WILLOUGHBY CORNER

SKETCH PLAN

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

LOT SUMMARY TABLE

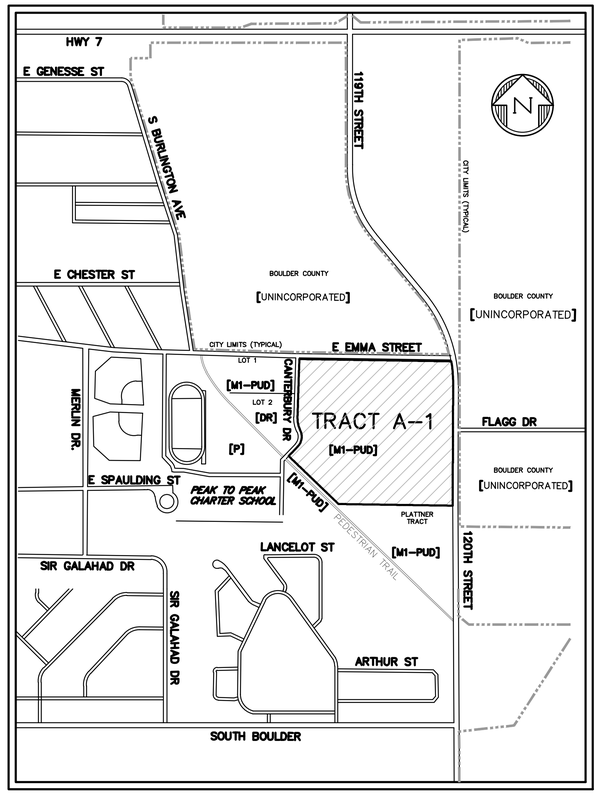
LOT NO.	TYPE	SQ. FT.
1	DUPLEX	2,608
2	DUPLEX	2,244
3-9	DUPLEX	2,250
10-11	DUPLEX	3,000
12-18	DUPLEX	2,250
19	DUPLEX	2,220
20	DUPLEX	2,880
21	TOWN HOME	1170
22-26	TOWN HOME	900
27	TOWN HOME	1,668
28-32	TOWN HOME	900
33	TOWN HOME	1,035
34	TOWN HOME	1,668
35-39	TOWN HOME	900
40	TOWN HOME	1,035
41	TOWN HOME	1,668
42-46	TOWN HOME	900
47	TOWN HOME	1,035
48	TOWN HOME	1,668
49-53	TOWN HOME	900
54	TOWN HOME	1,035
54	TOWN HOME	2,764
55	TOWN HOME	1,217
56-60	TOWN HOME	1,200
61	TOWN HOME	1,380
62	TOWN HOME	2,764
63	TOWN HOME	1,217
64-67	TOWN HOME	1,200
68	TOWN HOME	1,380
69	TOWN HOME	1,665
70-74	TOWN HOME	900
75	TOWN HOME	1,035
76	TOWN HOME	1,665
77-81	TOWNHOME	900
82	TOWN HOME	1,035
83-86	DUPLEX	2,178
87-89	TOWN HOME	900
90	TOWN HOME	1,170
91	TOWN HOME	1,035
92-97	TOWN HOME	900
98	TOWN HOME	1,239
99	TOWN HOME	1,035
100-105	TOWN HOME	900
106	TOWN HOME	1,239
107	TOWN HOME	1,035
108-113	TOWN HOME	900
114	TOWN HOME	1,239
115	TOWN HOME	1,035
116-121	TOWN HOME	900
122	TOWN HOME	1,239
123	TOWN HOME	1,380
124-127	TOWN HOME	1,200
128	TOWN HOME	1,210
129	TOWN HOME	3,438
130	TOWN HOME	1,380
131-134	TOWN HOME	1,200
135	TOWN HOME	1,210
136	TOWN HOME	3,438
137	TOWN HOME	1,035
138-143	TOWN HOME	900
144	TOWNHOME	1,239
145	TOWNHOME	1,035
146-151	TOWNHOME	900
152	TOWNHOME	1,239
153-157	DUPLEX	2,178
158	DUPLEX	2,903
159	COMMUNITY	8,212
160	COMMUNITY	14,184
161	COMMUNITY	7,882
162	MULTI-FAMILY	33,939
163	MULTI-FAMILY	11,290
164	MULTI-FAMILY	24,483
165	SENIOR	81,665
166	SENIOR	51,788
167	SENIOR	41,140

CODE MODIFICATIONS REQUESTED

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
FRONT YARD SETBACK AT COLLECTOR	35'	14'
FRONT YARD SETBACK AT LOCAL	30'	14'
DUPLEX SIDE YARD SETBACK	5'–15'	0'
REAR YARD SETBACK	30'	5'
TOWNHOME REAR SETBACK	5'	0'
DUPLEX MINIMUM LOT SIZE	6,000	2,000
MAXIMUM LOT COVERAGE (NET)	30%	90% (TOWNHOMES)
MAXIMUM LOT COVERAGE (GROSS)	30%	30%
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING FLOORS	3	3
LOCAL STREET CROSS–SECTION	39' FL TO FL	38' FL TO FL
1 BR MULTI–FAMILY PARKING PER UNIT	1.5	1.2
1 BR SENIOR PARKING PER UNIT	1.5	1.0
2 BR SENIOR PARKING PER UNIT	2.0	1.7

VISIT–ABLE UNITS:

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



VICINITY MAP

SCALE: 1"=500'

SHEET INDEX TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	CONCEPT UTILITY PLAN
4	CONCEPT GRADING PLAN
5	PHASING PLAN
6	LANDSCAPE PLAN
7	WATER USE PLAN
8	TYPICAL STREET SECTIONS & LOT DIMENSIONS

