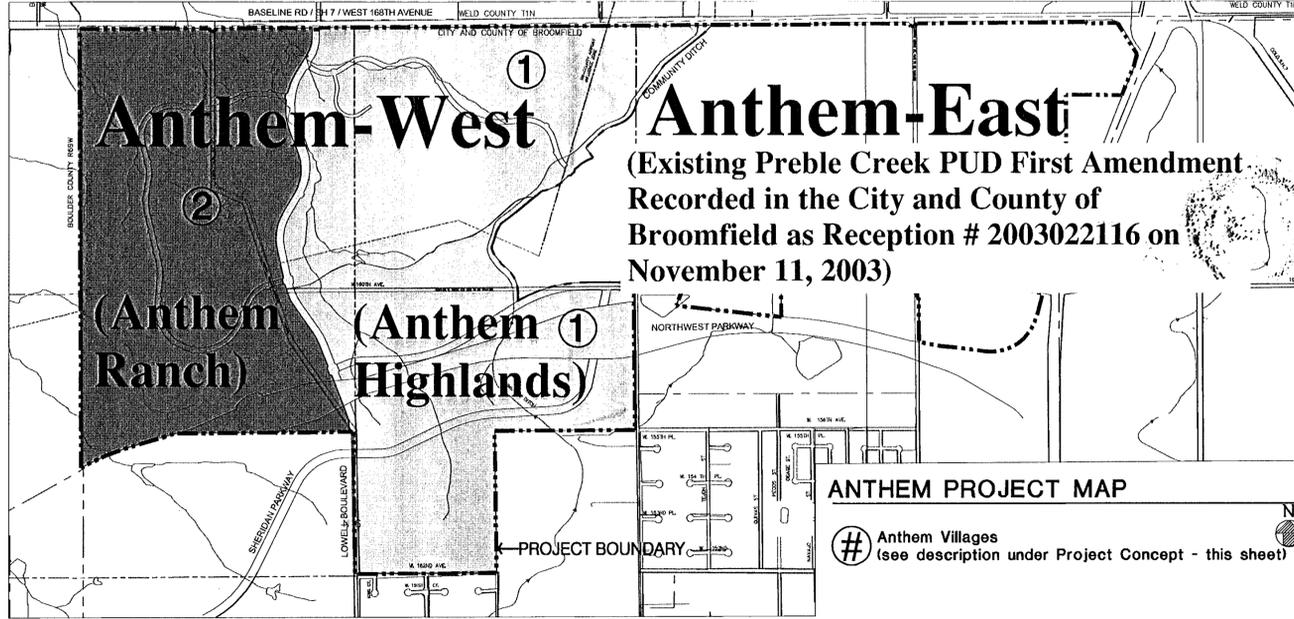


# Anthem - West

## P.U.D. PLAN AND PRELIMINARY PLAT

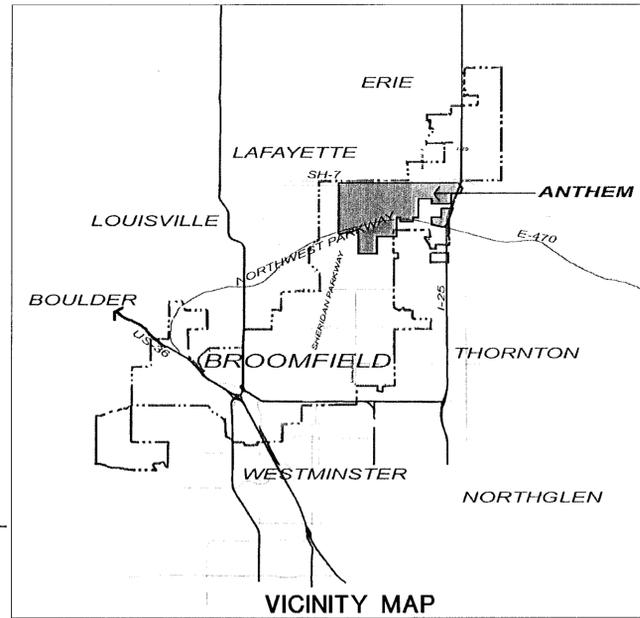
(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - 1ST AMENDMENT) PORTIONS OF SECTIONS 4, 5, 6, 7 AND 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 1 OF 11



ANTHEM PROJECT MAP

# Anthem Villages (see description under Project Concept - this sheet)



VICINITY MAP

### PROPERTY OWNER AND SUBDIVIDER

(1) Pulte Home Corporation: Matt J. Deibel, Attorney-in-fact, 365 Inverness Parkway, Suite 150, Englewood, CO 80112. By: [Signature]

State of Colorado, County of Douglas. The foregoing instrument was acknowledged before me this 14th day of May, 2006 by Matthew J. Deibel. Witness my hand and official seal.

My commission expires: 1/31/2009. JANICE A. CHAPMAN, NOTARY PUBLIC, STATE OF COLORADO. My Commission Expires 10/31/2009.

(2) City and County of Broomfield: George DiCiero, City and County Manager, One DesCombes Drive, Broomfield, CO 80020. By: [Signature]

State of Colorado, County of Broomfield. The foregoing instrument was acknowledged before me this 30th day of May, 2006 by George DiCiero. Witness my hand and official seal.

My commission expires: 10-12-09. [Signature]



### LAND PLANNERS ENGINEERS AND SURVEYORS

Land Planner: DTJ Design, Inc., 1881 Ninth Street, Suite 103, Boulder, Colorado 80302. Engineers & Surveyor: Carter Burgess, 707 17th Street, Suite 2300, Denver, Colorado 80202-5131.

Neighborhood Site Planner: SEC Planning Consultants, 12357 Riata Trace Parkway, Suite 205, Austin, Texas 78727. Peter Verdiciochio - Vice President.

### LEGAL DESCRIPTION

Refer to sheet 4 of this PUD for the legal description.

### PROJECT OVERVIEW

This "Anthem - West PUD Plan And Preliminary Plat" (hereinafter referred to as "Anthem - West PUD") is an amendment to a portion of the "Preble Creek PUD Plan And Preliminary Plat - First Amendment" (hereinafter referred to as "Preble Creek PUD").

Within the Anthem - West PUD, the property west of Lowell Boulevard will be known as "Anthem Ranch" with the balance of the property (east of Lowell Boulevard and west of the Community Ditch) known as "Anthem Highlands."

Summary of Anthem - West PUD (Amendments to Preble Creek PUD): (For acreage changes see the Land Use Table on Sheet 3)

- 1. Inclusion of 11.01 acres of additional property located in the southwest corner of Anthem generally located at proposed West 160th Avenue and the community's western boundary.
2. Replacement of an 18-hole golf course with a comprehensive open lands and trails system.
3. Removal of the elementary school site west of Lowell Boulevard.
4. Increase of Mixed Residential (MR) land use area by approximately 32 acres with a decrease in the overall number of MR units from 4,000 to 3,500.
5. Modification of the land use boundaries while maintaining the 600-foot buffer (average width) along the west boundary as well as the residential buffer along State Highway 7 at 100-foot (average width).
6. Removal of High Density Residential (HDR) land uses within the Anthem - West PUD.
7. Decrease in Mixed Use Commercial (MUC) by approximately 29 acres.
8. Addition of two private Recreation Centers one in the Anthem Ranch Village and one in the Anthem Highlands Village.

OVERVIEW AND RELATIONSHIP TO ADOPTED CITY PLANS
In December 1999, The City and County of Broomfield (CCOB) approved and adopted the I-25 SUB-AREA PLAN, as a supplement to the CITY OF BROOMFIELD MASTER PLAN, to provide the vision, direction, and standards for future development of the properties within the area defined as the I-25 Corridor.

### THE OVERALL ANTHEM PROJECT CONCEPT

The overall Anthem project is designed as a self-sustaining, mixed-use, master planned development designed to enrich the livability of the greater Broomfield community. The plan for Anthem integrates various employment, housing, shopping, civic and recreational uses in a pedestrian-oriented community.

- 1. ANTHEM HIGHLANDS VILLAGE (east of Lowell Boulevard, west of the Community Ditch)
Anthem Highlands consists of five Neighborhoods (Neighborhoods 1 - 5) that will offer a broad range of residential housing opportunities with amenities, activities and services designed for family lifestyles.

### 2. ANTHEM RANCH VILLAGE (west of Lowell Boulevard)

Anthem Ranch is planned as a covenant controlled, "age restricted" community consistent with the requirements set forth in the Housing for Older Persons Act (HOPA) adopted by the United States Congress in 1995.

Anthem Ranch consists of nine Neighborhoods (Neighborhoods 6 - 14) within a non-gated, highly amenitized lifestyle village. The village amenity focal point will be centered on a private recreation center/park connected to a network of open corridors and pedestrian trails linking various other amenities within Anthem Ranch.

The Anthem - West PUD incorporates the following community design concepts:

- 1. Incorporates a series of neighborhoods to serve a diverse range of residents.
2. Includes a mix of civic, recreational, commercial and other community based features and land uses.
3. Consists of a well-articulated system of streets, trails, and open land corridors to provide connectivity between the various residential and commercial districts within Anthem and the surrounding Broomfield Community.
4. Gives priority to open lands for recreational opportunities, habitat protection, view corridor enhancement, and visual interest/relief.
5. Creates a diversity of residential land use opportunities to enhance community variety, options and interest.

### ARCHITECTURAL CONCEPTS

The recreational amenities, open space corridors, and informal natural landscapes in and around the Anthem community are the primary features used to establish the palette of regional architectural styles. The selected architectural styles may include Alpine, Mountain, Woodland, High Plains, Craftsman, and Prairie, which are examples of indigenous or inherited architecture that has been successfully adapted to Colorado's unique climatic and environmental conditions.

Home configurations are further designed within Anthem Ranch with the active adult buyer in mind. All of the proposed single-family residences will be single-level living typically in a one-story configuration, utilizing an easily accessed front-loaded garage with greater degree of architectural detailing.

Anthem Highlands will include a diverse offering of housing types with Single Family Attached and Detached homes. Single Family homes will be both one and two story, some with select rear walkout or garden level basements that respond to topographic conditions.

Accessibility upgrades will be offered for all housing types within both the Anthem Ranch and Anthem Highlands neighborhoods.

### DESIGN STANDARDS

The Design Standards for both private and public development within the Anthem - West PUD are incorporated herein and shall be used in review of Site Development Plans by the CCOB at the time of review. These Design Standards supersede all other previous design standards applicable to either the Preble Creek and/or Anthem developments, and any design standards that may have been, or will be, adopted by the CCOB.

### APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATION
This PUD Plan and Preliminary Plat is recommended for approval by the City and County of Broomfield Land Use Review Commission this 19th day of February, 2006.

[Signatures of J.G. Stokes and Karen Berglund]
Chairman Secretary

CITY COUNCIL CERTIFICATION
This PUD Plan and Preliminary Plat is hereby approved by the City Council of the City and County of Broomfield, Colorado, this 28th day of March, 2006.

[Signatures of Ken Stewart and Vicki Marx]
Mayor City Clerk

### P.U.D. PLAN NOTES

- 1. This PUD Plan or any phase hereof may be revoked by the City Council if a Site Development Plan is not submitted to the CCOB within five years from the date of approval of this PUD Plan by the City Council.
2. Any Site Development Plan submitted for any portion of land included in this PUD Plan will require a Conceptual Site Plan of the entire property located within the affected tract.
3. The vested property rights authorized by CCOB Ordinance No. 1547, and pursuant to Section 24-68-103, C.R.S., shall remain in effect and the rights vested there under shall continue to be applicable to the "site specific development plan" designated by the Ordinance and the Vesting Agreement referenced thereto, as such site specific development plan is amended by this PUD.
4. The Preble Creek PUD recorded in the City and County of Broomfield as reception #2003022116 on November 11, 2003 shall remain in effect of the area within the Anthem community located east of the Community Ditch (Anthem - East PUD) and shall not be modified by this PUD. Future amendments may be proposed for this area.
5. At the time of widening of State Highway 7 and subsequent impact to the existing Miner's Monument, the developer will work with the appropriate agencies to preserve and/or relocate the Miner's Monument.
6. The PUD Plan assumes a population of 8,800 within the Anthem - West PUD. The PUD Plan will maintain the appropriate balance between park facilities and population in accordance with the CCOB Open Space, Parks, Recreation and Trails Master Plan (OSPR) requirement of 16.0 acres/1,000 population for open space is met and exceeded.
7. Parks and Recreation Facilities as shown in this PUD at a minimum of 140.8 acres represents the total acreage required per the CCOB's City's Open Space, Parks, Recreation and Trails Master Plan (OSPR) or 16.0 acres/1,000 population (which may be increased per actual development/population of the PUD area) to support the projected maximum development of 3,400 mixed residential units for a total population of approximately 8,800, based upon two persons per household for Anthem Ranch and three persons per household for Anthem Highlands.
8. The acreages calculated and shown on this plan are approximate. A registered surveyor will determine final acreages at the time of final plat submittals.
9. Where applicable, notification shall be given to all residents within the Anthem - West PUD that they are within the limits of the Erie Municipal Airport aviation easement.
10. The Community Ditch corridor is anticipated to be an open area with a regional trail, and will also provide access for ditch maintenance to be performed by FRICO.
11. The Developer will coordinate with the Northwest Parkway Public Highway Authority to construct the Northwest Parkway regional trail from the community ditch to the western boundary of the PUD.
12. The Developer will cooperate, at no financial obligation, with the CCOB and CDOT to provide for a future underpass under State Highway 7 within the limits of the Anthem community, east of Sheridan Parkway.
13. Public land dedications shall be per the Broomfield Municipal Code and the Anthem Managed Growth and Development Agreement and will be identified and dedicated during each individual SDP and Final Plat.
14. Tract areas and their designations depicted hereon establish the general intent within the Anthem West PUD for Public and Private Ownership of Open Lands, Public and Private Maintenance of Open Lands and Open Lands subject to Public Access. Actual boundaries and acreages may vary, and will be set by Individual Site Development Plans and Plats at the time they are processed with the City and County of Broomfield. It is recognized that the total Open Lands acreage shown hereon well exceeds the minimum CCOB requirements and that individual Site Development Plans and Plats processed in conformance with these plans may, or may not meet CCOB minimum requirements on their own.
15. An aviation easement has been dedicated over the PUD property north of the Northwest Parkway. At the time of any residential property sale, the purchaser will be required to sign a disclosure acknowledging the proximity to the hazards relating to the Erie Municipal Airport. The form of the disclosure shall be approved by the City and County of Broomfield and shall be recorded against the property at the time of closing.
16. At the time of purchase of any residential property sale within 500 feet of an identified prairie dog relocation site, the purchaser will be required to sign a disclosure acknowledging the proximity to the prairie dog relocation site. The form of the disclosure shall be approved by the City and County of Broomfield and shall be recorded against the property at time of closing.
17. Anthem West Design Standards dated March 28, 2006 are hereby incorporated into this PUD plan and will be implemented with subsequent SDPs.
18. The developer will agree to work with CCOB to implement future State Highway 7 landscape guidelines currently being developed.
19. The developer agrees to re-vegetate with native seed any disturbed open lands prior to dedication.
20. The PUD Plan shows an approximate alignment for the location of W. 160th Avenue and the Northwest Parkway Trail. Prior to construction, the final alignment will need to be agreed upon in coordination of Broomfield, the property owner (Pulte Homes) and, the Northwest Parkway Authority.
21. Detention ponds and drainage swales will be either within a drainage easement or dedicated to CCOB for maintenance on a filing by filing basis.

