A New 21 Unit Affordable Housing Project:

Lyons Valley Townhomes

LYONS, CO

DIRECTORY

PROPERTY OWNER

Lyons Valley Townhomes, LP
Contact: Rusty Snow
406.541.0999 ex 233
283 West Front Street
Missoula, MT 59801

DEVELOPMENT TEAM

Lyons Town Administrator
Contact: Victoria Simonsen
430.823.6622 ex 19
432 5th Avenue
Lyons, CO 80640

Town Planner, Town of Lyons
Contact: Paul Glasgow
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432 5th Avenue
Lyons, CO 80640

Summit Housing Group
Contact: Rusty Snow
Tori Stedman, Assistant PM
406.541.0999 ex 233
283 West Front Street
Missoula, MT 59801

ARCHITECT

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Contact: Jennifer Clary, Principal
Hope Fisher, Project Manager
406.540.4437
1535 Liberty Lane, Suite 110B
Missoula, MT 59808

CIVIL SURVEY

Scott Cox & Associates
Contact: Don Ash; PE
303.444.3051
1530 55th Street
Boulder, CO 80303

STRUCTURAL

Morrison-Maierle
Contact: Maria Chestnut; PE, MLSE
406.529.4945
1055 Mount Avenue
Missoula, MT 59801

MECHANICAL

DC Engineering
Contact: Jason Hamin
406.218.2180
123 West Spruce Street
Missoula, MT 59802

ELECTRICAL

DC Engineering
Contact: Larry Palmer
406.218.2184
123 West Spruce Street
Missoula, MT 59802

LANDSCAPE

Outside LA, LLC
Contact: Sandi Gibson
303.517.9626
Boulder, CO

CERTIFICATES

OWNER SIGNATURE:

SURVEYOR SIGNATURE:

UTILITIES SIGNATURE:

TOWN PLANNER SIGNATURE:

ABBREVIATIONS

A	
A.	Area
AB	Anchor Bolt
ADA	Americans with Disabilities Act
AFF	Above Finished Floor
ALT	Alternate
ALUM	Aluminum
B	
BB	Base Board
BLDG	Building
BLKG	Blocking
BO	Bottom Of
BRG	Bearing
C	
CABO	Council Amer. Building Officials
CL	Center Line
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous
COORD	Coordinate
CSCI	Contractor Supply, Contractor Install
D	
DIA	Diameter
DIM	Dimension
DIV	Division
DN	Down
DR	Door
DTL	Detail
DWG	Drawing
E	
(E)	Existing
EA	Each
EJ	Expansion Joint
ELEC	Electrical
EQ	Equal
EXT	Exterior
F	
FD	Floor Drain
FND	Foundation
FOS	Face of Stud
FPHB	Frost Proof Hose Bib
FR	Fire Riser
FRP	Fiber Reinforced Panel
FT	Foot
FTG	Footing
G	
GA	Gauge
GALV	Galvonized
G.D.	Garbage Disposal
GFI	Ground Fault Interupter
GLB	Glue Laminated Beam (Glue-Lam)
GR	Grade
GYP	Gypsum
H	
HC	Hollow Core
HDR	Header
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HT	Height
HW	Hot Water
I	
IBC	International Building Code
ID	Inside Diameter
INSUL	Insulation
INT	Interior
J	
JST	Joist
JT	Joint
M	
MAT	Material
MAS	Masonry
MAX	Maximum
MB	Machine Bolt
MECH	Mechanical
MIN	Minimum
MISC	Miscellaneous
MTL	Metal
N	
N/A	Not Applicable
NO	Number
NTS	Not to Scale
O	
OAL	Over All Length
OC	On Center
OD	Outside Diameter
OPP	Opposite
OSCI	Owner Supplied/Contractor Installed
OSOI	Owner Supplied/Owner Installed
P	
PED	Pedestrian
PERIM	Perimeter
PL	Plate
PLMBG	Plumbing
PLWD	Plywood
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
Q	
QNTY	Quantity
QTR	Quarter
QUAL	Qualification
R	
RAD	Radius
REF	Reference
REFG	Refrigerator
REINF	Reinforcing
REQ	Required
REV	Revision
RM	Room
RO	Rough Opening
S	
SF	Square Foot
SHT	Sheet
SIM	Similar
SPEC	Specification
STC	Sound Transmission Class
STND	Standard
STRUCT	Structural
SYM	Symetrical
T	
T&G	Tonge & Groove
TEMPD	Tempered
THK	Thick
TO	Top of
TYP	Typical
U	
UL	Underwriters Laboratory Inc.
UNO	Unless Noted Otherwise
V	
VERT.	Vertical
VB	Vinyl Base
VIF	Verify in the Field
W	
W/	With
W/O	With Out
WD	Wood
WM	Water Meter
WP	Waterproof

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL JOBSITE DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK ALL SHALL REPORT AND DISCREPANCIES TO THE ARCHITECT. USE WRITTEN DIMENSIONS. DO NOT SCALE DRAWINGS. WHERE NO DIMENSION IS PROVIDED, COORDINATE WITH ARCHITECT BEFORE PROCEEDING WITH WORK.

2. ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SUPERVISION TO PERFORM THE WORK AND CONSTRUCTION FOR THE PROJECT AS INDICATED IN THESE DOCUMENTS AND SPECIFICATIONS.

3. THE DESIGN, ADEQUACY AND SAFETY OF ERECTING AND BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY AN ENGINEER.

4. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF WALLS AND FINISH MATERIALS. GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH ALL TRADES.

5. GENERAL CONTRACTOR TO PROVIDE SECURITY AND PROTECTION FACILITIES THAT INCLUDE, BUT ARE NOT LIMITED TO; BARRICADES, WARNING SIGNS & LIGHTING PROTECTION DURING CONSTRUCTION.

6. ALL MATERIALS & FINISHES ARE TO BE AS SPECIFIED, OR APPROVED EQUAL, SEE SPECS.

7. SUBSTITUTIONS SHALL BE BY APPROVAL PRIOR TO THE BID; SEE SUBSTITUTION REQUEST SPECIFICATION. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT/OWNER PRIOR TO COMMENCING WITH ANY FABRICATION AND/OR INSTALLATION.

8. PROVIDE 1 YEAR WARRANTY FOR ALL WORKMANSHIP.

9. PRIOR TO THE BEGINNING OF ANY WORK, CONTRACTOR TO OBTAIN ALL PERMITS, INSPECTIONS AND CERTIFICATES NECESSARY FOR OCCUPANCY BY TENANT U.N.O. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODE, LAWS, RULES AND REGULATIONS OF ALL CONSTITUTED AUTHORITIES HAVING JURISDICTION. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE APPLICABLE BUILDING CODES ON CODE PLANS.

10. CONTRACTOR SHALL FURNISH OWN TRASH DISPOSAL AS WELL AS A CONSTRUCTION WASTE MANAGEMENT PLAN. WASTE DISPOSAL IN LANDFILLS SHALL BE MINIMIZED AND AS MANY OF THE MATERIALS AS FEASIBLE SHALL BE REUSED, SALVAGED OR RECYCLED. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THIS CONTRACT, WHICH INCLUDES BUT IS NOT LIMITED TO CONCRETE, ASPHALT AND WOOD.

11. CONTRACTOR SHALL BE HELD LIABLE FOR ALL THE DAMAGE TO THE PROPERTY, BUILDING AND ALL "EXISTING" ELEMENTS BY THEIR PERSONNEL OR SUBCONTRACTORS. ANY DAMAGE SHALL BE REPORT TO THE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ITEMS FOR RETURNING ITEMS TO THEIR ORIGINAL CONDITION.

12. THE CONTRACTOR SHALL FOLLOW SIZES AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND SHALL FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS. DO NOT SCALE DRAWINGS.

13. WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIVE AND SO CONSTRUCTED.

14. THE USE OF THESE DOCUMENTS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. ANY PUBLICATION, REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. OWNERSHIP AND TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF ENCOMPASS DESIGN INC. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

15. ANY OMISSION OR CONFLICTS BETWEEN VARIOUS ELEMENTS WITHIN THESE DOCUMENTS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY AFFECTED WORK.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF OTHER TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, LANDSCAPE, ACOUSTIC, PLUMBING AND STRUCTURAL COMPONENTS AS WELL AS THOSE ITEMS SUPPLIED BY THE OWNER. GENERAL CONTRACTORS AND SUBCONTRACTORS TO BRING ANY OMISSIONS OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID FOR APPROPRIATE RESOLUTION.

17. THESE DOCUMENTS ARE THE PROPERTY OF ENCOMPASS DESIGN AND ARE NOT TO BE REPRODUCED OR COPIED. THESE DRAWINGS ARE TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT.

18. THESE DOCUMENTS REPRESENT THE DESIRED RESULT OF CONSTRUCTION. THE METHODS OF SUCH CONSTRUCTION AND THE ASSOCIATED RISKS INVOLVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

19. THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING DURING ALL STAGES OF CONSTRUCTION. GENERAL CONTRACTOR RESPONSIBLE FOR ANY AND ALL SHORING.

PROJECT FEATURES + REQUIREMENTS

1. PARCEL AREA: 166,592 SQUARE FEET (3.82 ACRES)
2. EXISTING ZONING: R-1 LOW DENSITY RESIDENTIAL DISTRICT W/ A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY
3. ADJACENT ZONING: A-1 AGRICULTURAL DISTRICT, POS PARKS & OPEN SPACE DISTRICT
4. SURFACE PARKING: 50 TOTAL SPACES REQUIRED:
   - 3 TUCK-UNDER PARKING SPOTS
   - 47 UNENCLOSED PARKING SPOTS
   (1 HANDICAP ACCESSIBLE VISITOR SPACE)
   (6 HANDICAP ACCESSIBLE DWELLING UNIT SPOTS)
5. BEARINGS & DISTANCES OF ALL LOT LONES, SEE CIVIL SHEETS
6. PROPOSED LAND USES FOR THE PROPERTY, SEE CIVIL SHEETS
7. EXISTING PUBLIC WATER & SEWER LINES & PROPOSED CONNECTIONS, SEE CIVIL SHEETS
8. OPEN SPACE & TRAIL NETWORKS, SEE CIVIL SHEETS & SITE PLAN.
9. ADJACENT PROPERTIES IDENTIFIED BY ZONING DISTRICT, SEE CIVIL SHEETS
10. 21 TOTAL MULTI FAMILY UNITS ON THE SITE, (2) TYPE A, (1) TYPE AV, TYPE B GROUND FLOOR UNITS. (5) BUILDINGS, 2 TO 3 STORY BUILDINGS.

    BUILDING A = 2 STORY; 4 UNITS + OFFICE
    BUILDING B = 2 STORY; 4 UNITS
    BUILDING C = 3 STORY; 5 UNITS
    BUILDING D = 2 STORY; 4 UNITS
    BUILDING E = 2 STORY; 4 UNITS

EACH UNIT: (21) TWO BEDROOM/1 BATH UNITS, 860 OR 866 SQ. FT. EACH

MAX. HEIGHT: 28' - 4", SEE ARCHITECTURAL ELEVATIONS

PROJECT NET DENSITY: 21 DWELLING UNITS / 3.82 ACRES

ADJACENT LAND OWNERS OF ADJACENT LOTS LISTED ON SEPERATE AMENDMENT.

STATISTICAL INFORMATION

1. NET LAND AREA, GROSS LAND AREA AND STREETS, SEE CIVIL PLANS
2. IMPERVIOUS COVERAGE, SEE CIVIL PLANS
3. CUMLATIVE GROSS FLOOR AREA:

BUILDING A =	1ST FLOOR- 2095 SF
	2ND FLOOR - 2332 SF
BUILDING B =	1ST FLOOR - 2095 SF
	2ND FLOOR - 2095 SF
BUILDING C =	1ST FLOOR - 1042 SF
	2ND FLOOR - 2924 SF
	3RD FLOOR - 1152 SF
BUILDING D =	1ST FLOOR - 2095 SF
	2ND FLOOR - 2095 SF
BUILDING E =	1ST FLOOR - 2095 SF
	2ND FLOOR - 2095 SF

4. BUILDING FOOTPRINTS, SEE ARCHITECTURAL ELEVATIONS AND CIVIL PLANS

GENERAL FIRE SPRINKLER NOTES

1. SUBMIT ALL SHOP DRAWINGS TO LOCAL AUTHORITY HAVING JURISDICTION AND RECEIVE APPROVAL PRIOR TO STARTING CONSTRUCTION. SEE CODE REVIEW 907.1.1 & 907.1.2
2. COORDINATE ALL PIPING WITH OTHER TRADES PRIOR TO STARTING CONSTRUCTION.
3. ALL MATERIALS & INSTALLATIONS OF THIS AUTOMATIC FIRE SPRINKLER SYSTEM TO CONFORM TO NFPA 13R.
4. CONTRACTOR WILL PROVIDE A RELIABLE MODEL A4 SPARE HEAD CABINET WITH A MINIMUM OF EACH TYPE OF SPRINKLER HEAD USED PER NFPA 13R WITH THE APPROPRIATE HEAD WRENCH FOR EACH HEAD USED, VERIFY.
5. DRAINS WILL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH NFPA 13R. PROVIDE HEAT TAPE IF NECESSARY.
6. ALL PAINTING, IF REQUIRED, WILL BE DONE BY OTHERS.
7. MAIN PIPING SHALL BE AS PER THE APPROPRIATE SECTIONS OF NFPA 13R.
8. BRANCH PIPING SHALL BE AS PER THE APPROPRIATE SECTIONS OF NFPA 13R.

