ANTHEM
FILING NO.12
NEIGHBORHOOD 9, 10, AND 11
SITE DEVELOPMENT PLAN
COVER SHEET

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PROJECT DESCRIPTION / DESIGN INTENT

FILING 12 CONCEPT PLAN
Filing 12 is proposed as the third,fourth and fifth "for sale" neighborhoods within the Active Adult Village. Combined, these neighborhoods include approximately 133.07 acres located along Anthem Ranch Road. Filing 12, located just south of Neighborhood 7 and 8, is bisected by Anthem Ranch Road and will offer a mix of single family residential homes on 55' x 110', 65' x 110' and 85' x 110' lots. Filing 12 will also include a prairie dog relocation area with a physical buffer at its perimeter.

SINGLE-FAMILY HOUSING
Vehicular access to Filing 12 will be from Anthem Ranch Road. The neighborhoods will have convenient pedestrian access to the Recreation Center located just east of the neighborhoods. Additionally, the single family residences will have direct access to an adjacent 6.5 acre neighborhood park. The park will include trails, an overlook pavilion, a playground structure, and large open recreation areas. Along with the parklands, Filing 12 will have access to the extensive system of open lands with direct access to the community trail system.

OPEN LANDS REQUIREMENT:

Open Space Requirements: 8 Acres / 1,000 Population
335 units x 2 people per unit = 670 population = 5.36 acres required
There is 22.697 acres of Open Space provided with this SDP*

Park Land Requirements: 16 Acres / 1,000 Population
335 units x 2 people per unit = 670 population = 10.72 acres required
There is 13.21 acres of park land provided with this SDP*

* Open lands will be provided for the Anthem PUD on a community wide basis not on an individual SDP basis. Some SDP's will include a surplus while others will include a deficit. The applicant will coordinate with CCOB in providing a summary of all open lands.

IGA Requirements - Average of 600' buffer along western property boundary.

Total Frontage/Acreage Required:	8024.33 Ft./110.53 Ac.
Filing 4 Frontage/Acreage Provided:	330.36 Ft./6.33 Ac.
Filing 9 Frontage/Acreage Provided:	4028.66 Ft./55.61 Ac.
Filing 10 Frontag/Acreage Provided	624.33 Ft./9.30 Ac.
Filing 12 Frontage/Acreage Provided:	1566.24 Ft./24.48 Ac.
Total Frontage/Acreage Provided to date:	6458.09 Ft./95.72 Ac.
Remaining Total Frontage/Acreage Required:	1474.74 Ft./14.81 Ac.

PROJECT LOCATION MAP
NOT TO SCALE

DEVIATIONS CHART

Deviation being requested	Required Per PUD, BMC and/or Anthem Design Guidelines	Allowed in Filing 12	Justification and/or Mitigation	Location on Site Plan
1. BUILDING ENCROACHMENTS - FRONT,REAR AND SIDE YARD SETBACK	No portion of any structure, including, eaves overhangs, projecting windows, fireplaces, cantilevers or any part of a dwelling unit (except eaves, which may extend 12" into the setback) shall encroach onto the side yard setback.	Allow all SFD unit a 4" (four inch) encroachment for a total of 8" of brick on building face at front, side and rear yard(s) elevations.	Brick wainscot is an element that will add visual interest by providing varied elevation types to the rear and side elevations of homes and are highly desired by consumers. Therefore, provision of a 4" brick wainscot necessitates a front, rear and side yard encroachment.	On all lots, the enhanced prairie elevation requires deviation.

TRACT AND OUTLOT SUMMARY:

OUTLOTS/ TRACTS	SQ.FT.	ACREAGE	USE CATEGORY	OWNERSHIP (CITY OR HOA)	OPEN LANDS DESCRIPTION/ ALLOCATION			RESPONSIBLE FOR MAINTENANCE	
					PARKS	OPEN SPACE	OTHER OPEN LANDS	CITY	HOA / PRIVATE
Tract A	988670	22.697	PuOS	CITY		22.697		X	
Tract B	97618	2.241	PrP	HOA			2.241		X
Tract C	288903	6.632	PrP	HOA	6.632				X
Tract D	29291	0.672	LE	HOA			0.672		X
Tract E	3788	0.087	LE	HOA			0.087		X
Tract F	27964	0.642	PrP	HOA			0.642		X
Tract G	22125	0.508	PrP	HOA			0.508		X
Tract H	46513	1.068	PrP, LE	HOA			1.068		X
Tract I	89509	2.055	PrP	HOA			2.055		X
Tract J	286591	6.579	PrP	HOA	6.579				X
TOTAL	1880972	43.181			13.211	22.697	7.273		

Use Categories:
Public Open Space(PuOS)
Private Open Space(PrOS)
School Park (SP)
Drainage Easement(DE)

Landscaped Entries (LE)
Irrigated Drainage (ID)
Utility Easement (UE)

Public Parks and Recreation (PuPR)
Private (HOA) Park/Trail Corridor (PrP)
Private Recreation Center (PrRC

Other (please specify)

SUMMARY OF ALL OPEN LANDS:

LAND USE	ANTHEM WEST PUD ACREAGE	PC 1	*PC 2	1	2	3	4	5	6	7	8	9	10	11	12	13	TOTAL	% OF ANTHEM WEST PUD PLATTED TO DATE
Open Lands																		
City/County Wide Park	93.82	0.00	93.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.81	
School Parks (PRK)	6.78	0.00	6.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.78	
Other Open Lands (OL)	705.62	77.70	46.60	0.00	-0.52	8.67	7.59	31.92	8.42	9.49	-5.77	87.38	11.10	57.25	43.18	12.71	395.72	
Open Land Subtotal*	806.22	77.70	147.19	0.00	-0.52	8.67	7.59	31.92	8.42	9.49	-5.77	87.38	11.10	57.25	43.18	12.71	496.31	61.56%

(The columns PC 1 through 13 and TOTAL are printed under the heading PLATTED ACREAGE PER FILING.)

*Subtotal accounts for overlap between filings - Deficit is reflected on filing if open lands were platted per previous filing.

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE:
This Site Development Plan is recommended for approval by The City and County of Broomfield Land Use Review Commission this 27th day of February, 2006.

J.G. Stokes
Chairman

Secretary

CITY COUNCIL CERTIFICATE:
This Site Development Plan is hereby approved by the City Council of the City and County of Broomfield, Colorado, on this 9th day of January, 2007.

Mayor

Tricia Kegenais
Deputy City Clerk

CITY & COUNTY OF BROOMFIELD COLORADO SEAL

PROPERTY OWNER AND SUB DIVIDER:

Pulte Home Corporation Denver
2701 W. 160th Street Unit D
Broomfield, Colorado 80020
T: 303.404.9605
F: 303.604.6014

By: Matthew Deibel Attorney-in-Fact

State of Colorado

County of Douglas

The foregoing instrument was acknowledged before me this 8th day of March, 2007, by Matthew J. Deibel Attorney-In-Fact. Witness my hand and official seal.

My Commission expires 10/31/2009. Janice A. Chapman

JANICE A. CHAPMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/31/2009

LAND PLANNER / LANDSCAPE ARCHITECT:

SEC Planning Consultants
12357 Riata Trace Parkway, Suite A205
Austin, TX 78727
T: 512.246.7003
F: 512.246.7703

ENGINEER / SURVEYOR:

V3 COMPANIES OF COLORADO LTD
2399 BLAKE STREET, SUITE 130
DENVER, CO 80205
T: 303.989.8588
F: 303.989.9932

DEVELOPMENT STATISTICS:

Areas: (Tracts and Outlots)	Land Use	Acres	Units
RESIDENTIAL			
	55' x 110' lots min. (40' wide homes)		[illegible]
	65' x 110' lots min. (50' wide homes)		[illegible]
	85' x 110' lots min. (65' wide homes)		[illegible]
	SUBTOTAL - Residential	85.92	335
TRACTS AND RIGHT-OF-WAY			
Tract A	Open Lands	22.697	
Tract B	Open Lands	2.241	
Tract C	Open Lands	6.632	
Tract D	Open Lands	0.672	
Tract E	Open Lands	0.087	
Tract F	Open Lands	0.642	
Tract G	Open Lands	0.508	
Tract H	Open Lands	1.068	
Tract I	Open Lands	2.055	
Tract J	Open Lands	6.579	
	SUBTOTAL - Tracts	43.181	
TOTAL - (Neighborhoods 9, 10 and 11)		129.10	

Public Right of Way - Anthem Ranch Road: 10.19 ac
Public Right of Way - Neighborhoods: 19.19 ac.

ADMINISTRATIVE MODIFICATION: ALLOWS A 1.2-FOOT ENCROACHMENT INTO THE REAR YARD SETBACK FOR THE VAIL AND ASPEN MODELS ON SPECIFIC LOTS. SEE CASE NUMBER 2008-022, APPROVED MARCH 11, 2008.

ADMINISTRATIVE MODIFICATION: MODIFIES THE APPROVED FENCE PLAN BY REMOVING PERIMETER FENCE NEAR LOTS 23 THROUGH 29. SEE CASE NUMBER 2008-023, APPROVED MARCH 11, 2008.

ISSUE DATE:		01/09/07
11/03/06		OWNER REVIEW
10/23/06		CITY REVIEW
REVISIONS:		
2/22/06	7/19/06	01/09/07
3/16/06	8/25/06	
4/25/06	10/10/06	
5/09/06	11/07/06	

DTJ DESIGN
Engineers Scientists Surveyors
SEC Planning Consultants
Planning • Landscape Architecture • Community Branding

DATE: 01/09/07
PROJECT NUMBER 050718-PTPC

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ANTHEM
FILING NO.12
NEIGHBORHOOD 9, 10, AND 11
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION / GENERAL NOTES
SHEET 2 OF 32

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED LS 4846, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 6, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED PLS 13155, BEARS N 89°33'14" E, A DISTANCE OF 2,425.47 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 00°15'39" W, A DISTANCE OF 535.69 FEET TO THE SOUTHWEST CORNER OF TRACT "A" AS SHOWN ON ANTHEM FILING NO. 9, A SUBDIVISION RECORDED AT RECEPTION NUMBER 2006003870 IN THE CITY AND COUNTY OF BROOMFIELD RECORDS;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT A, ANTHEM FILING NO. 9 THE FOLLOWING SEVEN (7) COURSES:
1. N 89°27'45" E, A DISTANCE OF 499.63 FEET;
2. N 71°34'20" E, A DISTANCE OF 206.64 FEET;
3. N 18°26'37" E, A DISTANCE OF 85.42 FEET;
4. N 53°47'51" E, A DISTANCE OF 114.16 FEET;
5. N 80°42'18" E, A DISTANCE OF 358.86 FEET;
6. N 67°09'47" E, A DISTANCE OF 124.07 FEET;
7. N 78°38'44" E, A DISTANCE OF 72.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ANTHEM RANCH ROAD AS DEDICATED BY THE PLAT OF SAID ANTHEM FILING NO. 9;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 13°21'16" E, A DISTANCE OF 125.99 FEET;
THENCE N 76°38'44" E, A DISTANCE OF 91.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;
THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N 76°34'55" E, A DISTANCE OF 20.00 FEET;
THENCE N 54°00'13" E, A DISTANCE OF 52.03 FEET;
THENCE N 60°43'10" E, A DISTANCE OF 67.86 FEET;
THENCE N 66°29'36" E, A DISTANCE OF 134.90 FEET;
THENCE N 58°52'23" E, A DISTANCE OF 173.97 FEET;
THENCE N 79°52'13" E, A DISTANCE OF 584.45 FEET;
THENCE N 07°30'54" W, A DISTANCE OF 20.03 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A, ANTHEM FILING NO. 11, A SUBDIVISION RECORDED AT RECEPTION NUMBER _____ OF THE CITY AND COUNTY OF BROOMFIELD RECORDS;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A, ANTHEM FILING NO. 11, THE FOLLOWING FOUR (4) COURSES:
1. N 79°17'14" E, A DISTANCE OF 148.05 FEET;
2. S 70°52'00" E, A DISTANCE OF 192.16 FEET;
3. S 52°27'45" E, A DISTANCE OF 136.92 FEET;
4. S 10°07'47" E, A DISTANCE OF 331.55 FEET;

