WILLOWLEY CORNER
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1/4 OF SECTION 2, T15S, R6W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

RELATIONSHIP TO THE CITY OF LAFAYETTE'S CODE OF ORDINANCES
The intent of this PUD is to (1) generate flexibly compact with an appropriate use, development and density standard, but with the provisions of the City of Lafayette's Code of Ordinances that are not otherwise modified with rules according to this PUD; and (2) develop land.

WHEREAS
The intent of this PUD is consistent with the legal requirements.

The proposed rezoning and development will meet or exceed the development quality standards, levels of public access standards and other regulatory standards applicable under the LCO. This PUD would not be possible or practicable under a standard zoning district.

The approved PUD shall not require larger or shall remain in that district if sufficient by a subsequent district of the planned development.

Modifications to this PUD
The approved PUD may be changed and revised in whole or in part as follows:
- When the developer desires such a modification or revision is made.
- When such modifications or revisions are necessary for the development of the property.
- When such modifications or revisions are necessary for the protection of the public health, safety, and welfare.

INTENT STATEMENTS
OVERALL INTENT STATEMENT
WILLOWLEY CORNER is a planned unit development that is to consist of several apartment buildings that are interconnected and designed to be a walkable, mixed-use community. The community will be designed to be a high-quality, walkable community with a mix of residential, commercial, and recreational uses.

PARKING INTENT STATEMENT
WILLOWLEY CORNER is an extremely residential community, walkability will be primarily for residents and their guests. The developer promotes the necessity and surrounding environment, and the importance of walkability.

VEHICULAR ACCESS STATEMENT
Regional access to WILLOWLEY CORNER shall be provided by PUD-00416 - 13TH STREET. The access to surrounding communities of the commercial center of the community, including business and recreational uses, and the overall community.

PEDESTRIAN ACCESS
The development will encourage pedestrian connectivity within the site and enhanced pedestrian connections to the surrounding community and its amenities.

ARCHITECTURAL DESIGN INTENT
The willowley corner development is located at the intersection of several roadways, characterized by a variety of architectural expressions. The north side of the property is designed to accommodate the existing street grid, while the south side is designed to accommodate the existing street grid. The property's design is intended to be a self-sustaining, walkable community with a mix of residential, commercial, and recreational uses.

SHARED PARKING
Any shared parking lots are anticipated to be shared parking agreements. A shared parking agreement is planned for shared parking areas. This is only allowable for public access agreements.

EMERGENCY ACCESS STATEMENT
The developer shall provide access for emergency vehicles and emergency services.

PEDESTRIAN ACCESS STATEMENT
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WILLOUGHBY CORNER
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

LANDSCAPE AND PARKS INTENT


SUSTAINABILITY APPROACH TO LANDSCAPE AND IRRIGATION

WILLOUGHBY CORNER IS DESIGNED TO INCORPORATE A HYBRID OF SUSTAINABLE ELEMENTS. THE COMMUNITY WILL ENCOURAGE RESIDENTS, OWNERS AND CONTRACTORS TO COLLABORATE AND BE GOOD STewARDS OF THE LAND. HELPING DESIGNERS CONSERVE RESOURCES AND THE CONTINUED QUALITY OF LIFE IN BOULDER COUNTY AND COLORADO. THROUGH DESIGN AND CONSTRUCTION REPLICATION AND ONLY PRACTICES, THE OWNER/FIRM WILL HELP CREATE A CATEGORIZED VEGETATION THAT IS SUSTAINABLE.

WILLOUGHBY CORNER WILL BE SUSTAINABLE FROM A LANDSCAPE ARCHITECTURE AND IRRIGATION STANDPOINT IN VARIOUS WAYS. LOW WATER USE NATIVE PLANT MATERIALS WILL BE USED SUCH THAT ENHANCE THE SENSE OF PLACE WHILE CONSERVING OUR MOST PRECIOUS RESOURCE, WATER. ALTHOUGH SUPPLEMENTAL IRRIGATION WILL BE REQUIRED FOR THE ECOLOGICALLY AND LIFECYCLE HEALTH OF TREES AND SHRUBS, PLANTS WILL BE ZONED APPROPRIATELY AND TURF GRASSES WILL BE USED ONLY INSIDE PLAY AND HIGH ASSOCIATE VARIETY. DRIED IRRIGATION WILL BE USED PROVIDING THE EFFICIENT USE OF WATER. BY REUSING TURF AREAS THAT ARE HIGHLY HUMANIZING RESOURCES INCLUDING HUMAN, GLASS AND DYSAFICA WILL BE CONSIDERED.

