WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LOCTED IN THE SE 1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

RELEVANCE TO THE CITY OF LAFAYETTE'S CODE OF ORDINANCES
THE INTENT OF THIS PUD TO BE CONSISTENTLY COMPLY WITH ALL APPLICABLE USE, DEVELOPMENT AND DESIGN STANDARDS, BUT IT IS NOT INTENDED TO PROVIDE ALL THE GUIDELINES FOR WHICH THE CITY MAY REQUIRE WHICH ARE INCLUDED IN THIS PUD.

WHEREAS THIS PUD CONFORMS WITH THE Z.C. WHERE THE PROVISIONS FOR THE Z.C. ARE NOT APPROPRIATE, REGARDLESS OF THIS.

WHEREAS THIS PUD CONFORMS WITH THE Z.C. WHERE THE PROVISIONS FOR THE Z.C. ARE NOT APPROPRIATE, REGARDLESS OF THIS.

MAINTENANCE OF ALL OUTLOTS
ALL MAINTENANCE SHALL BE RESPONSIBLE FOR THE OWNER OF THE OUTLOT.

MOBILITY HUB & TRANSIT INTENT
WILLOUGHBY CORNER WILL HAVE A MOBILITY HUB IN RUNNING AREA C NEAR THE COMMUNITY CENTER TO ACCOMMODATE PICK-UP AND DROP-OFF FOR DIFFERENT TRANSIT VEHICLE TYPES, SUCH AS VIA, MOBILE SERVICES, BUSES, ELECTRIC CAR SHARED, AND BICYCLES AS SUCH AS LAMBERT. AN ACCESS TRANSIT STOP WITH LIGHTS WILL SERVE VARIOUS PURPOSES.

BICYCLIC ACCESS INTENT
RECREATION ACCESS TO PEDESTRIAN TRANSPORTATION OPTIONS CONNECTING THIS COMMUNITY TO OTHER AREAS OF LAFAYETTE, AND THE GREATER BOULDER COUNTY AND INTACT CITIES.

Vehicular Access Intent
RECREATION ACCESS TO PEDESTRIAN TRANSPORTATION OPTIONS CONNECTING THIS COMMUNITY TO OTHER AREAS OF LAFAYETTE, AND THE GREATER BOULDER COUNTY AND INTACT CITIES.

Architectural Design Intent

Emergency Access Intent
EMERGENCY ACCESS VEHICLES WILL HAVE ACCESS FOR ALL PUBLIC RIGHTS-OF-WAY. ADDITIONALLY, A BLANKET EMERGENCY ACCESS EXEMPTION WILL APPLY TO ALL EXPERIMENTING WITH THE WATER RUN OFF AND THE LANDSCAPE AREAS.

Parking Plan Intent
THE PUD WILL APPLY TO THE CORNER STREET WILLY STREET, WHICH IS A ROBUST TRANSPORTATION WITH SMALL EXPRESSED RESIDENTIAL AND AGRICULTURAL BUILDINGS TO THE EAST. A LARGE MASSIVE BUILDING WILL BE LOCATED TO THE SOUTH EAST, AND PROTECT THE RESIDENTIAL HISTORIC IN THE CORNER OF THE CITY OF LAFAYETTE. THE BUILDING WILL BE PART OF THE WILLOUGHBY CORNER DEVELOPMENT PROGRAMME AND THE PARK.

Egress Planning Intent
THE PUD WILL APPLY TO THE CORNER STREET WILLY STREET, WHICH IS A ROBUST TRANSPORTATION WITH SMALL EXPRESSED RESIDENTIAL AND AGRICULTURAL BUILDINGS TO THE EAST. A LARGE MASSIVE BUILDING WILL BE LOCATED TO THE SOUTH EAST, AND PROTECT THE RESIDENTIAL HISTORIC IN THE CORNER OF THE CITY OF LAFAYETTE. THE BUILDING WILL BE PART OF THE WILLOUGHBY CORNER DEVELOPMENT PROGRAMME AND THE PARK.