THENCE N 89°42'38" W, A DISTANCE OF 20.34 FEET;
THENCE S 10°07'47" E, A DISTANCE OF 363.36 FEET;
THENCE S 50°13'33" E, A DISTANCE OF 344.80 FEET;
THENCE S 51°34'43" E, A DISTANCE OF 51.48 FEET;
THENCE S 35°29'21" E, A DISTANCE OF 108.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 620.50 FEET, A CENTRAL ANGLE OF 31°40'43" AND AN ARC LENGTH OF 343.07 FEET, THE CHORD OF WHICH BEARS S 38°40'17" W, A DISTANCE OF 338.72 FEET;
2. S 22°49'56" W, A DISTANCE OF 425.52 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 754.50 FEET, A CENTRAL ANGLE OF 106°49'51" AND AN ARC LENGTH OF 1433.14 FEET;

THENCE S 41°39'47" W, A DISTANCE OF 91.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°53'14" AND AN ARC LENGTH OF 30.33 FEET, THE CHORD OF WHICH BEARS S 04°53'36" E, A DISTANCE OF 27.51 FEET;
THENCE S 38°33'01" W, A DISTANCE OF 40.22 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 327.00 FEET, A CENTRAL ANGLE OF 07°52'42" AND AN ARC LENGTH OF 44.96 FEET;
THENCE N 86°02'32" W, A DISTANCE OF 246.00 FEET;
THENCE N 77°59'55" W, A DISTANCE OF 131.46 FEET;
THENCE N 87°59'33" W, A DISTANCE OF 75.56 FEET;
THENCE S 03°57'28" W, A DISTANCE OF 124.54 FEET;
THENCE S 16°16'51" W, A DISTANCE OF 66.20 FEET;
THENCE S 03°57'28" W, A DISTANCE OF 123.75 FEET;
THENCE S 61°15'48" W, A DISTANCE OF 186.82 FEET;
THENCE N 36°56'57" W, A DISTANCE OF 250.57 FEET;
THENCE N 28°07'53" W, A DISTANCE OF 132.47 FEET;
THENCE N 47°14'16" W, A DISTANCE OF 131.55 FEET;
THENCE S 66°25'29" W, A DISTANCE OF 210.46 FEET;
THENCE S 89°49'31" W, A DISTANCE OF 469.06 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, N 00°10'29" W, A DISTANCE OF 1030.69 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,799,311 SQUARE FEET OR 133.134 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION OF ANTHEM RANCH ROAD AS DEDICATED BY THE PLAT OF SAID ANTHEM FILING NO. 9;

THE RESULTING DIFFERENCE CONTAINING 5,631,306 SQUARE FEET OR 129.277 ACRES MORE OR LESS.

GENERAL NOTES

1. All landscaping in the right-of-way between the property line and the curb will be maintained by abutting property owner.

2. This Site Development Plan may be revoked by the City Council if building permits are not issued to the owner by the City of Broomfield or County of Broomfield within three years from the date of approval of this Site Development Plan by the City Council.

3. Any element of construction, location, design, use, or operation of land or buildings not specifically shown on the approved Site Development Plan in graphic or written form shall conform to the requirements of the R-3 zone district.

4. Electrical distribution panels will be contained within the building, service enclosures or screened permanently from view.

5. Gas meters will be permanently screened from view and painted to match the building.

6. Mail Delivery shall be provided with centrally located cluster mounted mail boxes. The boxes (shown in Detail 2 on Sheet 22) will be owned and maintained by the Homeowner's Association (HOA).

7. Anticipated Phasing: Infrastructure construction will begin in Winter 2007 and home pre-sales will begin in Spring 2007.

8. The developer agrees to coordinate with the City & County of Broomfield and the Regional Transportation District to locate future bus stops as needed.

9. The owner shall disclose to the prospective purchasers of the lots within 200 feet of the plugged and abandoned wells:
a. The location of the plugged and abandoned wells,
b. The location of the maintenance and workover easement, and
c. The purpose for the well maintenance and work over easement.

10. All construction work shall be performed during regular working hours, 7 A.M. until 7 P.M., Monday through Friday, and shall comply with both Section 131.01 (Working Hours) of the Broomfield Standards and Specifications, and Chapter 9.36 (Noise) of the Broomfield Municipal Code. No overtime work, or work on Saturday, Sunday or legal holiday shall be performed without written consent of the City Engineer. In addition, this requirement shall be included in the General Notes of all project construction plans.

11. All signage (excluding regulatory and street signage) will incorporate stone bases as demonstrated herein. Further, the developer agrees to cooperate with the City and County of Broomfield on entry signage to Broomfield. Cooperation will be either by providing property mutually acceptable to Broomfield and the developer to allow for Broomfield signage or, by incorporating references to Broomfield within entry signage. Signage for City and County owned and maintained open space areas shall incorporate the Broomfield Open Space and Trail Sign Program.

12. The Homeowners Association will be responsible for maintenance of perimeter fencing.

13. Internal lot line fences are not permitted.

14. Natural drainageways may have standing water in them.

15. For exterior homeowner-installed site, building and landscape improvements refer to City of Broomfield Residential Design Guidelines and the Anthem Ranch Design Guidelines with approval by the Home Owners Association ACC.

16. Landscape design & construction is included in seperate submittal package .

17. Reference Civil Engineers drawings for location and height of retaining walls. Retaining walls shall be constructed on the 'upstream' lots, and the 'upstream ' property owner will be responsible for maintenance.

18. Two top of foundation elevations have been shown for Gardens and Walkouts. These elevations constitute an average.

19. Street name signs will be furnished and installed by the Contractor or Developer and will be inspected by the City and County of Broomfield, unless otherwise specified by the City Traffic Engineer. Sufficient signs and posts will be provided to allow installation on two corners of each intersection and will have white letters on a blue background in conformance with the following dimensions:
a.) All signs are to be constructed with .080 aluminum blanks. They shall have 3/8 inch holes punched in the center two inches (2") from the bottom and top edges, blue high intensity, retro-reflective sheeting, high intensity retro-reflective letters or numbers.
b.) The street name blank shall be nine inches (9") in height, with six inch (6") series C upper case letters or numbers and three inch (3") series C upper case prefix or suffix.
c.) There shall be an eight-inch (8") space to the left of the street name to provide for the placement of the 6" City and County of Broomfield logo. The logo shall be placed in the left face side of the sign and centered accordingly.
d.) The length of the sign will vary due to the length of the street name. Series B Letters are permissible to maintain the length of the street name sign from being too long as permitted by Broomfield.
e.) Signs shall have a ½ inch white high intensity, retro-reflective border with a 3/8 inch blue high intensity retro-reflective grade border on the outside edge.
f.) Signs shall have a ¾ inch "BROOMFIELD" in white high intensity, retro-reflective Series D letters centered at the bottom of the sign, ¼ inch above the bottom edge of the sign with a ½ inch gap between the end of the ¾ inch letters and the ends of the border.
g.) Silk-screened signs are acceptable provided that they are made with high intensity sheeting and 3M "Scotchlite" Brand Process Colors transparent inks or approved equal.
h.) Two street name signs shall be provided for each particular named street, signs made with sheeting and letters placed back to back on the same sign blank are not permitted.
Prior to installing custom signs and/or posts in a development, the Developer or Contractor shall obtain a signed maintenance agreement with the Director of Public Works and approved copies sent to the Public Works Field Operations Superintendent. All sign supports or posts will conform to specifications for perforated square steel tubing and to Standard Specifications for Cold Rolled Carbon Steel Sheets, Commercial Quality, ASTM Designation A-366. Tubing with plain finish is roll formed from 10 gauge (.135) and 12 gauge (.105 U.S.S Gauge) hot rolled steel, ASTM Des. A-1011 Grade 50 pickled and oiled, galvanized finish, roll formed from 10 gauge (.135) and 12 gauge (.105 U.S.S. Gauge) hot rolled steel, galvanized material ASTM A-653 Grade 50. Average minimum yield strength after cold forming is 60,000 PSI. Posts will conform to the following side dimensions:

Total Sign Area	Side Post Dimensions	Support Post Dimensions
Less than 5 sq. ft.	1-1/2" x 1-1/2" x 10'	1 3/4" x 3'
5 to 9 sq. ft.	1-3/4" x 1-3/4" x 12'	2" x 3'
Over 9 sq. ft.	2" x 2" x 12'	2 1/4" x 3'

The finished members will be straight and will have a smooth, uniform finish. It will be possible to telescope consecutive sizes of tubes freely with a minimum amount of play. All holes and cut-off ends will be free from burrs. Seven-sixteenth inch (7/16") diameter holes will be punched on one-inch (1") centers on entire length of all sides of the tube. All posts will be weather protected by galvanizing.

Patrick M. Smith, ASLA
for and on behalf of SEC Planning
12357 Riata Trace Parkway
Austin, Texas 78727
(512) 246-7003

ISSUE DATE:	01/09/07
11/03/06	OWNER REVIEW
10/23/06	CITY REVIEW
REVISIONS:	
2/22/06	7/19/06
3/16/06	8/25/06
4/25/06	10/18/06
5/09/06	11/07/06

Pulte Homes
DTJ DESIGN
Engineers Scientists Surveyors
SEC Planning Consultants
Planning • Landscape Architecture • Community Branding
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www.secplanning.com • info@secplanning.com

DATE: 11/07/06
PROJECT NUMBER 050718-PTPC
LEGAL DESCRIPTION / GENERAL NOTES - SHEET 2

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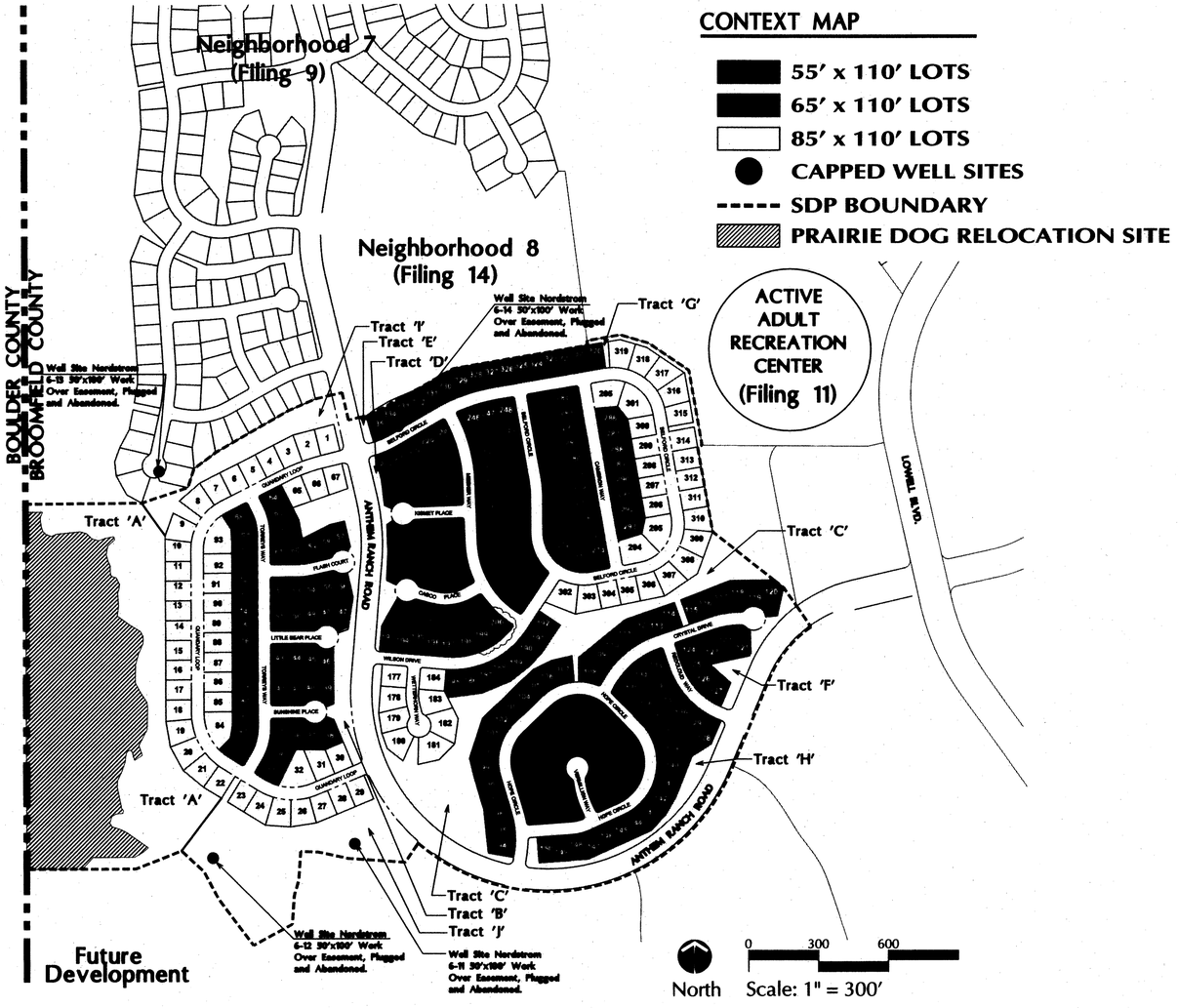
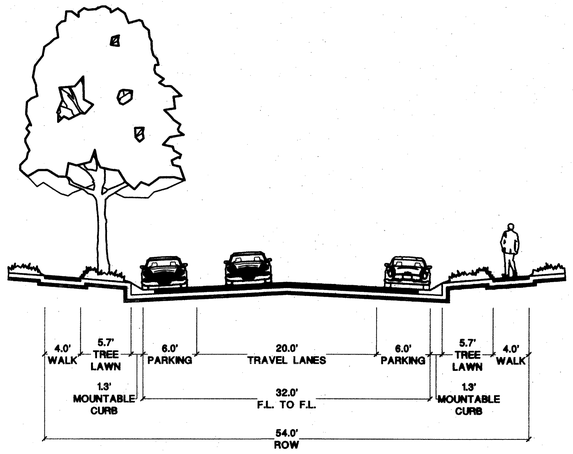
ANTHEM
FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Overall Site Context
Standards / Sections