SITE DATA TABLE

LOTS ROW AND OUTLOTS

CATEGORY	SQ. FT.	ACRES	% OF LOT
DUPLEX HOUSING	69,953	1.61	6.7%
TOWN HOMES	140,809	3.23	13.4%
MULTI–FAMILY	69,713	1.60	6.6%
COMMUNITY	22,396	0.51	2.1%
SENIOR	174,593	4.01	16.6%
OUTLOTS	362,549	8.32	34.5%
ROW	209,592	4.81	20.1%
TOTAL	1,049,605	24.10	100%

OUTLOT BREAKDOWN

OUTLOT	USE	SQ. FT.	ACRES	% OF TOTAL
A	GREEN SPACE	10,507	0.24	2.9%
B	ALLEYS	62,501	1.43	17.2%
C	GREEN SPACE	13,626	0.31	3.8%
D	GREEN SPACE	13,626	0.31	3.8%
E	GREEN SPACE	1,803	0.04	0.5%
F	ALLEYS	54,926	1.26	15.1%
G	GREEN SPACE	1,803	0.04	0.5%
H	GREEN SPACE	13,631	0.31	3.8%
I	GREEN SPACE	36,768	0.84	10.1%
J	DETENTION POND	113,244	2.60	31.2%
K	GREEN SPACE	28,921	0.66	8.0%
L	GREEN SPACE	11,193	0.26	3.1%

LAND USE TABLE

LAND USE	SQ. FT.	ACRES	% OF LOT
PAVED STREETS & PARKING	145,217	3.33	13.84%
CONCRETE DRIVES & WALKS	188,642	4.33	17.97%
MULTI FAMILY LOTS	208,403	4.78	19.86%
MULTI–FAMILY/SENIOR BLDGS	104,469	2.40	9.95%
GREEN SPACE	402,874	9.25	38.38%
TOTAL	1,049,605	24.10	100%

PLANNED RESIDENTIAL UNITS

	TOTAL UNITS	1 BR	2 BR	3 BR
DUPLEX	30	0	18	12
TOWNHOMES	128	30	80	18
MULTI–FAMILY	122	82	30	10
SENIOR	120	90	30	0
TOTALS	400	202	158	40

OWNER:
BOULDER COUNTY HOUSING AUTHORITY
3460 Broadway, Boulder, CO 80306
Phone: (303) 441-1506
www.BoulderCountyHHS.org
Contact: Norrie Boyd
Housing Division Director

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

CIVIL-SURVEY:
DREXEL, BARRELL & CO.
1800 38th Street, Boulder, CO 80301
Phone: (303) 442-4338
www.drexelbarrell.com
Contact Civil: Cameron Knapp,P.E.
Contact Survey: Mathew Selders, P.L.S.

TRAFFIC ENGINEER:
KIMLEY HORN
4582 S. Ulster Street, Suite 1500, Denver, CO 80237
Phone: (303) 228-2330
Contact: Troy Russ, AICP

COMMUNITY OUTREACH & LIASON:
THE PACHNER COMPANY
4582 S. Ulster Street, 130 Rampart Way, Suite 225,
Denver, CO 80230
Phone: (303) 825-1671
Contact: Marcus Pachner, Partner

PARKING DATA TABLE (REQUIRED)

	1 BR	REQD	2 BR	REQD	3 BR	REQD	TOTAL UNITS	TOTAL REQD	TOTAL PROV
DUPLEX	0	0	18	36	12	24	30	60	60
TOWNHOMES	30	45	80	160	20	50	130	255	297
MULTI–FAMILY	80	120	30	60	10	25	120	205	156
SENIOR MF	90	135	30	60	0	0	120	195	148
COMMUNITY	0		0		0		10,000	25	32
TOTALS	200		158		42		400	740	693
							ON–STREET PARKING		62
							TOTAL	740	755

PARKING DATA TABLE (PROVIDED)

LOCATION	DESCRIPTION	SPACES
LOTS 1–20, 83–86, 153–158	DUPLEX LOTS	60
LOTS 21–82 & 87–152	TOWNHOME LOTS	270
OUTLOTS (B,F)	ALLEYS	27
LOTS 162–164	MULTI–FAMILY	84
LOT #160	COMMUNITY BUILDING	32
LOT #165	MULTI–FAMILY/SENIOR	108
LOT #166	MULTI–FAMILY/SENIOR	65
LOT #167	MULTI–FAMILY/SENIOR	47
SUBTOTAL OFF–STREET		693
ON–STREET		62
	TOTAL	755

NOTE:
THE EMMA STREET SIDEWALK CONNECTION ALONG THE SOUTH SIDE OF THE ROAD SHALL EXTEND ALL THE WAY TO THE EXISTING SIDEWALK TO THE WEST. PEAK TO PEAK CHARTER SCHOOL SHALL BE RESPONSIBLE FOR A PORTION OF THE WALK PER AN EXISTING AGREEMENT WITH THE CITY.

