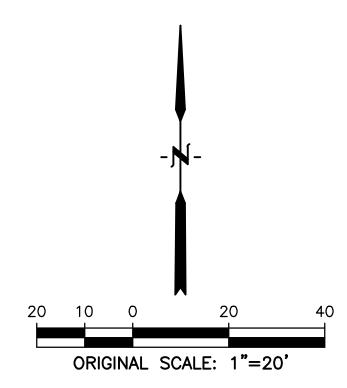
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LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO









### <u>LEGEND</u>

PROPERTY LINE.

PROPOSED LOT LINE
PROPOSED ROW
EX. SANITARY SEWERssss
EX. WATER LINE w w
EX. STORM LINE st st
<i>EX. GAS LINE</i> <sub>G</sub>
EX. BURIED ELECTRIC LINE E
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 ROOF DOWNSPOUT LOCATION
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

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PROPOSED ASPHALT

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BOULDER COUNTY HOUSING

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

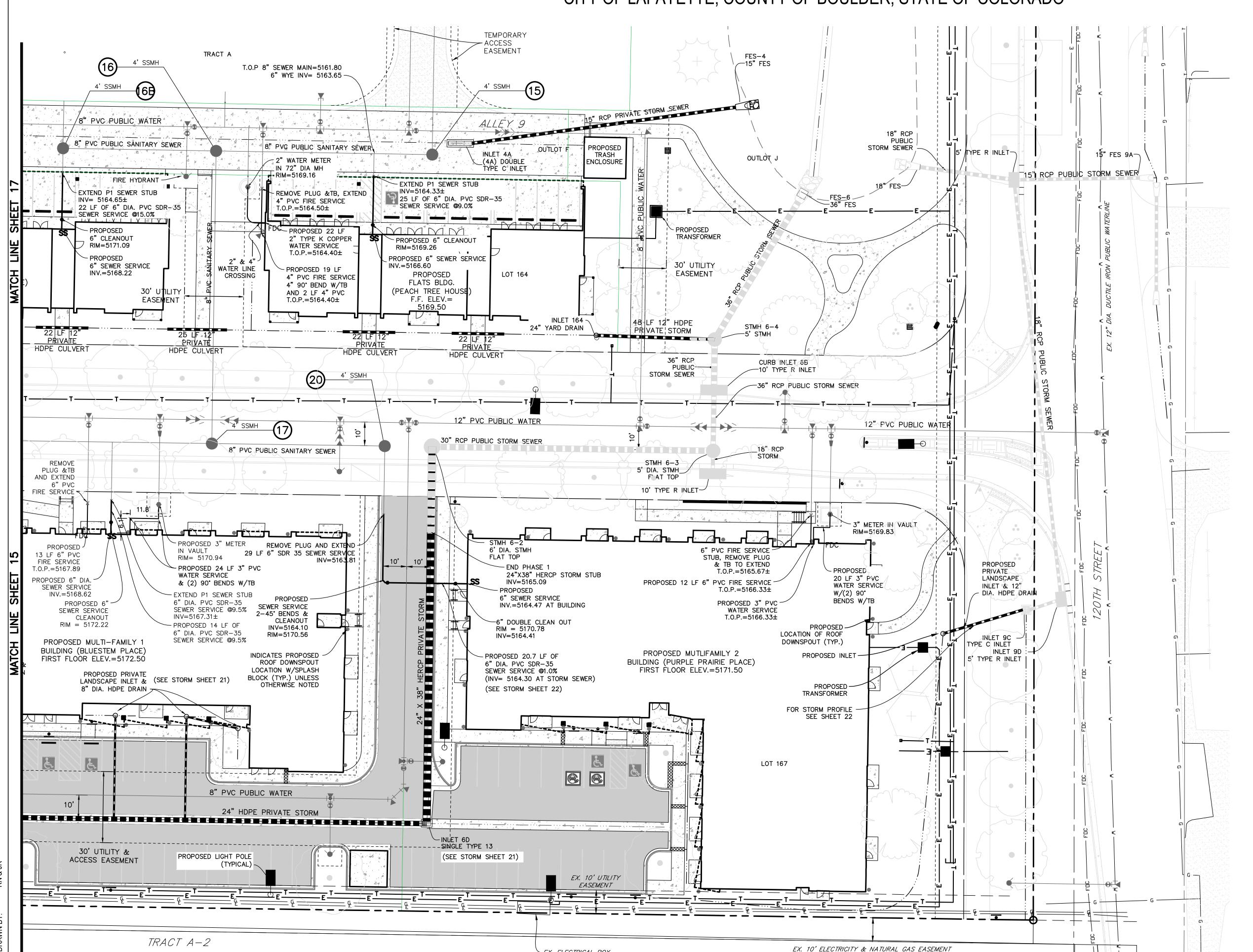
38898 9/25/2023 DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE:
UTILITY

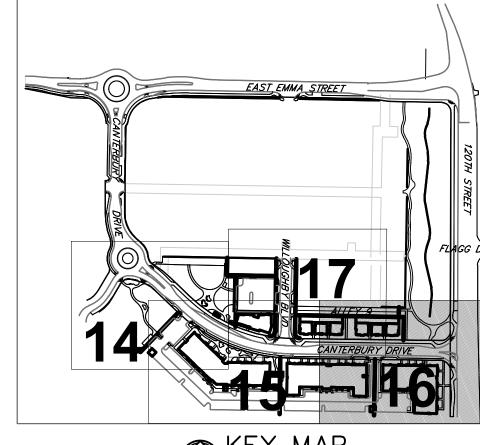
UTILITY PLAN

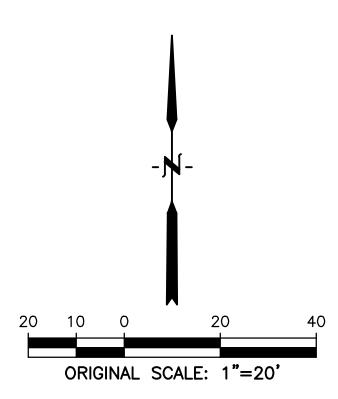
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& AGREEMENT (REC. NO. 2255539)



-EX. ELECTRICAL BOX





**LEGEND** 

PROPERTY LINE.

PROPOSED LOT LINE
PROPOSED ROW
EX. SANITARY SEWERssss
EX. WATER LINE w w
EX. STORM LINE st ——— st ———
EX. GAS LINE 6
EX. BURIED ELECTRIC LINE E
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 ROOF DOWNSPOUT LOCATION
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

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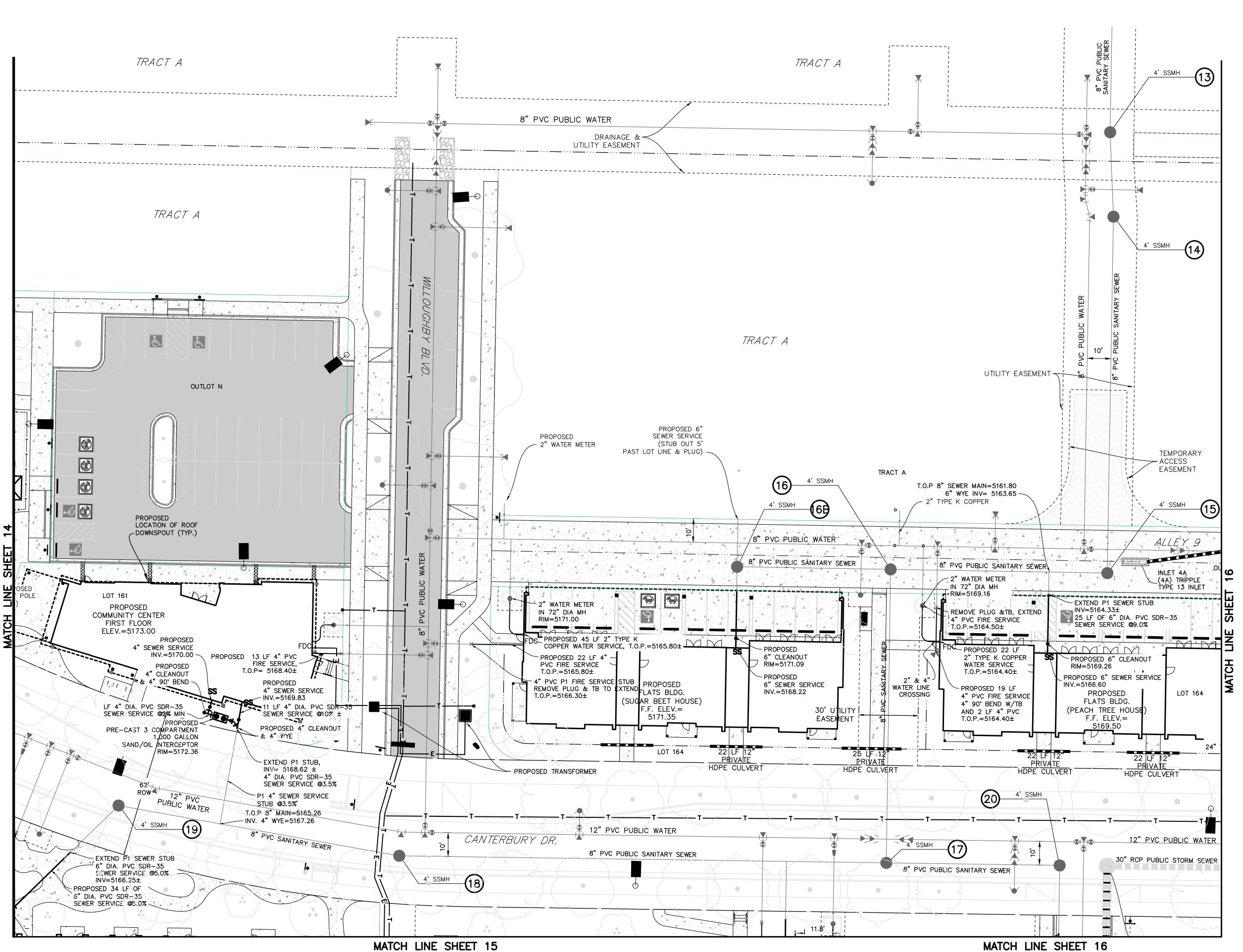
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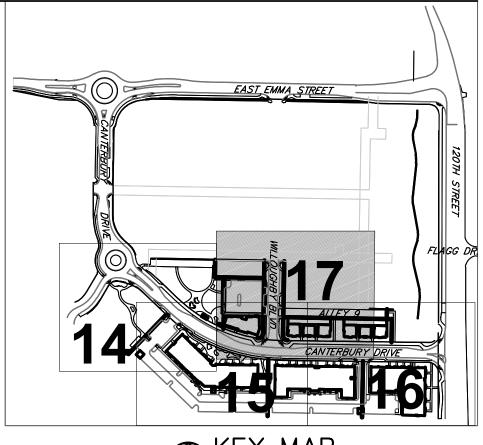


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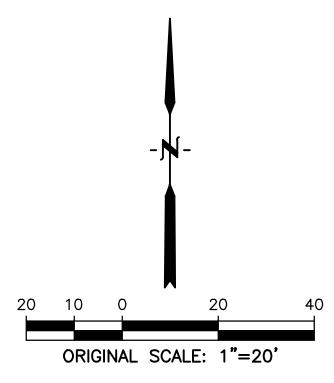
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LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO









LEGEN

PROPERTY LINE
PROPOSED LOT LINEPROPOSED ROW
EX. SANITARY SEWERssss
EX. WATER LINE w w
EX. STORM LINE st st
EX. GAS LINE
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 ROOF DOWNSPOUT LOCATION
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

### NOTI

1. ALL PUBLIC STORM, SEWER AND WATER MAINS SHALL BE INSTALLED WITH PHASE 1 & SHALL BE REVIEWED & APPROVED UNDER SEPERATE PERMIT. REFER TO WILLOUGHBY CORNER SUBDIVISION CONSTRUCTION PLANS FOR PLAN & PROFILES, HORIZONTAL LAYOUT, AND CONSTRUCTION LEVEL DETAILS.

PROPOSED ASPHALT

2. BACKFLOW PREVENTION IS REQUIRED FOR ALL IRRIGATION TAPS.



### NORRIS DESIGN PEOPLE + PLACEMAKING

1101 BANNOCK STREET DENVER, CO 80204 P 303 892 1166

NORRIS-DESIGN.CO

LOUGHBY CORNER
AN- PHASE 1

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

CONTACT: MOLLY CHIANG

38898 9/25/2023 DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE:

PLAN

CL INTERSECTION

STA: 22+25.52

ELEV=5170.78

-----

5180

5175

5170

5165

5160

5155

5150

22+00

OFF: 0.0'

(REFER TO GEOTECHNICAL

INVESTIGATION FOR ADDITIONAL DETAILS & SPECIFICATIONS)

WILLOUGHBY PAVEMENT SECTION

MATCH BW

OFF: 0.0'

STA: 22+62.05

ELEV=5171.46

PROPOSED

DRIVEWAY

**ENTRANCE** 

### **ASPHALT PAVEMENT NOTES:**

. RECOMMENDED PAVEMENT SECTIONS & MINIMUM THICKNESS ARE BASED ON THE GEOTECHNICAL INVESTIGATION, "WILLOUGHBY CORNER", BY CTL THOMPSON INC. (PROJECT NO. FC10348-120 REV. 2) REVISED MAY 25, 2023. REFER TO THIS REPORT FOR ADDITIONAL DETAILS, SUB-GRADE PREPARATION, AND MATERIAL SPECIFICATIONS.

2. MIN./MAX. LIFT THICKNESS FOR GRADE SX SHALL BE 1.5"/2.5". MIN./MAX. LIFT THICKNESS FOR GRADE S SHALL BE MIN. /MAX. LIFT THICKNESS FOR GRADE SG SHALL BE

3. AGGREGATE BASE COURSE SHALL BE PLACED IN LIFTS NOT TO EXCEED 6-INCHES. RECLAIMED CONCRETE PAVEMENT ALTERNATIVE WHICH MEETS CDOT CLASS 5 OR 6 DESIGNATION IS ACCEPTABLE AS AN ALTERNATE MATERIAL. REFER TO GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION &

71.69 <sub>71.77</sub>

71.64

BW

-1.8%

PROPOSED PUBLIC STREET

COMMUNITY CENTER

-0.7%

70.99-

<del>/-</del>70.43

71.21 – BW

-0.75%

CL INTERSECTION STA: 23+49.58

<del>-0.75%</del> 70.53√

OFF: 0.0' - ELEV=5170.56

N0°59'04"E

70.91

PCR STA: 23+98.63

PROPOSED

UTILITY EASEMENT

WILLOUGHBY CENTERLINE PROFILE

PROPOSED SURFACE

24+00

OFF: 12.0' RT ELEV=5169.83

WILLOUGHBY BLVD.

71.02— BW

0

IMPROVEMENTS REVIEWED

& APPROVED UNDER

SEPARATE PERMIT

UTILITY EASEMENT

0.75%

OFF: 12.0' RT ELEV=5170.40

FLATS BUILDING

(SUGAR BEET HOUSE)

23+00

# 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

PROPOSED

30' DRAINAGE

SCALES: HORIZ. 1"= 20' 1"= 5'

5180

5175

5170

5165

5160

<sub>s</sub> 5155

5150

25+00 25+20

& UTILITY

EASEMENT

**⊢**70.76 BW

PROPOSED

62' ROW

PI STA: 24+83.88-OFF:17.0' RT ELEV=5169.09

PCR STA: 24+88.00

OFF: 12.9' RT ELEV=5169.04

<del>-0.75%</del>

-0.75%

70.46 BW

-0.7%

69.79 -0.75% 69.61

70.35

└ PI STA: 24+04.88

OFF: 17.0' RT ELEV=5169.68

-0.75%

- PT STA: 24+00.76

OFF:12.9' RT ELEV=5169.78

PROPOSED

DRAINAGE SWALE (CONSTRUCTED WITH

END SIDEWALK

OFF: 31.0' LT

ELEV=5169.95

STA: 25+04.92 OFF: 12.0' LT - ELEV=5169.03

END ASPHALT STA: 25+04.92

- ELEV=5169.40

OFF: 0.0'

L-----.

,----j

END CURB & GUTTER

STA: 25+04.92

OFF: 12.0' RT

- PT STA: 24+90.12

OFF: 12.0' RT ELEV=5169.03

END SIDEWALK STA: 25+04.92

OFF: 31.0' RT ELEV=5169.84

DRAINAGE SWALE

PROPOSED 30' DRAINAGE

& UTILITY EASEMENT

ELEV=5168.92

PROPOSED RIPRAP

RUNDOWN INTO

DRAINAGE SWALE

STA: 25+04.92

PUBLIC IMPROVEMENTS)

END CURB & GUTTER

# **NORRIS PEOPLE + PLACEMAKING NORRIS-DESIGN.COM**

ORIGINAL SCALE: 1"=20'

### **DESIGN DATA FOR WILLOUGHBY BLVD**

DESIGN PARAMETERS	WILLOUGHBY
DESIGN SPEED (MPH)	30
POSTED SPEED (MPH)	25
DESIGN VEHICLE	BUS-45 /LAF FIRE
MAXIMUM STREET GRADE AT INTERSECTION	4% FOR 150'
VERTICAL CURVES	
MAXIMUM CENTERLINE GRADE %	7
MINIMUM CENTERLINE GRADE %	0.75
MINIMUM 'K' (CREST)	19
'MINIMUM K' (SAG)	37
STOPPING SIGHT DISTANCE (FT)	200

1. WILLOUGHBY BOULEVARD SHALL BE A PRIVATE STREET. OWNERSHIP AND MAINTENANCE SHALL

BE THE RESPONSIBILITY OF BOULDER COUNTY

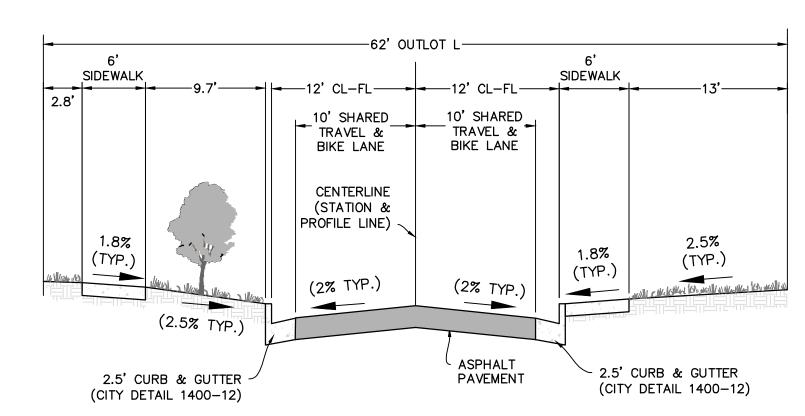
HOUSING AUTHORITY.

### **LEGEND**

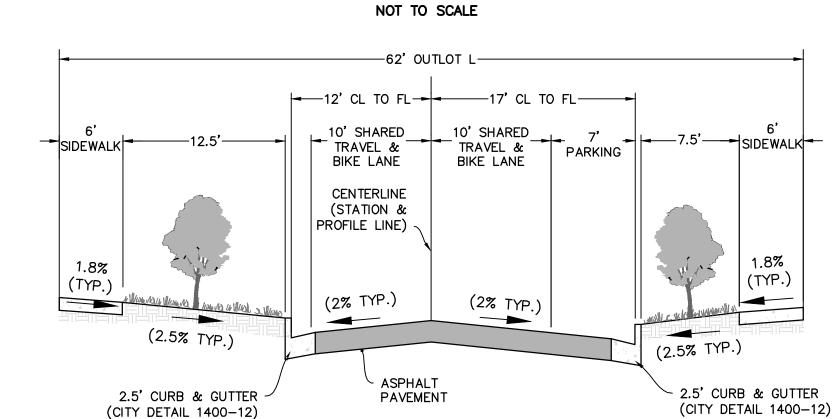
PROPERTY	LINE
PROPOSED	ROW
PROPOSED	LOT LINE
PROPOSED	MANHOLE
PROPOSED	STORM INLET
	STORM SEWER
PROPOSED	CONCRETE
PROPOSED	ASPHALT

EX. SPOT ELEVATIONS	56.23±
PROPOSED SPOT ELEVATION	·····× 56 NOTED)
TOP BACK OF CURB	TC
HIGH POINT	HP
LOW POINT	LP
GRADE BREAK	GB
BACK OF WALK	BW
FLOWLINE	FL

1. ADD 5100 TO ALL SPOT ELEVATIONS



# WILLOUGHBY BOULEVARD (NO PARKING) TYPICAL SECTION — STA. 22+62.05-23+98.63 PRIVATE STREET



WILLOUGHBY BOULEVARD (1-SIDED PARKING)
TYPICAL SECTION - STA. 24+04.88-24+83.88 NOT TO SCALE

OWNER:

**BOULDER COUNTY HOUSING** 

AUTHORITY

3400 BROADWAY BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG

1101 BANNOCK STREET

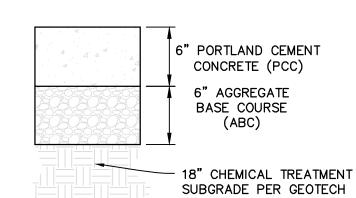
DENVER, CO 80204

P 303.892.1166

9/25/2023 DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE: WILLOUGHBY PLAN & PROFILE

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

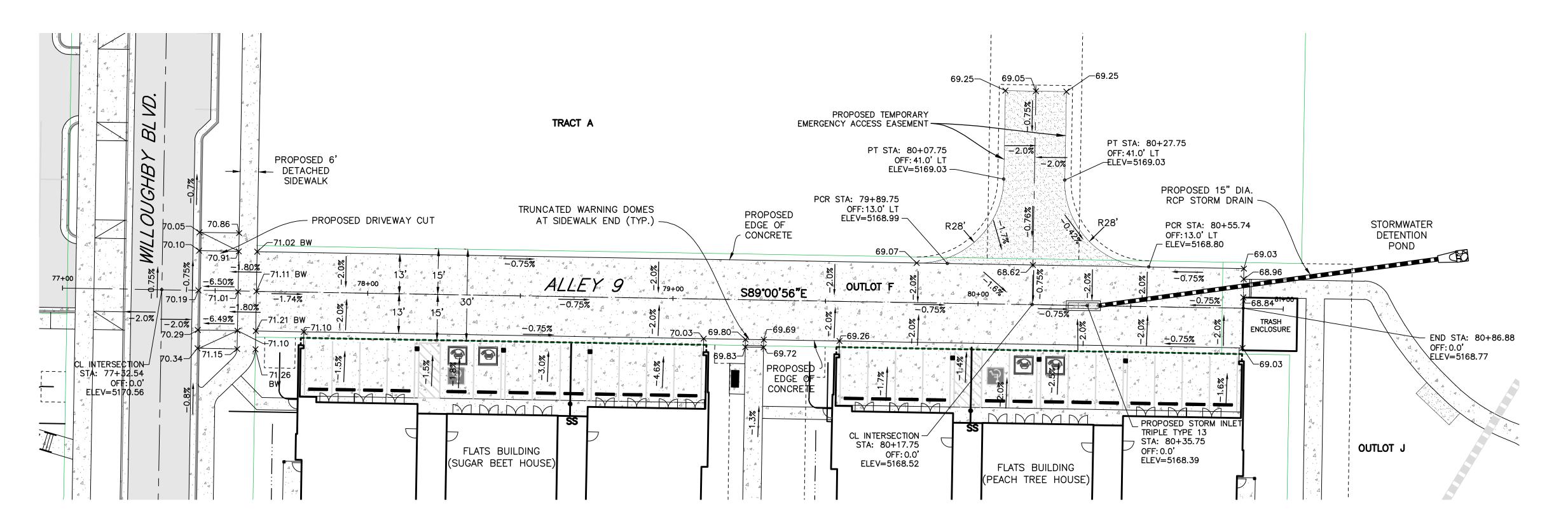


ASPHALT PAVEMENT NOTE:

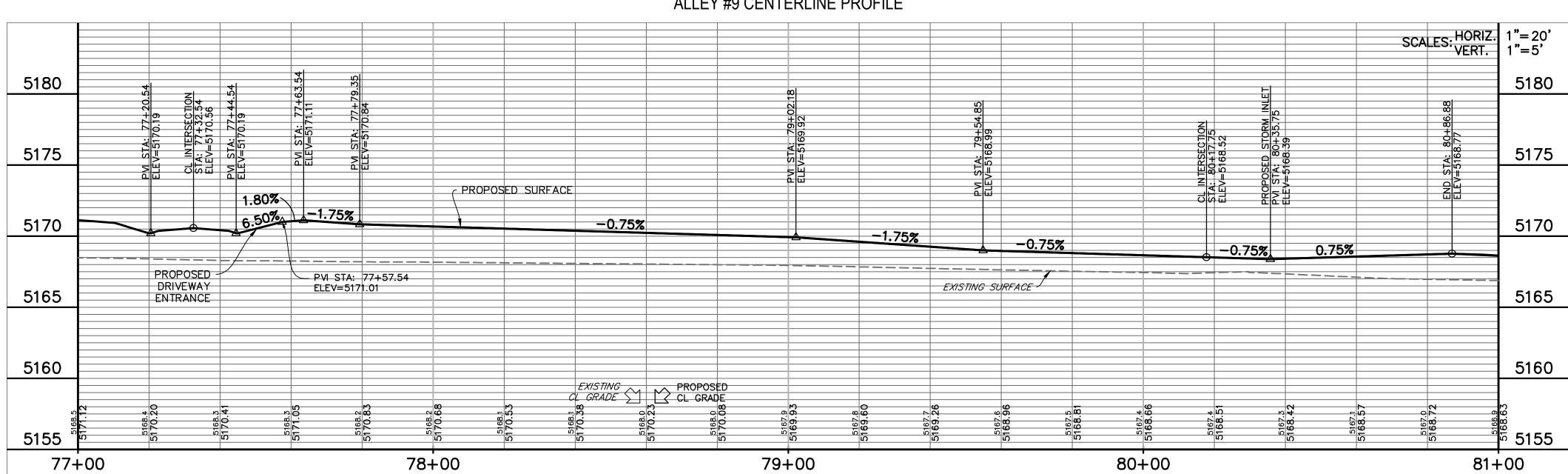
RECOMMENDED PAVEMENT SECTIONS & MINIMUM THICKNESS ARE BASED ON THE GEOTECHNICAL INVESTIGATION, "WILLOUGHBY CORNER", BY CTL THOMPSON INC. (PROJECT NO. FC10348-120 REV. 2) REVISED MAY 25, 2023. REFER TO THIS REPORT FOR ADDITIONAL DETAILS, SUB-GRADE PREPARATION, AND MATERIAL SPECIFICATIONS.

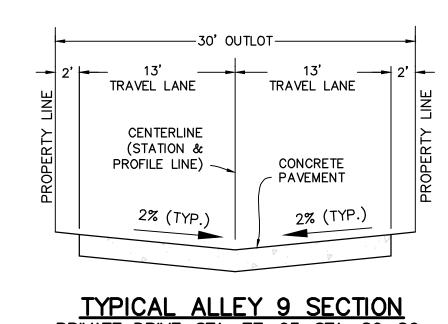
# ALLEY PAVEMENT SECTION

NOT TO SCALE

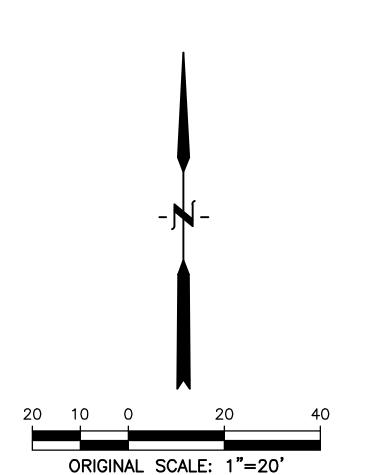


### ALLEY #9 CENTERLINE PROFILE









### <u>LEGEND</u>

PROPOSED ROW	
PROPOSED LOT LINE	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED STORM SEWER	
PROPOSED CONCRETE	4
PROPOSED ASPHALT	
EX. SPOT ELEVATIONSX	56.23±
PROPOSED SPOT ELEVATION(ALL C&G ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE	
TOP BACK OF CURB	TC
HIGH POINT	HP
LOW POINT	LP
GRADE BREAK	GB
BACK OF WALK	BW
FLOWLINE	FL

NOTE:

PROPERTY LINE.

1. ADD 5100 TO ALL SPOT ELEVATIONS

### DESIGN DATA FOR ALLEYS

DESIGN SPEED (MPH)	25
POSTED SPEED (MPH)	20
DESIGN VEHICLE	BUS-45 /LAF FIF
MAXIMUM STREET GRADE AT INTERSECTION	4% FOR 150'
VERTICAL	CURVES
MAXIMUM CENTERLINE GRADE %	7
MINIMUM CENTERLINE GRADE %	0.75
MINIMUM 'K' (CREST)	12
'MINIMUM K' (SAG)	26

TYPICAL ALLEY 9 SECTION

PRIVATE DRIVE-STA. 77+63-STA. 80+86

NOT TO SCALE



DENVER, CO 80204 P 303.892.1166

NORRIS-DESIGN.COM

DUGHBY CORNER

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG

38898 9/25/2023 DATE:

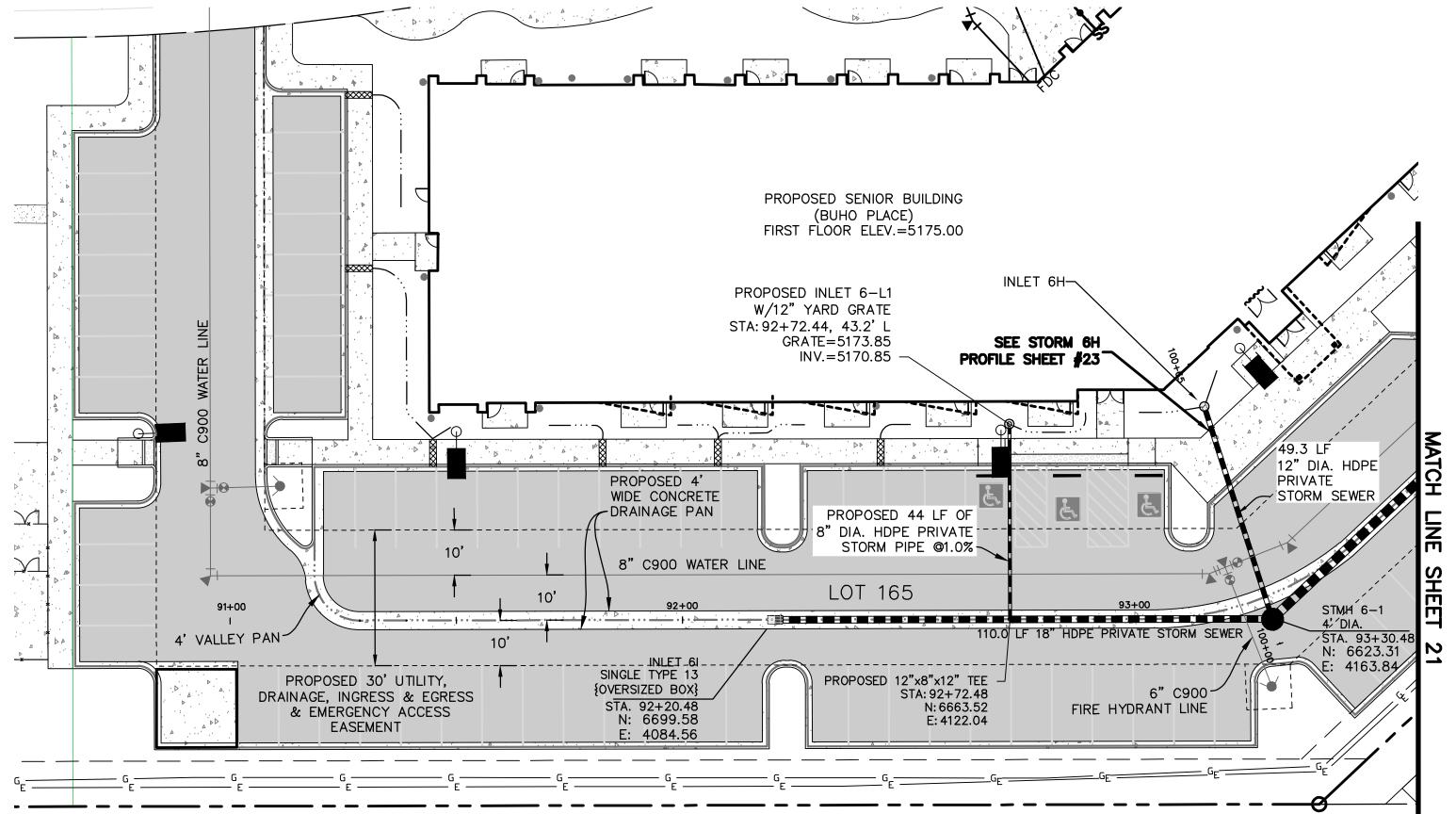
<u>09.25.23 - CITY APPROVAL</u>

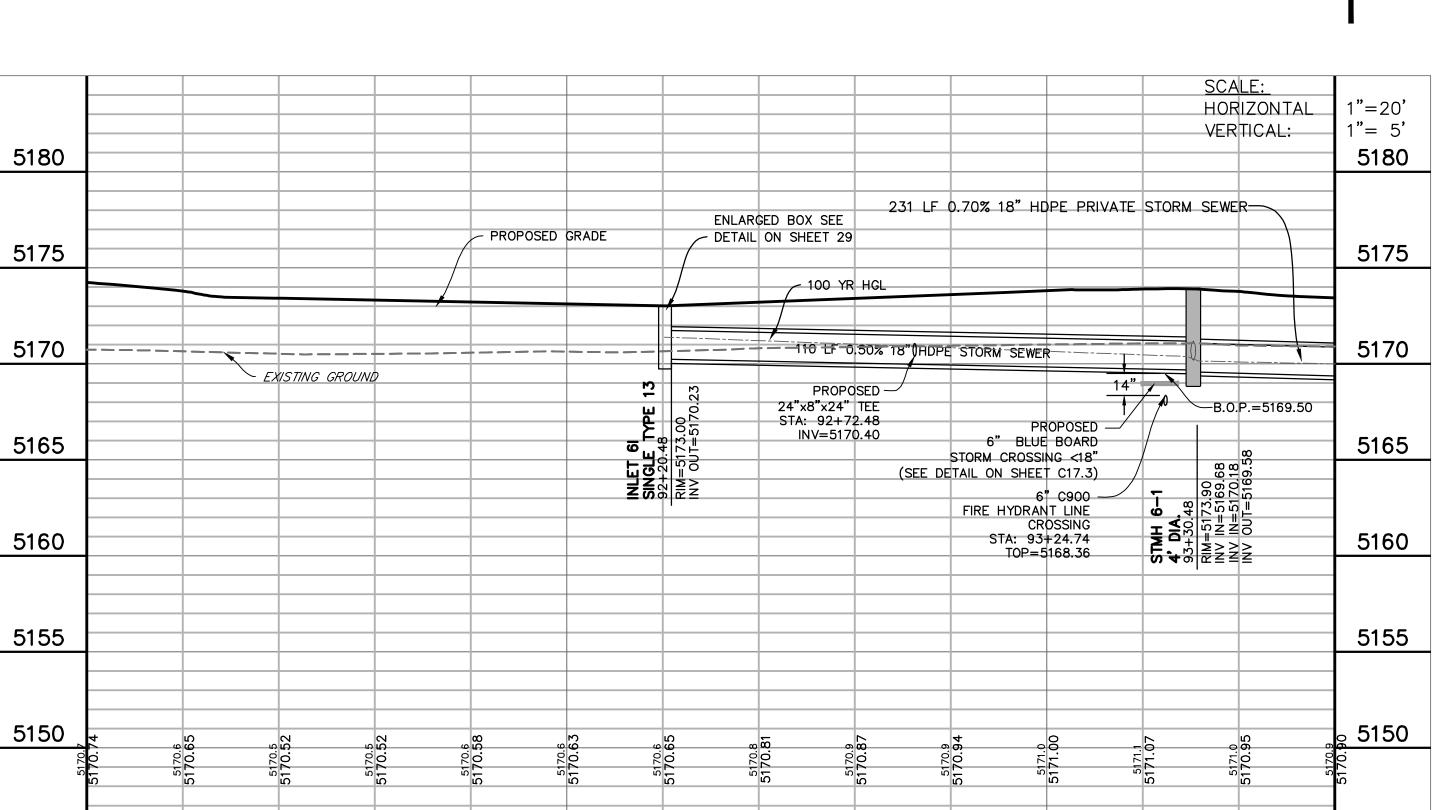
SHEET TITLE:
ALLEY 9
PLAN & PROFILE

811

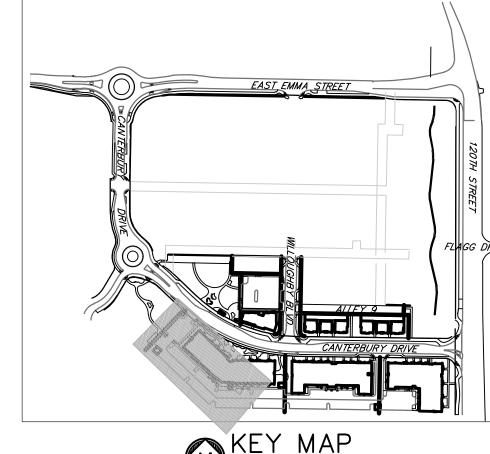
CKED BY WN BY:

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





92+00



# NOT TO SCALE

### <u>LEGEND</u>

ORIGINAL SCALE: 1"=20'

5145

93+60

93+00

PROF	PERTY .	<i>LINE</i>				
EX. S	SANITAI	RY SEW	<i>ER</i>			— ss ——
EX.	WA TER	<i>LINE</i>	••••			— w ——
EX. S	STORM	LINE				— st ——
EX.	GAS LII	V <i>E</i>				— G ——
EX. L	BURIED	ELECTI	RIC LINE	-		— Е ——
EX.	OVERHE	AD ELE	CTRIC L	./NE		— ou ——
EX.	CABLE	<i>TV</i>	•••••		-	— стv ——
EX. /	FIRE H	YDRANT				Y
EX.	WA TER	VAL VE.				··· ⊗
EX.	WA TER	METER.				🔿
EX. /	MANHO	LE				
EX. L	LIGHT P	POLE				···· 🌣
EX.	UTILITY	POLE				D
PROF	POSED	STORM	SEWER.			
PROF	POSED	SANITAF	RY SEWE	R		
PROF	POSED	WATER	LINE	•••••		
PROF	POSED	FIRE H	YDRANT			
PROF	POSED	WATER	VALVE .			······ •
PROF	POSED	WATER	METER			
PROF	POSED	MANHO	LE			
PROF	POSED	STORM	INLET .			
PROF	POSED	CONCRI	ETE		F	

PROPOSED ASPHALT

### **NORRIS DESIGN**

1101 BANNOCK STREET P 303.892.1166

**NORRIS-DESIGN.COM** 

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



09.25.23 - CITY APPROVAL

SHEET TITLE: STORM SEWER PLAN & PROFILE

1. PRIVATE STORM PIPE SHOWN AS HERCP

SHALL BE STANDARD STRUCTURAL CLASS

2. PRIVATE STORM PIPE CALLED OUT AS HDPE SHALL BE ADS N-12 HAVING A

SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS MEETING THE REQUIREMENTS OF ASTM F2648. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINT MEETING THE REQUIREMENT OF AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL

BE WATERTIGHT ACCORDING TO THE

3. THE PRIVATE TYPE-13 STORM INLETS REQUIRE A LARGER BOX SIZE COMPARED TO

THE SINGLE CDOT STYLE SHOWN IN THE

CDOT M STANDARDS DETAIL DUE TO THE DIAMETER OF STORM PIPE USED. REFER TO

SHEET 29 FOR CUSTOM SIZES & DETAILS

5145

91+00

REQUIREMENTS OF ASTM D3212.

FOR THESE INLETS.

HE-III AND HAVE WATERTIGHT RUBBER

GASKET JOINTS CONFORMING TO ASTM

### NOTE

1. PRIVATE STORM PIPE SHOWN AS HERCP SHALL BE STANDARD STRUCTURAL CLASS HE-III AND HAVE WATERTIGHT RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

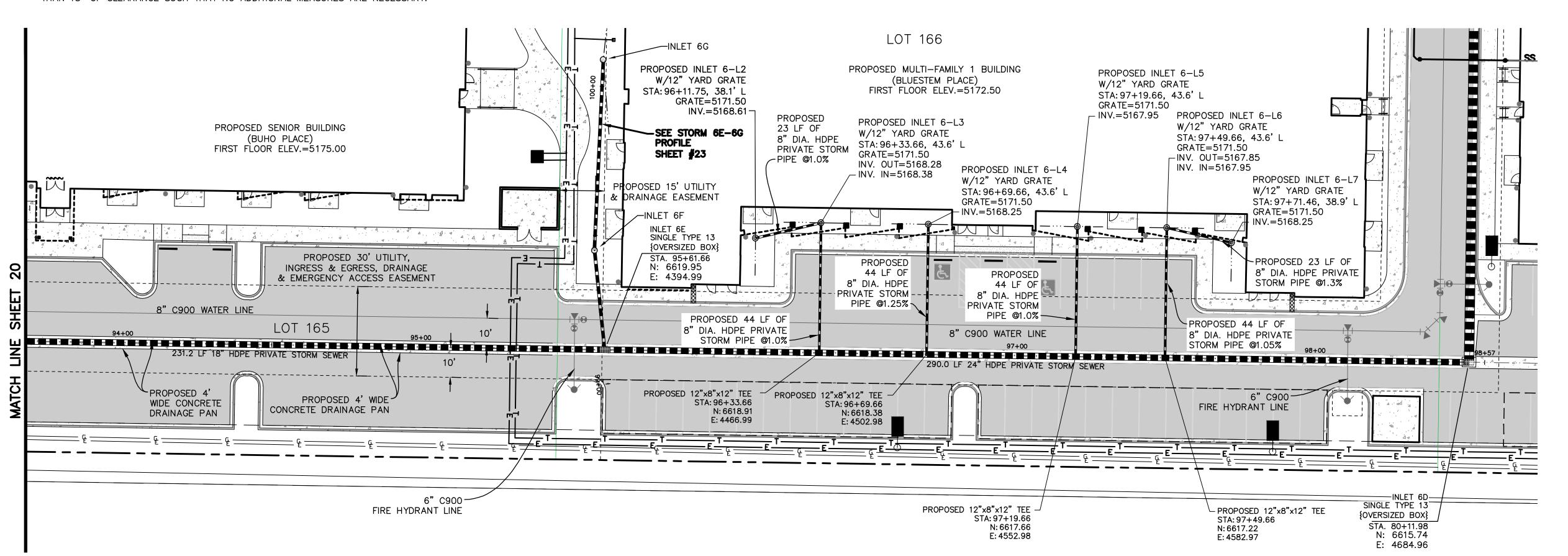
2. PRIVATE STORM PIPE CALLED OUT AS HDPE SHALL BE ADS N-12 HAVING A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS MEETING THE REQUIREMENTS OF ASTM F2648. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINT MEETING THE REQUIREMENT OF AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212.