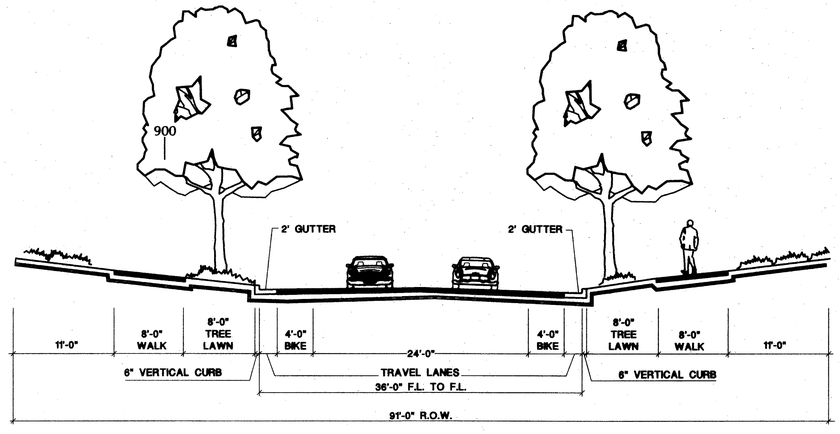
SHEET 3 OF 33





1 - LOCAL STREET SECTION - 54' R.O.W.

Scale: 1-1/2" = 1'-0"



NOTE:
1. 'No Parking Sign' shall be spaced a maximum of 300 linear feet along Anthem Ranch Road.
2. Location of 'No Parking Signs' between intersections that measure less than 900 linear feet, but more than 600 linear feet shall have two 'No Parking Signs'.

2 - ANTHEM RANCH ROAD STREET SECTION - 91' R.O.W. (FOR REFERENCE ONLY)

Scale: 1-1/2" = 1'-0"

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED	Classic Series 40 ft. wide homes	Premier Series 50 ft. wide homes	Estate Series 65 ft. wide homes	City Standards (Medium Density Residential Detached)
MINIMUM LOT AREA	6050 s.f.	7150 s.f.	9350 s.f.	5000 s.f.
MINIMUM LOT WIDTH:				
INTERIOR	55 ft.	65 ft.	85 ft.	50 ft.
CORNER	62.5 ft.	72.5 ft.	90 ft.	60 ft.
MINIMUM BUILDING SETBACK:				
FRONT - front entry garage	20 ft.	20 ft.	20 ft.	20 ft.
REAR	15 ft.	15 ft.	15 ft.	15 ft.
SIDE (INTERIOR)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.
SIDE (CORNER)	15 ft.	15 ft.	15 ft.	15 ft.
MAX. BUILDING HEIGHT FOR WALKOUTS	33 ft.	33 ft.	33 ft.	33 ft.
MAX. BUILDING HEIGHT	33 ft.	33 ft.	33 ft.	33 ft.

ISSUE DATE:		01/09/07
11/03/06		OWNER REVIEW
10/23/06		CITY REVIEW
REVISIONS:		
2/22/06	7/19/06	01/09/07
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DATE: 01/09/07
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OVERALL SITE CONTEXT / STANDARDS / SECTION - SHEET 3

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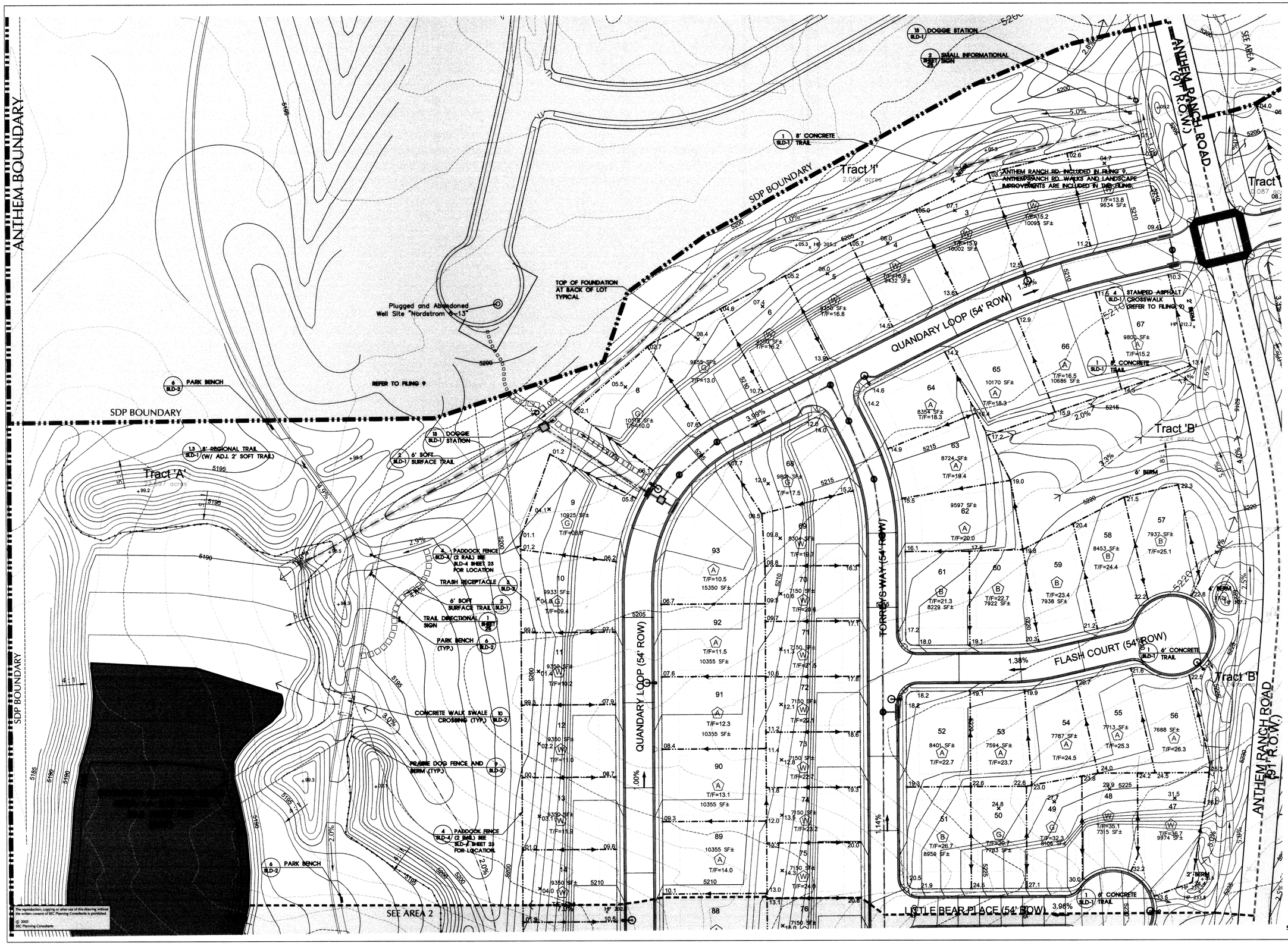


ANTHEM FILING NO.12

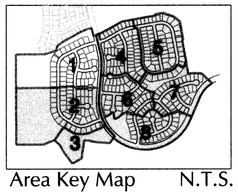
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan Area 1

SHEET 4 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BUILDING SETBACK
- LANDSCAPE/ RETAINING WALL
- 88 LOT NUMBER
- A "A" TYPE LOT
- T TRANSITIONAL LOT
- B "B" TYPE LOT
- W WALK OUT LOT
- G GARDEN LEVEL LOT
- 10572 S.F.± LOT SQ. FT.
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- 3.9 % TRAIL SLOPE
- 5212.2 PROPOSED SPOT ELEVATION
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- 3.9 % DRAINAGE SWALE
- ARROW INDICATING DIRECTION OF FLOW
- STREET LIGHT
- 05.5 × TOP OF FOUNDATION AT BACK OF LOT



Area Key Map N.T.S.

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:		01/09/07
11/03/06	OWNER REVIEW	
10/23/06	CITY REVIEW	
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4/25/06	10/10/06	
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SITE AND GRADING PLAN SG-1 - SHEET 4

ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan Area 2

SHEET 5 OF 33

SEE AREA 1

SEE AREA 6

SEE AREA 3

8' REGIONAL TRAIL (W/ ADJ. 2' SOFT TRAIL) L3 SLD-1

PARK BENCH (TYP.) 6 SLD-2

6' SOFT SURFACE TRAIL 2 SLD-1

TOP OF FOUNDATION AT BACK OF LOT TYPICAL

10 SLD-2 CONCRETE WALK SWALE CROSSING (TYP.)

9 SLD-2 PRAIRIE DOG FENCE AND BERM (TYP.)

4 SLD-4 PADDOCK FENCE (2 RAIL) SEE SLD-4 SHEET 33 FOR LOCATION.

LITTLE BEAR PLACE (54' ROW) 3.96%

ANTHEM RANCH RD. INCLUDED IN FILING 9. ANTHEM RANCH RD. WORKS AND LANDSCAPE IMPROVEMENTS ARE INCLUDED IN THIS FILING.

TORREYS WAY (54' ROW)

1 SLD-1 8' CONCRETE TRAIL

1 SLD-1 6' CONCRETE TRAIL 5' BERM

SUNSHINE PLACE (54' ROW) 4.00%

8' CONCRETE TRAIL

Tract 'B'

ANTHEM RANCH ROAD (67' R.O.W.)