LEGAL DESCRIPTION:

PARCEL A:

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

CHECKED BY: CWK
DRAWN BY: MAB

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WILLOUGHBY CORNER
0 120th ST
LAFAYETTE, CO

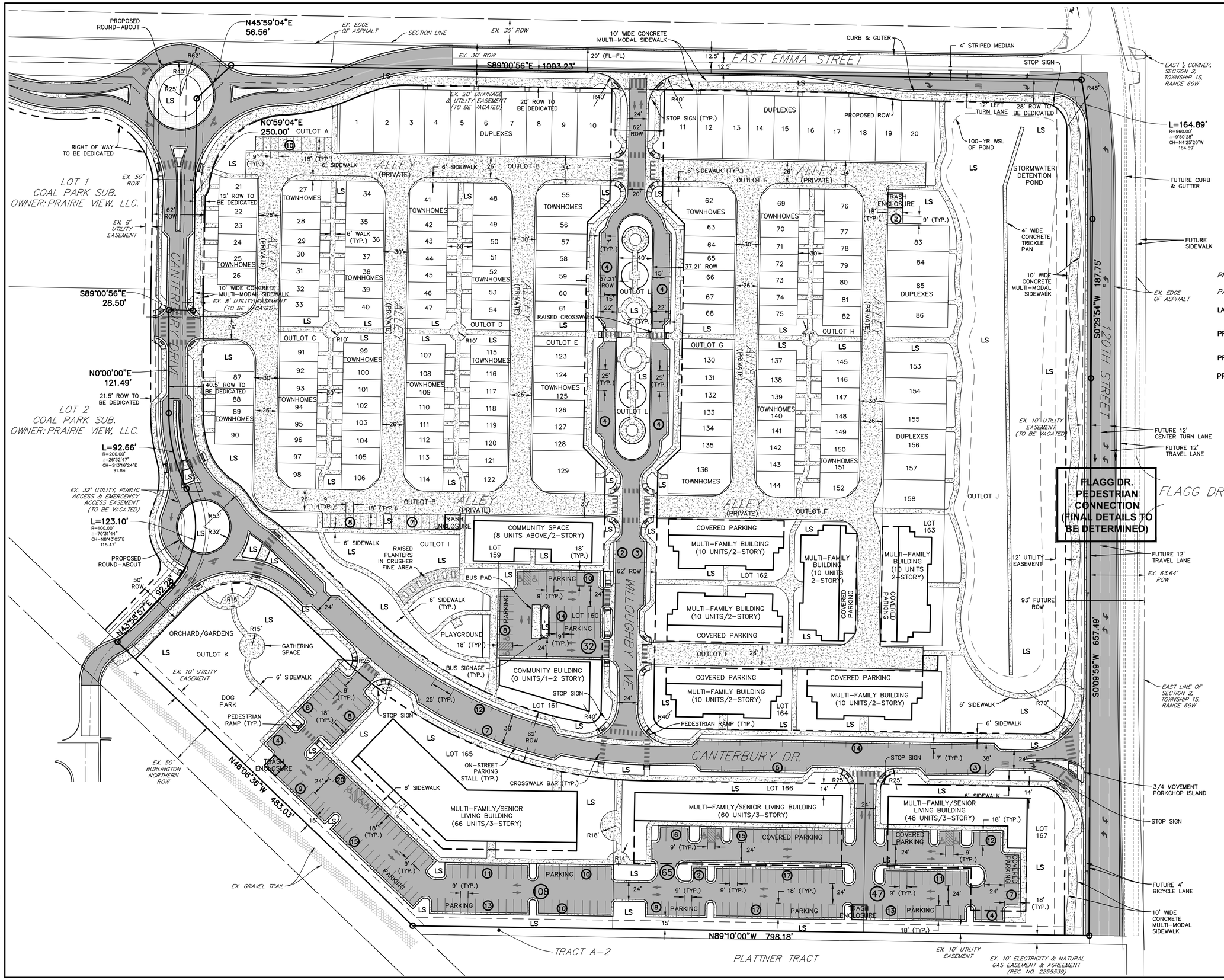
OWNER:
BOULDER COUNTY
HOUSING AUTHORITY
2525 13th ST, SUITE 204
BOULDER, CO 80302
303-441-1000

DREXEL, BARRELL & CO.
Engineers • Surveyors
1800 38th STREET
BOULDER, COLORADO 80301
CONTACT: CAMERON KNAPP, P.E.
(303) 442-4338

NOT FOR CONSTRUCTION

DATE:
02/22/19 SKETCH-01
05/24/19 SKETCH-02
07/24/19 SKETCH-03
09/06/19 SKETCH-04

SHEET TITLE:
COVER SHEET



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-N-

50 20 0 50 100
ORIGINAL SCALE: 1"=50'