SUSTAINABILITY IS PROMOTED THROUGH A THOUGHTFULLY DESIGNED LANDSCAPE AND IRRIGATION DESIGN THAT CONSERVE WATER WHILE ENHANCING THE SENSES OF PLACE. HEALTHY LIFESTYLES WILL BE ENHANCED THROUGH OPPORTUNITIES FOR WALKING AND RUNNING THROUGH THE BUILDING AND EXISTING STREETS SURROUNDING THE COMMUNITY. THE GARDEN-THMED PARK (PLAZA AREA) IS SITUATED CLOSE TO THE LAFAYETTE AND THE COMMUNITY CENTER AND EXTENDS A ROAD ALONG THE NORTH SIDE WHICH CONNECTS TO THE EAST HABITAT AND SOUTH. THIS DESIGN PROVIDES FOR WALK CONNECTIONS TO THE CITY'S TRAILS NETWORK INCLUDING EVENTUAL PATH CONNECTION TO THE LAFAYETTE SUBURBAN TRAIL. PROPOSED AND EXISTING STREETS SURROUNDING THE COMMUNITY TO ENHANCE THE SENSES OF PLACE.

SUSTAINABLE LANDSCAPE DESIGN ASPECTS MAY INCLUDE NATIVE/LOW WATER USE PLANTS AND WATER WISE DIAMETERS TO CONSERVE AND PAVEMENT ENERGY IN ADJUSTMENT TO HEALTHY PAVEMENTS. THE PROPOSED COMMUNITY GARDENS WILL BE LOW WASTE SYSTEMS TOGETHER WITH PROMOTIONS OF A SENSE OF PLACE AND ENHANCEMENT OF THE AREA. THE SOIL HABITAT PARK WILL ALSO BE PAVED AND THEIR PETS TOGETHER TO CREATE A PLACE FOR SOCIAL INTERACTION AND RELAXATION. PARK FEATURES WILL PROVIDE A SENSE OF PLACE AND ENGAGEMENT AS PEOPLE COME TO ENJOY THE COMMUNITY AND CULTURES WITH EACH OTHER TO PLAY, PICNIC, WATCH THE DOGS OR TAKE THEIR OWN GARDENING AND FLOWERS.


THE COMMUNITY ENCOURAGES ALTERNATIVE MODES OF TRANSPORTATION SUCH AS BICYCLE, WALKING AND BUS. IT PROVIDES LOW COST MODAL TRAILS AND ON-STREET-HEADED LAKES HOWEVER REASABLE. THE LANDSCAPE WILL BE INTEGRATED INTO THE LANDSCAPE PLAZA TO SATISFY AND BEAUTIFUL WHILE ALLOWING FOR WATER QUALITY AND STORMWATER MANAGEMENT. THE LANDSCAPE WILL ALSO CONSIDER WATERWISE DECISIONS FOR LAWN, TURF AND URBAN MATURE PLANTS TO PROVIDE THE NEED FOR LONG DISTANCE TRANSPORTATION.

FIREWISE PLANTING WILL BE INTEGRATED TO MITIGATE FUEL AND POLLUTION IN AREAS THAT DO NOT ENCOURAGE THE SPREAD OF WILDFIRES. SOME TREES AND SHRUBS ARE MORE PROVEN TO BE THAN OTHERS. PROPER POSITIONING, PLANKING AND MAINTENANCE WILL BE KEY TO THE LONG-TERM VISION OF THE COMMUNITY'S WILDLIFE, FLATTE AND PLANTS. WILDLIFE APPROACHES WILL INCREASE GREENHOUSE GAS EMISSIONS AND URBANize COSTS WHILE BALANCING THE RELATIONSHIP BETWEEN THE NATURAL AND MAN-MADE ENVIRONMENT AT WILLOUGHBY CORNER.
WILLOUGHBY CORNER
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