RADON

1. PROJECT REQUIRES INSTALLATION OF A PASSIVE RADON MITIGATION SYSTEM. ALL DRAWINGS INDICATE THE "INFRASTRUCTURE" TO ACCOMPLISH THIS SYSTEM, BUT EXCLUDE ALARM(S) & FAN(S) REQUIRED, AS THIS SHALL BE REVIEWED. DESIGNED AND FINAL ALARM(S) & FAN(S) INSTALLATION TO BE COMPLETED BY A LICENSED RADON SPECIALIST AND SHALL BE HIRED BY THE OWNER AS AN INDEPENDENT CONTRACTOR. GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE TIMING IN WHICH THIS SPECIALIST IN ON SITE. ALL INFRASTRUCTURE WORK SHALL BE INSTALLED PER THE EPA INSTRUCTION. SEE EPA RADON SYSTEM DETAIL ON A0.2. GENERAL CONTRACTOR TO COORDINATE ALL TRADES REQUIRED FOR PROPER INSTALLATION OF PIPING, FANS, ETC.

DEFERED SUBMITTALS

1.

DRAWING INDEX

GENERAL INFORMATION		
	COVER	COVER
CIVIL DRAWINGS		
	C1.01	COVER SHEET
	C1.05	OPEN SPACE PLAN
	C2.01	EXISTING CONDITIONS
	C2.02	CIVIL SITE PLAN
	C2.03	GRADING PLAN
	C2.04	UTILITY PLAN
	C2.05	STORMWATER MANAGEMENT PLAN
	C3.01	SEWER PLAN & PROFILE
	C4.01	WATER PLAN & PROFILE
	C5.01	STORM SEWER PLAN & PROFILE
	C6.01	DRIVEWAY PLAN & PROFILE
	C7.01	CILVIL DETAILS
	C7.02	CILVIL DETAILS
	C7.03	CILVIL DETAILS
	C7.04	CILVIL DETAILS
	C7.05	CILVIL DETAILS
	C7.06	CILVIL DETAILS
	C7.07	CILVIL DETAILS
	C7.08	CILVIL DETAILS
	C7.09	CILVIL DETAILS
	C7.10	CILVIL DETAILS
ARCHITECTURAL DRAWINGS		
	A3.1A	BUILDING ELEVATIONS
	A3.2A	BUILDING ELEVATIONS
	A3.3A	EXTERIOR VIEWS
	A3.1B	BUILDING ELEVATIONS
	A3.2B	BUILDING ELEVATIONS
	A3.3B	EXTERIOR VIEWS
	A3.1C	BUILDING ELEVATIONS
	A3.2C	BUILDING ELEVATIONS
	A3.3C	EXTERIOR VIEWS
	A3.1D	BUILDING ELEVATIONS
	A3.2D	BUILDING ELEVATIONS
	A3.3D	EXTERIOR VIEWS
LANDSCAPE DRAWINGS		
	L1.0	LANDSCAPE PLAN
	L2.0	LANDSCAPE NOTES & DETAILS
ELECTRICAL DRAWINGS		
	E1.0	ELECTRICAL SITE PLAN
	E1.1	ELECTRICAL PHOTOMETRICS

VICINITY MAP



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A New 21 Unit Affordable Housing Project:
Lyons Valley Townhomes
LYONS, CO

Site Plan Development
01/28/2019

COVER

EDI Job #: 18.121

COVER



KEYED NOTES ⟨1⟩

1. CARTER DRIVE STREET SECTION WITH ASPHALT PAVEMENT, CONCRETE ROLL OVER CURB, GUTTER AND SIDEWALK, TO BE CONSTRUCTED WITH PUBLIC IMPROVEMENT PLAN SET.
2. PROPOSED PRIVATE STREET SECTION WITH ASPHALT PAVEMENT, CONCRETE ROLL OVER CURB, GUTTER AND SIDEWALK.
3. CARTER DRIVE WILL LOOP ALL OF THE WAY THROUGH THE SITE, FROM BOTH ENDS OF MCCONNELL DRIVE.

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A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:

LYONS VALLEY TOWNHOMES

LYONS, COLORADO

SITE PLAN SUBMISSION:
01/31/20

OVERALL SITE PLAN

PRINT DATE: Jan, 31, 2020

edinc Job #: 18.121

THIS SHEET IS INTENDED TO BE PRINTED IN COLOR TO FULLY UNDERSTAND THE INFORMATION BEING PRESENTED.

C1.01



KEYED NOTES ⟨1⟩

1. CARTER DRIVE UTILITY IMPROVEMENTS WITH SEWER, WATER AND STORM SEWER MAINS, TO BE CONSTRUCTED WITH PUBLIC IMPROVEMENT PLAN SET. CONNECT TO EXISTING SEWER AND WATER STUBS IN CARTER DRIVE. EXTEND UTILITIES ALONG CARTER DRIVE AND CONNECT TO BOTH ENDS AT MCCONNELL DRIVE.
2. PROPOSED 8" PVC SANITARY SEWER MAIN.
3. PROPOSED 8" PVC WATER MAIN.
4. PROPOSED STORM SEWER.
5. PROPOSED UNDERGROUND ELECTRIC AND TELECOMMUNICATIONS.
6. PROPOSED ELECTRICAL TRANSFORMER.

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A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:
LYONS VALLEY TOWNHOMES
LYONS, COLORADO

SITE PLAN SUBMISSION:
01/31/20

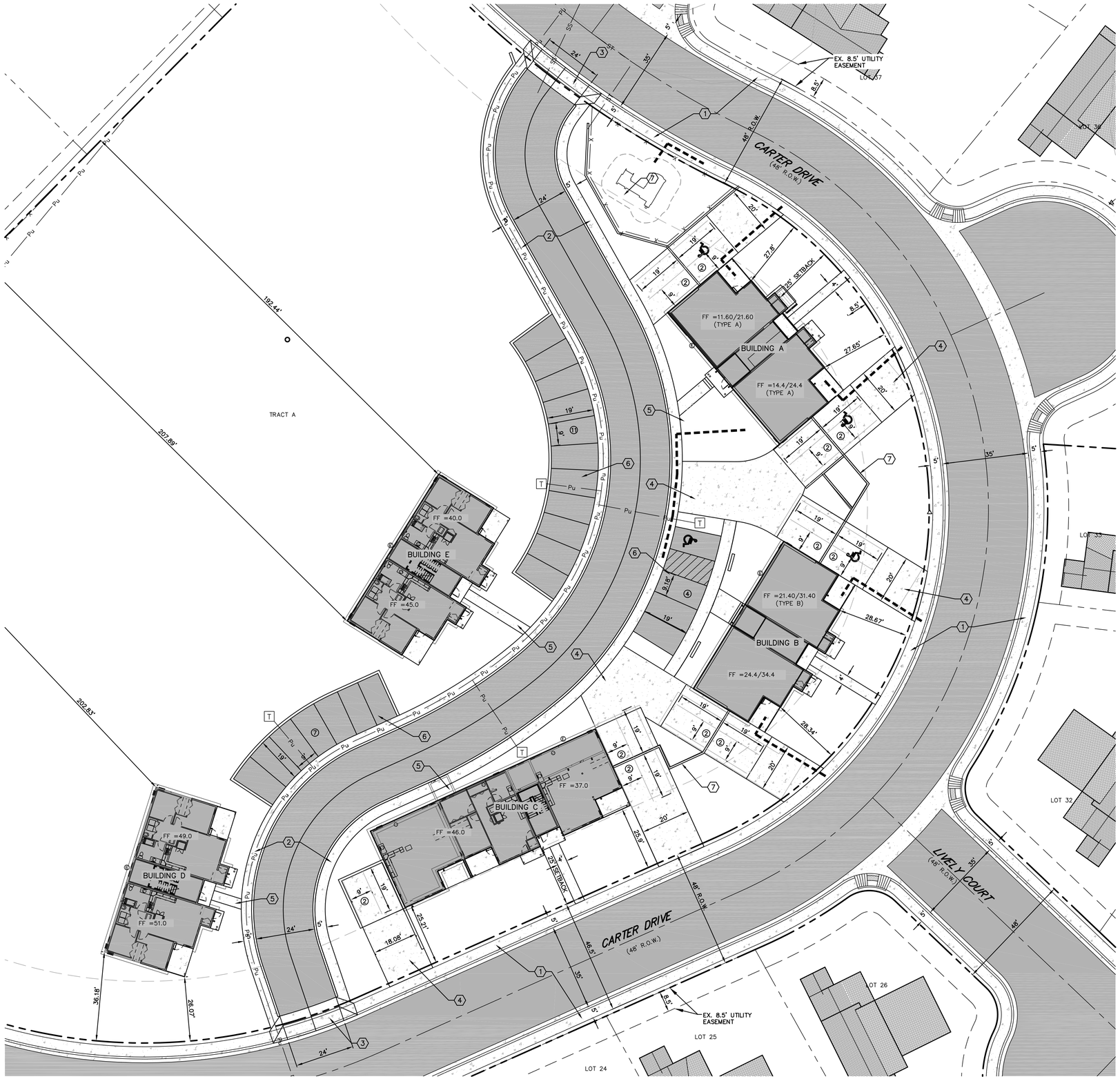
OVERALL UTILITY PLAN

PRINT DATE: Jan. 31, 2020

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C1.02



LEGEND

5310	EXISTING CONTOUR
WV	EXISTING WATER VALVE
	EXISTING WATER METER
	CONTROL POINT
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
X X X	EXISTING FENCE
Pu Pu	EXISTING UNDERGROUND POWER LINE
SS SS	EXISTING SANITARY SEWER W/MANHOLE
W W W	EXISTING WATER W/FIRE HYDRANT
ST ST	EXISTING STORM SEWER W/MANHOLE
	ADA ACCESSIBLE ROUTE

KEYED NOTES ⟨1⟩

1. CARTER DRIVE STREET SECTION WITH ASPHALT PAVEMENT, CONCRETE ROLL OVER CURB, GUTTER AND SIDEWALK, TO BE CONSTRUCTED WITH PUBLIC IMPROVEMENT PLAN SET.
2. PROPOSED PRIVATE STREET SECTION WITH ASPHALT PAVEMENT, CONCRETE ROLL OVER CURB, GUTTER AND SIDEWALK.
3. PROPOSED CONCRETE DRIVE RAMP.
4. PROPOSED CONCRETE DRIVEWAY.
5. PROPOSED CONCRETE SIDEWALK.
6. PROPOSED GUEST PARKING. EIGHT (8) SPACES TOTAL.
7. PROPOSED RETAINING WALL.
8. PROPOSED PLAY STRUCTURE ON ADA ACCESSIBLE ROUTE.
9. PROPOSED TRASH AREAS ARE LOCATED INSIDE OF THE INDIVIDUAL CARPORT AREAS.
10. PROPOSED MAIL AREA.

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE WEST 16TH LINE OF SECTION 20, T3N, R70W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S85°24'03"E, PER THE PLAT.
2. ORIGIN BENCH MARK: NGS POINT 7, PID LL0639. FOUND BRASS CAP SET IN THE TOP OF THE SOUTHEAST END OF THE WINGWALL OF A HEADGATE OF AN IRRIGATION CANAL. ELEVATION= 5308.61' NAVD88. SITE BENCH MARK AS SHOWN. SITE BENCH MARK AS SHOWN. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
3. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
5. FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 08013C0234J, MAP REVISED DECEMBER 18, 2012 IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY UNCC, XCEL AND QWEST MAPPING. SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
7. PLATS AND LAND SURVEY PLATS DEPOSITED AT BOULDER LAND USE DEPARTMENT, REFERENCED OR USED FOR THIS SURVEY: LYONS VALLEY PARK FILING NO. 8, RECEPTION NO. 2970292.
8. ALL ADJOINING STREETS ARE PUBLIC.
9. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES. NO RECORD OF OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.

BUILDING LEGEND

BUILDING A	=	4 UNITS 2 PARKING SPACES EACH
BUILDING B	=	4 UNITS 2 PARKING SPACES EACH
BUILDING C	=	5 UNITS 2 PARKING SPACES EACH
BUILDING D & E	=	4 UNITS 2 PARKING SPACES EACH
NUMBER OF UNITS	=	21 UNITS
TOTAL AREA	=	3.82 ACRES
PROJECT DENSITY	=	5.50 DU/AC

N

Scale: 1" = 20'

0 10 20 40

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A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:
LYONS VALLEY TOWNHOMES
LYONS, COLORADO

SITE PLAN SUBMISSION:
01/31/20

CIVIL SITE PLAN

PRINT DATE: Jan. 31, 2020

edinc Job #: 18.121

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C1.03



LEGEND

- EXISTING CONTOUR
- EXISTING WATER VALVE
- EXISTING WATER METER
- CONTROL POINT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING UNDERGROUND POWER LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER W/FIRE HYDRANT
- EXISTING STORM SEWER W/MANHOLE
- PROPOSED CONTOUR ADD 5300 TO ALL CONTOURS
- POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
- PROPOSED SPOT ELEVATION ADD 5300 TO ALL SPOT ELEVATIONS
- EXISTING SPOT ELEVATION
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION

KEYED NOTES ①

1. MATCH GRADE AT BACK OF WALK.
2. PROPOSED DRAINAGE SWALE.
3. PROPOSED RETAINING WALL.
4. PROPOSED RETAINING WALL AND STEP IN DRIVEWAY.