### SHEET INDEX

Table with 2 columns: SHEET # and COVER SHEET. Includes entries for SHEET 1 COVER SHEET, SHEET 2 NOTES, SHEET 3 PUD PLAN, SHEETS 4-7 PRELIMINARY PLAT, SHEET 8 EXISTING SITE FEATURES, SHEET 9 PARK, OPEN LANDS, AND TRAILS PLAN, SHEET 10 DETAILS, SHEET 11 ROADWAY PLAN / TYPICAL ROADWAY SECTIONS.



Pulte Homes logo and contact information: 2701 West 160th Ave., Ste D, Broomfield, CO 80020. (303) 404-9605. SUBMITTAL DATE: December 13, 2004. REVISION DATE: March 18, 2005; June 3, 2005; January 3, 2006; January 27, 2006; February 3, 2006; March 20, 2006; April 28, 2006. DTJ DESIGN ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE. 01 DESIGN, Inc. 1801 Ninth Street, Suite 103, Boulder, Colorado 80302. 1.303.443.7537 / 1.303.443.7534. SHEET 1 COVER

# Anthem - West P.U.D. PLAN AND PRELIMINARY PLAT

(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - 1ST AMENDMENT)  
PORTIONS OF SECTIONS 4, 5, 6, 7 AND 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY AND COUNTY OF BROOMFIELD, COLORADO

## SHEET 2 OF 11

### LANDSCAPE AND OPEN LANDS CONCEPT

The landscape concept for Anthem - West reflects the natural landscape of the site and its context within the Colorado Front Range. These characteristics will be emphasized throughout the community's extensive natural open land areas. Streetscapes will generally consist of plantings to complement the character of Anthem Ranch and Anthem Highlands. Natural corridors and perimeter landscaping will reflect a more informal and natural character to blend in with the site's native landscape setting. The landscape character of the open lands is proposed as a blending of three landscape types, each with different characteristics. These landscapes are defined as Native, Enhanced Native, and Manicured, with variations in plant texture, color and types, as well as the degree of irrigation and required maintenance. In response to regional drought considerations, the landscapes are intended to be environmentally sensitive and to enhance the natural character of the Colorado high-plains.

**Native Landscape** - This is a natural, undisturbed or restored landscape representative of the grassy plains of rural Colorado. With rolling to flat terrain, the vegetation appears rough textured with colors ranging from light springtime greens to autumn golden amber. Plants include tall, flowing grasses and scattered stands of indigenous trees and shrubs. There is limited maintenance and infrequent irrigation in this landscape.

**Enhanced Native Landscape** - This is a re-vegetated landscape that mimics the natural high-plains environment of Colorado. Through grading and re-vegetation, disturbed areas are reestablished. Varied terrain and medium textured vegetation will range in color from springtime greens to autumn tans and reds. Drought-tolerant plantings include mowed and un-mowed grasses, and informal groupings of trees and shrubs. There is minimal maintenance and intermittent irrigation.

**Manicured Landscape** - Park-like and professionally landscaped in appearance, vegetation has a fine texture with a variety of greens and vibrant accent colors. Strategic earthmoving creates a refined topography with earthen berms. Plantings include trees, shrubs, groundcovers and flowers in formal and informal massing, particularly at locations of high visibility. There is regular maintenance and irrigation in this landscape with incorporation of water saving measures.

**SHERIDAN PARKWAY**  
Sheridan Parkway will be consistent with the City and County of Broomfield's grand boulevard vision incorporating enhanced intersection pavement, decorative median monuments and light and signal poles.

LANDSCAPE BUFFERS	
Landscape buffers along select roadways shall be provided as follows:	
	Minimum Landscape Buffer (Measured from right-of-way to adjacent property line)
State Hwy 7*	60 feet
Lowell Boulevard	20 feet
West 160th Avenue	20 feet
Preble Creek Parkway	20 feet
Indian Peaks Parkway	20 feet**
Anthem Ranch Road	20 feet
Sheridan Boulevard	20 feet

- \*State Hwy 7 shall have an average landscape buffer of 100 feet.
- \*\*In areas of Filing No. 8 where the buffer is less than 20-feet an opaque screen wall will be provided.

### PARK AND RECREATION FACILITIES/AND TRAILS

The following categories define the Park are used within the Anthem - West PUD:

**Pocket Parks** - Pocket Parks are specialized facilities in accordance with CCOB Standards that serve individual neighborhoods. Sites are residential in character and afford a quiet setting for park use. Development of pocket parks will have a strong emphasis on passive uses such as picnic areas and informal gathering areas. Pocket Parks typically have a service area of up to a ¼-mile radius with access provided by way of intersecting trails, sidewalks and/or low volume residential streets. Pocket Parks range in size from 0.5 to 2.5 acres in size. Typical facilities may include multi-purpose lawn areas, playgrounds (including alternative play structures/elements), picnicking and gathering areas, small court game areas, amphitheaters, gazebos/shade structures, and hardscape/seating areas.

**Neighborhood Parks** - Neighborhood parks in accordance with CCOB Standards are intended to provide for a mix of public parks with programmed and non-programmed active and passive recreational activities that serve the needs of individual neighborhoods. Neighborhood parks are expected to be accessible within walking or bicycling distance and typically provide bicycle facilities and on- or off-street multi-use paths to support that access. On- or off-street parking may be provided, as feasible and appropriate for amenities. They typically have a service area of up to a ½ mile radius and range in size from 3 to 20 acres in size. They should be easily accessed via a trail/sidewalk system that minimizes the need to use vehicles. Neighborhood parks will provide a balance between active and passive uses and may include multi-purpose lawns/play fields, playgrounds/tot lots (including alternative play structures), small court game areas, neighborhood gardens, amphitheater/gathering areas, picnic and seating areas, small pavilions/shelters, hardscape plazas, ponds, trails, soccer/football fields, baseball/softball fields, hockey courts, horseshoe pits, basketball courts, volleyball or fitness courses and small parking areas.

**Joint School/Park** - This Park shares facilities with the Elementary School. It is centrally located within the community and easily accessible via the community-wide trail system. Park programming is more structured, and may include active recreational opportunities, such as competition play fields, tennis courts, basketball courts, playgrounds, open lawn areas, a shade structure, a picnic area and an amphitheater. The size of this park is 6.78 acres. The CCOB and/or School District shall provide maintenance.

**Community Park** - Community Parks in accordance with CCOB Standards are larger in size and serve a broader purpose than Neighborhood Parks. Their focus is on meeting the recreational needs of several neighborhoods or larger sections of the community. They allow for group activities and offer other recreational opportunities not feasible or perhaps desirable at the neighborhood level. The primary service area is from 1 to 5 miles depending on the size of the park, and is intended to serve the needs of multiple neighborhoods as well as some of the athletic facility needs of the community. These parks range in size from 20 to 80 acres. Community Parks may include dog parks and highly used recreational facilities such as programmed athletic sports fields, swimming pools and/or recreation centers.

**City/Countywide Parks** - The City/Countywide Park provides for active and passive recreation activities including programmed athletic sports fields and areas of undeveloped land with natural vegetation or water features. Most of the park will be visible from adjoining streets. Per CCOB standards, the park is within the standard range of 80 to 150 acres (proposed at 90-acres) and is intended to have a service area encompassing the CCOB.

**Community-Wide Trails and Greenways** - A system of community-wide corridors for bicycling, skate boarding, walking, hiking, jogging and/or in-line skating that tie park components and neighborhoods together to form a cohesive open lands system. These greenways emphasize active use and circulation. They provide uninterrupted movement throughout the community, provide people with outdoor recreational opportunities, provide value to adjacent properties and preserve natural resources and open space habitats. The greenways and trails incorporated within these areas should be developed to a level consistent with the adjacent resources, whether man-made or preserved natural areas, suitable to the population demands for that use and readily accessible to all users. Greenways may include major riparian corridors, ditch rights-of-way, park/pedestrian linkages, and/or green edge buffers. Seating, gathering areas, natural open space/habitat, trailheads and/or educational facilities may be incorporated where appropriate. Maintenance shall be the responsibility of the CCOB or the Homeowner's Association to be determined at platting.

**Trailheads** - Trailheads are incorporated throughout the Community and play an important role in the overall theme of celebrating the "Colorado Lifestyle" by establishing a pedestrian orientation that is easily accessible by an extensive pedestrian trail system. The trail system incorporates a hierarchy of trailheads including:

1. **Primary Trailheads** - located in areas of great pedestrian volume possibly incorporating a structure with map/signage, fifteen (15) parking spaces, enhanced landscaping, trash facilities, seating areas, and in some locations portable restroom facilities. Primary trailheads may occur within park and recreation facilities and include joint use of parking areas.
2. **Secondary Trailheads** - Primarily for informational use providing a map/signage, seating, and trash facilities with minimal enhanced landscaping.

**Open Space** - Open space areas are parcels intentionally protected from development and set aside for unstructured recreation and the appreciation of natural surroundings. They may contain trailheads and trails, fishing facilities, wildlife viewing areas, and other facilities that support uses compatible with site resources and conditions.

### TRACTS

The term "tract" is not to be considered non-buildable area in any respect. For the Anthem - West PUD, the term "tract" shall be defined as a generally described area of land for the purposes of zoning, located within the project property that has not yet been final platting/subdivided into specific blocks and lots. Tracts shown are "GENERAL ONLY" in shape and size and may be modified during detailed phases of development. Modifications to tract boundaries shall not reduce the overall Open Lands acreage or reverse any commitments to preserving unique site features. Tract boundaries between similar land uses are allowed full modification.

### RESIDENTIAL STANDARDS AND VARIANCES

Residential Building Standards and Setbacks shall be in accordance with the CCOB Municipal Code unless variations are approved within individual Site Development Plan's, or as identified below. Building Standards or Setback variations as a result of housing styles not currently contemplated by the Municipal Code will be requested at Site Development Plan Submittal.

**ANTHEM RANCH DETACHED HOUSING:**  
For Residential Detached Housing within Anthem Ranch, standards will conform to the "Standards for medium-density residential, single family detached" criteria defined in Section 17-38-340 of the CCOB Municipal Code.

**ANTHEM HIGHLANDS:**  
Residential detached single-family homes will meet setback standards as required per the CCOB Municipal Code section 17-38-VIII.

**Criteria for Side Entry Garages (Anthem Highlands)**

Lots with side entry garages will be allowed a minimum side yard setback of 5' or as needed to meet building code requirements for the side yard opposite the garage entry. In no case shall the combined side yard setback dimensions be less than the combined side yard setback dimensions per the applicable section of the CCOB Municipal Code. In no case shall 5' side yard setbacks on adjacent lots adjoin one another. Minimum building separation between lots shall be 15-foot for medium density residential and 20-foot for low density residential.

### Variations

Variations to the CCOB Municipal Code applicable to the Anthem - West PUD are as follows:

**Anthem Ranch:**  
- Eaves extending no further than 12" (plus gutters) are allowed to encroach into side yards.  
- Decks under 30" in height may encroach into the rear yard setback 10'.

**Anthem Highlands:**  
- Eaves extending no further than 12" (plus gutters) are allowed to encroach into side yards[d1].  
- Maximum Building Height shall be limited to 35' for walkout basement conditions as measured by the average of height measurements taken around the perimeter of the house, from adjacent finished grade to the highest roof extension.  
- Maximum Building Height shall be limited to 33' for garden basement conditions as measured by the average of height measurements taken around the perimeter of the house, from adjacent finished grade to the highest roof extension.  
- Decks under 30" in height may encroach into the rear yard setback 10'.

### PERMITTED LAND USES AND DENSITIES WITHIN DEVELOPMENT STATISTICS

The land use designations for the Anthem - West PUD are described below. (Also see general land use notes on this sheet)

**Mixed Residential (MR)**  
Mixed Residential neighborhoods are made up of a combination of single-family residential intensities including high, medium and low. The unit count for each neighborhood is proposed to provide variety and encourage a mix of attached and detached housing types within the community to create diversity. The proposed density range for each category is:

MR-L (Mixed Residential-Low): 2 units/acre (minimum) to 4 units/acre (maximum)  
MR-M (Mixed Residential-Medium): 4 units/acre (minimum) to 7.5 units/acre (maximum)  
MR-H (Mixed Residential-High): 7.5 units/acre (minimum) to 13 units/acre (maximum)

### Public Facilities (PF)

These uses include facilities that support the operation and public safety of the community. Uses may include fire station, police annex, electrical substation and other significant utility facilities, and maintenance facilities including the Northwest Parkway Public Highway Authority Maintenance Facility.

### Right-of-Way (ROW)

All road rights-of-way as indicated on this PUD will be dedicated to the CCOB upon each Final Plat. The roadway configurations are designed to meet traffic demands as identified in the traffic study.

### Ancillary Uses

Land uses required for the operation of the development such as pump stations, antennas, utility and communication equipment, meter stations, etc., together with accessory uses related thereto are allowed in all Districts subject to CCOB approval. Certain ancillary uses may be restricted in some tracts. Siting shall be pending ACC and CCOB approval at Site Development Plan.

Additional ancillary uses including landscape compounds and maintenance facilities may be allowed in open lands tracts per City and County of Broomfield approval and in accordance with the following conditions: 1) the area of the facility may not exceed 5 acres; 2) any acreage occupied by such facilities shall be made up with additional comparable open lands elsewhere in the project; 3) the request to locate these facilities within open lands must be made no later than prior to the last three neighborhoods being submitted for site development plan.

### Open Lands (OL)

Open Lands are those public and private lands acquired or preserved in the public interest to provide for the conservation and protection of natural resources, physical and aesthetic enjoyment of the out-of-doors, recreational opportunities, edges to development, preservation of agricultural resources and protection of prominent geographical features and cultural resources. Open Lands shall include all public and private areas within the PUD property which are intended for use as drainage ways, active and passive recreation areas such as clubhouses, tennis courts, recreation facilities (including accessory uses related to the operation of the facilities such as toilet/locker rooms and parking lots), playgrounds, parks, outlots, landscaped areas, landscaped entries, lakes, ponds, pools, bikeways, trails, sidewalks, and irrigation facilities. Open lands may be owned and maintained by the Owners Association, Special District or CCOB. Open Lands include Park Lands, which are intended to provide active recreation facilities for the community. This land use is intended to include active facilities and will be developed offering a broad range of recreational and cultural uses. Park Lands are identified on Sheet 9. Municipal water storage tanks are allowed in Tract W-32 per CCOB approval.

### Community Centers - (CMCR)

These uses include community offices (including community information centers, home owner association offices and similar office and community uses that serve the operation of the Anthem community) and private community centers.