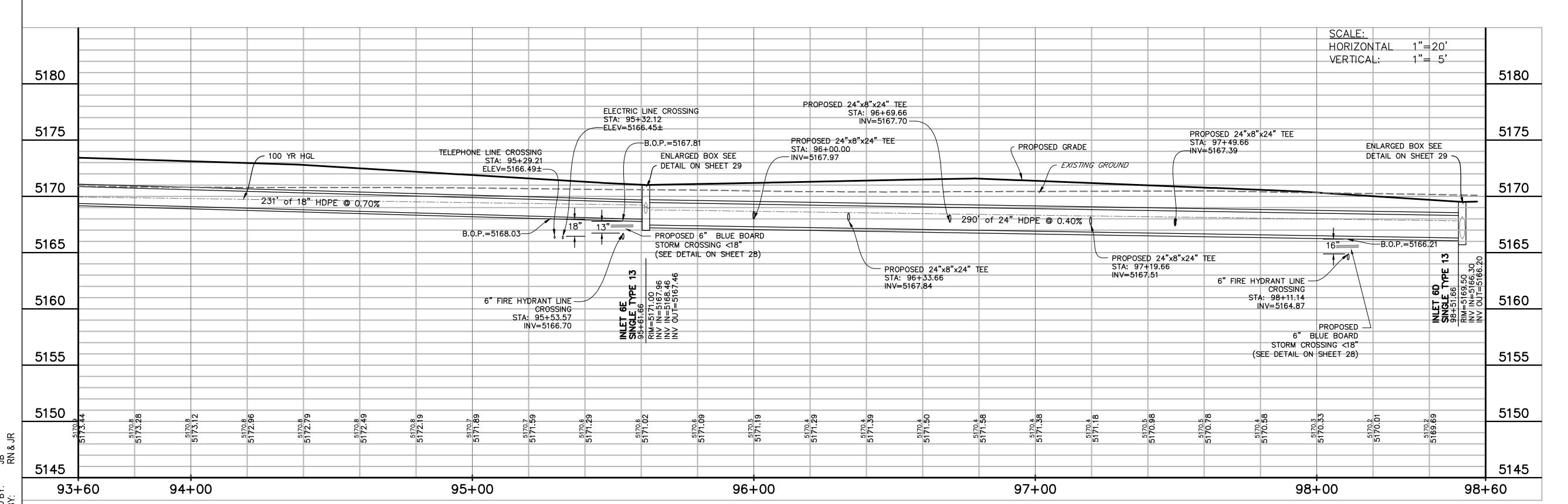
3. THE PRIVATE TYPE-13 STORM INLETS REQUIRE A LARGER BOX SIZE COMPARED TO THE SINGLE CDOT STYLE SHOWN IN THE CDOT M STANDARDS DETAIL DUE TO THE DIAMETER OF STORM PIPE USED. REFER TO SHEET 29 FOR CUSTOM SIZES & DETAILS FOR THESE INLETS.

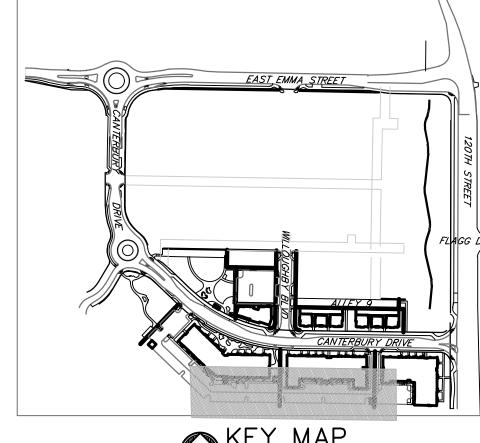
4. LANDSCAPE INLETS AND 8" DRAIN LINES HAVE NOT BE PROFILED BUT CHECKED FOR ANY CROSSING CONFLICTS. THE STORM LINES CROSS THE 8" WATERMAIN WITH MORE THAN 18" OF CLEARANCE SUCH THAT NO ADDITIONAL MEASURES ARE NECESSARY.

# WILLOUGHBY CORNER SITE PLAN - PHASE 1

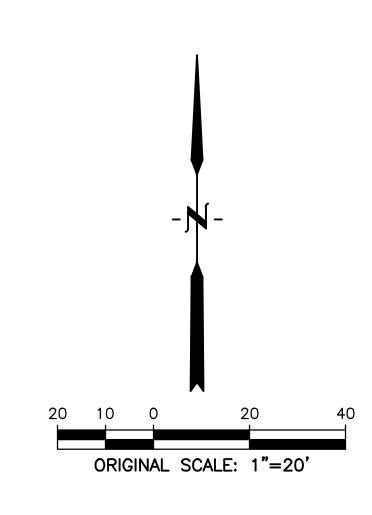
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO











### <u>LEGEND</u>

PROPERTY LINE.

PROPOSED ASPHALT

PROPOSED LOT LINE
EX. SANITARY SEWER ss
EX. WATER LINE w w
EX. STORM LINE stst
EX. GAS LINE
EX. BURIED ELECTRIC LINE E
EX. OVERHEAD ELECTRIC LINE ou
EX. CABLE TV ctv
EX. FIRE HYDRANT &
EX. WATER VALVE
EX. WATER METER
EX. MANHOLE
EX. LIGHT POLE
EX. UTILITY POLE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE



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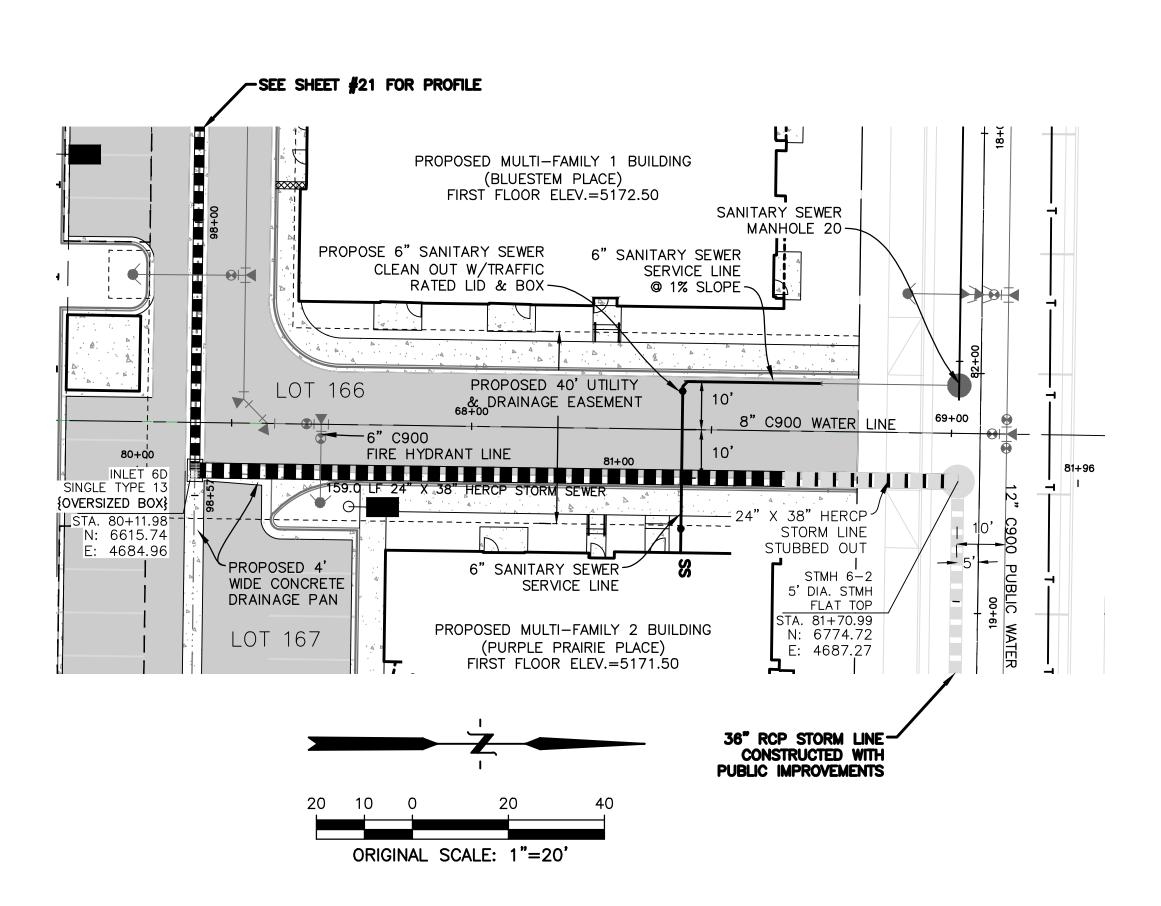
LOUGHBY CORNER

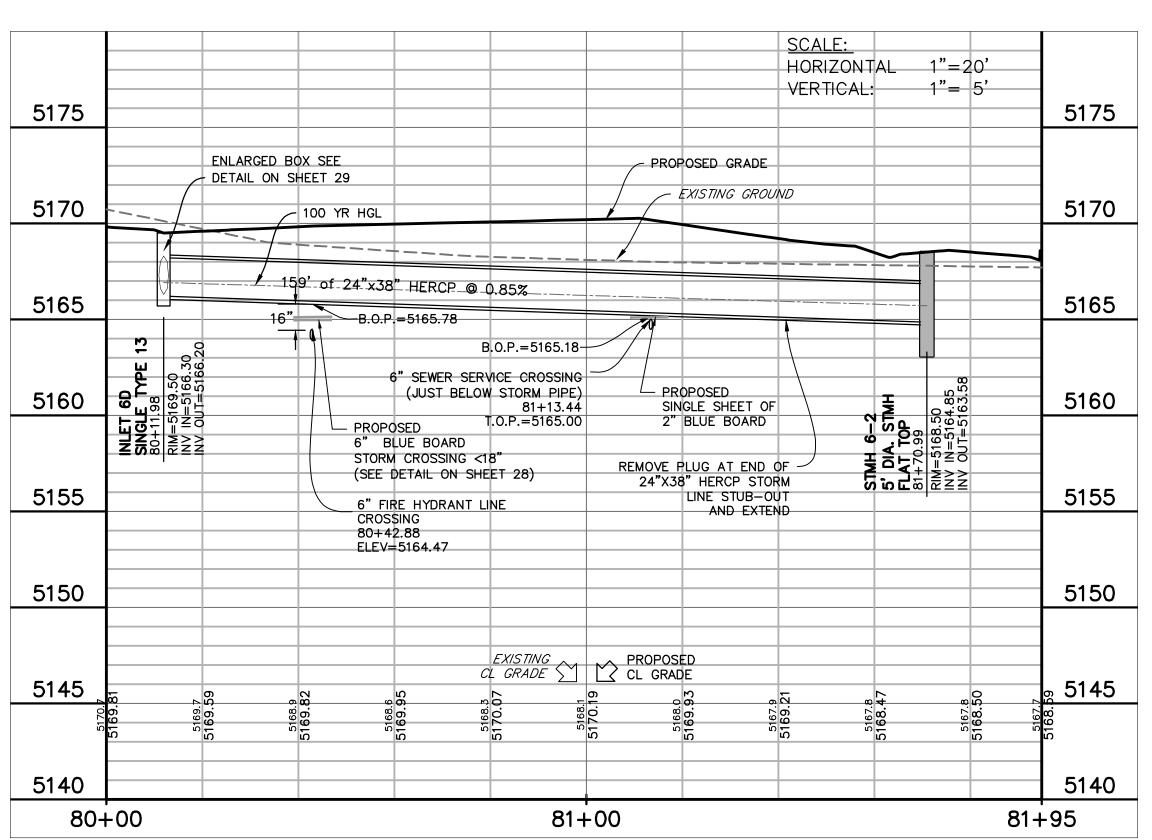
OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG

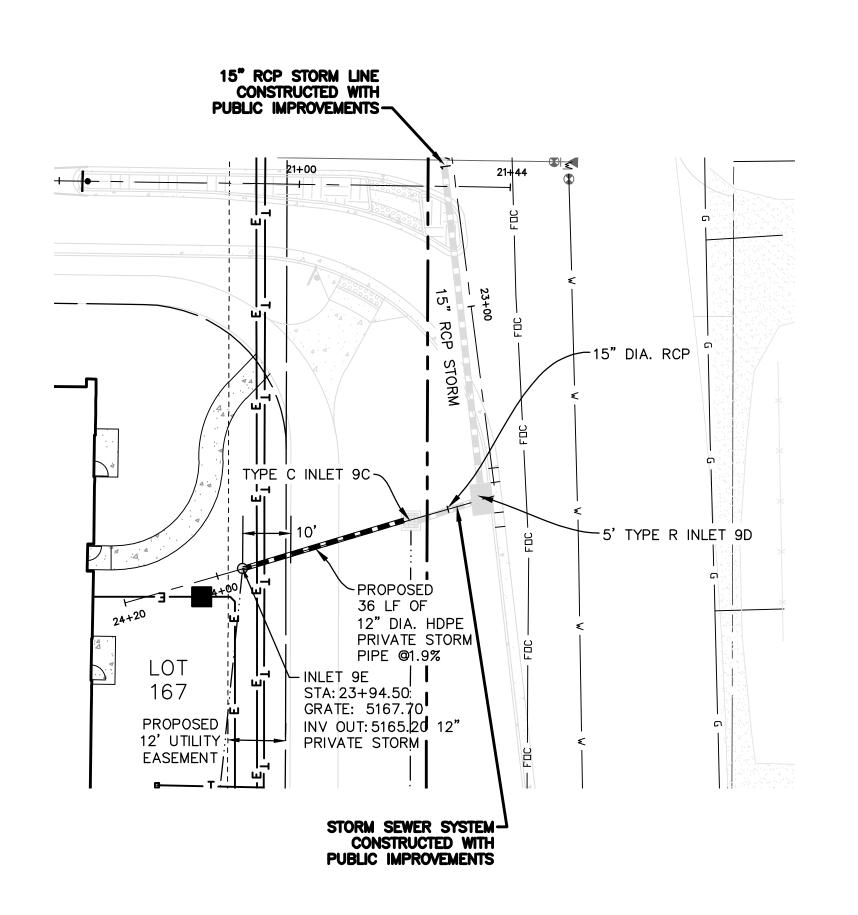


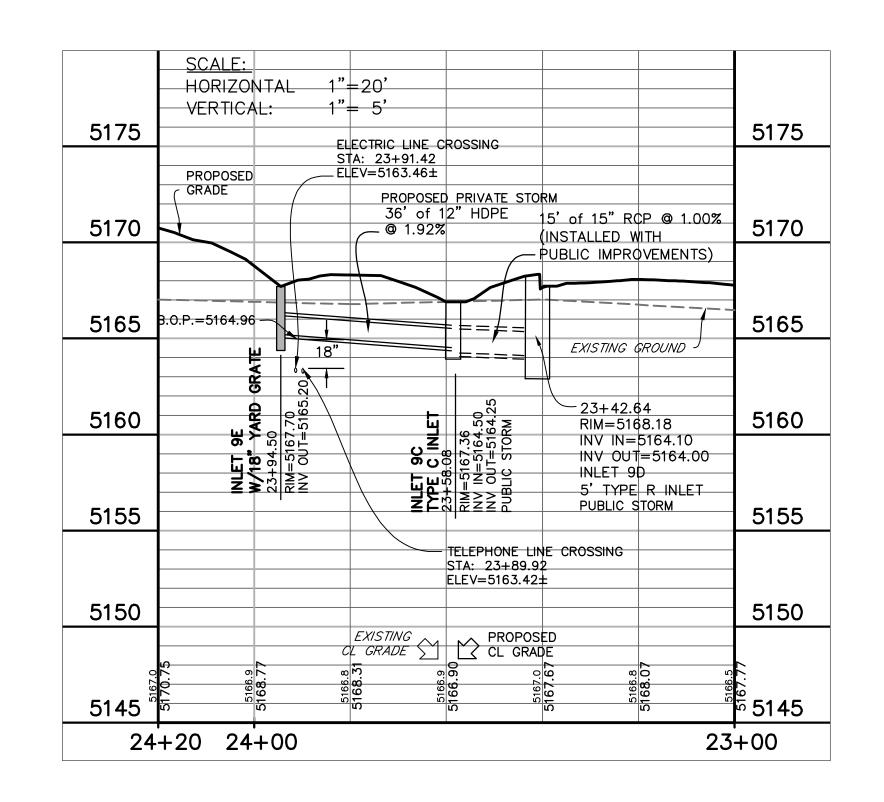


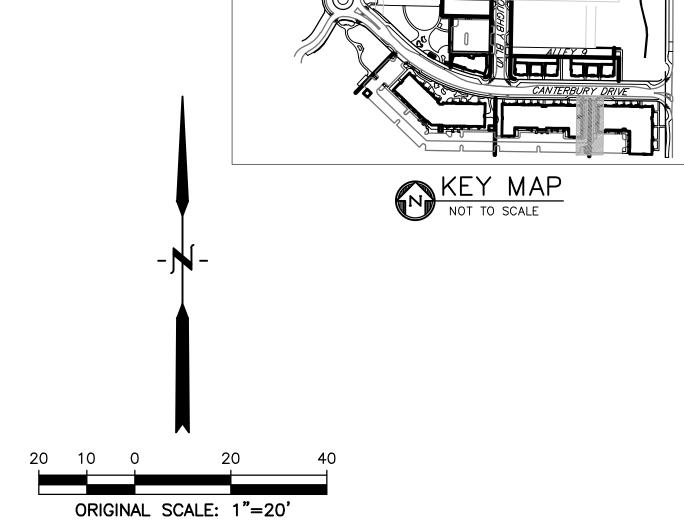
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO











### <u>LEGEND</u>

PROPERTY LINE
PROPOSED LOT LINE
EX. SANITARY SEWERssss
EX. WATER LINE w
EX. STORM LINE st
EX. GAS LINE G
EX. BURIED ELECTRIC LINE E
EX. OVERHEAD ELECTRIC LINE ou
EX. CABLE TV ctv
EX. FIRE HYDRANT &
EX. WATER VALVE
EX. WATER METER
EX. MANHOLE
EX. LIGHT POLE
EX. UTILITY POLE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

NOTE

1. PRIVATE STORM PIPE SHOWN AS HERCP SHALL BE STANDARD STRUCTURAL CLASS HE-III AND HAVE WATERTIGHT RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

PROPOSED ASPHALT

2. PRIVATE STORM PIPE CALLED OUT AS HDPE SHALL BE ADS N-12 HAVING A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS MEETING THE REQUIREMENTS OF ASTM F2648. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINT MEETING THE REQUIREMENT OF AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212.

3. THE PRIVATE TYPE-13 STORM INLETS REQUIRE A LARGER BOX SIZE COMPARED TO THE SINGLE CDOT STYLE SHOWN IN THE CDOT M STANDARDS DETAIL DUE TO THE DIAMETER OF STORM PIPE USED. REFER TO SHEET 29 FOR CUSTOM SIZES & DETAILS FOR THESE INLETS.



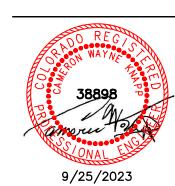
NORRIS-DESIGN.COM

P 303.892.1166

VILLOUGHBY CORNI

OWNER:
BOULDER COUNTY HOUSING
AUTHORITY
3400 BROADWAY
BOULDER, CO - 80304

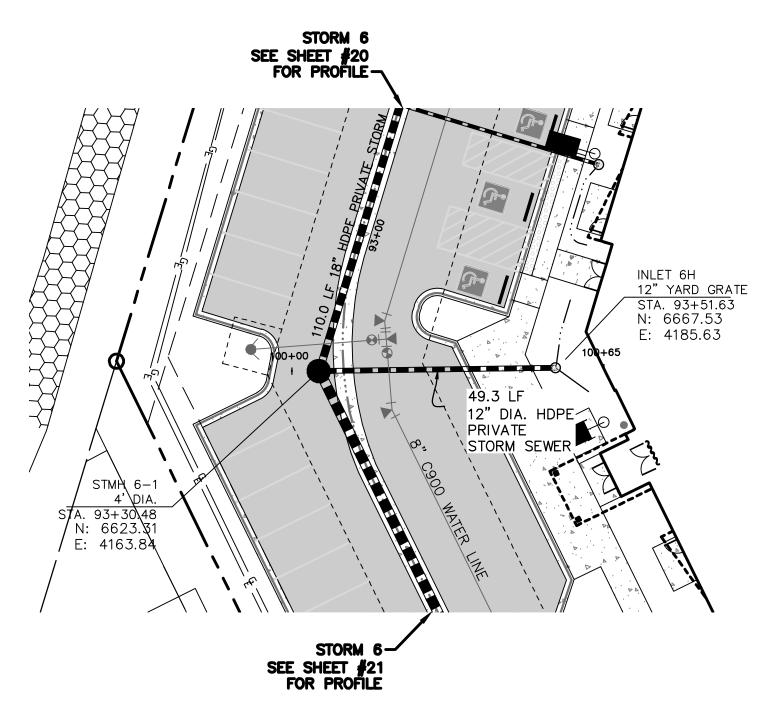
303.441.3861 CONTACT: MOLLY CHIANG

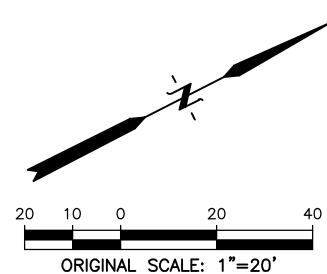


DATE: 09.25.23 - CITY APPROVAL

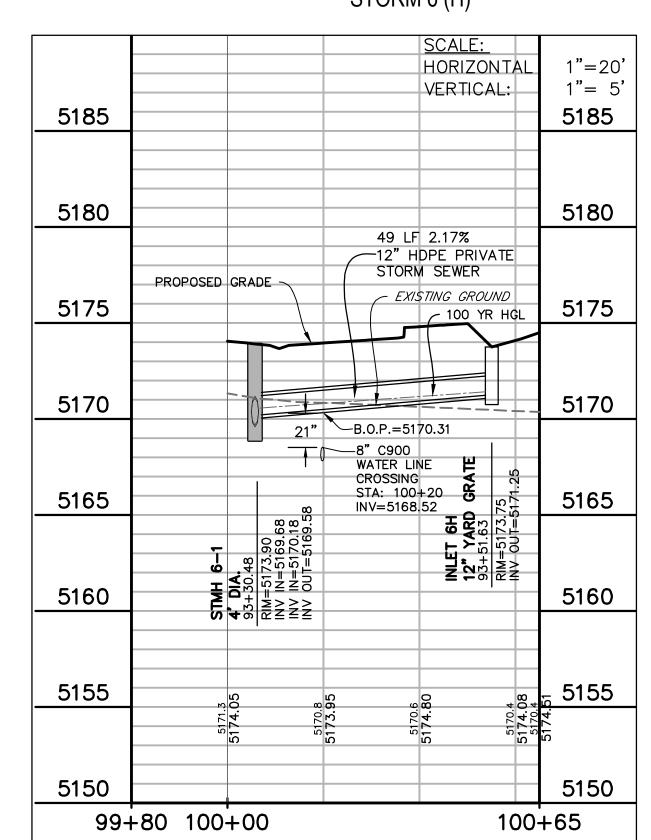
SHEET TITLE:
STORM SEWER
PLAN & PROFILE

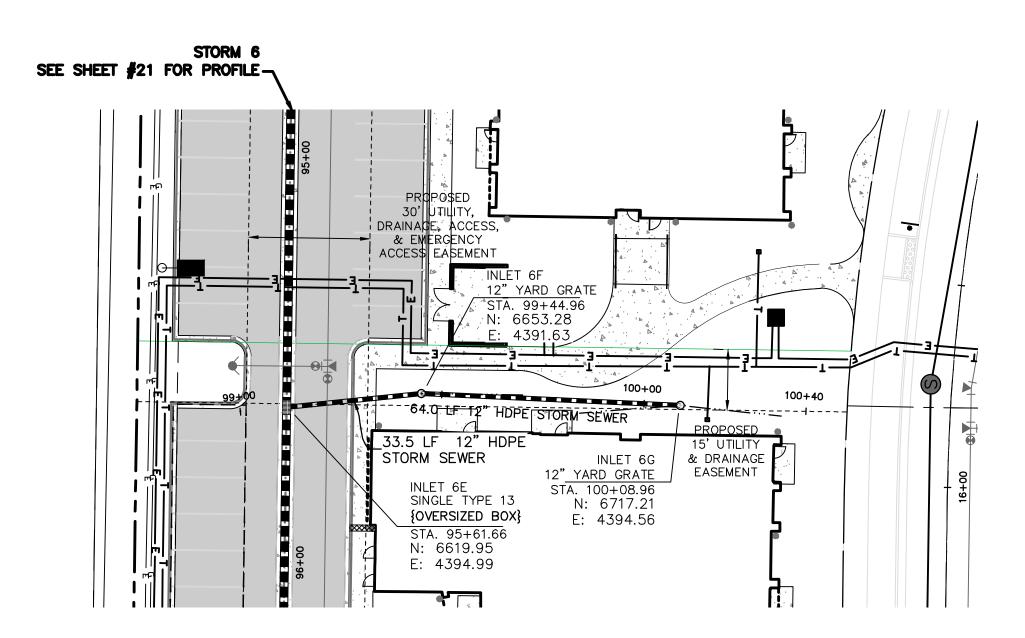
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

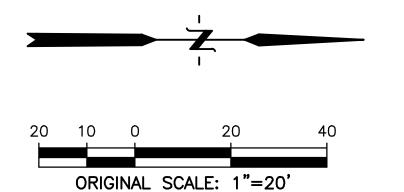




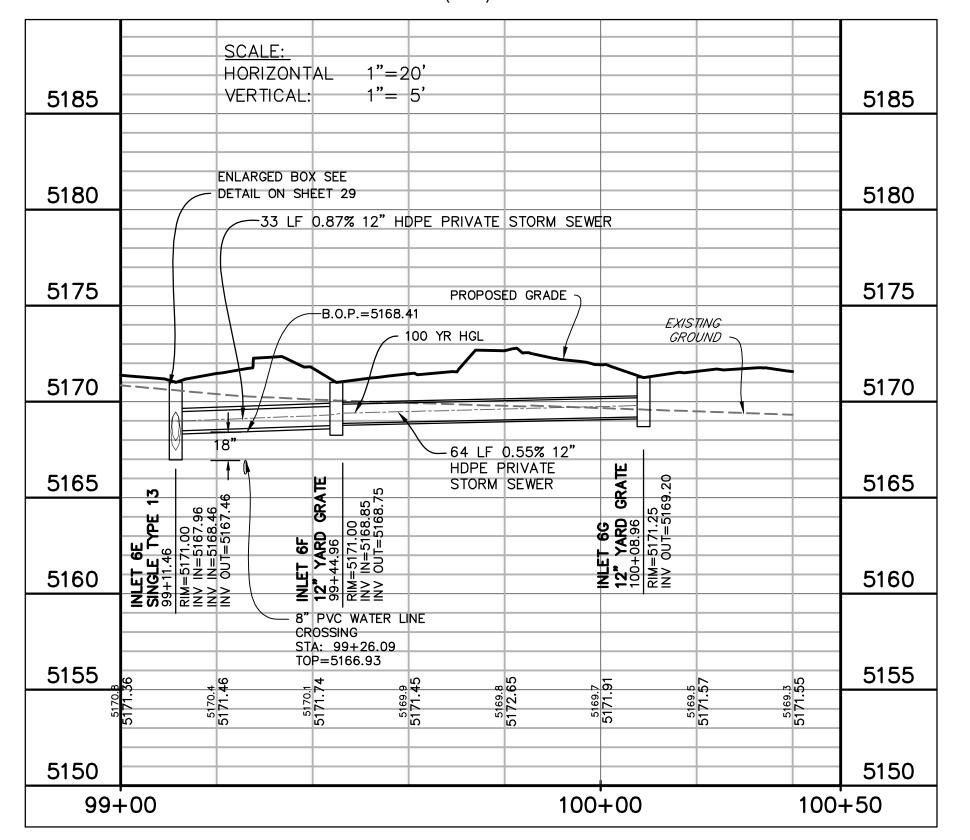
### STORM 6 (H)

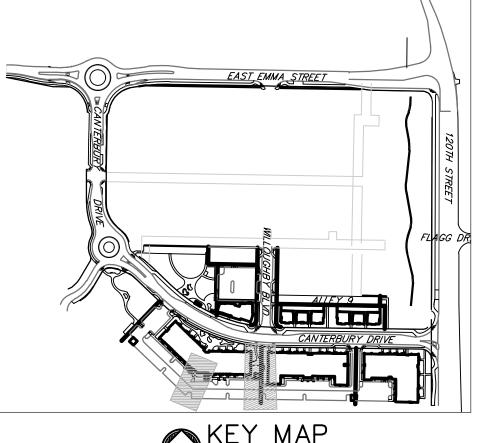






STORM 6 (E-G)





### <u>LEGEND</u>

PROPERTY LINE
PROPOSED LOT LINEPROPOSED ROW
EX. SANITARY SEWER ss
EX. WATER LINE w w
EX. STORM LINE st st
EX. GAS LINE G
EX. BURIED ELECTRIC LINE E
EX. OVERHEAD ELECTRIC LINE ou
EX. CABLE TV ctv
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. MANHOLE
EX. LIGHT POLE
EX. UTILITY POLE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

### NOTE:

PROPOSED ASPHALT

1. PRIVATE STORM PIPE SHOWN AS HERCP SHALL BE STANDARD STRUCTURAL CLASS HE-III AND HAVE WATERTIGHT RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

2. PRIVATE STORM PIPE CALLED OUT AS HDPE SHALL BE ADS N-12 HAVING A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS MEETING THE REQUIREMENTS OF ASTM F2648. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINT MEETING THE REQUIREMENT OF AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212.

3. THE PRIVATE TYPE-13 STORM INLETS REQUIRE A LARGER BOX SIZE COMPARED TO THE SINGLE CDOT STYLE SHOWN IN THE CDOT M STANDARDS DETAIL DUE TO THE DIAMETER OF STORM PIPE USED. REFER TO SHEET 29 FOR CUSTOM SIZES & DETAILS FOR THESE INLETS.



DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN.COM** 

9/25/2023

BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861

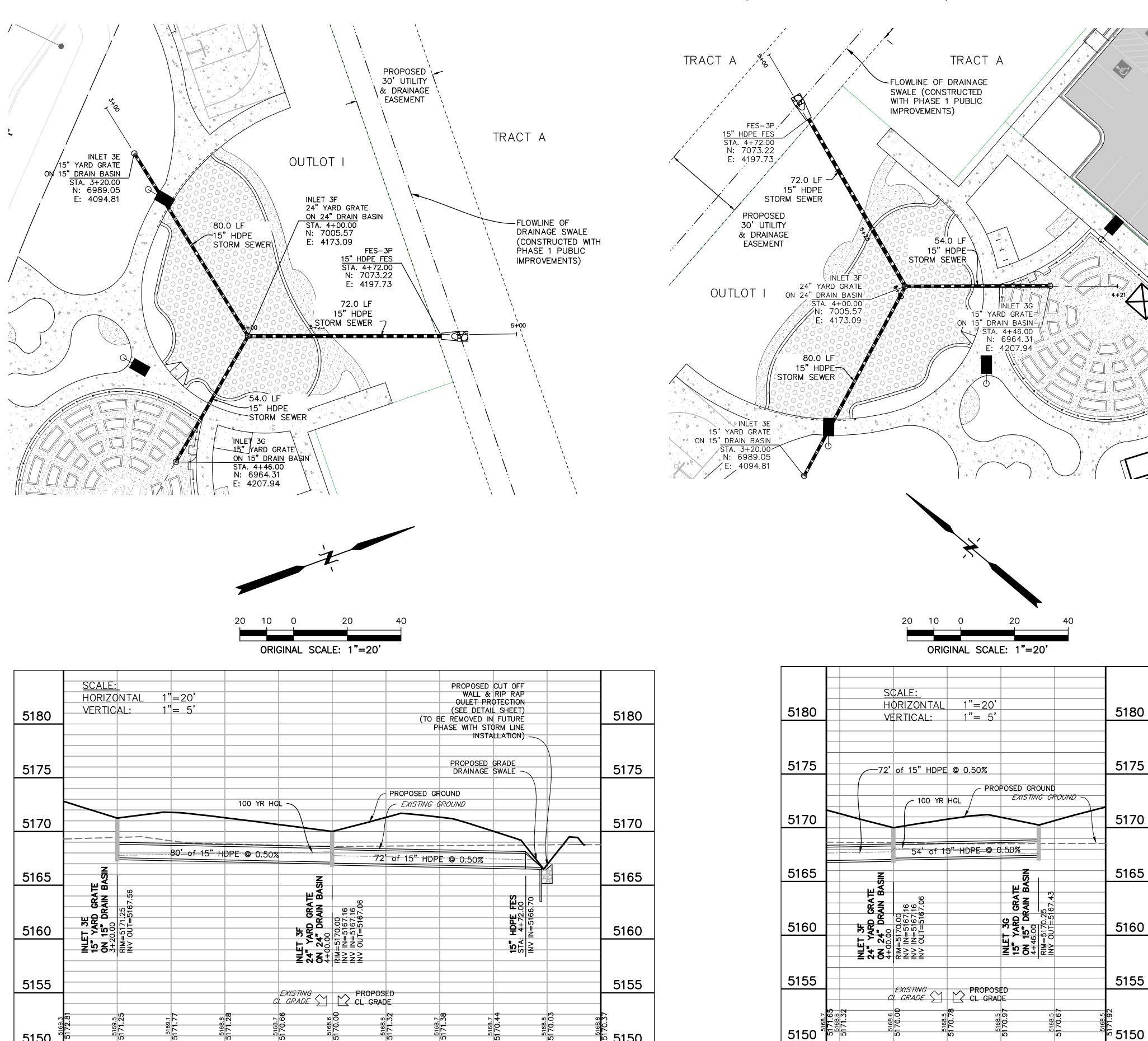
CONTACT: MOLLY CHIANG

DATE: <u>09.25.23 - CITY APPROVAL</u>

5+25

5+00

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



5+00

4+00

3+00



### <u>LEGEND</u>

PROPERTY LINE

PROPOSED LOT LINE

PROPOSED ROW
EX. SANITARY SEWER ss
EX. WATER LINE w w
EX. STORM LINE stst
EX. GAS LINE
EX. BURIED ELECTRIC LINE E
EX. OVERHEAD ELECTRIC LINE ou
EX. CABLE TV ctv
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. MANHOLE
EX. LIGHT POLE
EX. UTILITY POLE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

PROPOSED ASPHALT

1. PRIVATE STORM PIPE SHOWN AS HERCP SHALL BE STANDARD STRUCTURAL CLASS HE-III AND HAVE WATERTIGHT RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

2. PRIVATE STORM PIPE CALLED OUT AS HDPE SHALL BE ADS N-12 HAVING A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS MEETING THE REQUIREMENTS OF ASTM F2648. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINT MEETING THE REQUIREMENT OF AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212.



**NORRIS** 

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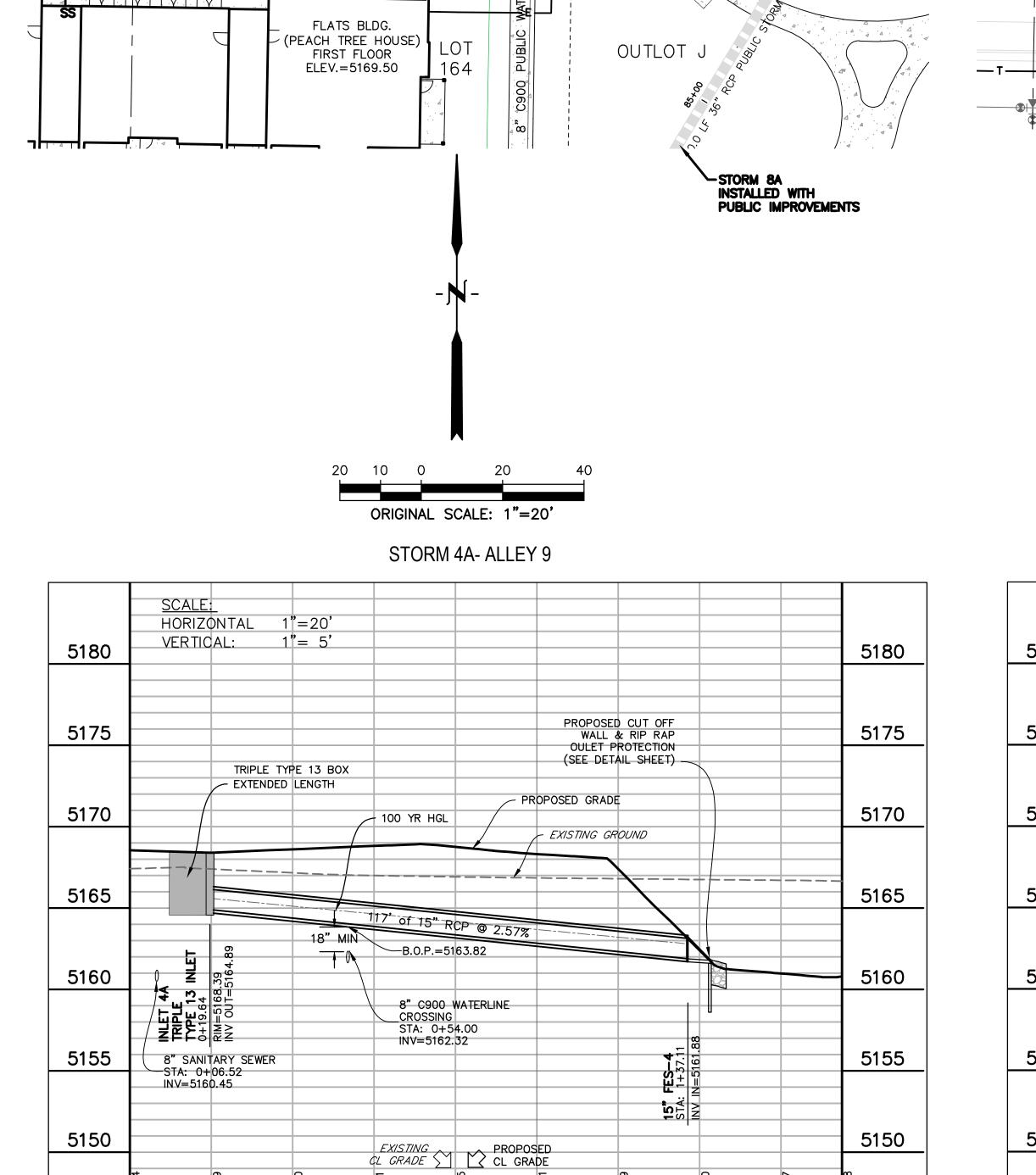
1101 BANNOCK STREET **DENVER, CO 80204** P 303.892.1166

OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY

BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG

DATE: 09.25.23 - CITY APPROVAL

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+00

0+00

1+75

PUBLIC 8" WATER

100-YR MAXIMUM

DEPTH OF PONDING

0.36' @ELEV=5168.75

117.5 LF 15" RCP STORM SEWER - 1+00

E: 4815.37

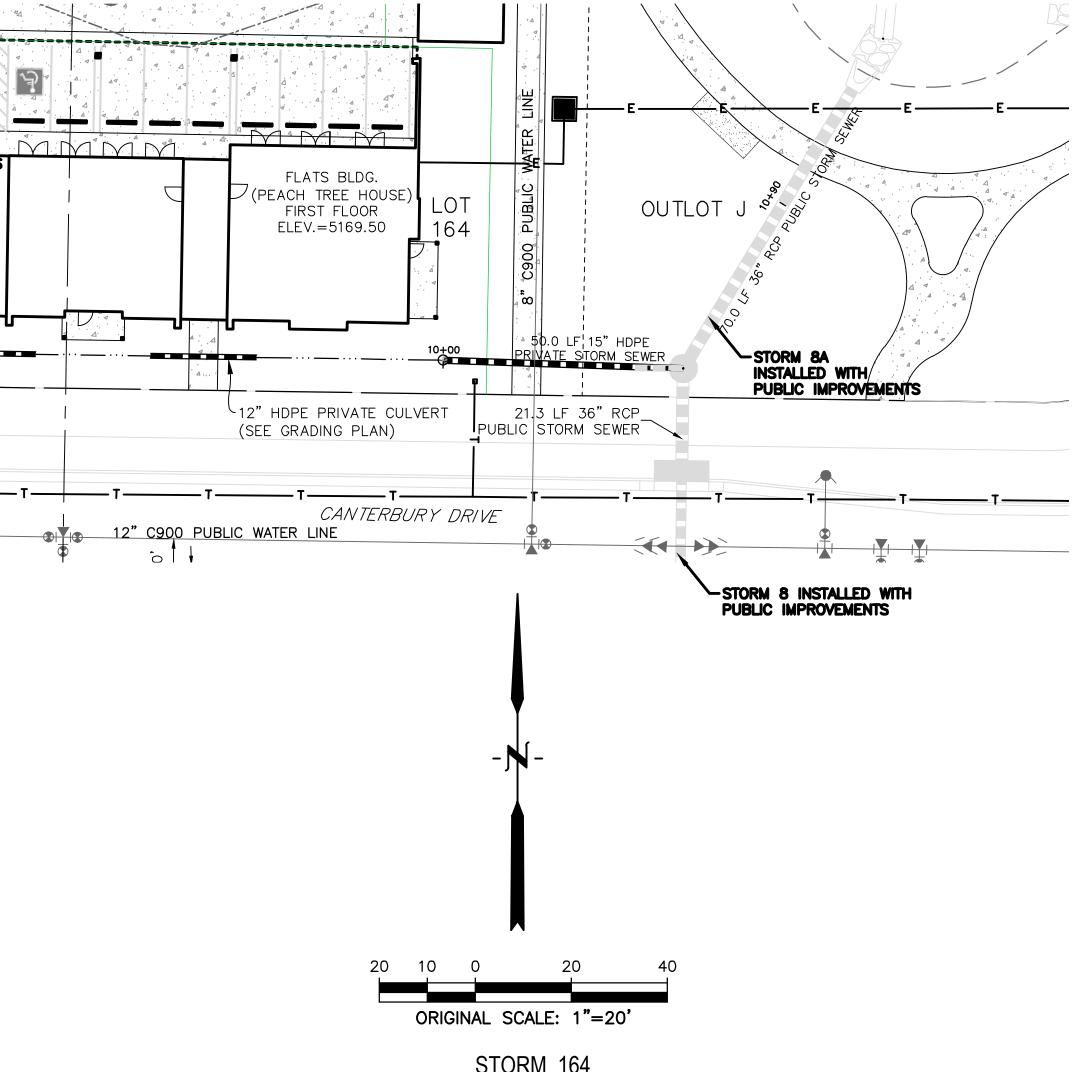
(INSTALLED WITH PUBLIC IMPROV.)