LEGEND

PROPERTY LINE
PARKING SPACES (X)
LANDSCAPE AREA LS
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED SIGN

WILLOUGHBY CORNER

0 120th ST
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OWNER:
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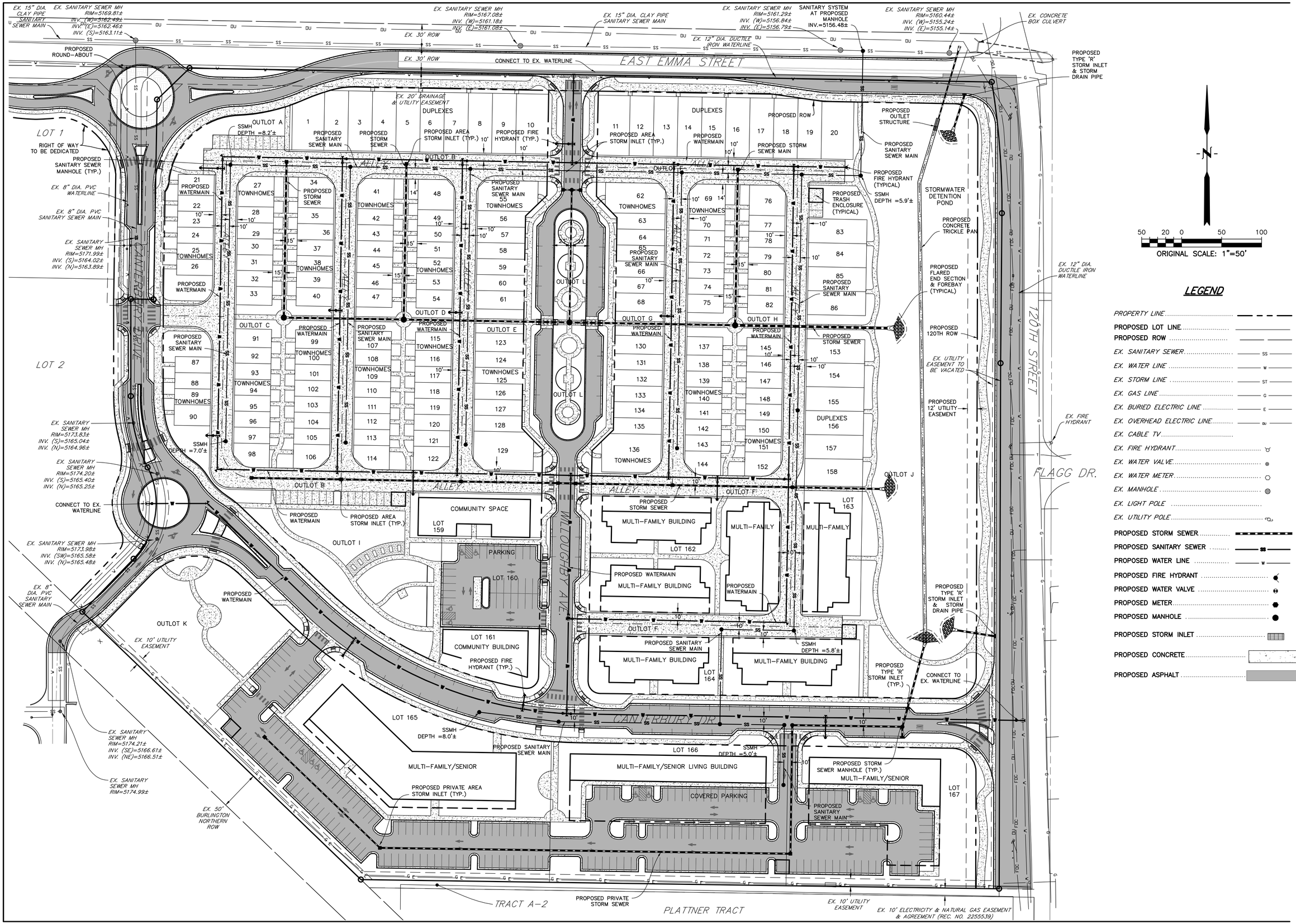
07/24/19 SKETCH-03
09/06/19 SKETCH-04

SHEET TITLE:
SITE PLAN

CHECKED BY: CWK
DRAWN BY: MAB



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROW
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. STORM LINE
- EX. GAS LINE
- EX. BURIED ELECTRIC LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. CABLE TV
- 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 METER
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE
- PROPOSED ASPHALT

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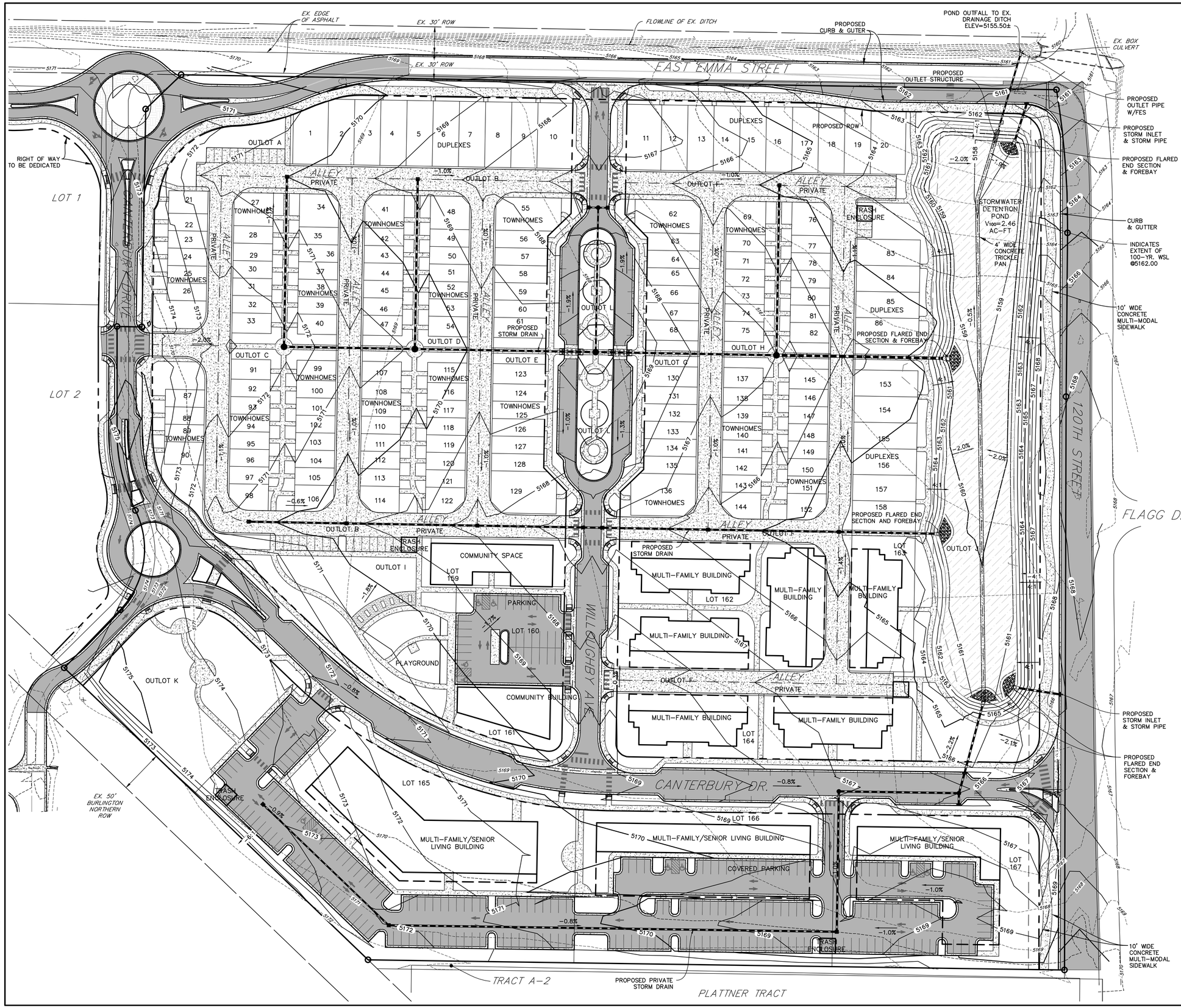
07/24/19 SKETCH-03
09/06/19 SKETCH-04