LAND USE DATA - R4 ZONING

<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>
<th>TOTAL DEVELOPMENT PERCENTAGE</th>
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<tbody>
<tr>
<td>A</td>
<td>RESIDENTIAL</td>
<td>SINGLE-FAMILY ATTACHED OUTDOOR USES</td>
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<tr>
<td>B</td>
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<td>TWO-FAMILY ATTACHED DUPLEXES</td>
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<td>C</td>
<td>MIXED USE / COMMUNITY SPACE</td>
<td>PARK / OUTLOT J, COMMUNITY GARDENS</td>
<td>0.8</td>
<td>14</td>
<td>18</td>
<td>9%</td>
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<tr>
<td>D</td>
<td>MULTI-FAMILY</td>
<td>SENOIR LIVING APARTMENTS</td>
<td>1.8</td>
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<td>44</td>
<td>3%</td>
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<tr>
<td>E</td>
<td>SENIOR LIVING</td>
<td>SENIOR LIVING APARTMENTS</td>
<td>1.9</td>
<td>95</td>
<td>49</td>
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</tr>
<tr>
<td>F</td>
<td>MULTI-FAMILY</td>
<td>SENIOR LIVING APARTMENTS</td>
<td>1.9</td>
<td>95</td>
<td>49</td>
<td>8%</td>
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<tr>
<td>G</td>
<td>OPEN AREAS (OUTLOTS A,F,K,L)</td>
<td>WATER DETENTION</td>
<td>2.1</td>
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<td>-</td>
<td>9%</td>
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<tr>
<td>H</td>
<td>STORMWATER POND (OUTLOT J)</td>
<td>WATER QUALITY</td>
<td>2.5</td>
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<td>-</td>
<td>10%</td>
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</table>

TOTALS

|               |                                       |                                       | 24.1  | 400            | 16.6             | 100%                        |

PUBLIC LAND DEDICATION

<table>
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<tr>
<th>PARCEL</th>
<th>SIZE (Acres)</th>
<th>PERCENTAGE OF TOTAL</th>
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</thead>
<tbody>
<tr>
<td>OUTLOT A</td>
<td>0.28</td>
<td>1.18%</td>
</tr>
<tr>
<td>OUTLOT F</td>
<td>0.096</td>
<td>0.7%</td>
</tr>
<tr>
<td>OUTLOT I</td>
<td>0.016</td>
<td>0.07%</td>
</tr>
<tr>
<td>OUTLOT J</td>
<td>0.065</td>
<td>0.28%</td>
</tr>
<tr>
<td>OUTLOT K</td>
<td>0.053</td>
<td>0.21%</td>
</tr>
<tr>
<td>PART OF OUTLOT J</td>
<td>0.174</td>
<td>0.67%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3.415</td>
<td>15.66%</td>
</tr>
<tr>
<td>NOT INCLUDED</td>
<td>20.481</td>
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</tr>
</tbody>
</table>

TOTAL SITE TOTAL: 23.896

*INCLUDES A PORTION OF OUTLOT J SUITABLE FOR PUBLIC USE OUTSIDE OF THE STORMWATER DETENTION AREA.

PUBLIC LAND DEDICATION:

- OUTLOT A: 0.28 Acres, 1.18% of total
- OUTLOT F: 0.096 Acres, 0.7% of total
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- OUTLOT K: 0.053 Acres, 0.21% of total
- PART OF OUTLOT J: 0.174 Acres, 0.67% of total
- TOTAL: 3.415 Acres, 15.66% of total
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*INCLUDES A PORTION OF OUTLOT J SUITABLE FOR PUBLIC USE OUTSIDE OF THE STORMWATER DETENTION AREA.
BCHA IS NOT RESPONSIBLE FOR OFF-SITE IMPROVEMENTS UNLESS OTHERWISE AGREED TO WITH THE CITY THROUGH A DEVELOPMENT AGREEMENT.
WILLOUGHBY CORNER
PLANNED UNIT DEVELOPMENT
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LEGEND