QUANDARY LOOP (54' ROW)

1 SLD-1 STAMPED ASPHALT CROSSWALK (REFER TO FUNC 9)

MAXIMUM WALL HEIGHT 2.5' LANDSCAPE RETAINING WALL SLD-1

MAXIMUM WALL HEIGHT 3.8'

MAXIMUM WALL HEIGHT 3.9'

SDP BOUNDARY

Tract 'A'
22.70 acres

1 SHEET 25 TRAIL DIRECTIONAL SIGN

1 SLD-1 8' CONCRETE TRAIL

6 SLD-2 PARK BENCH

L3 SLD-1 8' REGIONAL TRAIL (W/ ADJ. 2' SOFT TRAIL)

1 SLD-1 8' CONCRETE TRAIL

10 SLD-2 CONCRETE WALK SWALE CROSSING (TYP.)

9 SLD-2 PRAIRIE DOG FENCE AND BERM (TYP.)

6 SLD-2 PARK BENCH

FUTURE 8' CONCRETE TRAIL WITH 2' SOFT TRAIL TO BE INCLUDED IN NEIGHBORHOOD 12A

Plugged and Abandoned Well Site "Nordstrom 6-12"

Tract 'J'
6.55 acres

Plugged and Abandoned Well Site "Nordstrom 6-11"

SDP BOUNDARY

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LEGEND

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- 5212.2 PROPOSED SPOT ELEVATION
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- DRAINAGE SWALE
- ARROW INDICATING DIRECTION OF FLOW
- STREET LIGHT
- 05.5 TOP OF FOUNDATION AT BACK OF LOT

Area Key Map N.T.S.

North

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Scale: 1" = 50'

ISSUE DATE:	01/09/07
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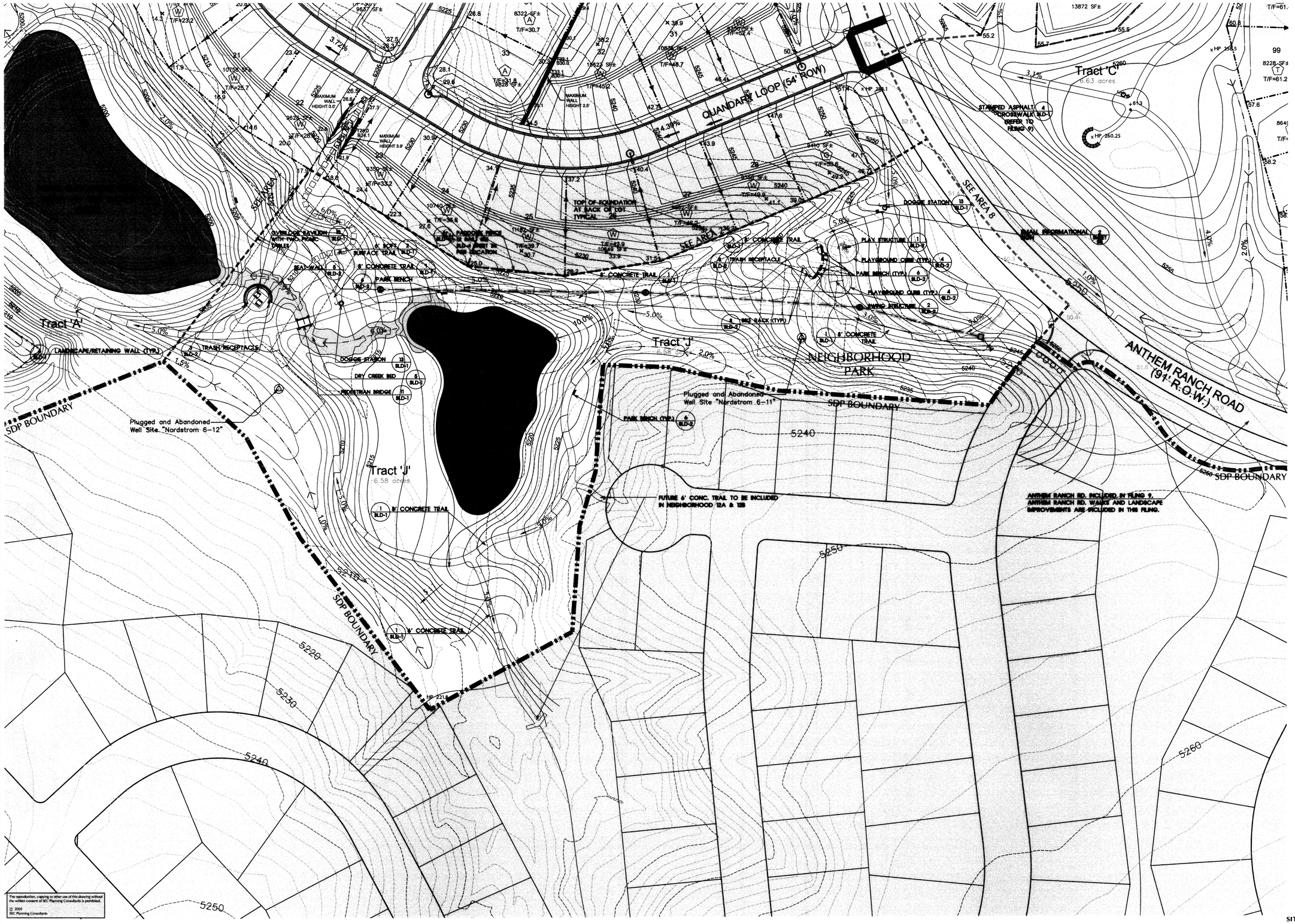
DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
SITE AND GRADING PLAN SG-2 - SHEET 5

ANTHEM FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan Area 3
SHEET 6 OF 33



LEGEND

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- SDP BOUNDARY
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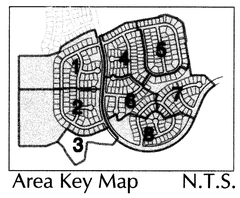
- SOFT SURFACE TRAIL
- 3.9 % DRAINAGE SWALE
- ARROW INDICATING DIRECTION OF FLOW
- STREET LIGHT
- 05.5 TOP OF FOUNDATION AT BACK OF LOT



Area Key Map N.T.S.

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:		01/09/07
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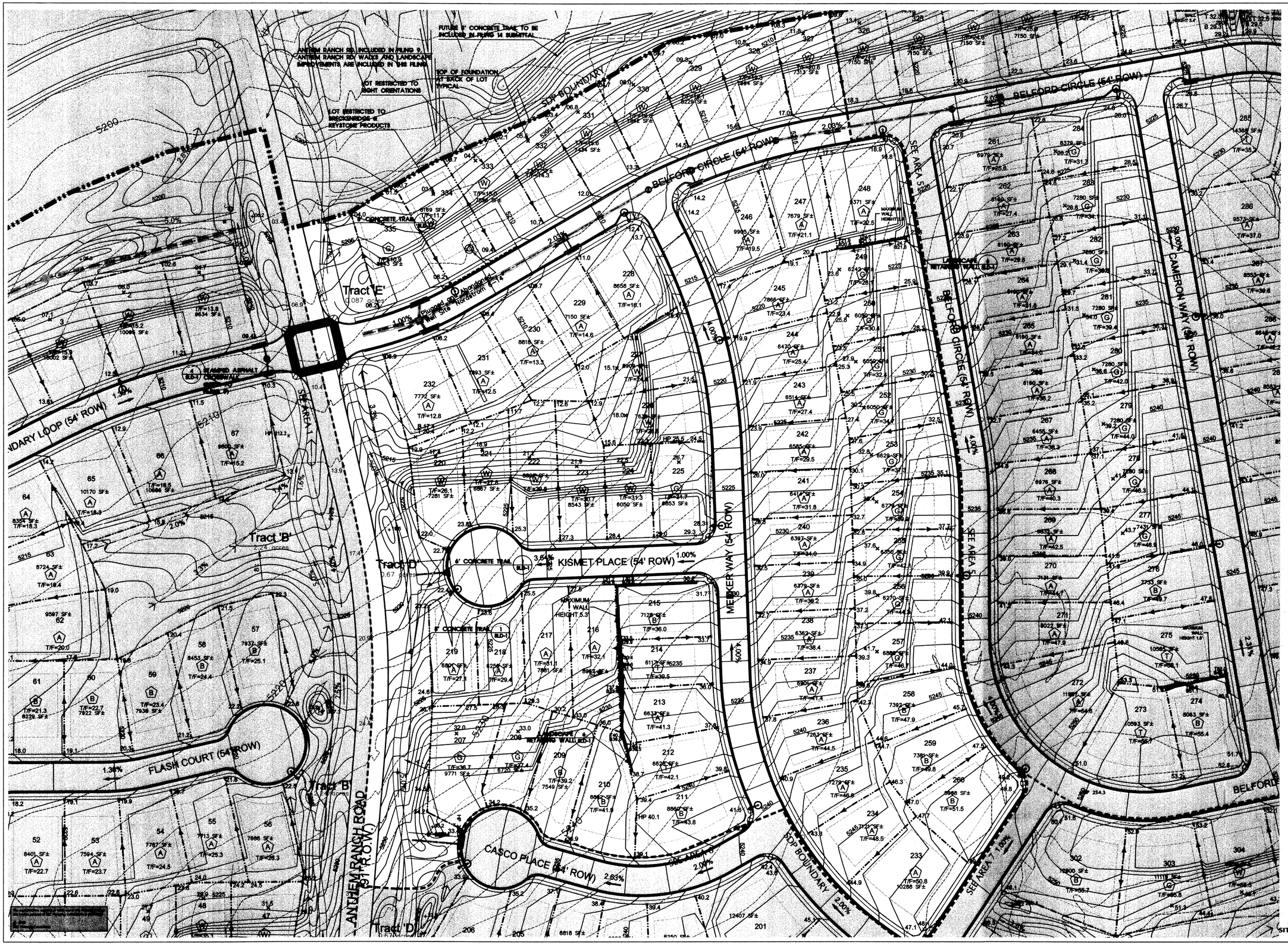
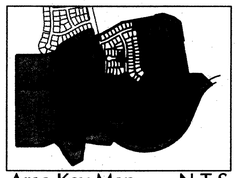
PROJECT NUMBER 050718-PTPC
SITE AND GRADING PLAN SG-3 - SHEET 6

ANTHEM
FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan
Area 4
SHEET 7 OF 33





Area Key Map N.T.S.

LEGEND

	ANTHEM BOUNDARY
	SDP BOUNDARY
	SHEET MATCH LINE
	LOT LINE
	BUILDING SETBACK
	LANDSCAPE/ RETAINING WALL
88	LOT NUMBER
A	"A" TYPE LOT
T	TRANSITIONAL LOT
B	"B" TYPE LOT
W	WALK OUT LOT
G	GARDEN LEVEL LOT
10572 SF.±	LOT SQ. FT.
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
3.9 %	TRAIL SLOPE
5212.2	PROPOSED SPOT ELEVATION
	CONCRETE TRAIL
	SOFT SURFACE TRAIL
3.9 %	DRAINAGE SWALE
	ARROW INDICATING DIRECTION OF FLOW
	STREET LIGHT
05.5	TOP OF FOUNDATION AT BACK OF LOT