SHEET TITLE:
CONCEPT UTILITY PLAN

CHECKED BY: CWK
DRAWN BY: MAB



ORIGINAL SCALE: 1"=50'

LEGEND

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

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DATE:
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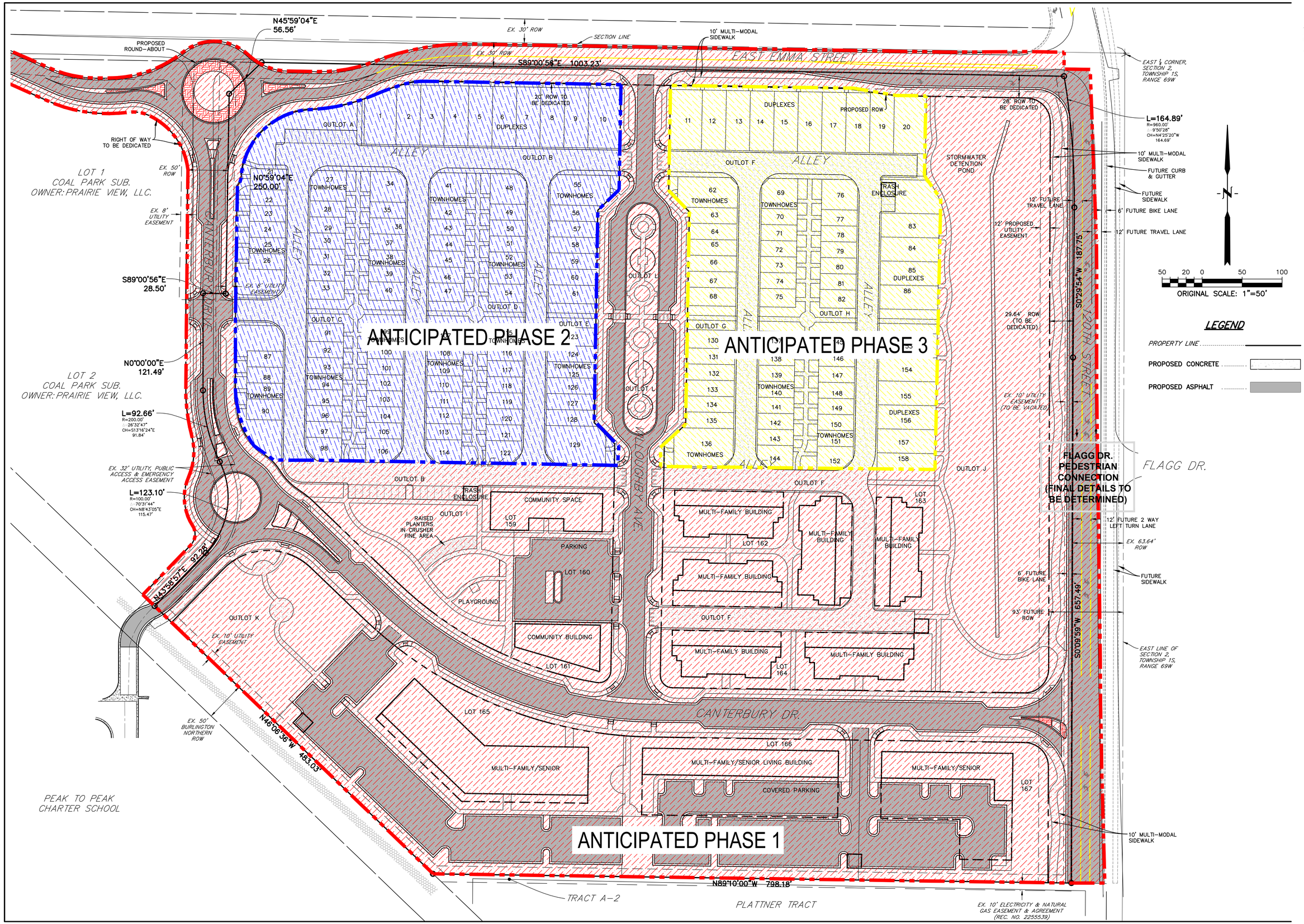
07/24/19 SKETCH-03
09/06/19 SKETCH-04