Scale: 1" = 20'

0 10 20 40

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A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:
LYONS VALLEY TOWNHOMES
LYONS, COLORADO

SITE PLAN SUBMISSION:
01/31/20

GRADING PLAN

PRINT DATE: Jan. 31, 2020

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C1.04



LEGEND

- EXISTING CONTOUR
- EXISTING WATER VALVE
- EXISTING WATER METER
- CONTROL POINT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING UNDERGROUND POWER LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER W/FIRE HYDRANT
- EXISTING STORM SEWER W/MANHOLE
- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED WATER W/FIRE HYDRANT
- PROPOSED STORM SEWER W/MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED UNDERGROUND POWER
- PROPOSED TRANSFORMER

KEYED NOTES

1. CARTER DRIVE UTILITY IMPROVEMENTS WITH SEWER, WATER AND STORM SEWER MAINS, TO BE CONSTRUCTED WITH PUBLIC IMPROVEMENT PLAN SET. CONNECT TO EXISTING SEWER AND WATER STUBS IN CARTER DRIVE.
2. PROPOSED 8" PVC SANITARY SEWER MAIN.
3. PROPOSED 4" PVC SANITARY SEWER SERVICE.
4. PROPOSED 8" PVC WATER MAIN.
5. PROPOSED 1" DOMESTIC WATER SERVICE, METER AND METER PIT. CONNECT EXISTING 1" DOMESTIC WATER STUB.
6. PROPOSED FIRE HYDRANT.
7. CONNECT TO MAIN WITH 8" X 8" TEE AND TWO (2) 8" GATE VALVES.
8. PROPOSED STORM SEWER.
9. PROPOSED 5' TYPE R STORM INLET.
10. PROPOSED 4' DIAMETER STORM MANHOLE.
11. PROPOSED UNDERGROUND ELECTRIC AND TELECOMMUNICATIONS.
12. PROPOSED ELECTRICAL TRANSFORMER.

UTILITY NOTES

1. ALL TOWN UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF LYONS STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY TOWN CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. ORIGIN BENCH MARK: NGS POINT 7, PID LL0639. FOUND BRASS CAP SET IN THE TOP OF THE SOUTHEAST END OF THE WINGWALL OF A HEADGATE OF AN IRRIGATION CANAL. ELEVATION= 5308.61' NAVD88. SITE BENCH MARK AS SHOWN. SITE BENCH MARK AS SHOWN. CONTOURS SHOWN ARE FROM A GROUND SURVEY.

Scale: 1" = 20'

0 10 20 40

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1530 55th Street
Boulder, Colorado 80303
(303) ****-2651

A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:
LYONS VALLEY TOWNHOMES
LYONS, COLORADO

SITE PLAN SUBMISSION:
01/31/20

UTILITY PLAN

PRINT DATE: Jan. 31, 2020

edinc Job #: 18.121

THIS SHEET IS INTENDED TO BE PRINTED IN COLOR TO FULLY UNDERSTAND THE INFORMATION BEING PRESENTED.

C1.05



LEGEND

- SILT FENCE (SF)
- STRAW BALE BARRIER (SB)
- EROSION CONTROL MATTING (EM)
- VEHICLE TRACKING CONTROL (VTC)
- INLET PROTECTION (IP)
- CONCRETE WASHOUT AREA (CWA)
- INLET PROTECTION (IP)

NARRATIVE SITE DESCRIPTION

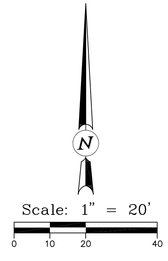
1. CONSTRUCTION ACTIVITIES SHALL INCLUDE DRAINAGE FACILITIES; OVERLOT GRADING; INSTALLATION OF WATER AND SANITARY MAINS AND SERVICES, STORM AND DRY UTILITIES; PAVEMENT; BUILDING; AND LANDSCAPE CONSTRUCTION;
2. SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS: 1.)OVERLOT GRADING; 2.) INSTALLATION OF WATER AND SANITARY MAINS AND SERVICES, STORM DRAINAGE FACILITIES AND DRY UTILITIES; 3.) BUILDING CONSTRUCTION; AND 4.) CONSTRUCTION OF PARKING, DRIVES, WALKS, AND LANDSCAPING.
3. THE TOTAL PROJECT AREA IS 7.0 ACRES, OF WHICH APPROXIMATELY 100% WILL UNDERGO CONSTRUCTION ACTIVITIES.
4. THE 10-YEAR RUNOFF COEFFICIENT BEFORE CONSTRUCTION IS 0.07; THE RUNOFF COEFFICIENT AFTER CONSTRUCTION IS 0.42.
5. THE SITE IS CURRENTLY UNDEVELOPED.
6. THERE ARE NO KNOW POLLUTION SOURCES CURRENTLY ON THIS SITE OR PROPOSED FOR THIS PROJECT.
7. THE ONLY PROPOSED NON-STORMWATER COMPONENTS OF DISCHARGE ARE LANDSCAPE IRRIGATION RETURN FLOWS.

EROSION CONTROL NOTES

1. TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ANY ADJACENT PROPERTIES.
2. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDED AND PLANTED. RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION OF RECEIVING WATER.
3. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.

   TEMPORARY VEGETATIVE COVER SHALL CONSIST OF ANNUAL RYEGRASS AT 40 LBS PLS/ACRE. SEEDED AREAS SHALL BE HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.

   PERMANENT VEGETATIVE COVER SHALL CONSIST OF AN APPROVED DROUGHT TOLERANT SEED MIXTURE. THE CONTRACTOR SHALL SUBMIT SEED MIXTURE TO THE OWNER FOR REVIEW AND APPROVAL.
4. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT VEGETATIVE COVER AS DESCRIBED ABOVE. ALL CUT OR FILL SLOPES WITH 3 TO 1 OR GREATER SLOPE SHALL BE COVERED WITH EROSION CONTROL MATTING OR HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER, OR OWNER APPROVED AGENT, AFTER ALL STORM EVENTS. ANY EROSION CONTROL MEASURES WHICH ARE DAMAGED PRIOR TO RE-ESTABLISHMENT OF VEGETATIVE COVER SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE ESTABLISHMENT OF FULL VEGETATION, INCLUDING BUT NOT LIMITED TO SILT FENCE AND POSTS, HAY BALES, AND REGRADING TEMPORARY SEDIMENT BASINS.



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A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:
LYONS VALLEY TOWNHOMES
LYONS, COLORADO

SITE PLAN SUBMISSION:
01/31/20

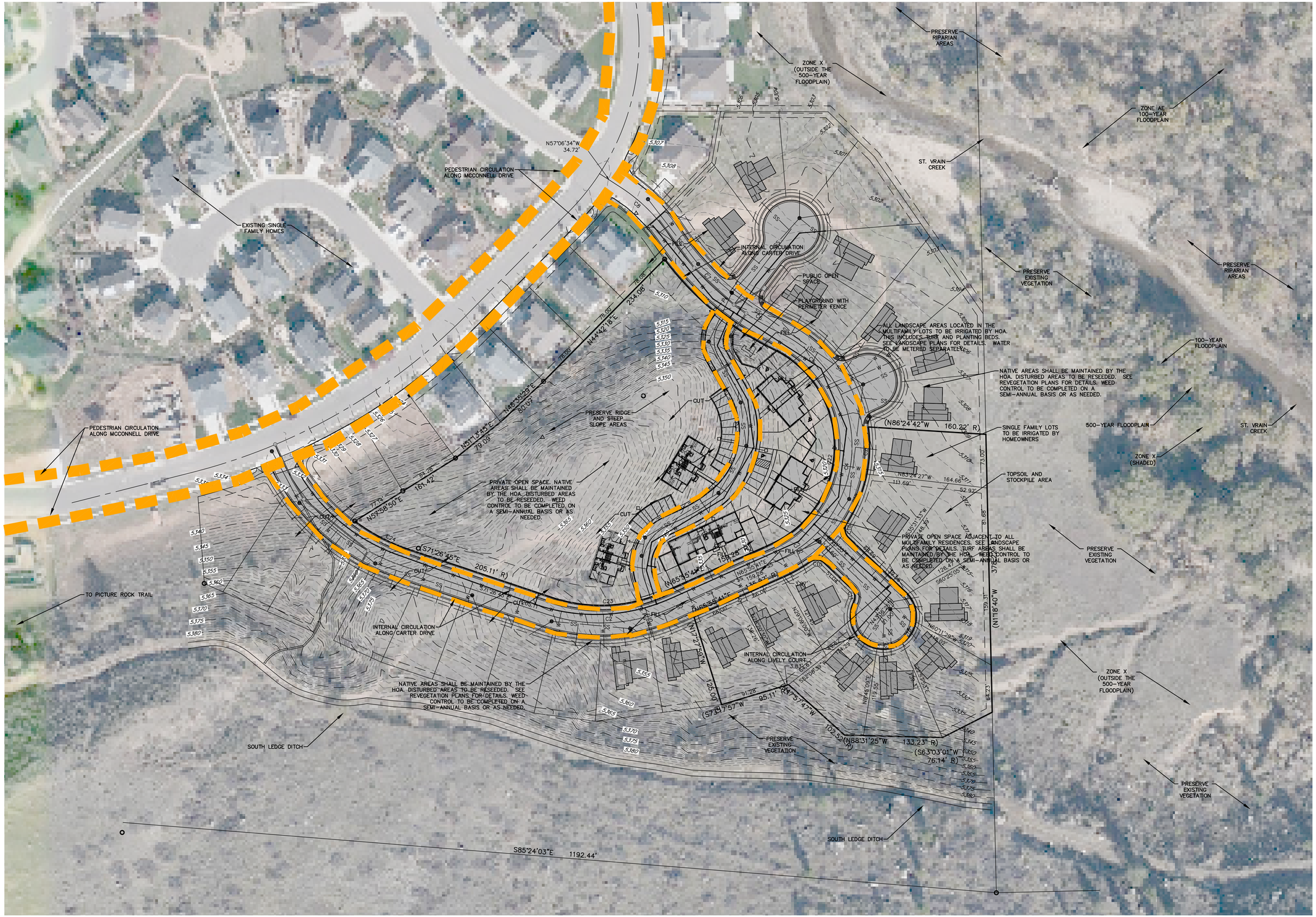
STORMWATER MANAGEMENT PLAN

PRINT DATE: Jan. 31, 2020

edinc Job #: 18.121

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C1.06



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LYONS, COLORADO

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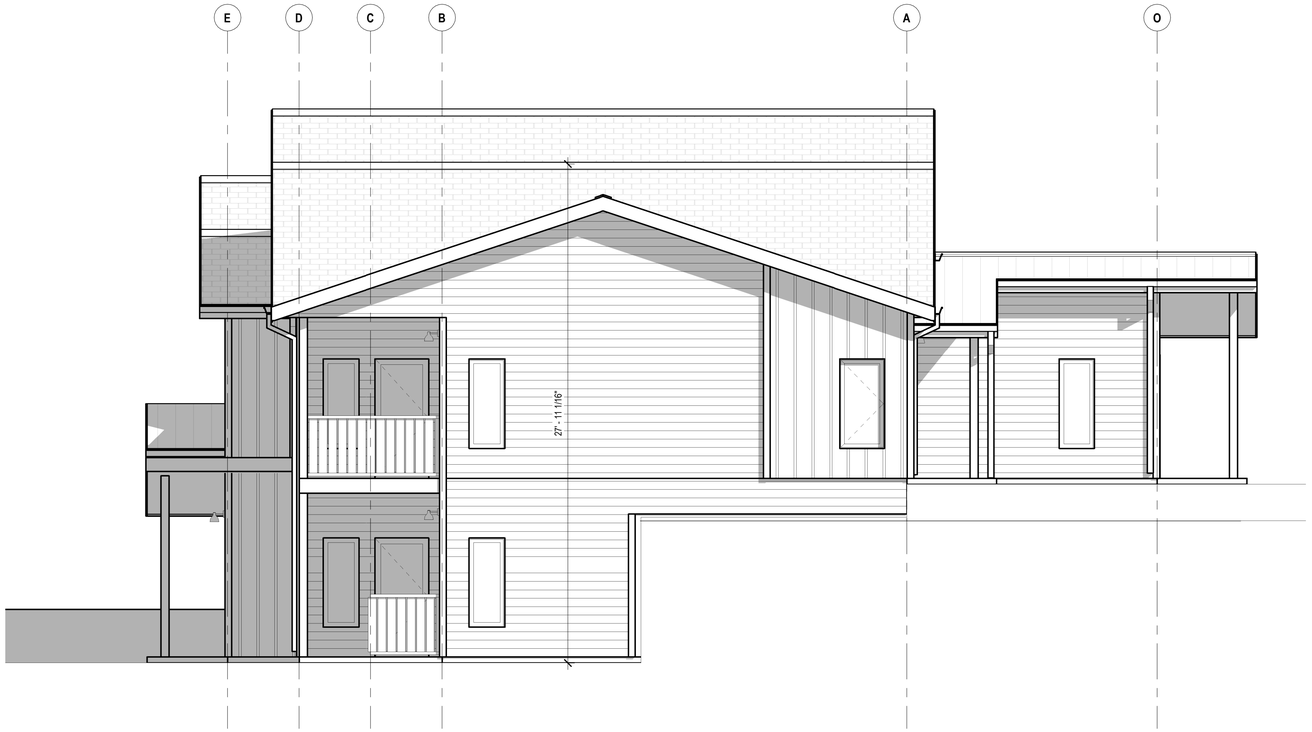
OPEN SPACE PLAN

PRINT DATE: Jan. 31, 2020

edinc Job #: 18.121

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C1.07



1 | Building A - Right Elevation

A3.1A | SCALE : 1/4" = 1'-0"



2 | Building A - Carter Dr Elevation

A3.1A | SCALE : 1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. COORDINATE EXTERIOR LIGHTING WITH ELECTRICAL DRAWINGS.

2. ALL WALL AND ROOF MECHANICAL AND PLUMBING PENETRATIONS, INCLUDING BUT NOT LIMITED TO VENT AND CAPS, SHALL BE PAINTED TO MATCH ADJACENT MATERIAL.