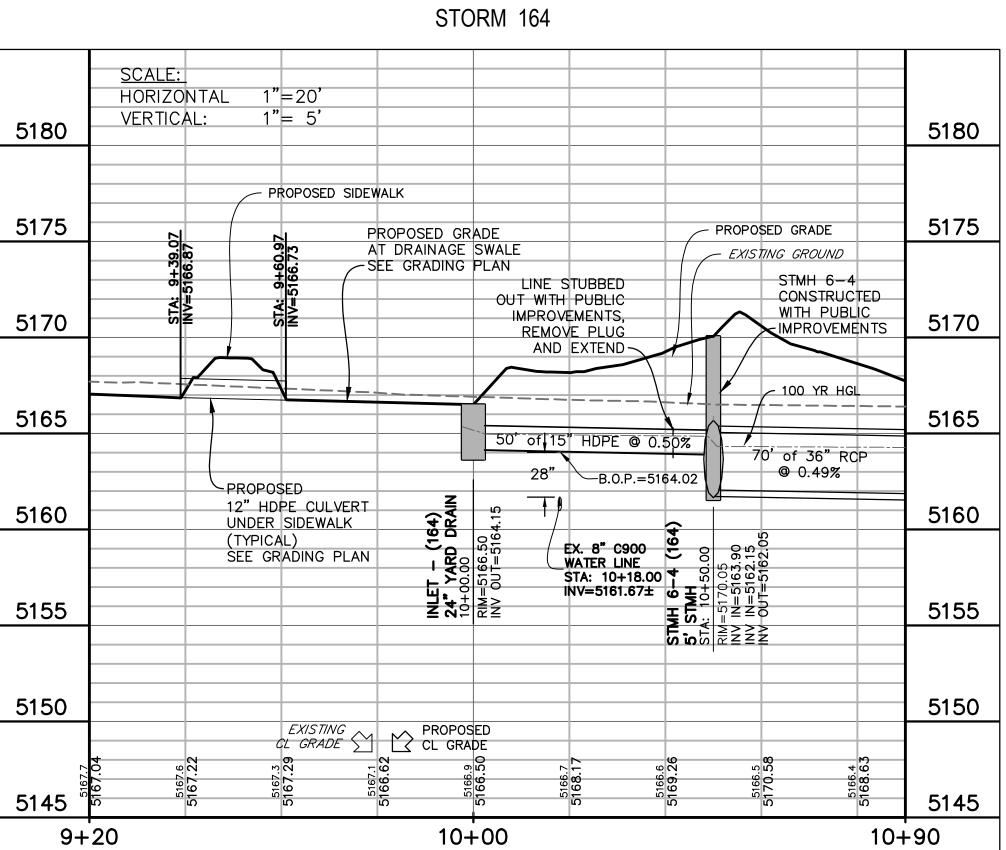
PROPOSED

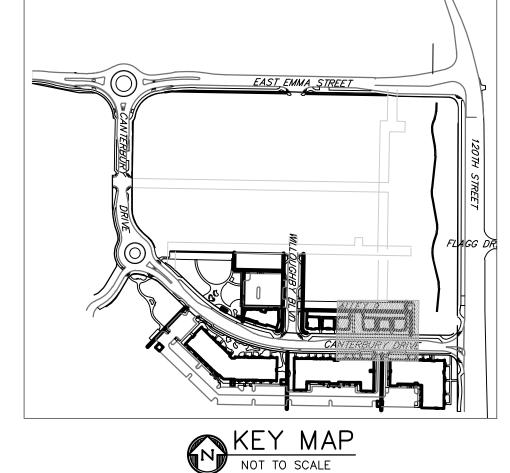
EASEMENT

╣20' UTILITY

N: 6879.84 : 4842.83







### <u>LEGEND</u>

PROPERTY LINE
PROPOSED LOT LINE
EX. SANITARY SEWERss ———————————————————————————————
EX. WATER LINE w w
EX. STORM LINE st st
EX. GAS LINE
EX. BURIED ELECTRIC LINE E
EX. OVERHEAD ELECTRIC LINE ou
EX. CABLE TV ctv
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. MANHOLE
EX. LIGHT POLE
EX. UTILITY POLE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED MANHOLE
PROPOSED STORM INLET
PROPOSED CONCRETE

1. PRIVATE STORM PIPE SHOWN AS HERCP SHALL BE STANDARD STRUCTURAL CLASS HE-III AND HAVE WATERTIGHT RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

PROPOSED ASPHALT

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3. THE PRIVATE TYPE-13 STORM INLETS REQUIRE A LARGER BOX SIZE COMPARED TO THE SINGLE CDOT STYLE SHOWN IN THE CDOT M STANDARDS DETAIL DUE TO THE DIAMETER OF STORM PIPE USED. REFER TO SHEET 29 FOR CUSTOM SIZES & DETAILS FOR THESE INLETS.



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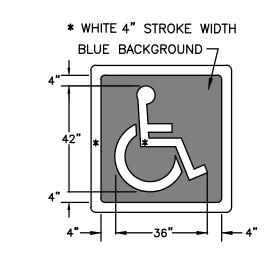


DATE: 09.25.23 - CITY APPROVAL

NO SCALE

# 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



NOT TO SCALE

SIGNAGE NOTE: 1. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE LATEST EDITION OF THE FHWA MANUAL OF UNIFORM TRAFFIC

CONTROL DEVICES (MUTCD).

\* WHITE BACKGROUND GREEN BACKGROUND

EV PARKING PAVEMENT MARKING

NOT TO SCALE

4" CLEANOUT ADAPTER FITTING RISER WITH THREADED PLUG. NOTE:

1. FOR CLEANOUTS TO BE LOCATED IN LANDSCAPED AREAS WITH NO HEAVY VEHICLE NON-TRAFFIC RATED LID NO SCALE

PROVIDE C.I. FRAME & HS-20 TRAFFIC RATED C.I. LID. EXPANSION JOINT MATERIAL (TYP) SEE DETAIL PROVIDE 1/2" SEALED -6" THICK x 2' x 2' -CONCRETE PAD 4" PVC RISER -CLEANOUT ADAPTER FITTING WITHOUT PVC RISER -PVC WYE, 6" X 4" FOR CLEANOUTS TO BE LOCATED IN PAVED AREAS WITH HEAVY VEHICLE 6" SDR 35 SOLID PVC PIPE CONCRETE SUPPORT FOR WYE AND BEND

18"=2XD50

4" TYPE III BEDDING

(CDOT CLASS A)

4" TYPE I BEDDING (CDOT SEC. 703.01)

RIPRAP BEDDING DETAIL

NOT TO SCALE

TYPE 'L' RIP RAP (D50=9")

SANITARY SEWER CLEANOUT DETAIL

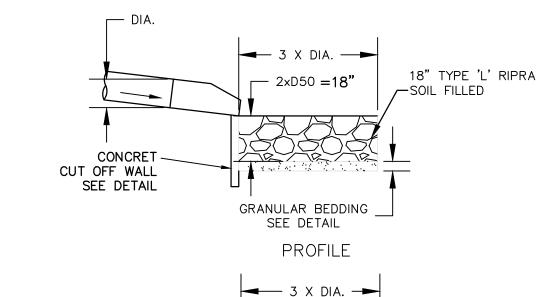
NOT TO SCALE

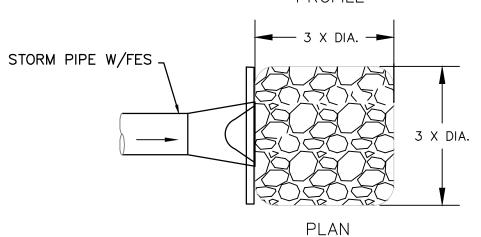
CONCRETE WHEEL STOP DETAIL NO SCALE

3/4**"**ø 2 HOLES -

3000 PSI CONCRETE W/ FIBER MESH -

#5 REBAR —





RIPRAP DETAIL

NOT TO SCALE

18" TYPE 'L' RIPRAP

**NORRIS** 

**PEOPLE + PLACEMAKING** 

**NORRIS-DESIGN.COM** 

OWNER:

**BOULDER COUNTY HOUSING** 

AUTHORITY

3400 BROADWAY

BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG

9/25/2023

DATE:

09.25.23 - CITY APPROVAL

SHEET TITLE:

CIVIL

**DETAILS** 

1101 BANNOCK STREET

DENVER, CO 80204

P 303.892.1166

### CLASSIFICATION & GRADATION OF RIPRAP % SMALLER ROCK DIMENSION THAN GIVEN SIZE BY WEIGHT (INCHES) 50-70 35-50 6"\*\* 2-10 50-70 35-50 2-10 9"\*\* 12" 35-50 2-10 70-100 50-70 35-50 50-70 35-50

\*d(50)=MEAN PARTICLE SIZE

\*\*BURY TYPES VL & L WITH NATIVE TOPSOIL AND RE-VEGETATE TO PROTECT

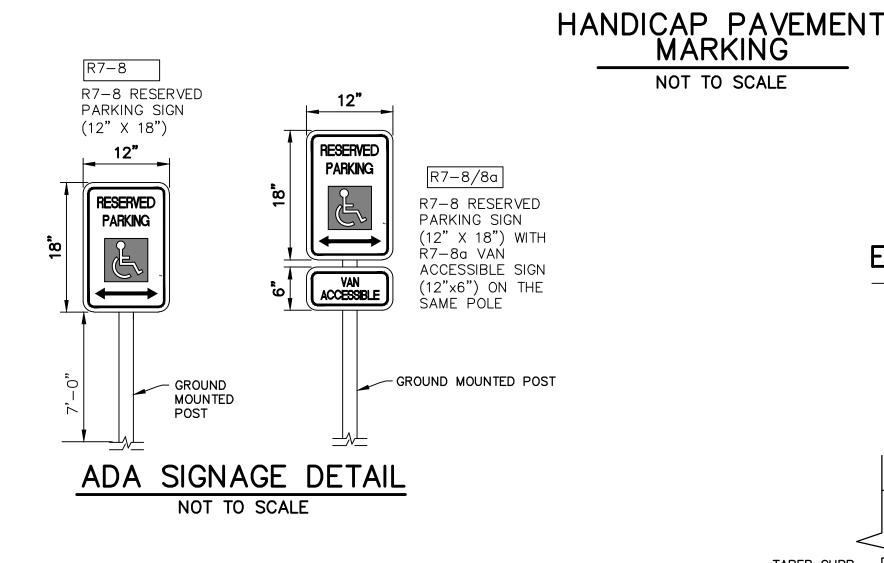
1. FILTER CLOTH SHALL BE MANUFACTURED ESPECIALLY FOR THE STABILITY OF EROSION CONTROL CONSTRUCTION AND MADE FROM POLYETHYLENE, POLYPROPYLENE OR POLYESTER YARNS IN ACCORDANCE WITH THE CITY OF LAFAYETTE STANDARDS & SPECIFICATIONS.

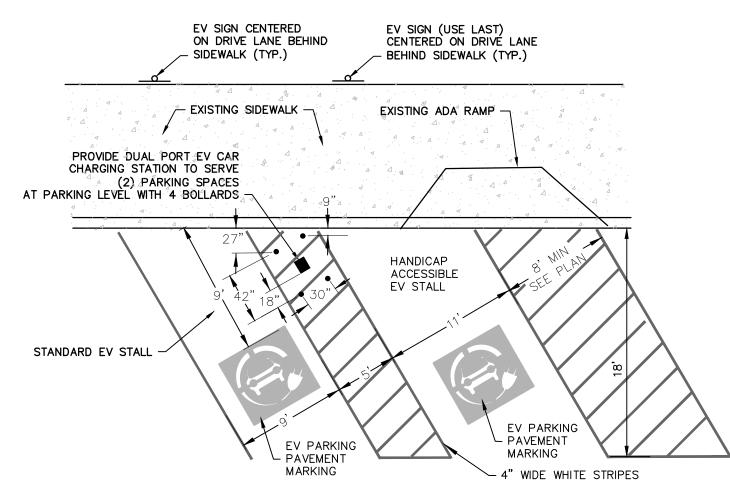
A. WEIGHT 4.0 OZ/YD ASTM D1910 B. THICKNESS 15 MILS ASTM D1777 C. GRAB STRENGTH 110 LBS ASTM D1682 D. ELONGATION BREAK 50% ASTM D1682 E. MULLEN BURST STRENGTH 125 PSI ASTM D3786
F. PUNCTURE STRENGTH 40 LB ASTM D751

G. TRAPEZOID TEAR STRENGTH 40 LB ASTM D751 I. EQUIVALENT OPENING SIZE 70-100 U.S. SIEVE CW 02215

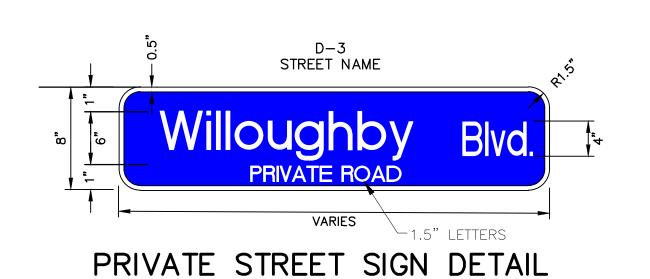
BEDDING MATERIAL SHALL MEET THE GRADATION OF CDOT NO. 67 COARSE AGGREGATE AS SPECIFIED IN SECTION 703.02 OF THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2022).

RIPRAP GRADATION DETAIL



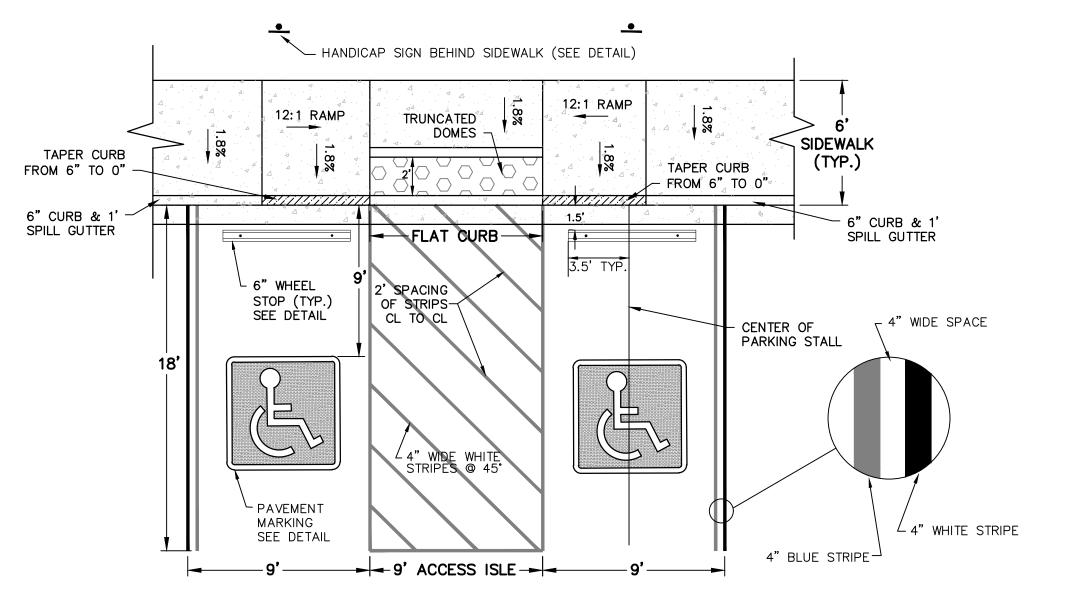


ELECTRIC STATION & VEHICLE ADA ANGLED PARKING - STRIPING DETAIL NOT TO SCALE



NO SCALE

1. THE CONTRACTOR SHALL PROVIDE THE CITY OF LAFAYETTE SHOP DRAWINGS TO REVIEW AND APPROVE FOR ALL STREET SIGNS PRIOR TO ORDERING AND INSTALLATION. ACTUAL SIGN DETAILING AND SIZE MAY BE SLIGHTLY DIFFERENT THAN WHAT IS REFLECTED ON THIS PLAN.

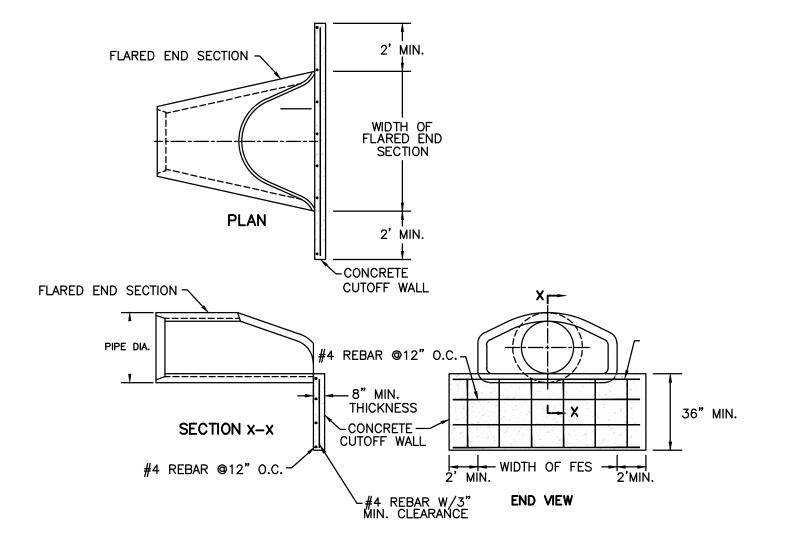


HANDICAP PARKING DETAIL NOT TO SCALE



ELECTRIC VEHICLE SIGN DETAIL NO SCALE

1. THE CONTRACTOR SHALL PROVIDE THE CITY OF LAFAYETTE SHOP DRAWINGS TO REVIEW AND APPROVE FOR ALL STREET SIGNS PRIOR TO ORDERING AND INSTALLATION. ACTUAL SIGN DETAILING AND SIZE MAY BE SLIGHTLY DIFFERENT THAN WHAT IS REFLECTED ON THIS PLAN.

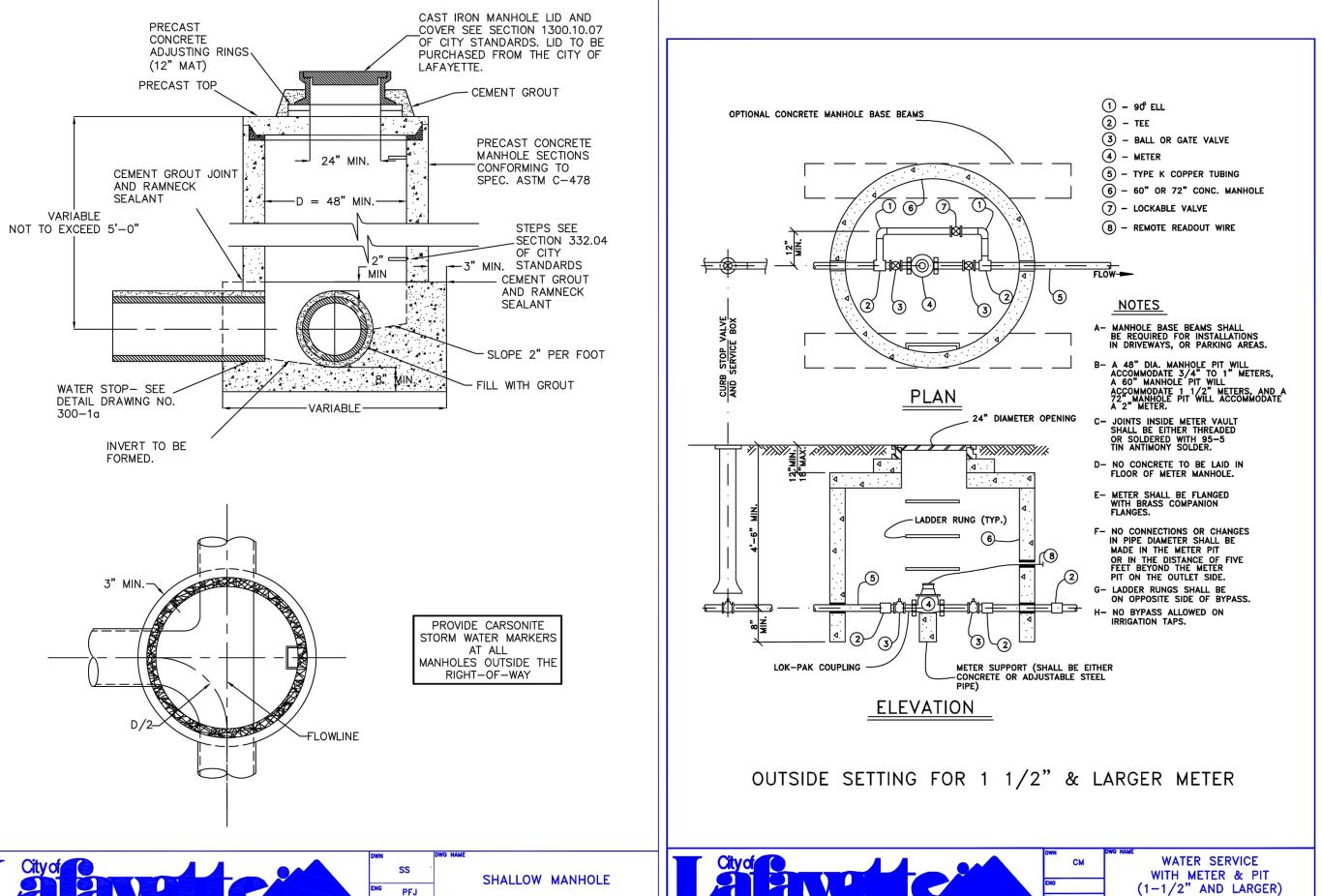


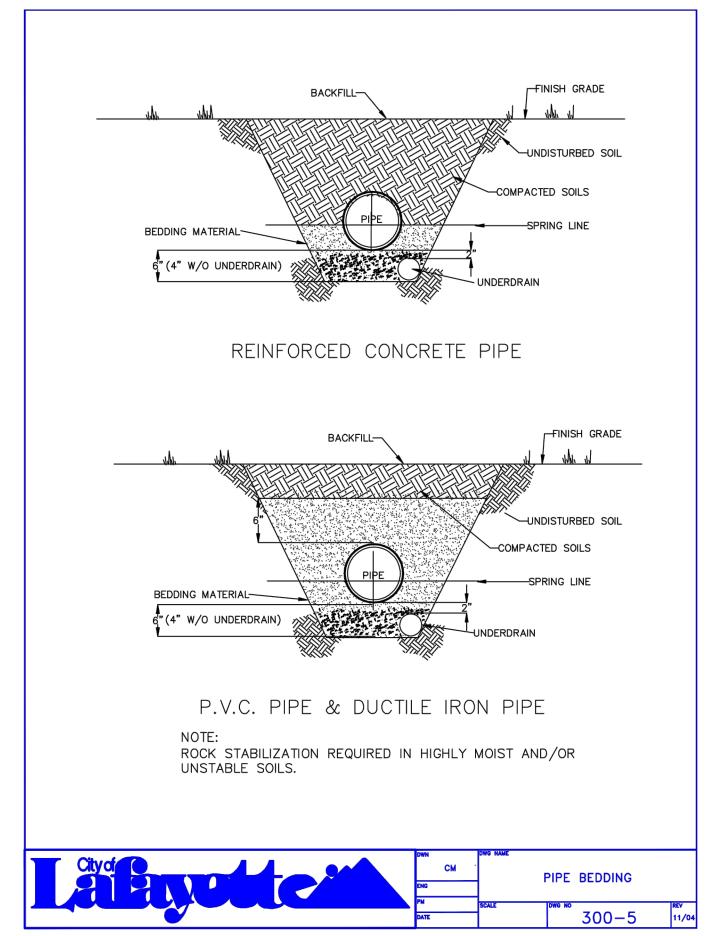
CONCRETE CUTOFF WALL DETAIL NOT TO SCALE

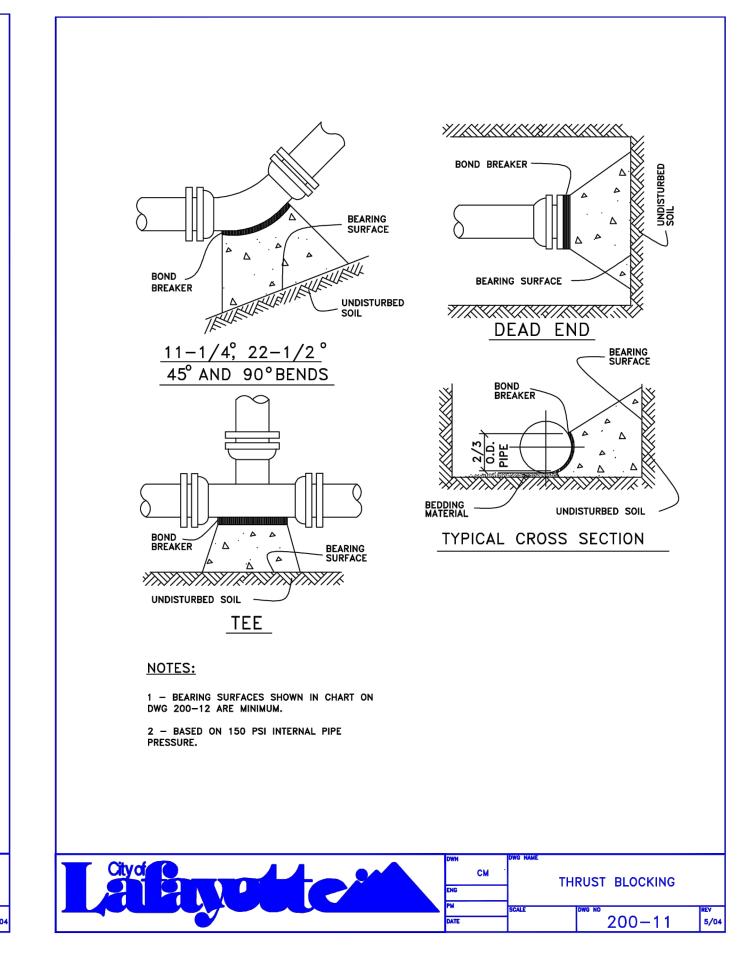
NOT TO SCALE

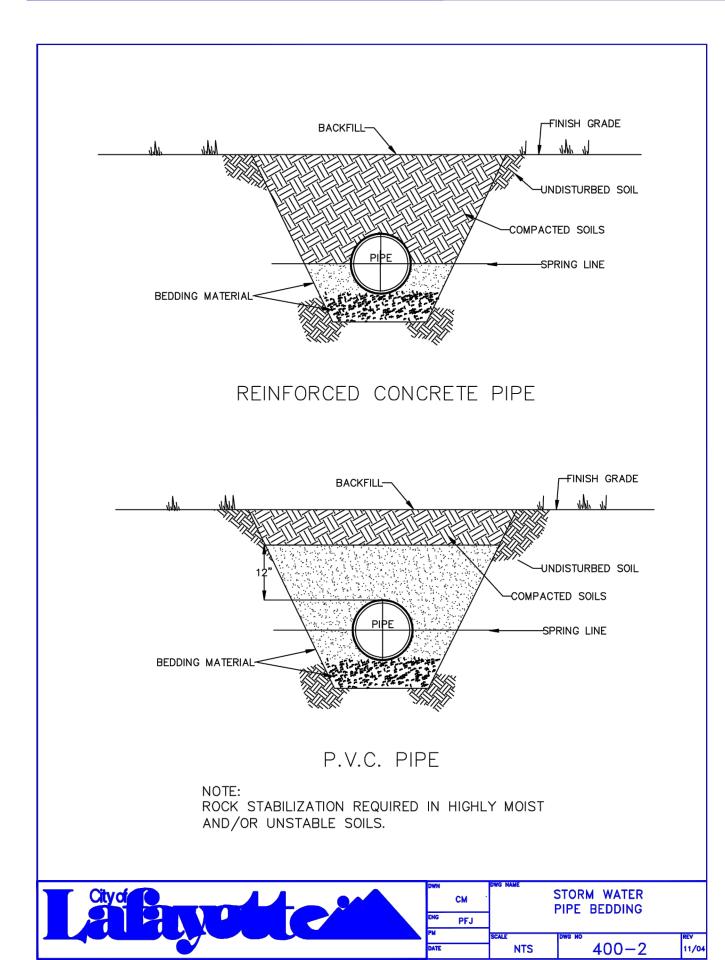
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

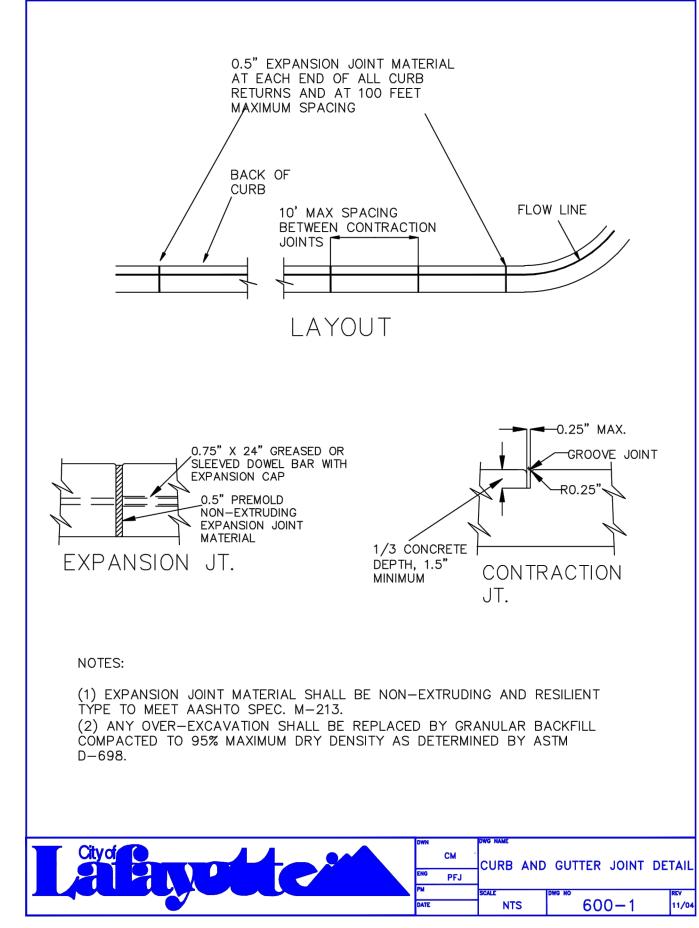




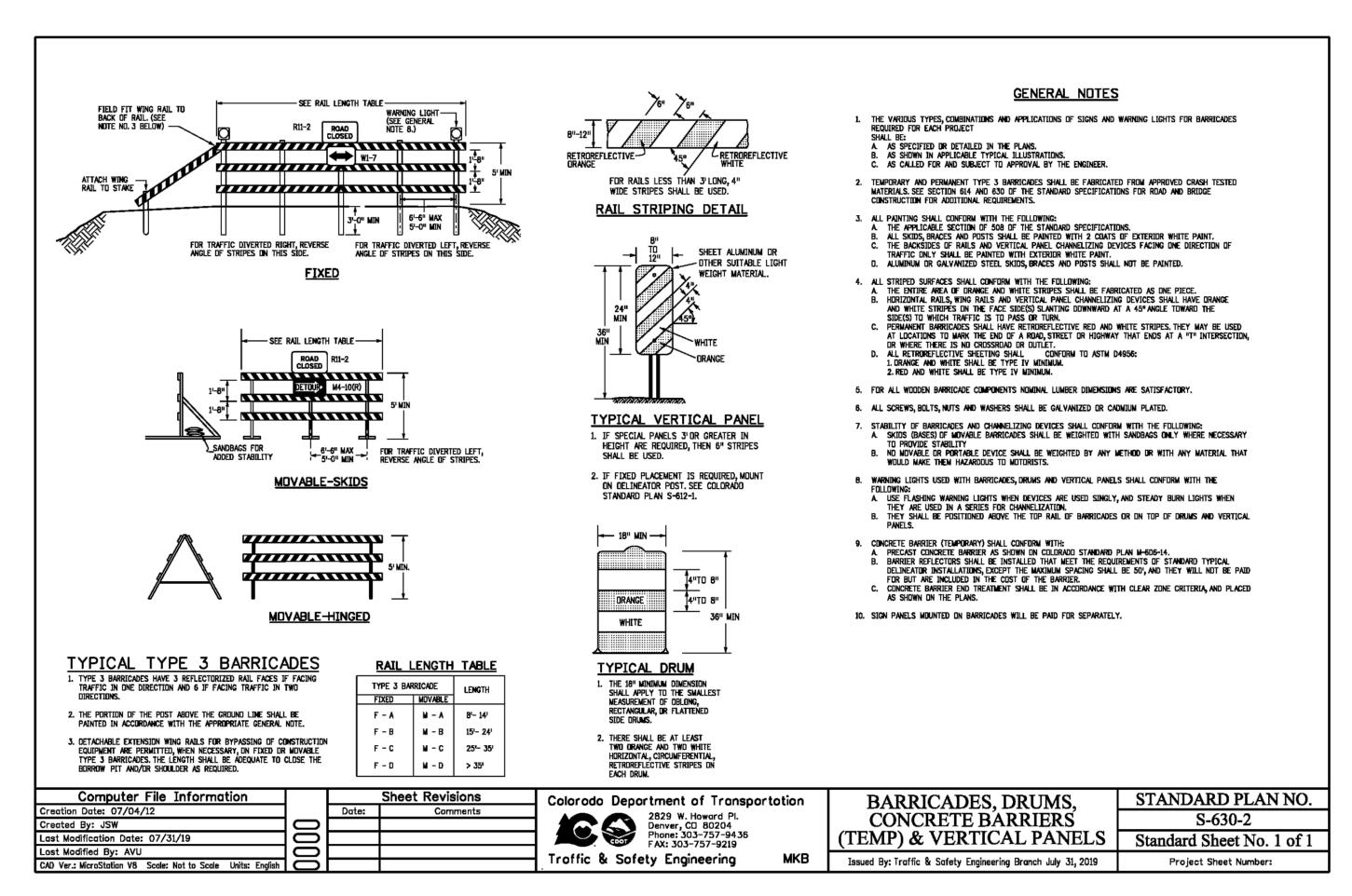








200-10b



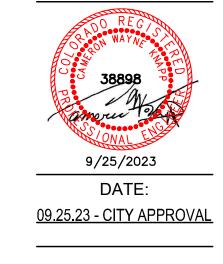


1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

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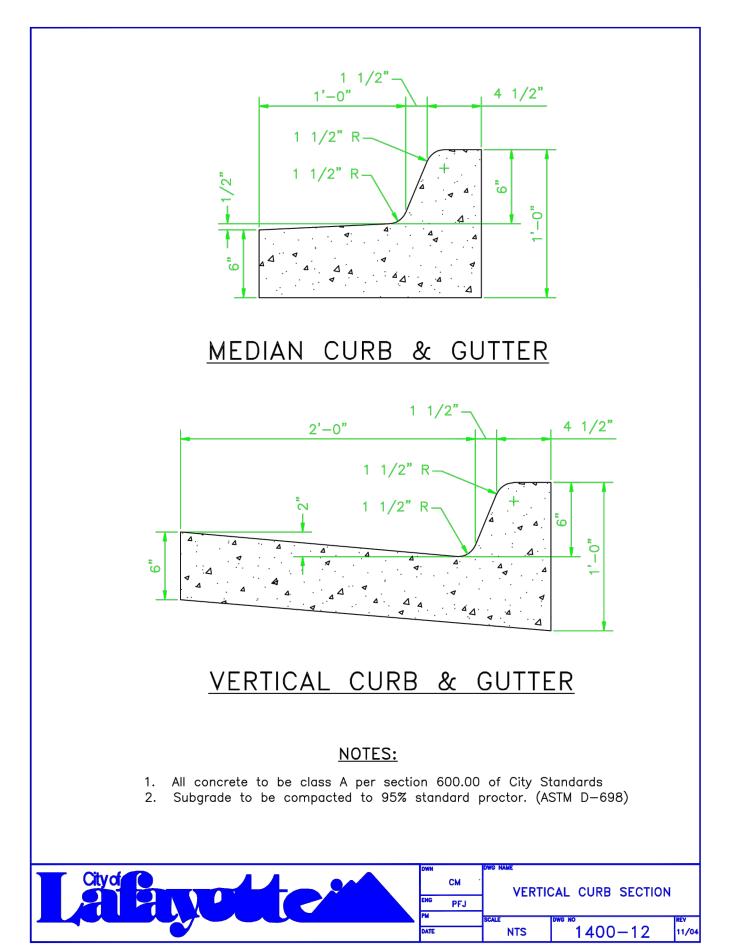
OWNER:

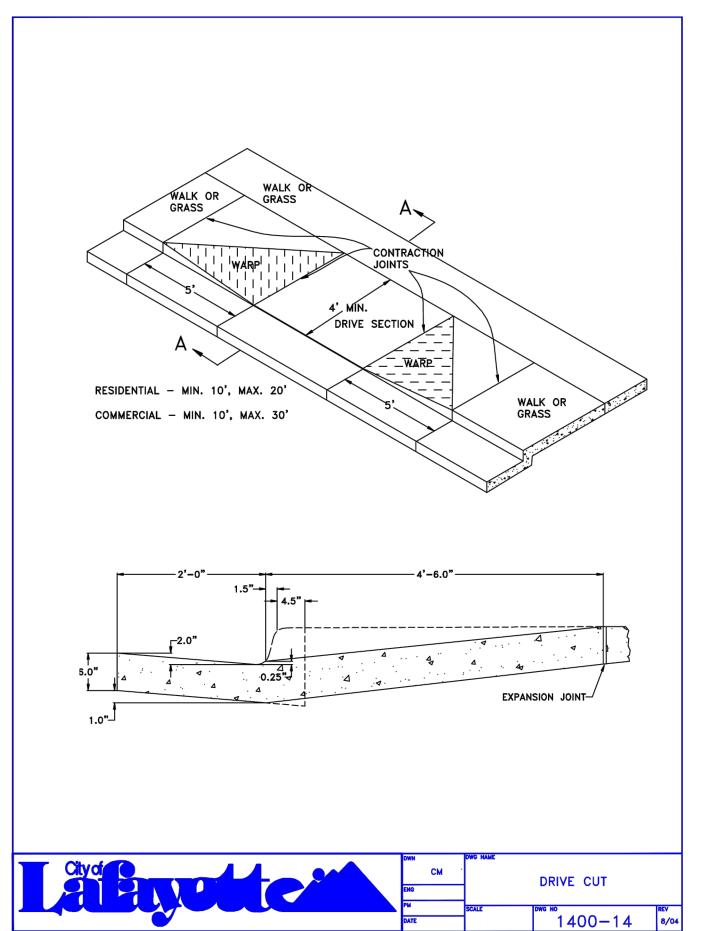
BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG

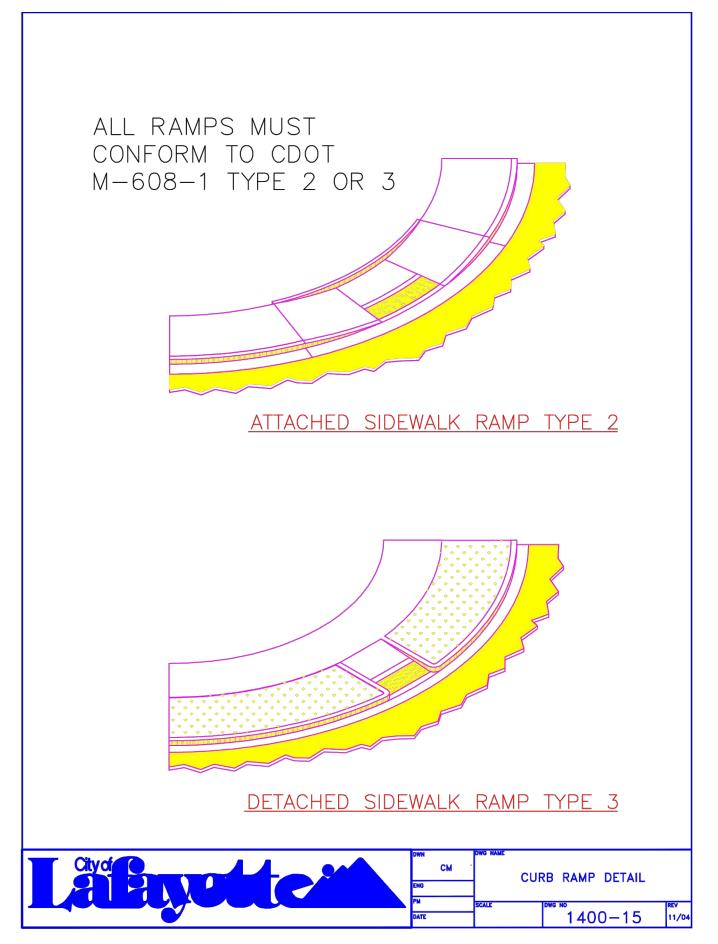


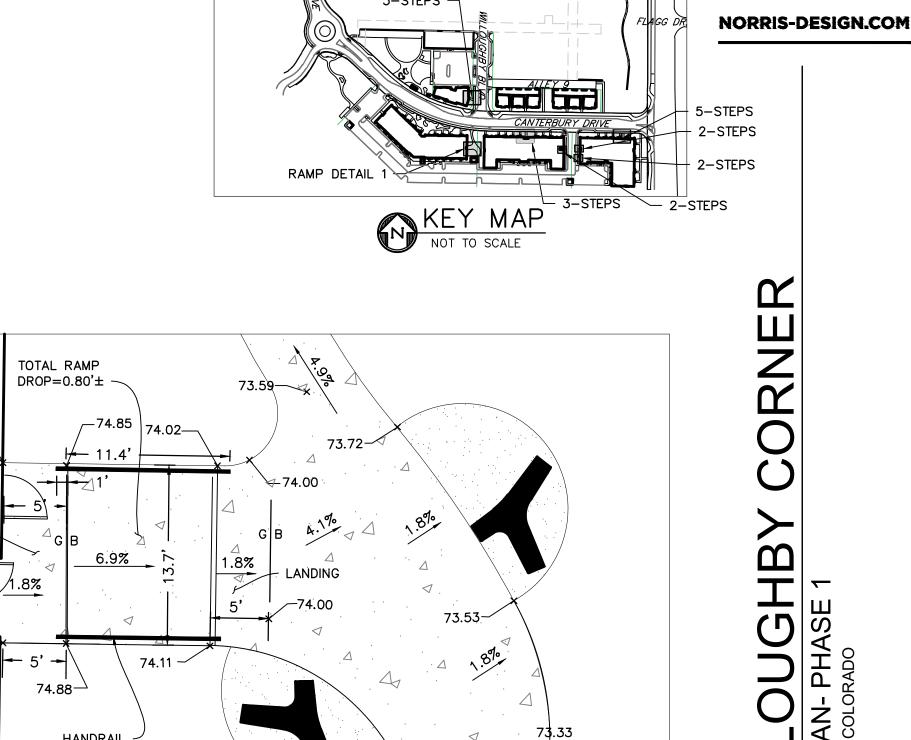
SHEET TITLE:

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





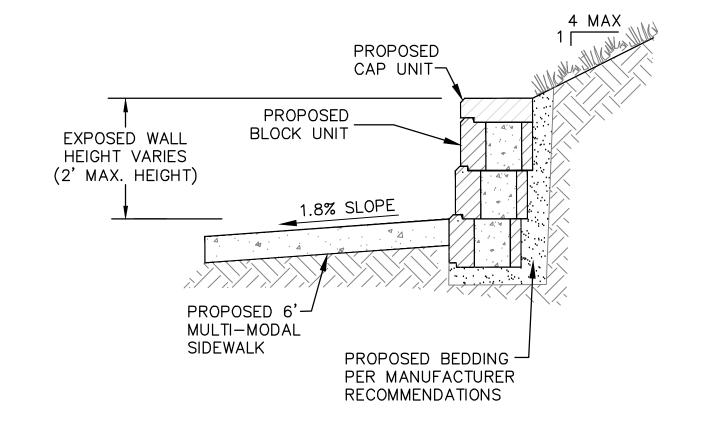




RAMP DETAIL '

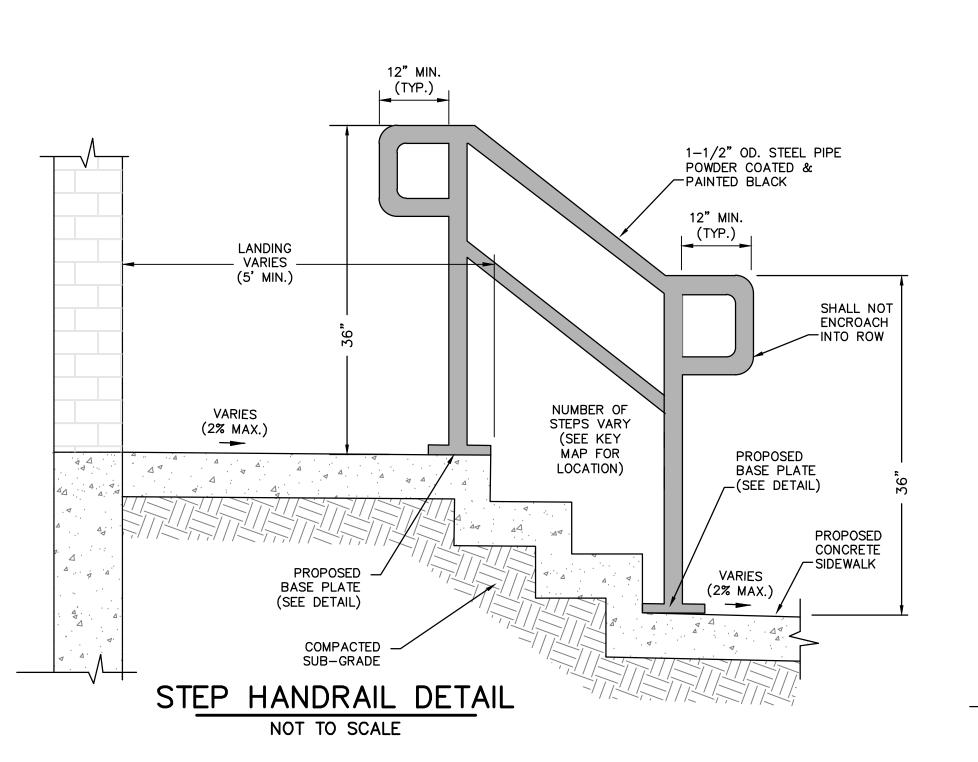
RED HEAD TRUBOLT

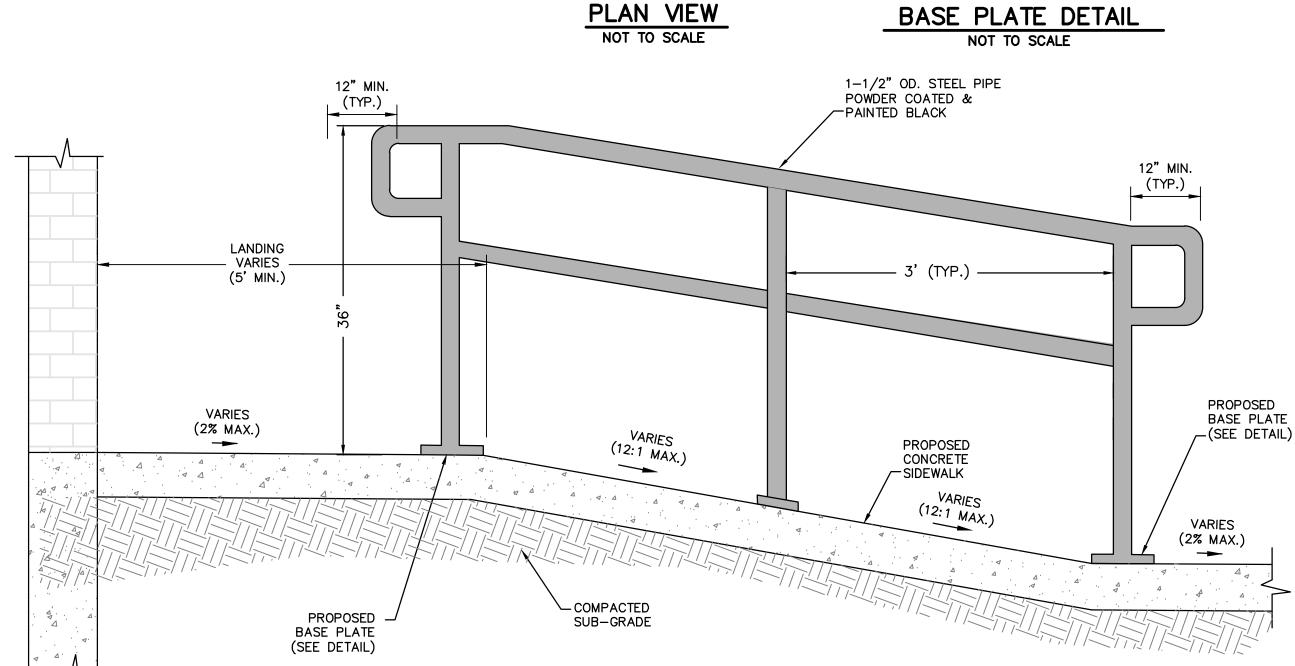
**BOULDER COUNTY HOUSING** 3400 BROADWAY BOULDER, CO - 80304 CONTACT: MOLLY CHIANG



### LANDSCAPING BLOCK WALL SECTION NOT TO SCALE

RETAINING WALL NOTES THE SIZE/COLOR/STYLE OF RETAINING WALLS AND CAP UNITS TO BE TO BE DETERMINED BY THE OWNER.