SHEET TITLE:
CONCEPT GRADING PLAN

CHECKED BY: CWK
DRAWN BY: MAB



CHECKED BY: CWK
DRAWN BY: MAB

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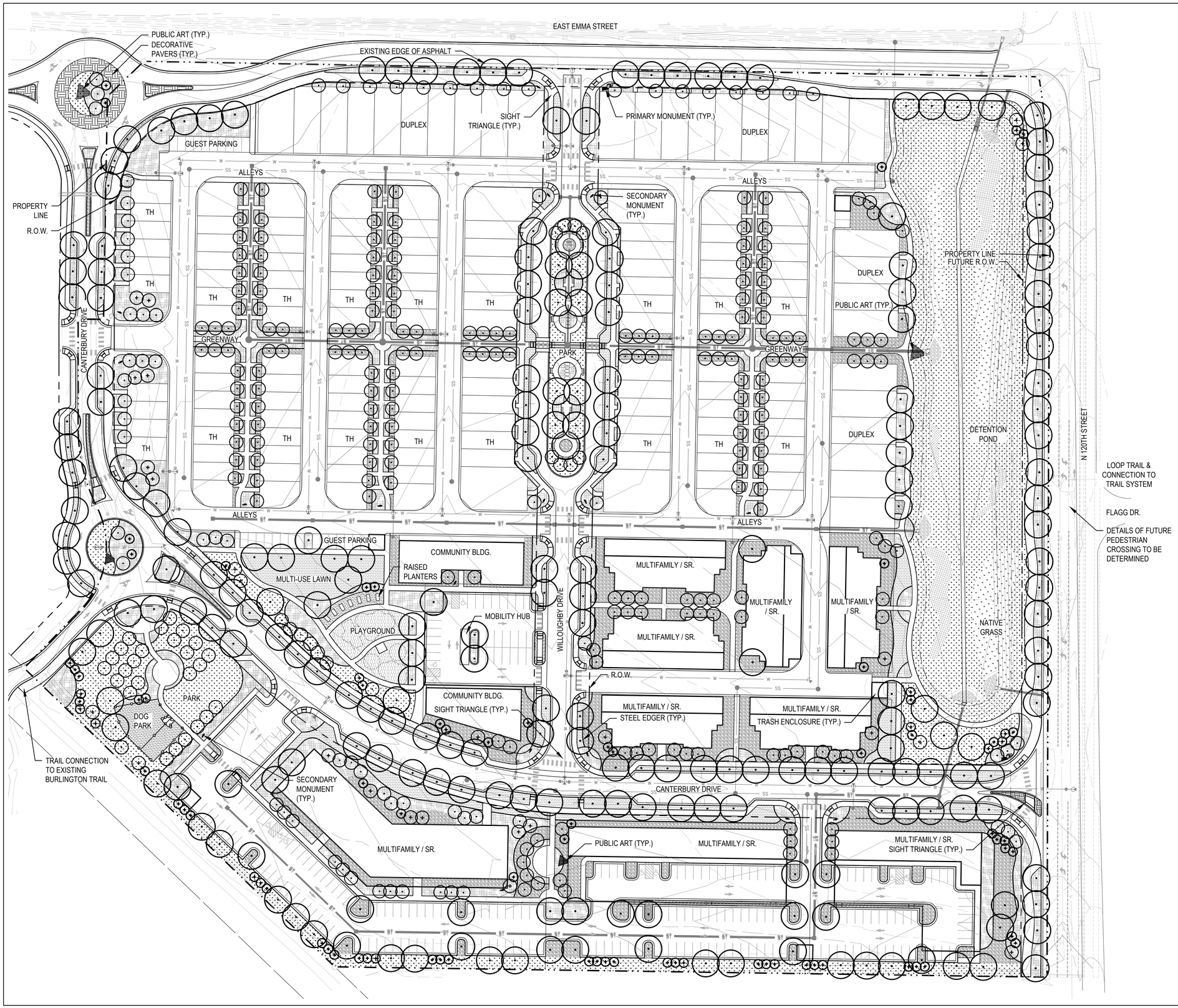
09/06/19 SKETCH-04

SHEET TITLE:
PHASING PLAN



LEGEND

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- PLANTING BED WITH LARGER SIZE ROCK MULCH
- PLANTING BED WITH SMALLER SIZE ROCK MULCH
- IRRIGATED TURF
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE SEED MIX 1
- NON-IRRIGATED NATIVE SEED MIX 2
- CRUSHER FINES
- PLAY SURFACE
- DECORATIVE PAVERS
- STEEL EDGER
- FENCE
- PROPERTY LINE
- R.O.W.
- TRASH ENCLOSURE
- PUBLIC ART
- PRIMARY MONUMENT
- SECONDARY MONUMENT

NORTH

0 25 50 100

SCALE 1" =50'