Building Plan Intent
THE PUD WILL APPLY TO THE CORNER STREET WILLY STREET, WHICH IS A ROBUST TRANSPORTATION WITH SMALL EXPRESSED RESIDENTIAL AND AGRICULTURAL BUILDINGS TO THE EAST. A LARGE MASSIVE BUILDING WILL BE LOCATED TO THE SOUTH EAST, AND PROTECT THE RESIDENTIAL HISTORIC IN THE CORNER OF THE CITY OF LAFAYETTE. THE BUILDING WILL BE PART OF THE WILLOUGHBY CORNER DEVELOPMENT PROGRAMME AND THE PARK.

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THE PUD WILL APPLY TO THE CORNER STREET WILLY STREET, WHICH IS A ROBUST TRANSPORTATION WITH SMALL EXPRESSED RESIDENTIAL AND AGRICULTURAL BUILDINGS TO THE EAST. A LARGE MASSIVE BUILDING WILL BE LOCATED TO THE SOUTH EAST, AND PROTECT THE RESIDENTIAL HISTORIC IN THE CORNER OF THE CITY OF LAFAYETTE. THE BUILDING WILL BE PART OF THE WILLOUGHBY CORNER DEVELOPMENT PROGRAMME AND THE PARK.

FUTURE RTD BUS STOP- FINAL LOCATIONS TO BE DETERMINED WITH RTD
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
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

120TH STREET INTERIM
TYPICAL SECTION G-G
AT DEPTH 11.5
NOT TO SCALE

120TH STREET ULTIMATE
TYPICAL SECTION G-G FUTURE
AT DEPTH 11.5
NOT TO SCALE

PRIVATE ALLEY 1
TYPICAL SECTION J-J
PRIVATE DRIVE
NOT TO SCALE

PRIVATE ALLEY 2
TYPICAL SECTION J-J
PRIVATE DRIVE
NOT TO SCALE

PRIVATE ALLEY 3
TYPICAL SECTION K-K
PRIVATE DRIVE
NOT TO SCALE

PRIVATE ALLEY 8
TYPICAL SECTION M-M
PRIVATE DRIVE
NOT TO SCALE

PRIVATE ALLEY 9
TYPICAL SECTION N-N
PRIVATE DRIVE
NOT TO SCALE

PRIVATE ALLEY (4, 5, 6 & 7)
TYPICAL SECTION L-L
PRIVATE DRIVE
NOT TO SCALE

STREET
TYPICALS

H:\21072-01BLCV\Exports\PUD PLANS\STREET SECTIONS.dwg, 7/18/2022 6:32:44 PM
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
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

ONE-WAY STREET
TYPICAL SECTION Q-Q
COLLECTION STREET
NOT TO SCALE

ROUNDABOUT MEDIAN ISLAND
TYPICAL SECTION R-R
COLLECTION STREET
NOT TO SCALE

CANTERBURY ROUNDABOUT SECTION P-P
NOT TO SCALE

EMMA STREET ROUNDABOUT SECTION Q-Q
NOT TO SCALE
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1/4 OF SECTION 2, T1S, R66W OF THE 6TH PM,
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

GENERAL NOTES:
1. ARCHITECTURAL DIAGRAMS ARE CONCEPTUAL AND NOT INTENDED TO CONVEY DESIGN
   DETAILS. THESE DIAGRAMS ARE INTENDED TO ALLOW BUILDING HEIGHT AND AREAS RELATIVE TO
   THE PUD PLANNING AREA OPEN SPACE, UNITS AND AREAS TO BE DEVELOPED.

2. PRIVATE SIDEWALKS, PARKINGLOTS, RECROOMS, PAVILIONS, ETC., ARE SUBJECT TO
   CHANGE AS THE BUILDING DESIGN AND SITE DESIGN IS REFINED.