PLAN VIEW

RAMP HANDRAIL DETAIL NOT TO SCALE

9/25/2023 DATE: <u>09.25.23 - CITY APPROVAL</u>

AUTHORITY

303.441.3861

**NORRIS** 

P 303.892.1166

SHEET TITLE: CIVIL **DETAILS** 

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** 

MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60

5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO DI

NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE QUANTITIES FOR ONE INLET

STANDARD PLAN NO.

M-604-13

Standard Sheet No. 1 of 1

Project Sheet Number:

24"X38" HERCP

**END VIEW** 

INLET 6D

SIDE VIEW

6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON

IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES

SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING. 7. STATION POINT IS AT THE CENTER OF THE INLET.

8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM"

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE

DUMP NO WASTE DRAINS TO STREAM

NO. 13 GRATE

NO. 13 GRATING & FRAMES

||¼"R>||

SECTION D-D

CONCRETE INLET

Issued by the Project Development Branch: July 31, 2019

A|AB|AB|AB|AB|AB|A|A

SECTION C-C

 $A = 1\frac{3}{4}$ "

 $B = 1^{||}/|_{16}^{||}$ 

 $C = 7^{15}/_{16}$ "

APPROXIMATE WEIGHT = 590 LBS.

Colorado Department of Transportation

Project Development Branch

TOP VIEW

SIDE VIEW

PROVIDE HS-20 LOAD RATING.

EQUIVALENT).

TYPE 13 INLETS WITH ENLARGED BOX

NOT TO SCALE

2. ALL FRAMES AND GRATES TO BE HS-20 LOAD RATED.

5. STEPS NOT REQUIRED ON INLETS, (LESS THAN 3'-6" DEEP).

2829 West Howard Place

one: 303-757-9021 FAX: 303-757-9868

<u>INLET 6E</u>

1. REBAR TO MEET M-604-3 STANDARD & INCLUDED BY PRE-CAST MANUFACTURER TO

3. ALL GRATE FRAMES SHALL BE BICYCLE RATED (NEENAH FRAME AND GRATE 3362-Q OR

4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

JBK

END VIEW

nver, CD 80204

%" RADIUS (TYP.)∙

¢ GUTTER TYPE 2

PLAN VIEW

SECTION A-A

D MAX = 30 IN. FOR H > 4 FT.

Computer File Information

CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Creation Date: 07/31/19

TOP VIEW

SIDE VIEW

INLET 61

etailer Initials: LTA

Last Modification Date: 07/31/19

ALL DIMENSIONS ARE OUT-TO-OUT OF BAR.

END VIEW

TYPE 13 INLET FOR GUTTER TYPE 2

1. INLET 4A WILL BE A TRIPLE TYPE 13 INLET.

2. INCREASE SECTION A-A ACCORDINGLY

CONCRETE MAY BE DEPRESSED.

SECTION B-B

D MAX = 18 IN. FOR ALL H

Sheet Revisions

▲ WHEN HMA MATERIAL IS TO

EXTEND TO THE EDGE OF THE GRATING FRAME,

**PEOPLE + PLACEMAKING** 1101 BANNOCK STREET DENVER, CO 80204

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OWNER:

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

9/25/2023 DATE:

09.25.23 - CITY APPROVAL

LAYERS OF 2" THICK BLUE BOARD (TOTALING 6" THICK). USE 4'x8' SHEETS & ORIENT SHORT AXIS (4') CENTERED ON LOWER PIPE TO PROVIDE 4' OVERHANG EITHER

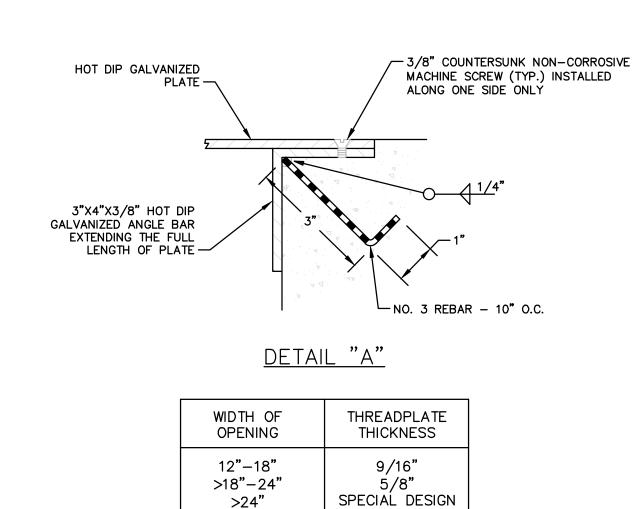
PROPOSED THREE (3)

NOT TO SCALE (FOR PIPE CROSSING LESS THAN 18" SEPARATION)

UTILITY CROSSING DETAIL

### EXTEND CONCRETE CHANNEL BOTTOM A MIN. OF 6" PAST THE CHASE OPENING RAISED PATTERN NON-SKID GALVANIZED STEEL PLATE (AASHTO M-111) PLACE FIRST SCREW 6" FROM FRONT EDGE OF PLATE. SCREWS ON ONE SIDE ONLY. | ××× | ×× (2) — SEE DETAIL "A" **EXPANSION** SLOPE PLATE TO MATCH SIDEWALK (SHEET 2 OF 2) JOINT (TYP. PLAN VIEW BOTH SIDES) \_\_ EXTEND CONCRETE CHANNEL BOTTOM PAST THE CHASE OPENING CAULK OVER EXPANSION 1'-10" (TYP. MATERIAL (SEE JOINT BOTH SIDES) **VARIES** 18"-NO. 4 DOWEL → 6" MIN. ┛ BAR, EITHER GREASED 6" OR SLEEVED 24" O.C. SECTION B-B (TYP. BOTH SIDES)

VERT. FACE C., G. & SW



### NOTES:

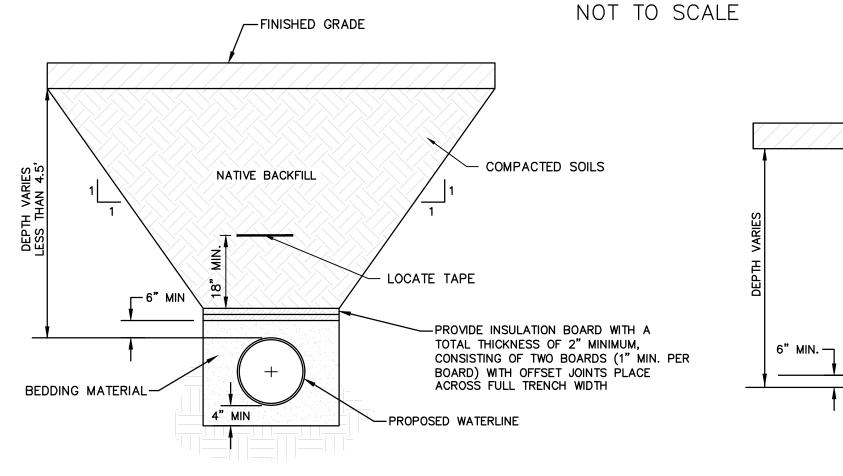
- 1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
- 2. FOR DRIVE OVER CURB, GUTTER AND SIDEWALK, TRANSITION (3' MIN.) TO A VERTICAL FACE CURB AND GUTTER FOR CHASE CONSTRUCTION. KEEP GUTTER WIDTH FOR DRIVE OVER.

FINISHED GRADE

WHEN 18" OR LESS

- NEENAH R-4999 SERIES BOLTED TRANSVERSE DRAINAGE STRUCTURE, SOLID CHECKERED TYPE D GRATE MAY BE SUBSTITUTED.
- 4. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH
- 5. ELIMINATE 1/2" FLOWLINE LIP WHEN STORMWATER DRAINS AWAY FROM THE GUTTER.

### SIDEWALK CHASE FOR ATTACHED SIDEWALK



### INSULATION BOARD DETAIL

NOT TO SCALE

(FROST PROTECTION FOR WATER LINE LESS THAN 4.5' DEEP)

- 1. REFER TO CITY OF LAFAYETTE CONSTRUCTION SPECIFICATIONS FOR STABILIZATION, FILTER FABRIC, BEDDING, BACKFILL MATERIAL, AND COMPACTION REQUIREMENTS.
- 2. COMPACTION TESTING METHODS AND FREQUENCY SHALL BE IN ACCORDANCE WITH CITY OF LAFAYETTE CONSTRUCTION SPECIFICATIONS.
- 3. TRENCHES SHALL BE SHORED, BRACED, OR SHEETED AS NECESSARY FOR THE SAFETY AND PROTECTION OF PERSONNEL AND OTHER UTILITIES.
- LAFAYETTE).

### NOTES:

- 4. INSULATION/BLUE BOARD SHALL BE DOW HIGHLOAD 100 EXTRUDED POLYSTYRENE INSULATION MEETING THE REQUIREMENTS OF ASTM C578 (OR AN APPROVED EQUAL BY THE CITY OF

SHEET TITLE:

CIVIL

**DETAILS** 

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. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK
- 2. 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
- 6. 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.
- 8. 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
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS SPECIFICATIONS. CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY **AGENCIES**
- 11. 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.
- 12. 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.
- 13. 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.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 15. 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.
- 16. 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.
- 17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- 18. 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.
- 19. 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.

- 20. 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.
- 21. 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.
- 22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM 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.
- 23. 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.
- 24. 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
- 25. 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
- 26. 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
- 27. 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.
- 28. 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.
- 29. 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.
- 30. 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.
- 31. CD'S AND RIGHT-OF-WAY PERMITS WILL DICTATE TIMING OF OFFSITE PUBLIC IMPROVEMENTS.

### 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
- 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.
- 10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- 11. 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.
- 12. 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.
- 13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S
- 14. 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
- 15. 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.
- 16. 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.
- FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS
- 18. 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 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.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING
- 22. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY
- ON THE PLANS.
- WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL

### LANDSCAPE SHEET INDEX

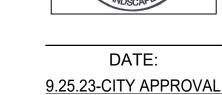
- LANDSCAPE NOTES
- LANDSCAPE PLANT SCHEDULE
- LANDSCAPE PLANT SCHEDULE
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

- LANDSCAPE DETAILS
- HYDROZONE MAP
- IRRIGATION PLAN
- **IRRIGATION PLAN**
- IRRIGATION DETAILS
- IRRIGATION DETAILS IRRIGATION DETAILS

ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL

- PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES
- 20. 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
- NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF
- 24. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN
- 25. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED
- 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.

- LANDSCAPE AMENITY/ MATERIAL SCHEDULE
- OVERALL LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE ENLARGEMENT
- LANDSCAPE ENLARGEMENT
- LANDSCAPE ENLARGEMENT
- LANDSCAPE DETAILS
- IRRIGATION SCHEDULE
- OVERALL IRRIGATION PLAN
- IRRIGATION PLAN
- IRRIGATION PLAN



**BOULDER COUNTY HOUSING** 

AUTHORITY

3400 BROADWAY

BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG

**NORRIS** 

**DESIGN** 

NORRIS-DESIGN.COM

1101 BANNOCK STREET **DENVER, CO 80204** P 303.892.1166

SHEET TITLE: LANDSCAPE **NOTES** 

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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

PLANT SCHEDUL	E SITEPL	AN-30SC					DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QT
DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	<u>R00T</u>	SIZE	QTY	$\odot$	BE CP	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT	5 GAL	320
	CA HI	CATALPA SPECIOSA `HIAWATHA 2` TM	HEARTLAND NORTHERN CATALPA	B & B	2"CAL	10		CC BS	CARYOPTERIS X CLANDONENSIS 'BLAUER SPLATS'	SAFFIRE SURF BLUE MIST SPIREA	CONT	5 GAL	56
	CE CH	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2"CAL	22	o o o	CE IN	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGONY	CONT	5 GAL	6
	GL IM	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2"CAL	22		CH SS	CHAENOMELES SPECIOSA `SCARLET STORM` TM	DOUBLE TAKE SCARLET STORM FLOWERING QUINCE	CONT	5 GAL	5
James Comments	GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2"CAL	23	\$\langle \text{\frac{1}{2}}{\text{\frac{1}{2}}}	CO AF	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT	5 GAL	72
	PO AC	POPULUS X ACUMINATA	LANCELEAF POPLAR	B & B	2"CAL	6	eccond de la constant de la constan	CO BU	CORNUS SERICEA 'BUD'S YELLOW'	BUD'S YELLOW TWIG DOGWOOD	CONT.	5 GAL.	90
	QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2"CAL	18	(4-4) (4-4)	CO KE	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	CONT	5 GAL	98
	QU MU	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2"CAL	11		FR FL	FRANGULA ALNUS `FINE LINE` TM	TALL FERNLEAF BUCKTHORN	CONT	5 GAL	34
	QU CR	QUERCUS ROBUR 'CRIMSCHMIDT' TM	CRIMSCHMIDT ENGLISH OAK	B & B	2"CAL	15		HO AM	HOSTA X 'AMERICAN HALO'	AMERICAN HALO HOSTA	CONT.		18
	TI GR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2"CAL	6		HY LI	HYDRANGEA PANICULATA `LIMELIGHT`	LIMELIGHT HYDRANGEA	CONT	5 GAL	20
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	<u>ROOT</u>	SIZE	QTY		HY RE	HYDRANGEA PANICULATA 'RENHY'	VANILLA STRAWBERRY HYDRANGEA	CONT	5 GAL	14
+ }	PI BB	PICEA PUNGENS 'BABY BLUE'	BABY BLUE COLORADO SPRUCE	B & B	6` HEIGHT	2		AM HY	HYDRANGEA QUERCIFOLIA 'AMETHYST'	AMETHYST OAKLEAF HYDRANGEA	CONT.	5 GAL	22
00000000000000000000000000000000000000	PI FA	PICEA PUNGENS 'FASTIGATA'	FASTIGIATE COLORADO SPRUCE	B & B	6` HEIGHT	3		KR LA	KRASCHENINNIKOVIA LANATA	WINTERFAT	CONT.	5 GAL	48
+	PI ED	PINUS EDULIS	PINON PINE	B & B	6` HEIGHT	1	£	PO PB	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT	5 GAL	53
The state of the s	PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6` HEIGHT	5	+	PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT	5 GAL	33
+	PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HEIGHT	4		RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT	5 GAL	13
FRUIT TREES	CODE	BOTANICAL NAME	COMMON NAME	<u>R00T</u>	SIZE	QTY		RI AU	RIBES AUREUM	GOLDEN CURRANT	CONT	5 GAL	17
٠	MA OE	MALUS X DOMESTICA 'MCINTOSH'	MCINTOSH APPLE	B & B	1.5"CAL	6		RO BL	ROSA X 'BLUSHING KNOCKOUT'	ROSE	CONT	5 GAL	7
	MA RE	MALUS X DOMESTICA 'RED DELICIOUS'	RED DELICIOUS APPLE	B & B	1.5"CAL	6	( <u>.</u> )	SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT	5 GAL	77
	PR AV	PRUNUS AVIUM 'STELLA'	STELLA SWEET CHERRY	B & B	1.5"CAL	13	EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	<u>QT</u>
	PR MO	PRUNUS CERASUS 'MONTMORENCY'	MONTMORENCY CHERRY	B & B	1.5"CAL	6	~~~~ ~∏~~	AR PA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT	5 GAL	114
$\odot$	PR ST	PRUNUS DOMESTICA 'STANLEY'	STANLEY PLUM	B & B	1.5"CAL	8		BU IS	BUXUS SINICA INSULARIS	KOREAN BOXWOOD	CONT	5 GAL	83
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	<u>R00T</u>	SIZE	QTY	+)	EU EG	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	CONT	5 GAL	212
$\odot$	AC FL	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	B & B	1.5"CAL	5	(+) بىر	JU BH	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	CONT	5 GAL	64
)	AC HW	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	B & B	1.5"CAL	7	<del>\</del> \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	JU SC	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	CONT	5 GAL	20
	CR CR	CRATAEGUS CRUS-GALLI INERMIS 'CRUSADER'	CRUSADER COCKSPUR HAWTHORN	B & B	1.5"CAL	23		JU MO	JUNIPERUS SCOPULORUM `MOONGLOW`	MOONGLOW JUNIPER	CONT	5 GAL	26
	MA DO	MALUS X `DOLGO`	DOLGO CRABAPPLE	B & B	1.5"CAL	14	MANANTE .	MA AQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT	5 GAL	8
(*)	MA RB	MALUS X `RED BARRON`	RED BARRON CRAB APPLE	B & B	1.5"CAL	2	A HER MANAGER	PI JA	PINUS MONOPHYLLA `BLUE JAZZ`	BLUE JAZZ PINON PINE	CONT	5 GAL	75
)	PR CH	PRUNUS X VIRGINIANA `P002`	SUCKER PUNCH CANADA CHOKECHERRY	B & B	1.5"CAL	6	WANTER TO THE WA	PI MU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	CONT	5 GAL	11
	OV DE	CVDING A DETICUILATA	IADANICCE TREE LILAC	D 0 D	e: UEIOUT	4	and on the state of the state o	YU FI	YUCCA FILAMENTOSA	ADAM'S NEEDLE	CONT	5 GAL	37

B&B 6`HEIGHT 4

JAPANESE TREE LILAC

SY RE SYRINGA RETICULATA



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# HBY CORNER

OWNER:

BOULDER COUNTY HOUSING

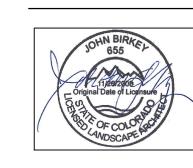
AUTHORITY

3400 BROADWAY

BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG



DATE: 9.25.23-CITY APPROVAL

SHEET TITLE: LANDSCAPE SCHEDULE

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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

ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	<u>SIZE</u>	QTY	+
	BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT	1 GAL	511	\(\frac{+}{2}\)
33 • • • • • • • • • • • • • • • • • •	CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT	1 GAL	5	**************************************
and the same	HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT	1 GAL	457	
*	MU RE	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT	1 GAL	483	**************************************
*	PA SH	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT	1 GAL	195	
	PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT	1 GAL	424	
	SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	CONT.	1 GAL.	75	
A A A A A A A A A A A A A A A A A A A	SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT	1 GAL	239	
<u>PERENNIALS</u>	CODE	BOTANICAL NAME	COMMON NAME	ROOT	<u>SIZE</u>	QTY	
$\odot$	AC PA	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	CONT	1 GAL	152	
**************************************	AG RU	AGASTACHE RUPESTRIS 'APACHE SUNSET'	APACHE SUNSET THREADLEAF HYSSOP	CONT	1 GAL	55	
(+)	AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT	1 GAL	12	
(o)	AS TU	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	CONT	1 GAL	11	
0	BE LY	BERLANDIERA LYRATA	CHOCOLATE DAISY	CONT	1 GAL	16	
	CO LA	COREOPSIS LANCEOLATA 'STERNTALER'	STERNTALER LANCELEAF TICKSEED	CONT	1 GAL	17	
	EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT	1 GAL	93	

**BOTANICAL NAME** 

CAREX LANUGINOSA

DISTICLIS STRICTA

JUNCUS BALTICUS

SCIRPUS ACUTUS

**BOTANICAL NAME** 

SPARTINA PECTINATA

SPOROBOLUS CRYPTANDRUS

**BOUTELOUA CURTIPENDULA** 

BOUTELOUA DACTYLOIDES

**BOUTELOUA GRACILIS** 

**ELYMUS CANADENSIS** 

**ELYMUS LANCEOLATUS** 

PASCOPYRUM SMITHII

CLEOME SERRULATA

DALEA PURPUREA

COREOPSIS TINCTORIA

GAILLARDIA ARISTATA

RATIBIDA COLUMNIFERA

PUCCINELLIA

ELYMUS TRACHYCAULUS

PANICUM VIRGATUM 'TRAILBLAZER'

SCHIZACHYRIUM SCOPARIUM

SPOROBOLUS CRYPTANDRUS

CAREX NEBRASKENSIS

ELEOCHARIS PALUSTRIS

PASCOPYRUM SMITHII VAR ARRIBA

**BOUTELOUA GRACILIS VAR LOVINGTON** 

PANICUM VIRGATUM VAR BLACKWELL

GA AR	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT	1 GAL	46
HE HR	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	CONT	1 GAL	16
НО РА	HOSTA FORTUNEI 'PATRIOT'	PATRIOT HOSTA	CONT	1 GAL	21
LA AN	LAVANDULA ANGUSTIFOLIA `MUNSTEAD`	MUNSTEAD ENGLISH LAVENDER	CONT	1 GAL	11
PE RR	PENSTEMON MEXICALI 'RED ROCKS'	RED ROCKS PENSTEMON	CONT	1 GAL	7
RA CO	RATIBIDA COLUMNIFERA	YELLOW PRAIRIE CONEFLOWER	CONT	1 GAL	35
ZI GR	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE ROCKY MOUNTAIN ZINNIA	CONT	1 GAL	27

NOTE: GALLON SIZE CORRELATES TO CONTAINER SIZE. EXAMPLE- 5 GAL = # 5 CONTAINER

ARKANSAS VALLEY SEED NATIVE WONDER MIX

14.5 LBS.

0.5 LBS.

2.5 LBS. 0.5 LBS.

13 LBS.

2.5 LBS.

0.5 LBS.

2 LBS.

2 LBS.

10 LBS.

2 LBS.

100%

5%

10%

10%

10%

10%

10%

100%

50 LBS. / PLS

PER ACRE

0.57 LBS

0.26 LBS

3.89 LBS

1.89 LBS

1.41 LBS

1.37 LBS

0.17 LBS

0.99 LBS

0.42 LBS

0.02 LBS 0.02 LBS

1.65 LBS

0.02 LBS

0.36 LBS

0.83 LBS

0.09 LBS

13.97 LBS. DRILLED

<u>SPECIES</u> BUFFALOGRASS BLUE GRAMMA GRASS

70% 3.5 LBS 1.5 LBS 30% 5 LBS. / PLS 100% PER 1000

S.F.

IRRIGATED SOD

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



**BOULDER COUNTY HOUSING** AUTHORITY 3400 BROADWAY

BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG

DATE: 9.25.23-CITY APPROVAL

SHEET TITLE: LANDSCAPE

SCHEDULE

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SEED MIX LIST

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WETLAND SEED

**ENHANCED NATIVE SEED** 

COMMON NAME

WOOLY SEDGE

SWITCHGRASS

**BALTIC RUSH** 

NEBRASKA SEDGE

**INLAND SALTGRASS** 

CREEPING SPIKERUSH

HARDSTEM BULRUSH

PRAIRIE CORDGRASS

SAND DROPSEED

**COMMON NAME** 

**BLUE GRAMA** 

BUFFALOGRASS

**SWITCHGRASS** 

LITTLE BLUESTEM

ALKALI SACATON

SAND DROPSEED

**BLANKET FLOWER** 

ROCKY MOUNTAIN BEE

PLANT PLAINS COREOPSIS

PURPLE PRAIRE CLOVER

YELLOW CONEFLOWER

CANADA WILDRYE

THICKSPIKE WHEATGRASS

SLENDER WHEATGRASS

WESTERN WHEATGRASS

SIDE OATS GRAMA

**BLUE GRAMA** 

WESTERN WHEATGRASS

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

**AMENITY SCHEDULE** 

### NORRIS DESIGN PEOPLE + PLACEMAKING 1101 BANNOCK STREET DENVER, CO 80204

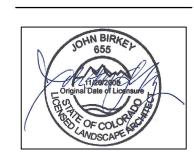
NORRIS-DESIGN.COM

MATERIAL SCHEDULE	(CONTRACTOR TO CLIRMIT CAMPLES FOR ALL ITEMS IN MATERIAL SCHEDLILE FOR OWNER / ARCHITECT REVIEW AND ARREDOMAL)
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	COLORADO HARDSCAPES OR APPROVED EQUAL	SEE PLANS FOR DIMENSIONS	SANDSCAPE REFINED - WHITE DIAMOND	WHITE DIAMOND	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
<b>♦</b>	COBBLE MULCH	PIONEER OR APPROVED EQUAL	4-6" ROCK, MIN. 4" DEPTH.	N/A	RIVER ROCK BLEND	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
<b></b>	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	FIBAR OR APPROVED EQUAL	N/A	ENGINEERED WOOD FIBAR OR APPROVED EQUAL	N/A	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
$\Diamond$	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	

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	COLOR/FINISH	NOTES
$\diamondsuit$	BENCH	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	GENERATION 50 BENCH WITH LOOPED END ARMS OR APPROVED EQUAL	POWDERCOATED METALLIC STEEL WITH DOMESTICALLY SOURCED THERMALLY MODIFIED ASH	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
2>	TWIG BENCH	TOURNESOL	800.542.2282 www.tournesol.com	BACKED TWIG BENCH	GFRC LIGHTWEIGHT CONCRETE, PEARL COLOR, TRAVERTINE TEXTURED FINISH	FREE STANDING
<b>⟨</b> 3⟩	TRASH RECEPTACLE	SITE PIECES	CONTACT: 800.484.0797 www.sitepieces.com	MONOLINE LITTER BIN ML-LGLITTER-DL OR APPROVED EQUAL	POWDERCOAT SILVER ASH	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
4>	BIKE RACK	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	BOLA BIKE RACK OR APPROVED EQUAL	POWDERCOAT METALLIC STEEL	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
<b>5</b>	DOG WASTE STATION	SITE PIECES	CONTACT: 800.484.0797 www.sitepieces.com	MONOLINE NO.2 BAG HOLDER + WASTE BIN OR APPROVED EQUAL	POWDERCOAT SILVER ASH	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	POWDERCOAT METALLIC STEEL	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	POWDERCOAT METALLIC STEEL	FREESTANDING
<b>₹</b>	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
<b>8</b> >	LIGHT PILLAR	ATTRACTION LIGHTS	CONTACT: 970.316.0019 www.attractionlights.com	8.1-ASPEN DESIGN 8.2-VINE DESIGN 8.3-LAVA LAMP DESIGN 8.4-GRASSES DESIGN	CORTEN STEEL	INSTALL PER MANUFACTURER'S SPECIFICATIONS
				ALL TO BE 8'-0" HEIGHT SPIRES, 9" x 9" WIDTH		
9>	ASH URN	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	HUMO ASH URN	STAINLESS STEEL	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
<b>10</b> >	PICNIC TABLE	LANDSCAPE FORMS	CONTACT: Vivian Kovacs 800.430.6206 x 1323 www.landscapeforms.com	GRETCHEN PICNIC TABLE	POWDERCOATED METALLIC STEEL WITH DOMESTICALLY SOURCED THERMALLY MODIFIED ASH	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

303.441.3861 CONTACT: MOLLY CHIANG



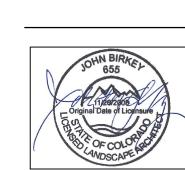
DATE: 9.25.23-CITY APPROVAL

SHEET TITLE:
MATERIAL & AMENITY
SCHEDULE

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

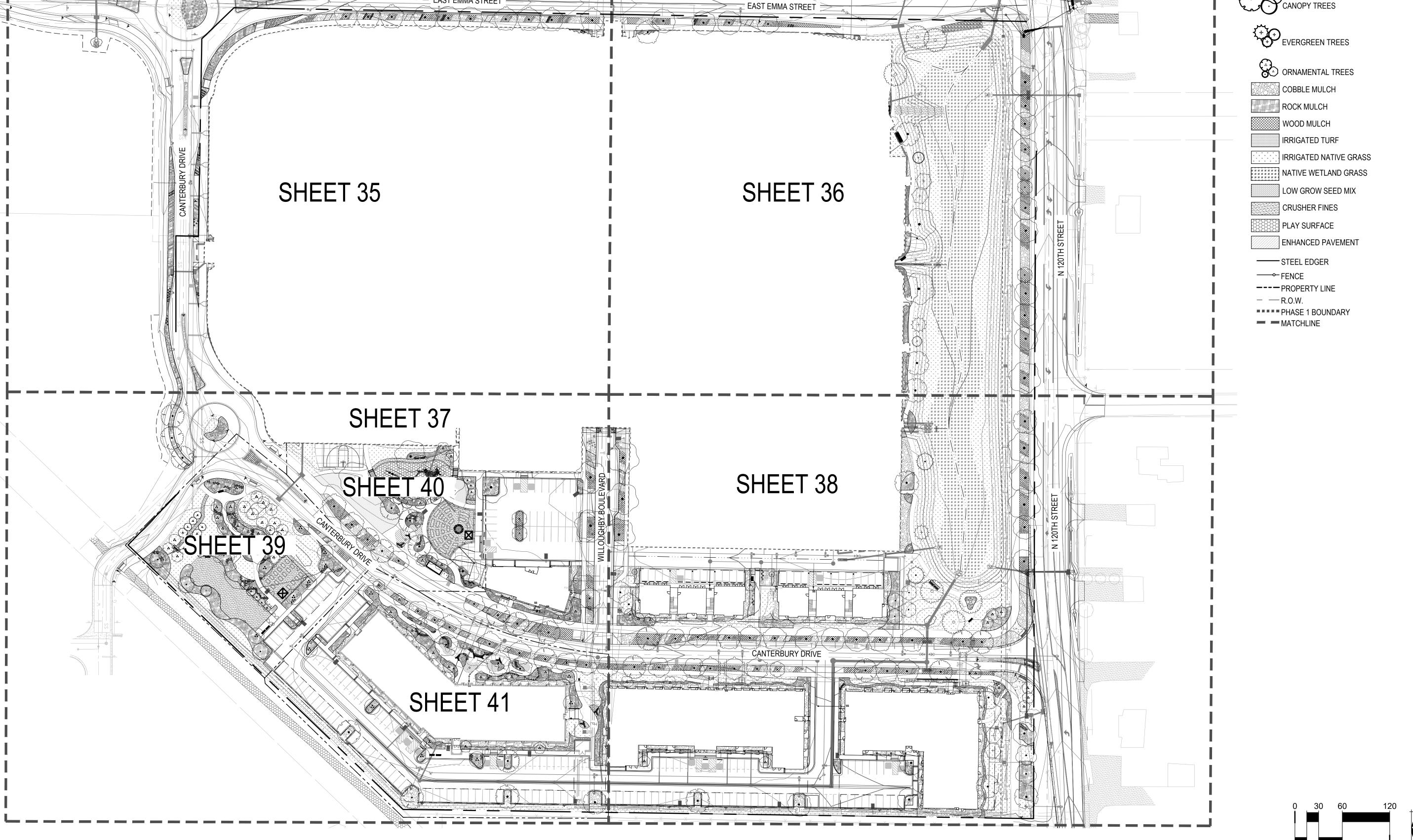


BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG



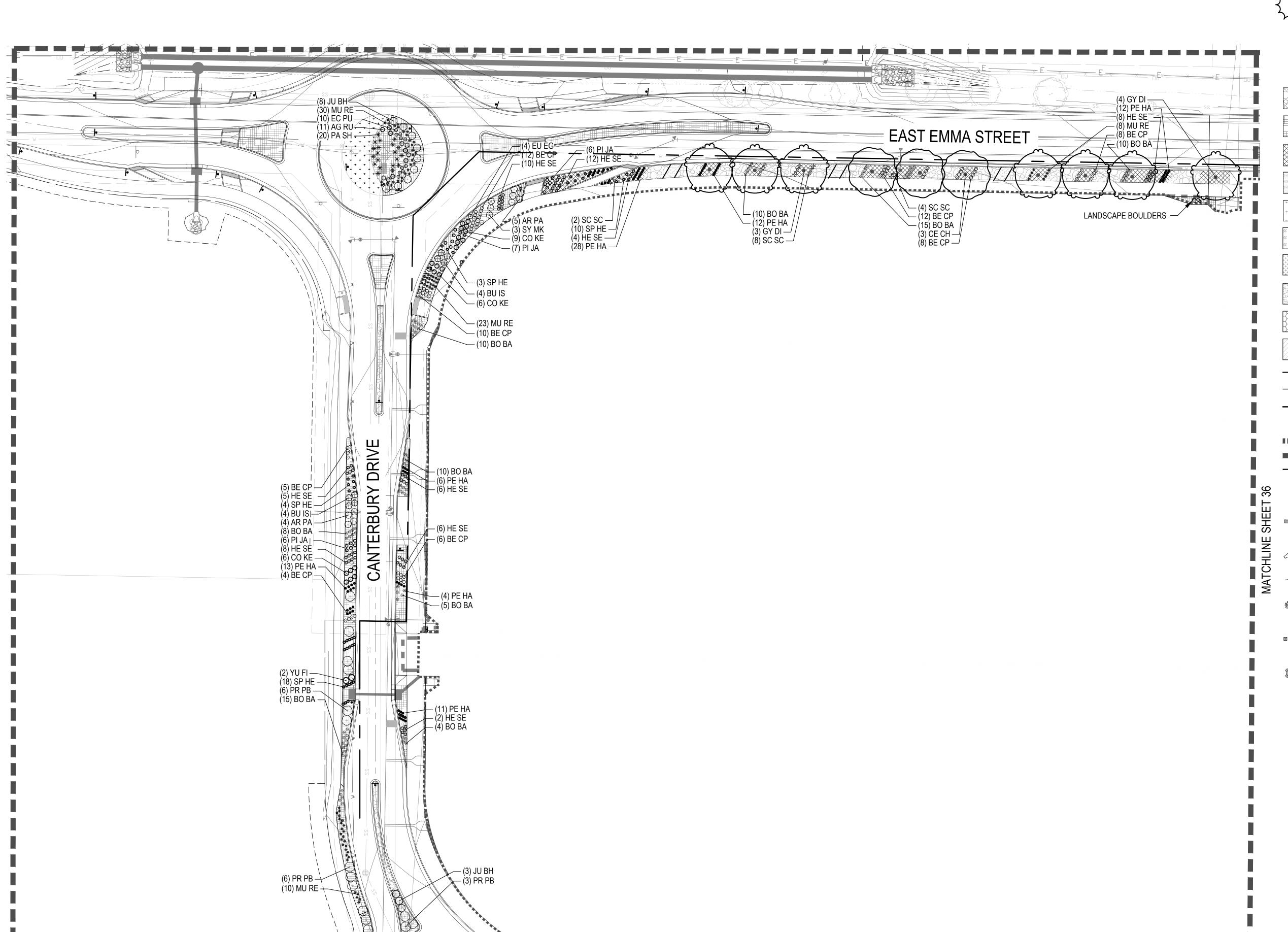
9.25.23-CITY APPROVAL

OVERALL LANDSCAPE PLAN



LEGEND

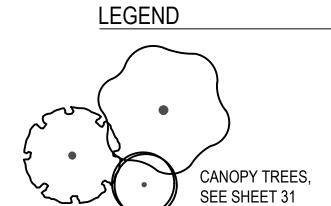
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

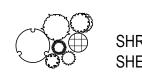


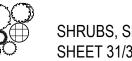
MATCHLINE SHEET 37

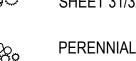
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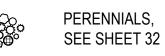
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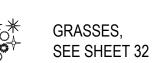






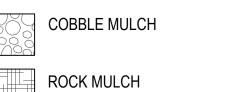




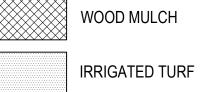




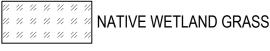


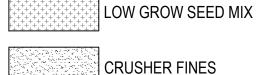


SEE SHEET 31

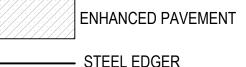












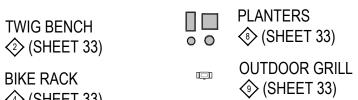
	0.222.200
<b></b>	FENCE
	PROPERTY LINE

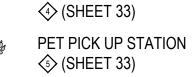
### **IIIIIIIIII** PHASE 1 BOUNDARY

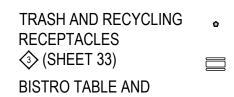
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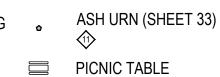




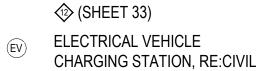








STRING LIGHTS **♦** (SHEET 33)



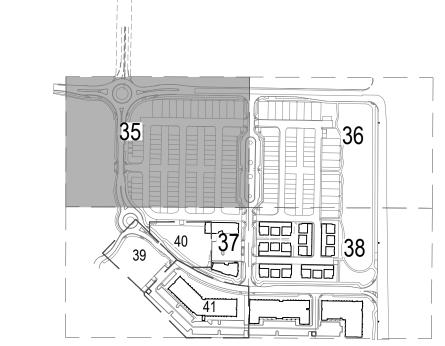
ART/LIGHT FEATURE

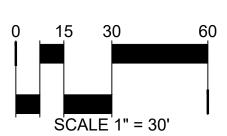
♦ (SHEET 33)



CHAIRS

⟨6⟩ (SHEET 33)







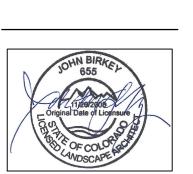


**NORRIS** 

**DESIGN** 

1101 BANNOCK STREET

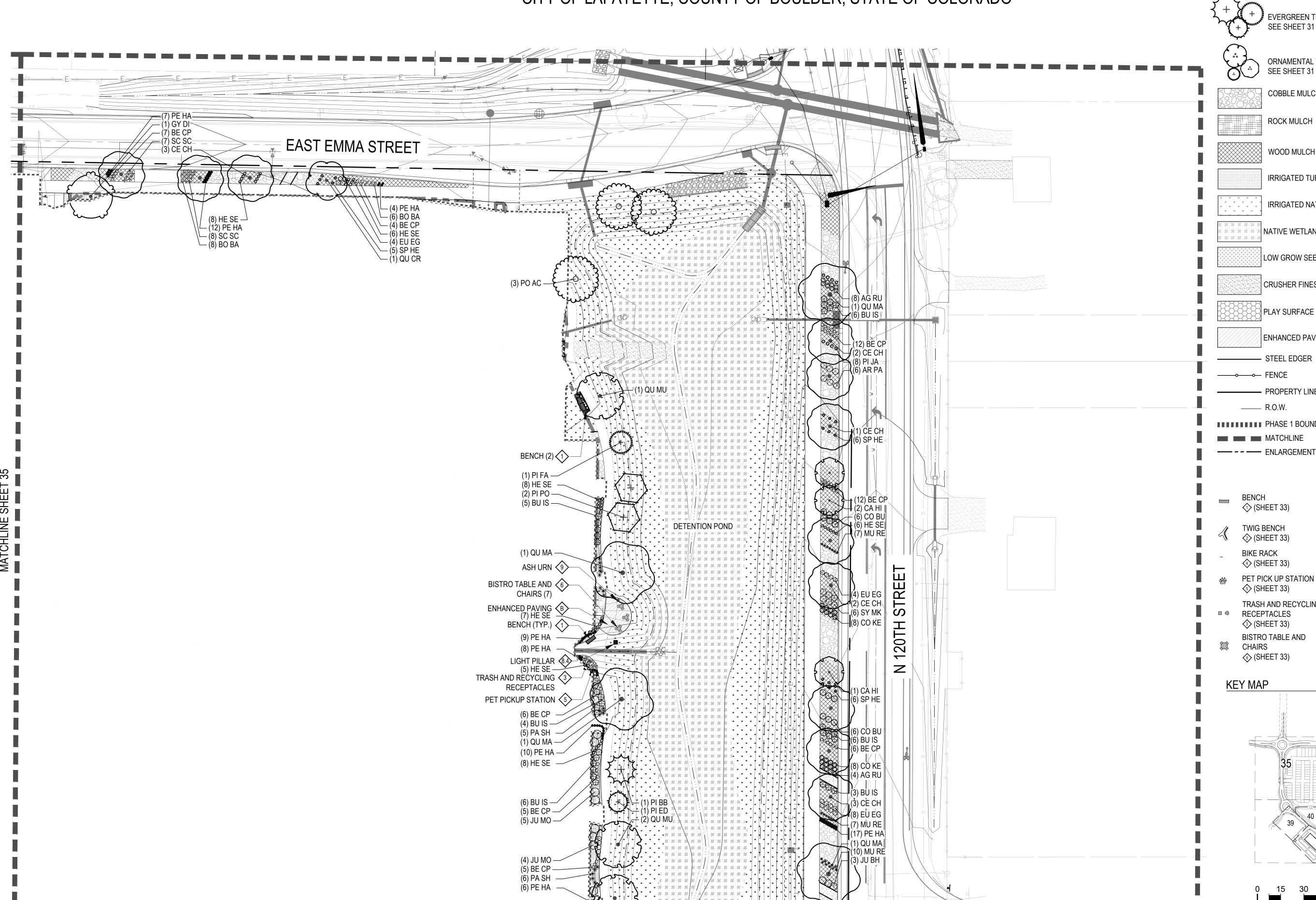
BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG



DATE: 9.25.23-CITY APPROVAL

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

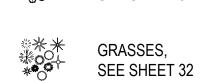


MATCHLINE SHEET 38

**NORRIS LEGEND** 1101 BANNOCK STREET







COBBLE MULCH

SEE SHEET 31

SEE SHEET 31

**ROCK MULCH** 

WOOD MULCH

IRRIGATED TURF

IRRIGATED NATIVE GRASS

" " " " " NATIVE WETLAND GRASS

LOW GROW SEED MIX CRUSHER FINES

PLAY SURFACE

ENHANCED PAVEMENT — STEEL EDGER

——⊶ FENCE PROPERTY LINE

######## PHASE 1 BOUNDARY MATCHLINE

\_\_\_\_\_ R.O.W.