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
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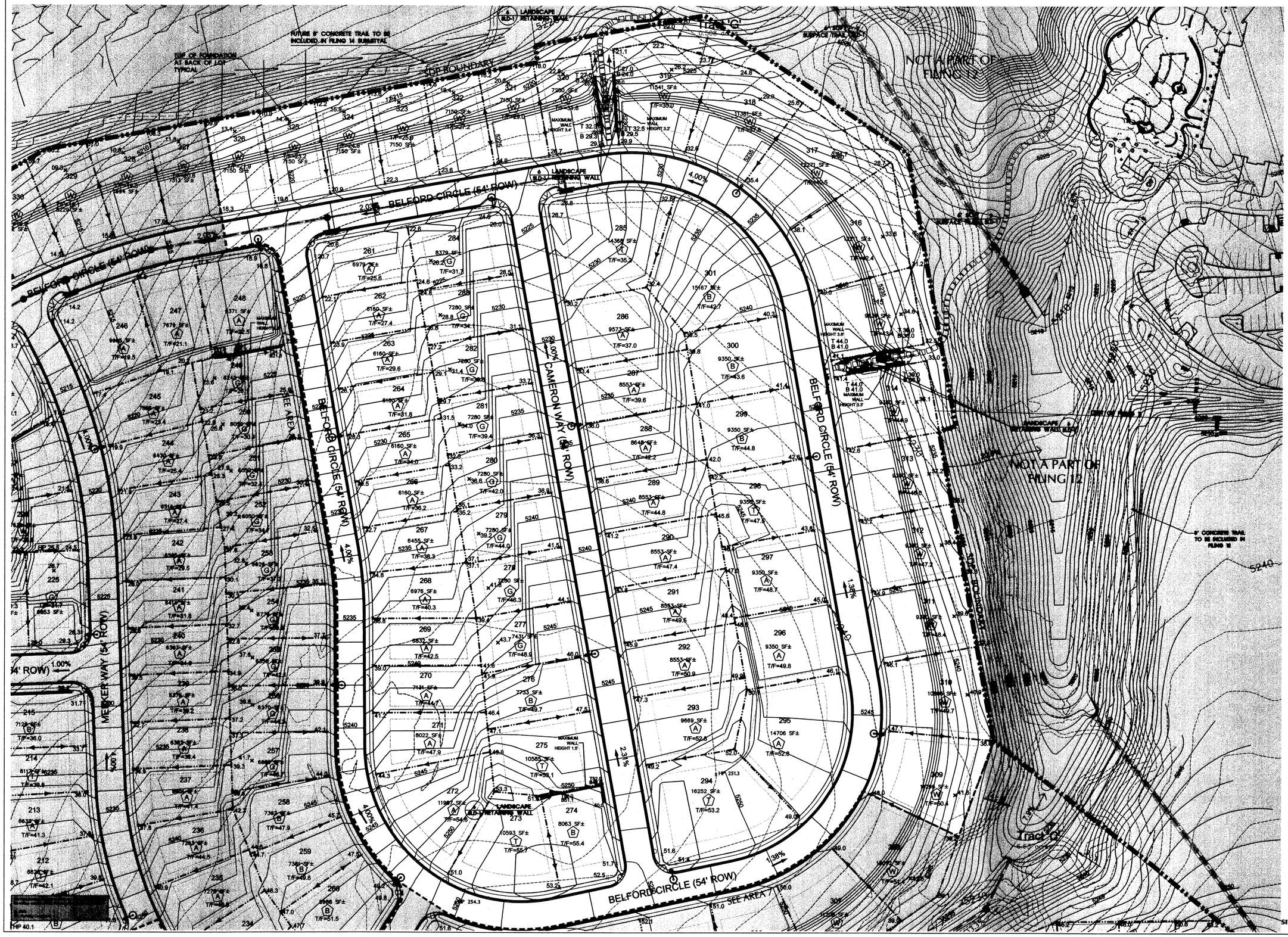
SITE AND GRADING PLAN SG-4 - SHEET 7

ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan Area 5

SHEET 8 OF 33



LEGEND

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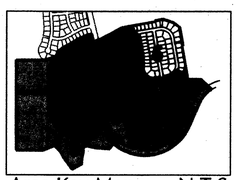
- SOFT SURFACE TRAIL
- 3.9 % — DRAINAGE SWALE
- ARROW INDICATING DIRECTION OF FLOW
- STREET LIGHT
- 05.5 — TOP OF FOUNDATION AT BACK OF LOT



Area Key Map N.T.S.

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
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PROJECT NUMBER 050718-PTPC
SITE AND GRADING PLAN SG-5 - SHEET 8

ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan Area 6

SHEET 9 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BUILDING SETBACK
- LANDSCAPE/ RETAINING WALL
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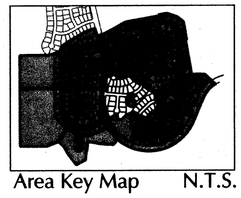
- 5212.2 PROPOSED SPOT ELEVATION
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- 3.9 % DRAINAGE SWALE
- ARROW INDICATING DIRECTION OF FLOW
- STREET LIGHT
- 05.5 x TOP OF FOUNDATION AT BACK OF LOT



Area Key Map N.T.S.

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
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10/23/06	CITY REVIEW
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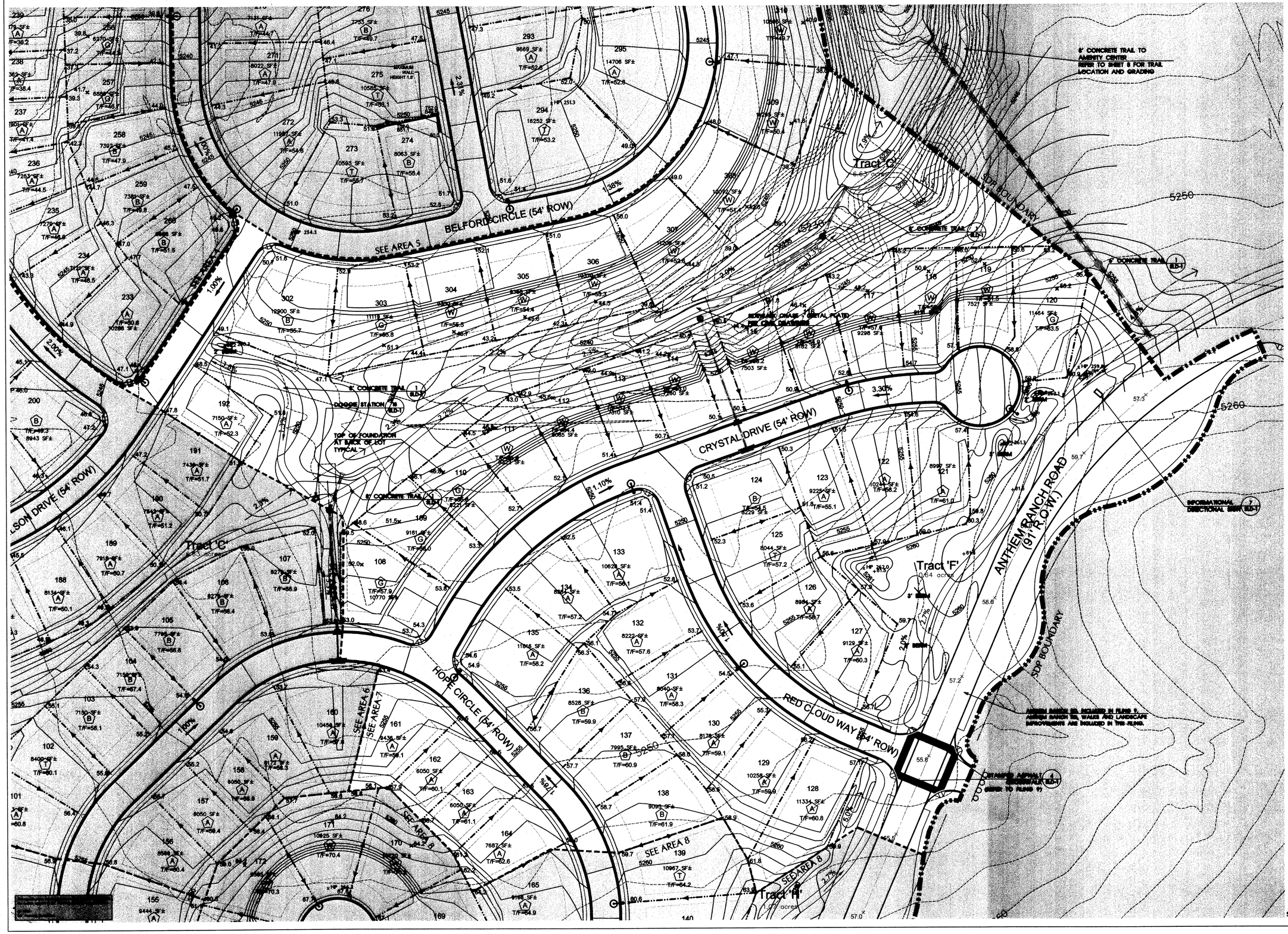
SITE AND GRADING PLAN SG-6 - SHEET 9

ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan Area 7

SHEET 10 OF 33



LEGEND

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- SOFT SURFACE TRAIL
- 3.9% — DRAINAGE SWALE
- ARROW INDICATING DIRECTION OF FLOW
- STREET LIGHT
- 05.5 — TOP OF FOUNDATION AT BACK OF LOT

Area Key Map N.T.S.

North

0 50 100 150

Scale: 1" = 50'

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DATE: 11/07/06
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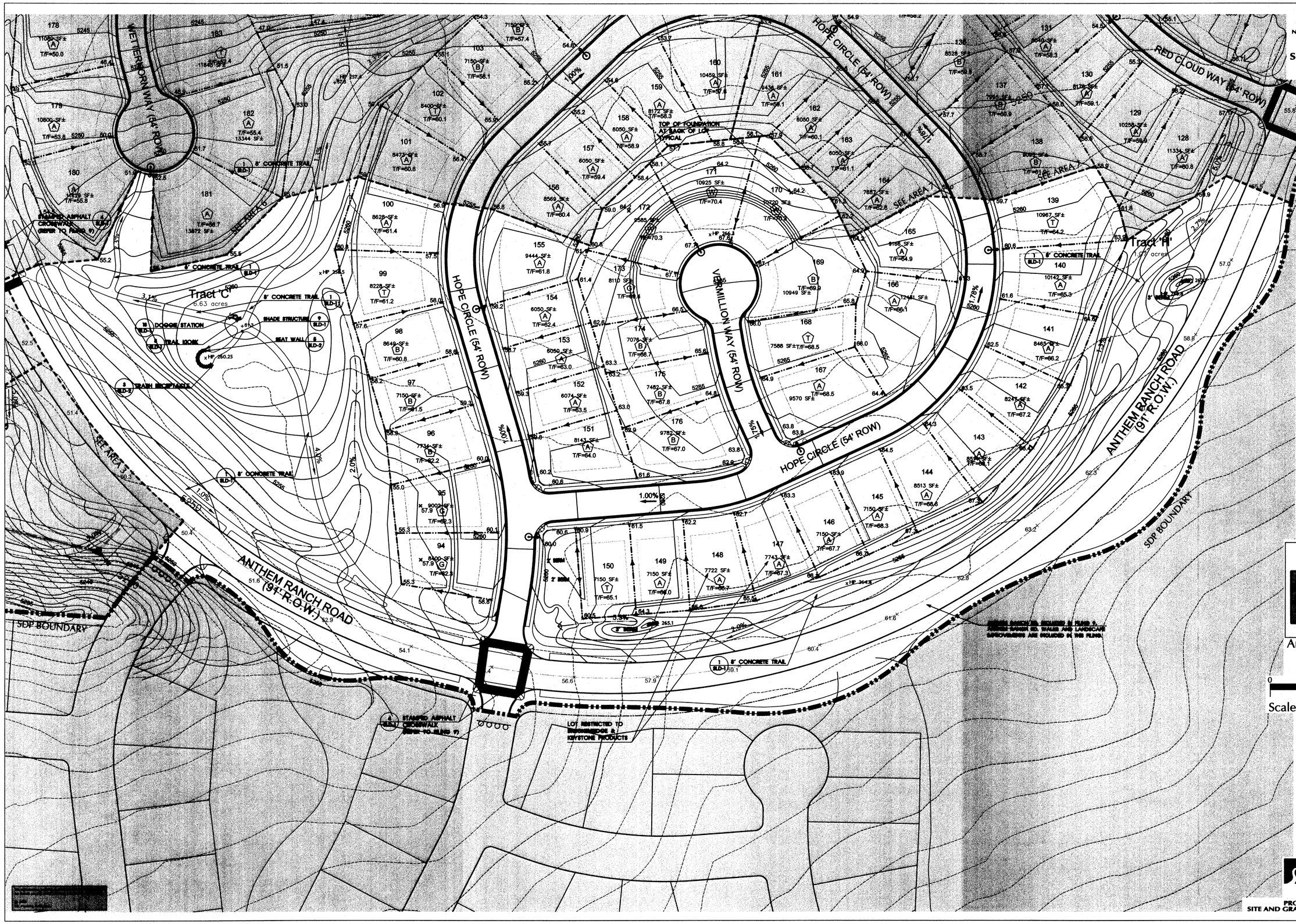
SITE AND GRADING PLAN SG-7 - SHEET 10

ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Site and Grading Plan Area 8

SHEET 11 OF 33



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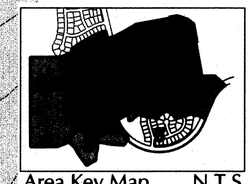

Area Key Map N.T.S.