3. EVERY PORTION OF A REQUIRED YARD SHALL BE UNOBSTRUCTED BY BUILDINGS FROM GROUND
   LEVEL, UPWARDS EXCEPT FOR PROJECTIONS OF ARCHITECTURAL FEATURES AS FOLLOWS:
   (1) CORNICES, SILL LINE AND ORNAMENTAL FEATURES, NOT TO EXCEED TWELVE (12) INCHES;
   (2) ROOF EAVES, NOT TO EXCEED EIGHTEEN (18) INCHES;
   (3) WAVER, PROJECTIONS FROM SILLS, AND PILLARS, WINGS AND STAIRS, ALL MEASURED LESS
      THAN SIXTY (60) INCHES ABOVE THE GROUND;
   (4) REFERENCES, AWNINGS, PROJECTING RIDGE LINES OR PROJECTING FEATURES OF A GABLE
      OR TRIPPLED ROOF TO THE OVER-LOT LINE;
   (5) INDIVIDUAL BALCONIES MAY PROJECT EIGHTEEN (18) INCHES INTO ANY REQUIRED SIDE
      YARD, OR FOUR (4) FEET INTO ANY REQUIRED FRONT OR REAR YARD;
   (6) COVERED PORCHES AND GARAGES AND TOWNHOME LOTS MAY PROJECT UP TO FIVE (5)
      FEET INTO REQUIRED FRONT YARDS AS INDICATED IN THE LOT-TYPICAL DRAWING.

4. BUILDING AREA:
   (1) MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM THE MIDPOINT BETWEEN THE HIGHEST
      EAVING LINE AND HIGHEST RIDGE LINE OF A MANSARD,<br />
   (2) ROOF EAVES TO NOT TO EXCEED EIGHTEEN (18) INCHES;
   (3) CORNICES, SILL LINE AND ORNAMENTAL FEATURES, MAY PROJECT UP TO 5'
   (4) Individual BALCONIES MAY PROJECT EIGHTEEN (18) INCHES INTO ANY REQUIRED SIDE
   (5) COVERED PORCHES MAY ENCROACH INTO THE REQUIREDパワー YARD, WHICH MAY ENCROACH INTO THE REQUIRED POWER YARDS, WHICH MAY ENCROACH INTO THE REQUIRED PROPERTY YARDS
   (6) COVERED PORCHES MAY ENCROACH INTO THE REQUIRED PROPERTY YARDS, WHICH MAY ENCROACH INTO THE REQUIRED PROPERTY YARDS
   (7) LANDSCAPING IS INDICATED FOR CONCEPTUAL INTENT. ACTUAL LAYOUT & PLANNING PLANS WILL BE PROVIDED AT SITE & ARCHITECTURAL DESIGN.

5. EVERY PART OF A REQUIRED YARD SHALL BE UNOBSTRUCTED BY BUILDINGS FROM GROUND
   LEVEL, UPWARDS EXCEPT FOR PROJECTIONS OF ARCHITECTURAL FEATURES AS FOLLOWS:
   (1) CORNICES, SILL LINE AND ORNAMENTAL FEATURES, NOT TO EXCEED TWELVE (12) INCHES;
   (2) ROOF EAVES, NOT TO EXCEED EIGHTEEN (18) INCHES;
   (3) WAVER, PROJECTIONS FROM SILLS, AND PILLARS, WINGS AND STAIRS, ALL MEASURED LESS
      THAN SIXTY (60) INCHES ABOVE THE GROUND;
   (4) REFERENCES, AWNINGS, PROJECTING RIDGE LINES OR PROJECTING FEATURES OF A GABLE
      OR TRIPPLED ROOF TO THE OVER-LOT LINE;
   (5) INDIVIDUAL BALCONIES MAY PROJECT EIGHTEEN (18) INCHES INTO ANY REQUIRED SIDE
      YARD, OR FOUR (4) FEET INTO ANY REQUIRED FRONT OR REAR YARD;
   (6) COVERED PORCHES AND GARAGES AND TOWNHOME LOTS MAY PROJECT UP TO FIVE (5)
      FEET INTO REQUIRED FRONT YARDS AS INDICATED IN THE LOT-TYPICAL DRAWING.
WILLOWBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
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