### Mixed-Use Commercial (MUC)

Acceptable uses within MUC tracts may include but are not limited to drug stores, hardware stores, video stores, offices, banks, restaurants, fast food restaurants, gas stations, car washes, residential over retail or office, and other small ancillary service shops, daycare facilities, civic uses such as a branch library, police annex, fire station and churches. The MUC land use shall have a Floor Area Ratio (FAR) of up to 0.45:1. Residential uses shall have densities ranging from 13 to 50 units per acre and may include apartments and condominiums. Residential placed over retail shall be allowed and these units shall be considered a bonus in excess of this maximum. MUC tracts may include churches with a maximum size of 3 acres. Maximum building height shall be 2-stories with additional architectural features that may extend above. Development shall be designed in a manner that compliments and minimizes impacts to surrounding neighborhoods.

### ACCESS TO TRACTS

Specific access to each tract will be provided directly from the roadway systems as generally indicated. Actual access locations and geometry will be determined during detailed engineering phases and will be per CCOB standard engineering practices and approval.

### LAND USE BY TRACT

TRACT	LAND USE DESIGNATION	Anthem Ranch ACRES	Anthem Highlands ACRES
W-01	Open Lands		24.66
W-02	Open Lands		1.18
W-03	Neighborhood 1 (Mixed Residential*)		150.00
W-04	Open Lands		7.94
W-05	Open Lands		20.05
W-06	Open Lands		4.83
W-07	Open Lands		3.86
W-08	Open Lands		10.34
W-09	Neighborhood 2 (Mixed Residential*)		79.16
W-10	Open Lands		3.35
W-11	Open Lands		1.06
W-12	Open Lands		4.91
W-13	Open Lands- School / Park		6.78
W-14	Elementary School		6.07
W-15	Open Lands		0.24
W-16	Open Lands		0.25
W-17	Open Lands		5.59
W-18	Open Lands		0.58
W-19	Open Lands		0.42
W-20	Neighborhood 3 (Mixed Residential*)		96.50
W-21	Open Lands		14.38
W-22	Open Lands		55.52
W-23	Neighborhood 4 (Mixed Residential*)		82.00
W-24	Open Lands		3.19
W-25	Open Lands		8.57
W-26	Open Lands		25.97
W-27	Open Lands		2.68
W-28	Open Lands		38.08
W-29	Open Lands- City / Countywide Park		45.28
W-30	Open Lands - City / Countywide Park		48.54
W-31	Left Blank Intentionally		XXX
W-32	Open Lands		110.31
W-33	Neighborhood 5 (Mixed Residential*)		36.94
W-34	Public Facilities	0.50	
W-35	Open Lands	19.90	
W-36	Neighborhood 6 (Mixed Residential*)	44.00	
W-37	Open Lands	1.30	
W-38	Open Lands	59.39	
W-39	Neighborhood 7 (Mixed Residential*)	100.00	
W-40	Open Lands	0.38	
W-41	Neighborhood 8 (Mixed Residential*)	17.14	
W-42	Open Lands	0.28	
W-43	Open Lands	12.84	
W-44	Open Lands	2.17	
W-45	Open Lands	77.65	
W-46	Open Lands	1.88	
W-47	Open Lands	7.02	
W-48	Open Lands	1.43	
W-49	Open Lands	1.24	
W-50	Open Lands	9.30	
W-51	Open Lands	0.12	
W-52	Open Lands	4.48	
W-53	Community Center	0.52	
W-54	Mixed Use Commercial	6.23	
W-55	Neighborhood 9 (Mixed Residential*)	40.00	
W-56	Neighborhood 10 (Mixed Residential*)	27.00	
W-57	Neighborhood 11 (Mixed Residential*)	20.00	
W-58	Neighborhood 12A (Mixed Residential*)	38.00	
W-59	Neighborhood 12B (Mixed Residential*)	17.00	
W-60	Open Lands	5.62	
W-61	Open Lands	5.26	
W-62	Open Lands	1.60	
W-63	Open Lands	10.46	
W-64	Neighborhood 13 (Mixed Residential*)	17.04	
W-65	Neighborhood 14 (Mixed Residential*)	31.00	
W-66	Open Lands		26.60
W-67	Open Lands		23.52
W-68	Open Lands	1.64	
W-69	Open Lands	35.42	
W-70	Open Lands	25.66	

<b>TOTAL TRACT ACREAGE</b>	<b>643.47**</b>	<b>949.33**</b>
<b>TOTAL DEVELOPABLE RESIDENTIAL ACREAGE (Res. Tracts only)</b>	<b>351.18</b>	<b>444.60</b>
<b>DEVELOPABLE RESIDENTIAL DENSITY</b>	<b>4.8 Du/Ac.</b>	<b>4.0 Du/Ac.</b>
<b>Developable Residential Density (Detached Units)</b>	<b>4.3 Du/Ac.</b>	<b>3.4 Du/Ac.</b>
<b>Developable Residential Density (Attached Units)</b>	<b>9.9 Du/Ac.</b>	<b>7.5 Du/Ac.</b>
<b>MAXIMUM ALLOWABLE UNITS</b>	<b>1700</b>	<b>1800</b>

### FOOTNOTES:

\* These acreage includes 22.52 acres of Open Land internal to the Neighborhoods.

\*\* These acreages exclude internal Collectors and Arterial road ROW's and the Northwest Parkway.

### GENERALIZED SUMMARY OF LAND USE REQUIREMENTS

1. Development Lots and/or Building Sites shall refer to the specific areas within tracts plotted for buildings, roadways, parking and non-open land elements.
2. Roadway Right-of-Way areas are anticipated to be dedicated to CCOB, and may be maintained by the Owner's Associations or Special Districts under separate agreement or at the time of platting.

### PHASING/TENATIVE PROJECT SCHEDULE

The Anthem - West PUD is proposed to build out over a period of 10-15 years depending on demand and market conditions (project phasing and scope is more specifically defined in the Anthem Managed Growth and Development Agreement, approved April 10, 2001) and any subsequent amendments.

### Major Phase One Improvements Include:

- **Major Roadways (Improvements per Traffic Study):**
  - o Lowell Boulevard
  - o Sheridan Parkway
  - o State Highway 7 (limited widening from the west property boundary to Sheridan Parkway)
  - o Indian Peaks Parkway
  - o Preble Creek Parkway (between Sheridan Parkway and Tract W-14)
- **Residential Neighborhoods:**
  - o Neighborhoods #2, #6, and #7 (Tracts W-09, W-36 and W-39)
- **Major Open Land areas:**
  - o School Park (Tract W-13)
  - o City/Countywide Park - Phase 1 (Tracts W-29, W-30)
  - o Open Lands north and south of Neighborhood #2 (Tracts W-06, W-07 and portions of W-08)
  - o Project entry area at Lowell Boulevard and State Highway 7
- **Utilities:** Water, Sewer, Storm, Electrical, Gas, Telephone and Cable TV are required to serve those areas as noted.

All phases will be market driven. It is anticipated that the Mixed Residential (MR) areas will be developed in multiple phases. These phases may occur simultaneously or separately. All necessary public improvements (roads, utilities, parks and trail connections, etc.) will be constructed with each phase as determined at Site Development Plan.

Key pedestrian connections to the City/Countywide Park will be provided at the Site Development Plan submittal. Open Lands tracts will be improved and/or dedicated at the time of adjacent Site Development Plan and Final Plat stages as required by CCOB. Requirements for commercial development phasing are outlined in the Growth and Development Agreement.

### OPEN LANDS DESCRIPTION

OPEN LANDS TRACT #	ACREAGE	PRIMARY USES	SECONDARY USES	Landscape Descriptions					OPEN LANDS DEDICATION
				NATIVE	ENHANCED NATIVE	MANICURED	OPEN LANDS DEDICATION	OPEN LANDS DEDICATION	
W-01	24.66	U			S		D		
W-02	1.18	U			S	P	D		
W-04	7.94	PA	U		S	P	D		
W-05	20.05	U			S	P	S	D	
W-06	4.83	U			P	S	D		
W-07	3.86	U			P	S	D		
W-08	10.34	PA					P	HOA	
W-10	3.35	PA					P	D	
W-11	1.06	U					P	D	
W-12	4.91	U					P	D	
W-13	6.78	PA					P	D	
W-15	0.24	U					P	D	
W-16	0.25	U					P	D	
W-17	5.59	U					P	D	
W-18	0.58	U					P	TBD	
W-19	0.42	U					P	D	
W-20	96.50	U					P	S	D
W-21	14.38	U					P	S	D
W-22	55.52	U					P	S	D
W-23	82.00	U					P	S	D
W-24	3.19	U					P	D	
W-25	8.57	U					P	S	D
W-26	25.97	U					P	S	D
W-27	2.68	U					P	S	D
W-28	38.08	PA					P	S	D
W-29	45.28	PA					P	S	D
W-30	48.54	PA					P	S	D
W-31	XXX								
W-32	110.31	U					P	S	D
W-33	36.94	U					P	S	D
W-34	0.50								
W-35	19.90	U					P	S	D
W-36	44.00	U					P	S	D
W-37	1.30	U					P	S	D
W-38	59.39	U					P	S	D
W-39	100.00	U					P	S	D
W-40	0.38	U					P	S	D
W-41	17.14	U					P	S	D
W-42	0.28	U					P	S	D
W-43	12.84	U					P	S	D
W-44	2.17	U					P	S	D
W-45	77.65	U					P	S	D
W-46	1.88	U					P	S	D
W-47	7.02	U					P	S	D
W-48	1.43	U					P	S	D
W-49	1.24	U							

# Anthem - West

## P.U.D. PLAN AND PRELIMINARY PLAT

### P.U.D. PLAN

(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK PUD PLAN AND PRELIMINARY PLAT - 1st AMENDMENT) PORTIONS OF SECTIONS 4, 6, 8, 7 AND 8 TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 3 OF 11

**LEGEND**

- Open Lands
- Anthem Boundary Line
- Proposed Right-of-Way/Tract Boundary
- Neighborhood Boundary

**GENERAL NOTES:**

- ALL TRACTS SHOWN MAY VARY IN SHAPE, SIZE AND LOCATION, SUBJECT TO SDP APPROVAL. HOWEVER, THE OVERALL MINIMUM OPEN LANDS TOTAL FOR THE PUD SHALL NOT BE REDUCED OR MODIFIED EXCEPT BY PUD AMENDMENT. ANY MODIFICATIONS SHALL NOT NEGATIVELY IMPACT THE OVERALL INTENT OF THE OPEN LANDS SYSTEM.
- SHERIDAN PARKWAY ALIGNMENT PER THE CITY APPROVED 1-25 SUB-AREA PLAN.
- NORTHWEST PARKWAY ALIGNMENT PER THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY.
- ALL RIGHT-OF-WAY LINES WITHIN THE P.U.D. ARE CONCEPTUAL ONLY AND ARE ALLOWED TO BE MODIFIED DURING FINAL PLATTING SO LONG AS THE GENERAL ACCESS "INTENT" AND MINIMUM TRAFFIC REQUIREMENTS MEET CITY OF BROOMFIELD STANDARDS.
- SPECIFIC ACCESS TO EACH TRACT WILL BE PROVIDED DIRECTLY FROM THE ROADWAY SYSTEMS. ACTUAL ACCESS LOCATIONS AND GEOMETRY WILL BE DETERMINED DURING DETAILED ENGINEERING PHASES AND WILL BE PER CITY STANDARD ENGINEERING PRACTICES AND APPROVAL.
- OPEN LANDS SHOWN WITHIN NEIGHBORHOODS WILL BE DEFINED WITHIN THE SITE DEVELOPMENT PLAN FOR EACH NEIGHBORHOOD.

### TOTAL ACERAGE BY LAND USE

Land Uses	Preble Creek PUD - 1st Amendment	Proposed Anthem - West PUD	Acreage Change
<b>DEVELOPED LAND</b>			
Mixed Use Commercial (MUC)	35.25 AC.	6.23 AC.	-29.02 AC.
High Density Residential (HDR)	14.54 AC.	0.0 AC.	-14.54 AC.
Mixed Residential (MR)	763.04 AC.	795.78 AC.	32.74 AC.
Welcome Lodge (CMCR)	0.00 AC.	0.52 AC.	0.52 AC.
<b>DEVELOPED LAND SUBTOTAL</b>	<b>812.83 AC.</b>	<b>802.53 AC.</b>	<b>-10.30 AC.</b>
<b>OPEN LANDS</b>			
City / Countywide Park**	45.28 AC.	93.82 AC.	48.54 AC.
School Parks (PRK)	13.50 AC.	6.78 AC.	-6.72 AC.
Golf Course (GC)	202.58 AC.	0.0 AC.	-202.58 AC.
Other Open Lands (OL) ie, Open space, Parks, Trail Corridors	534.96 AC.	705.62 AC.	170.66 AC.
<b>OPEN LANDS SUBTOTAL</b>	<b>796.32 AC.</b>	<b>806.22 AC.</b>	<b>9.90 AC.</b>
<b>PUBLIC USES</b>			
Schools (SCH)	11.47 AC.	6.07 AC.	-5.40 AC.
Public Facilities (PF)	0.50 AC.	0.50 AC.	0.00 AC.
R.O.W. - Internal Connectors & Arterial St.	118.19 AC.	135.00 AC.	16.81 AC.
<b>SUBTOTAL OF PUBLIC USES</b>	<b>130.16 AC.</b>	<b>141.57 AC.</b>	<b>11.41 AC.</b>
<b>TOTAL PUD AREA</b>	<b>1,739.31 AC.</b>	<b>1,750.32 AC.</b>	<b>11.01 AC.*</b>
Northwest Parkway - R.O.W.	107.40 AC.	107.40 AC.	0.00 AC.
<b>TOTAL AREA PER LEGAL DESCRIPTION</b>	<b>1,846.71 AC.</b>	<b>1,857.72 AC.</b>	<b>11.01 AC.</b>

\*Additional acreage due to the acquisition of 11.01 acres of Hoops Property of which 1.11 acres is road ROW and 9.90 acres is open lands.  
 \*\*This acreage includes 22.52 acres of open lands internal to the neighborhoods.  
 \*\*\*This park type has changed from the PUD 1st Amendment due to the CCOB new Parks Master Plan (previously the park was categorized as "Community Park").