⟨\$> (SHEET 33)

BIKE RACK ⟨4⟩ (SHEET 33) PET PICK UP STATION

⟨5⟩ (SHEET 33) TRASH AND RECYCLING RECEPTACLES ⟨③⟩ (SHEET 33)

BISTRO TABLE AND CHAIRS ♠ (SHEET 33)

KEY MAP

PLANTERS

(SHEET 33) OUTDOOR GRILL

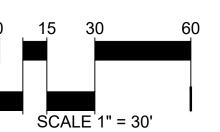
(SHEET 33)

ART/LIGHT FEATURE

ASH URN (SHEET 33) PICNIC TABLE

(SHEET 33) ELECTRICAL VEHICLE CHARGING STATION, RE:CIVIL









LANDSCAPE PLAN

SHEET TITLE:

BOULDER COUNTY HOUSING

AUTHORITY 3400 BROADWAY

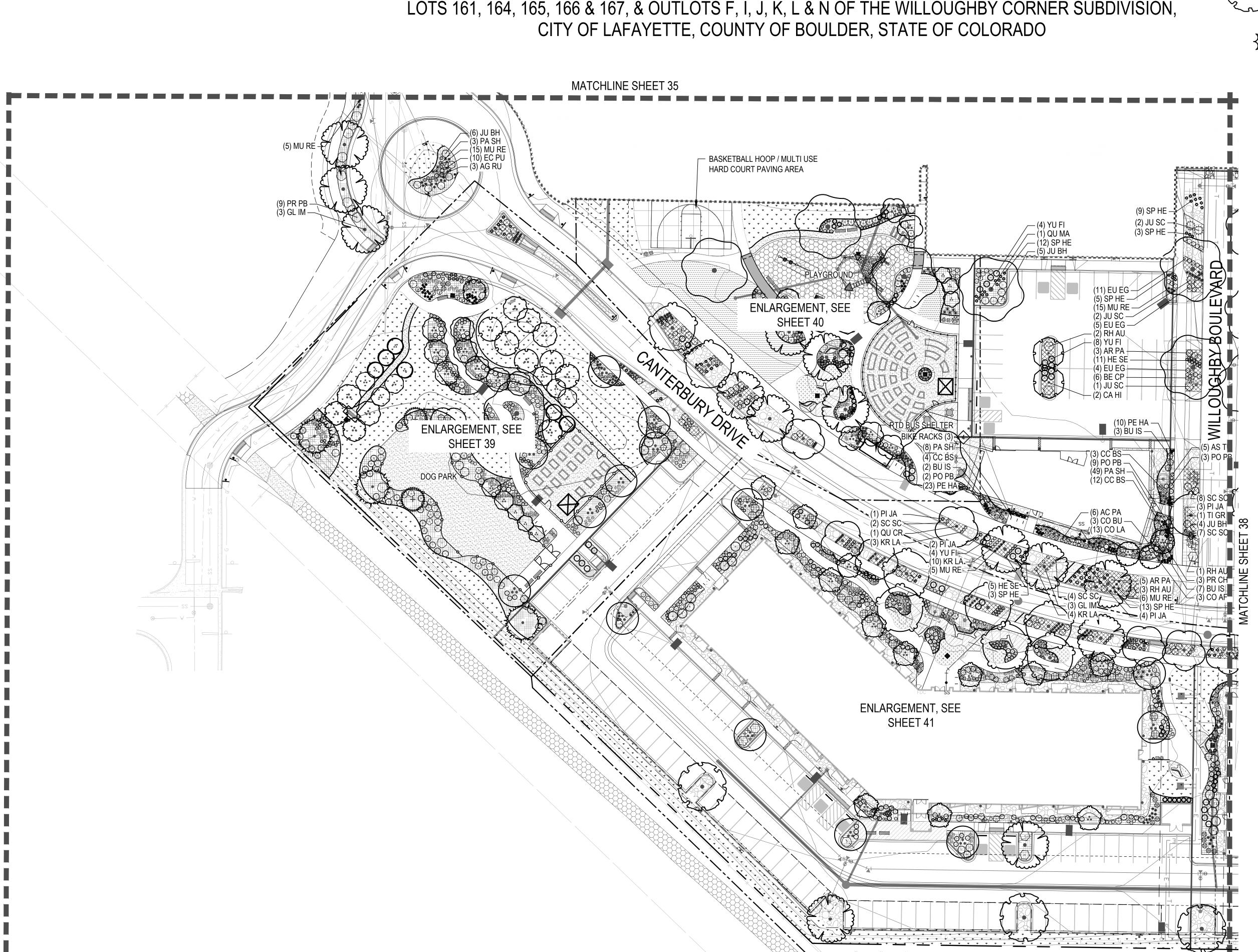
BOULDER, CO - 80304

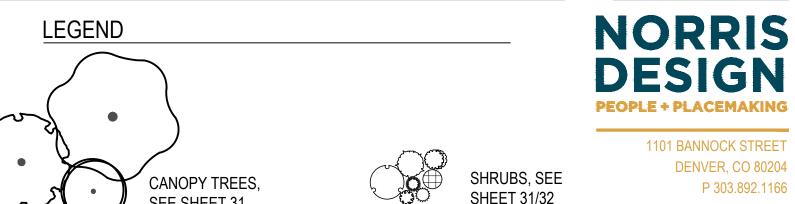
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LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO





1101 BANNOCK STREET

SEE SHEET 32

GRASSES, SEE SHEET 32

COBBLE MULCH

**ROCK MULCH** 

WOOD MULCH

IRRIGATED TURF IRRIGATED NATIVE GRASS

% % % % % % % % % NATIVE WETLAND GRASS

CRUSHER FINES

LOW GROW SEED MIX

PLAY SURFACE

ENHANCED PAVEMENT — STEEL EDGER

——⊶ FENCE PROPERTY LINE

**IIIIIIIII** PHASE 1 BOUNDARY

\_\_\_\_\_ R.O.W.

---- ENLARGEMENT

♦ (SHEET 33) BIKE RACK

♦ (SHEET 33) PET PICK UP STATION

♦ (SHEET 33) TRASH AND RECYCLING RECEPTACLES ⟨③⟩ (SHEET 33)

BISTRO TABLE AND CHAIRS ⟨6⟩ (SHEET 33)

**♦** (SHEET 33)

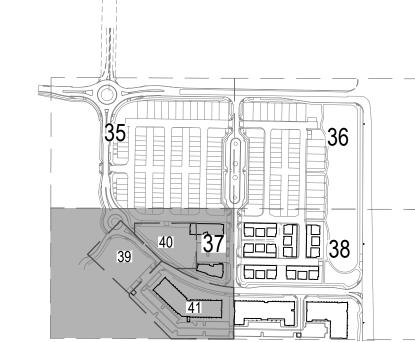
PLANTERS
(SHEET 33) OUTDOOR GRILL ♦ (SHEET 33)

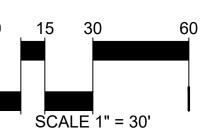
ART/LIGHT FEATURE

ASH URN (SHEET 33) PICNIC TABLE ♦ (SHEET 33)

CHARGING STATION, RE:CIVIL

**KEY MAP** 









DATE:

BOULDER COUNTY HOUSING

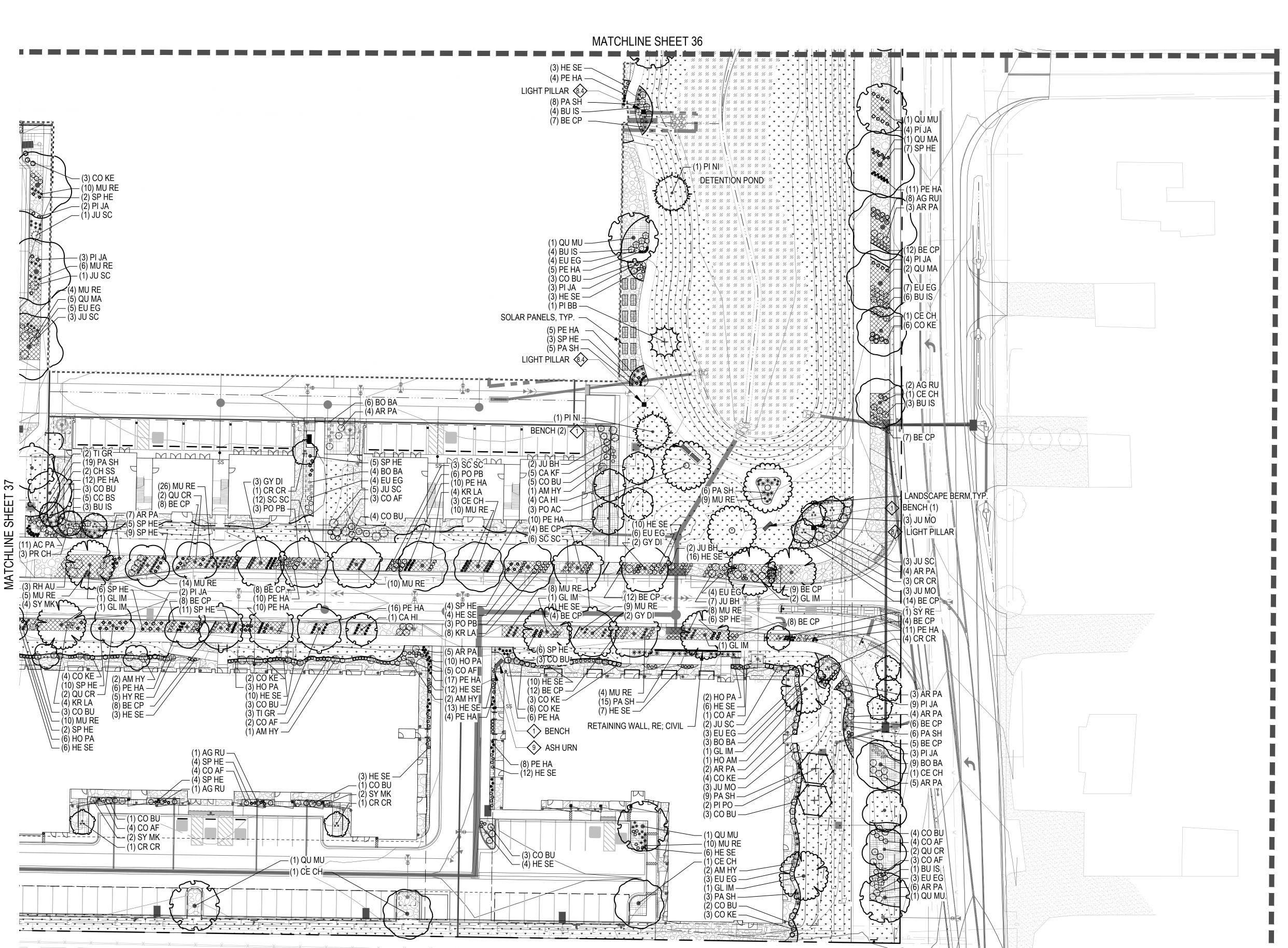
AUTHORITY 3400 BROADWAY

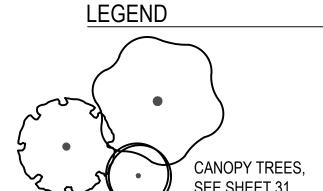
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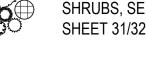
SHEET TITLE: LANDSCAPE PLAN

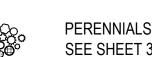
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

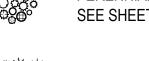




















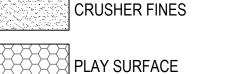




#### IRRIGATED NATIVE GRASS

1/,	1/,	1/,	1/,	1/,	
1/1	1/1	//	//	1/	NATIVE WETLAND GRAS
1/1	1/1	1/1	1/1	1/	





#### ENHANCED PAVEMENT

— STEEL EDGER

#### THE THE PHASE 1 BOUNDARY

MATCHLINE —— - - — ENLARGEMENT

♦ (SHEET 33)

♦ (SHEET 33)

**BIKE RACK** ⟨4⟩ (SHEET 33)

⟨5⟩ (SHEET 33)

TRASH AND RECYCLING ■ 

■ RECEPTACLES ⟨③⟩ (SHEET 33) **BISTRO TABLE AND** 

CHAIRS ⟨₅⟩ (SHEET 33)



PLANTERS ♦ (SHEET 33) OUTDOOR GRILL

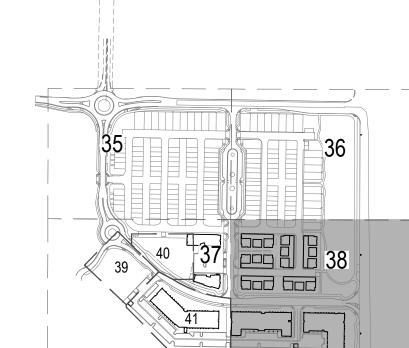
ART/LIGHT FEATURE

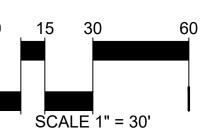
ASH URN (SHEET 33)

PICNIC TABLE ⟨③⟩ (SHEET 33) ELECTRICAL VEHICLE

CHARGING STATION, RE:CIVIL











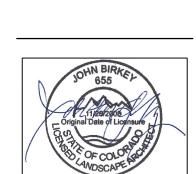
**NORRIS** 

**BOULDER COUNTY HOUSING** AUTHORITY 3400 BROADWAY

BOULDER, CO - 80304

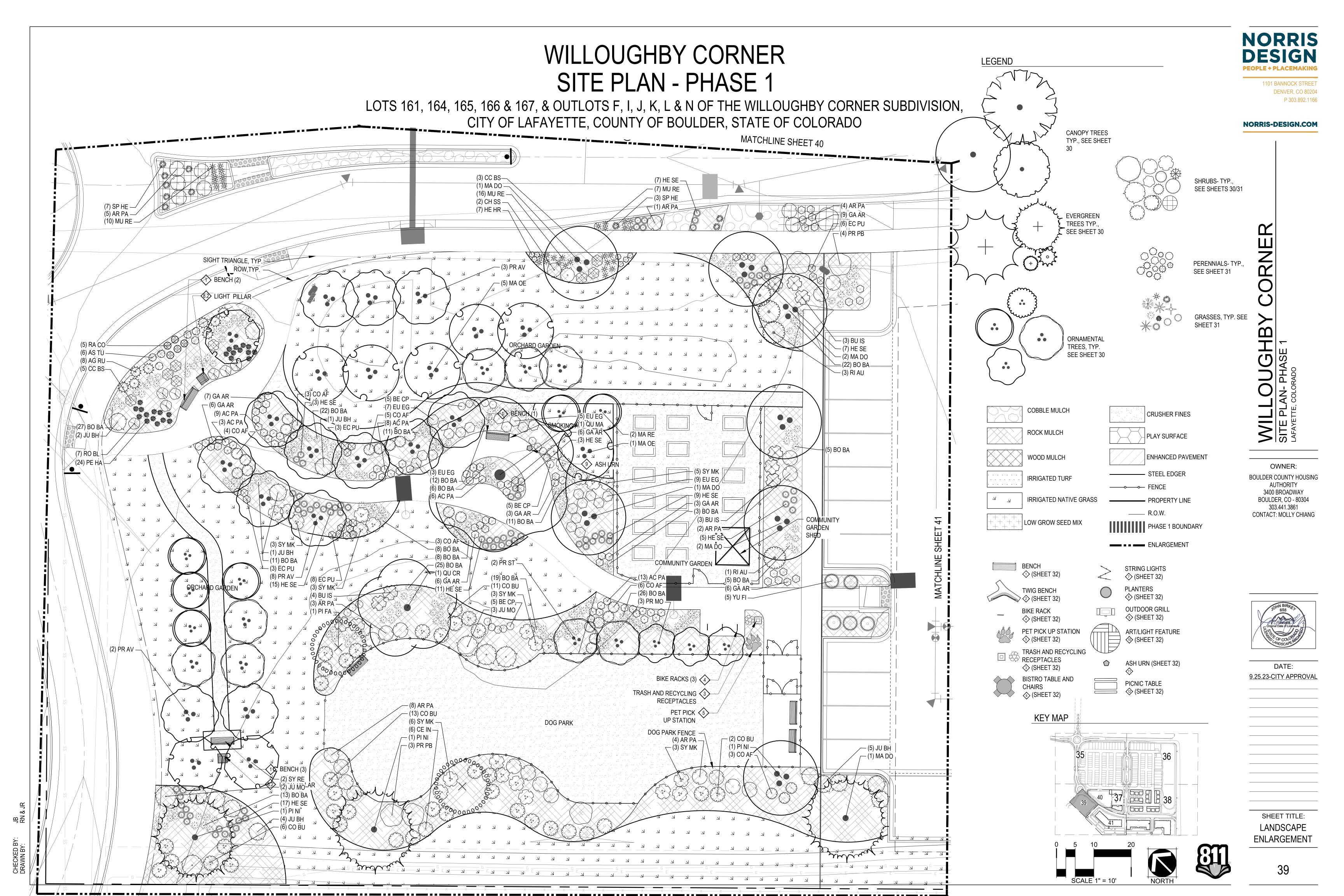
303.441.3861

CONTACT: MOLLY CHIANG



DATE: 9.25.23-CITY APPROVAL

LANDSCAPE PLAN



**NORRIS DESIGN** 1101 BANNOCK STREET

**BOULDER COUNTY HOUSING** AUTHORITY 3400 BROADWAY BOULDER, CO - 80304

303.441.3861

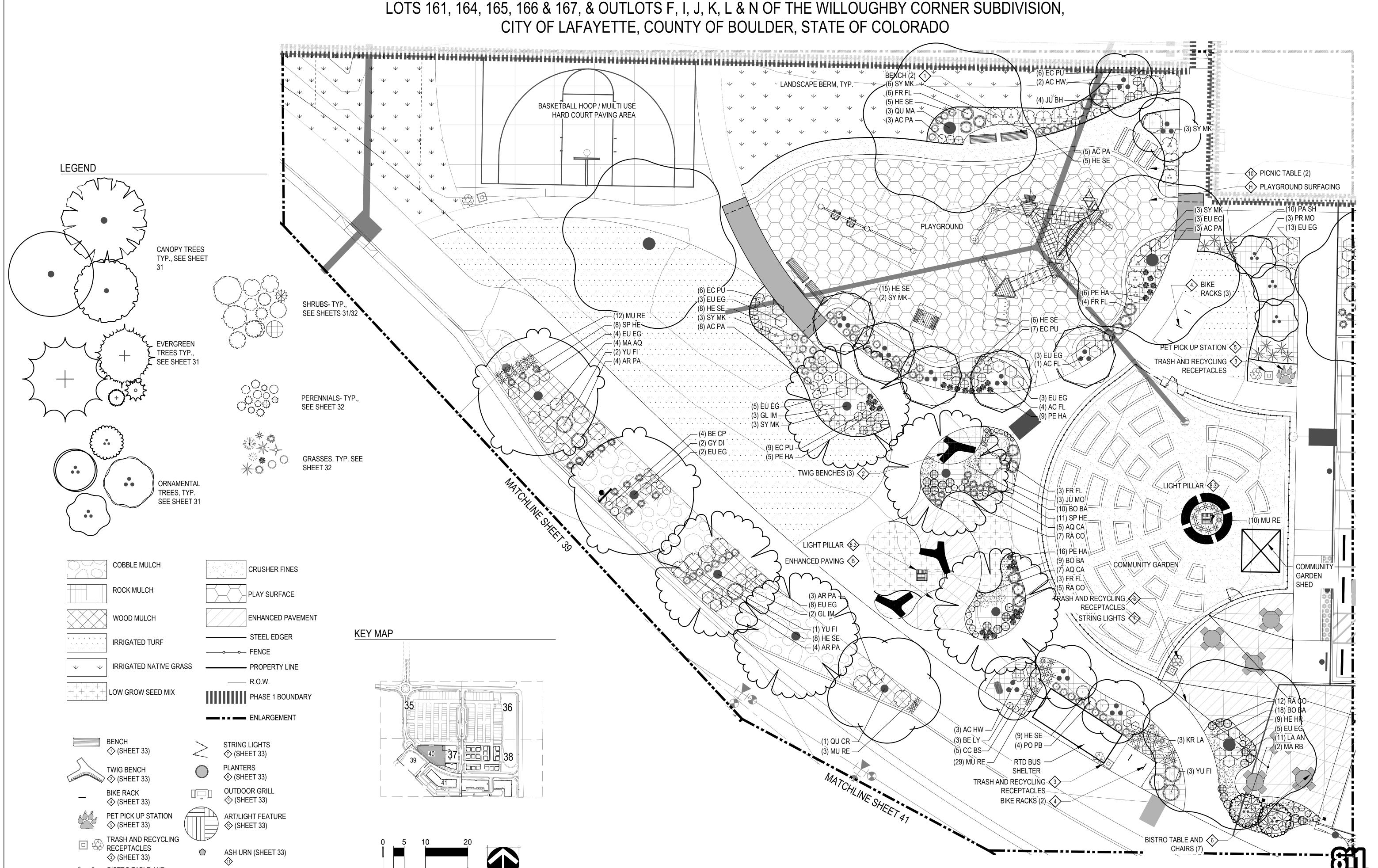
CONTACT: MOLLY CHIANG

DATE:

9.25.23-CITY APPROVAL

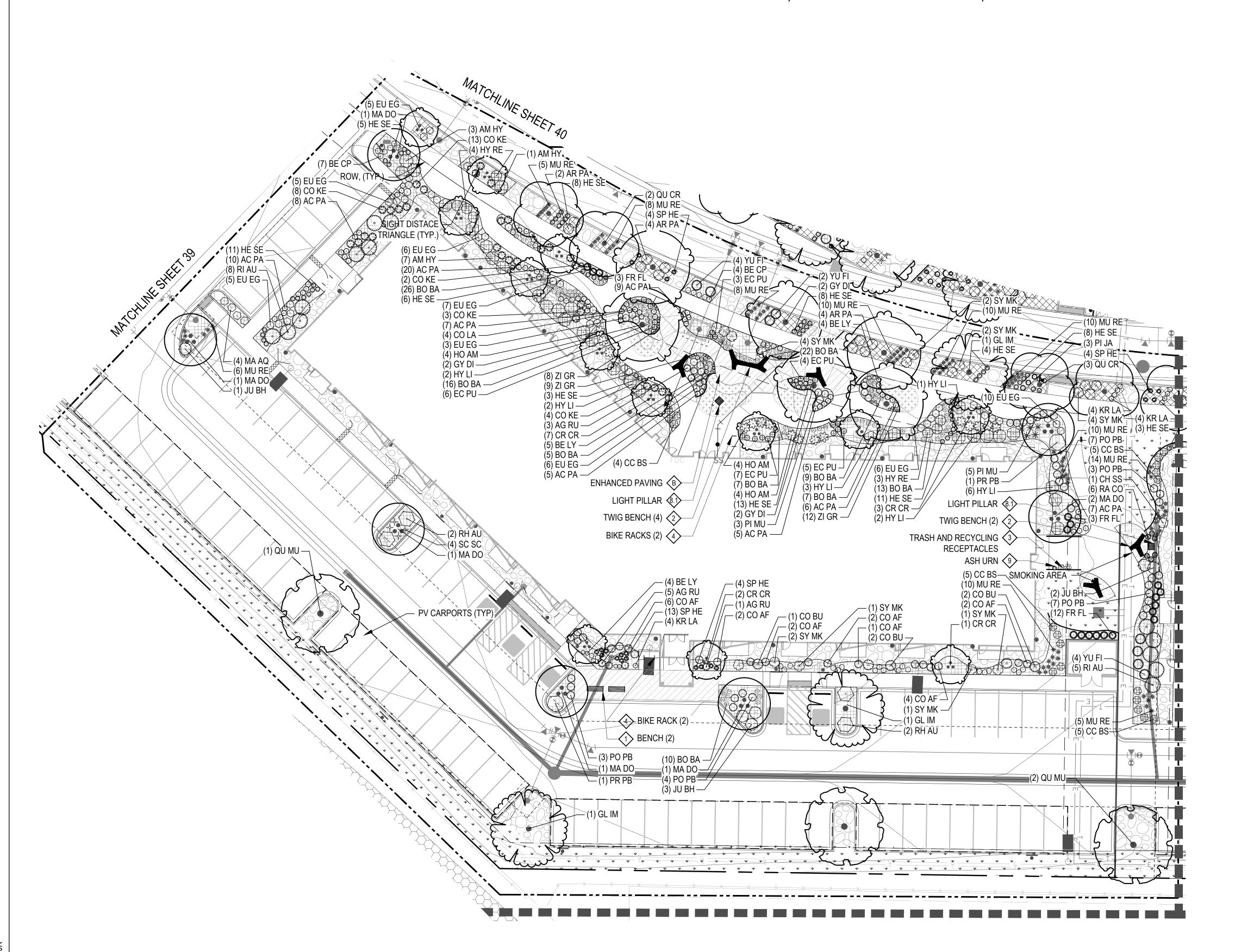
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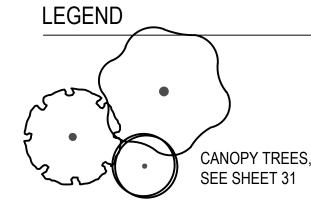
**ENLARGEMENT** 



CHAIRS <a>⟨₅⟩ (SHEET 33)</a>

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















**NORRIS** 



SEE SHEET 31

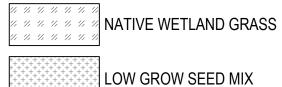
COBBLE MULCH

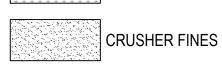


WOOD MULCH

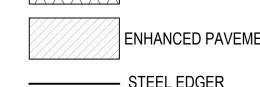


IRRIGATED NATIVE GRASS









**INTERNAL PHASE 1 BOUNDARY** MATCHLINE

# —— - - — ENLARGEMENT

♦ (SHEET 33)

♦ (SHEET 33)

BIKE RACK ♦ (SHEET 33) PET PICK UP STATION

⟨5⟩ (SHEET 33) TRASH AND RECYCLING ■ ◆ RECEPTACLES ⟨③⟩ (SHEET 33) BISTRO TABLE AND CHAIRS

<a>⟨6⟩ (SHEET 33)</a>

**KEY MAP** 

OUTDOOR GRILL

(SHEET 33) ART/LIGHT FEATURE

PLANTERS
(SHEET 33)

ASH URN (SHEET 33)

PICNIC TABLE ⟨□⟩ (SHEET 33) ELECTRICAL VEHICLE CHARGING STATION, RE:CIVIL



DATE: 9.25.23-CITY APPROVAL

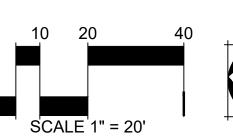
**BOULDER COUNTY HOUSING** 

AUTHORITY 3400 BROADWAY

BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG







LANDSCAPE **ENLARGEMENT** 

SHEET TITLE:

**DESIGN** 1101 BANNOCK STREET **DENVER, CO 80204** 

NORRIS-DESIGN.COM

P 303.892.1166

**NORRIS** 

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

- IX CONTAINER **HEIGHT** 2X CONTAINER
- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE (2) FINISH GRADE (TOP OF
- (3) SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET
- (4) TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- (5) BACKFILLED AMENDED SOIL
- (6) UNDISTURBED SOIL

- 1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
- 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%

#### SHRUB PLANTING

(1) 2'-6" WOODEN STAKE DRIVEN INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE

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

- (2) SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE
- (3) FINISH GRADE (TOP OF NATIVE
- (4) SPECIFIED NATIVE SEED

1X CONTAINER

**HEIGHT** 

- (5) TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF
- 6 UNDISTURBED GRADE

TRUNK PROTECTION

CONSTRUCTION

REQUIRED IF WHEELED

**EQUIPMENT INVOLVED** 

WITHIN 20' OR LESS

1" BOARDS NOT LESS

REACH FIRST SCAFFOLD

BRANCH. WIRE TO HOLD

BOARDS IN PLACE, NO

INCLUDE WRAPPING OF

**BURLAP UNDER BOARDS** 

NAILS PERMITTED

THAN 5' LONG OR TO

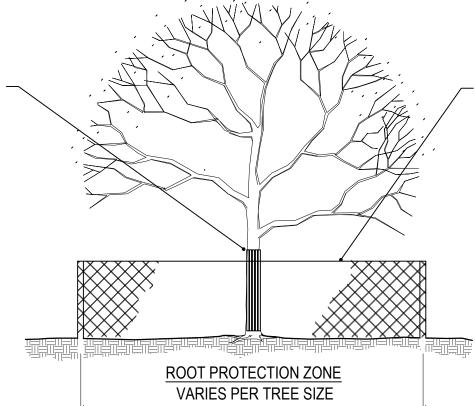
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.

2X 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%

#### SHRUB PLANTING IN NATIVE AREAS

TREE PROTECTION NOTES



EXTENDS FROM DRIPLINE TO DRIPLINE

**BRANCH PROTECTION** PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE

PLACE SIGNS:

KEEP OUT TREE PROTECTION AREA

**EVERY 50' ATTACHED TO FENCING** 

ROOT BALL DIAMETER

— O.C. SPACING

TREE PLANTING DETAIL

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW

1 SPECIFIED MULCH

(3) CENTER OF PLANT

2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"

SCALE: 1" = 1'-0"

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

THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED

#### PERENNIAL PLANT LAYOUT

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.

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS 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:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST **GROWING SEASON. FOLLOWS**
- 1-1 CALIPER SIZE MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
- $1-\frac{1}{2}$ " 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) 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
- 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 1-7" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE

- TREE WRAP TO BE INSTALLED **ONLY FROM OCTOBER 1** THROUGH APRIL 30. (DECIDUOUS
- 3 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A /INIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN **CONTACT WITH TREE TRUNK** TOP OF MULCH). STREET TREES (12) BACKFILL WITH BLEND OF TREES OUTSIDE OF WOOD MULCH HATCH CAN BE MULCHED (13) PLACE ROOT BALL ON
- WITH ROCK MULCH (5) 1:1 SLOPE ON SIDES OF PLANTING
- 6 REMOVE ALL TWINE, ROPE, **BURLAP AND WIRE FROM ENTIRE**

1 PLACE MIN. 2" PVC PIPE AROUND 7 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER

TO FILL ALL AIR POCKETS. (8) GROMMETED NYLON STRAPS

GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING. (10) 6 FT. STEEL T-POST (SEE

SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.

(11) 4-6" HIGH WATER SAUCER IN

20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING

UNDISTURBED SOIL TO PREVENT SETTLEMENT

**ROOT BALL AND TRUNK** 

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

1) BOULDER, FROM LOVELAND BUFF OR SILOAM STONE. NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF **BOULDER IS BELOW FINISH** 

(2) SPECIFIED MULCH, CRUSHER PLAN

(3) 3" MINIMUM ROAD BASE **COMPACTED TO 95% OF** 

**BOULDER COUNTY HOUSING AUTHORITY** 3400 BROADWAY

(4) UNDISTURBED GRADE

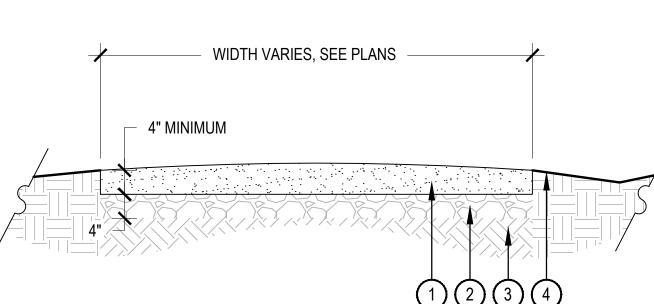
BOULDER, CO - 80304 STANDARD PROCTOR DENSITY 303.441.3861 CONTACT: MOLLY CHIANG

#### THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS

- THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS
- CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL

#### ANDSCAPE BOULDER

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



(1) COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET

(2) AGGREGATE BASE

 $^{\prime}$ (3) SUBGRADE COMPACTED TO 95% STANDARD PROCTOR

(4) SLOPE ADJACENT GRADE AWAY FROM TRAIL

COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.

USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL IN (2) 2" LIFTS. CROWN OF 2% IN FLAT AREAS AS SHOWN.

CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

CRUSHER FINES TRAIL

TREE AND SHRUB PROTECTION

SHEET TITLE:

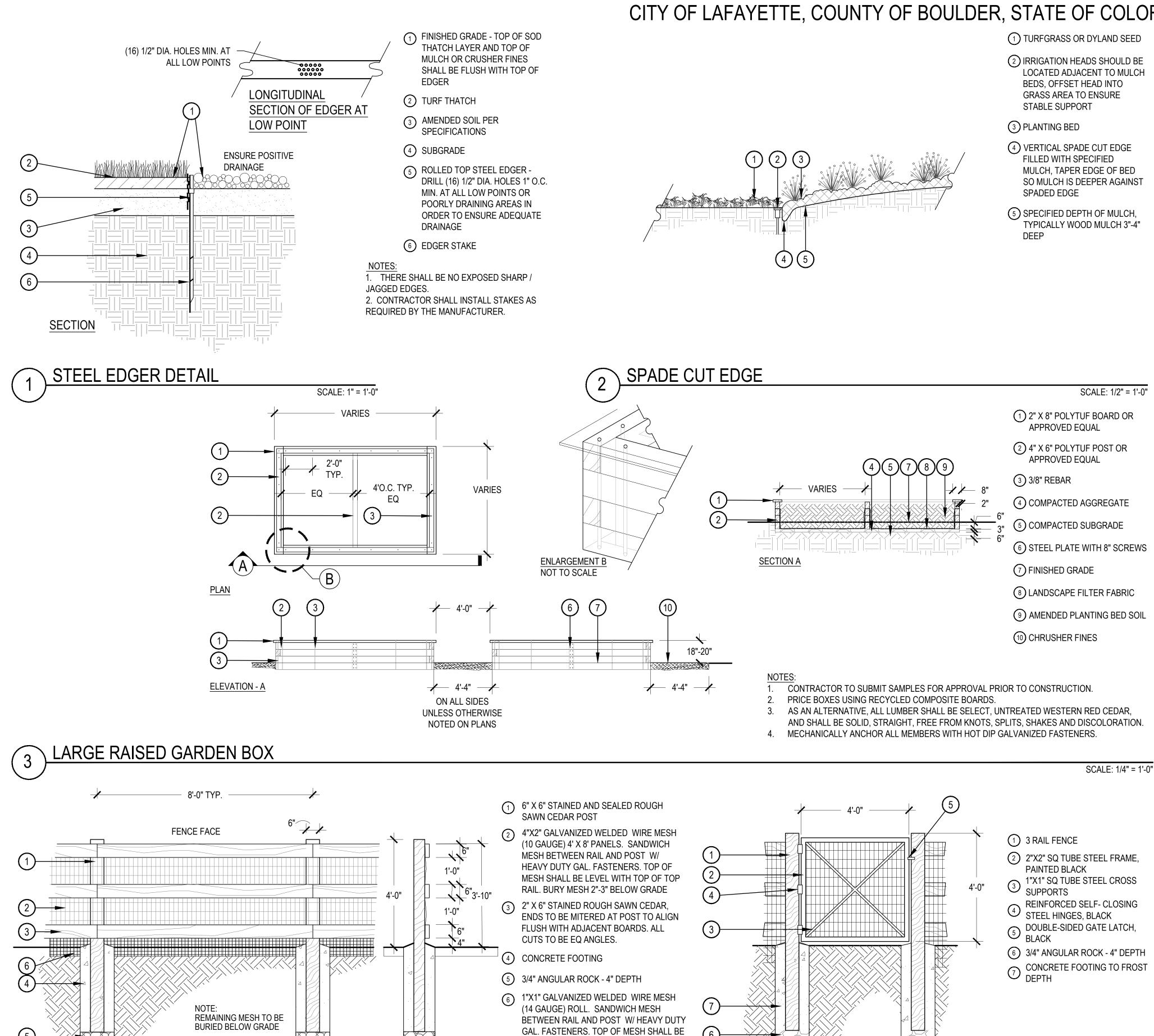
LANDSCAPE

**DETAILS** 

DATE:

9.25.23-CITY APPROVAL

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



LEVEL WITH TOP OF TOP RAIL. BURY MESH

4' WELDED WIRE GATE

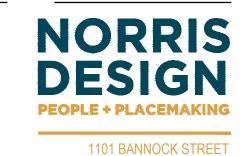
2"-3" BELOW GRADE (@ DOG PARK FENCE

ONLY)

**SECTION** 

**ELEVATION** 

SPLIT 3-RAIL FENCE



P 303.892.1166

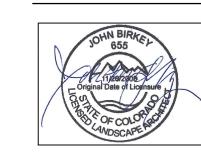
DENVER, CO 80204

NORRIS-DESIGN.COM

GHBY CORNER

OWNER: ER COUNTY HOU

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



DATE:

9.25.23-CITY APPROVAL

SHEET TITLE: LANDSCAPE DETAILS

811

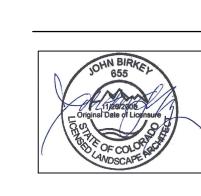
LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION,





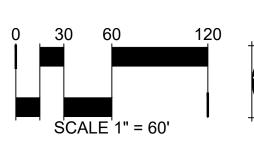


BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG



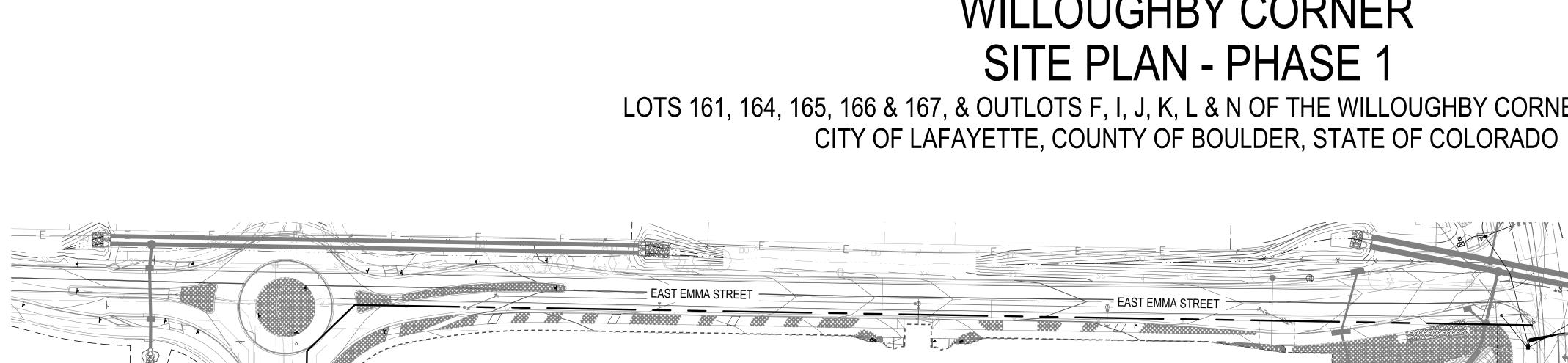
9.25.23-CITY APPROVAL

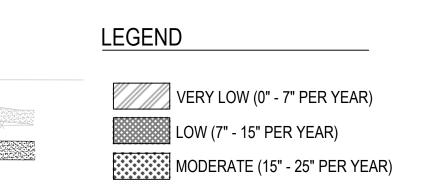
WATER **USE PLAN** 











#### WATER USE CHARTS

Water Required by Phase				
	dwelling	acre-		CBT (.7/
	units	feet/unit	acre-feet	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 Residential Build	ding			
	dwelling	acre-		CBT (.7/
Phase 1 Dwelling Units	units	feet/unit	acre-feet	acre-feet)
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

Total Water Use Chart		
Moderate Water Zones	5,003 S.F. *(10 gals/S.F.)	50,030 gals/season
Low Water Zones	155,196 S.F. *(3 gals/S.F.)	465,588 gals/season
Very Low Water Zones	35,713 S.F. *(0 gals/S.F.)	0 gals/season
Total Gallons needed by all Zones: 515,618	gals	gals/season
Total square feet (S.F.) of all Zones: 195,91	2 S.F.	gals/season
Average gals/S.F./season (All Zones):	515,618 Total Gals/195,912 Total SF	2.63 gals/season

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 SCHEDULE

SYMBOL

M

С

**₹**\$

SHOWN

(DV)

@

 $\bigcirc$ 

F\$

MPCORNER (T)

MP1000 M C O

MP2000 (K) (G) (R)

MP3000 B Y A

MPSTRIP 🔷 🛆

MP815 **🔷 🔷** 

MP3500 LB

12 12 12

(5) (5) (5)

(2) (5)

15 20 25 30

4.0 6.0 8.0

MP1000 (M) (L) (O)
MP2000 (K) (G) (R)
MP3000 (B) (Y) (A)

MPSTRIP 🔷 🔷 🛇

MP800 **① ①** 

MP3500

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X´- X´

MP815 **M D O** 

MPCORNER (T)

DESCRIPTION

IRRIGATION METER

IRRIGATION

CONTROLLER

RAIN SENSOR

BACKFLOW

**PREVENTER** 

SECURITY ENCLOSURE

MANUAL DRAIN VALVE

QUICK

COUPLER

MASTER VALVE

FLOW SENSOR

ISOLATION GATE

TURF VALVE

**ASSEMBLY** 

DRIP VALVE

**ASSEMBLY** 

GROUNDING / LINE

SURGE SUPRESSION

**TURF ROTARY** 

TURF ROTARY

(SPECIALTY)

TURF SPRAY

(FIXED)

TURF SPRAY

(ADJUSTABLE)

NATIVE

ROTOR

NATIVE SEED

ROTARY

NATIVE SEED

ROTARY

(SPECIALTY)

TREES IN NATIVE

YARD HYDRAN

SLEEVING

SERVICE

**MAINLINE** 

**PVC TURF** 

LATERAL

PVC TREE

LATERAL

LATERAL

**FLUSH END** 

VALVE/STATION NUMBER

T (TREES), S (SHRUBS),

ZONE DESIGNATION:

G (TURF), N (NATIVE),

VALVE FLOW: (GPM)

NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.

