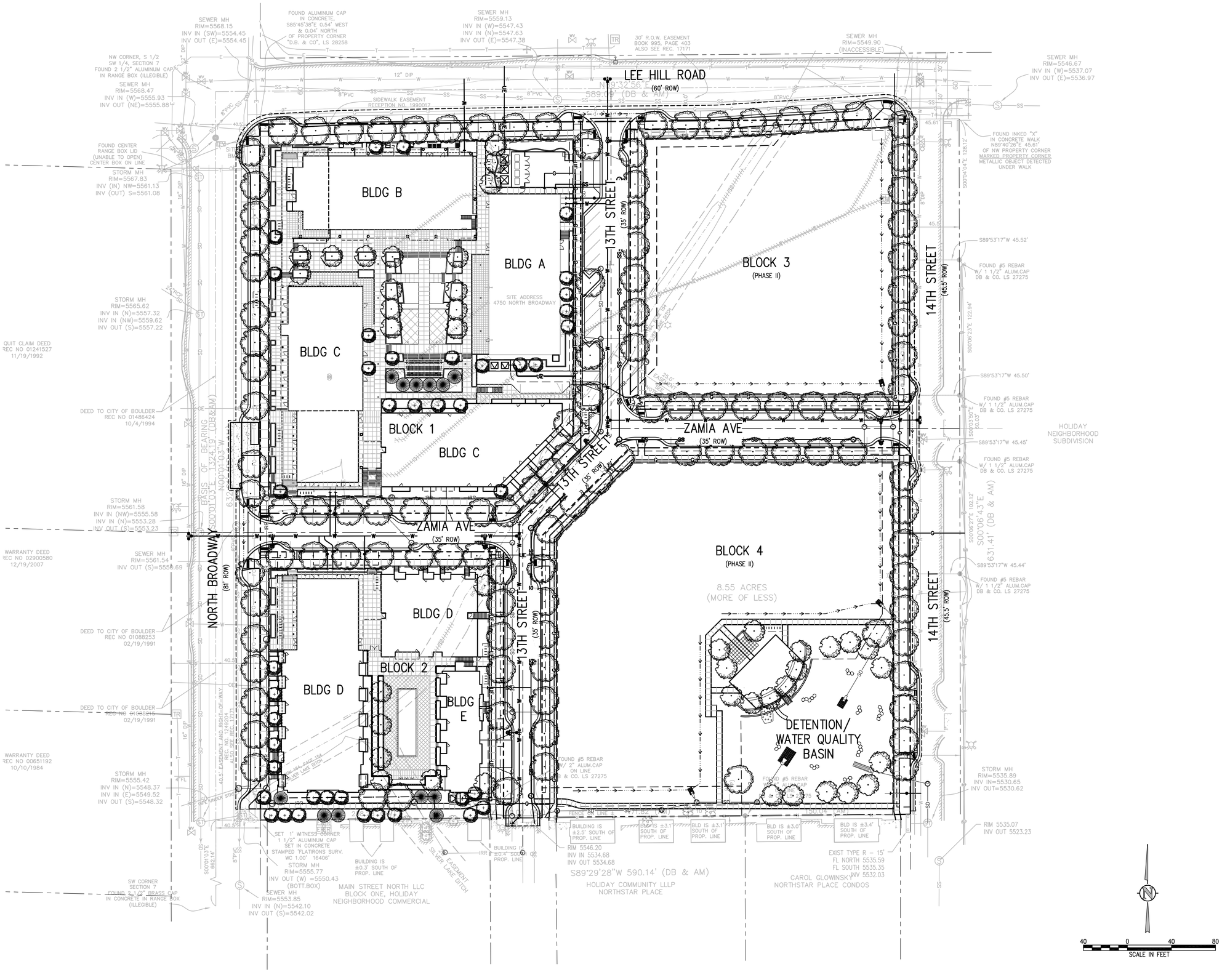

N

40 0 40 80
SCALE IN FEET

the ARMORY community

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

JVA CONSULTING ENGINEERS

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Boulder, CO 80302 Phone: 303.444.1951
www.jvajva.com E-mail: info@jvajva.com

LUR2015-

SITE REVIEW SUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-02-2015	SITE REVIEW SUBMITTAL 1
04-20-2015	SITE REVIEW SUBMITTAL 2

SHEET NAME:

PRELIMINARY
OVERALL UTILITY PLAN

SHEET NUMBER:

C2.0

LEE HILL ROAD
(60' ROW)

12" DIP

EXIST 12" DIP

EXIST 8" PVC

8"PVC

SIDEWALK EASEMENT
RECEPTION NO. 1990017

25.00' UTIL ESMT
(TYP)

N89°32'55"E
589.69' (DB&

MATCHLINE SHEET C2.3

6" PVC

FIRE HYDRANT
ASSY

IRRIG METER
W/ 25' UTIL ESMT

PEDESTRIAN ACCESS EASEMENT
(WIDTH VARIES)

BLDG B

EXIST OVERHEAD
ELEC

TRANSFORMER & SWITCH CABINETS
(RE: XCEL)

SS SVC

DOM SVC & METER

FIRE SVC

4' ECC SS MH (TYP)

8" PVC WATER MAIN

8" PVC SS

BLDG A

7.50' PUBLIC ACCESS AND
UTILITY EASEMENT

SITE ADDRESS
4750 NORTH BROADWAY

13TH STREET
(35' ROW)

10.00' XCEL ESMT
(TYP)

TRANSFORMER
(RE: XCEL)

GAS & ELEC
(RE: XCEL)

NORTH BROADWAY
(81' ROW)

8.5' PEDESTRIAN
ACCESS EASEMENT

BLDG C

EXIST OVERHEAD
ELEC

FIRE HYDRANT ASSY

POCKET ESMT
FOR FIRE HYDRANT (TYP)

22.00' IRR ESMT
(TYP)

BLDG C

16.00' PUBLIC ACCESS AND
UTILITY EASEMENT

DOM SVC & METER
W/ 25' UTIL ESMT

FIRE SVC

SS SVC
(TYP)

13TH STREET
(35' ROW)

8" PVC WATER MAIN

8" PVC SS

GAS & ELEC
(RE: XCEL)

6" PVC

FIRE
HYDRANT
ASSY

ZAMIA AVE
(35' ROW)

8" PVC WATER MAIN

10.00' XCEL ESMT
(TYP)

BASIS OF BEARING
S00°01'03"E 1324.19' (DB&AM)
N00°01'03"W

MATCHLINE SHEET C2.2

20 0 20 40
SCALE IN FEET

the ARMORY community

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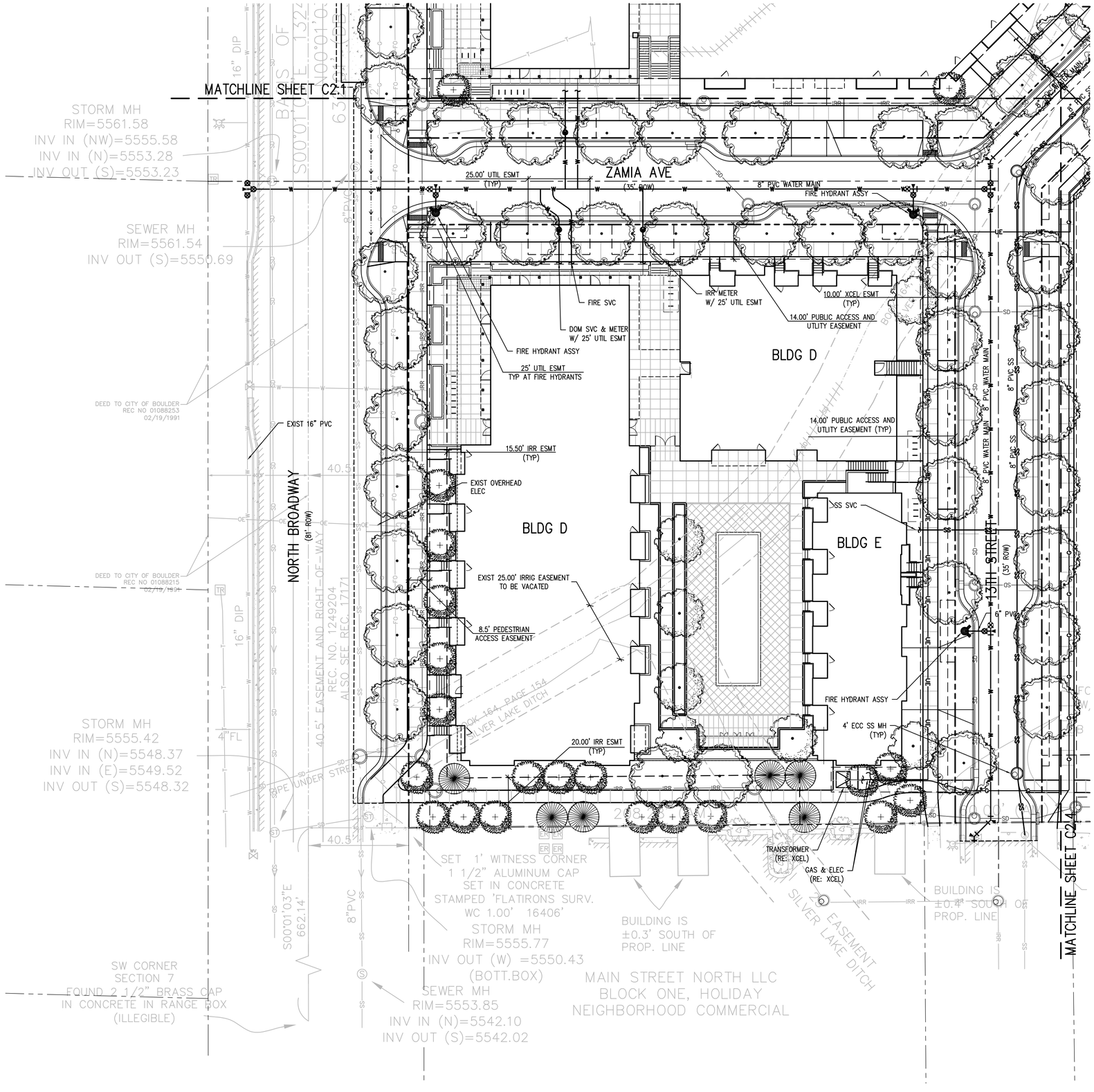
SHEET NAME:

PRELIMINARY BLOCK 1
UTILITY PLAN

SHEET NUMBER:

C2.1



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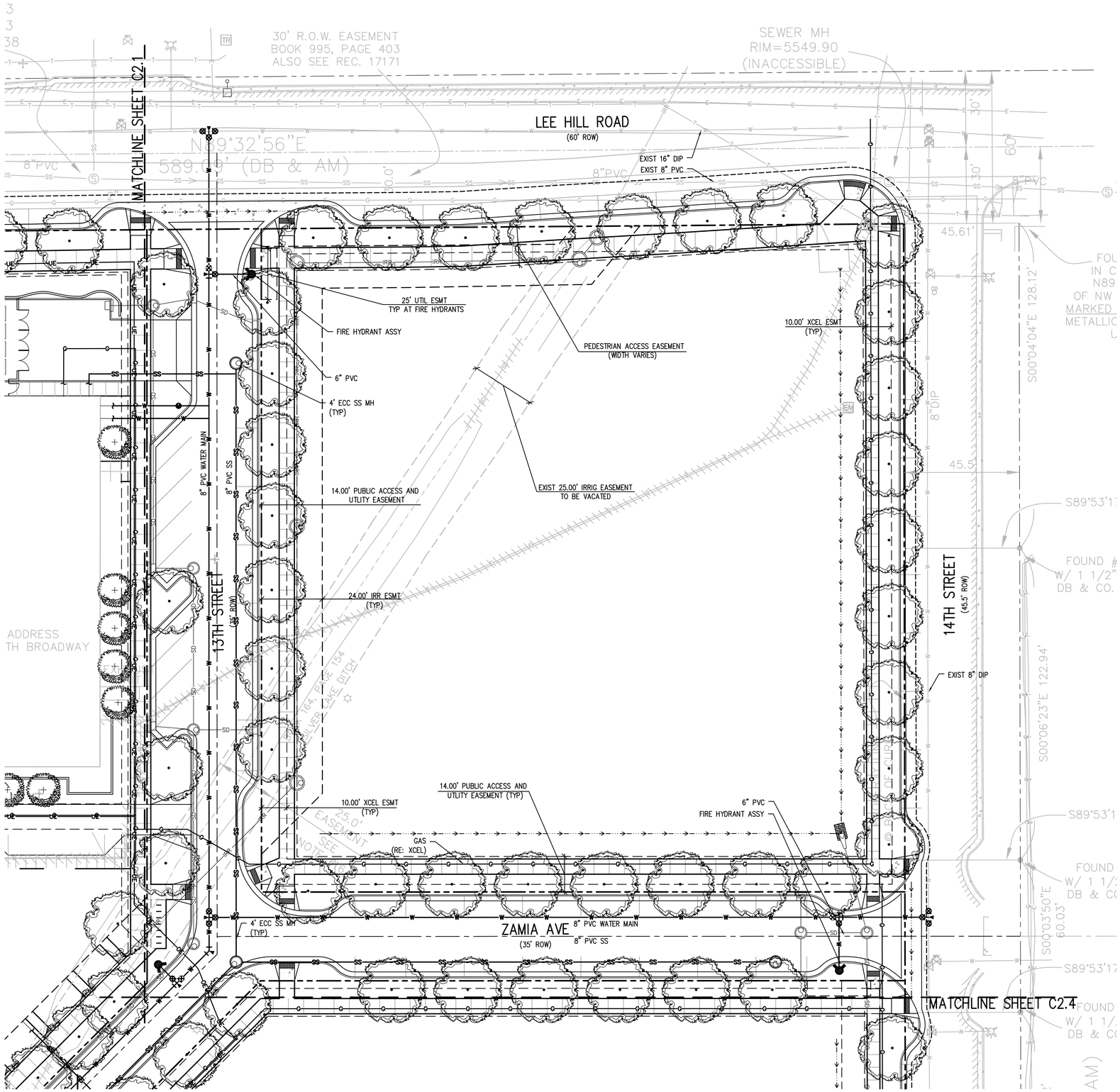
SHEET NAME:

PRELIMINARY BLOCK 2
UTILITY PLAN

SHEET NUMBER:

C2.2



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SHEET NAME:

PRELIMINARY BLOCK 3
UTILITY PLAN

SHEET NUMBER:

C2.3

MATCHLINE SHEET C2.3

ZAMIA AVE
(35' ROW)

8" PVC WATER MAIN
8" PVC SS
6" PVC

FIRE HYDRANT ASSY
POCKET ESMT
FOR FIRE HYDRANT (TYP)
22.00' IRR ESMT
(TYP)

SS SVC
(TYP)

13TH STREET
(35' ROW)

8" PVC WATER MAIN
8" PVC SS

GAS & ELEC
(RE: XCEL)

14.00' PUBLIC ACCESS AND
UTILITY EASEMENT (TYP)

FIRE HYDRANT ASSY
25' UTIL ESMT
TYP AT FIRE HYDRANTS

10.00' XCEL ESMT
(TYP)

25.00' DRAINAGE ESMT
(TYP)

8.55 ACRES
(MORE OF LESS)

14TH STREET
(45.5' ROW)

EXIST 8" DIP

BLDG E

13TH STREET
(35' ROW)

8" PVC WATER MAIN
8" PVC SS

14.00' PUBLIC ACCESS AND
UTILITY EASEMENT (TYP)

DRAINAGE ESMT
(WIDTH VARIES)

DETENTION/
WATER QUALITY
BASIN

27.00' DRAINAGE & UTIL ESMT
(TYP)

4' ECC SS MH
(TYP)

10.00' XCEL ESMT
(TYP)

IRRIG METER
W/ 25' UTIL ESMT

25.00' UTIL ESMT
(TYP)

FOUND #5 REBAR
W/ 2" ALUM.CAP
ON LINE
& CO. LS 27275

FENCE ON LINE ±

BUILDING IS
±2.5' SOUTH OF
PROP. LINE

BLD IS ±3.1'
SOUTH OF
PROP. LINE

BLD IS ±3.1'
SOUTH OF
PROP. LINE

BLD IS ±3.0'
SOUTH OF
PROP. LINE

BLD IS ±3.4'
SOUTH OF
PROP. LINE

RIM 5546.20
INV IN 5534.68
INV OUT 5534.68

EXIST TYPE R - 15'
FL NORTH 5535.59
FL SOUTH 5535.35
INV 5532.03

MATCHLINE SHEET C2.2

S89°29'28"W 590.14' (DB & AM)

HOLIDAY COMMUNITY LLLP

CAROL GLOWINSKY
NORTHSTAR PLACE CONDOS

20 0 20 40
SCALE IN FEET

the ARMORY community

DEVELOPER:

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SHEET NAME:

PRELIMINARY BLOCK 4
UTILITY PLAN

SHEET NUMBER:

C2.4