3. EXTERIOR SIGNAGE IS DEFERRED PERMIT TO BE APPROVED THROUGH TOWN PROCESS.

4. ALL FINISH MATERIAL SAMPLES TO BE SUBMITTED TO ARCHITECT FOR FINAL COLOR SELECTION AND APPROVAL.

5. ALL DOWNSPOUTS REQUIRE A CONCRETE PAN BELOW SLOPED TO DIVERT RUNOFF AWAY FROM THE FOUNDATION.

6. APPLY 1 COAT MASONRY SEALER TO EXPOSED CONCRETE WALLS.

7. ALL EXPOSED WOOD TO BE STAINED, COORDINATE COLOR WITH ARCHITECT.

ELEVATION MATERIAL KEY NOTES

- FIBER CEMENT 6" HORIZONTAL LAP SIDING
- BOARD & BATTEN
- ASPHALT SHINGLES
- METAL ROOF

BUILDING HEIGHT

REAR:	20' - 11"
RIGHT:	27' - 11"
CARTER DR:	27' - 10"
LEFT:	27' - 11"
AVERAGE:	26' - 1"

BUILDING STATISTICS

1. BUILDING FOOTPRINT: 2833 SF
2. ROOF OVERHANGS: 1' - 6"

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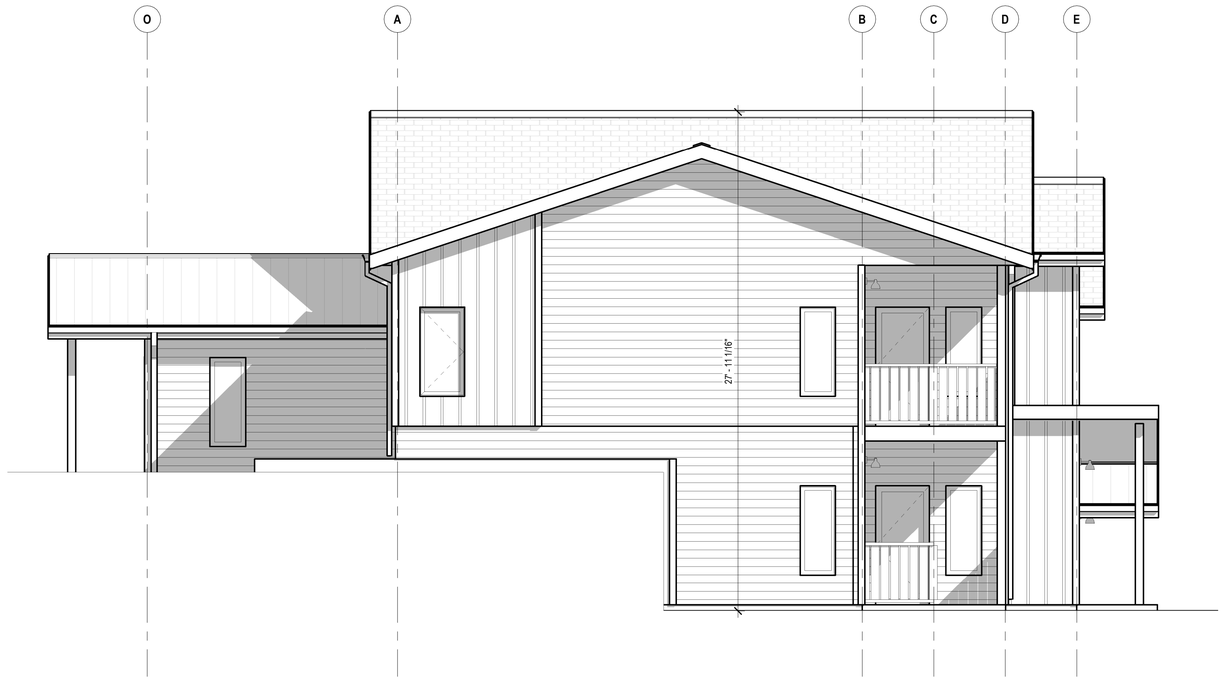
BUILDING A
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LYONS, CO

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BUILDING ELEVATIONS

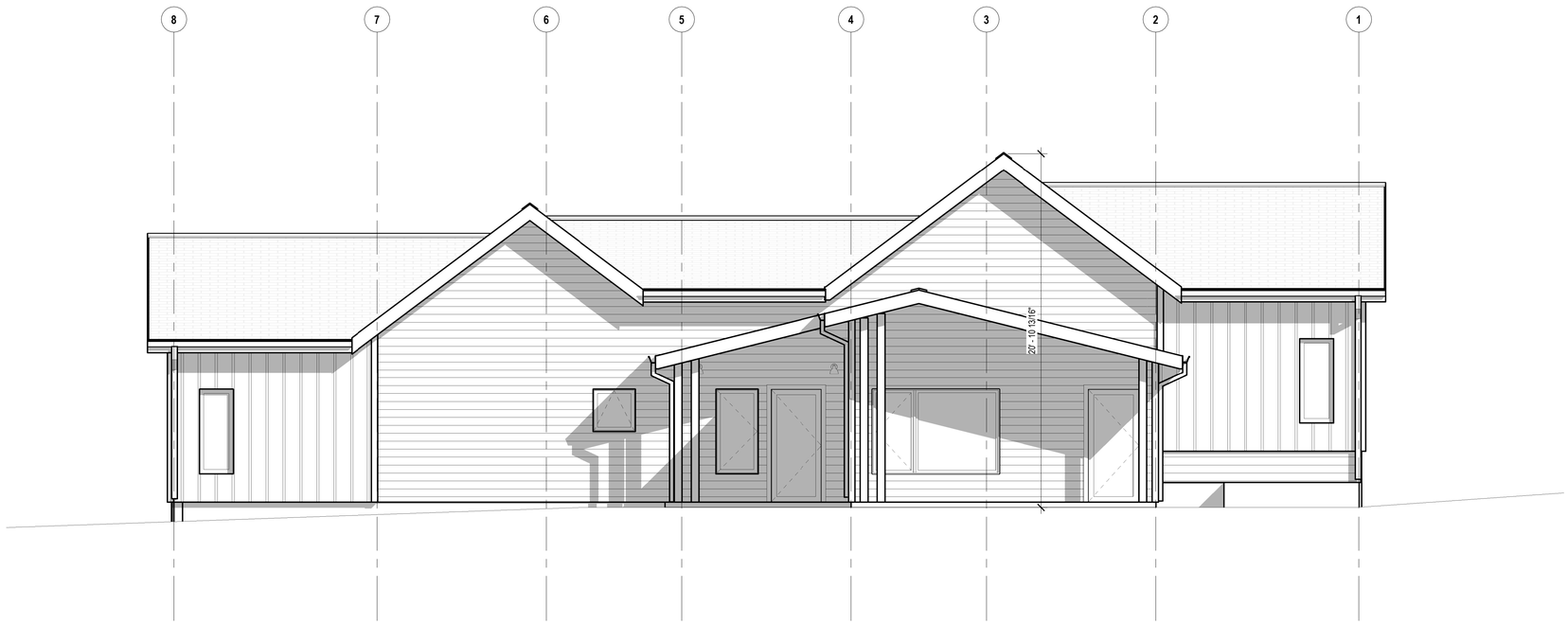
EDI Job #: 18.121

A3.1A



1 | Building A - Left Elevation

A3.2A | SCALE : 1/4" = 1'-0"



2 | Building A - Rear Elevation

A3.2A | SCALE : 1/4" = 1'-0"

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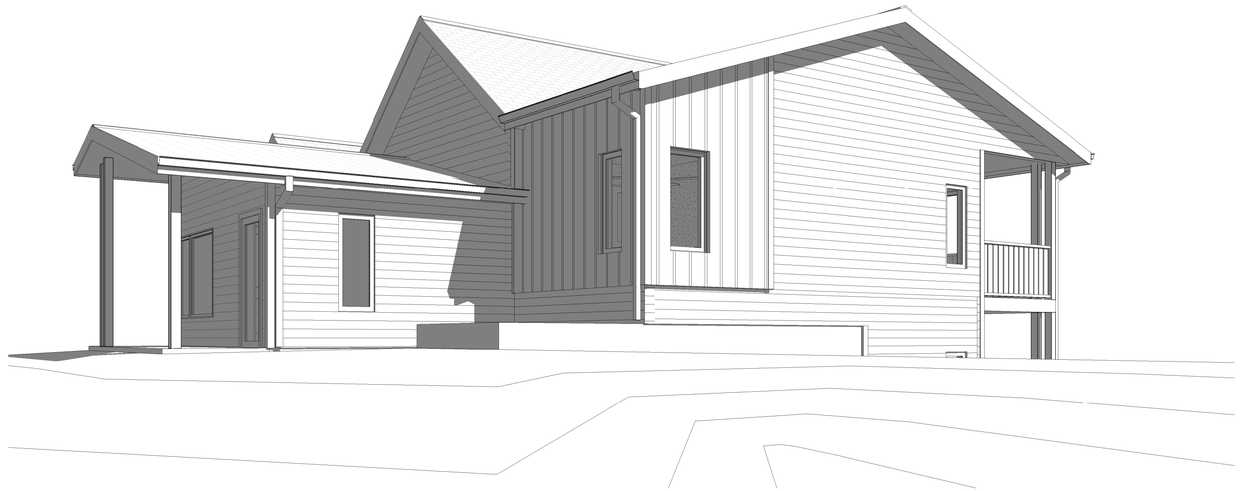
BUILDING A
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LYONS, CO

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BUILDING ELEVATIONS

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A3.2A



3 | Office in Rear

A3.3A | SCALE :



2 | Carter Drive

A3.3A | SCALE :

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BUILDING A

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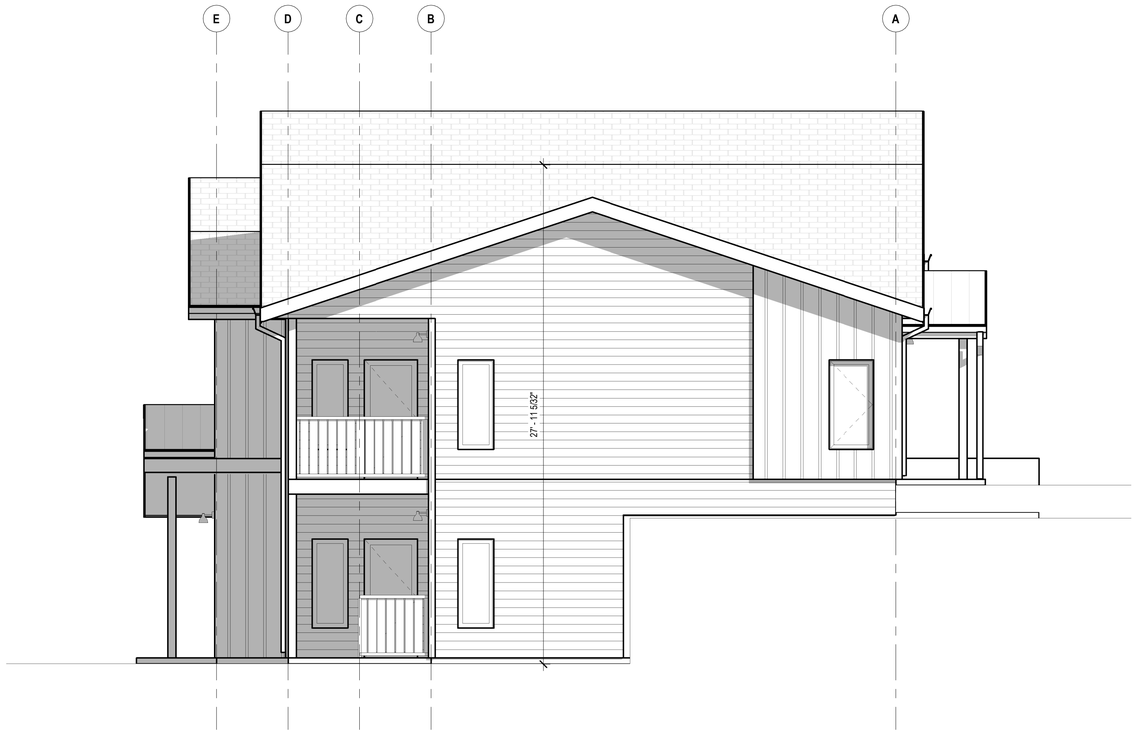
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EXTERIOR VIEWS