- MULTI-MODAL SIDEWALK
- SECONDARY PUBLIC WALKS
- PRIVATE DRIVE WALKS
- PATH BY OTHERS
- PEDESTRIAN CROSS WALK

PEDESTRIAN ACCESS INTENT

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 COLORED PEDWAY PATIO TO
   INCREASE VISIBILITY OF PEDESTRIAN CROSSINGS AND REDUCE VEHICULAR SPEEDS.
2. CURB EXTENSIONS TO REDUCE TRAFFIC SPEEDS AND REDUCE PEDESTRIAN CROSSING
   DISTANCES WHILE INCREASING THE VISIBILITY BETWEEN MOTORIST AND
   PEDESTRIANS HOPING TO CROSS THE ROADWAY.
3. RECTANGULAR Rapid Flashing Beacon (RRFB) OR OTHER HIGH VISIBILITY
   PEDESTRIAN CROSSING SIGNAGE FOR PEDESTRIAN CROSSINGS LOCATED AT
   ROUNDABOUT SPINNER ISLANDS.
4. DIRECTIONAL PEDESTRIAN RAMPS WITH TACTILE WARNING SURFACES FOR
   VISUALLY IMPAIRED PEDESTRIANS.
5. INTERSECTION CURB RADIUS THAT ALLOW FOR REQUIRED VEHICULAR TURNS
   WHILE ENCOURAGING SLOWER TRAVEL SPEEDS.
6. WHERE POSSIBLE, DETACHED SIDEWALKS THAT PROVIDE DIRECT AND CONVENIENT
   ACCESS THROUGH THE SITE AND PROVIDE ACCESSIBILITY.
7. A MULTIPLE TRAIL ALONG THE SOUTH SIDE OF EMMA STREET AND WEST SIDE OF
   120TH STREET TO ACCOMMODATE PEDESTRIANS AND CYCLISTS.
8. SHARROW LINE MARKINGS "SHARROWS" TO ADVISE ROADWAY USERS TO THE
   PRESENCE OF CYCLES.

OFF-SITE PEDESTRIAN CONNECTIONS:

THE PUD IS PLANNED FOR COORDINATED OFF-SITE INFRASTRUCTURE BUT BCHA IS NOT
RESPONSIBLE FOR CONSTRUCTING OFF-SITE IMPROVEMENTS UNLESS OTHERWISE
AGREED UPON BETWEEN BCHA AND THE CITY OF LAFAYETTE.
WILLOUGHBY CORNER
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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

GENERAL NOTES:
1. ARCHITECTURAL DIAGRAMS ARE CONCEPTUAL AND NOT INTENDED TO CONVEY DESIGN
   INTENT. THESE DIAGRAMS ILLUSTRATE ALLOWABLE BUILDING HEIGHT AND AREA RELATIVE TO
   THE PUD PLANNING AREA BOUNDARY LINES AND STREETS AND ALLEYS.
2. PRIVATE SIDEWALKS, PARKING LOTS, PATIOS, ENTRANCES, 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 UPWARD AND BY ROOF DECKS AND ROOF DECK OUTDOOR SPACE EXCEPT
   ARCHITECTURAL ELEMENTS INCLUDING BALCONIES, COVERED DECKS, DECKS
   ACCESSIBLE TO THE PUBLIC OR TO THE PATIO, BALCONY OR CONDOMINIUM
   UNIT ENTRANCE.
4. ARCHITECTURAL FEATURES INCLUDING EAVES, CORNICES, PORCHES, AND SIMILAR
   ELEMENTS, SHALL NOT ENCROACH BEYOND THE PROPERTY LINE.
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
   ROOF DECK LINE, FOR REFERENCE ONLY.
6. SITE LIGHTING FIXTURES ARE INDICATED FOR CONCEPTUAL INTENT. ACTUAL FIXTURE
   ARCHITECTURE DESIGN SUBMITTAL.
7. LANDSCAPING IS INDICATED FOR CONCEPTUAL INTENT ONLY. DETAILED LANDSCAPE PLANS
   WILL BE PROVIDED AT SITE & ARCHITECTURE DESIGN SUBMITTAL.