GENERAL NOTES:
1. ARCHITECTURAL ELEMENTS ARE CONCEPTUAL AND NOT INTENDED TO CONVEY DESIGN.
   ARCHITECTURAL ELEMENTS ILLUSTRATE ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO THE PUD PLANNING AREA BOUNDARY LINES AND STREETS.
2. PRIVATE DIAMOND DIAMONDS, ENCLOSURES, PARTITIONS, ETC. ARE SUBJECT TO CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.
3. EVERY PART OF A REQUIRED YARD SHALL BE UNOBSTRUCTED BY BUILDINGS FROM GROUND LEVEL UPWARDS EXCEPT FOR RECEPTIBLES OF ARCHITECTURAL ELEMENTS AT STORMWATER DETENTION PONDS, STORMWATER DETENTION DUGOUTS AND STREET LIGHTING, SHOWN FOR REFERENCE ONLY.
4. MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM ANY POINT AT THE TOP OF A FLAT OR MANSARD ROOF OR FROM THE MIDPOINT BETWEEN THE HIGHEST EAVE LINE AND HIGHEST RIDGE LINE OF A GABLE, GAMBREL, HIP, SHED OR SIMILAR PITCHED ROOF TO THE OVER-LOT FREE.
5. LANDSCAPING IS INDICATED FOR CONCEPTUAL, AFFORD ONLY. DETAILED LANDSCAPE PLANS WILL BE PROVIDED AT SITE & ARCHITECTURE DESIGN STAGE.

ARCHITECTURAL ELEMENTS MAY NOT ENCROACH BEYOND THE LOT LINE.

MAY NOT ENCROACH BEYOND THE LOT LINE.

PORCHES MAY ENCROACH 5' INTO THE REQUIRED FRONT YARD SETBACK, TYP.

MINIMUM PORCH DEPTH AT DUPLEX BUILDINGS.

MINIMUM PORCH DEPTH AT TOWNHOME LOTS.

ARCHITECTURAL ELEMENTS MAY NOT ENCROACH BEYOND THE LOT LINE.

ARCHITECTURAL ELEMENTS MAY NOT ENCROACH BEYOND THE LOT LINE.

STREETS LIGHTING, SHOWN FOR REFERENCE ONLY.

DRAWN BY:

CHECKED BY:

OWNER:

BOULDER COUNTY HOUSING AUTHORITIE

BUILDING - SITE SECTIONS

SECTION 6 (Duplex Alley): 45' - 0" MAX. HEIGHT

SECTION 7 (Duplex at Emma Street): 35' - 0" MAX. HEIGHT

3 SECTION G-G (Duplex at Emma Street):

5 SECTION I-I (Duplex Alley):

6 SECTION J-J (Community Building Alley):

1" = 10'-0" PUD-10

SECTION 7: 19.04.21

SECTION 6: 19.04.21

SECTION 5: 19.04.21

SECTION 4: 19.04.21

SECTION 3: 19.04.21

SECTION 2: 19.04.21

SECTION 1: 19.04.21

SECTION 11 (Community Building Alley): 11' - 6"

SECTION 10 (Duplex at 120th Street Frontage):

SECTION 9 (Duplex at Canterbury Drive):

SECTION 8 (Duplex at 120th Street Frontage):

SECTION 7 (Duplex Alley):

SECTION 6 (Duplex at 120th Street Frontage):

SECTION 5 (Duplex at 120th Street Frontage):

SECTION 4 (Duplex at 120th Street Frontage):

SECTION 3 (Duplex at 120th Street Frontage):

SECTION 2 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 10 (Duplex at 120th Street Frontage):

SECTION 9 (Duplex at 120th Street Frontage):

SECTION 8 (Duplex at 120th Street Frontage):

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SECTION 6 (Duplex at 120th Street Frontage):

SECTION 5 (Duplex at 120th Street Frontage):

SECTION 4 (Duplex at 120th Street Frontage):

SECTION 3 (Duplex at 120th Street Frontage):