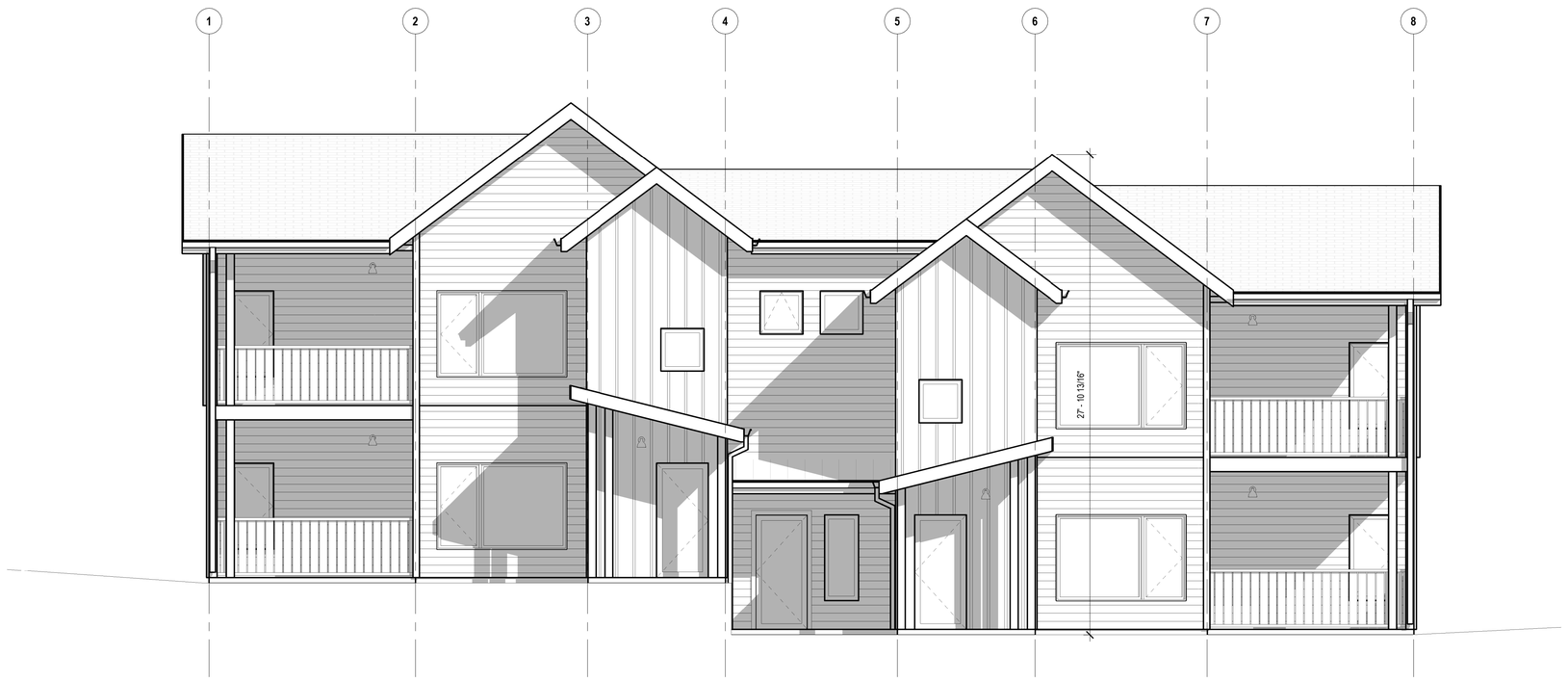
EDI Job #: 18.121

A3.3A



1 | Building B - Right Elevation

A3.1B | SCALE : 1/4" = 1'-0"



2 | Building B - Carter Dr Elevation

A3.1B | SCALE : 1/4" = 1'-0"

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ELEVATION MATERIAL KEY NOTES

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- BOARD & BATTEN
- ASPHALT SHINGLES
- METAL ROOF

BUILDING HEIGHT

REAR:	20' - 11"
RIGHT:	27' - 11"
CARTER DR:	27' - 10"
LEFT:	27' - 11"
AVERAGE:	26' - 1"

BUILDING STATISTICS

1. BUILDING FOOTPRINT: 2586 SF
2. ROOF OVERHANGS: 1' - 6"

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BUILDING B

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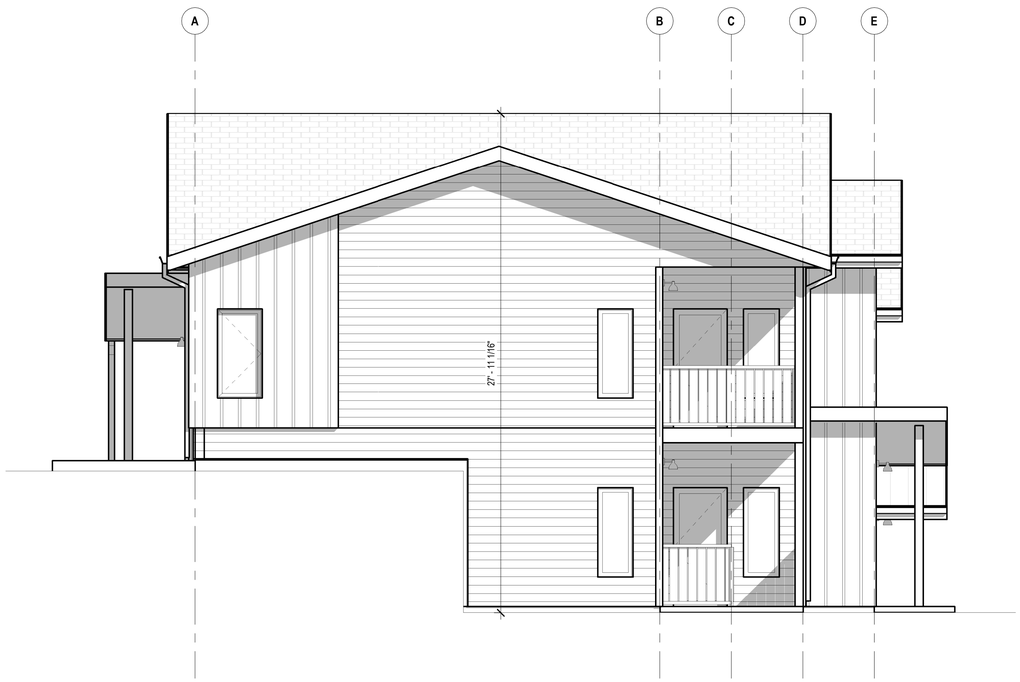
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BUILDING ELEVATIONS

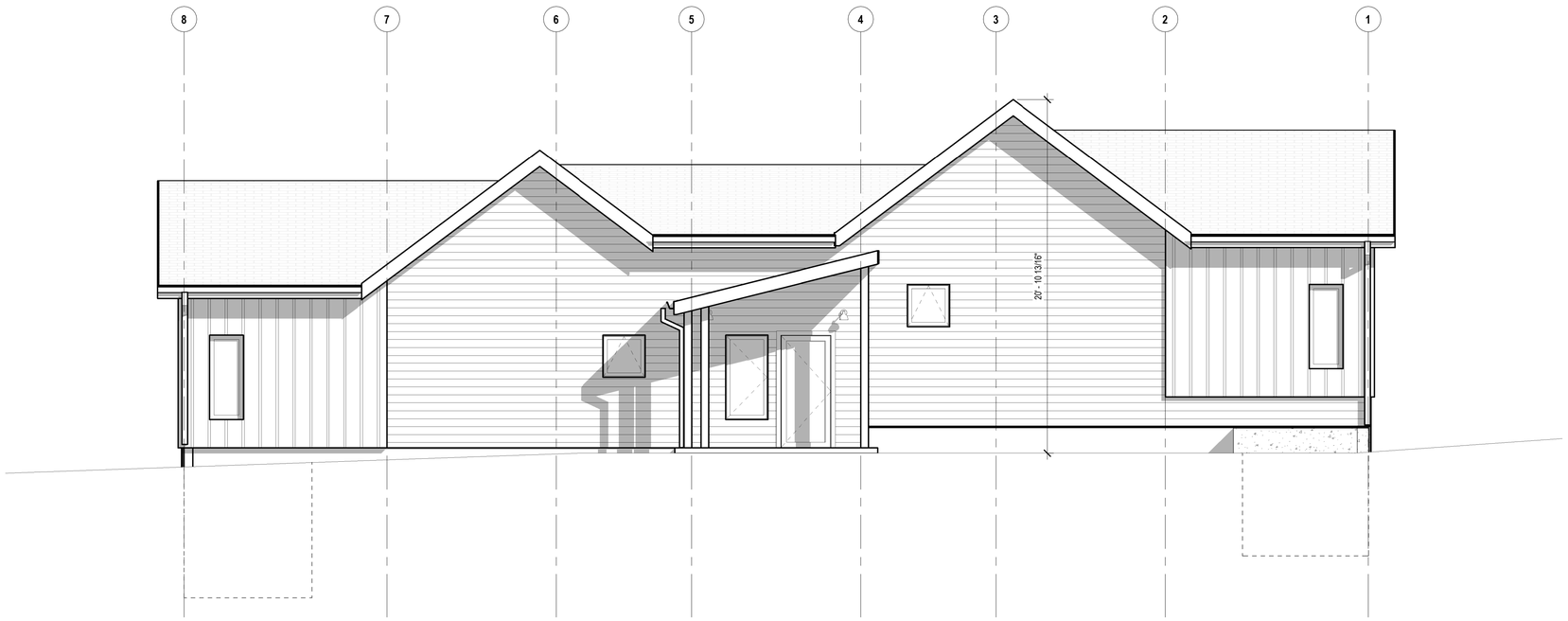
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A3.1B



1 | Building B - Left Elevation

A3.2B | SCALE : 1/4" = 1'-0"



2 | Building B - Rear Elevation

A3.2B | SCALE : 1/4" = 1'-0"

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AVERAGE:	26' - 1"

BUILDING STATISTICS

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STATE OF MONTANA
#16060
Jennifer Lynn Clary
LICENSED ARCHITECT

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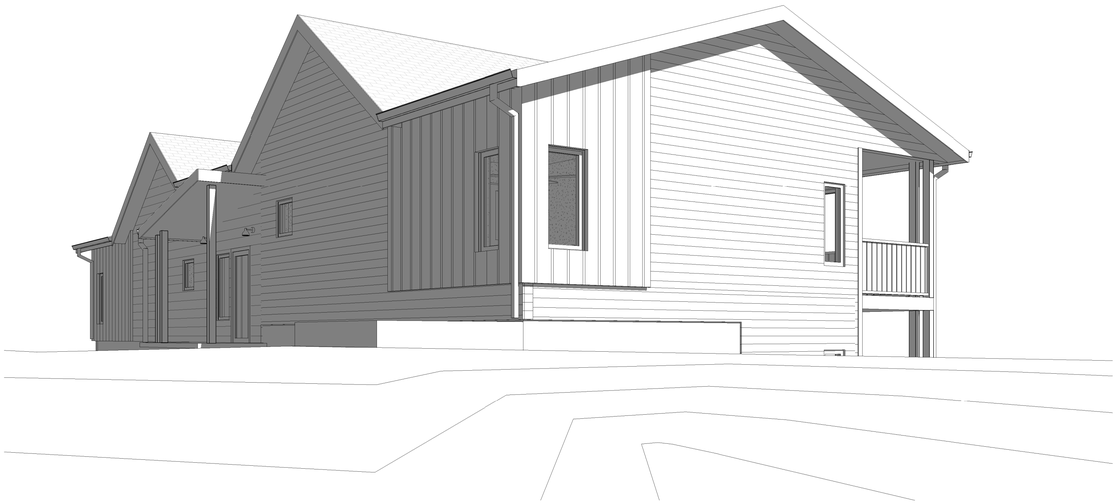
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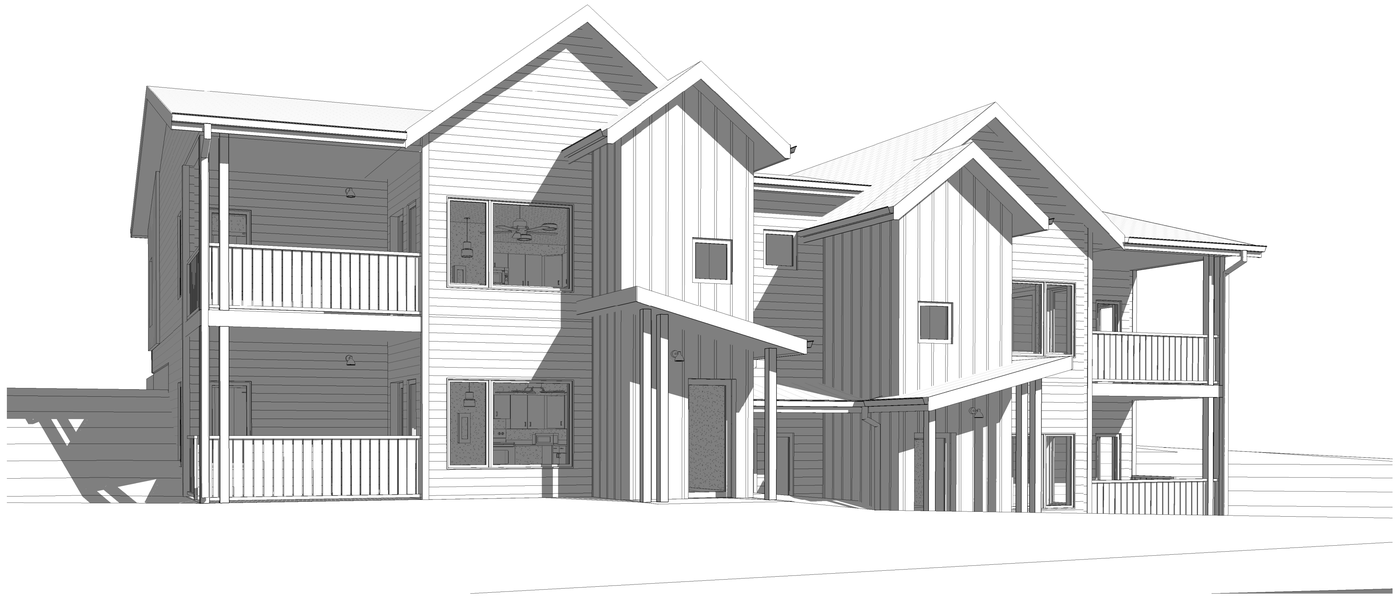
BUILDING ELEVATIONS

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A3.2B



3 | Southwest Corner
A3.3B | SCALE :



2 | Carter Drive
A3.3B | SCALE :

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BUILDING B
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EXTERIOR VIEWS

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A3.3B



1 | Building C - Right Elevation

A3.1C | SCALE : 1/4" = 1'-0"



2 | Building C - Carter Dr Elevation

A3.1C | SCALE : 1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

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6. APPLY 1 COAT MASONRY SEALER TO EXPOSED CONCRETE WALLS.