SUBMITTAL DATE:  
December 13, 2004

REVISION DATE:  
March 18, 2005  
January 3, 2005  
February 3, 2006  
January 3, 2006  
February 27, 2006  
March 20, 2006  
April 28, 2006



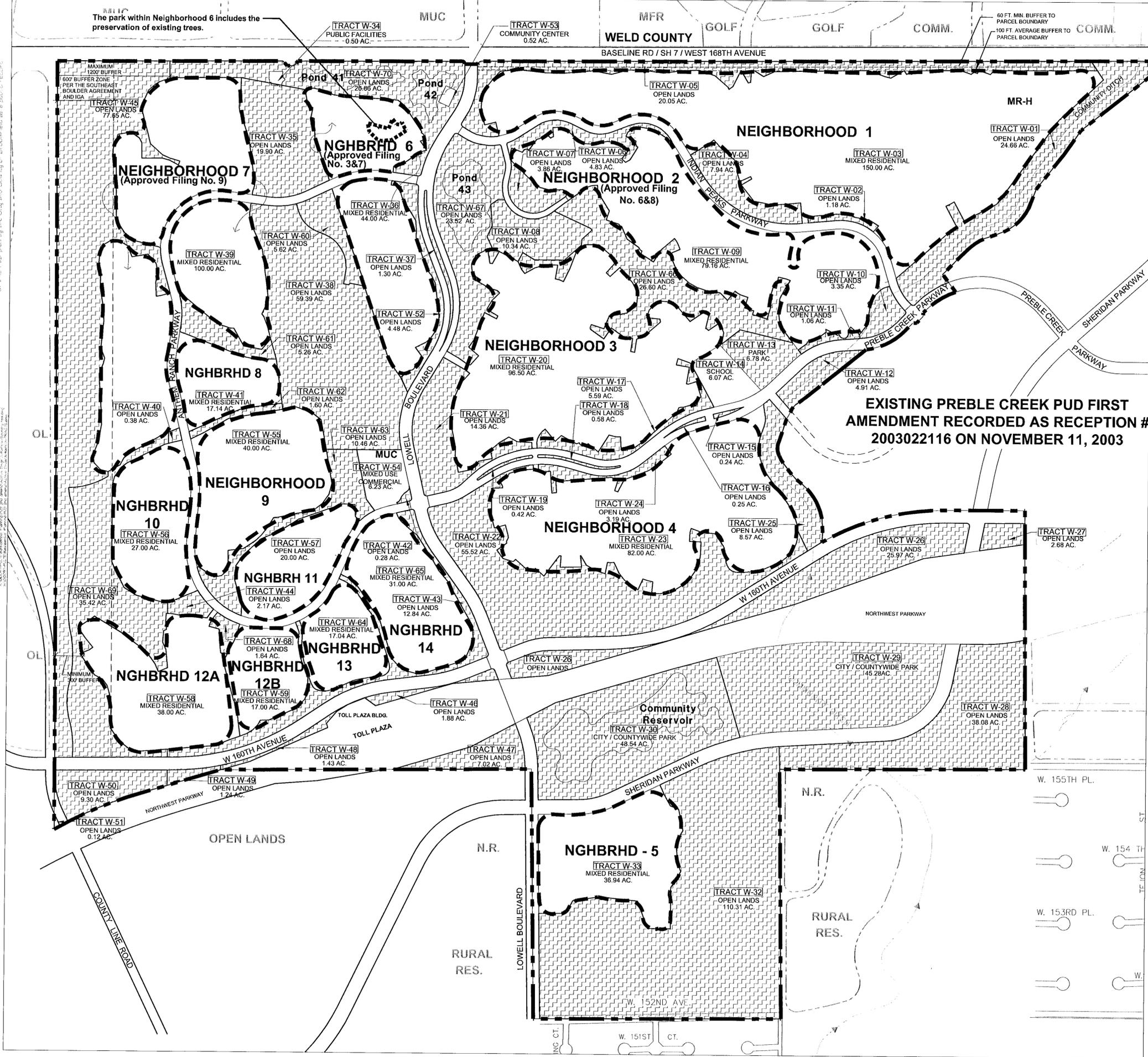
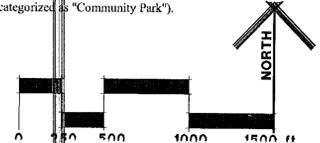
2701 West 160th Ave. Ste. D  
 Broomfield, CO 80020  
 (303) 404-9505



DTJ DESIGN

ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.  
 1881 North Street, Suite 103  
 Broomfield, Colorado 80020  
 1.303.443.7333 F. 303.443.7334  
 www.djdesign.com



Copyright: All Rights Reserved. DTJ Design, Inc. 2005  
 DTJ DESIGN, INC. warrants and represents that this PUD plan is a true and accurate representation of the project as approved by the City and County of Broomfield, Colorado. Public Review: This PUD plan is subject to public review and comment. The City and County of Broomfield reserves the right to modify or amend this PUD plan at any time without notice. The City and County of Broomfield reserves the right to reject or accept this PUD plan in whole or in part. The City and County of Broomfield reserves the right to require the applicant to provide additional information or to require the applicant to provide a bond to ensure completion of the project. The City and County of Broomfield reserves the right to require the applicant to provide a bond to ensure completion of the project. The City and County of Broomfield reserves the right to require the applicant to provide a bond to ensure completion of the project.

# Anthem West

## P.U.D. PLAN AND PRELIMINARY PLAT

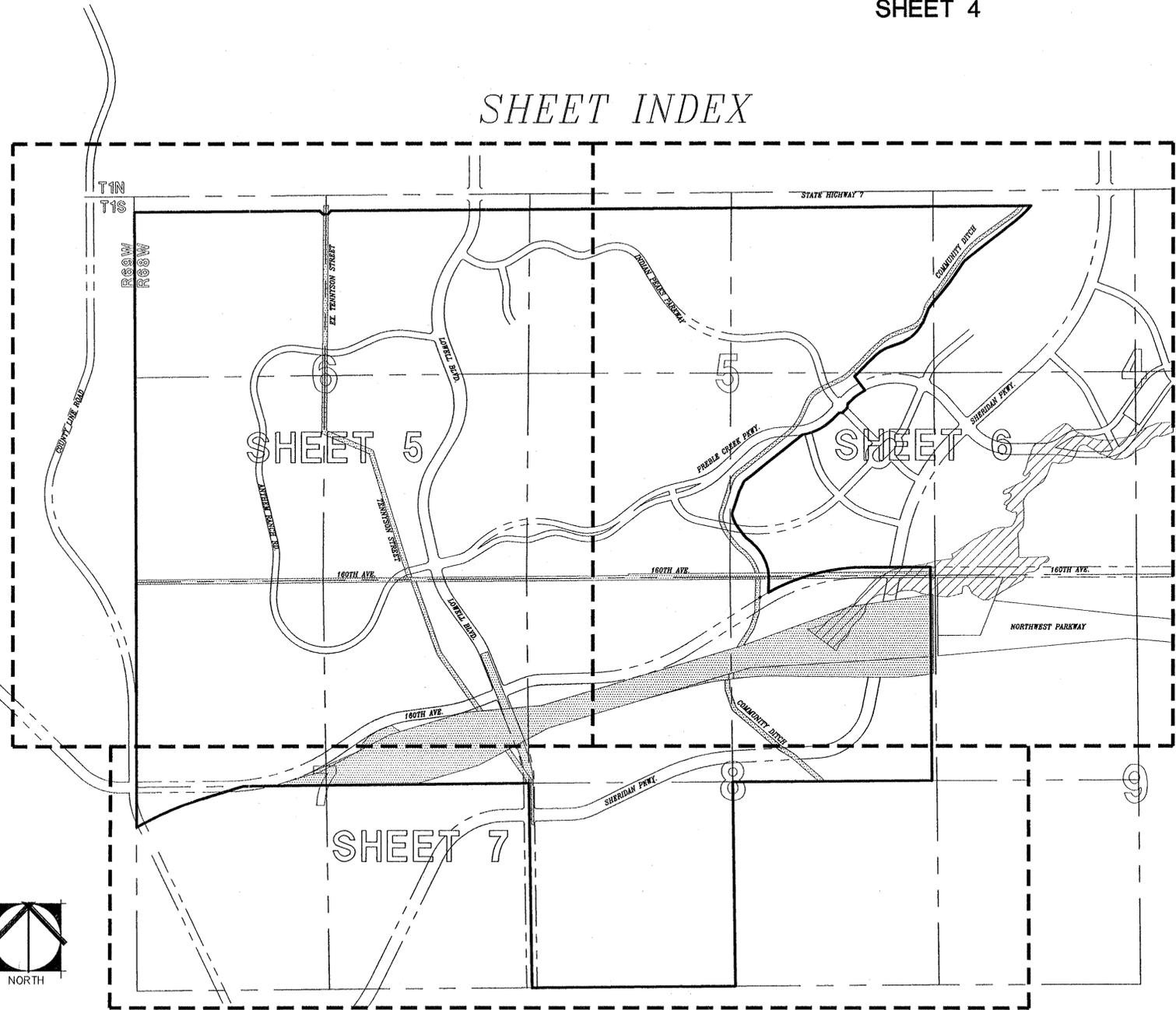
### (AN AMENDMENT TO A PORTION OF PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT 1ST AMENDMENT)

A PORTION OF SECTIONS 4, 5, 6, 7 AND 8, T1S R68W 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, COLORADO

20060826 06/02/2006 09:02A PUD  
4 of 11 R 0.00 D 0.00 City&Cnty Broomfield

SHEET 4

SHEET INDEX



**PROPERTY DESCRIPTION**

A parcel of land lying in portions of Sections 4, 5, 6, 7 and 8, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 7 (a found 2" iron pipe with aluminum plug);

WHENCE the Northwest corner of said Section 7 (a found 2 1/2" aluminum cap down 0.7' stamped "WM STENDEL RLS 4846") bears N00°10'29"W a distance of 2841.31 feet;

THENCE N00°10'29"W along the westerly line of the Northwest Quarter of said Section 7 a distance of 2841.31 feet;

THENCE N00°15'39"W along the westerly line of the Southwest Quarter of said Section 6 a distance of 2834.52 feet;

THENCE N00°14'51"W along the westerly line of the Northwest Quarter of said Section 6 a distance of 2260.19 feet;

THENCE N89°40'36"E W along a line being 75.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 6 a distance of 2402.18 feet;

THENCE the following five (5) courses along the southerly line of Colorado Department of Highways Federal Aid Project No. S0048(1) State Highway No.7 1964:

1. THENCE S45°11'48"E a distance of 70.55 feet;
2. THENCE N89°40'36"E a distance of 5.00 feet;
3. THENCE N89°40'36"E a distance of 30.00 feet;
4. THENCE N89°40'36"E a distance of 30.00 feet;
5. THENCE N44°40'38"E a distance of 70.71 feet;

THENCE N89°40'36"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 6 a distance of 2563.28 feet;

THENCE N89°37'11"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 5 a distance of 2614.20 feet;

THENCE N89°36'18"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 5 a distance of 2614.35 feet;

THENCE N89°35'50"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 4 a distance of 1457.62 feet;

THENCE S44°10'14"W a distance of 158.77 feet;

THENCE S48°50'23"W a distance of 133.31 feet;

THENCE S51°46'45"W a distance of 887.07 feet;

THENCE S35°10'23"W a distance of 330.33 feet;

THENCE S38°37'51"W a distance of 454.99 feet;

THENCE S21°25'02"W a distance of 48.51 feet;

THENCE S21°25'02"W non-tangent with the following described curve a distance of 170.51 feet;

THENCE along the arc of a curve to the right, having a central angle of 38°16'03", a radius of 531.09 feet, a chord bearing of S45°12'33"W a distance of 348.16 feet, and an arc distance of 354.71 feet;

THENCE S68°30'15"W non-tangent with the last described curve a distance of 89.76 feet;

THENCE S70°55'12"W non-tangent with the following described curve a distance of 89.61 feet;

THENCE along the arc of a curve to the left, having a central angle of 28°03'13", a radius of 578.12 feet, a chord bearing of S68°45'16"W a distance of 279.27 feet, and an arc distance of 282.08 feet;

THENCE S46°28'25"W non-tangent with the last described curve a distance of 104.26 feet;

THENCE S44°48'13"W a distance of 100.91 feet;

THENCE S44°08'32"W a distance of 109.71 feet;

THENCE S45°52'39"W a distance of 47.87 feet;

THENCE S36°42'48"E a distance of 234.20 feet;

THENCE along the arc of a curve to the left, having a central angle of 26°16'22", a radius of 838.50 feet, a chord bearing of S68°10'57"W a distance of 381.81 feet, and an arc distance of 384.98 feet;

THENCE S45°01'48"W tangent with the last described curve and non-tangent with the following described curve a distance of 27.35 feet;

THENCE along the arc of a curve to the right, having a central angle of 24°58'59", a radius of 100.00 feet, a chord bearing of S05°28'23"W a distance of 43.28 feet, and an arc distance of 43.60 feet;

THENCE S45°01'48"W non-tangent with the last and following described curves a distance of 91.00 feet;

THENCE along the arc of a curve to the right, having a central angle of 24°58'59", a radius of 100.00 feet, a chord bearing of S84°35'10"W a distance of 43.28 feet, and an arc distance of 43.60 feet;

THENCE S45°01'48"W non-tangent with the last and following described curves a distance of 115.78 feet;

THENCE along the arc of a curve to the right, having a central angle of 26°22'41", a radius of 704.63 feet, a chord bearing of S58°05'20"W a distance of 321.54 feet, and an arc distance of 324.40 feet;

THENCE S74°48'53"W non-tangent with the last and following described curves a distance of 91.00 feet;

THENCE along the arc of a curve to the right, having a central angle of 4°17'49", a radius of 711.50 feet, a chord bearing of S80°37'47"W a distance of 53.35 feet, and an arc distance of 53.36 feet;

THENCE S61°18'21"W non-tangent with the last described curve a distance of 626.54 feet;

THENCE S51°24'34"W a distance of 203.57 feet;

THENCE S63°46'21"W non-tangent with the following described curve a distance of 125.83 feet;

THENCE along the arc of a curve to the left, having a central angle of 32°18'14", a radius of 140.78 feet, a chord bearing of S34°52'16"W a distance of 78.33 feet, and an arc distance of 79.38 feet;

**BASIS OF BEARING**

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "LUCY" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD LUCY GPS NO. 16") and "GPS #4" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 4" bearing being S50°56'38"W a distance of 9803.05 feet.

**COUNTY NOTE**

All recording information (Book, Page, Reception Number, File, Map Number) shown herein refers to Adams County Clerk & Recorder's Office unless otherwise noted.

**TITLE AND EASEMENT NOTE**

This survey does not constitute a title search by Carter & Burgess to determine ownership or easements of record. For all information regarding easements, Carter & Burgess relied upon Title Commitment Number ABJ70081758 dated 11/12/2004 prepared by Land Title Guarantee Company. Proposed information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown herein are reflected in said title commitment.