811

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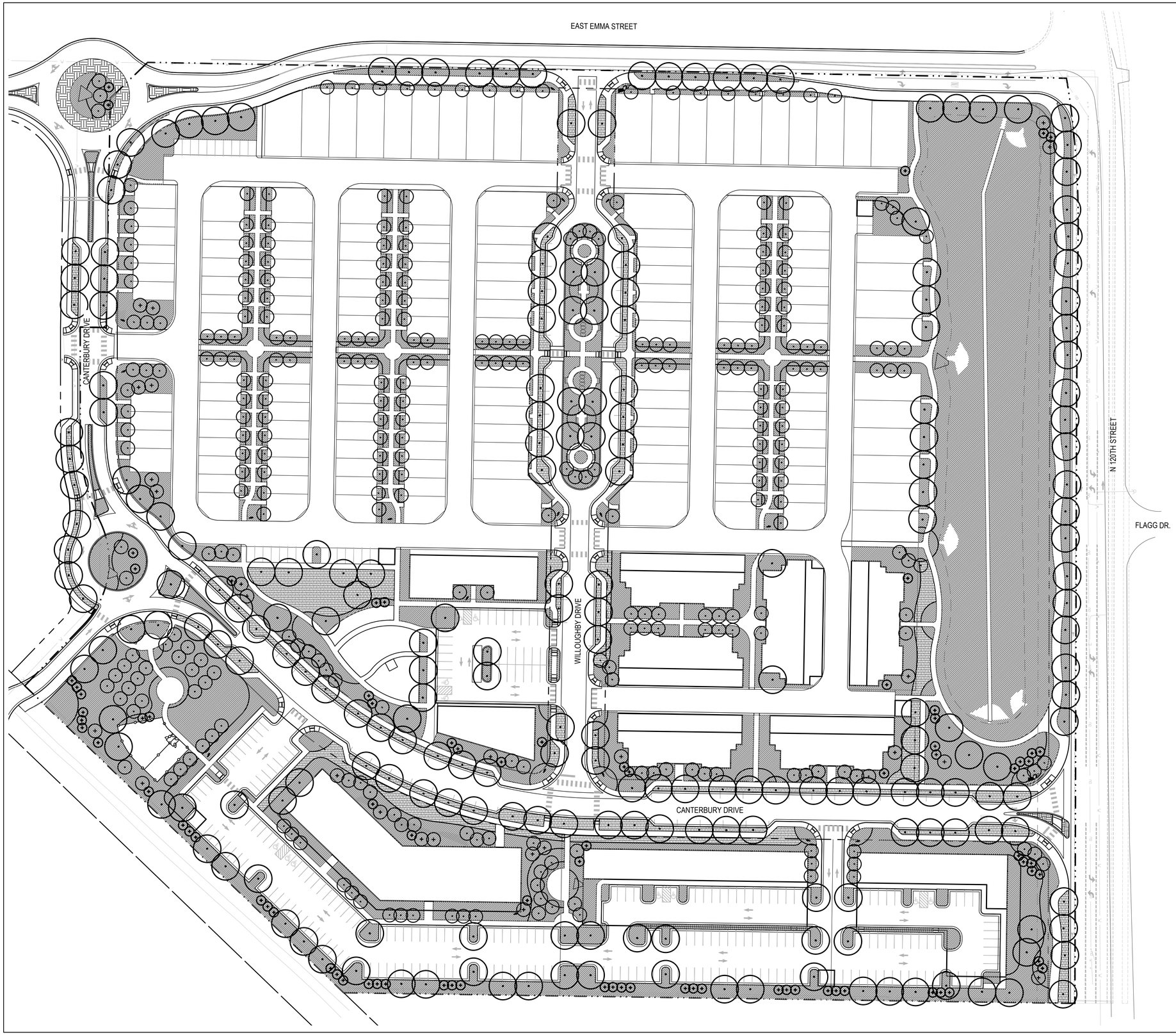
DATE:

02/22/19 SKETCH-01
05/24/19 SKETCH-02
07/24/19 SKETCH-03
09/06/19 SKETCH-04

SHEET TITLE:

LANDSCAPE PLAN

CHECKED BY: JB
DRAWN BY: DMH, DR



LEGEND

- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRGATED NATIVE SEED
- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- PROPERTY LINE

HYDRO-ZONE TABLES

TAP TBD PERMANENT TAP

WATER USE TYPE	AREA (SF)
HIGH WATER USE	35,377 SF
LOW WATER USE	305,436 SF

TREE TYPE	QUANTITY
CANOPY TREES	222
EVERGREEN/ORNAMENTAL	568
TREES	790
TOTAL	

TOTAL IRRIGATED AREA	**328,205 SF**

NORTH

0 25 50 100

SCALE 1" =50'

811

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05/24/19 SKETCH-02
07/24/19 SKETCH-03
09/06/19 SKETCH-04

SHEET TITLE:

WATER USE PLAN

CHECKED BY: JB
DRAWN BY: DMH, DR

DEVELOPMENT STANDARDS TABLE

CODE MODIFICATIONS REQUESTED		
DEVELOPMENT STANDARDS	**REQUIRED**	**PROPOSED**
FRONT YARD SETBACK AT COLLECTOR	35'	14'
FRONT YARD SETBACK AT LOCAL	30'	14'
DUPLEX SIDE YARD SETBACK	5'-15'	0'
REAR YARD SETBACK	30'	5'
TOWNHOME REAR SETBACK	5'	0'
DUPLEX MINIMUM LOT SIZE	6,000	2,000
MAXIMUM LOT COVERAGE (NET)	30%	90% (TOWNHOMES)
MAXIMUM LOT COVERAGE (GROSS)	30%	30%
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING FLOORS	3	3
LOCAL STREET CROSS-SECTION	39' FL TO FL	38' FL TO FL
1 BR MULTI-FAMILY PARKING PER UNIT	1.5	1.2
1 BR SENIOR PARKING PER UNIT	1.5	1.0
2 BR SENIOR PARKING PER UNIT	2.0	1.7

PLANNED RESIDENTIAL UNITS				
	TOTAL UNITS	**1 BED**	**2 BED**	**3 BED**
DUPLEX	30	0	18	12
TOWNHOUSE	128	30	80	20
MULTI-FAMILY	122	80	30	10
SENIOR MULTI-FAMILY	120	90	30	0
TOTALS	**400**	200	158	42

LANDSCAPE REQUIREMENTS TABLE

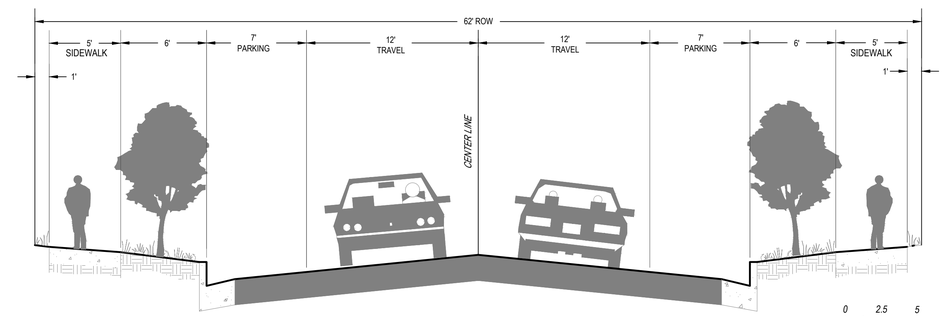
REQUIREMENT	TREES REQUIRED	TREES PROVIDED
Install trees on site, a minimum of one tree per one thousand (1,000) square feet of landscaped area, distributed on the site.	341	648