7. ALL EXPOSED WOOD TO BE STAINED, COORDINATE COLOR WITH ARCHITECT.

ELEVATION MATERIAL KEY NOTES

- FIBER CEMENT 6" HORIZONTAL LAP SIDING
- BOARD & BATTEN
- ASPHALT SHINGLES
- METAL ROOF

BUILDING HEIGHT

REAR:	27' - 5"
RIGHT:	37' - 6"
CARTER DR:	29' - 2"
LEFT:	19' - 1"
AVERAGE:	28' - 4"

BUILDING STATISTICS

1. BUILDING FOOTPRINT: 3483 SF
2. ROOF OVERHANGS: 1' - 6"

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BUILDING C

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BUILDING ELEVATIONS

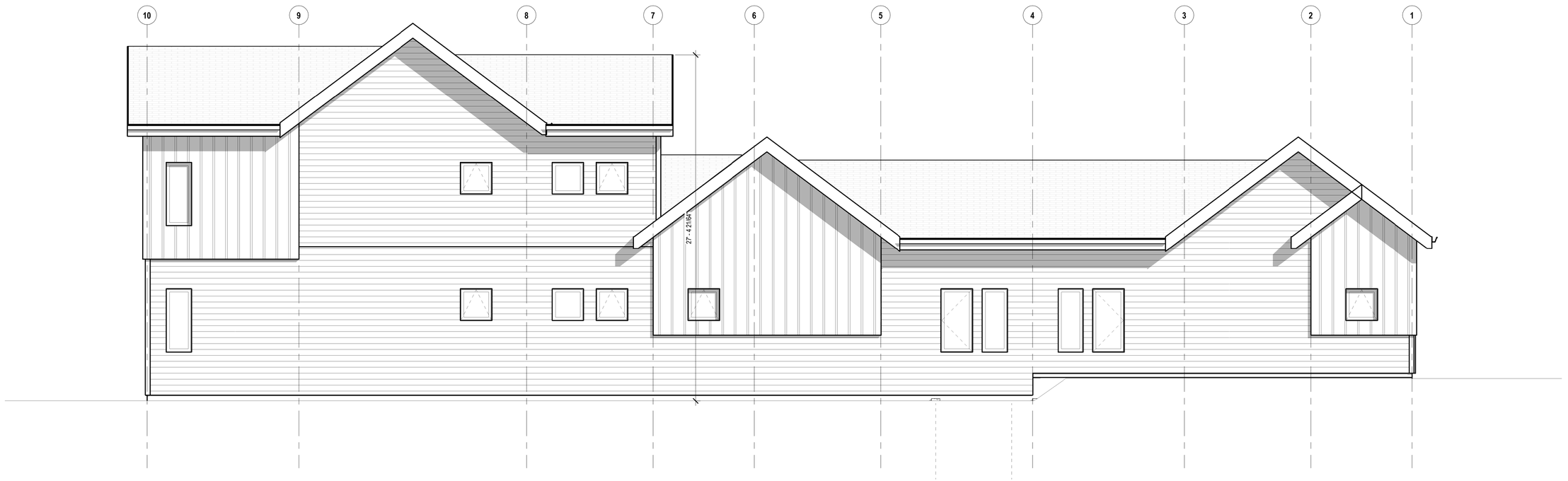
EDI Job #: 18.121

A3.1C



1 | Building C - Left Elevation

A3.2C | SCALE : 1/4" = 1'-0"



2 | Building C - Rear Elevation

A3.2C | SCALE : 1/4" = 1'-0"

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BUILDING C

Lyons Valley Townhomes

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BUILDING ELEVATIONS

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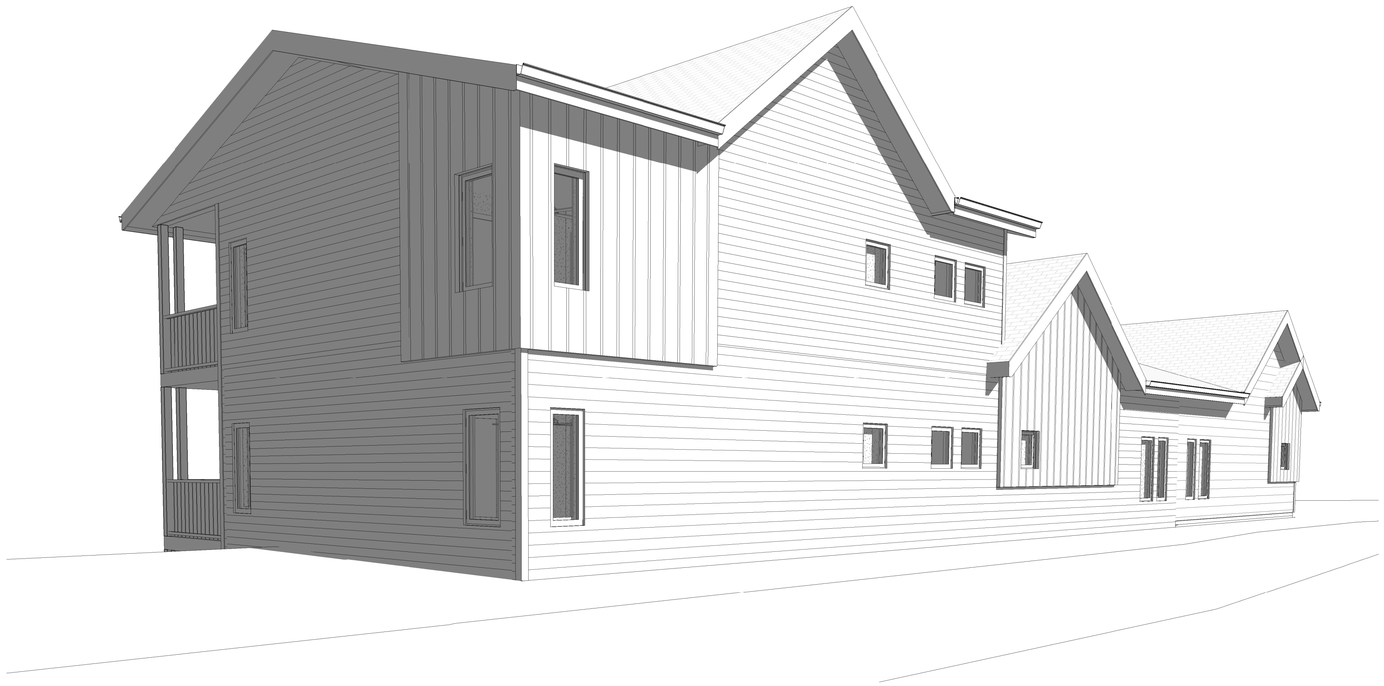
A3.2C



1 | Carter Drive
A3.3C | SCALE :



2 | Carter Drive from Above
A3.3C | SCALE :



3 | Northeast Corner
A3.3C | SCALE :

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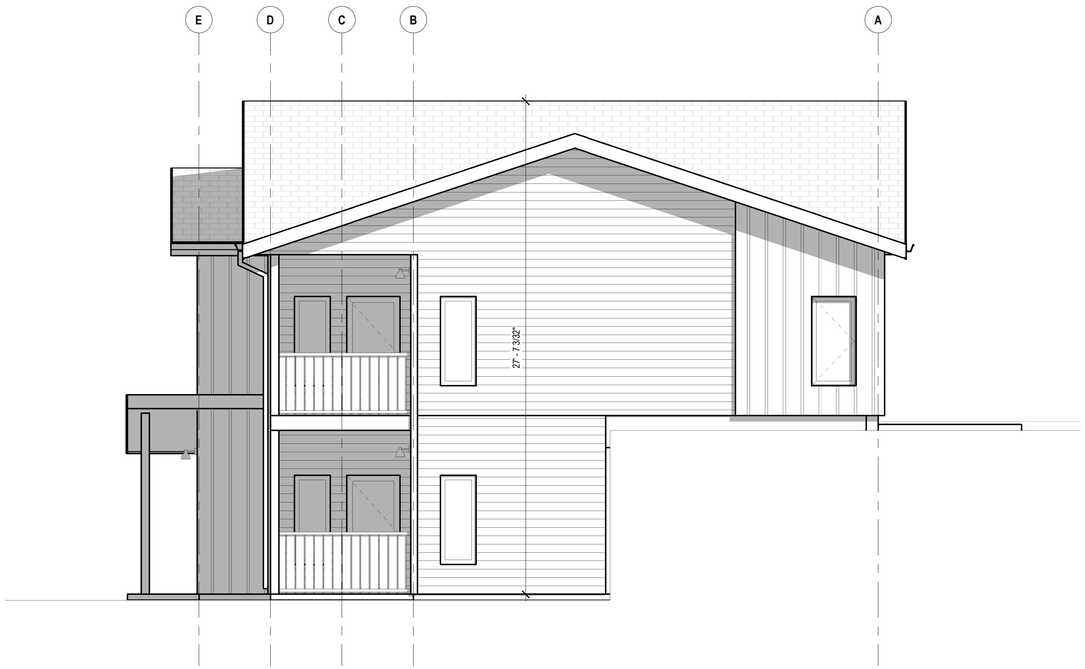
BUILDING C
Lyons Valley Townhomes
LYONS, CO

Site Plan Development
01/28/2019

EXTERIOR VIEWS

EDI Job #: 18.121

A3.3C



1 | Building D-E - Right Elevation

A3.1D | SCALE : 1/4" = 1'-0"



2 | Building D-E - Carter Dr Elevation

A3.1D | SCALE : 1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. COORDINATE EXTERIOR LIGHTING WITH ELECTRICAL DRAWINGS.
2. ALL WALL AND ROOF MECHANICAL AND PLUMBING PENETRATIONS, INCLUDING BUT NOT LIMITED TO VENT AND CAPS, SHALL BE PAINTED TO MATCH ADJACENT MATERIAL.
3. EXTERIOR SIGNAGE IS DEFERRED PERMIT TO BE APPROVED THROUGH CITY PROCESS.
4. ALL FINISH MATERIAL SAMPLES TO BE SUBMITTED TO ARCHITECT FOR FINAL COLOR SELECTION AND APPROVAL.
5. ALL DOWNSPOUTS REQUIRE A CONCRETE PAN BELOW SLOPED TO DIVERT RUNOFF AWAY FROM THE FOUNDATION.
6. APPLY 1 COAT MASONRY SEALER TO EXPOSED CONCRETE WALLS.
7. ALL EXPOSED WOOD TO BE STAINED, COORDINATE COLOR WITH ARCHITECT.

ELEVATION MATERIAL KEY NOTES

- FIBER CEMENT 6" HORIZONTAL LAP SIDING
- BOARD & BATTEN
- ASPHALT SHINGLES
- METAL ROOF

BUILDING HEIGHT

REAR:	17' - 11"
RIGHT:	27' - 7"
ROAD:	27' - 11"
LEFT:	27' - 7"
AVERAGE:	25' - 3"