- VALVE SIZE

VALVE CALLOUT

MODEL NO.

DESCRIPTION

**POC #1: 2" DEDICATED IRRIGATION METER** 

FEBCO 825YA - SEE PLAN FOR SIZE

MATCO-NORCA 3/4" 201X

**POC 1: FLOWMEC QS-200-20** 

POC 2: FLOWMEC QS-200-15

IN AEP 1015-1G2G VALVE BOX

COPPER-CLAD GROUNDING ROD

MATCO-NORCA 514TX

**HUNTER ICV-G SERIES** 

**HUNTER ICZ-101-LF** 

NOZZLE PER PLAN

NOZZLE PER PLAN

NOZZLE PER PLAN

NOZZLE PER PLAN

**NOZZLE PER PLAN** 

NOZZLE PER PLAN

NOZZLE PER PLAN

TYPE K COPPER

**CLASS 200 PVC BE** 

CLASS 200 PVC BE

CLASS 200 PVC

WOODFORD YARD HYDRANT (Y1)

SIZE: 2" UNLESS OTHERWISE NOTED

SIZE: 1" UNLESS OTHERWISE NOTED

UV RESISTANT POLYETHYLENE

1" GALVANIZED STEEL PIPE, ADA COMPLIANT

SIZE: MATCH POC UNLESS OTHERWISE NOTED

SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED

SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED

INSTALLED IN AEP 910L-1G2G VALVE BOX

PLANT TYPE

PERENNIAL / GRASSES

**DECIDUOUS SHRUBS** 

**EVERGREEN SHRUBS** 

DECIDUOUS TREE

**EVERGREEN TREE** 

TREES IN NATIVE

**HOSE END FLUSH CAP & OPERATIONAL INDICATOR** 

**EMITTER NOTES** 

2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE

**HUNTER I-20-12** 

**RAIN BIRD 44LRC** 

SEE ENCLOSURE SPECIFICATIONS BELOW

**GUARD SHACK GS-1 LIFT OFF ENCLOSURE** 

INSTALLED IN AEP 910L-1G2G VALVE BOX

INSTALLED IN AEP 910L-1G2G VALVE BOX

INSTALLED IN AEP 1015-1G2G VALVE BOX

HUNTER IBV-201G SERIES FOR POC A

**HUNTER IBV-151G SERIES** FOR POC B

POC #2: 1 1/2" DEDICATED IRRIGATION METER

REFER TO CIVIL. UTILITY. AND WATER PLANS

HUNTER ACC2-ACC-PED-SS TWO WIRE- CONTROLLER A & B

120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)

WITH FROSTGUARD BLANKET. POWDER COATED FOREST GREEN

WITH SHIELDED COMMUNICATION CABLE BACK TO CONTROLLER, INSTALLED

WITH WATERPROOF WIRE CONNECTORS AND ICD-100 SURGE ARRESTING

MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX

INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN

INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN

HUNTER PROS-06-PRS40-CV WITH HUNTER MP SERIES NOZZLE

HUNTER PROS-06-PRS40-CV WITH HUNTER MP SERIES NOZZLE

HUNTER PROS-06-PRS30-CV WITH PRO-SPRAY FIXED SERIES NOZZLE

HUNTER PROS-06-PRS30-CV W/ PRO ADJUSTABLE SERIES NOZZLE

HUNTER PROS-12-PRS40-CV WITH HUNTER MP SERIES NOZZLE

HUNTER PROS-12-PRS40-CV WITH HUNTER MP SERIES NOZZLE

CLASS 200 PVC - REFER TO SLEEVING NOTES FOR SIZING

(2) HUNTER PROS-04-PRS30-CV WITH PCN-50 BUBBLE ASSEMBLIES PER TREE

EMITTER SCHEDULE

TWO EACH

TWO EACH

TWO EACH

EIGHT EACH

EIGHT EACH

**BUBBLER ASSEMBLY** 

**EMITTER** 

0.5 GPH

1.0 GPH

1.0 GPH

1.0 GPH

1.0 GPH

WITH SCH 40 BALL VALVE, AND ICD-100 DECODER

WITH SCH 40 BALL VALVE, AND ICD-100 DECODER

DECODER, INSTALLED IN AEP 910L-1G2G VALVE BOX

**HUNTER WSS-SEN - REFER TO CONTROLLER NOTES** 

#### IRRIGATION POINT OF CONNECTION NOTES

- POINT OF CONNECTION: THERE ARE TWO (2) POINTS OF CONNECTION ON THIS PROJECT POC #1: 2" DEDICATED IRRIGATION WATER METER LOCATED ON NORTH SIDE OF CANTERBURY DRIVE - SEE PLANS.
- POC #2: 1 1/2" DEDICATED IRRIGATION WATER METER LOCATED ON SOUTH SIDE OF CANTERBURY DRIVE SEE PLANS. 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 MASTER VALVE, FLOW SENSOR, GATE VALVE. 1" QUICK COUPLER 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
- 2. CONTROLLER LOCATION: THERE ARE TWO (2) CONTROLLERS ON THIS PROJECT.
  - CONTROLLER A: PEDESTAL MOUNTED CONTROLLER LOCATED ADJACENT TO POC #A. CONTROLLER B: PEDESTAL MOUNTED CONTROLLER LOCATED ADJACENT TO POC #B.
  - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF 55 GPM FOR POC #1. AND 40 GPM FOR POC #2.
  - 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 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 80 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
- 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 OWNER'S 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 A REQUIRES A MINIMUM FLOW OF 0.98 GPM AND FLOW SENSOR B REQUIRES A FLOW OF 0.55 GPM.
- 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

- 1. 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.
- 2. DO NOT LOOP TWO WIRE PATH. STAR PATTERN FROM CONTROLLER FOR EACH BRANCH OF MAINLINE.
- 3. 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.
- 4. 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.
- 5. QTY OF STATIONS (VALVES) PER MANIFOLD REQUIRED DECODER
- SINGLE STATION ICD-100 (HUNTER)
- FLOW SENSOR ICD-SEN (HUNTER)
- SURGE ARRESTOR ICD-100 (HUNTER)
- CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL.
- CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBR/Y OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
- 8. PROVIDE 30" MINIMUM TWO WIRE PATH IN EACH VALVE BOX FOR MAINTENANCE.
- 9. CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS

#### **SLEEVING COORDINATION NOTES**

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CHECKED BY: DRAWN BY:

- 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.

REQUIRED SLEEVE SIZE MAINLINE PIPING 4" CLASS 200 PVC (UNLESS SPECIFIED OTHERWISE)

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
- 4. 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
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF
- 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
- 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
- 10. 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.
- 11. 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.
- 12. CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
- 13. 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.
- 14. 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.
- 15. INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
- 16. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD
- 17. 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.
- 18. 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.
- 19. 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
- 20. 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
- 21. 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.

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# AND SHEET

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52

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52

52

52

53

TBD

NA

52

52

52

53

NA

4,5

TOTAL GPH

1.0 GPH

2.0 GPH

2.0 GPH

8.0 GPH

8.0 GPH

P 303.892.1166

Z Z

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

DATE: 9.25.23-CITY APPROVAL

SHEET TITLE: IRRIGATION **SCHEDULE** 

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 1, 2, 4 & 5, SHEET LI-503

. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.

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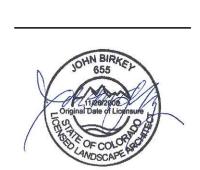


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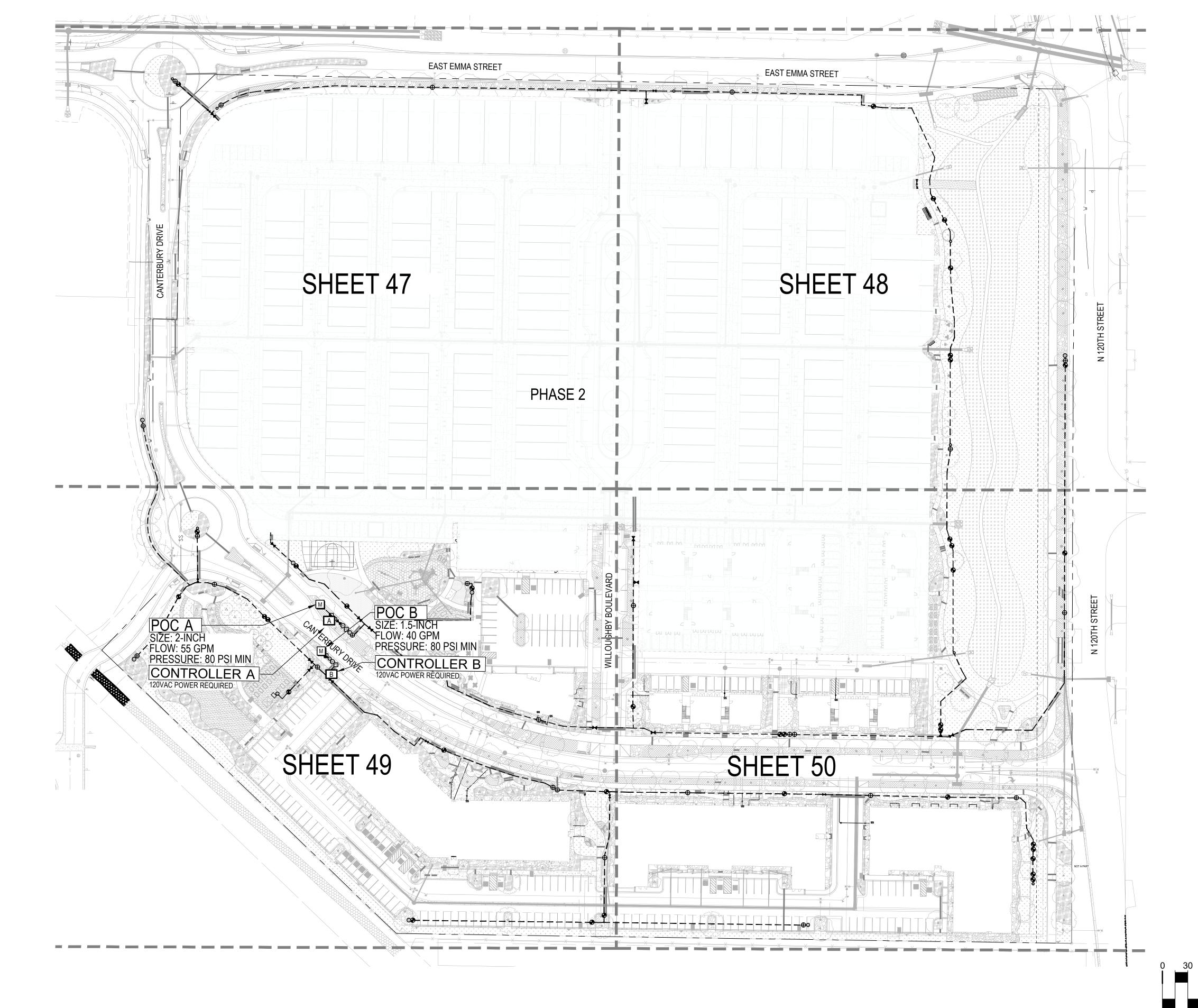
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BOULDER, CO - 80304
303.441.3861
CONTACT: MOLLY CHIANG



DATE:
9.25.23-CITY APPROVAL

SHEET TITLE:
OVERALL
IRRIGATION PLAN

IRRIGA

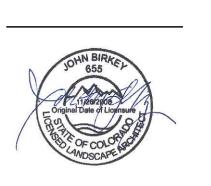


# WILLOUGHBY CORNER

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CONTACT: MOLLY CHIANG



DATE:

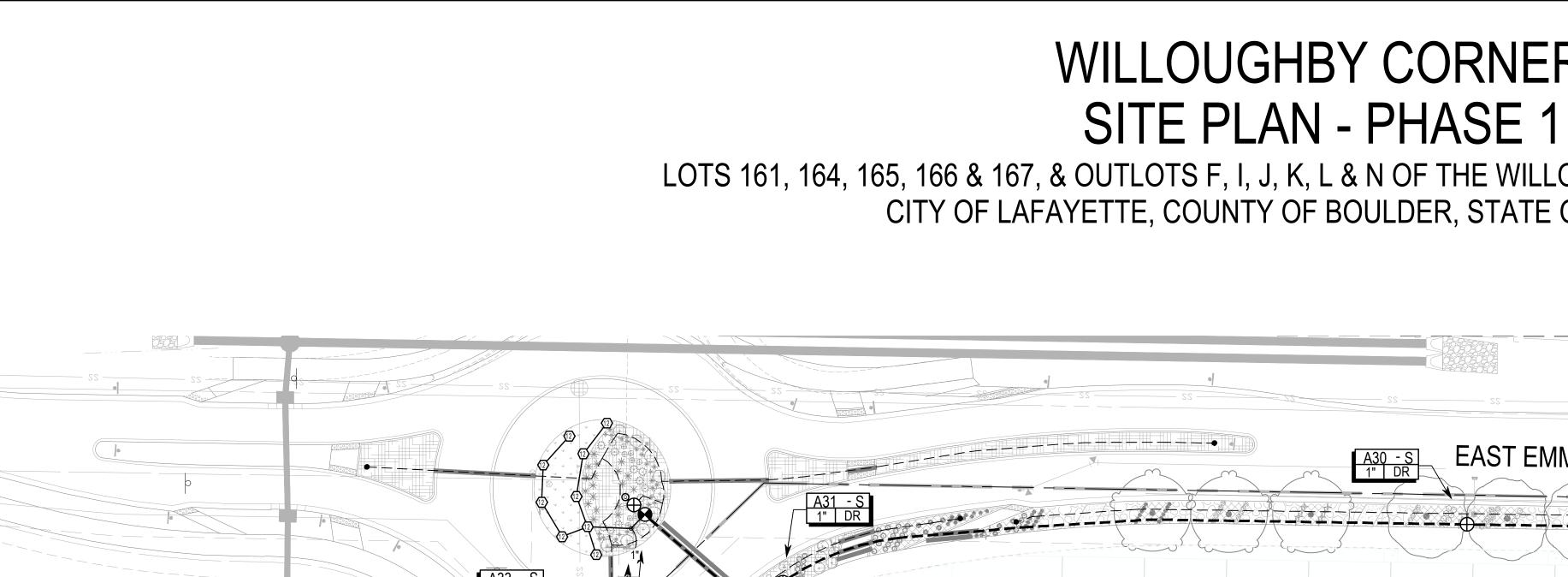
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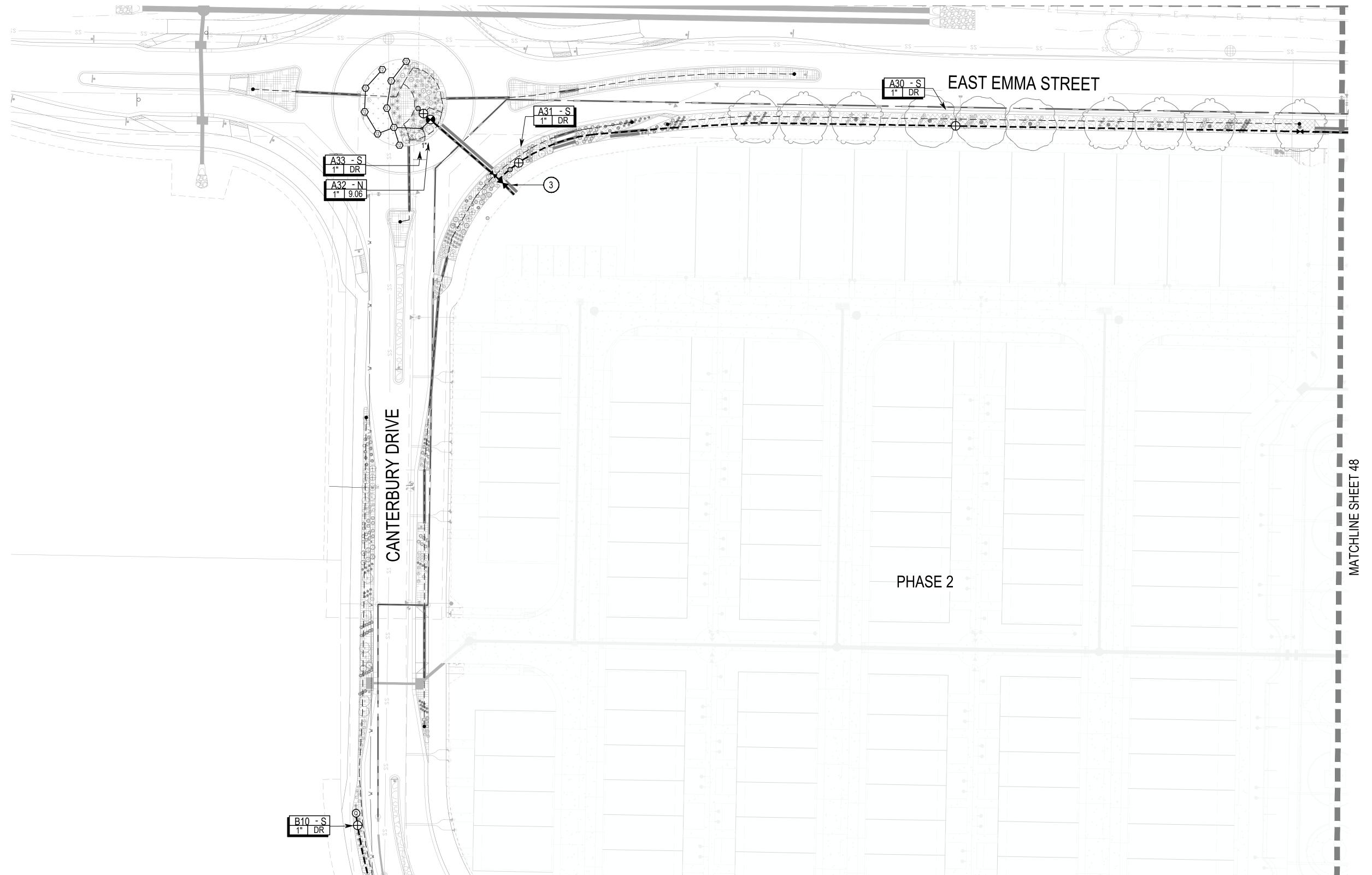
SHEET TITLE: IRRIGATION PLAN



**KEY MAP** 

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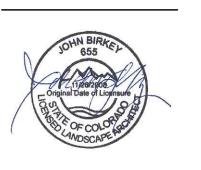


MATCHLINE SHEET 49

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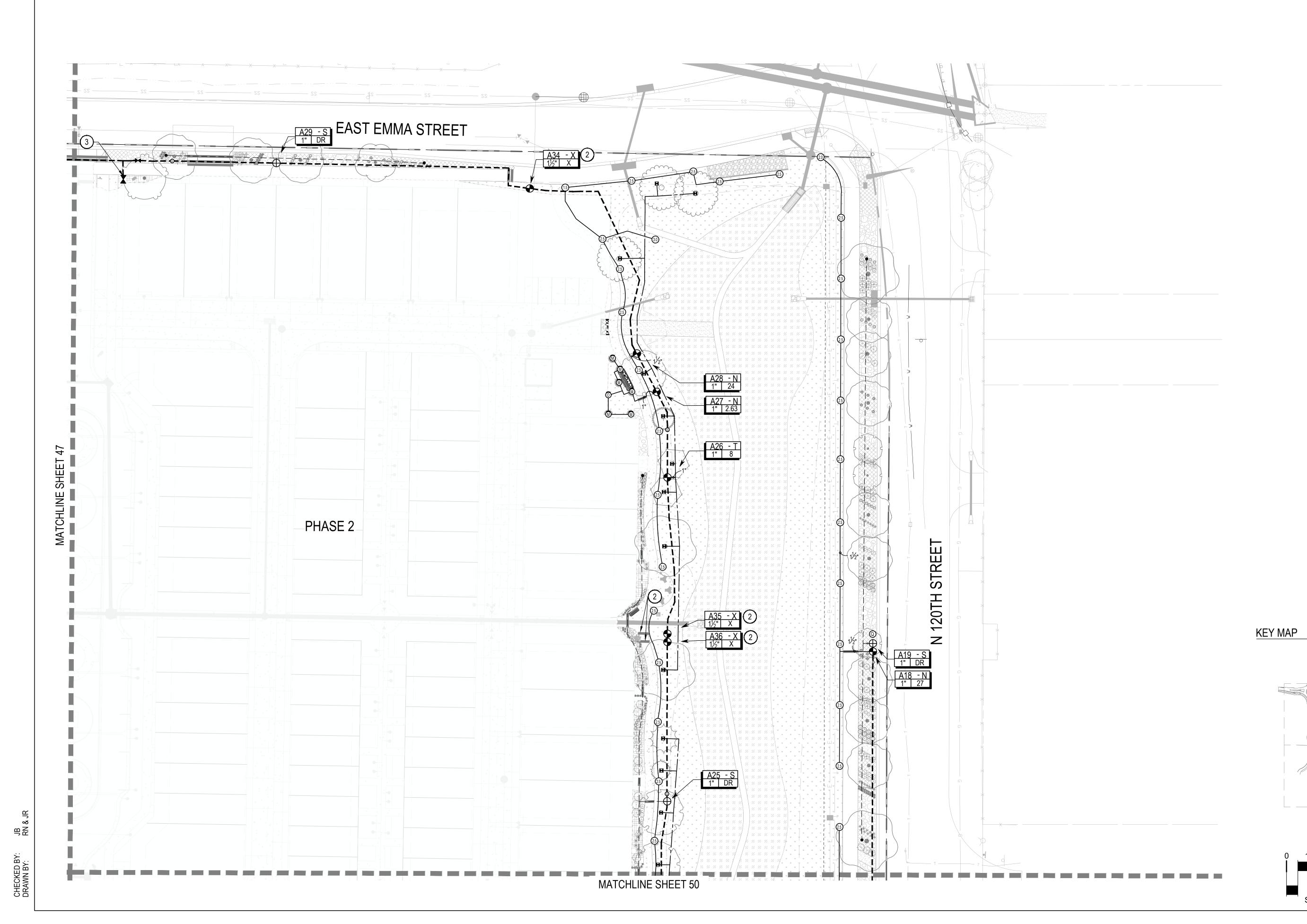


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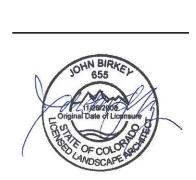
SHEET TITLE: IRRIGATION



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



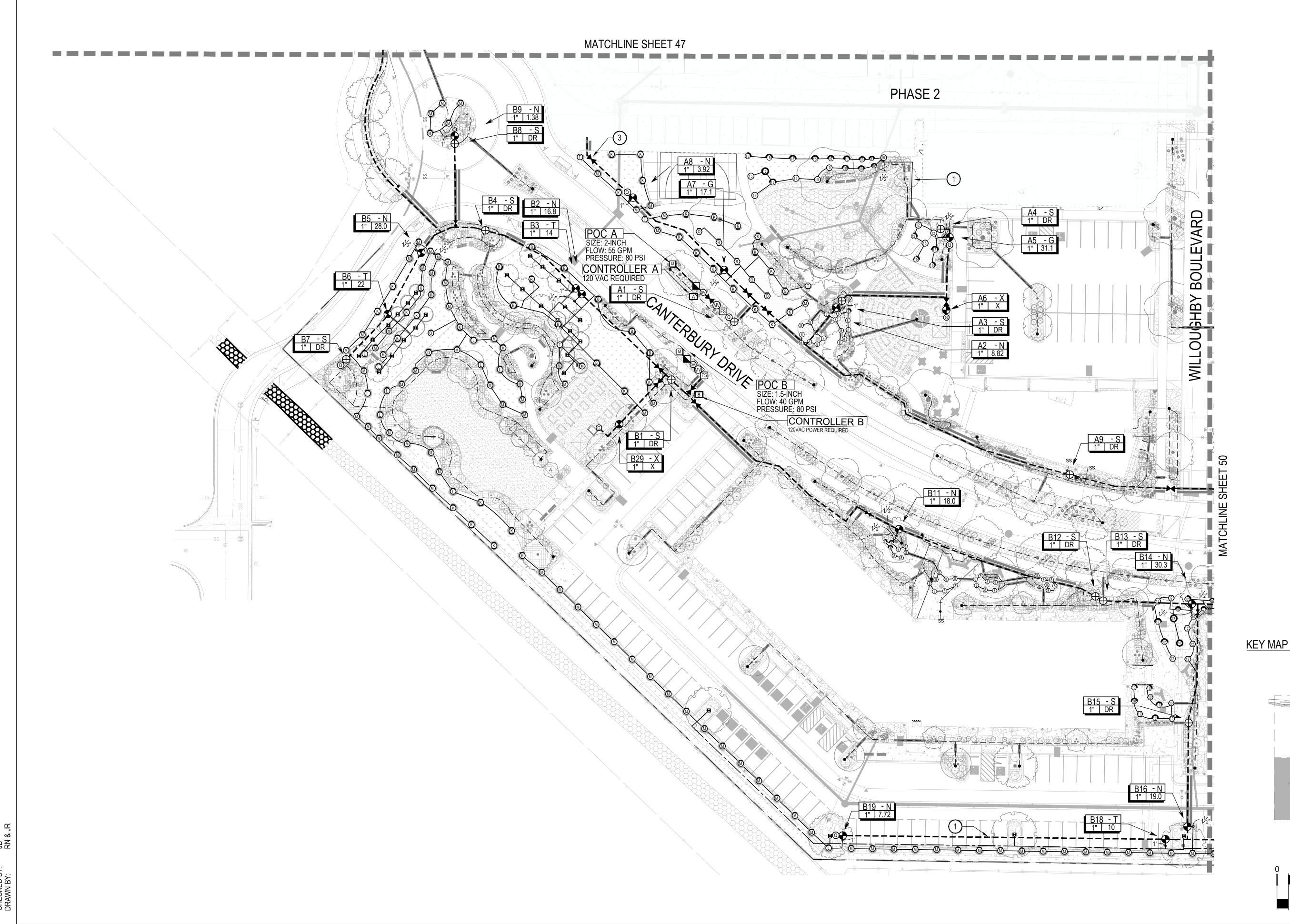
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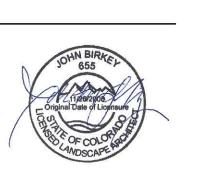
PLAN



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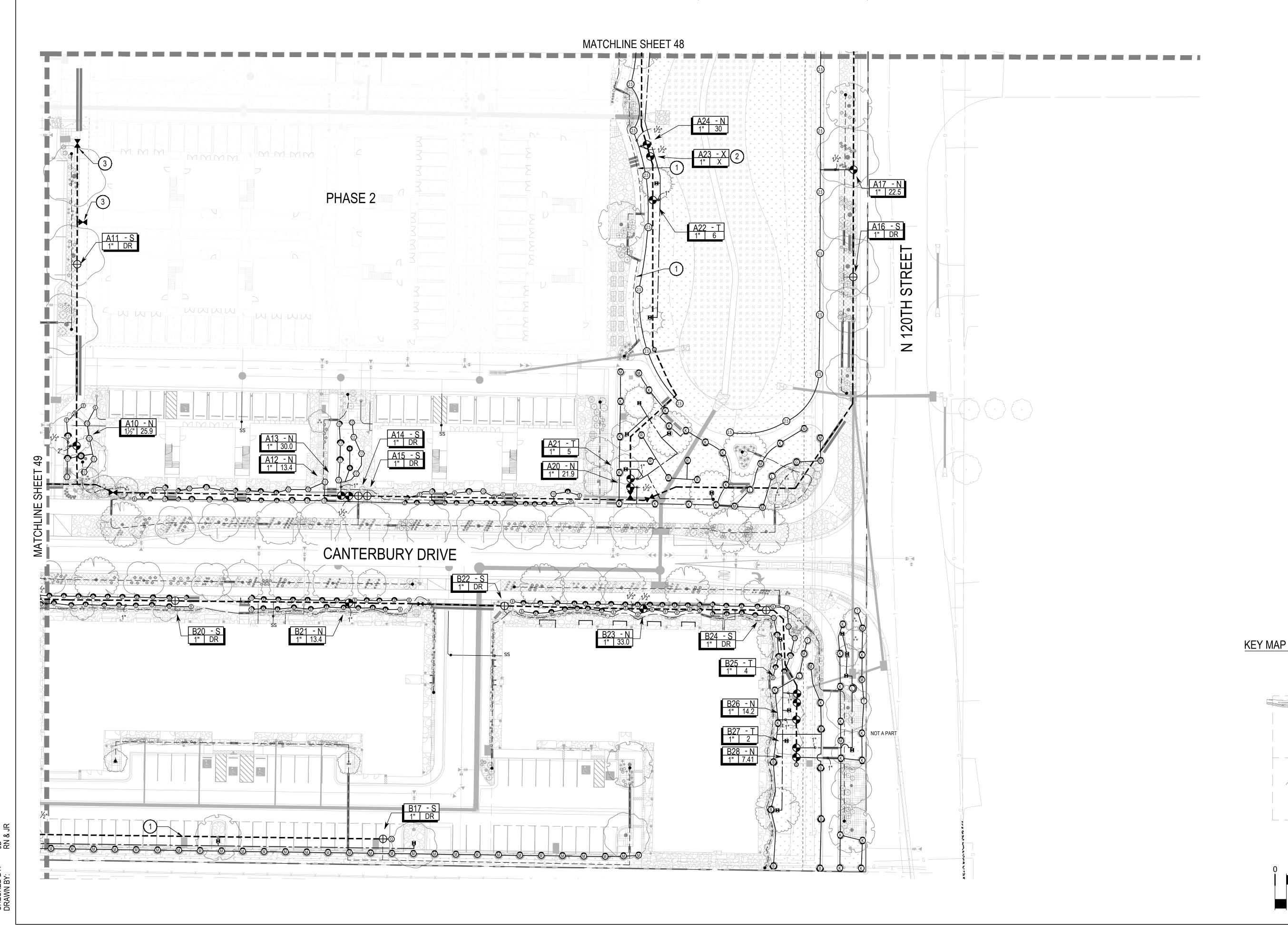


DATE:

9.25.23-CITY APPROVAL

SHEET TITLE: **IRRIGAITON** 

PLAN



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8" SCH 40 PVC ACCESS SLEEVE LENGTH AS REQUIRED.

GATE VALVE W/ CROSS HANDLE

AND SOLID WEDGE DISC PER SCHEDULE

(5) 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED.

6 3" DEPTH 3/4: GRAVEL EXTEND 6' BEYOND EDGE OF BOX

**IRRIGATION DETAILS** 

1) BACKFLOW ENCLOSURE

4 TYPE K COPPER PIPE

(5) COMPACTED SUBGRADE

(6) PVC ADAPTOR 30" BEYOND UNIT

8 REDUCED PRESSURE BACKFLOW PREVENTER WITH BALL VALVES

(10) BRASS WYE STRAINER (100 MESH)

2 BALL VALVE

3 BRASS UNION

7 PVC MAINLINE

(9) BRASS RISER

(11) COPPER ADAPTER

1 PVC MAINLINE

(4) FINISH GRADE

(5) LOCKING VALVE BOX

6 SCH. 80 PVC NIPPLE

(8) WATERPROOF ELECTRICAL

(10) WIRES TO CONTROLLER

(11) BRICK SUPPORTS 2 MIN.

(13) COMPACTED SUBGRADE

(12) 3/4" GRAVEL SUMP - 8" DEPTH

(14) SCH. 80 PVC UNION (THREADED)

(THREADED)

CONNECTIONS

7 MASTER VALVE

9 DECODER

(2) SCH. 80 PVC MALE ADAPTER

(3) SCH. 80 PVC BALL VALVE

(12) FINISH GRADE

FLOW FROM

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SCALE: NTS

(1) LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO

BE FLUSH WITH FINISH GRADE

2 FINISH GRADE

(7) PVC MAINLINE

(8) COMPACTED SUBGRADE

2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE. 3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT

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1 METAL ENCLOSURE CONTROLLER PER SCHEDULE

METAL PEDESTAL MOUNT **ENCLOSURE PER SCHEDULE** (3) 1" ELECTRICAL SUPPLY

CONDUIT: SIZE, TYPE, DEPTH PER LOCAL CODE GROUND WIRE CONDUIT MIN. 1-1/2". GROUND PER ASIC

GUIDELINES. (5) 6" THICK CONCRETE BASE WITH

**SLEEVES FOR CONDUIT** 

(6) FINISH GRADE

1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND

3. GROUND CONTROLLER PER LOCAL CODE, MANUFACTURER AND ASIC SPECIFICATIONS.

4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.

2. ALL BOLTS FOR MOUNTING BRACKETS SHALL BE ZINC PLATED TAMPER PROOF

MANUFACTURER'S SPECIFICATIONS.

2. PROVIDE LOCK AND KEY FOR ENCLOSURE.

**CONTROLLER PEDESTAL** 

PLANVIEW

**BACKFLOW ENCLOSURE LIFT-OFF** 

MINIMUM UPSTREAM

DISTANCE 10x

FLOW METER SIZE

FOR WIRING AND GROUNDING.

FLOW SENSOR DECODER

OF CLEAN STRAIGHT PIPE

1. INSTALL FLOW SENSOR AND SENSOR DECODER PER MANUFACTURER'S SPECIFICATIONS

(7) CONDUIT FOR DIRECT BURY CONTROL WIRES. EXTEND **CONDUIT 5' FROM CONTROLLER** 

1 LIFT-OFF GUARDSHACK

3 CONCRETE PAD - PAD TO BE 9" LARGER ON ALL SIDES FROM

INTERIOR DIMENSIONS OF

**GUARDSHACK ENCLOSURE** 

CONCRETE HOLE OPENING

**DIMENSION PER CHART** 

**ENCLOSURE** 

2 LOCK SHIELD

(4) FINISH GRADE

STANDARD LIFT-OFF

**GUARDSHACK INTERNAL** 

**DIMENSIONS** 

GS-.5 | 10"W x 18"H x 12"L

10"W x 24"H x 22"L

10"W x 24"H x 30"L

GS-1

1. INSTALL GUARDSHACK LIFT-OFF UNIT 51 POWDER COATED STEEL GUARD SHACK PER MANUFACTURER'S SPECIFICATIONS.

4. PROVIDE KEYED PADLOCK, MASTER LOCK MODEL #957 W/ (2) TWO KEYS FOR LOCKING SECURITY ENCLOSURE.

3. PRODUCT AVAILABLE FROM GUARDSHACK 3831 E. GROVE ST. PHOENIX, AZ 85040, PH: (602) 426-1002 EXT. 422 FX: (602) 426-1005

MINIMUM DOWNSTREAM

DISTANCE 5x

FLOW METER SIZE

OF CLEAN STRAIGHT PIPE

5 3/4" CRUSHED GRAVEL,

**CONCRETE HOLE** 

OPENING

8"W x 21"L

8"W x 21"L

8"W x 29"L

1 WIRES TO CONTROLLER

WATERPROOF ELECTRICAL CONNECTIONS

(5) FLOW SENSOR PER SCHEDULE

2 LOCKING VALVE BOX

(4) SENSOR DECODER

6 DOWNSIZED MAINLINE

SCH. 80 PVC ECCENTRIC

COUPLING (S x S) - SIZE & QTY TO BE DETERMINED IN FIELD

9 SCH. 80 PVC NIPPLE (MPT x S)

(10) SCH. 80 PVC UNION (THREADED)

(12) SCH. 80 PVC MALE ADAPTER

PER ASIC GUIDELINES

(15) BRICK SUPPORTS 2 MIN.

(16) COMPACTED SUB-GRADE

SCALE: NTS

(14) 3/4" GRAVEL SUMP 8" DEPTH

(13) TO EARTH GROUND, INSTALLED

(7) FINISH GRADE

(11) PVC MAINLINE

SCALE: NTS

SCLAE: NTS

**GUTTER MOUNT. MOUNT IN** LOCATION WHERE SENSOR CAN RECEIVE FULL SUN AND IS OPEN TO RAINFALL

(2) WIRELESS RAIN SENSOR, LOCATE WITHIN 500' OF THE CONTROLLER.

(3) SECURE MOUNTING BRACKET TO **EXTERIOR WALL WITH SCREWS** PER LOCAL CODES

FLOW TO VALVES

PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS 2. FINAL LOCATION AND MOUNTING SYSTEM TO BE DETERMINED BY OWNER.

RAIN SENSOR SURFACE MOUNT

3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

4. PROVIDE THRUST BLOCKS FOR LINES 2-1/2" OR LARGER.

**BACKFLOW FEBCO 825YA** 

MASTER VALVE

INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.

WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.

4 5 6 7 8 9

1. INSTALL MASTER VALVE AND DECODER PER MANUFACTURER'S SPECIFICATIONS FOR WIRING

2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE

3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE

10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF **BOX TO BE FLUSH WITH** 

FINISH GRADE. 2 2" VALVE MARKER

(3) 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED. (4) 3" DEPTH 3/4" CRUSHED GRAVEL

5 PVC PRESSURE MAIN LINE 6) SCH. 80 TEE PER MAINLINE SIZE.

ALIGN IN A DOWNWARD POSITION 7 SCH. 80 PVC NIPPLE

8 FINISH GRADE

9 1" BRONZE STOP VALVE WITH SLOTTED KEY OPERATOR

10 SCH. 80 PVC ELL

1 FINISH GRADE

SCHEDULE

(6) PVC SWING JOINT

7 PVC MAINLINE

(11) SCH. 80 PVC NIPPLE

(12) 3/4" GRAVEL SUMP - 1 CU. FT. MIN

(2) 10" ROUND BOX & COVER PER

SCHEDULE. TOP OF BOX TO

FLUSH WITH FINISH GRADE

(3) QUICK COUPLING VALVE W/

LOCKING COVER PER

(4) SCH. 80 PVC RISER (T x T)

 $\bigcirc$  3" DEPTH  $\frac{3}{4}$ " GRAVEL BASE

EXTEND 6" BEYOND EDGE OF

(8) 24" LONG #4 REBAR TO HOLD

QUICK COUPLER IN PLACE W/

(2) STAINLESS STEEL CLAMPS

SCALE: NTS

2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE (13) SOIL BLANKET ENCLOSING SUMP AMOCO ENG. FABRIC 4545 - 4.5

OZ. OR EQUAL

MANUAL DRAIN VALVE

IRRIGATION MAINLINE AS NEEDED.

ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX QUICK COUPLER SHALL HAVE YELLOW LOCKING RUBBER COVER.

AS ADJACENT UNDISTURBED SUB-GRADE. 5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY

**QUICK COUPLER** 

SCALE: NTS

**GATE VALVE 3" AND SMALLER** 

SCALE: NTS

SHEET TITLE:

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INSTALL A LINE SURGE PROTECTOR EVERY 8th DECODER OR EVERY 500 FT. WHICHEVER IS

INSTALL THE GROUNDING WIRE AND EACH GROUNDING HARDWARE AT RIGHT ANGLES FRO

EACH GROUND SYSTEM SHALL MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS OR

ADJUSTABLE ARC NOZZLES SHALL BE USED ON CURVED OR NON-STANDARD ANGLED EDGES

3. ROTORS SHALL BE INSTALLED 6" MININUM FROM ANY WALLS, WALKS, COURTS, ETC. PER LOCAL

4. ADJUST ALL ROTOR HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS,

5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

LESS. REFER TO TWO-WIRE COMPONENTS MANUFACTURER'S RECOMMENDATIONS AND

4

SHORTER AND AT THE END OF EACH WIRE RUN.

THE TWO-WIRE PATHS, WHEN POSSIBLE

SPECIFICATIONS FOR INSTALLATION.

4. INSTALL GROUNDING PER ASIC'S GUIDELINES.

LINE SURGE PROTECTION

6" MIN. OR PER

LOCAL CODE

SET TOP OF HEAD FLUSH WITH FINISH GRADE.

18" MIN.

24" MAX.