**PROPERTY DESCRIPTION (CONT.)**

THENCE S28°27'40"W non-tangent with the last described curve a distance of 96.86 feet;

THENCE S18°05'14"W non-tangent with the following described curve a distance of 245.76 feet;

THENCE along the arc of a curve to the left, having a central angle of 56°45'47", a radius of 165.38 feet, a chord bearing of S00°38'48"E a distance of 157.21 feet, and an arc distance of 163.82 feet;

THENCE S24°12'22"E non-tangent with the last described curve a distance of 51.43 feet;

THENCE S34°08'27"E a distance of 48.17 feet;

THENCE S37°20'57"E a distance of 104.38 feet;

THENCE S39°13'49"E a distance of 51.28 feet;

THENCE S42°43'49"E a distance of 45.08 feet;

THENCE S51°07'11"E a distance of 50.34 feet;

THENCE S51°07'11"E non-tangent with the following described curve a distance of 48.88 feet;

THENCE along the arc of a curve to the right, having a central angle of 37°23'55", a radius of 633.52 feet, a chord bearing of S30°48'34"E a distance of 399.80 feet, and an arc distance of 408.59 feet;

THENCE along the arc of a curve to the left, non-tangent with the last described curve, having a central angle of 5°35'26", a radius of 328.45 feet, a chord bearing of S08°43'30"E a distance of 32.04 feet, and an arc distance of 32.05 feet;

THENCE S04°46'05"E non-tangent with the last described curve a distance of 63.38 feet;

THENCE S02°07'23"E a distance of 71.11 feet;

THENCE S02°57'53"W a distance of 101.87 feet;

THENCE along the arc of a curve to the right, having a central angle of 29°37'59", a radius of 2607.93 feet, a chord bearing of N74°57'24"E a distance of 1333.82 feet, and an arc distance of 1348.81 feet;

THENCE N89°54'18"E non-tangent with the last described curve a distance of 292.04 feet;

THENCE N89°54'18"E a distance of 191.62 feet;

THENCE N89°53'15"E a distance of 400.12 feet;

THENCE S00°20'49"E along a line being 30.00 feet westerly of and parallel with the easterly line of the Southeast Quarter of said Section 5 a distance of 106.32 feet;

THENCE S00°33'06"E along a line being 30.00 feet westerly of and parallel with the easterly line of the Northeast Quarter of said Section 8 a distance of 2841.70 feet;

THENCE S89°38'18"W along the southerly line of the Northeast Quarter of said Section 8 a distance of 2617.05 feet;

THENCE S00°47'41"E along the easterly line of the Southwest Quarter of said Section 8 a distance of 2844.40 feet;

THENCE S89°38'18"W along the southerly line of the Southwest Quarter of said Section 8 a distance of 2640.55 feet;

THENCE N00°54'27"W along the westerly line of the Southwest Quarter of said Section 8 a distance of 2847.10 feet;

THENCE S89°28'43"W along the southerly line of the Northeast Quarter of said Section 7 a distance of 2628.07 feet;

THENCE S89°27'53"W along the southerly line of the Northwest Quarter of said Section 7 a distance of 686.12 feet;

THENCE the following six (6) courses along the northerly and westerly lines of Parcel No. TK-11 LT REV-1 of the Northwest Parkway Public Highway Authority recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number 2004004470 on March 31, 2004

1. THENCE S73°43'25"W a distance of 970.91 feet;
2. S72°05'25"W tangent with the following described curve a distance of 68.63 feet;
3. THENCE along the arc of a curve to the left, having a central angle of 9°34'51", a radius of 3889.71 feet, a chord bearing of S67°18'00"W a distance of 663.04 feet, and an arc distance of 663.81 feet;
4. THENCE S62°30'34"W tangent with the last described curve a distance of 68.63 feet;
5. THENCE S61°10'34"W a distance of 119.57 feet;
6. THENCE N00°13'06"W along the westerly line of the Southwest Quarter of said Section 7 a distance of 624.31 feet to the POINT OF BEGINNING.

Containing 1857.715 Gross Acres, more or less.

Except:

Book 3517 Page 192 (City of Broomfield/Northwest Parkway)  
= 91.445 Acres +-

The following parcels conveyed to the Northwest Parkway Public Highway Authority upon reception numbers 2001001080 and 2001001086:

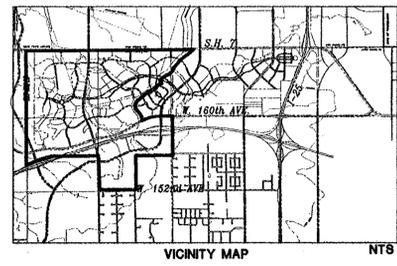
TK-7-RT Rev	10.616 Ac+-
TK-7 & 8 RT	0.108 Ac+-
TK-8-RT Rev	0.490 Ac+-
TK-8 & 10-RT	1.327 Ac+-
TK-10-3-LT	1.638 Ac+-
TK-10 LT	1.771 Ac+-
TK-10-2-RT	0.016 Ac+-

Total Exceptions = 107.407 Acres +-  
Total Net Acreage = 1750.308 Acres +-

**GENERAL NOTES**

- 1) TK parcels shown on this plat are owned by the Northwest Parkway Public Highway Authority and are zoned as agricultural land.
- 2) MU parcels shown on this plat are Multi-Use easements for the Northwest Parkway.
- 3) Elevations are based upon NGS station "LUCY" as having an elevation of 5297.00' (NAVD 88)
- 4) Lands contained within this preliminary plat are zoned as P.U.D. (uses unspecified) per The City and County of Broomfield Zoning District Map dated November 15, 2001 unless noted otherwise.

- = SHEET MATCHLINE
- = SECTION LINE
- = P.U.D. BOUNDARY LINE
- = EXISTING ROAD OR EXCLUSION PARCEL
- = "ZONE A" OF FLOOD INSURANCE RATE MAP
- ⊕ = PLUGGED & ABANDONED WELL



**FLOOD ELEVATION NOTE**

The Flood Zones shown hereon are as shown on the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for Adams County, Colorado, Community Panel Number 080010010 G dated August 16, 1995 & 080010030 G dated August 16, 1995. Zone A in the legend of above mentioned map is described as "No base flood elevations determined" All other areas are determined to be outside the 500-year floodplain.

This property description does not depict an on the ground field survey. Reviewed By: Kenneth W. Carlson, PLS 24942

Kenneth W. Carlson PLS 24942  
For and on behalf of Carter & Burgess  
707 17th Street, Suite 2300  
Denver, CO 80202  
(303) 820-5240

Date 5/9/06

**Carter & Burgess**  
707 Seventeenth Street, Suite 2300  
Denver, Colorado 80202  
(303) 820-5240 Fax (303) 820-4842

SUBMITTAL DATE:  
November 30, 2004  
REVISION DATE:  
JUNE 3, 2005  
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JANUARY 25, 2006  
MARCH 20, 2006

PLAT-1  
SHEET 4

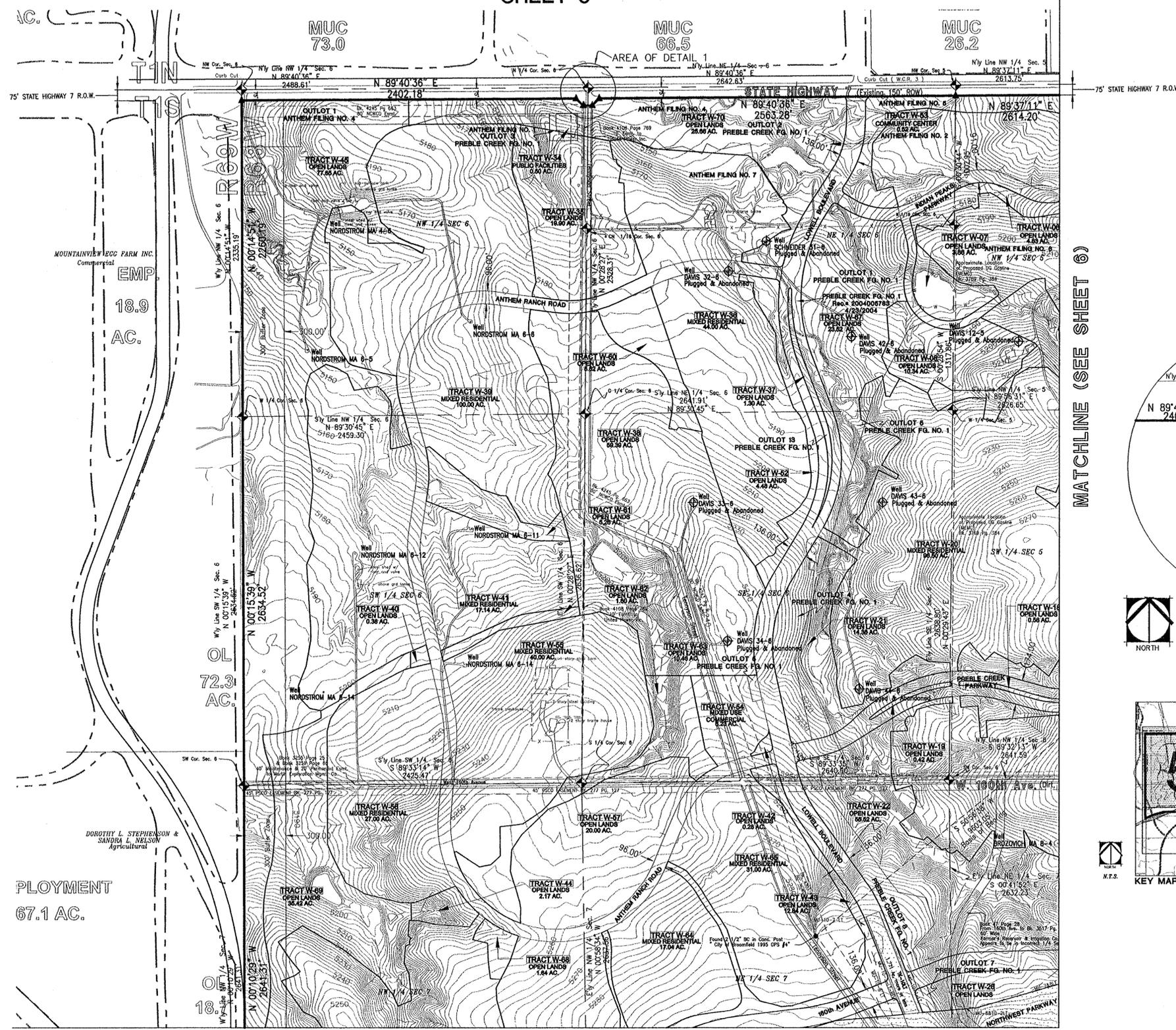
# Anthem West

## P.U.D. PLAN AND PRELIMINARY PLAT

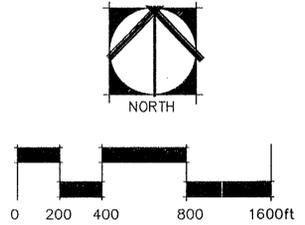
### (AN AMENDMENT TO A PORTION OF PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT 1ST AMENDMENT)

A PORTION OF SECTIONS 4, 5, 6, 7 AND 8, T1S R68W 6TH P.M.  
 CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 5

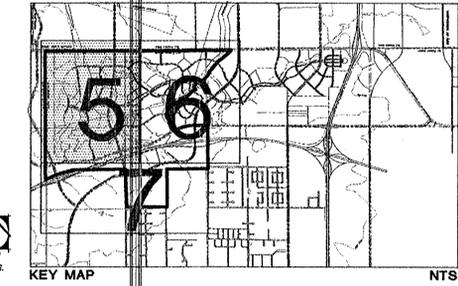
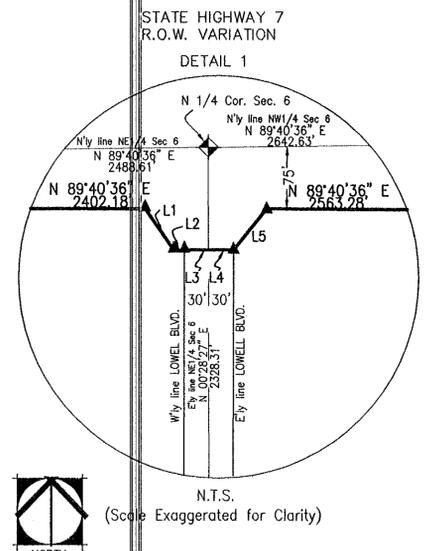


LINE	BEARING	DISTANCE
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L2	N89°40'36"E	5.00
L3	N89°40'36"E	30.00
L4	N89°40'36"E	30.00
L5	N44°40'36"E	70.71
L6	S44°10'14"W	158.77
L7	S48°50'23"W	133.31
L8	S21°25'02"W	48.51
L9	S21°25'02"W	170.51
L10	S68°30'15"W	89.76
L11	S70°55'12"W	89.61
L12	S46°28'25"W	104.26
L13	S44°48'13"W	100.91
L14	S44°08'32"W	109.71
L15	S45°52'39"W	47.87
L16	S36°42'48"E	234.20
L17	S45°01'46"W	27.35
L18	S45°01'46"W	91.00
L19	S45°01'46"W	115.76
L20	S74°48'53"W	91.00
L21	S51°24'34"W	203.57
L22	S53°46'21"W	125.63
L23	S28°27'40"W	96.86
L24	S18°05'14"W	245.76
L25	S24°12'22"E	51.43
L26	S34°08'27"E	48.17
L27	S37°20'57"E	104.38
L28	S39°13'49"E	51.28
L29	S42°43'09"E	45.08
L30	S51°07'11"E	50.34
L31	S51°07'11"E	46.96
L32	S04°46'05"E	63.38
L33	S02°07'23"E	71.11
L34	S02°57'53"W	101.87



- LEGEND:
- ◆ = SECTION OR QUARTER CORNER
  - ▲ = CALCULATED PROPERTY CORNER
  - = SECTION LINE
  - - - = EASEMENT LINE
  - = P.U.D. BOUNDARY LINE
  - ▨ = EXISTING ROAD OR EXCLUSION PARCEL
  - ▨ = "ZONE A" OF FLOOD INSURANCE RATE MAP
  - ⊕ = PLUGGED & ABANDONED WELL

MATCHLINE (SEE SHEET 6)



SUBMITAL DATE:  
 November 30, 2004  
 REVISION DATE:  
 JUNE 3, 2005  
 JANUARY 3, 2006  
 JANUARY 25, 2006  
 MARCH 20, 2006

PLAT-2  
 SHEET 5  
**Carter Burgess**  
 707 Seventeenth Street, Suite 2300  
 Denver, Colorado 80202  
 (303) 820-5240 Fax (303) 820-4842

# Anthem West

## P.U.D. PLAN AND PRELIMINARY PLAT

(AN AMENDMENT TO A PORTION OF PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT 1ST AMENDMENT)