BUILDING STATISTICS

1. BUILDING FOOTPRINT: 2526 SF
2. ROOF OVERHANGS: 1' - 6"

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BUILDING D-E

Lyons Valley Townhomes

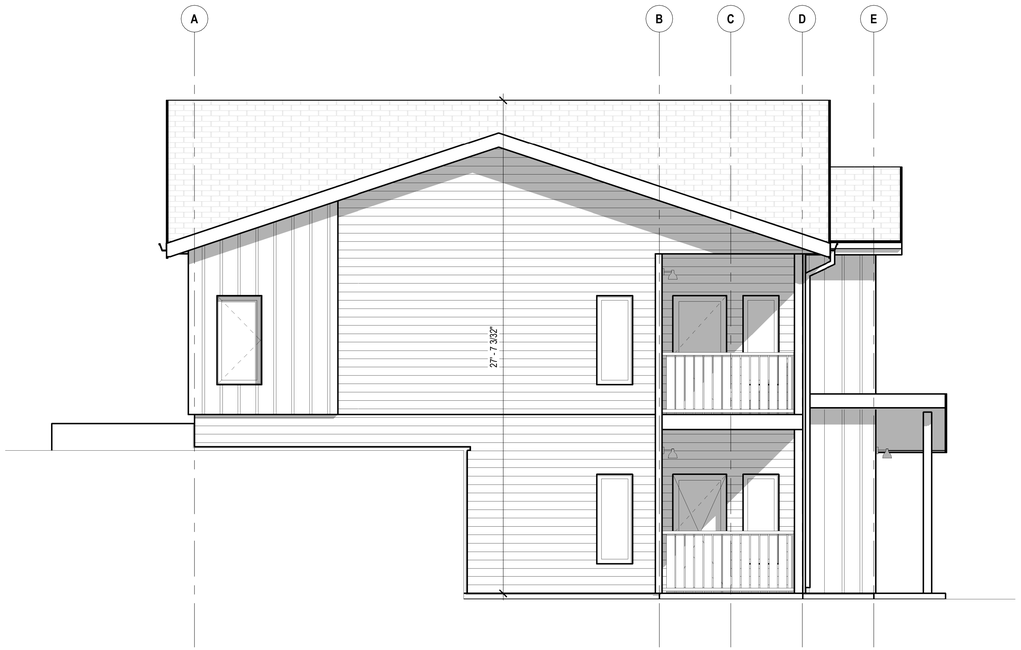
LYONS, CO

Site Plan Development
01/28/2019

BUILDING ELEVATIONS

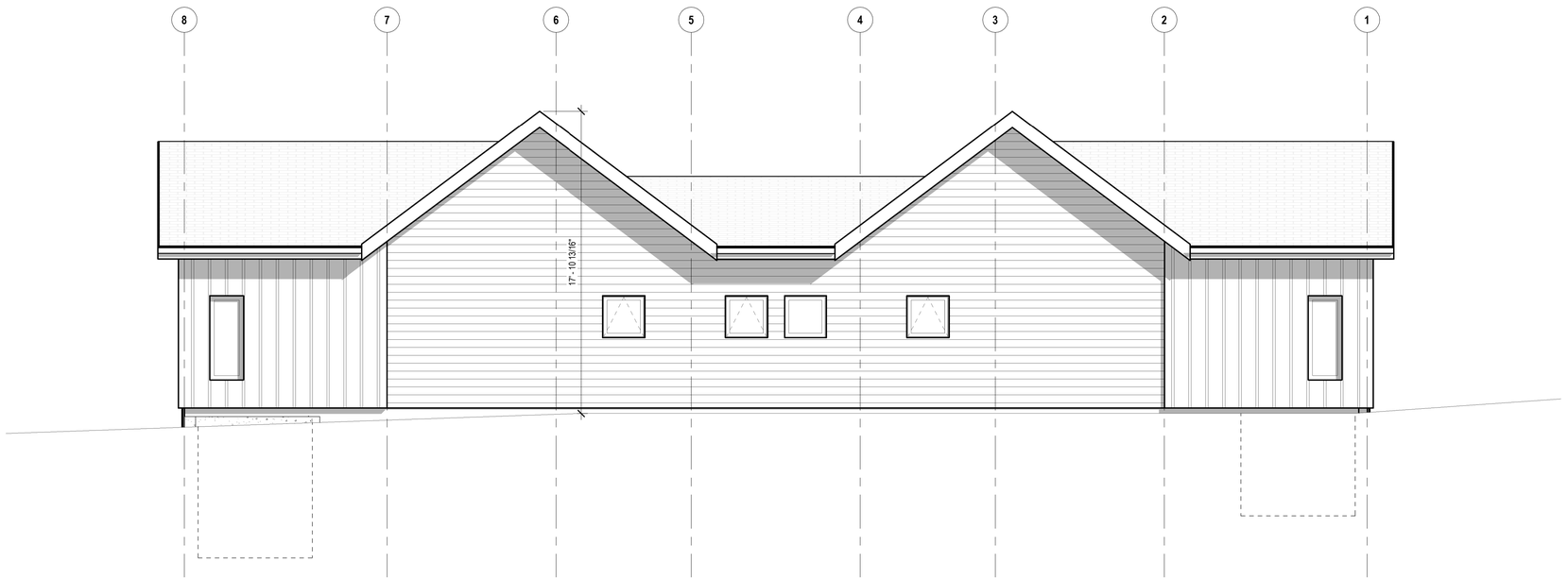
EDI Job #: 18.121

A3.1D



1 | Building D-E - Left Elevation

A3.2D | SCALE : 1/4" = 1'-0"



2 | Building D-E - Rear Elevation

A3.2D | SCALE : 1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. COORDINATE EXTERIOR LIGHTING WITH ELECTRICAL DRAWINGS.

2. ALL WALL AND ROOF MECHANICAL AND PLUMBING PENETRATIONS, INCLUDING BUT NOT LIMITED TO VENT AND CAPS, SHALL BE PAINTED TO MATCH ADJACENT MATERIAL.

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ELEVATION MATERIAL KEY NOTES

- FIBER CEMENT 6" HORIZONTAL LAP SIDING
- BOARD & BATTEN
- ASPHALT SHINGLES
- METAL ROOF

BUILDING HEIGHT

REAR:	17' - 11"
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BUILDING STATISTICS

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BUILDING D-E

Lyons Valley Townhomes

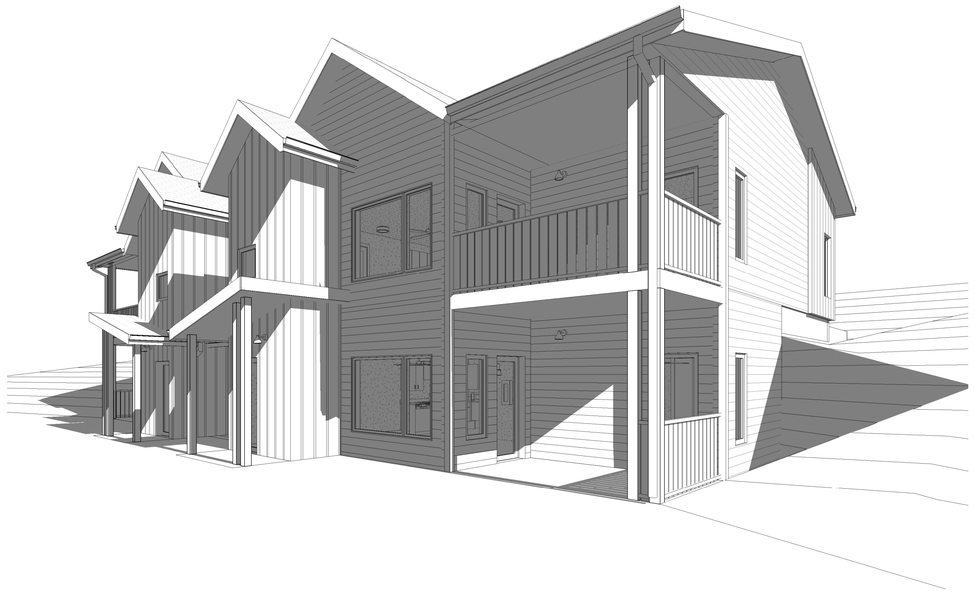
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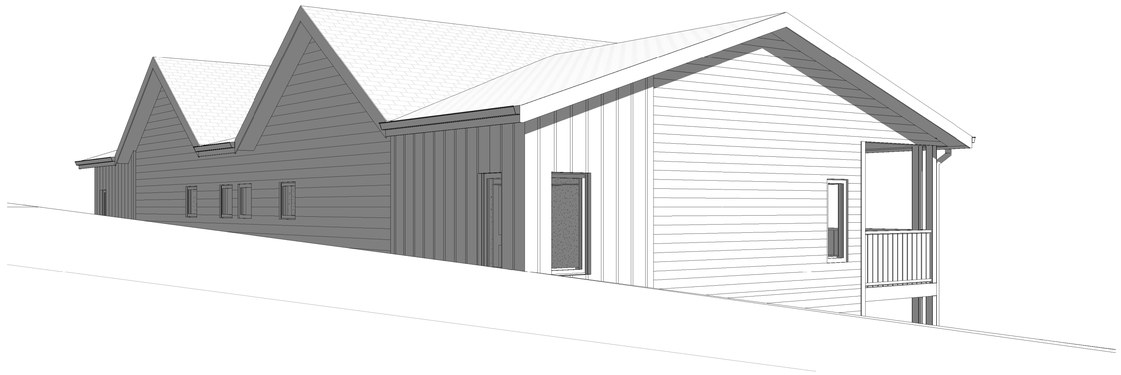
BUILDING ELEVATIONS

EDI Job #: 18.121

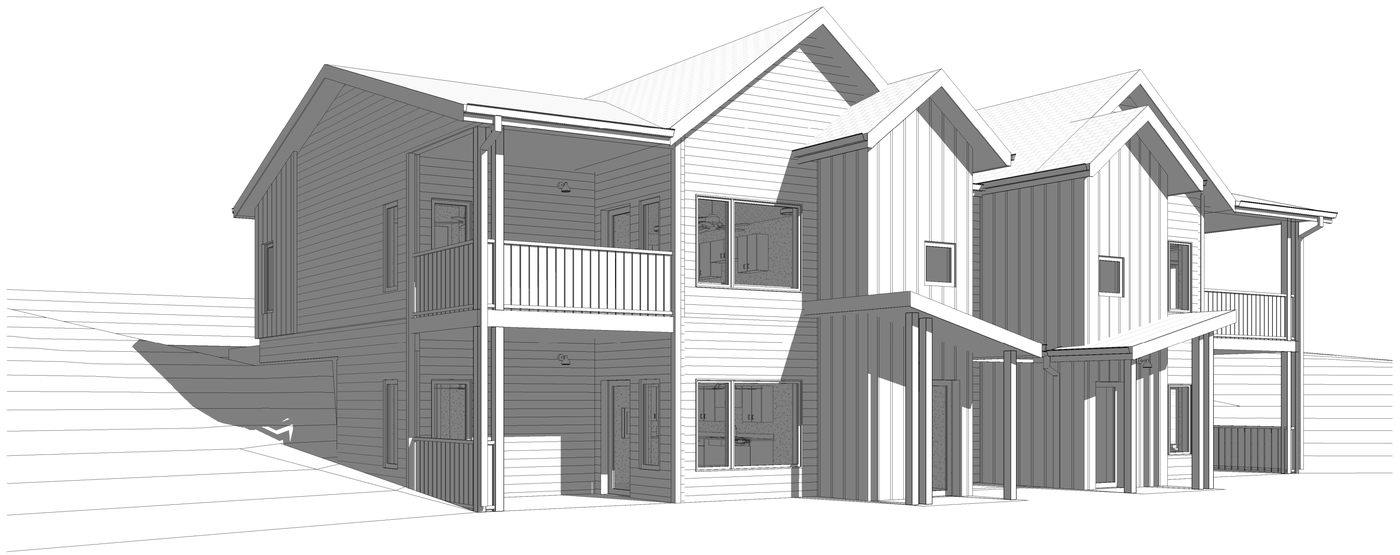
A3.2D



1 | East Side of Building
A3.3D | SCALE :



3 | From Top of Hill
A3.3D | SCALE :



2 | Drive Face
A3.3D | SCALE :

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BUILDING D-E
Lyons Valley Townhomes
LYONS, CO

Site Plan Development
01/28/2019

EXTERIOR VIEWS

EDI Job #: 18.121

A3.3D



LEGEND:

- SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- BLACK ROLL-TOP EDGER
- DROUGHT TOLERANT BLUEGRASS SOD
- LOW GROW SEED MIX
- PLAYGROUND SURFACE

LANDSCAPE PLAN

0 30 60 FT

SCALE: 1"=30'-0"

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A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:

LYONS VALLEY TOWNHOMES

LYONS, COLORADO

SITE PLAN SUBMISSION: 6/28
2nd SUBMISSION: 1/31

LANDSCAPE PLAN

PRINT DATE: January 30, 2020

edinc Job #: 18.121

L1.0

PLANT LIST - 01/29/2020

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	o.c. SPACING
SHADE TREES:					
HB	7	Hackberry	Celtis occidentalis	2" cal.	as shown
KC	4	Kentucky Coffeetree	Gymnocladus dioicus	2" cal.	as shown
LLC	2	Lanceleaf Cottonwood	Populus x acuminata	2" cal.	as shown
SHL	4	Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	2" cal.	as shown
WC	2	Northern Catalpa	Catalpa speciosa	2" cal.	as shown
TOTAL	19				
EVERGREEN TREES:					
PIN	4	Pinyon Pine	Pinus edulis	6' ht.	as shown
TOTAL	4				
ORNAMENTAL TREES:					
ABP	2	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	1.5" cal.	as shown
ABS	6	Autumn Brilliance Serviceberry	Amelanchier x grandiflora'Autumn Brilliance'	1.5" cal.	as shown
TOTAL	8				
DECIDUOUS SHRUBS:					
DBBB	4	Compact Dark Blue Butterfly Bush	Buddleja davidii Adonis Blue	5 gal.	5' o.c.
DBCB	3	Iroquois Beauty Dwarf Black Chokeberry	Aronia melanocarpa Iroquois Beauty	5 gal.	3.5' o.c.
DBRB	14	Dwarf Blue Rabbitbrush	Chrysothamnus nausoesus nauseosus	5 gal.	4' o.c.
GGS	14	Glow Girl Spirea	Spiraea betulifolia 'Tor Gold'	5 gal.	3' o.c.
LDP	47	Lodense Privet	Ligustrum vulgare 'Lodense'	5 gal.	4' o.c.
LP	6	Leadplant	Amorpha Canescens	5 gal.	3.5' o.c.
NWR	18	Nearly Wild Rose (Floribunda)	Rosa x 'Nearly Wild'	5 gal.	3' o.c.
RLJB	24	Redleaf Japanese Barberry	Berberis thunbergii 'Atropurpurea'	5 gal.	4' o.c.
RS	21	Russian Sage	Perovskia atriplicifolia	5 gal.	4' o.c.
SJW	24	Sunburst St. John's Wort	Hypericum frondosum 'Sunburst'	5 gal.	4' o.c.
TOTAL	175				
ORNAMENTAL GRASSES:					
BAG	28	Blue Avena Grass	Helictotrichon sempervirens	1 gal.	18"o.c.
MG	8	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 gal.	36" o.c.
VFRG	46	Variegated Feather Reed Grass	Calamagrostis scutiflora 'Overdam'	1 gal.	24" o.c.
TOTAL	82				
PERENNIALS/GROUNDCOVERS:					
HSJW	40	Hidcote St. John's Wort	Hypericum 'Hidcote'	1 gal.	18" o.c.
SD	12	Becky Shasta Daisy	Leucanthemum x 'Becky'	1 gal.	18" o.c.
TOTAL	52				

PLANT NOTES:

1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.

2. Trees shall not be planted closer than 10 feet to any utility line. Tree planting shall be coordinated with electric distribution system. Locations of all utilities shall be verified in the field prior to planting.

3. All shrubs shall be planted no closer than 3' from any walk or road edge.

4. Grades shall be set for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.

5. Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.

6. All shrub beds adjacent to turf or seed areas shall be edged with rolled top black edger or approved equivalent.

7. All shrub bed areas shall be mulched with a 4" layer of 3/4" Mountain Mix (Pioneer Sand & Gravel) Perennials and groundcover areas shall be mulched with a 3" layer of wood mulch. Landscape fabric to be used in shrub beds only, **do not install fabric below ornamental grasses, perennials or groundcover areas.**

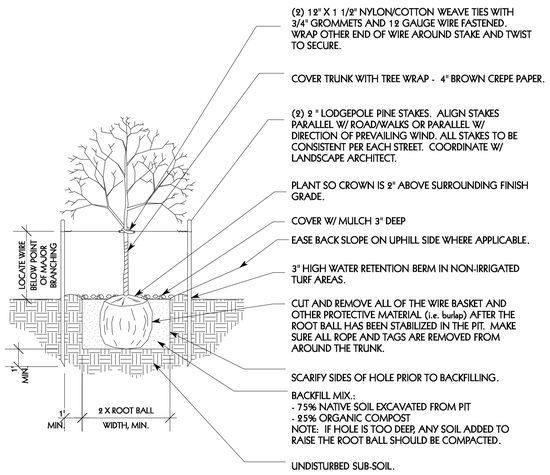
8. Prior to installation of plant materials, all areas not covered by impervious surfaces shall be thoroughly loosened; organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area in all turf and shrub beds.