ROTOR POP-UP



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**NORRIS-DESIGN.COM** 

1) VALVE BOX WITH COVER PER

(3) WIRE FROM LINE SURGE

PROTECTOR TO GROUNDING

ROD BRASS CLAMPS (1 OF 2)

(4) GROUNDING ROD: 10 OHMS OR

(5) 3 INCH MINIMUM DEPTH OF  $\frac{3}{4}$ 

INCH WASHED GRAVEL

(6) LINE SURGE ARRESTOR:

(9) BRICK (2 MINIMUM)

CONTROLLER

(2) ROTOR - SIZE PER PLAN

(4) SWING JOINT ASSEMBLY

5 PVC SCH. 40 TEE OR ELL (S x T)

(6) WALLS, WALKS, COURTS, CURB,

(3) PVC LATERAL PIPE

10 TWO-WIRE

1) FINISH GRADE

1 FINISH GRADE

2 POP-UP SPRAY HEAD PER SCHEDULE

**BUILT-IT ON DECODERS** 

(7) WATERPROOF CONNECTORS

(8) WIRE FROM DECODER TO WIRE

CABLE/COMMUNICATION WIRE

DECODER, SENSOR DECODER,

LINE SURGE PROTECTOR OR

SCALE: NTS

TO NEXT DEVICE (FIELD

LEGEND

(2) FINISH GRADE

ORNE

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DATE: 9.25.23-CITY APPROVAL

(5) PVC SCH. 40 TEE OR ELL, (S x T)

SCALE: NTS

(4) SWING JOINT ASSEMBLY

3 PVC LATERAL PIPE

6 TREE ROOT BALL

7 FULL CIRCLE BUBBLER (MODEL PER LEGEND)

SHEET TITLE: **IRRIGATION DETAILS** 

SCALE: NTS

POP-UP BUBBLER

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

PIPE IN TRENCH

(SEE NOTES)

RECLAIMED)

(3) FINISH GRADE

(2) EXCAVATED COVER MATERIAL

(4) MAINLINE MARKING TAPE

(PURPLE MARKING TAPE IF

POLYEHTELENE DRIP LATERAL

(9) BEDDING MATERIAL (SEE NOTES)

(8) VALVE BOX PER LEGEND,

1) FINISH GRADE

SCHEDULE

2 12" POP-UP SPRAY HEAD PER SCHEDULE

3 PVC LATERAL PIPE PER

4 SWING JOINT ASSEMBLY

5 PVC SCH. 40 TEE OR ELL, (S x T)

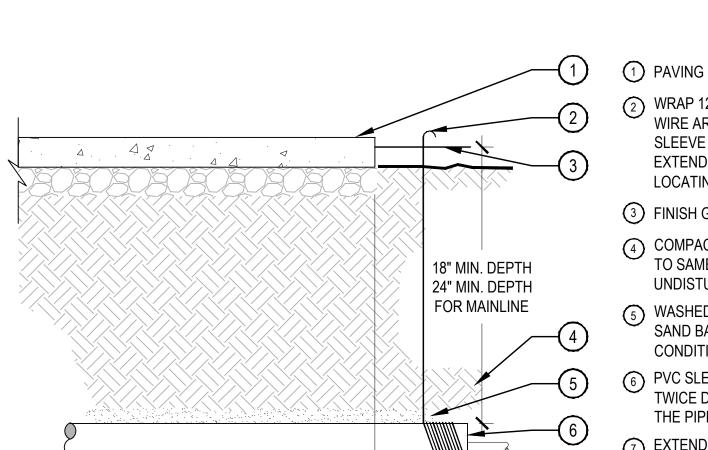
6 WALLS, WALKS, COURTS, CURB,

FLUSH TOP OF BOX W/ GRADE

SCALE: NTS

SCALE: NTS

DRIP PVC LATERAL PIPE (6" MIN.



3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.

8 9 1011

1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING

2. 30" MINIMUM LENGTH OF CONTROL WIRE, COILED AND PLACED IN BOX AT WATERPROOF

3. INSTALL DECODER PER MANUFACTURE'S SPECIFICATIONS FOR WIRING AND GROUNDING

AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE

SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 12" FROM TURF EDGE

5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS,

4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

CHECKED BY:

1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING

4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.

5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

2. CAP SLEEVES UNTIL USE

PIPE SLEEVE

CONNECTION TO SOLENOID.

CONTROL VALVE DECODER

6" MIN. OR PER

LOCAL CODE

② WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE

(3) FINISH GRADE / TOP OF DG

(4) COMPACT SOIL AROUND SLEEVE O SAME DENSITY AS ADJACENT **UNDISTURBED SOIL** 

WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS

(6) PVC SLEEVE PER SCHEDULE, TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES

(7) EXTEND SLEEVES 6" BEYOND **EDGES OF PAVING** 

1)PVC MAINLINE

(3) CONTROL WIRE

VALVE(S)

(2) BRICK SUPPORT (4 MIN.)

(4) COMMON WIRE TO NEXT

(5) PVC LATERAL W/ MALE ADAPTER

(6) SCH. 80 PVC UNION (THREADED)

7 WATERPROOF CONNECTORS

(4) SCH. 80 PVC NIPPLE/ RISER (LENGTH & SIZE VARY)

15) 3/4" GRAVEL SUMP - 4" DEPTH

(11) SCH. 80 PVC BALL VALVE

12 LOCKING VALVE BOX

13 FINISH GRADE

14)PVC ELBOW (TxT)

16)PVC TEE (SxSxT)

2 POP-UP SPRAY HEAD PER

4 SWING JOINT ASSEMBLY

1 FINISH GRADE

SCHEDULE

3 PVC LATERAL PIPE

**8** TWO-WIRE DECODER

9 CONTROL VALVE

SCALE: NTS

CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO **SECTION** 

COVERAGE, 18" MIN. COVERAGE BELOW PEDESTRIAN WALKS.) I. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER' SPECIFICATIONS. (6) IRRIGATION LATERAL PIPE

2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE. (7) IRRIGATION MAINLINE PIPE 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES. 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A 8 VALVE WIRING

VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS. OR APPROVED EQUAL 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS 5. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR

11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH

WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES. 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER

WATER, BETWEEN LIFTS.

PIPE TRENCH

(8) ① WATERPROOF CONNECTORS Drip valve to pvc connection Refer to legend for type of 9 2 30" COIL OF WIRE MINIMUM connection required PLACED IN BOX (10) (3) (2) SCH. 80 PVC UNION (THREADED) 4) PVC COUPLING (FPTxFPT) 5 PVC LATERAL 6 BRICK SUPPORT (4 MIN) (7) 4" DEPTH GRAVEL SUMP

FLOW BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS w/ WATERPROOF SPLICING

**MATERIAL** 2. 30" MINIMUM LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATER PROOF CONNECTION TO SOLENOID INSTALL DECODERS PER MANUFACTURER'S

SPECIFICATIONS FOR WIRING AND

GROUNDING.

**Drip valve to poly connection** Refer to legend for type of connection required LPVC TO POLY

(9) CONTROL VALVE PER LEGEND ① SCH. 80 PVC BALL VALVE

**FITTING** 

(11) CONTROL AND COMMON WIRES FROM CONTROLLER 12 SCH. 80 TEE (SxSxT) 13 PVC MAINLINE

DRIP CONTROL ZONE KIT

6" MIN. OR PER

LOCAL CODE

5 PVC SCH. 40 TEE OR ELL, (S x T) 6 WALLS, WALKS, COURTS, CURB,

SCALE: NTS

1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.

2. SPRINKLERS HEAD SHALL BE LEVEL WITH SURROUNDING FINISHED GRADE. 3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.

4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE. 5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

2 INCH POP-UP SPRAY

SCALE: NTS

4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE

SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 24" FROM ROOT BALL

5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.

3. ADJUST ALL SPRINKLERS BODIES SO THAT NO FLODDING OCCURS ON ANY WALLS, WALKS,

SPRAY POP-UP SCALE: NTS

# WILLOUGHBY CORNER

CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

**DENVER, CO 80204** 

1 YARD HYDRANT PER SCHEDULE

2 1" GALVANIZED STEEL PIPE PER MANUFACTURER

4 BACKFLOW PREVENTION ASSEMBLY (INCLUDED WITH

5 3/4" GRAVEL SUMP 1 CU. FT.

(3) FINISHED GRADE

HYDRANT)

MINIMUM

6 1" PVC SERVICE LINE

7) 1" PVC MALE ADAPTER

(8) 3/4" HOSE CONNECTION

FROST LINE PER LOCAL CONDITIONS

11) HANDLE LOCK RING

1" GALVANIZED STREET ELBOW

SCALE: NTS

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AUTHORITY 3400 BROADWAY

BOULDER, CO - 80304

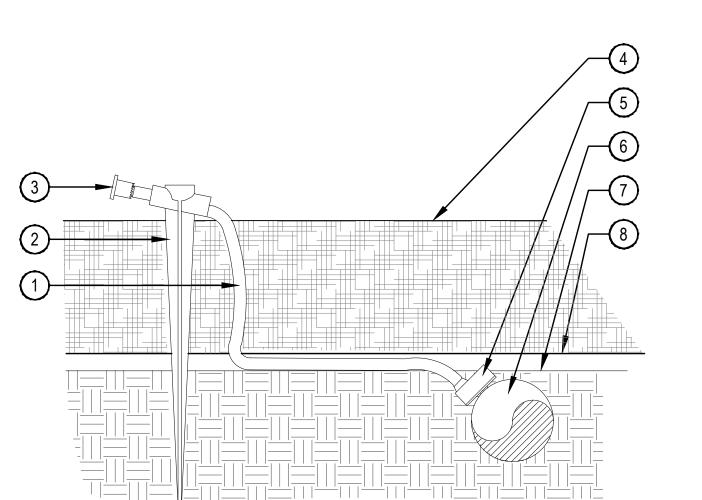
303.441.3861 **CONTACT: MOLLY CHIANG** 

DATE: 9.25.23-CITY APPROVAL

SHEET TITLE: **IRRIGATION** 

**DETAILS** 

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



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

6" MIN. POP-UP HEAD WITH ENCLOSED NOZZLE AND SWING PIPE. (ZONE OPERATIONAL INDICATOR)

2 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE

(3) HOSE END SELF FLUSH CAP

(4) FINISH GRADE

(5) 24" #4 REBAR TO HOLD END CAP IN PLACE W/ (2) STAINLESS STEEL HOSE CLAMPS

(6) 3/4" POLYETHYLENE DRIP TUBING

(7) ELBOW COMPRESSION FITTING

(8) 3/4" GRAVEL SUMP, 4" DEPTH (9) BRICK (2 REQUIRED MIN.)

10 RISER (LENGTH AS NEEDED)

COMPRESSION TEE W/ POLY TO PVC ADAPTER

(1) EMISSION POINT. DIFFUSER CAP

4 SECOND EMISSION POINTS SEE NOTE 3 BELOW

(7) 1/4" DISTRIBUTION TUBING

(9) SINGLE OUTLET EMITTER

(LENGTH NOT TO EXCEED 8')

(8) 3/4" POLYETHYLENE DRIP TUBING

W/ DRIP STAKE (TYP.)

(2) PLANT ROOT BALL (TYP.)

(3) PLANT CENTER (TYP.)

5 TREE TRUNK

6 MULCH LAYER

10 ROOTBALL

SCALE: NTS

12 PVC LATERAL

ADDITIONAL INFORMATION.

AUTOMATIC DRAINING FREEZELESS YARD HYDRANT

DETERMINE FROST ZONE DEPTH BEFORE BURYING. SEE IRRIGATION LEGEND FOR

CONTRACTOR TO PROVIDE FAUCET LOCK AND KEY TO OWNER

BURY DEPTH BASED ON MANUFACTURE SPECIFICATION

SINGLE OUTLET EMITTER

SCALE: 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')

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"

1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED

2. SECURE STAKE TO FLUSH END CAP OR PVC NIPPLE WITH A MIN. OF 2 HOSE CLAMPS.

3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

DRIP FLUSH END CAP WITH INDICATOR

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.

TREE EMITTER PLACEMENT

SINGLE OUTLET EMITTER PLACEMENT

1. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL

REQUIREMENTS AND SUN EXPOSURE.

2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.

2. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.

4. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT

5. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

3. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED

SCALE: NTS

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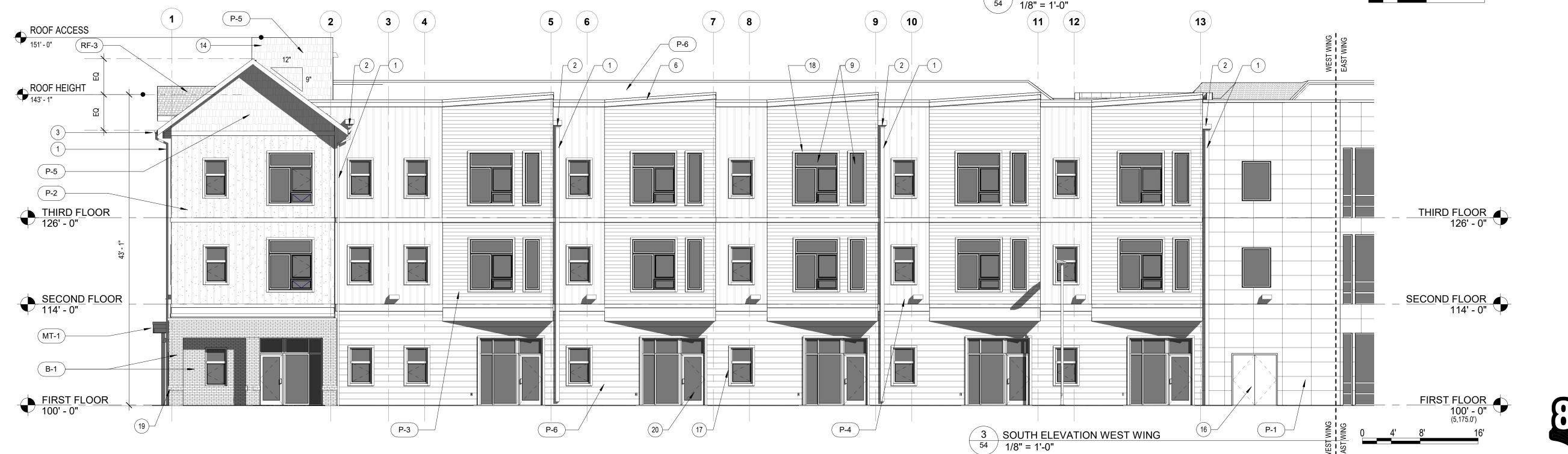
CHECKED BY: DRAWN BY:

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







DATE: 09.25.23 - CITY APPROVAL

OWNER:

BOULDER COUNTY HOUSING

AUTHORITY 3400 BROADWAY

BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG

**NORRIS** 

**DESIGN** 

PEOPLE + PLACEMAKING

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SHEET TITLE:

SENIOR BLDG **ELEVATIONS** 

MATERIAL

BRICK VENEER, LIGHT COLORED

BRICK VENEER, DARK COLORED

FIBER CEMENT PANEL BOARD SIDING

FIBER CEMENT SHINGLE WALL PANEL

FIBER CEMENT 10" LAP SIDING BOARD

FIBER CEMENT SOFFIT PANEL, CHARCOAL

FIBER CEMENT VERTICAL SIDING

MEMBRANE ROOF

X NOTES LEGEND ELEVATIONS

DOWNSPOUT, CHARCOAL, TYP SCUPPER, CHARCOAL, TYP. GUTTER, CHARCOAL, TYP.

VINYL WINDOW WITH DARK GRAY FRAME, TYP

16 HM DOOR, PAINTED, DARK BRONZE, CHARCOAL, TYP.

4 STOREFRONT WINDOWS

FLAT ROOF BEYOND METAL CANOPY, CHARCOAL

LIGHT WALL PACK

11 FIRE ALARM STROBE/HORN

12 OUTDOOR DECK AREA 14 ROOFTOP ACCESS

10 UTILITY METER

15 GLULAM COLUMN

20 SWING PATIO DOORS METAL MESH RAILING EXPOSED GLU-LAM TRUSSES

24 ELECTRICAL EQUIPMENT

23 SNOW GUARDS

FIBER CEMENT BOARD & BATTEN SIDING, CHARCOAL

FIBER CEMENT BOARD & BATTEN SIDING, WOOD COLOR

FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR

BRICK VENEER, CHARCOAL METAL PANEL, CHARCOAL

FIBER CEMENT 6" LAP SIDING

**DESCRIPTION** 

ASPHALT SHINGLE ROOF, LIGHT COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150

ASPHALT SHINGLE ROOF, DARK COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150

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151' - 0"

THIRD FLOOR 126' - 0"

SECOND FLOOR

FIRST FLOOR (5,175.0') 100' - 0"

OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304

303.441.3861 CONTACT: MOLLY CHIANG

DATE:

09.25.23 - CITY APPROVAL

SHEET TITLE: SENIOR BLDG **ELEVATIONS** 

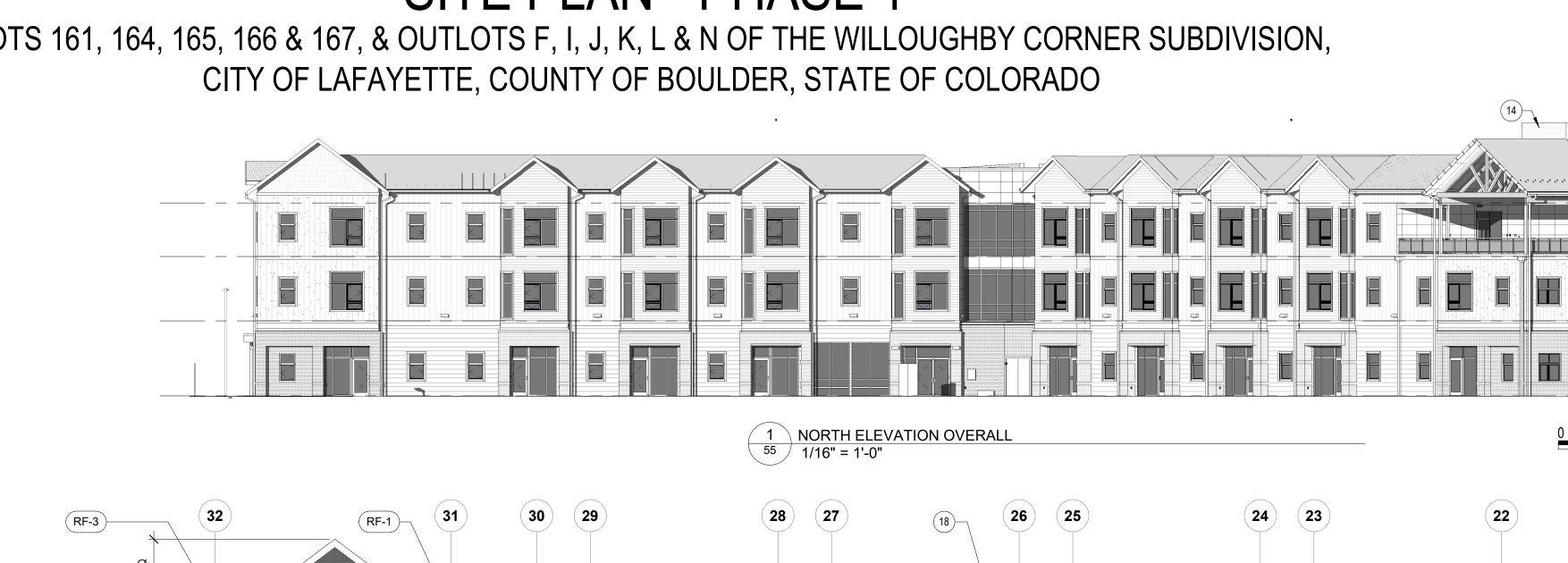
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MATERIAL **DESCRIPTION** BRICK VENEER, LIGHT COLORED BRICK VENEER, DARK COLORED BRICK VENEER, CHARCOAL METAL PANEL, CHARCOAL FIBER CEMENT PANEL BOARD SIDING FIBER CEMENT BOARD & BATTEN SIDING, CHARCOAL FIBER CEMENT 6" LAP SIDING FIBER CEMENT BOARD & BATTEN SIDING, WOOD COLOR FIBER CEMENT SHINGLE WALL PANEL FIBER CEMENT 10" LAP SIDING BOARD FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR FIBER CEMENT VERTICAL SIDING ASPHALT SHINGLE ROOF, LIGHT COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150 MEMBRANE ROOF ASPHALT SHINGLE ROOF, DARK COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150 FIBER CEMENT SOFFIT PANEL, CHARCOAL

#### (X) NOTES LEGEND ELEVATIONS

- DOWNSPOUT, CHARCOAL, TYP
- SCUPPER, CHARCOAL, TYP.
- GUTTER, CHARCOAL, TYP.
- 4 STOREFRONT WINDOWS
- FLAT ROOF BEYOND
- METAL CANOPY, CHARCOAL LIGHT WALL PACK
- VINYL WINDOW WITH DARK GRAY FRAME, TYP
- 10 UTILITY METER
- 11 FIRE ALARM STROBE/HORN
- 12 OUTDOOR DECK AREA
- 14 ROOFTOP ACCESS 15 GLULAM COLUMN
- 16 HM DOOR, PAINTED, DARK BRONZE, CHARCOAL, TYP.
- WINDOW TRIM, CHARCOAL, TYP.
- 20 SWING PATIO DOORS
- METAL MESH RAILING EXPOSED GLU-LAM TRUSSES
- 23 SNOW GUARDS
- 24 ELECTRICAL EQUIPMENT









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TOP OF WALL 3

OWNER:

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

DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE: SENIOR BLDG

**ELEVATIONS** 

**MATERIAL DESCRIPTION** BRICK VENEER, LIGHT COLORED BRICK VENEER, DARK COLORED BRICK VENEER, CHARCOAL METAL PANEL, CHARCOAL FIBER CEMENT PANEL BOARD SIDING FIBER CEMENT BOARD & BATTEN SIDING, CHARCOAL FIBER CEMENT 6" LAP SIDING FIBER CEMENT BOARD & BATTEN SIDING, WOOD COLOR FIBER CEMENT SHINGLE WALL PANEL FIBER CEMENT 10" LAP SIDING BOARD FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR FIBER CEMENT VERTICAL SIDING ASPHALT SHINGLE ROOF, LIGHT COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150 MEMBRANE ROOF ASPHALT SHINGLE ROOF, DARK COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150

FIBER CEMENT SOFFIT PANEL, CHARCOAL

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

TOP OF WALL 3

THIRD FLOOR 126' - 0"

X NOTES LEGEND ELEVATIONS DOWNSPOUT, CHARCOAL, TYP SCUPPER, CHARCOAL, TYP.

- GUTTER, CHARCOAL, TYP. STOREFRONT WINDOWS BALCONY FLAT ROOF BEYOND
- METAL CANOPY, CHARCOAL LIGHT WALL PACK 9 VINYL WINDOW WITH DARK GRAY FRAME, TYP
- 10 UTILITY METER FIRE ALARM STROBE/HORN
- 12 OUTDOOR DECK AREA 14 ROOFTOP ACCESS
- 15 GLULAM COLUMN

- METAL MESH RAILING
- 22 EXPOSED GLU-LAM TRUSSES
- 23 SNOW GUARDS 24 ELECTRICAL EQUIPMENT



EAST ELEVATION OVERALL-SPAR <sup>56</sup> 1/16" = 1'-0"





4 NW ELEVATION WEST WING END-SPAR
56 1/8" = 1'-0"

19

8

B-1

FIRST FLOOR 100' - 0"

FIRST FLOOR 100' - 0" (5,175.0')

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

X	NOTES LEGEND ELEVATIONS
1	DOWNSPOUT, CHARCOAL, TYP.
_	COLUDED AND DOMESTORIES OF A DOMEST

SCUPPER AND DOWNSPOUT, CHARCOAL, TYP. GUTTER, CHARCOAL, TYP. STOREFRONT AT PUBLIC AREAS

EXPOSED WOOD TRUSS FLAT ROOF BEYOND METAL CANOPY, CHARCOAL

LIGHT WALL PACK VINYL WINDOW WITH DARK GRAY FRAME, TYP

10 WINDOW TRIM, CHARCOAL, 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

20 BRICK RELIEF ACCENT BAND 21 METAL MESH RAILING

22 ELECTRICAL EQUIPMENT 23 SNOW GUARDS

24 MECHANICAL EXHAUST VENT





**NORRIS DESIGN** PEOPLE + PLACEMAKING

> 1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

NORRIS-DESIGN COM

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

DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE: MF1 BUILDING **ELEVATIONS** 

MATERIAL

**DESCRIPTION** 

BRICK VENEER, LIGHT COLORED

BRICK VENEER, DARK COLORED

FIBER CEMENT 6" LAP SIDING

FIBER CEMENT 10" LAP SIDING

RESISTANT PER LMC 30-150

MEMBRANE ROOF

FIBER CEMENT PANEL BOARD SIDING

FIBER CEMENT SHINGLE WALL PANEL

FIBER CEMENT BOARD & BATTEN SIDING, CHARCOAL

FIBER CEMENT BOARD & BATTEN SIDING, WOOD-COLOR

FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR

ASPHALT SHINGLE ROOF, LIGHT COLOR - CLASS 4 IMPACT

ASPHALT SHINGLE ROOF, DARK COLOR - CLASS 4 IMPACT

METAL PANEL

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

#### (X) NOTES LEGEND ELEVATIONS

- DOWNSPOUT, CHARCOAL, TYP.
- SCUPPER AND DOWNSPOUT, CHARCOAL, TYP. GUTTER, CHARCOAL, TYP.
- STOREFRONT AT PUBLIC AREAS
- EXPOSED WOOD TRUSS FLAT ROOF BEYOND
- METAL CANOPY, CHARCOAL LIGHT WALL PACK
- VINYL WINDOW WITH DARK GRAY FRAME, TYP
- WINDOW TRIM, CHARCOAL, TYP
- 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. 20 BRICK RELIEF ACCENT BAND
- 21 METAL MESH RAILING
- 22 ELECTRICAL EQUIPMENT 23 SNOW GUARDS
- 24 MECHANICAL EXHAUST VENT



**NORRIS** 

**DESIGN** 

PEOPLE + PLACEMAKING

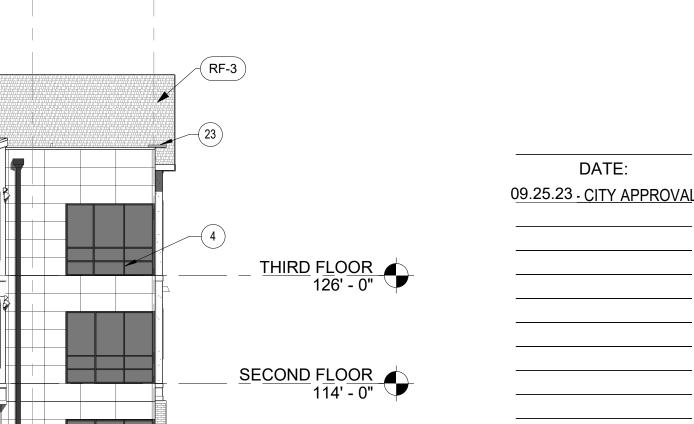
**NORRIS-DESIGN COM** 

1101 BANNOCK STREET DENVER, CO 80204

P 303.892.1166

OWNER: BOULDER COUNTY HOUSING AUTHORITY

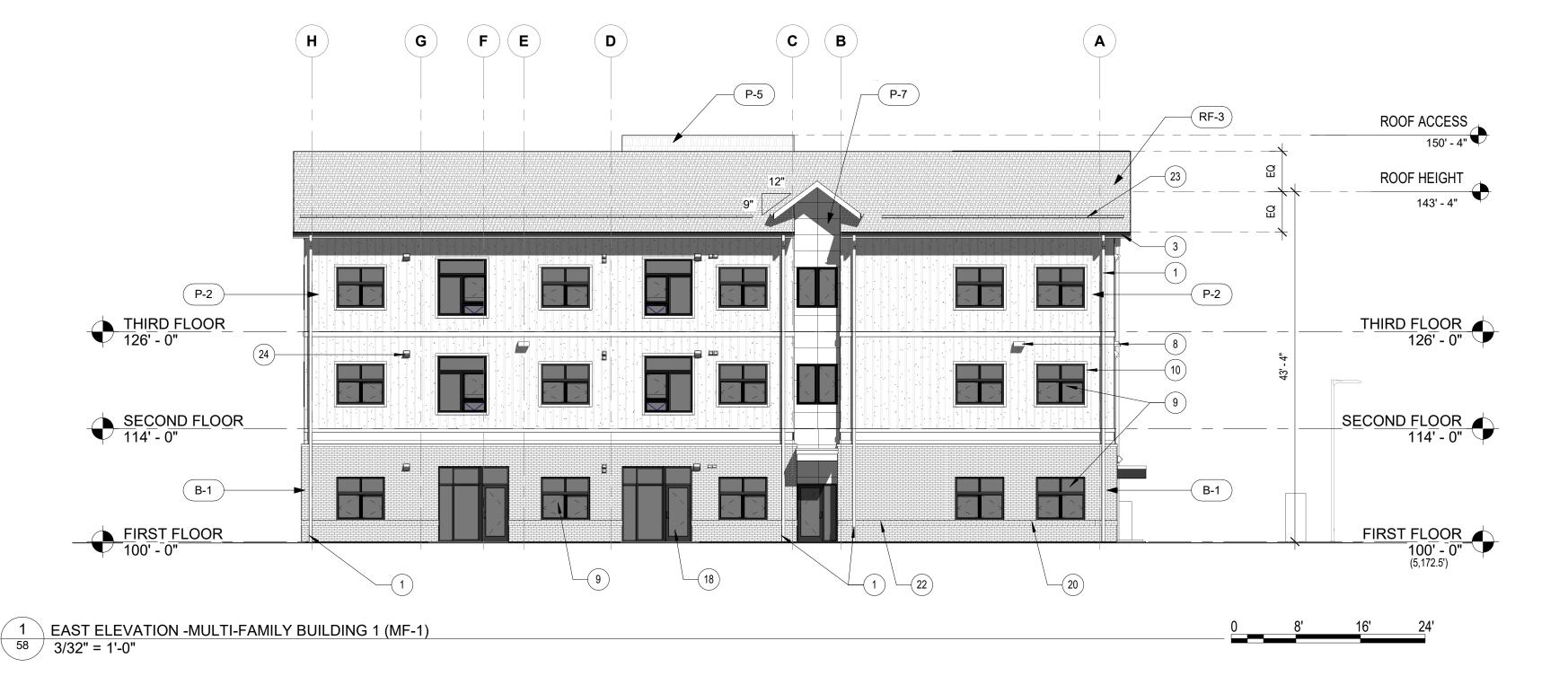
3400 BROADWAY BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG

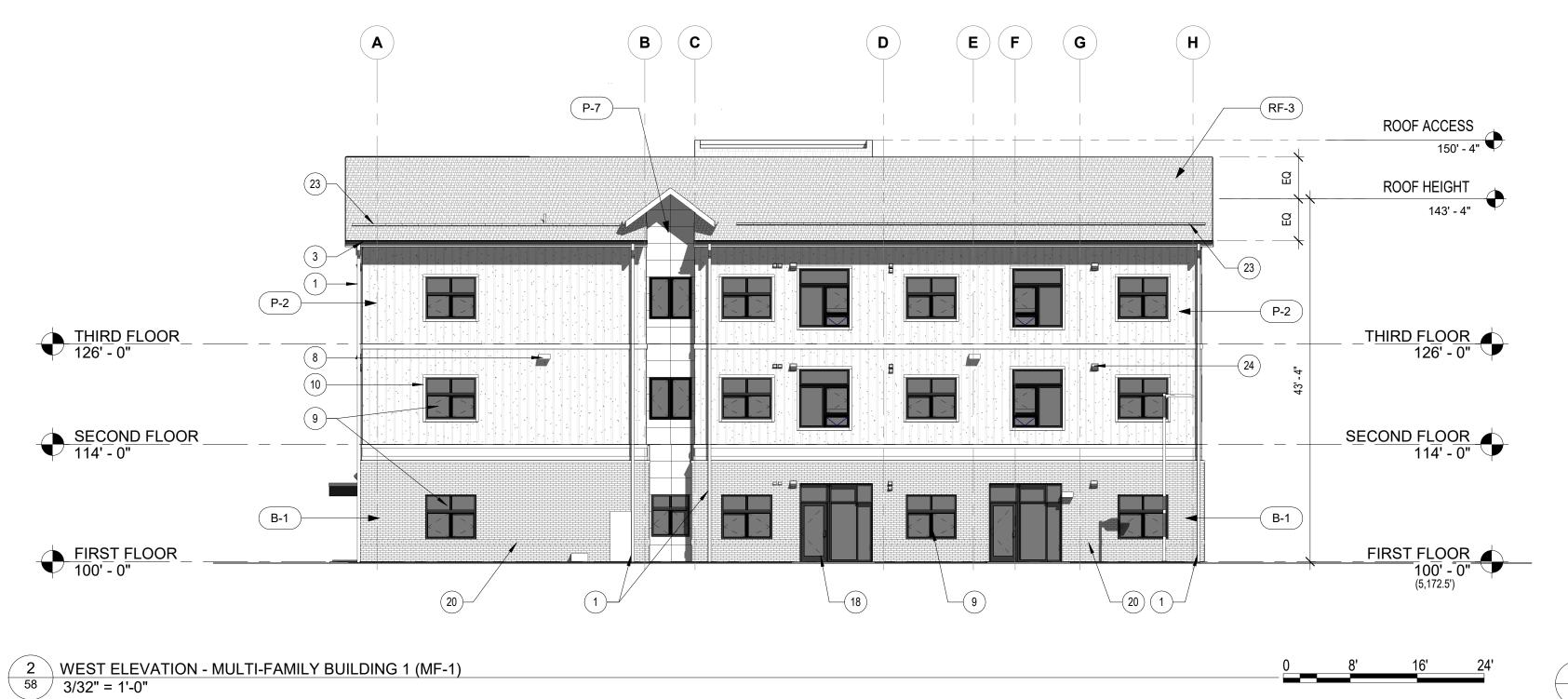


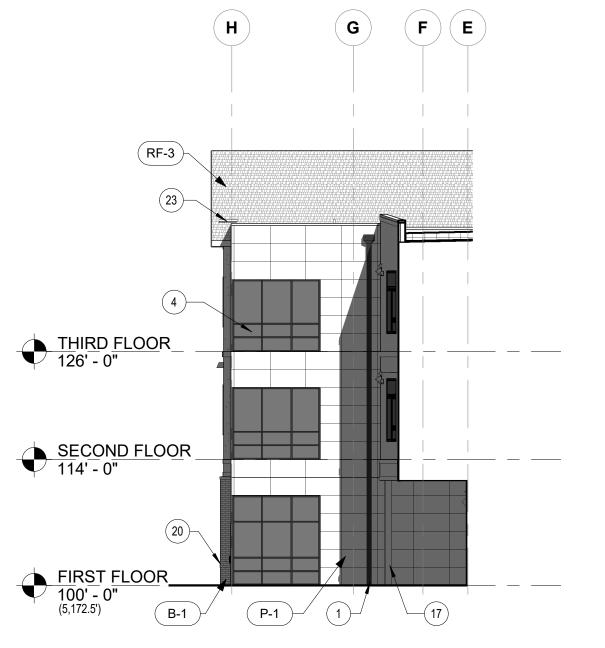
FIRST FLOOR 100' - 0" (5,172.5')

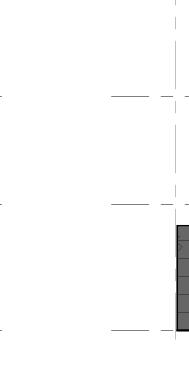
SHEET TITLE: MF1 BUILDING

**ELEVATIONS** 













—(P-1)

1

MATERIAL

P-3

DESCRIPTION

BRICK VENEER, LIGHT COLORED

BRICK VENEER, DARK COLORED

FIBER CEMENT 6" LAP SIDING

FIBER CEMENT 10" LAP SIDING

RESISTANT PER LMC 30-150

RESISTANT PER LMC 30-150

MEMBRANE ROOF

FIBER CEMENT PANEL BOARD SIDING

FIBER CEMENT SHINGLE WALL PANEL

FIBER CEMENT BOARD & BATTEN SIDING, CHARCOAL

FIBER CEMENT BOARD & BATTEN SIDING, WOOD-COLOR

FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR

ASPHALT SHINGLE ROOF, LIGHT COLOR - CLASS 4 IMPACT

ASPHALT SHINGLE ROOF, DARK COLOR - CLASS 4 IMPACT

METAL PANEL

#### WILLOUGHBY CORNER MATERIAL **DESCRIPTION** SITE PLAN - PHASE 1 BRICK, LIGHT COLORED BRICK, DARK COLORED MT-1 LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, METAL PANEL FIBER CEMENT PANEL BOARD SIDING FIBER CEMENT BOARD & BATTEN SIDING, CHARCOAL CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO FIBER CEMENT 6" LAP SIDING P-4 FIBER CEMENT BOARD & BATTEN SIDING, WOOD COLOR FIBER CEMENT SHINGLE WALL PANEL FIBER CEMENT 10" LAP SIDING BOARD P-7 FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR ASPHALT SHINGLE ROOF, LIGHT COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150 MEMBRANE ROOF ASPHALT SHINGLE ROOF, DARK COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150 ROOF HEIGHT 143' - 7 1/2" RF-3 X NOTES LEGEND ELEVATIONS DOWNSPOUT, CHARCOAL, TYP. SCUPPER AND DOWNSPOUT, CHARCOAL, TYP. GUTTER, CHARCOAL, TYP. STOREFRONT AT PUBLIC AREAS THIRD FLOOR 126' - 0" EXPOSED WOOD TRUSSES FLAT ROOF BEYOND METAL CANOPY, CHARCOAL LIGHT WALL PACK VINYL WINDOW WITH DARK GRAY FRAME, TYP (P-2) 10 HM DOOR, PAINTED, CHARCOAL, TYP 11 F.D.C. 12 OUTDOOR DECK AREA 13 ELECTRICAL EQUIPMENT SECOND FLOOR 114' - 0" 14 ROOFTOP ACCESS 15 GLULAM COLUMN (MT-1) WINDOW TRIM, CHARCOAL, TYP. -( B-1 METAL MESH RAILING BRICK RELIEF ACCENT BAND FIRST FLOOR 100' - 0" 24 PATIO SWING DOOR, TYP 25 RETAINING WALL FINISH AROUND EXPOSED EDGE OF PATIO 26 PATIO RAILING, TYP NORTH SIDE PATIOS ONLY P-6 B-2 18 25 17 7 MT-1 26 1 NORTH ELEVATION - MULTIFAMILY BUILDING 2 (MF-2) 1/8" = 1'-0" 3 4 5 6 13 15 P-4 ROOF ACCESS 150' - 6" —(P-3) **ROOF HEIGHT** 143' - 7 1/2" P-5 P-2 P-2 THIRD FLOOR 126' - 0" 9 SECOND FLOOR 114' - 0"

2 SOUTH ELEVATION - MULTIFAMILY BUILDING 2 (MF-2)

1/8" = 1'-0"

P-6

**NORRIS DESIGN** PEOPLE + PLACEMAKING

> 1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN COM** 

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

DATE: <u>09.25.23 - CITY APPROVAL</u>

SHEET TITLE: MF2 BUILDING

–( B-1 Ì

FIRST FLOOR 100' - 0" (5,171.5')

**ELEVATIONS** 

PEOPLE + PLACEMAKING

**NORRIS** 

**DESIGN** 

1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN COM** 

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

DATE: <u>09.25.23 - CITY APPROVAL</u>

SHEET TITLE:

MF2 BUILDING **ELEVATIONS** 

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

DESCRIPTION MATERIAL BRICK, LIGHT COLORED BRICK, DARK COLORED METAL PANEL FIBER CEMENT PANEL BOARD SIDING FIBER CEMENT BOARD & BATTEN SIDING, CHARCOAL FIBER CEMENT 6" LAP SIDING FIBER CEMENT BOARD & BATTEN SIDING, WOOD COLOR FIBER CEMENT SHINGLE WALL PANEL FIBER CEMENT 10" LAP SIDING BOARD FIBER CEMENT PANEL BOARD SIDING, ACCENT COLOR ASPHALT SHINGLE ROOF, LIGHT COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150 MEMBRANE ROOF ASPHALT SHINGLE ROOF, DARK COLOR - CLASS 4 IMPACT RESISTANT PER LMC 30-150

X NOTES LEGEND ELEVATIONS

DOWNSPOUT, CHARCOAL, TYP.

GUTTER, CHARCOAL, TYP. STOREFRONT AT PUBLIC AREAS

EXPOSED WOOD TRUSSES FLAT ROOF BEYOND METAL CANOPY, CHARCOAL

10 HM DOOR, PAINTED, CHARCOAL, TYP

WINDOW TRIM, CHARCOAL, TYP.

METAL MESH RAILING 22 BRICK RELIEF ACCENT BAND

23 ELECTRICAL EQUIPMENT 24 PATIO SWING DOOR, TYP

LIGHT WALL PACK

12 OUTDOOR DECK AREA 13 ELECTRICAL EQUIPMENT

14 ROOFTOP ACCESS 15 GLULAM COLUMN

11 F.D.C.

SCUPPER AND DOWNSPOUT, CHARCOAL, TYP.