BUILDING AREA
ENCROACHMENT

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GENERAL NOTES:
1. ARCHITECTURAL DIAGRAMS ARE CONCEPTUAL AND NOT INTENDED TO CONVEY DESIGN
   DETAILS. THESE DIAGRAMS ILLUSTRATE ALLOTTED BUILDING HEIGHT AND AREA RELATIVE TO
   THE PAD PLANING AREA BOUNDARIES, LINES AND STREETS AND ALLEYS.
2. PRIVATE DRIVEWAYS, PARKING LOT, SIDEWALKS, PORCHES, ETC. ARE SUBJECT TO
   CHANGE AS THE BUILDING DESIGN AND SITE DESIGN IS REFINED.
3. EVERY PART OF A REQUIRED YARD SHALL BE UNINTERCEPTED BY BUILDING FROM GROUND
   LEVEL, UNLESS OTHERWISE GRANTED OR DESIGNED FOR ARCHITECTURAL FEATURES AS
   FOLLOWING:
   (1) WALLS OF HORIZONTAL MATERIALS INCLUDING BRICK, CONCRETE, STONE, CTD.
   (2) SOLAR COLLECTION DEVICES AND EQUIPMENT, NOT TO EXCEED EIGHTEEN
   (18) INCHES OR TEN (10) PERCENT OF THE REQUIRED SETBACK, WHICHEVER IS GREATER.
   (3) COVERED PORCHES AT DUPLEX AND TOWNHOME LOTS MAY PROJECT FIVE (5)
   FEET INTO REQUIRED FRONT YARDS, AS INDICATED IN THE LOT TYPICAL DIAGRAMS.
   (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 CURB AND TOWNHOME LOTS MAY PROJECTIVE (5) FEET INTO
   REQUIRED FRONT YARDS. AS INDICATION IN THE LOT TYPICAL DIAGRAMS.
4. ARCHITECTURAL FEATURES INCLUDING EAVES, CORNICES, PORCHES, AND SIMILAR
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5. MAXIMUM BUILDING HEIGHTS ARE MEASURED FROM ANY POINT OF A FLAT OR
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   RIDGE LINE OF A GABLE, GAMBREL, HIP, SHED OR SIMILAR PITCHED ROOF TO THE OVER-LOT
   EDGE OF DRIVE LANE (2' TO 5' FROM ROW)
6. SITE LIGHTING FIXTURES ARE INDICATED FOR CONCEPTUAL INTENT. ACTUAL FIXTURE
   SELECTIONS, FIXTURE LAYOUT, AND PHOTOMETRIC PLANS WILL BE PROVIDED AT SITE &
   ARCHITECTURE DESIGN SUBMITTAL.

BUILDING AREA:
1. 5' MIN. SIDE YARD SETBACK AT COMMON OUTLOT ROW
2. 10' MIN. FRONT YARD SETBACK ON WILLOUGHBY AVENUE
3. 19' MIN. DRIVEWAY LENGTH
4. 5' MIN. SIDE YARD SETBACK
5. 5' MAX. ENCROACHMENT AT FRONT PORCHES, TYP.
6. 1' MIN. SETBACK FROM ALLEY
7. 1' - 0" END LOT WIDTH (VARIES, 21' - 0" MIN.)
8. 1' - 0" END LOT WIDTH (20' - 0" TYPICAL)
9. 2' SETBACK AT RADIUS LOT LINES
10. 2' MIN. SIDE YARD SETBACK AT ALLEY
11. 1' MIN. SIDE YARD SETBACK AT OUTLOT R
12. 1' MIN. SIDE YARD SETBACK AT ALLEY R
13. 3' SIDEWALK, 6' WIDE TYP.
14. 4' - 0" TREE LAWN
15. 5' MIN. SIDE YARD SETBACK AT END LOTS
16. 5' - 0" TREE LAWN
17. 5' - 0" EDGE OF DRIVE LANE (2' TO 5' FROM ROW)
18. 2' SETBACK AT EDGES OF COMMON OUTLOT
19. 5' - 0" EDGE OF DRIVE LANE (2' TO 5' FROM ROW)
20. 4' - 0" TREE LAWN
21. 6' - 0" TREE LAWN
22. 5' MIN. FRONT YARD SETBACK, TYP.
23. 10' MIN. SIDE YARD SETBACK
24. 5' MAX. ENCROACHMENT AT FRONT PORCHES, TYP.
25. 6' - 0" COVERED PORCH, 6' MIN. DEPTH AT ENTRY, TYP.
26. 15' MIN. FRONT YARD SETBACK
27. 10' MIN. SIDE YARD SETBACK
28. 6' - 0" COVERED PORCH, 6' MIN. DEPTH
29. 5' MIN. SIDE YARD SETBACK AT COMMON LANSCAPED AREA (OUTLOT)
30. 6' - 0" COVERED PORCH, 6' MIN. DEPTH
31. 5' MIN. SIDE YARD SETBACK
32. 5' MIN. SIDE YARD SETBACK AT COMMON LANDSCAPED AREA (OUTLOT)
33. 1' MIN. SETBACK FROM ALLEY
34. 3' SIDEWALK, 6' WIDE TYP.
35. 5' MIN. SIDE YARD SETBACK AT END LOTS
36. 5' MIN. SIDE YARD SETBACK
37. 5' MIN. FRONT YARD SETBACK, TYP.
38. 19' MIN. DRIVEWAY LENGTH
39. 1' - 0" LOT DEPTH VARIES (75' - 0" TYP.)
WILLOUGHBY CORNER
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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.
NOTE:
1. A TRAFFIC SIGNAL AT EMMA ST. & 120TH ST. WILL BE WARRANTED/CONSTRUCTED AFTER THE IMPROVEMENTS FOR PHASE 1A ARE COMPLETED.