9. All lawn areas will be sodded with a drought tolerant bluegrass blend . All slopes steeper than 3:1 will have erosion control fabric.

10. All landscape (plant materials and grass) will be irrigated with an automatic system. System to be desigb-build by experienced contractor.

11. Refer to the Civil Engineer Drawings for Grading and Utility information.

12. All landscaping within the ROW shall meet current Town of Lyons Design Standards and Construction Specifications.



(2) 12" X 1 1/2" NYLON/COTTON WEAVE TIES WITH 3/4" GROMMETS AND 12 GAUGE WIRE FASTENED. WRAP OTHER END OF WIRE AROUND STAKE AND TWIST TO SECURE.

COVER TRUNK WITH TREE WRAP - 4" BROWN CREPE PAPER.

(2) 2 " LODGEPOLE PINE STAKES. ALIGN STAKES PARALLEL W/ ROAD/WALKS OR PARALLEL W/ DIRECTION OF PREVAILING WIND. ALL STAKES TO BE CONSISTENT PER EACH STREET. COORDINATE W/ LANDSCAPE ARCHITECT.

PLANT SO CROWN IS 2" ABOVE SURROUNDING FINISH GRADE.

COVER W/ MULCH 3" DEEP

EASE BACK SLOPE ON UPHILL SIDE WHERE APPLICABLE.

3" HIGH WATER RETENTION BERM IN NON-IRRIGATED TURF AREAS.

CUT AND REMOVE ALL OF THE WIRE BASKET AND OTHER PROTECTIVE MATERIAL (i.e. burlap) AFTER THE ROOT BALL HAS BEEN STABILIZED IN THE PIT. MAKE SURE ALL ROPE AND TAGS ARE REMOVED FROM AROUND THE TRUNK.

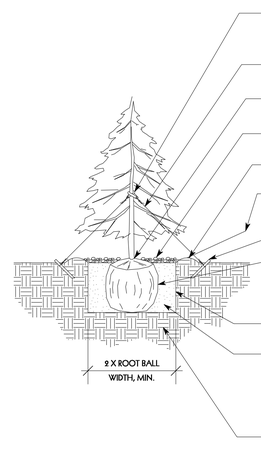
SCARIFY SIDES OF HOLE PRIOR TO BACKFILLING.

BACKFILL MIX.:
- 75% NATIVE SOIL EXCAVATED FROM PIT
- 25% ORGANIC COMPOST
NOTE: IF HOLE IS TOO DEEP, ANY SOIL ADDED TO RAISE THE ROOT BALL SHOULD BE COMPACTED.

UNDISTURBED SUB-SOIL.

DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



(3) 12" x 1 1/2" NYLON/COTTON WEAVE TIES WITH 3/4" GROMMETS.

#12 GAUGE WIRE FASTENED W/ (2) ZINC PLATED CABLE CLAMPS, COVER GUYS W/3' OF 3/8" DIA. SLIP PLASTIC TUBING.

PLANT CROWN AT 2" ABOVE SURROUNDING FINISH GRADE.

COVER W/ MULCH 3" DEEP.

3" HIGH WATER RETENTION BERM IN NON-IRRIGATED TURF AREAS.

EASE BACK SLOPE ON UPHILL SIDE, WHERE APPLICABLE.

(3) 1"x 2"x 18" STAKES TO ANCHOR GUYS.

CUT AND REMOVE AT ALL OF THE WIRE BASKET AND ALL OTHER PROTECTIVE MATERIALS (i.e., Burlap) AFTER THE ROOT BALL HAS BEEN STABILIZED IN THE PIT. MAKE SURE ALL ROPE and TAGS HAVE BEEN REMOVED FROM AROUND THE TRUNK.

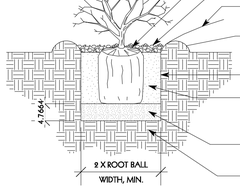
SCARIFY SIDES OF HOLE PRIOR TO BACK FILLING.

BACK FILL MIX.:
- 75% NATIVE SOIL EXCAVATED FROM PIT
- 25% ORGANIC COMPOST
NOTE: IF HOLE IS TOO DEEP, ANY SOIL ADDED TO RAISE THE ROOT BALL SHOULD BE COMPACTED.

UNDISTURBED SUB-SOIL.

EVERGREEN TREE PLANTING & STAKING

SCALE: NTS



REMOVE PLANT FROM CONTAINER OR W/ B&B MATERIAL, REMOVE WIRE BASKET FROM ROOT BALL AND PEEL BACK BURLAP AFTER 2/3 BURIED IN PIT.

PLANT CROWN AT 2" ABOVE FINISHED GRADE.

3" DEEP MULCH, WHERE APPLICABLE.

EASE BACK SLOPE ON UPHILL SIDE, WHERE APPLICABLE.

3" HIGH WATER RETENTION BERM EXCEpT IN DRIP IRRIGATED AREAS, REMOVE AT END OF MAINTENANCE PERIOD.

SCARIFY SIDES OF HOLE PRIOR TO PLANTING.

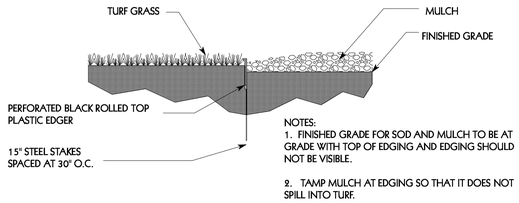
BACK FILL MIX:
- 75% NATIVE SOIL EXCAVATED FROM PIT
- 25% ORGANIC COMPOST

FOOT-TAMPED COMPACTED BACK FILL UNDER ROOT BALL TO ELIMINATE SETTLING.

UNDISTURBED SUB-SOIL.

TYPICAL SHRUB PLANTING

SCALE: NTS



NOTES:
1. FINISHED GRADE FOR SOD AND MULCH TO BE AT GRADE WITH TOP OF EDGING AND EDGING SHOULD NOT BE VISIBLE.

2. TAMP MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

EDGING

SCALE: NTS



TYPICAL PLAYGROUND STRUCTURE

SCALE: NTS

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A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:
LYONS VALLEY TOWNHOMES
LYONS, COLORADO

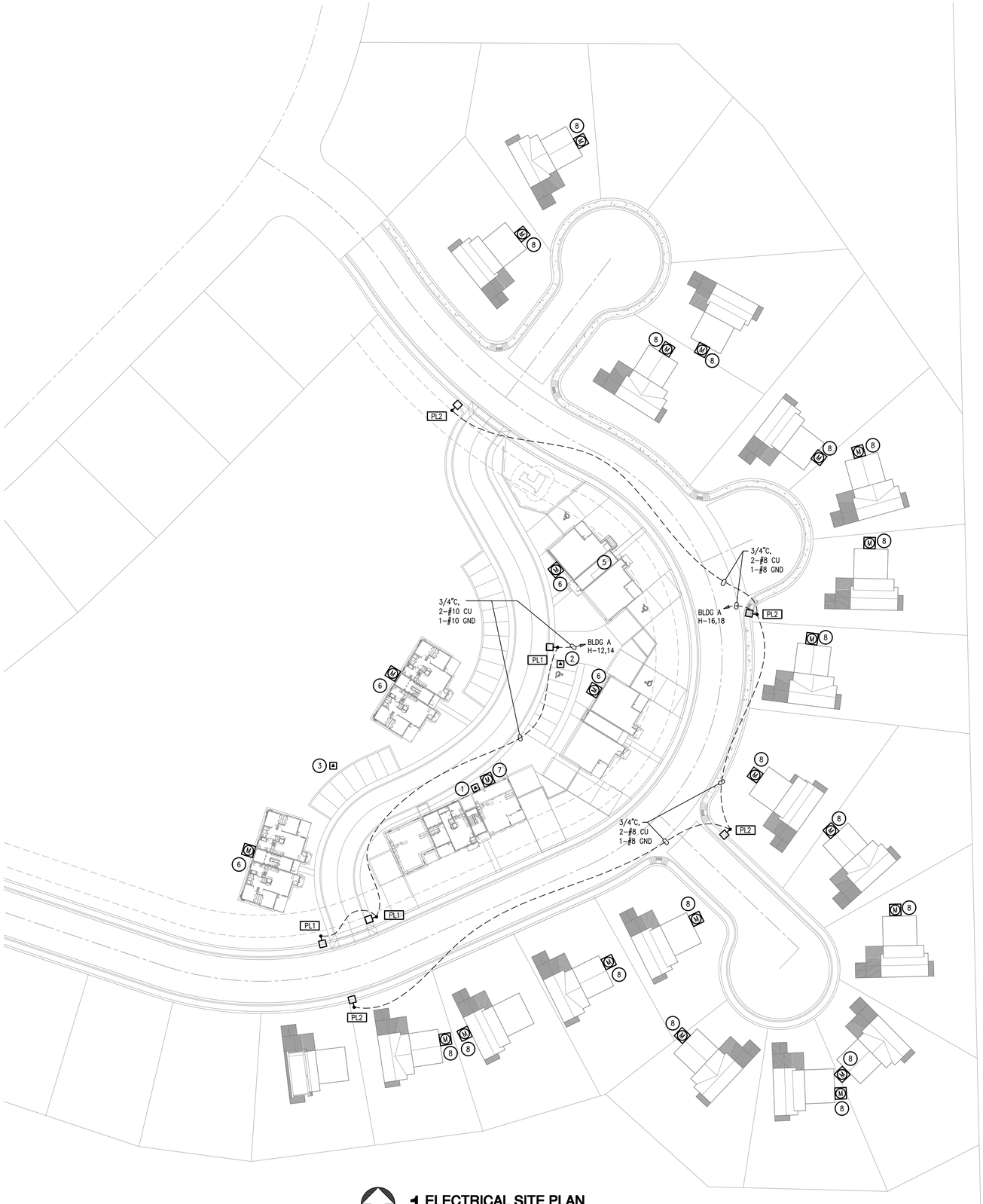
SITE PLAN SUBMISSION: 6/28
2nd SUBMISSION: 1/31

LANDSCAPE NOTES & DETAILS

PRINT DATE: January 30, 2020

edinc Job #: 18.121

L2.0



1 ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES:

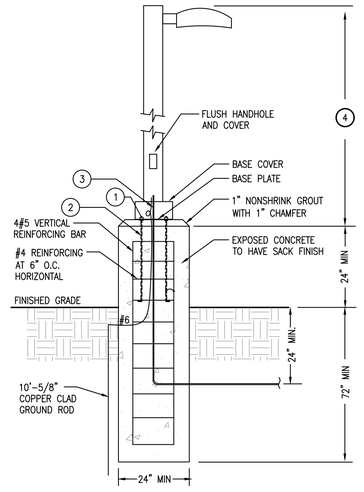
A. ELECTRICAL CONTRACTOR TO PROVIDE ALL SECONDARY CABLING, CONDUIT, AND TRANSFORMER PADS AS REQUIRED BY THE CITY OF LYONS.

B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, CONDUIT AND CABLING FOR ROADWAY LIGHTS. COORDINATE INSTALLATION WITH ELECTRICAL UTILITY COMPANY.

C. REFER TO EACH SET OF BUILDING PLANS SHEET E3.0 FOR LOAD CALCULATIONS.

KEYED NOTES:

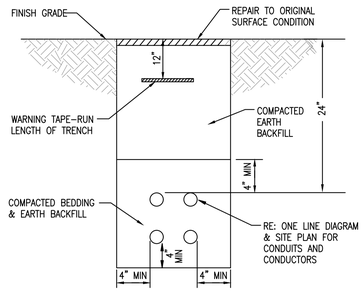
1. PAD MOUNTED TRANSFORMER FOR BUILDING C.
2. PAD MOUNTED TRANSFORMER FOR BUILDINGS A & B.
3. PAD MOUNTED TRANSFORMER FOR BUILDINGS D & E.
4. PAD MOUNTED TRANSFORMER FOR BUILDINGS F & G.
5. BUILDING A LOCATION.
6. ELECTRICAL SERVICE IS 240/120 SINGLE PHASE; 400 AMPS. REFER TO SHEET E30 FOR BUILDING LOAD CALCULATIONS.
7. ELECTRICAL SERVICE IS 240/120 SINGLE PHASE; 600 AMPS. REFER TO SHEET E30 FOR BUILDING LOAD CALCULATIONS.
8. ELECTRICAL SERVICE IS 240/120 SINGLE PHASE; 200 AMPS.



KEYED NOTES:

1. PROVIDE STAINLESS STEEL LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4"C-6" ABOVE POLE BASE.
4. 14' FOR PL1. 22' FOR PL2.

2 LIGHT POLE DETAIL - PL1,PL2
SCALE: NTS



3 UNDERGROUND CONDUIT DETAIL
SCALE: NTS

PRELIMINARY
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2020/01/23

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Project 18ENC08

A NEW 29 UNIT AFFORDABLE HOUSING PROJECT:
LYONS VALLEY TOWNHOMES
LYONS, COLORADO

95% PERMIT SET: 7/19

ELECTRICAL SITE PLAN

edinc Job #: 18.121

E1.0



NORTH

1 ELECTRICAL PHOTOMETRICS
SCALE: 1" = 40'-0"

PRELIMINARY
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2020/01/23

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LYONS, COLORADO

95% PERMIT SET: 7/19

ELECTRICAL PHOTOMETRIC SITE PLAN

edinc Job #: 18.121

E1.1