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0 50 100 150

Scale: 1" = 50'

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DATE: 11/07/06
PROJECT NUMBER 050718-PTPC
SITE AND GRADING PLAN SG-8 - SHEET 11

ANTHEM FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Landscape Plan-Area 1
SHEET 12 OF 33

ANTHEM RANCH RD. INCLUDED IN FILING 9.
ANTHEM RANCH RD. WALKS AND LANDSCAPE IMPROVEMENTS ARE INCLUDED IN THIS FILING.

ANTHEM BOUNDARY

SDP BOUNDARY

LINCOLN DRIVE

HANDIES DRIVE

ANTHEM RANCH ROAD (CITY R.O.W.)

QUANDARY LOOP (54' ROW)

TORREYS WAY (54' ROW)

FLASH COURT (54' ROW)

LITTLE BEAR PLACE (54' ROW)

Tract 'A' 2.65± acres

Tract 'B' 1.87± acres

Tract 'I' 2.65± acres

Plugged and Abandoned Well Site "Nordstrom 6-13"

Well Site Nordstrom 6-13 50'x100' Well Maintenance and Work Over Easement

40' WIDE ACCESS EASEMENT

REFER TO FILING 9

SEE AREA 2

SEE AREA 4

LIMIT OF ENT

SIGHT TRIANGLE LINE

SHRUB AND PERENNIAL BED

SMALL INFORMATIONAL SIGN

PARK BENCH (TYP.)

PRAIRIE DOG SHRUBS, 4' O.C. NATIVE SHRUB WITH A MAX HEIGHT OF 4' AND WIDTH 5'.

6' SOFT SURFACE TRAIL

REGIONAL TRAIL (8' W/ ADJ. 2' SOFT TRAIL)

PEDESTRIAN CROSSING

PADDOCK FENCE (2 RAIL)

8' CONCRETE TRAIL

6' CONCRETE TRAIL

8' SOFT SURFACE TRAIL

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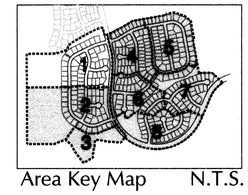
LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

- DECIDUOUS SHADE AND STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- ENT — ENHANCED NATIVE TURF
- MT — MANICURED TURF
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE



Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

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10/23/06	CITY REVIEW

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DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
LANDSCAPE PLAN LP-1 - SHEET 12

ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Landscape Plan-Area 2

SHEET 13 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

- DECIDUOUS SHADE AND STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- ENHANCED NATIVE TURF (ENT)
- MANICURED TURF (MT)
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE

Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:		01/09/07
11/03/06		OWNER REVIEW
10/23/06		CITY REVIEW
REVISIONS:		
2/22/06	7/19/06	01/09/07
3/16/06	8/25/06	
4/25/06	10/10/06	
5/09/06	11/07/06	

Pulte Homes

DTJ DESIGN

Engineers Scientists Surveyors

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DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
LANDSCAPE PLAN LP-2 - SHEET 13

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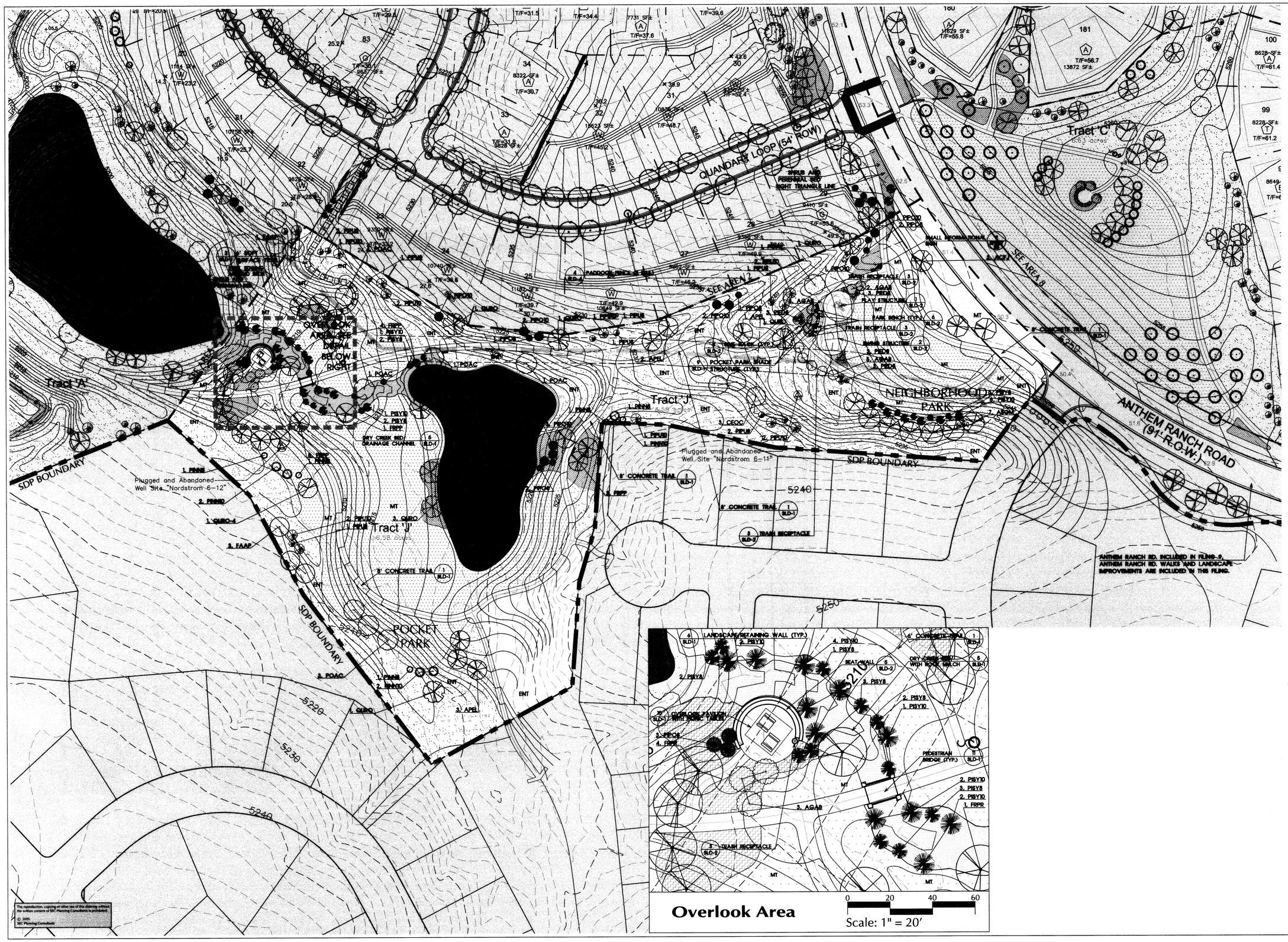

Overlook Area

Scale: 1" = 20'

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ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Landscape Plan-Area 3

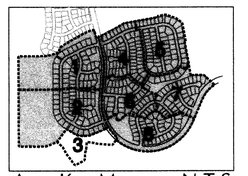
SHEET 14 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

- DECIDUOUS SHADE AND STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- ENHANCED NATIVE TURF
- MANICURED TURF
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE



Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:		01/09/07
11/03/06		OWNER REVIEW
10/23/06		CITY REVIEW
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4/25/06	10/10/06	
5/09/06	11/07/06	

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LANDSCAPE PLAN LP-3 - SHEET 14

ANTHEM
FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

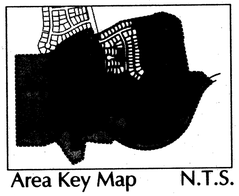
Landscape Plan-Area 4
SHEET 15 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

- DECIDUOUS SHADE AND STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- ENHANCED NATIVE TURF
- MANICURED TURF
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE



Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
11/03/06	OWNER REVIEW
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4/25/06	10/10/06
5/09/06	11/07/06

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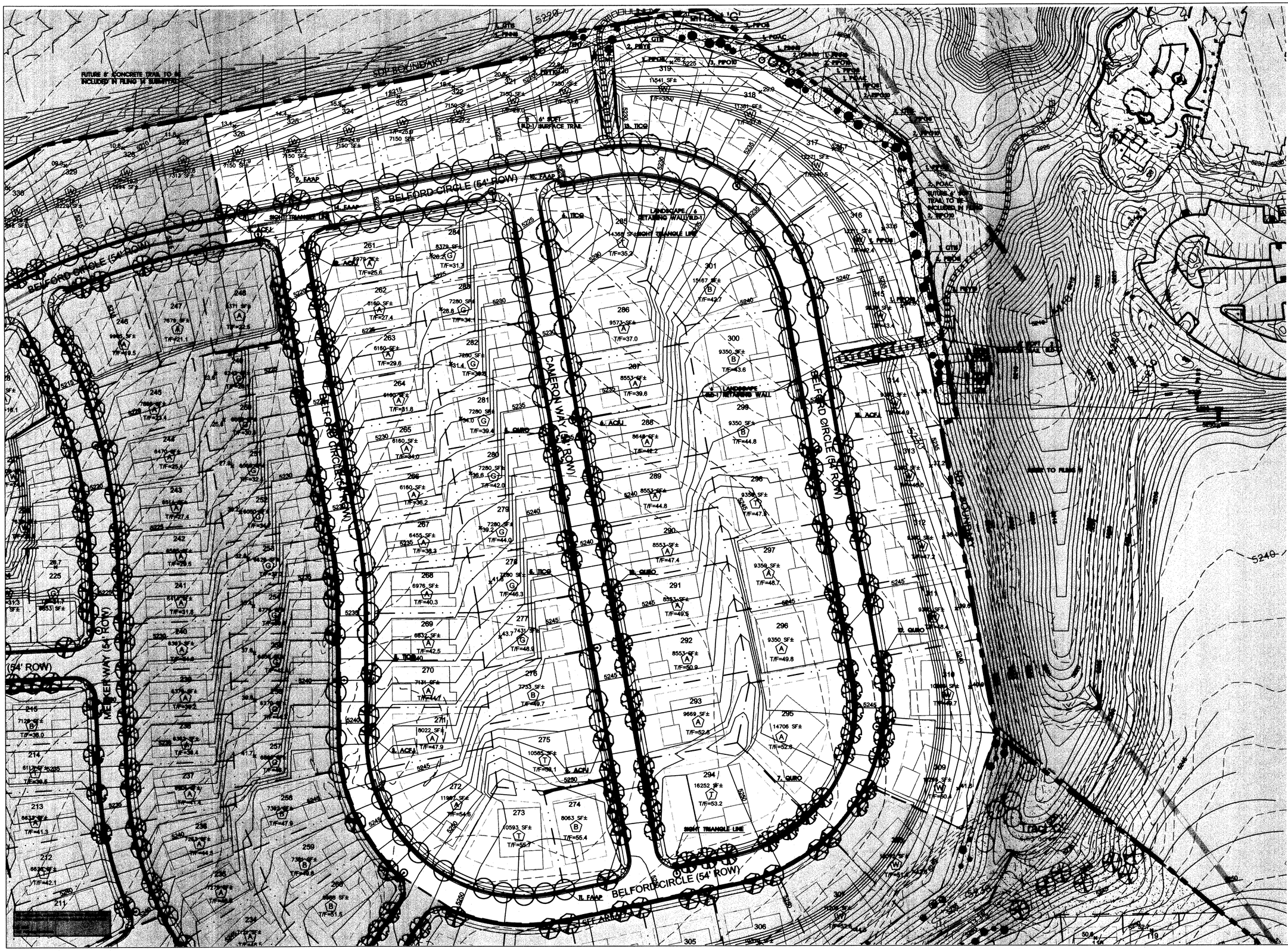
LANDSCAPE PLAN LP-4 - SHEET 15

