WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
A REPLAT OF 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 BOULDERM STATE OF COLORADO

LAND USE DATA

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>USE</th>
<th>DESCRIPTION OF USES</th>
<th>ACRES</th>
<th>PROPOSED UNITS</th>
<th>PROPOSED DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>RESIDENTIAL</td>
<td>EXISTING ATTACHED (TOWNHOUSE, DUPLEX)</td>
<td>1.2</td>
<td>30</td>
<td>16</td>
</tr>
<tr>
<td>B</td>
<td>RESIDENTIAL</td>
<td>EXISTING ATTACHED (TOWNHOUSE, DUPLEX)</td>
<td>0.1</td>
<td>108</td>
<td>21</td>
</tr>
<tr>
<td>C</td>
<td>MIXED USE: COMMUNITY SPACE</td>
<td>INCLUDES COMMUNITY SPACE, PLAYGROUND, COMMERCIAL, RETAIL AND OFFICE USES</td>
<td>9</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>D</td>
<td>MULTI-FAMILY</td>
<td>EXISTING ATTACHED TOWNHOMES AND MULTIPLE FAMILIES</td>
<td>2</td>
<td>72</td>
<td>36</td>
</tr>
<tr>
<td>E</td>
<td>SENIOR LIVING</td>
<td>EXISTING SENIOR LIVING APARTMENTS</td>
<td>5</td>
<td>65</td>
<td>126</td>
</tr>
<tr>
<td>F</td>
<td>MULTI-FAMILY</td>
<td>EXISTING MULTI-FAMILY APARTMENTS</td>
<td>1.5</td>
<td>92</td>
<td>49</td>
</tr>
<tr>
<td></td>
<td>PARK / OUTLOTS A, B, C, E, F</td>
<td>PUBLIC OPEN SPACE</td>
<td>2.1</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>STORMWATER POND</td>
<td>STORMWATER POND INTENDED FOR FUTURE DEVELOPMENT</td>
<td>2.5</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>ROW</td>
<td>CANTERBURY DRIVE, E EMMA STREET, N 120TH STREET ROW PUBLIC RIGHT-OF-WAY</td>
<td>4.1</td>
<td>650</td>
<td>16.6 du/ac</td>
</tr>
</tbody>
</table>

Totals: 24.1 acres, 400 units, 16.6 du/ac

LEGEND
- PARK
- OUTLOT
- RTD
- 12' SETBACK
- 10' SETBACK
- 5' SETBACK
- 150' SETBACK
- 120' SETBACK
- 60' SETBACK
- 30' SETBACK
- 15' SETBACK
- 10' SETBACK
- 5' SETBACK

SCALE 1" = 60'
A REPLAT OF 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 BOULDERM STATE OF COLORADO

THE DEVELOPMENT WILL ENDEAVOR TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE SITE AND ENHANCED PEDESTRIAN CROSSINGS OF THE PUBLIC ROADWAYS. ENHANCEMENTS MAY INCLUDE:

1. RAISED PEDESTRIAN CROSSINGS, SPEED TABLES AND/OR COLORED PAVEMENTS TO INCREASE VISIBILITY OF PEDESTRIAN CROSSINGS AND REDUCE VEHICULAR SPEEDS

2. CURB EXTENSIONS TO PROVIDE TRAFFIC CALMING AND REDUCE PEDESTRIAN CROSSING DISTANCES WHILE INCREASING THE VISIBILITY BETWEEN MOTORIST AND PEDESTRIANS WAITING TO CROSS THE ROADWAY

3. RECTANGULAR RAPID FLASHING BEACON (RRFB'S) OR OTHER HIGH VISIBILITY PEDESTRIAN CROSSING SIGNAGE FOR PEDESTRIAN CROSSINGS LOCATED AT ROUNDABOUT SPLITTER ISLANDS

4. DIRECTIONAL PEDESTRIAN RAMPS WITH TACTILE WARNING SURFACES FOR VISUALLY IMPAIRED PEDESTRIANS

5. INTERSECTION CURB RETURN RADI I THAT ALLOW FOR REQUIRED VEHICULAR TURNING WHILE ENCOURAGING SLOWER TRAVEL SPEEDS

6. WHERE POSSIBLE, DETACHED SIDEWALKS THAT PROVIDE DIRECT AND CONVENIENT ACCESS THROUGH THE SITE AND PROVIDE ACCESSIBILITY