SECTION 2 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

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SECTION 9 (Duplex at 120th Street Frontage):

SECTION 8 (Duplex at 120th Street Frontage):

SECTION 7 (Duplex at 120th Street Frontage):

SECTION 6 (Duplex at 120th Street Frontage):

SECTION 5 (Duplex at 120th Street Frontage):

SECTION 4 (Duplex at 120th Street Frontage):

SECTION 3 (Duplex at 120th Street Frontage):

SECTION 2 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 10 (Duplex at 120th Street Frontage):

SECTION 9 (Duplex at 120th Street Frontage):

SECTION 8 (Duplex at 120th Street Frontage):

SECTION 7 (Duplex at 120th Street Frontage):

SECTION 6 (Duplex at 120th Street Frontage):

SECTION 5 (Duplex at 120th Street Frontage):

SECTION 4 (Duplex at 120th Street Frontage):

SECTION 3 (Duplex at 120th Street Frontage):

SECTION 2 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 10 (Duplex at 120th Street Frontage):

SECTION 9 (Duplex at 120th Street Frontage):

SECTION 8 (Duplex at 120th Street Frontage):

SECTION 7 (Duplex at 120th Street Frontage):

SECTION 6 (Duplex at 120th Street Frontage):

SECTION 5 (Duplex at 120th Street Frontage):

SECTION 4 (Duplex at 120th Street Frontage):

SECTION 3 (Duplex at 120th Street Frontage):

SECTION 2 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):

SECTION 10 (Duplex at 120th Street Frontage):

SECTION 9 (Duplex at 120th Street Frontage):

SECTION 8 (Duplex at 120th Street Frontage):

SECTION 7 (Duplex at 120th Street Frontage):

SECTION 6 (Duplex at 120th Street Frontage):

SECTION 5 (Duplex at 120th Street Frontage):

SECTION 4 (Duplex at 120th Street Frontage):

SECTION 3 (Duplex at 120th Street Frontage):

SECTION 2 (Duplex at 120th Street Frontage):

SECTION 1 (Duplex at 120th Street Frontage):
GENERAL NOTES:
1. ARCHITECTURAL DIAGRAMS ARE CONCEPTUAL AND NOT INTENDED TO CONVEY DESIGN
   DETAILS. THESE DIAGRAMS ILLUSTRATE ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO
   THE Plat PLANNING AREA BOUNDARY LINES AND STREETS AND ALLEYS.
2. PRIVATE DRIVEWAYS, PARKING LOTS, Fenced Ponds, Ponds, ETC. ARE SUBJECT TO
   CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.
3. PRIVATE DRIVEWAYS, PARKING LOTS, SIDEWALKS, PORCHES, PATIOS, ETC. ARE SUBJECT TO
   CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.
4. EVERY PART OF A REQUIRED YARD SHALL BE UNOBSTRUCTED BY BUILDINGS FROM GROUND
   LEVEL UPWARD EXCEPT FOR PROJECTIONS OF ARCHITECTURAL FEATURES AS FOLLOWS:
   (1) CORNICES, SILLS AND ORNAMENTAL FEATURES, NOT TO EXCEED TWELVE (12) INCHES;
      (2) ROOF EAVES, NOT TO EXCEED EIGHTEEN (18) INCHES;
      (3) UNCOVERED PORCHES, SLABS AND PATIOS; WALKS AND STEPS; ALL WHEN LESS THAN
         THIRTY-SIX (36) INCHES ABOVE THE GROUND;
      (4) INDIVIDUAL BALCONIES MAY PROJECT EIGHTEEN (18) INCHES INTO ANY REQUIRED SIDE
         YARD, OR FOUR (4) FEET INTO ANY REQUIRED FRONT OR REAR YARD;
      (5) SOLAR COLLECTION DEVICES AND EQUIPMENT, NOT TO EXCEED EIGHTEEN (18) INCHES OR
         TEN (10) PERCENT OF THE REQUIRED SETBACK, WHICHEVER IS GREATER. (6) COVERED
         PORCHES AT DUPLEX AND TOWNHOME LOTS MAY PROJECT FIVE (5) FEET INTO REQUIRED
         FRONT YARDS, AS INDICATED IN THE LOT TYPICAL DIAGRAM.
5. MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM ANY POINT AT THE TOP OF A FLAT OR
   MANSARD ROOF OR FROM THE MIDPOINT BETWEEN THE HIGHEST EAVE LINE AND HIGHEST
   RIDGE LINE OF A GABLE, GAMBREL, HIP, SHED OR SIMILAR PITCHED ROOF TO THE OVER-
   LOT GRADE ELEVATION, WHICH SHALL BE BASED ON AN APPROVED GRADING PLAN, DIRECTLY
   BELOW SUCH POINT.
6. SITE LIGHTING FIXTURES ARE INDICATED FOR CONCEPTUAL INTENT. ACTUAL FIXTURE
   SITES WILL BE PROVIDED AT SITE & ARCHITECTURE DESIGN.

WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M.,
CITY OF LAFFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

PLANNED UNIT DEVELOPMENT
FINAL PLANNED UNIT DEVELOPMENT

OWNERS:
BOULDER CIVILIZATIONS
ATTORNEY
WILLIAM R. BUCK, C.R.
6020 E. OAK ST.
BOULDER, CO - 80304

CONTACT: MOLLY CHIANG
3400 BROADWAY
BOULDER, CO - 80304

DATE:
3RD SUB: 04.27.22
FINAL PUD: 07.19.22

SCALE:
1/16" = 1'-0"
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
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

LEGEND

- CANDY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- PLANTING BED WITH 4" ROCK MULCH
- PLANTING BED WITH 1-2" ROCK MULCH
- PLANTING BED WITH 6" ROCK MULCH
- PLANTING BED WITH 4-6" ROCK MULCH
- IRRIGATED TURF
- IRRIGATED NATIVE GRASS
- NATIVE WETLAND GRASS
- NATIVE WILDFLOWER MIX
- CRUSHER FINES
- DECORATIVE RIVERS
- DECORATIVE PAVERS
- PARKING AREA
- PLAY SURFACE
- PLAYGROUND
- PLAYFIELD
- PUBLIC ART (TYP.)
- DECORATIVE PAVERS (TYP.)
- FENCE
- PROPERTY LINE
- R.O.W.
- ROADWAY
- BEACH
- CANTERBURY DRIVE
- FLAGSTONE
- STEEL EDGER

PUBLIC LAND DEDICATION

<table>
<thead>
<tr>
<th>AREA</th>
<th>ACREAGE</th>
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<tr>
<td>ROW (1/2 OF TOTAL)</td>
<td>1.6</td>
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<tr>
<td>OUTLOT I</td>
<td>0.835</td>
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<tr>
<td>OUTLOT K (WITHOUT DOG PARK)</td>
<td>0.608</td>
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<tr>
<td>OUTLOT J (AREA WITH LOOP TRAIL)</td>
<td>1.374</td>
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<td>TOTAL PLD</td>
<td>4.417</td>
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<tr>
<td>PERCENT OF TOTAL LAND AREA</td>
<td>18%</td>
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*INCLUDES A PORTION OF OUTLOT J SUITABLE FOR PUBLIC USE OUTSIDE OF THE STORMWATER DETENTION AREA.

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

CONTACT: MOLLY CHIANG
RN, JR
KD, DR

1ST SUB: 12.14.21
2ND SUB: 03.07.22
3RD SUB: 05.04.22
FINAL PUD: 07.19.22

1151 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PLANNING AREA

SCALE 1" = 60'
WILLOUGHBY CORNER
FINAL PLANNED UNIT DEVELOPMENT
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

NOTE:
1. THE SITE LAYOUT AS DEPICTED ON
   THIS PLAN IS SUBJECT TO FURTHER
   REVIEW DURING THE COURSE OF
   ENGINEERING DESIGN REVIEW.