ANTHEM
FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Landscape Plan-Area 5
SHEET 16 OF 33

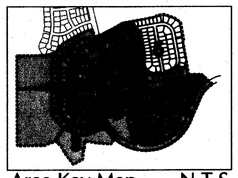


LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

- DECIDUOUS SHADE AND STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- ENHANCED NATIVE TURF (ENT)
- MANICURED TURF (MT)
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE



Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
11/03/06	OWNER REVIEW
10/23/06	CITY REVIEW
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4/25/06	10/10/06
5/09/06	11/07/06

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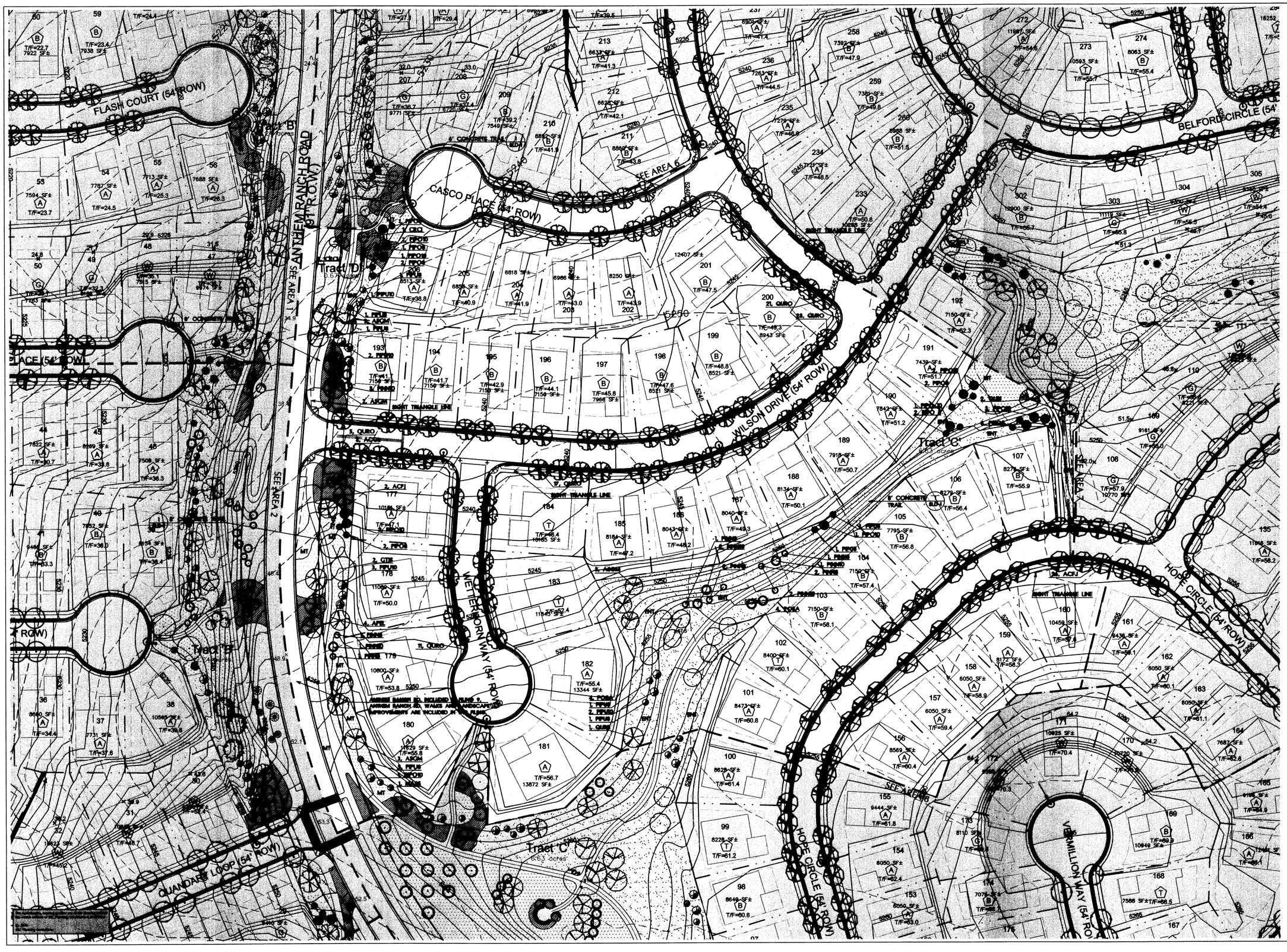
PROJECT NUMBER 050718-PTPC
LANDSCAPE PLAN LP-5 - SHEET 16



ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Landscape Plan-Area 6

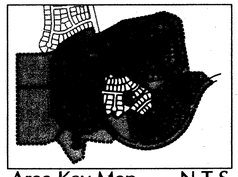
SHEET 17 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

- DECIDUOUS SHADE AND STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- ENT. ENHANCED NATIVE TURF
- MT. MANICURED TURF
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE



Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
11/03/06	OWNER REVIEW
10/23/06	CITY REVIEW
REVISIONS:	
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3/16/06	8/25/06
4/25/06	10/10/06
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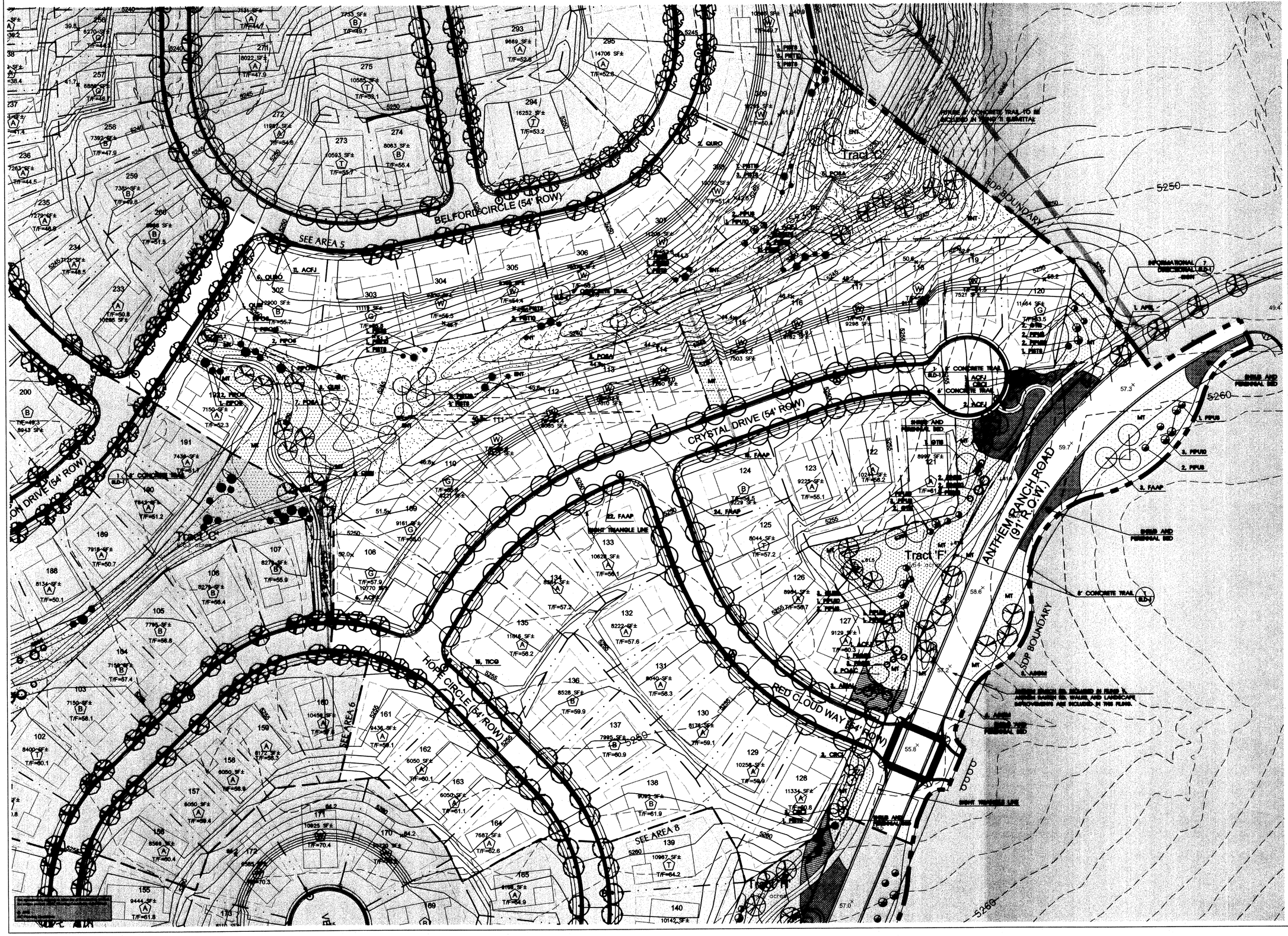
DATE: 11/07/06
PROJECT NUMBER 050718-PTPC
LANDSCAPE PLAN LP-6 - SHEET 17



ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Landscape Plan-Area 7

SHEET 18 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

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- ORNAMENTAL TREES
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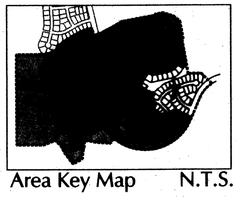
- ENHANCED NATIVE TURF
- MANICURED TURF
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE



Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
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4/25/06	10/10/06
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PROJECT NUMBER 050718-PTPC
LANDSCAPE PLAN LP-7 - SHEET 18

ANTHEM FILING NO.12

NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Landscape Plan-Area 8

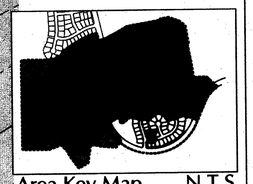
SHEET 19 OF 33

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- LANDSCAPE/ RETAINING WALL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

PLANTING SYMBOLS

- DECIDUOUS SHADE AND STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- ENHANCED NATIVE TURF
- MANICURED TURF
- SHRUB AND PERENNIAL BED w/ STEEL EDGING EXCEPT AT PRAIRIE DOG FENCE



Area Key Map N.T.S.

PLEASE REFER TO SHEET 24 FOR PLANT PALETTE

North

0 50 100 150

Scale: 1" = 50'

ISSUE DATE:	01/09/07
11/03/06	OWNER REVIEW
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REVISIONS:	
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4/25/06	10/10/06
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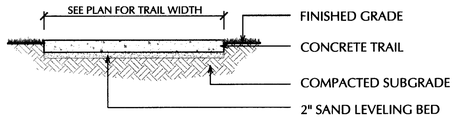
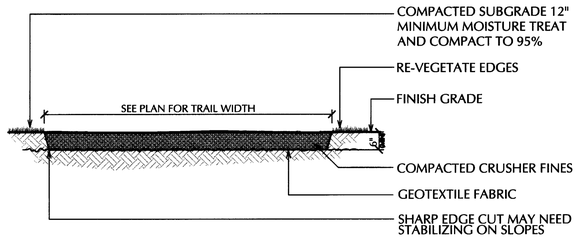
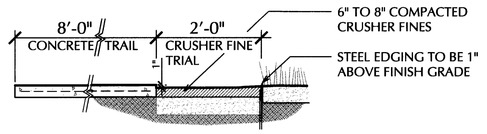
PROJECT NUMBER 050718-PTPC
LANDSCAPE PLAN LP-8 - SHEET 19



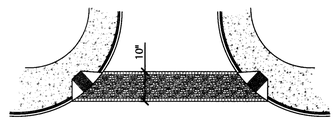
1 - 6'-8' CONCRETE TRAIL
1/2"=1'-0"



2 - SOFT SURFACE TRAIL (CRUSHER FINES)
Scale: 1/2" = 1'-0"



3 - 8' CONCRETE TRAIL W/ 2' SOFT CRUSHER FINES
SCALE: 1/2"=1'-0"