7. A MULTI-USE TRAIL ALONG THE SOUTH SIDE OF EMMA STREET AND WEST SIDE OF 120TH STREET TO ACCOMMODATE PEDESTRIANS AND CYCLISTS

8. SHARED LANE MARKINGS "SHARROWS" TO ADVISE ROADWAY USERS TO THE PRESENCE OF BICYCLES
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T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDERM STATE OF COLORADO

CANTERBURY DRIVE (2-SIDED PARKING)

CANTERBURY DRIVE (NO PARKING)

CANTERBURY DRIVE (NO PARKING)

CANTERBURY DRIVE (2-SIDED PARKING)
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AREA = 24.096 ACRES

AREA = 24.096 ACRES

SECTION F-F (Duplex Alley)
SECTION G-G (Duplex Emma Street)
SECTION H-H (Duplex 120th Street Frontage)
SECTION I-I (Multifamily 120th Street Frontage)
SECTION J-J (Community Bldg Alley)

1" = 10'-0"
PUD-8

12/14/21 SUBMITTAL

OWNER:
BOULDER COUNTY HOUSING AUTHORITY
3460 BROADWAY
BOULDER, CO - 80306
303.441.1506
MOLLY CHIANG

DATE:
SHEET TITLE:
XX/XX/XX SUBMITTAL
CHECKED BY:
DRAWN BY:
1101 Bannock Street
Denver, Colorado
80204
P 303.892.1166
www.norris-design.com

BUILDING - SITE
SECTIONS
8 OF 14
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT

A REPLAT OF 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

AREA = 24.096 ACRES

GENERAL NOTES:
1. BUILDING DESIGNS ARE YET TO BE DETERMINED. THESE DIAGRAMS ARE INTENDED TO CONVEY ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO THE PUD PLANNING AREA BOUNDARY LINES.
2. PRIVATE DRIVEWAYS, PARKING LOTS, SIDEWALKS, PORCHES, PATIOS, ETC. ARE SUBJECT TO CHANGE AS THE BUILDING DESIGNS AND SITE DESIGN IS REFINED.

OWNER:
BOULDER COUNTY HOUSING AUTHORITY
3460 BROADWAY
BOULDER, CO - 80306
303.441.1506

MOLLY CHIANG

12/14/21 SUBMITTAL

BUILDING HEIGHT & AREA DIAGRAMS
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT

A REPLAT OF 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

LEGEND

- CANOPY TREES
+ EVERGREEN TREES
- DECORATIVE PAVERS
- PLAY SURFACE
- NATIVE WILDFLOWER MIX
- NATIVE WILDFLOWER MULCH
- NATIVE WETLAND GRASS
- IRRIAGATED NATIVE GRASS
- PLANTING BED WITH 1-2" ROCK MULCH
- PLANTING BED WITH 4-6" ROCK MULCH
- CRUSHER FINES

IRRIAGATED TURF

SCALE 1" = 60'
WILLOUGHBY CORNER
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LEGEND
- VERY LOW (0"-7" PER YEAR)
- LOW (7"-15" PER YEAR)
- MODERATE (15"-25" PER YEAR)

IRRIGATION TABLE

| AREA NAME | SPRAY | DRIP / LOW FLOW | ROTOR / ROTARY | NATIVE TURF | NATIVE TURF MIX | ANNUALS / COLORS | ANNUAL WATER USE | ACR/FT.
|-----------|-------|----------------|----------------|-------------|-----------------|-------------------|-----------------|-------
| TOTAL     |       |                |                |             |                 |                   |                 |       
| A         |       |                |                |             |                 |                   |                 |       
| B         |       |                |                |             |                 |                   |                 |       
| C         |       |                |                |             |                 |                   |                 |       
| D         |       |                |                |             |                 |                   |                 |       
| E         |       |                |                |             |                 |                   |                 |       
| F         |       |                |                |             |                 |                   |                 |       

POC 1
- 0.40 ACR
- 1.32 GAL
- 1,997,909 ACR/FT.

POC 2
- 0.26 ACR
- 0.60 GAL
- 894,817 ACR/FT.

OVERALL SITE
- 0.66 ACR
- 1.91 GAL
- 2,892,806 ACR/FT.

OWNER: BOULDER COUNTY HOUSING AUTHORITY
WILLOUGHBY CORNER PLANNED UNIT DEVELOPMENT
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BOULDER, CO - 80306
303.441.1506
MOLLY CHIANG
RN, JR
KD, DR
12/14/21 SUBMITTAL

WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
11 OF 14
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