VINYL WINDOW WITH DARK GRAY FRAME, TYP

25 RETAINING WALL FINISH AROUND EXPOSED EDGE OF PATIO

26 PATIO RAILING, TYP NORTH SIDE PATIOS ONLY

HSS COLUMN, WRAPPED W CHARCOAL FIBER CEMENT TRIM

19— P-2 MT-1 B-1

ROOF HEIGHT THIRD FLOOR 126' - 0" (P-2) SECOND FLOOR 114' - 0" FIRST FLOOR 100' - 0" (5,171.5')

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

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

(P-7)— ROOF ACCESS ROOF HEIGHT 143' - 7 1/2" P-2 THIRD FLOOR 126' - 0" SECOND FLOOR 114' - 0" —(MT-1) B-1 4 (5,171.5')

**DESIGN** 

**NORRIS** 

1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN COM** 

CORNER

OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304

303.441.3861

CONTACT: MOLLY CHIANG

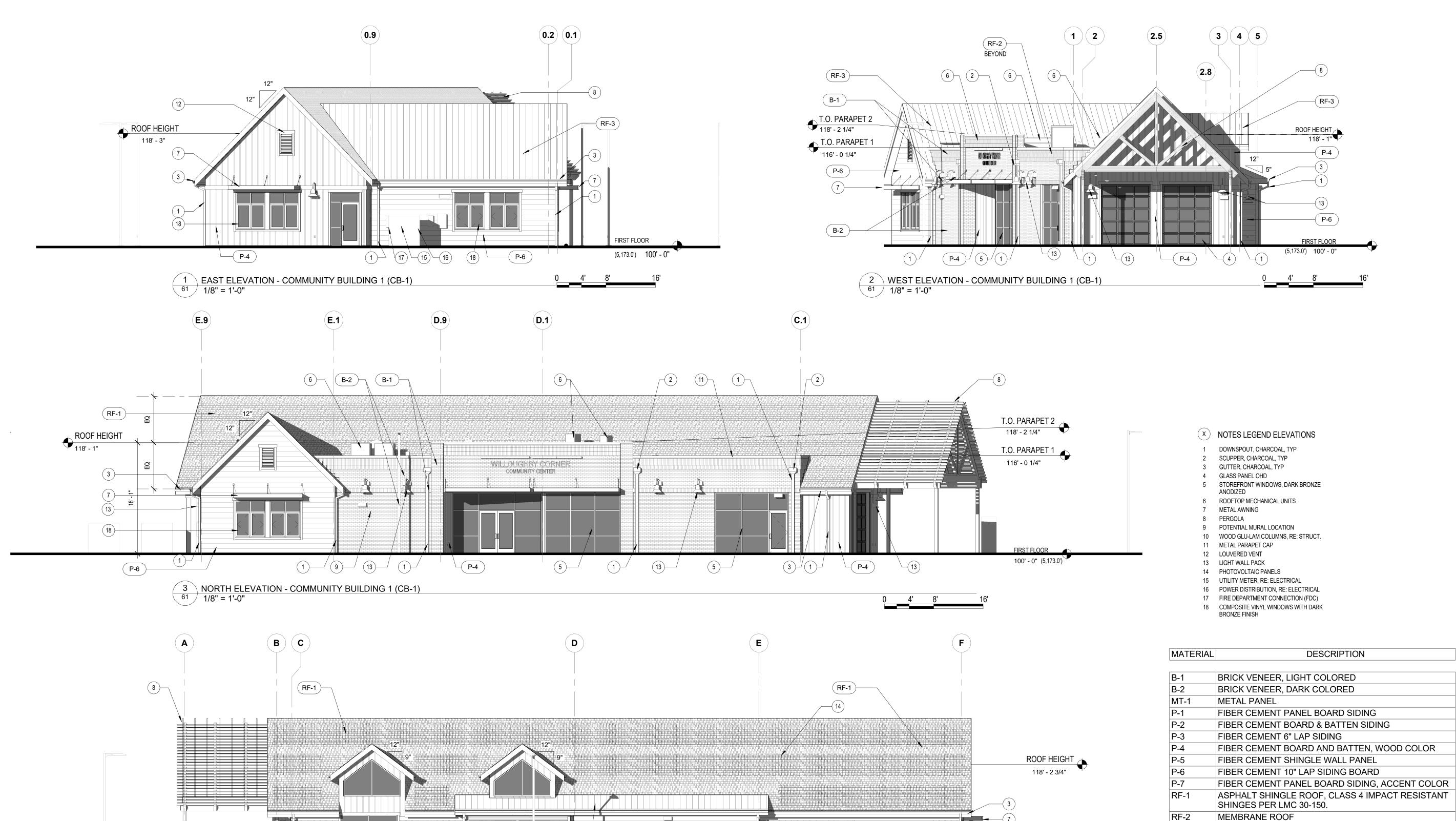
DATE: 09.25.23 - CITY APPROVAL

SHEET TITLE: COMM. BLDG **ELEVATIONS** 

STANDING SEAM METAL ROOF

100' - 0" (5,173.0')

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



P-6

13)—

RF-3

10

13 1

13 P-4 5

4 SOUTH ELEVATION - COMMUNITY BUILDING 1 (CB-1)
1/8" = 1'-0"

**NORRIS DESIGN** PEOPLE + PLACEMAKING

1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN COM** 

ORNER

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

CONTACT: MOLLY CHIANG

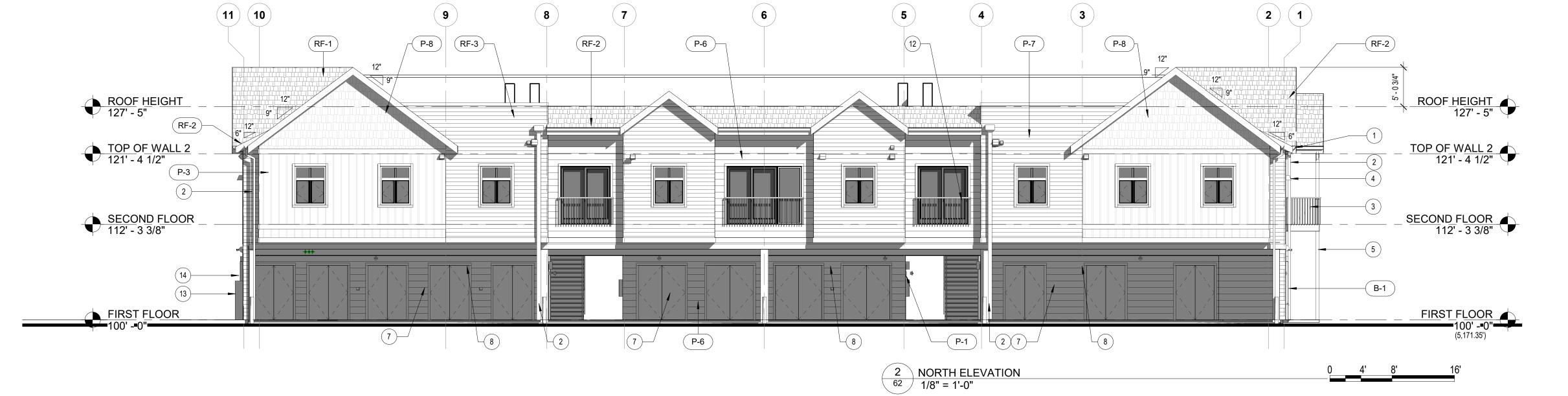
DATE: 09.25.23 - CITY APPROVAL

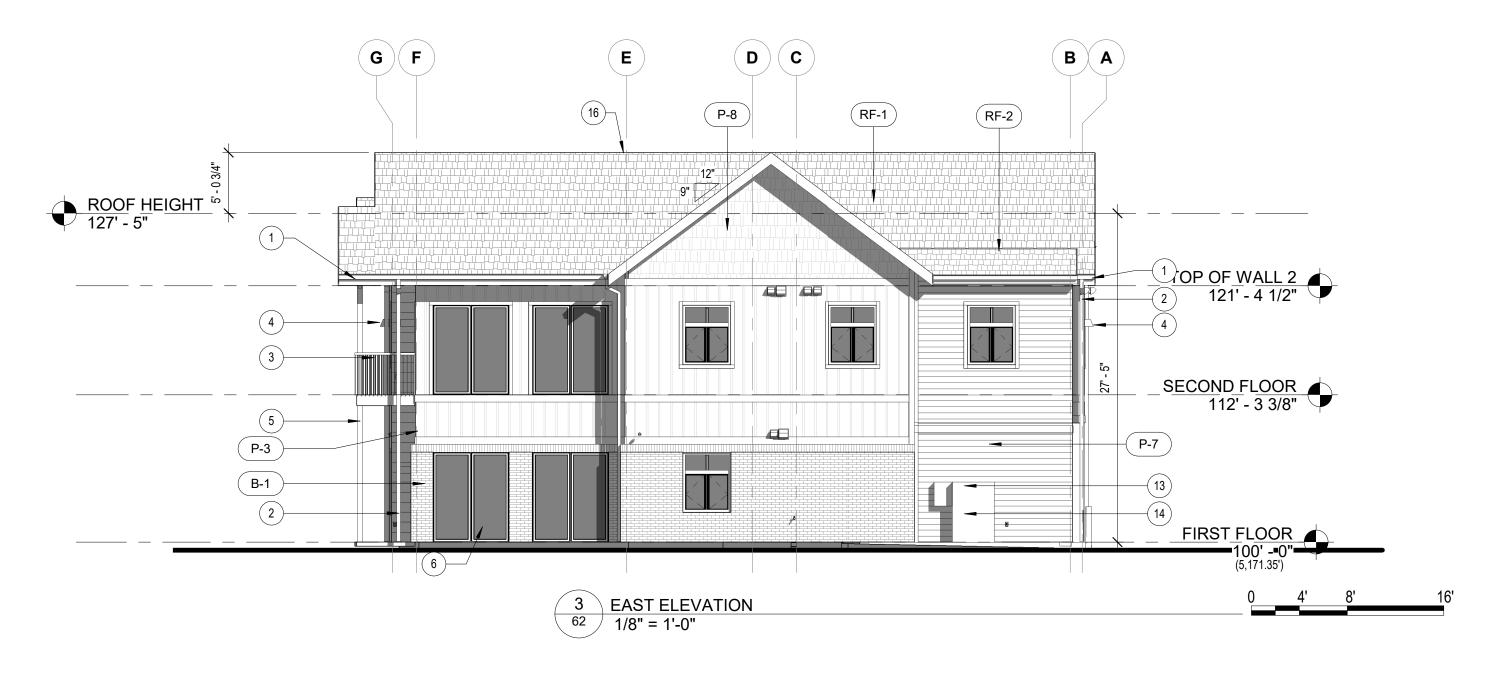
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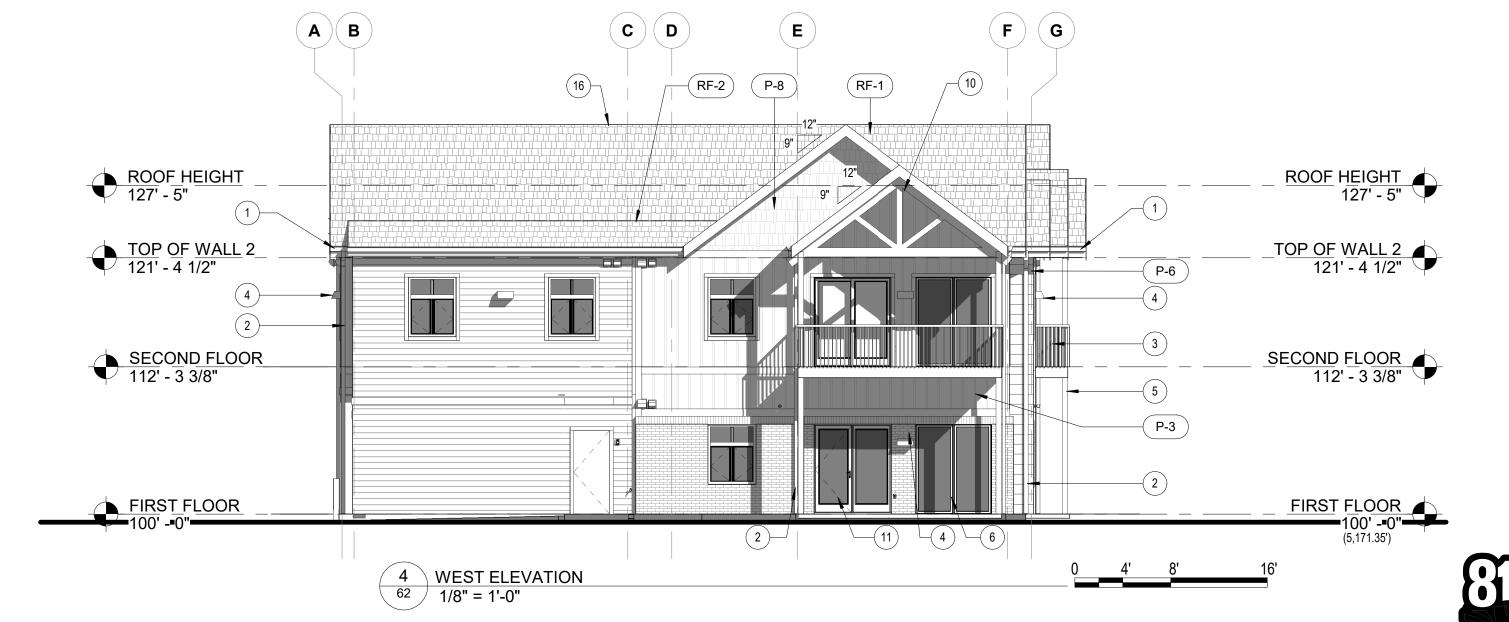
FLATS BUILDING 1 ELEVATIONS

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









**BUILDING ELEVATION MATERIALS** 

FIBER CEMENT BOARD PANEL, CLOUDBURST COLOR

FIBER CEMENT BOARD PANEL, SUNFLOWER COLOR

ASPHALT SHINGLE ROOF, LIGHT COLOR ASPHALT SHINGLE ROOF, DARK COLOR

FIBER CEMENT BOARD, BOARD & BATTEN SIDING, CHARCOAL COLOR FIBER CEMENT BOARD, BOARD & BATTEN SIDING, LIGHT GRAY COLOR

FIBER CEMENT BOARD, BOARD & BATTEN SIDING, EGGSHELL COLOR FIBER CEMENT BOARD, 10" HORIZONTAL LAP SIDING, BROWN COLOR FIBER CEMENT BOARD, 6" HORIZONTAL LAP SIDING, WHITE COLOR

FIBER CEMENT BOARD, SHINGLE WALL PANEL, CHARCOAL COLOR FIBER CEMENT BOARD, SHINGLE WALL PANEL, EGGSHELL COLOR

KEY DESCRIPTION

RF-3 MEMBRANE ROOF

X NOTES LEGEND 1ST ELEVATION

GUTTER, CHARCOAL, TYP.

BALCONY

LIGHT WALL PACK

VINYL WINDOW, TYP

**EMERGENCY LIGHT** 

WALL SCONCE

11 SLIDING PATIO DOOR

16 SLOPED ROOF BEYOND

17 SOLDIER COURSE BRICK

13 UTILITY METER

14 UTILITY STACK

17 BALCONY

DOWNSPOUT, CHARCOAL, TYP

EXPOSED ENGINEERED WOOD COLUMN

HM DOOR, PAINTED, CHARCOAL, TYP.

10 EXPOSED GLULAM WOOD TRUSS & BEAM

12 JULIETTE BALCONY WITH SLIDING GLASS PATIO DOORS. TYP

BRICK, TAN COLOR

BRICK, CHARCOAL COLOR

**DESIGN** PEOPLE + PLACEMAKING

**NORRIS** 

1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN COM** 

CORNER

**ROOF HEIGHT** 

TOP OF WALL 2 121' - 4 1/2"

127' - 5"

SECOND FLOOR 112' - 3 3/8"

DATE:

09.25.23 - CITY APPROVAL

OWNER:

BOULDER COUNTY HOUSING

AUTHORITY 3400 BROADWAY

BOULDER, CO - 80304 303.441.3861

CONTACT: MOLLY CHIANG

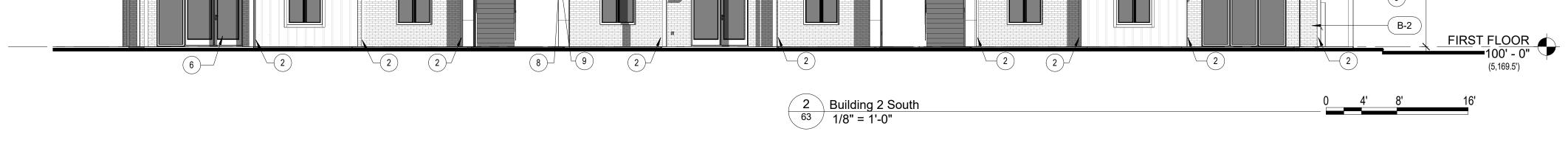
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FLATS BUILDING 2 ELEVATIONS

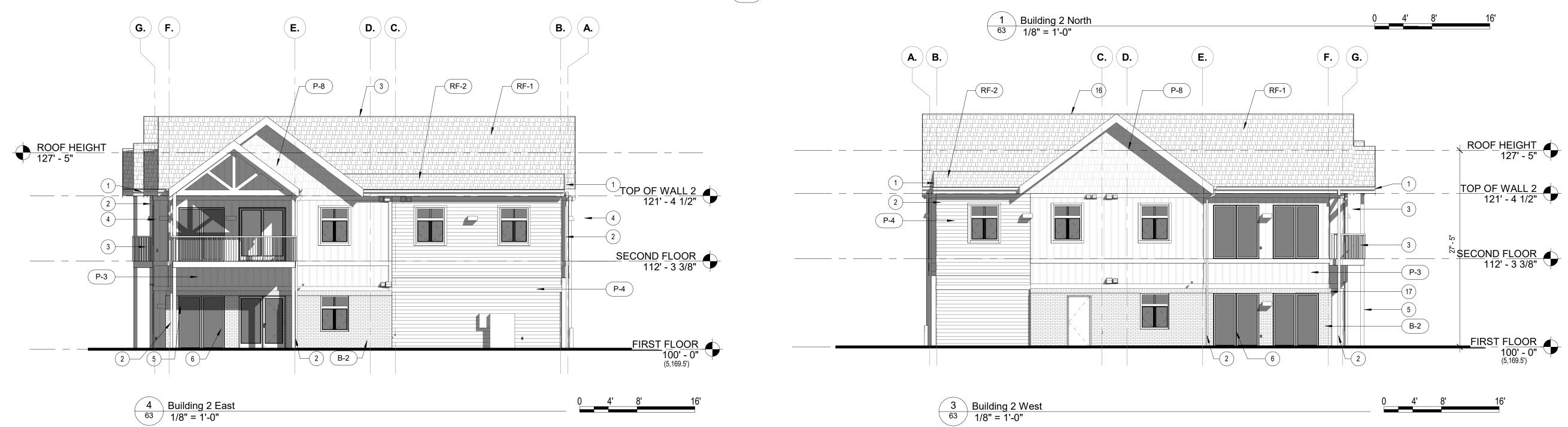
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LOTS 161, 164, 165, 166 & 167, & OUTLOTS F, I, J, K, L & N OF THE WILLOUGHBY CORNER SUBDIVISION, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO









**BUILDING ELEVATION MATERIALS** 

FIBER CEMENT BOARD PANEL, CLOUDBURST COLOR FIBER CEMENT BOARD PANEL, SUNFLOWER COLOR

FIBER CEMENT BOARD, BOARD & BATTEN SIDING, CHARCOAL COLOR FIBER CEMENT BOARD, BOARD & BATTEN SIDING, LIGHT GRAY COLOR FIBER CEMENT BOARD, BOARD & BATTEN SIDING, EGGSHELL COLOR FIBER CEMENT BOARD, 10" HORIZONTAL LAP SIDING, BROWN COLOR

FIBER CEMENT BOARD, 6" HORIZONTAL LAP SIDING, WHITE COLOR FIBER CEMENT BOARD, SHINGLE WALL PANEL, CHARCOAL COLOR

FIBER CEMENT BOARD, SHINGLE WALL PANEL, EGGSHELL COLOR

KEY DESCRIPTION

BRICK, TAN COLOR

BRICK, CHARCOAL COLOR

RF-1 ASPHALT SHINGLE ROOF, LIGHT COLOR

RF-2 ASPHALT SHINGLE ROOF, DARK COLOR

RF-3 MEMBRANE ROOF

(X) NOTES LEGEND 1ST ELEVATION

EXPOSED ENGINEERED WOOD COLUMN

HM DOOR, PAINTED, CHARCOAL, TYP.

EXPOSED GLULAM WOOD TRUSS & BEAM

12 JULIETTE BALCONY WITH SLIDING GLASS PATIO DOORS. TYP.

GUTTER, CHARCOAL, TYP. DOWNSPOUT, CHARCOAL, TYP

VINYL WINDOW, TYP

EMERGENCY LIGHT

WALL SCONCE

16 SLOPED ROOF BEYOND

17 SOLDIER COURSE BRICK

13 UTILITY METER

14 UTILITY STACK

17 BALCONY

BALCONY LIGHT WALL PACK

63

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

**NORRIS DESIGN** 

> 1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN COM** 

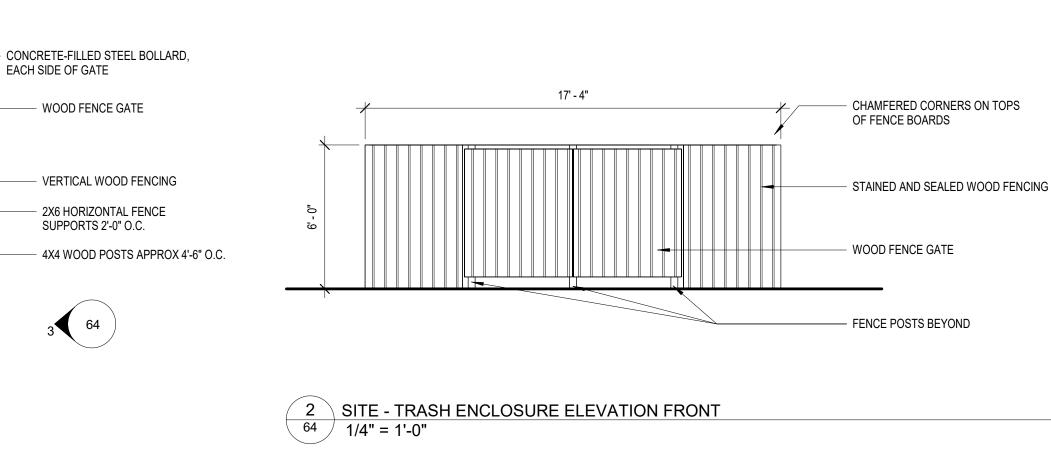
OWNER: BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY

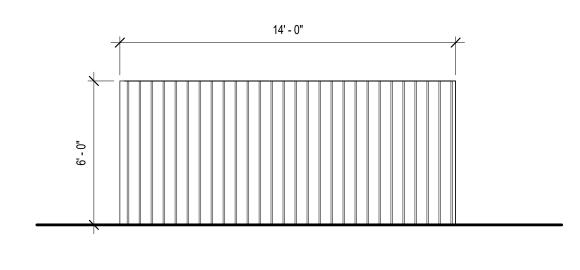
BOULDER, CO - 80304 303.441.3861 CONTACT: MOLLY CHIANG

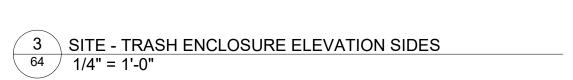
DATE: 09.25.23 - CITY APPROVAL

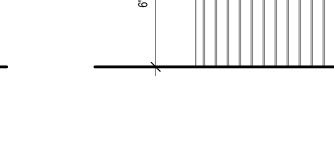
SHEET TITLE: MISC. SITE **STRUCTURES** 



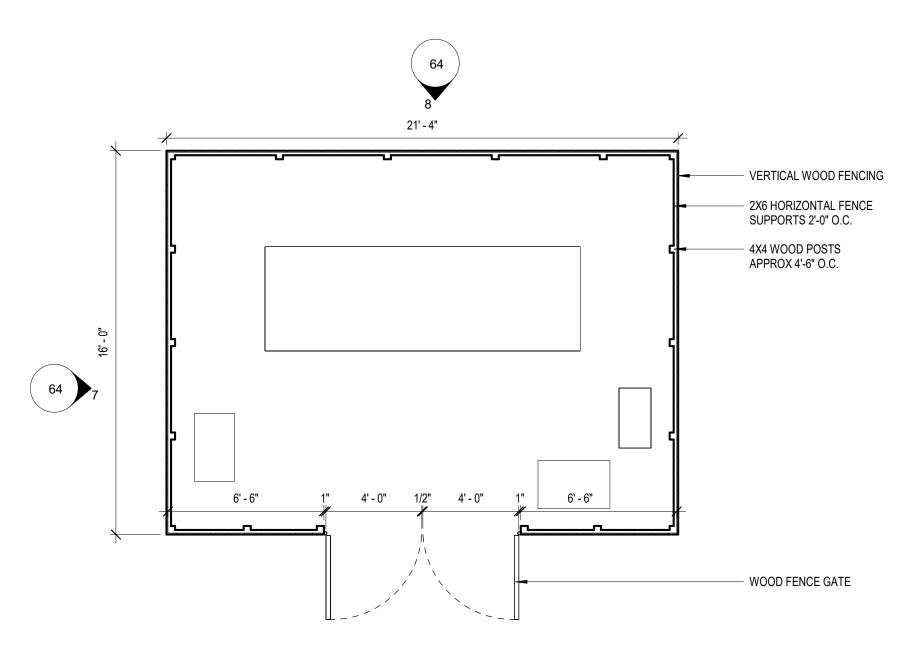


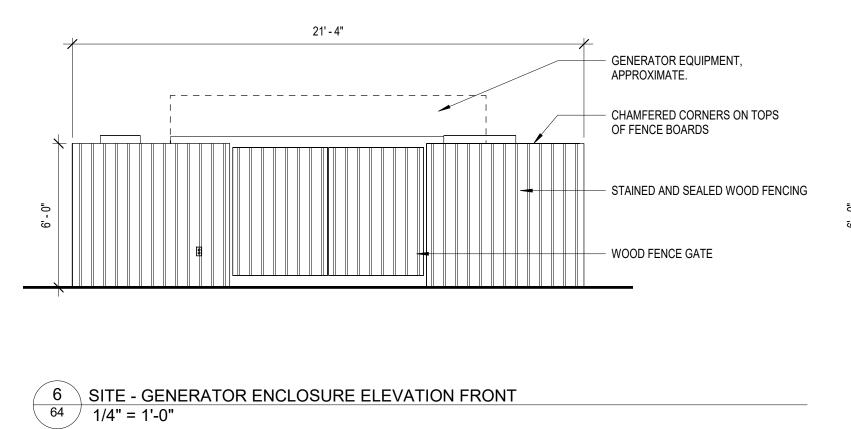


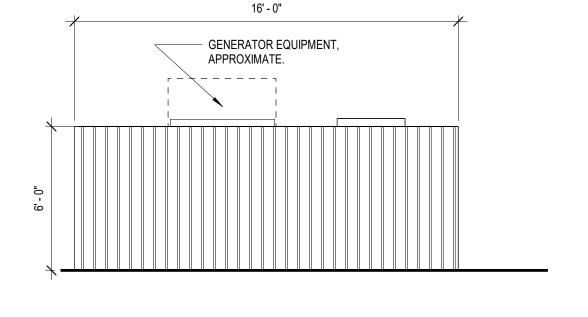




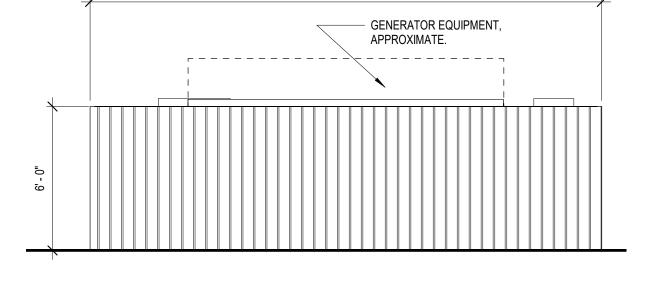












21' - 4"

17' - 4"

8 SITE - GENERATOR ENCLOSURE ELEVATION REAR
64 1/4" = 1'-0"

1 SITE - TRASH ENCLOSURE PLAN
64 1/4" = 1'-0"

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

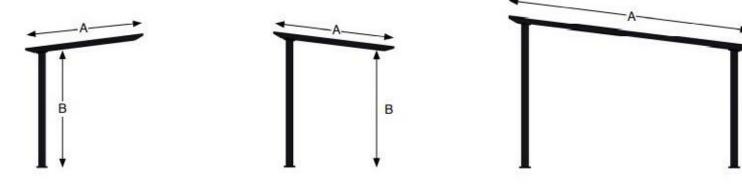
# SHELTER BUS



# DIMENSIONS SLAB RECOMMENDATIONS

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





LS	HS	DS
4	4	10
3	3	10
8'	8'	8'
14'	14'	14'
	4 3 8' 14'	LS HS  4 4  3 3  8' 8'  14' 14'

	A B	A—————————————————————————————————————	A A B A
Model	<b>I</b> ↓	<b>I</b> ↓ ots	<b>↓                                    </b>
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	нѕ	DS	TS	vs	отѕ
1	5 - 5	Unlimited	X	X	Х	Χ		
2	10 - 10 1/4	Unlimited	Х	Х	Χ	Х	Х	
3	16 - 3 5/8	Unlimited	Х	Х	Х	Χ		X
4	21 - 8 7/8	Unlimited	Х	Х	Х	Х	Х	X
5	27 - 2 1/8	Unlimited			Х	Х		×
6	32 - 7 3/8	Unlimited			Х	Χ	Х	X
7	38 - 5/8	Unlimited	•		Х	Х		X
8	43 - 5 7/8	Unlimited			Х			ĺ
9	48 - 11 1/4	Unlimited			X			
10	54 - 4 1/2	Unlimited	Ī		Χ	i i		-

# SOLAR TIONAL

NORRIS DESIGN

1101 BANNOCK STREET DENVER, CO 80204

**NORRIS-DESIGN COM** 

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

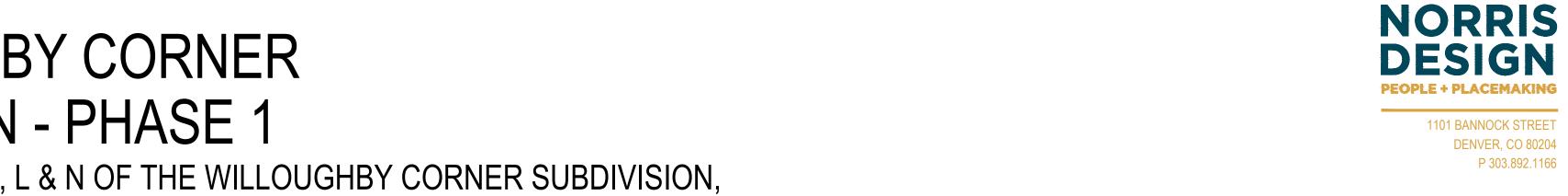
DATE: 09.25.23 - CITY APPROVAL

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





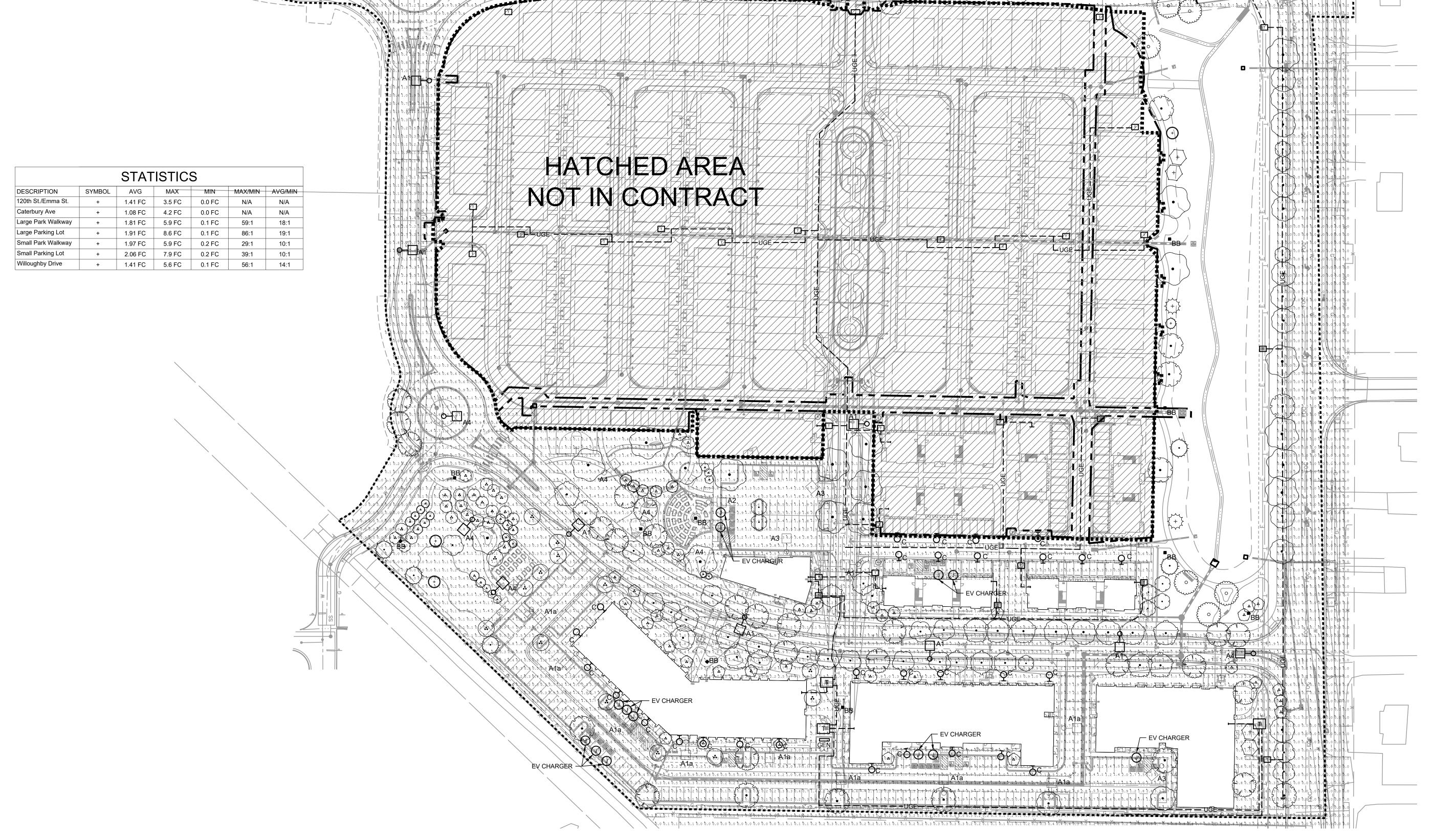
BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304

303.441.3861 CONTACT: MOLLY CHIANG

09.25.23 <u>- CITY APPROV</u>AI

SHEET TITLE: SITE PHOTOMETRICS

**WILLOUGHBY CORNER PHOTOMETRICS** 



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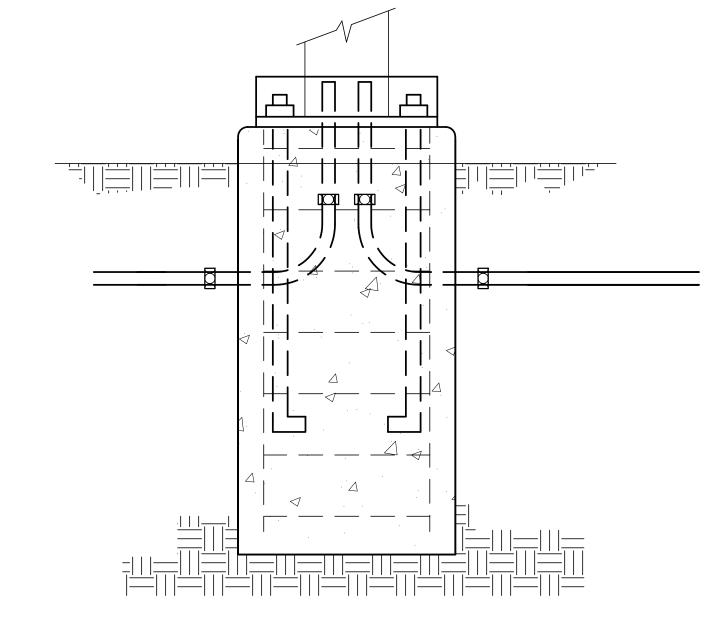
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DATE: 0<u>9.25.23 \_ CITY APPROV</u>AL

SHEET TITLE: SITE PHOTOMETRICS

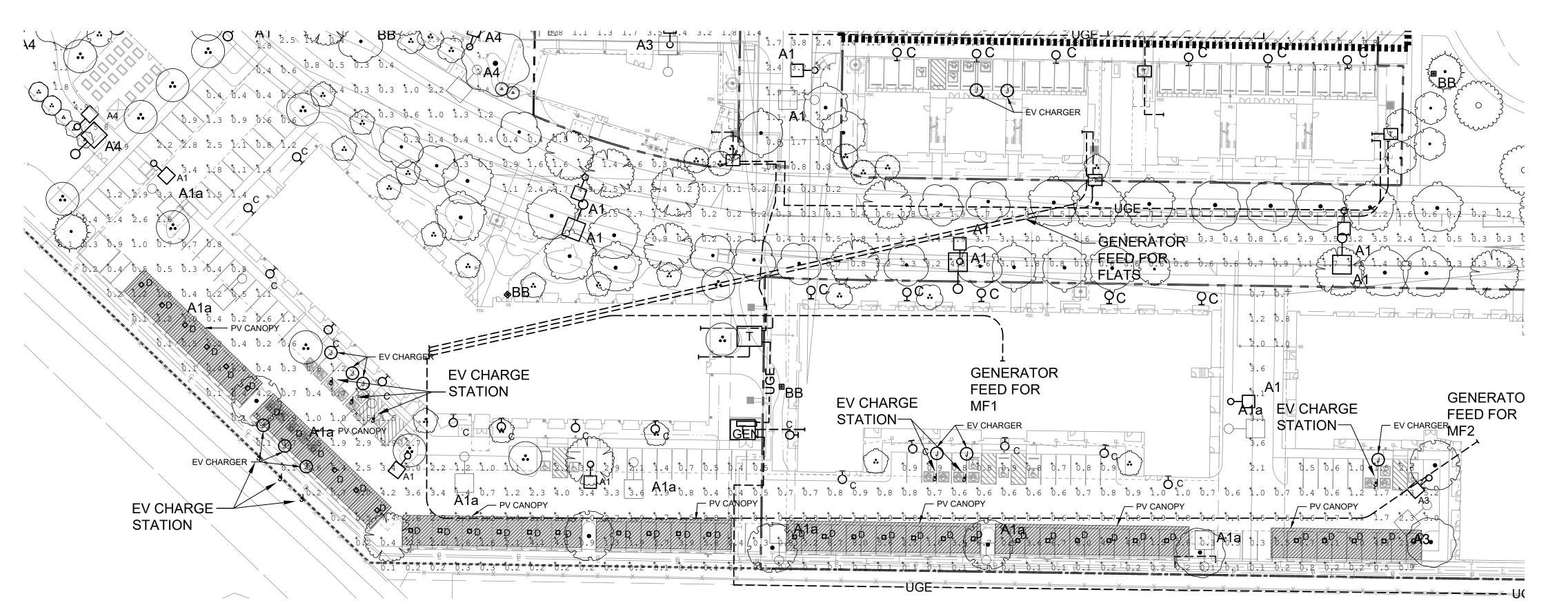
(CANOPY ALTERNATE)

		SITE	<b>LUMINAIRE SCH</b>	IEDULE				
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 LUMIANIRE 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 LUMIANIRE WITH TYPE 5W DISTRIBUTION, 20000 LUMEN LED
ВВ	ATTRACTION LIGHTS	2x2 SERIES	LED	MVOLT	24 WATTS	BRONZE	GROUND MOUNTED	2"x2" 10/5' DECORATIVE BOLLARD WITH BRANCHES DESIGN OPTION.
С	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	HVL8 LED SERIES (ALTERNATE PLAN ONLY)	LED, 3000K	MVOLT	5.8 WATTS	WHITE	SURFACE	12"X8" VANDAL RESISTANT LED CANOPY LUMINAIRI WITH OPAL POLYCARBONATE LENS, HEAVY DUTY EXTRUDED ALUMINUM HOUSING



**POLE BASE DETAIL** SCALE: NOT TO SCALE

STATISTICS										
DESCRIPTION	MAX/MIN	AVG/MIN								
120th St./Emma St.	+	1.02 FC	6.6 FC	0.0 FC	NA	NA				
Caterbury Ave	+	1.03 FC	4.9 FC	0.1 FC	49:1	10:1				
Large Park Walkway	+	2.00 FC	5.3 FC	0.0 FC	NA	NA				
Large Parking Lot	+	1.33 FC	5.5 FC	0.1 FC	55:1	13:1				
Small Park Walkway	+	2.00 FC	5.8 FC	0.2 FC	29:1	10:1				
Small Parking Lot	+	1.98 FC	5.4 FC	0.5 FC	11:1	4:1				
Willoughby Drive	+	1.53 FC	3.8 FC	0.2 FC	19:1	8:1				



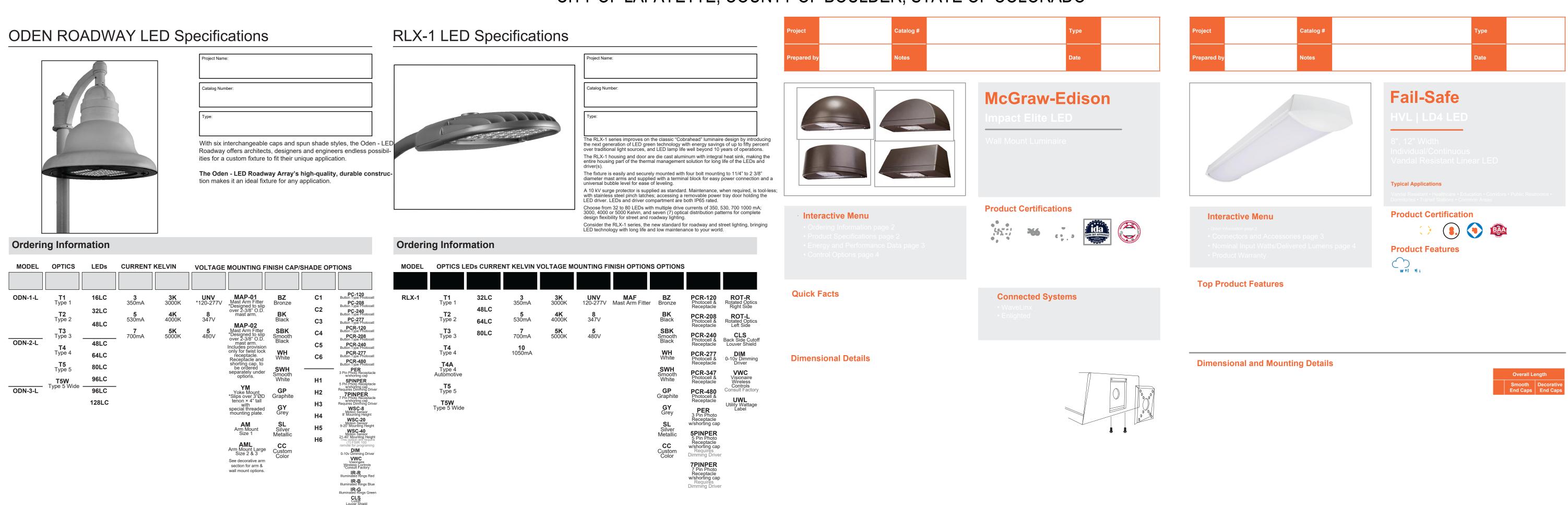
WILLOUGHBY CORNER PHOTOMETRICS (CAR PORT/CANOPY ALTERNATE)

NORRIS DESIGN PEOPLE + PLACEMAKING

1101 BANNOCK STREET DENVER, CO 80204 P 303.892.1166

**NORRIS-DESIGN.COM** 

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

**VISIONAIRE LIGHTING** 

2 TYPE B1/B2
SCALE: NONE

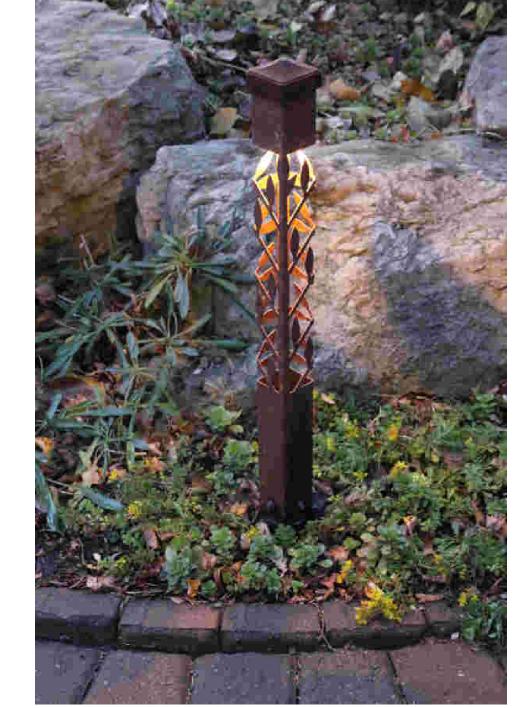
**VISIONAIRE LIGHTING** 

3 TYPE C
SCALE: NONE

1000 y 5

4 TYPE D

SCALE: NONE



5 TYPE BB
SCALE: NONE

SHEET TITLE:
PHOTOMETRIC

DATE: 0<u>9.25.23 - CITY APPROV</u>AL

OWNER:

BOULDER COUNTY HOUSING AUTHORITY 3400 BROADWAY BOULDER, CO - 80304 303.441.3861

CONTACT: MOLLY CHIANG

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KED BY: N BY:

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**DETAILS**