STREET TREE REQUIREMENTS TABLE

Street Tree Description	*Length (ft)*	*# of Trees Required*	*# of Trees Provided*
Street Trees: N Side of Canterbury Dr (1 Street Tree per 40 LF)	1,335'	34	38
Street Trees: S Side of Canterbury Dr (1 Street Tree per 40 LF)	999'	25	26
Street Trees: N 120th St (1 Street Tree per 40 LF)	789'	20	25
Street Trees: E Emma St (1 Street Tree per 40 LF)	879'	22	20*

NOTE: E Emma Street is deficient (2) street trees. Trees have been added on N 120th Street to mitigate.

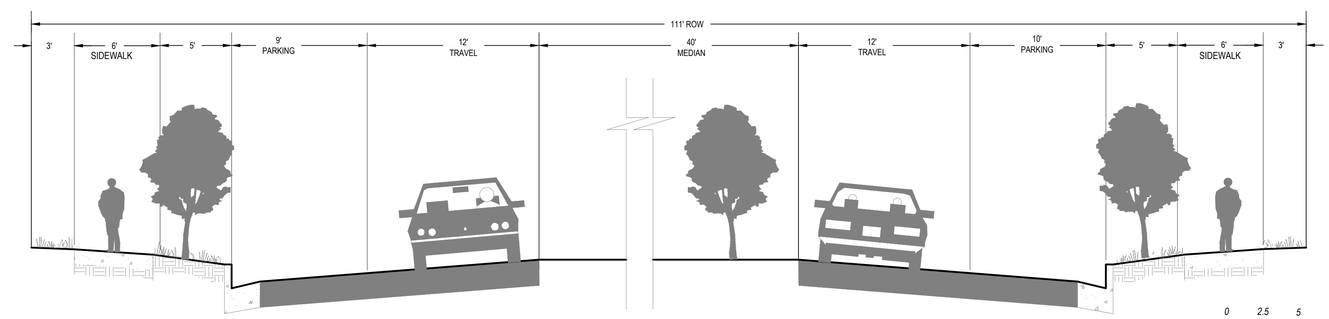
STREET SECTIONS



CANTERBURY DRIVE & WILLOUGHBY DRIVE SECTION

0 2.5 5 10

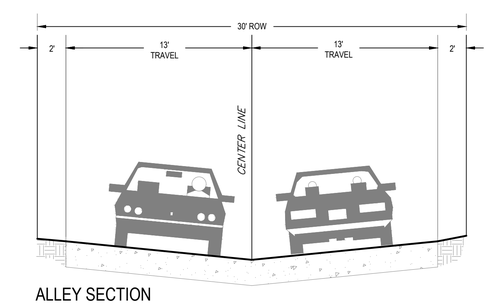
SCALE 1" =5'



WILLOUGHBY DRIVE PARKWAY SECTION

0 2.5 5 10

SCALE 1" =5'

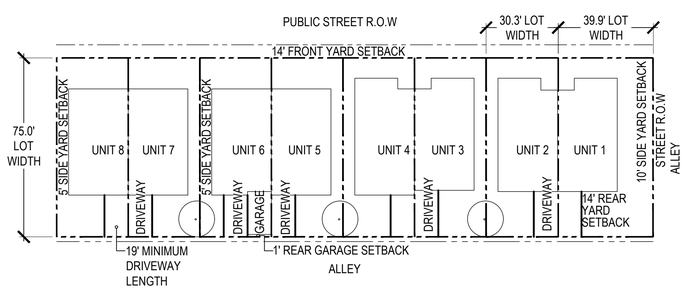


ALLEY SECTION

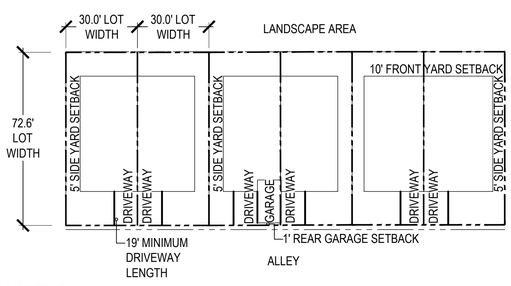
0 2.5 5 10

SCALE 1" =5'

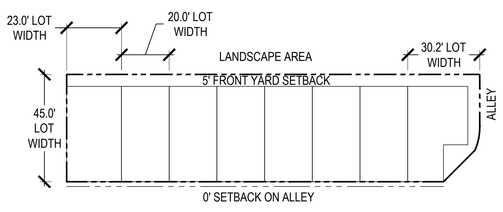
LOT TYPICALS



DUPLEX A



DUPLEX B



TOWNHOMES

0 15 30 60

SCALE 1" =30'

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

WILLOUGHBY CORNER

0 120th ST
LAFAYETTE, CO

OWNER:

BOULDER COUNTY
HOUSING AUTHORITY
2525 13th ST, SUITE 204
BOULDER, CO 80302
303-441-1000

NOT FOR CONSTRUCTION

DATE:

02/22/19 SKETCH-01
05/24/19 SKETCH-02
07/24/19 SKETCH-03
09/06/19 SKETCH-04

SHEET TITLE:

TYPICAL STREET SECTIONS & LOTS DEMENSIONS

CHECKED BY: JB
DRAWN BY: DMH, DR