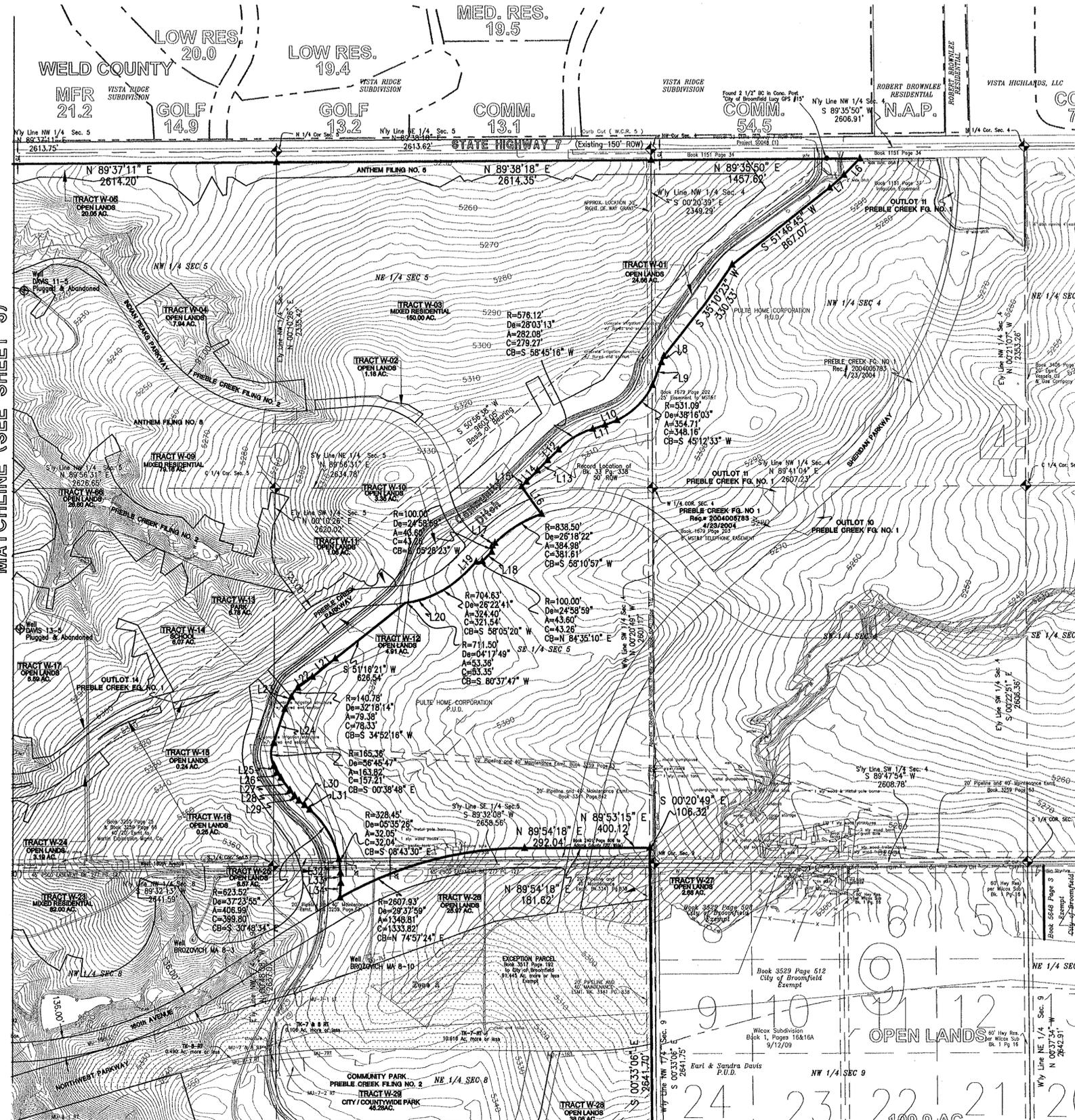
A PORTION OF SECTIONS 4, 5, 6, 7 AND 8, T1S R68W 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 6

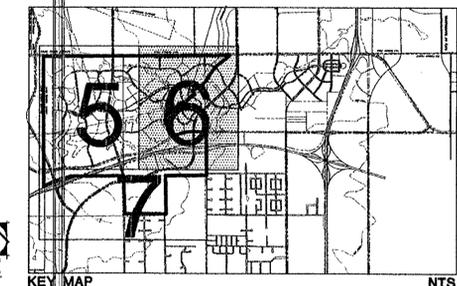
200603925 06/02/2006 09:02:00 PUD  
6 11 R 0 00 D 0 00 City&Cnty Broomfield

LINE	BEARING	DISTANCE
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L2	N89°40'36" E	5.00
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L34	S02°57'53" W	101.87

MATCHLINE (SEE SHEET 5)



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- = SECTION OR QUARTER CORNER
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PLAT-3  
SHEET 6

**Carter-Burgess**

707 Seventeenth Street, Suite 2300  
Denver, Colorado 80202  
(303) 820-5240 Fax (303) 820-4842

# Anthem West

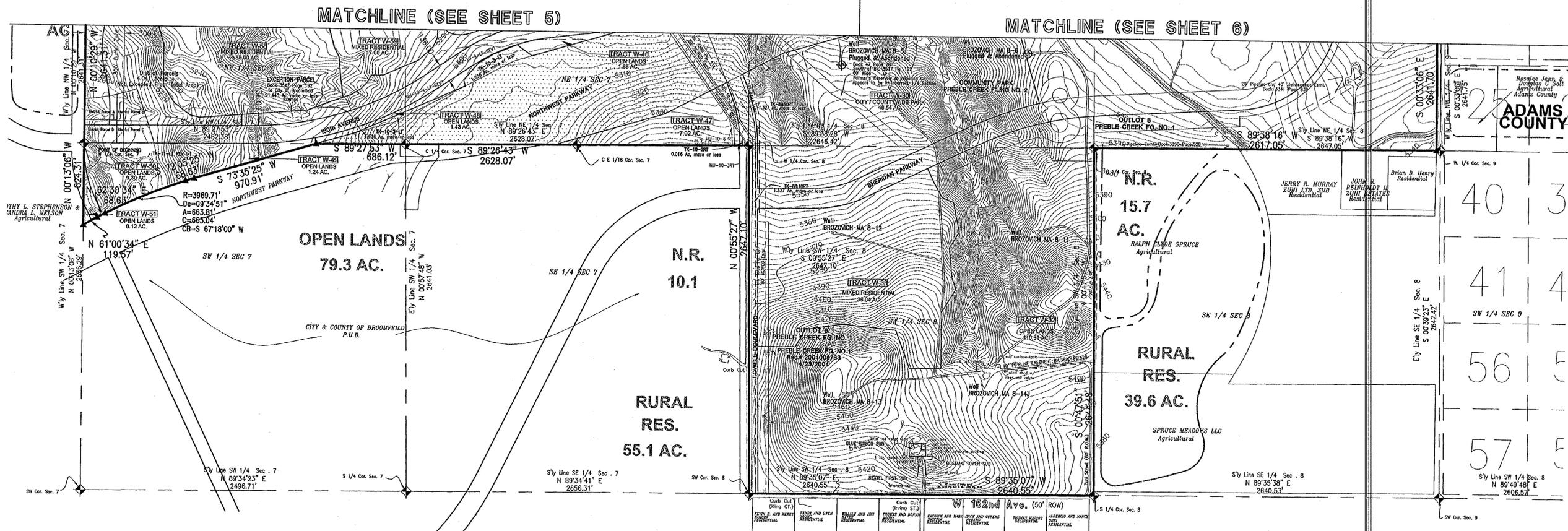
## P.U.D. PLAN AND PRELIMINARY PLAT

### (AN AMENDMENT TO A PORTION OF PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT 1ST AMENDMENT)

A PORTION OF SECTIONS 4, 5, 6, 7 AND 8, T1S R68W 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 7

2006005926 06/02/2006 09:02A PUD  
7 of 11 R 0.00 D 0.00 City&Cnty Broomfield

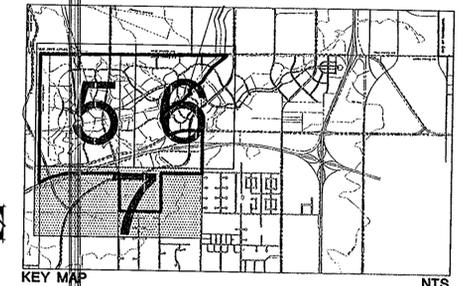
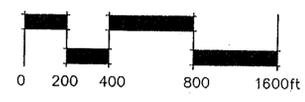


ITHY L. STEPHENSON & ANDRA L. NELSON  
Agricultural

ADAMS COUNTY

LINE	BEARING	DISTANCE
L1	S45°11'48"E	70.55'
L2	N89°40'36"E	5.00'
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L5	N44°40'38"E	70.71'
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JANUARY 25, 2006  
MARCH 20, 2006

PLAT-4  
SHEET 7

**Carter Burgess**  
707 Seventeenth Street, Suite 2300  
Denver, Colorado 80202  
(303) 820-5240 Fax (303) 820-4842

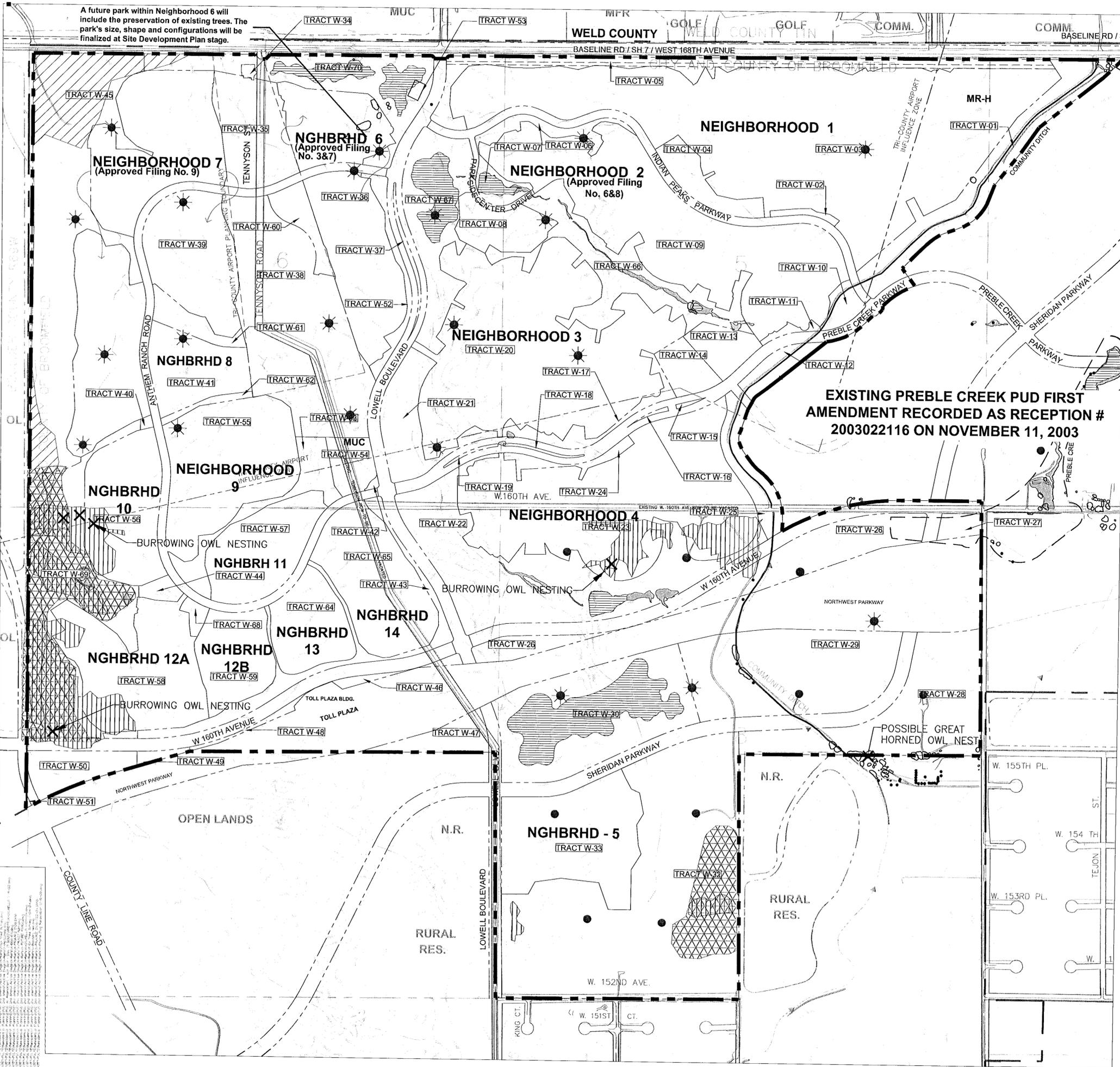
A future park within Neighborhood 6 will include the preservation of existing trees. The park's size, shape and configurations will be finalized at Site Development Plan stage.

2003006925 08/02/2006 09:02A PUD  
8' x 11' R 0.00 D 0.00 City&County Broomfield

# Anthem - West P.U.D. PLAN AND PRELIMINARY PLAT EXISTING SITE FEATURES

(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - 1st AMENDMENT) PORTIONS OF SECTIONS 4, 5, 6, 7, AND 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, COLORADO  
SHEET 8 OF 11

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### LEGEND

- Prairie Dog Habitat (And Burrowing Owl Nesting, where noted)
- Subsidence Area
- Existing Trees
- Non-Jurisdictional Wetlands
- Open Water
- Existing Prairie Dog Relocation Site
- Nests (excluding Burrowing Owl Nestings)
- Active Gas/Oil Well Site (includes all oil and gas wells and related facilities)
- Plugged and Abandoned Gas/Oil Well Site
- Anthem-West PUD Property Line

### GENERAL NOTES

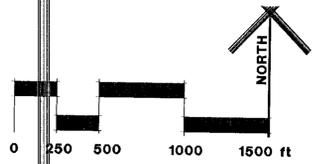
1: THE DEVELOPMENT SHALL INCORPORATE AND PRESERVE EXISTING SITE FEATURES, I.E. TREES AND WETLANDS. WHERE MAJOR ROADWAY CONSTRUCTION (I.E., WEST 160TH AVE, SHERIDAN PKWY.) MAKES TREE RETENTION IMPRACTICAL OR ECONOMICALLY NOT FEASIBLE, MITIGATION TREES SHALL BE PROVIDED AT A 4:1 RATIO AND PERMANENT WETLAND IMPACTS WILL BE MITIGATED ON SITE AT A 2:1 RATIO. A WETLAND BUFFER OF 75 FEET IS RECOMMENDED FOR HIGH QUALITY WETLANDS. AS AN ALTERNATIVE, THE DEVELOPER MAY PROVIDE ADDITIONAL PROTECTION MEASURES INCLUDING BUFFER PLANTINGS, SIGNAGE OR FENCING TO BE CONSIDERED AND IDENTIFIED AT EACH SDP SUBMITTAL.

### REFERENCES/RESOURCES:

"Wetlands Report: Preble Creek Development; City of Broomfield, Colorado." Carter-Burgess; Denver, Colorado; October, 2001 including May 2002 Supplement.  
 "On-site Oil and Gas Well Report" Carter Burgess; Denver, Colorado; Dec. 13, 2002  
 Updated Mapping Data 5-31-05  
 "Anthem Prairie Dog Conservation and Management Evaluation" Prepared for: Pulte Home Corporation Denver Division  
 Prepared by: SWCA Environmental Consultants  
 January 2006

SUBMITTAL DATE: December 13, 2004  
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 January 3, 2006  
 January 27, 2006  
 February 3, 2006  
 March 20, 2006  
 April 28, 2006

2701 W. 160th Ave.  
 Suite D  
 Broomfield, CO 80020  
 (303) 434-9605  
 Del Webb's  
  
 DTJ DESIGN

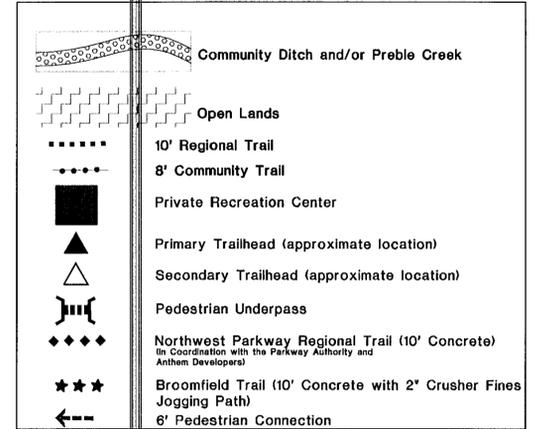


# Anthem - West

## P.U.D. PLAN AND PRELIMINARY PLAT

### PARK, OPEN LANDS AND TRAILS PLAN

(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - 1st AMENDMENT)  
 PORTIONS OF SECTIONS 4, 5, 6, 7 AND 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY AND COUNTY OF BROOMFIELD, COLORADO  
 SHEET 9 OF 11



- SHEET NOTES**
- ① SPECIAL PEDESTRIAN CROSSWALK AND/OR ACCENT PAVING. ADDITIONAL LOCATIONS WILL BE ADDED AS STREETS, ENTRANCES, OR KEY CROSSINGS ARE ESTABLISHED IN THE INDIVIDUAL SDP'S.
  - ② SHERIDAN PEDESTRIAN CROSSWALKS PER BROOMFIELD'S VISION PLAN FOR A "GRAND PARKWAY" AND SUBSEQUENT CONSTRUCTION SPECIFICATIONS.

- GENERAL NOTES**
- ALL OPEN LANDS AREAS SHOWN ARE CONCEPTUAL ONLY AND MAY VARY IN SHAPE, SIZE AND LOCATION DURING MORE DETAILED PHASES OF DESIGN. HOWEVER, THE OVERALL OPEN LANDS TOTAL FOR THE PUD SHALL NOT BE MODIFIED EXCEPT BY PUD AMENDMENT.
  - OPEN LANDS MAY INCLUDE DETENTION/RETENTION AND AESTHETIC PONDS; SEE ALSO DEFINITION OF OPEN AREAS ON SHEET 2.
  - TO CREATE A UNIFIED TRAIL SYSTEM, LOCATIONS OF PARKS, TRAILS/SIDEWALKS AND THEIR PRECISE ALIGNMENT WITHIN RESIDENTIAL NEIGHBORHOOD AREAS AS WELL AS THEIR CONNECTIONS (AND ADDITIONAL CONNECTIONS) TO REGIONAL TRAILS AND RECREATION ROUTES WILL BE IDENTIFIED AT EACH SDP SUBMITTAL.
  - THE DEVELOPER WILL WORK WITH THE CITY AND RTD TO ESTABLISH TRANSIT ROUTES AND APPROPRIATE FACILITIES THROUGHOUT ANTHEM.
  - THE PUD PLAN SHOWS AN APPROXIMATE ALIGNMENT FOR THE LOCATION OF THE NORTHWEST PARKWAY TRAIL. PRIOR TO CONSTRUCTION, THE FINAL ALIGNMENT WILL NEED TO BE AGREED UPON IN COORDINATION OF BROOMFIELD, THE PROPERTY OWNER (PULTE HOMES) AND, THE NORTHWEST PARKWAY AUTHORITY.
  - FINAL LOCATION OF POCKET AND NEIGHBORHOOD PARK SITES AND TRAIL HEADS MAY VARY SLIGHTLY AT THE SDP STAGE BASED ON FINAL GRADING AND FINAL SITE PLANNING DESIGN.
  - SEE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REGARDING OPEN SPACE AND PARK LAND DEDICATION REQUIREMENTS FOR ANTHEM-WEST AND PREBLE CREEK PUD'S.

#### PARK LAND & OPEN SPACE

##### GENERAL REQUIREMENTS & DISTRIBUTION

This Park Land and Open Space requirements & distribution represents general park types and land use allocation per the 2005 Broomfield Open Space, Parks, Recreation and Trails Master Plan. This distribution represents a general guideline per the City's Master Plan with the intent of meeting the overall park facilities requirement of 16 Acres / 1,000 population and the Open Space Requirement of 8 Acres / 1,000 population. The individual park land acreage may vary between categories but the total park land will be maintained.

LEGEND	OPEN LAND CATEGORY	REQUIRED	PROVIDED
	Pocket Parks (0.5 - 2.5 Ac.)	8,800 total population / 1,000 x 1.0 Ac. =	8.8 Ac. 8.8 Ac.
	Neighborhood Parks (3 - 20 Ac.)	8,800 total population / 1,000 x 4.0 Ac. =	35.2 Ac. 35.2 Ac.
	Joint School Parks** (5 - 8 Ac.)	8,800 total population / 1,000 x 4.0 Ac. =	35.2 Ac. 6.8 Ac.
	Community Park (20 - 80 Ac.)	8,800 total population / 1,000 x 5.0 Ac. =	44.0 Ac. 38.1 Ac.
	City/Countywide Park** (80 - 150 Ac.)	8,800 total population / 1,000 x 2.0 Ac. =	17.6 Ac. 93.8 Ac.
	TOTAL PARKS	8,800 total population / 1,000 x 16 Ac. =	140.8 Ac. 182.71 Ac.
	OPEN SPACE	8,800 total population / 1,000 x 8 Ac. =	70.4 Ac. 205.00 Ac.
	UNSPECIFIED OPEN LANDS		0.0 Ac. 348.78 Ac.
	Private Recreation Center		0.0 Ac. 69.73 Ac.
	TOTAL OPEN LANDS		211.2 Ac. 806.22 Ac.

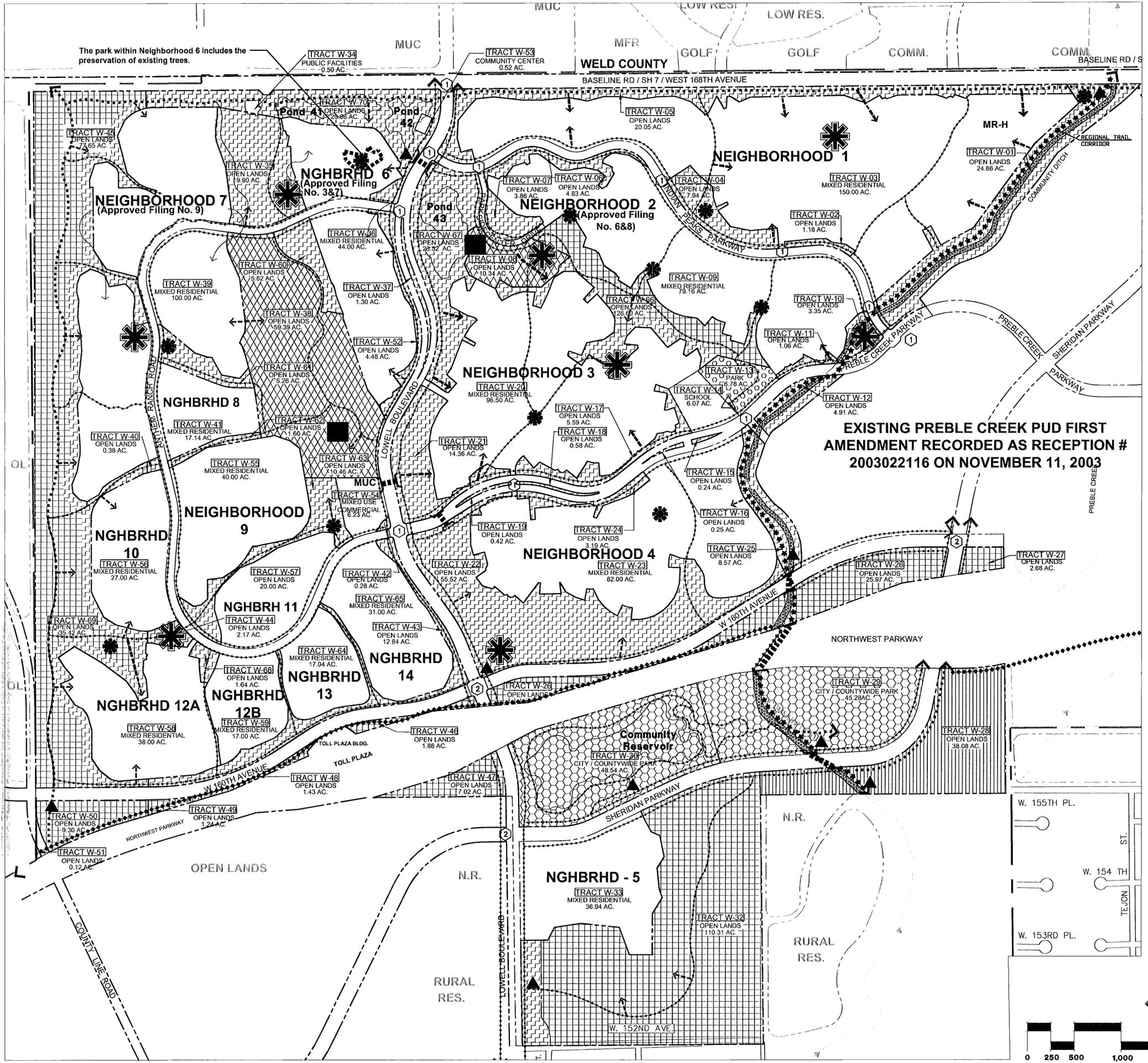
\*Assumes a maximum dwelling units for the Mixed Residential (MR) neighborhoods: (Neighborhood 1-5) 1,800 with 3 people / household = 5,400 population (Neighborhood 6-12) 1,700 with 2 people / household = 3,400 population  
 For a maximum population projection of 8,800. Population projections are approximate and park land requirement will be adjusted accordingly at each Site Development Plan  
 \*\*The Anthem Colorado is a Broomfield Managed Growth & Development Agreement requires a Community Park of 45 acres which is classified here as the City/Countywide Park  
 \*\*\*Due to Anthem Ranch, an "age restricted" community there is a reduced demand for School Park Sites. Additional park is provided in other open lands categories to better serve the community.

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**Pulte Homes**  
 2701 West 165th Ave., Ste D  
 Broomfield, CO 80020  
 (303) 404-9605

**Del Webb**

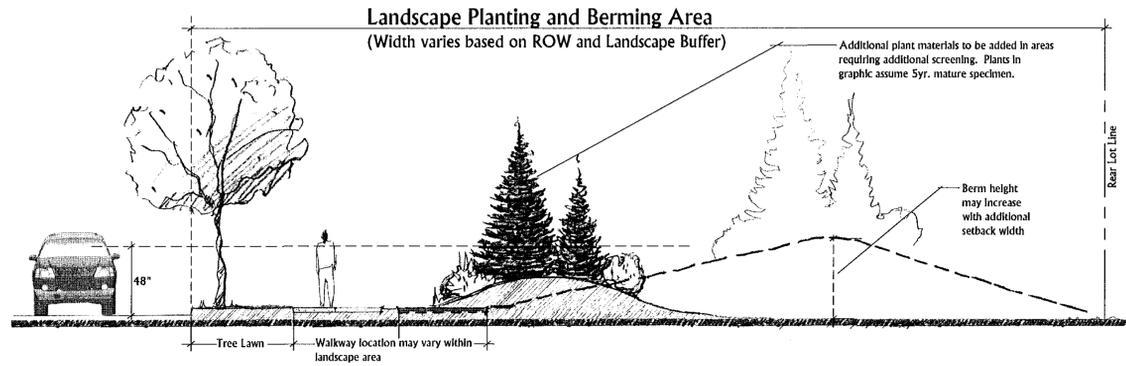
ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 DTJ DESIGN, INC.  
 1881 16th Street, Suite 103  
 Boulder, Colorado 80502  
 T 303.443.7531 F 303.443.1524  
 www.dtbgroup.com



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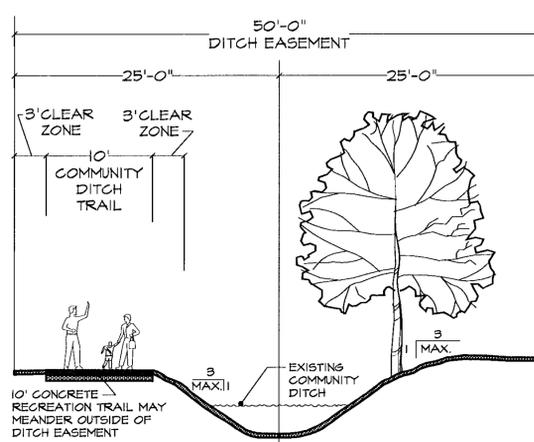
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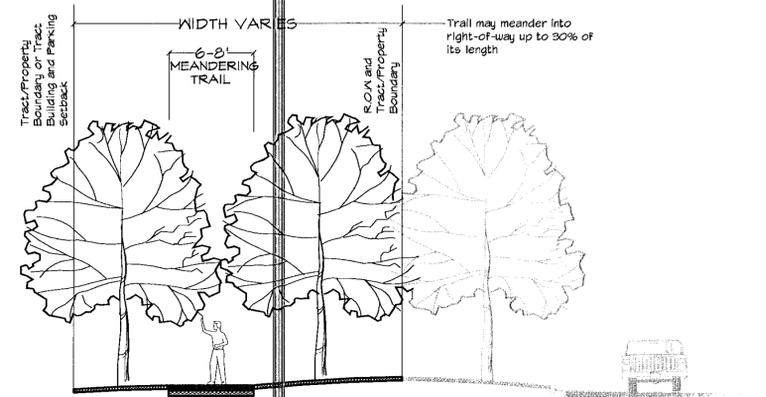
**A) Privacy Berm at Connectors and Arterials**

- 1) Proposed when there is 20 foot or greater between roadway ROW and lot line, otherwise Opaque Screen Wall shall apply
- 2) Planting material will vary
- 3) 3:1 slope maximum
- 4) Table shown on sheet 2 indicates minimum landscape buffer widths to connector and arterial roadways.



**B) Community Ditch Trail Corridor**

**CHARACTER:** Adjacent to Community Ditch, the trail may meander outside Community Ditch easement up to 40 feet.  
**SIZE:** Min. 10 feet wide  
**MATERIALS:** Hard surface (concrete)



**C) Trail Corridor**

**CHARACTER:** Trails may or may not be located adjacent to roadways. When trails are located adjacent to roadways they may be located within the road right-of-way for 30% of their length. Trails may meander within open lands or tract building and parking setback areas.  
**SIZE:** 6 to 8 foot wide  
**MATERIALS:** Hard or soft surface

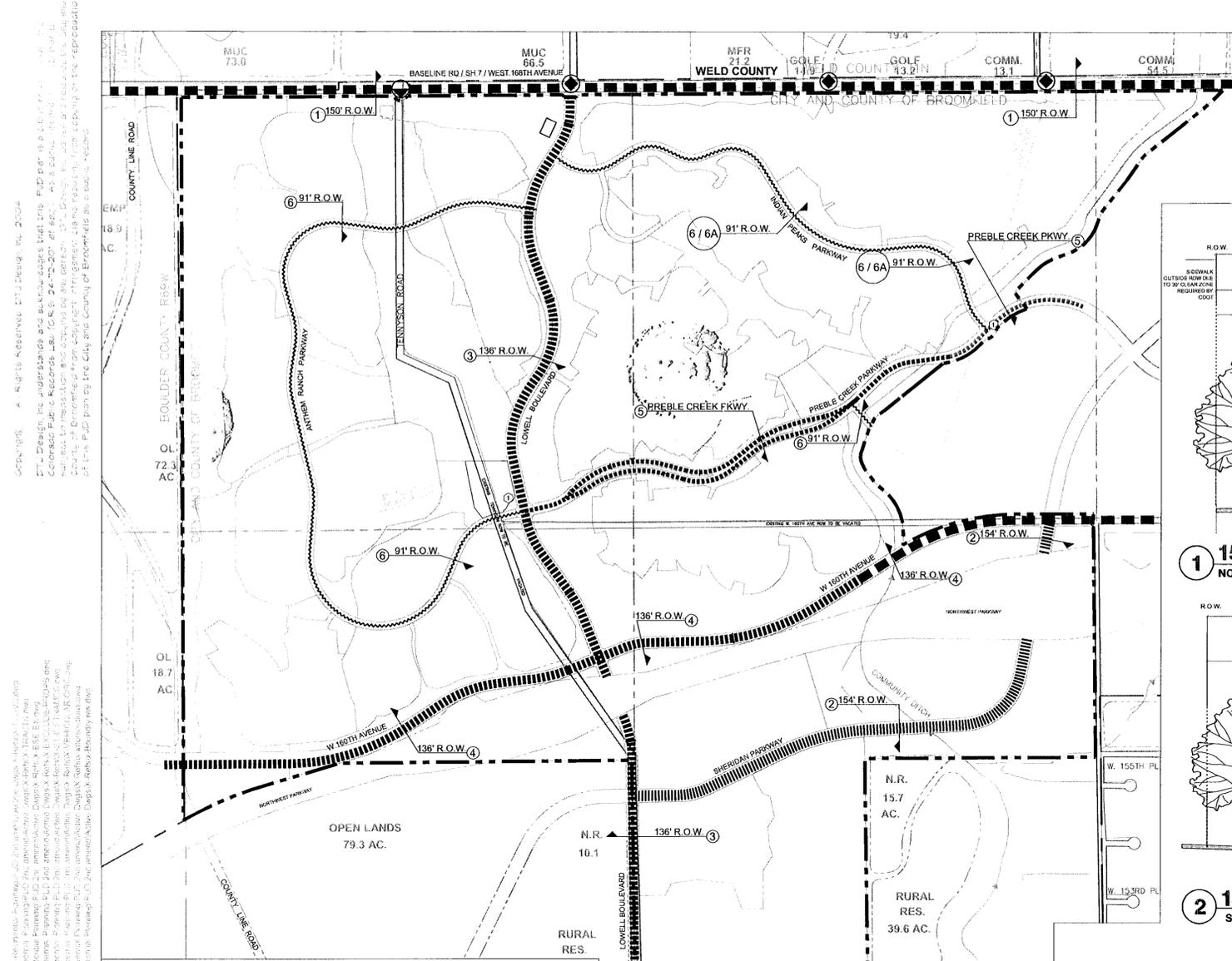


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ARCHITECTURE  
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 LANDSCAPE ARCHITECTURE  
 DTJ DESIGN, Inc.  
 1887 North Street, Suite 103  
 Broomfield, Colorado 80020  
 T: 303.443.7533 F: 303.443.7534  
 www.dtydesign.com

**General Notes:**  
 1) Detail A is provided to establish a level of quality and design consistency throughout the Anthem-West PUD.



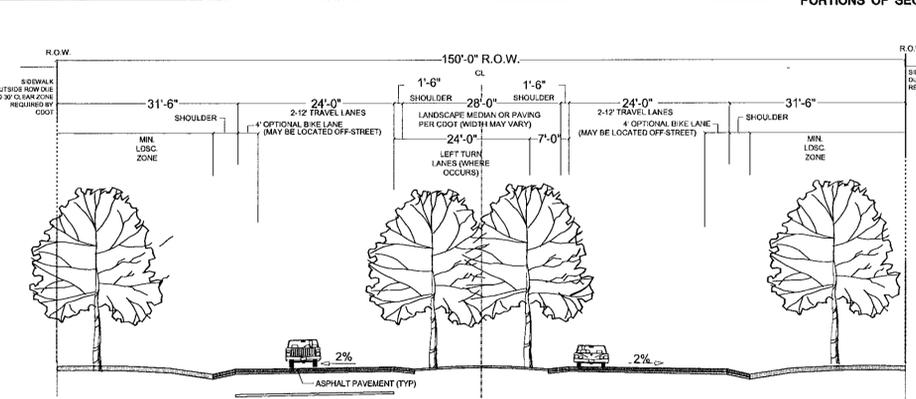
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11 of 11 R 0.00 D 0.00 City&Cnty Broomfield

# Anthem - West

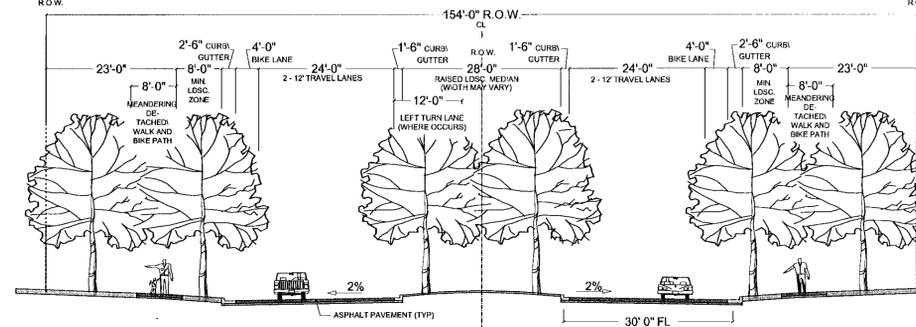
## P.U.D. PLAN AND PRELIMINARY PLAT ROADWAY PLAN / TYPICAL ROADWAY SECTIONS

(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - 1st AMENDMENT)  
AND 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY AND COUNTY OF BROOMFIELD, COLORADO  
SHEET 11 OF 11

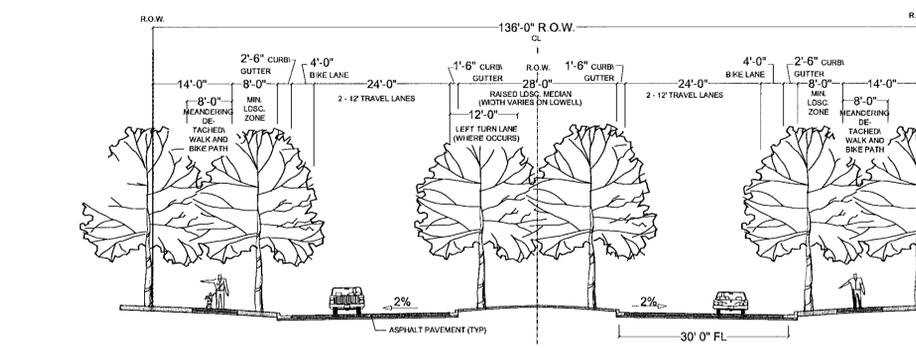
LEGEND	
	Anthem Property Line
	Proposed Right-of-way/Tract Boundary (May vary at time of final plat)
	Roadway Section References
	Intersection - Full Access
	Intersection - Partial Access (Right In, Right Out or 3/4 Access)



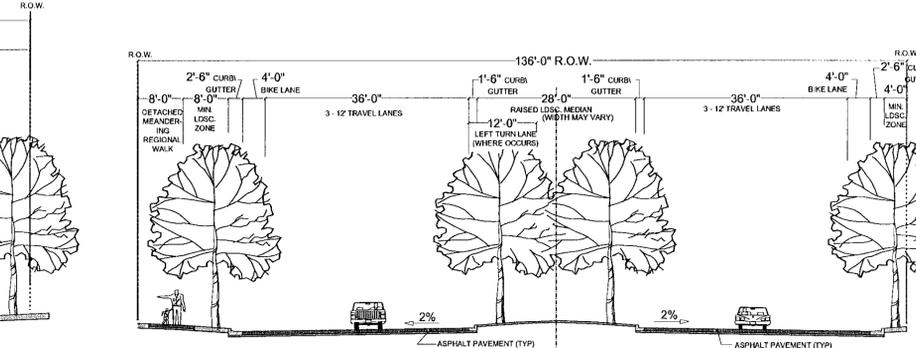
**1 150' R.O.W. SECTION - STATE HIGHWAY 7**  
NOTE: SECTION MAY BE MODIFIED IN ACCORDANCE WITH CDOT STANDARDS FOR RURAL ARTERIAL TO INCLUDE LANDSCAPE MEDIAN AND/OR CURB AND CENTER. N.T.S.



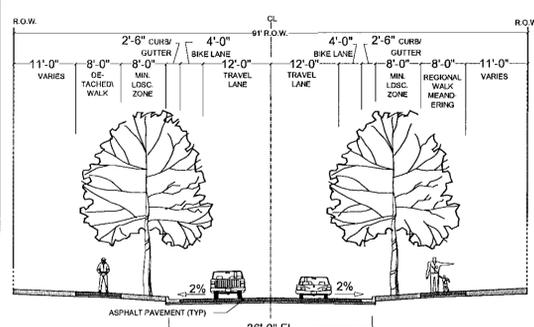
**2 154' R.O.W. SECTION**  
SHERIDAN PKWY. SOUTH WEST 160TH AVENUE N.T.S.



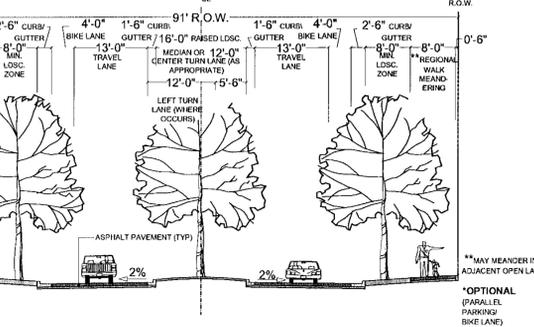
**3 136' R.O.W. SECTION**  
LOWELL BLVD. N.T.S.



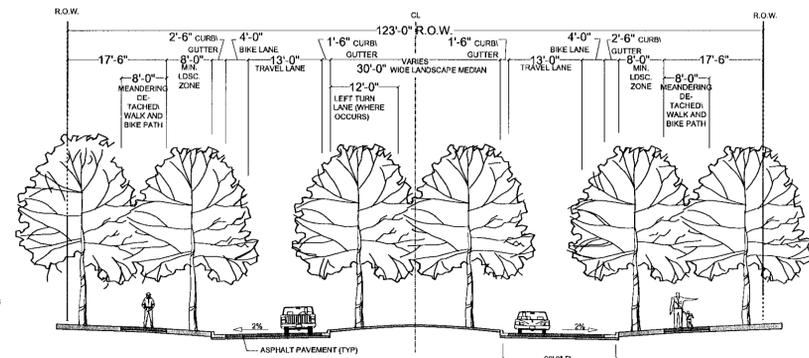
**4 136' R.O.W. SECTION**  
WEST 160TH AVE. N.T.S.



**6 NEIGHBORHOOD CONNECTOR**  
WITHOUT MEDIAN  
-PORTIONS OF INDIAN PEAKS PARKWAY AND ALL OF ANTHEM RANCH ROAD N.T.S.



**6A ENHANCED NEIGHBORHOOD CONNECTOR**  
WITH MEDIAN  
-PORTIONS OF INDIAN PEAKS PARKWAY N.T.S.



**5 PREBLE CREEK PARKWAY**  
I.R.O.W. VARIES DUE TO MEDIAN WIDTH  
SIDEWALKS ALONG PREBLE CREEK PARKWAY MAY BE ATTACHED IN VILLAGE AREA ONLY N.T.S.

- SHEET NOTES:**
- PROPOSED INTERSECTIONS ARE CONCEPTUAL. FINAL GEOMETRICS PER FINAL TRAFFIC REPORT CONCURRENT WITH FINAL PLATTING.
- GENERAL NOTES:**
- STREET SECTIONS AND INTERSECTIONS ARE SUBSTANTIALLY CONSISTENT WITH THE I-25 SUB-AREA PLAN AND DEPICT MINIMUM REQUIREMENTS. THESE STREET SECTIONS ARE CONCEPTUAL. FINAL RIGHT-OF-WAY, TURN LANES, LANDSCAPE MEDIANS, TREE LANES, BIKE LANES AND SIDEWALKS MAY VARY, SUBJECT TO FINAL APPROVAL OF THE SDP.
  - SPECIFIC ACCESS TO EACH TRACT WILL BE PROVIDED DIRECTLY FROM THE ROADWAY SYSTEMS. ACTUAL ACCESS LOCATIONS AND GEOMETRY WILL BE DETERMINED DURING DETAILED ENGINEERING PHASES AND WILL BE PER CITY STANDARD ENGINEERING PRACTICES AND APPROVAL. ADDITIONAL RIGHT-OF-WAY WILL BE GRANTED AT INTERSECTIONS AS NEEDED FOR TURN LANES IN ORDER TO MAINTAIN THE OVERALL LANDSCAPE AND SIDEWALK CHARACTER.
  - BASILINE RD/SH 7, SHERIDAN PKWY., WEST 160TH AVE., LOWELL BLVD., AND PREBLE CREEK PARKWAY ARE SHOWN IN THEIR INTENDED LOCATIONS. ALL OTHER ROADS SHOWN ON THE P.U.D. PLAN ARE CONCEPTUALLY LOCATED AND SUBJECT TO REVISION PER THE SDP AND FINAL PLAN.
  - THE PUD WILL CONFORM TO THE STATE HIGHWAY 7 ACCESS CONTROL PLAN AND THE SOUTHEAST BOULDER COMPREHENSIVE PLAN. ADDITIONAL RIGHT-IN, RIGHT-OUT, THREE QUARTER AND FULL MOVEMENT ACCESS POINTS WILL BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN AND COORDINATED WITH CDOT AND TOWN OF ERIE AND ANY OTHER APPROPRIATE AGENCIES.
  - FINAL STREET SECTIONS ARE SUBJECT TO CITY APPROVAL PER FINAL TRAFFIC REPORT AND SITE DEVELOPMENT PLAN.
  - DIFFERENT LINE WEIGHTS AND TYPES WITHIN THE ROAD R.O.W. ON THIS GRAPHIC REPRESENT DIFFERENT ROADWAY CHARACTERISTICS.

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DTJ DESIGN, INC.  
1881 Kohn Street, Suite 103  
Broomfield, Colorado 80020  
P: 303.442.7334 F: 303.443.7334  
www.dtydesign.com

SHEET 11  
PLAN