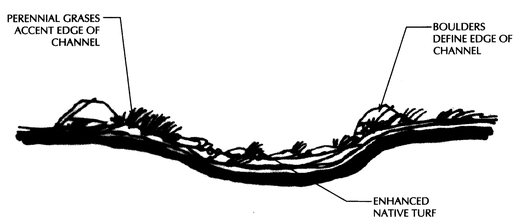


STAMP: STREETPRINT ASHLAR SLATE WITH TEXAS COBBLE BORDER

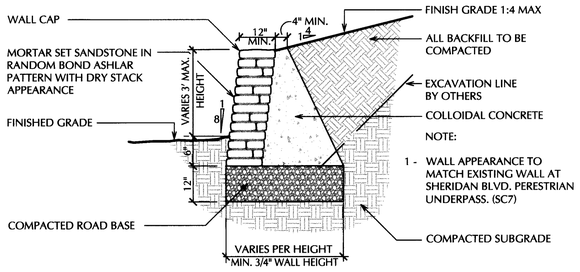
COLOR: STREETBOND COLORANT; BEDROCK BODY WITH BURNT SIENNA BORDER

SEALANT: STREETBOND WET CLIMATE BASIC HIGH PERFORMANCE SURFACING SYSTEM

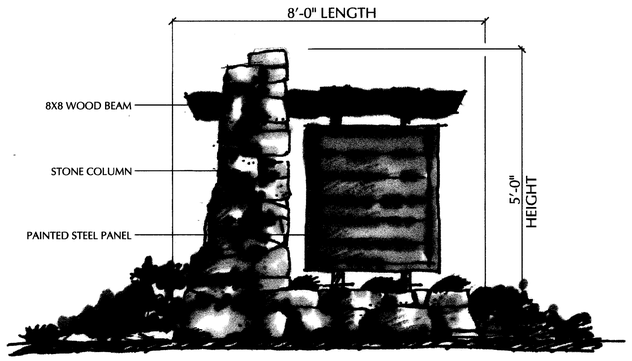
4 - 10' STAMPED ASPHALT CROSSWALK
Scale: 1" = 20'-0"



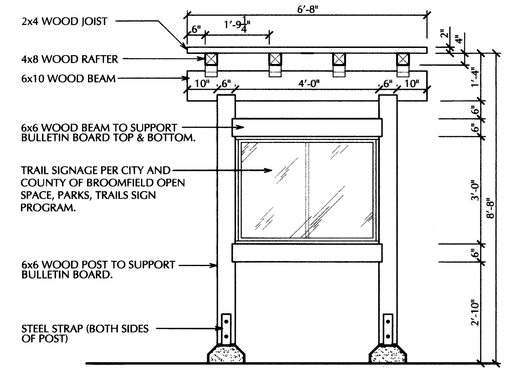
5 - DRY CREEK BED/DRAINAGE CHANNEL
N.T.S.



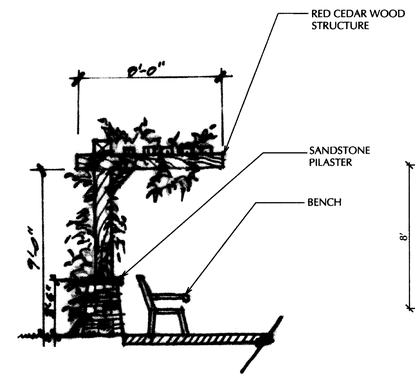
6 - LANDSCAPE/RETAINING WALL (TYP.)
N.T.S.



7 - INFORMATIONAL/DIRECTIONAL SIGN
N.T.S.

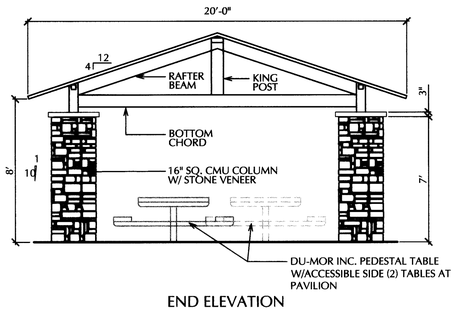


8 - TRAIL INFORMATION KIOSK
N.T.S.



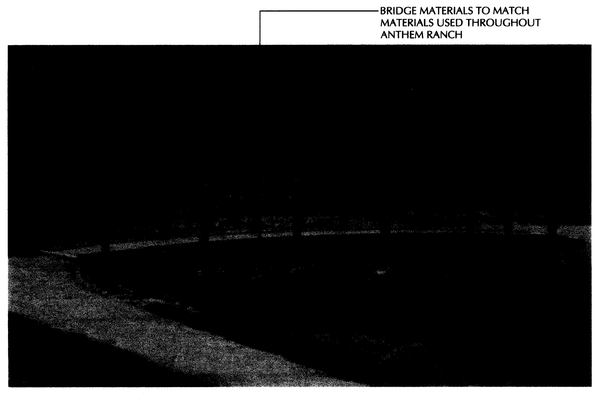
ELEVATION

9 - SHADE STRUCTURE (TYP.)
N.T.S.

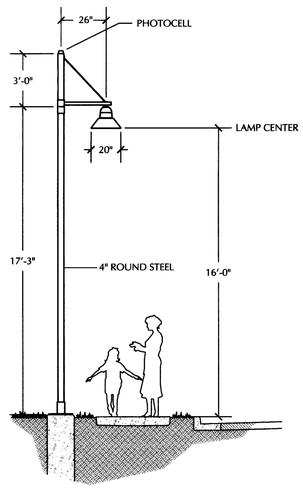


END ELEVATION

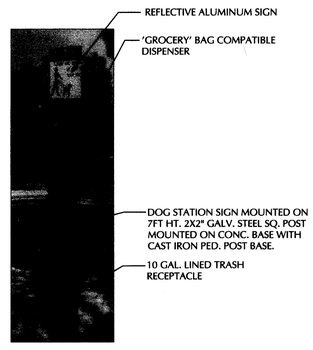
10 - OVERLOOK PAVILION (TYP.)
SACLE: 1/4"=1'-0"



11 - PEDESTRIAN BRIDGE
N.T.S.



12 - PROTOTYPICAL STREETLIGHT
N.T.S.



13 - DOGGIE STATION
N.T.S.

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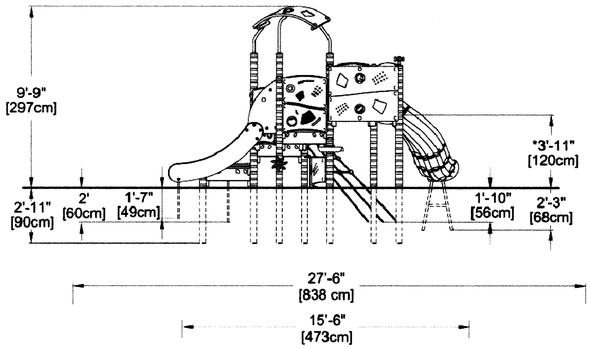
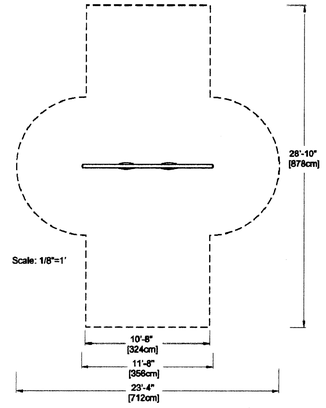


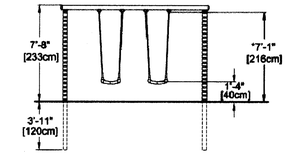
Space required, including use zone: 27'-6" x 25'-11" / 838 cm x 789 cm
Highest Designated Play Surface: 3'-11" / 120 cm
Total Safety Zone Area: 555.5 ft² / 51.6 m²

Also available for surface installation.

1 - PLAY STRUCTURE

N.T.S.



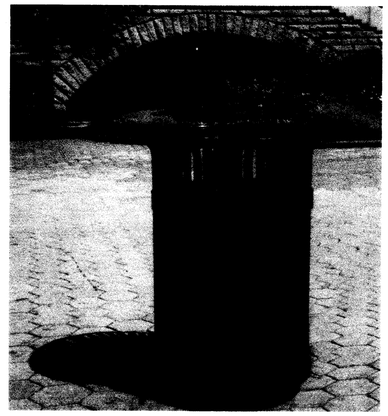


Space required, including use zone: 23'-4" x 28'-10" / 712 cm x 878 cm
Highest Designated Play Surface: 7'-1" / 216 cm
Total Safety Zone Area: 435.9 ft₂/ 40.5 m₂

Concrete anchoring necessary.

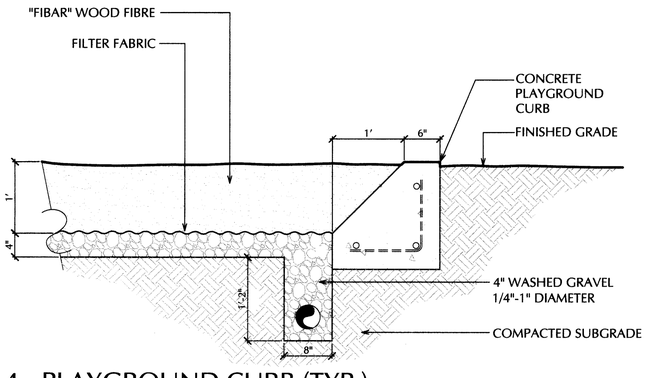
2 - SWING STRUCTURE

N.T.S.



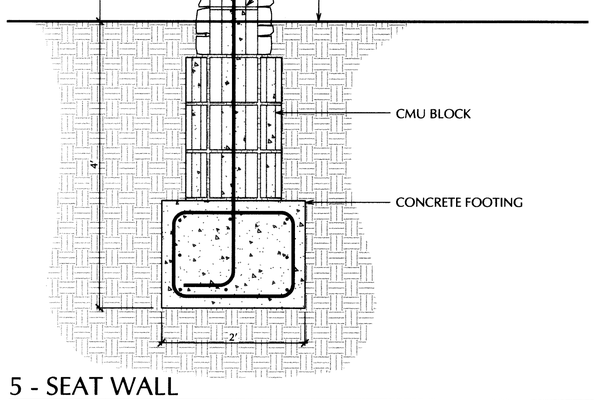
3 - TRASH RECEPTACLE (TYP.)

N.T.S. INCLUDE ONE (1) RECEPTACLE AT EACH DOGGIE STATION.



4 - PLAYGROUND CURB (TYP.)

1"=1'-0"

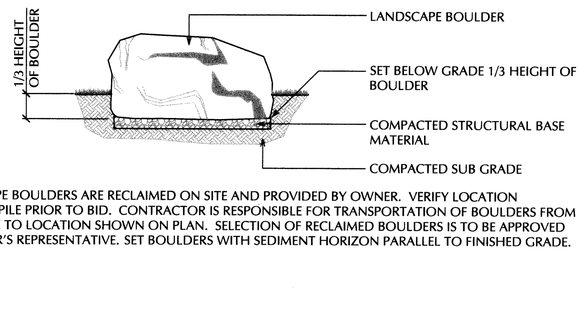


5 - SEAT WALL

Scale: 1" = 1'-0"

6 - PARK BENCH (TYP.)

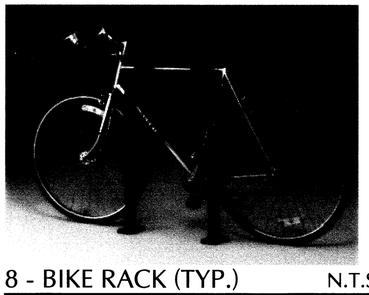
N.T.S.



NOTE:
LANDSCAPE BOULDERS ARE RECLAIMED ON SITE AND PROVIDED BY OWNER. VERIFY LOCATION OF STOCKPILE PRIOR TO BID. CONTRACTOR IS RESPONSIBLE FOR TRANSPORTATION OF BOULDERS FROM STOCKPILE TO LOCATION SHOWN ON PLAN. SELECTION OF RECLAIMED BOULDERS IS TO BE APPROVED BY OWNER'S REPRESENTATIVE. SET BOULDERS WITH SEDIMENT HORIZON PARALLEL TO FINISHED GRADE.

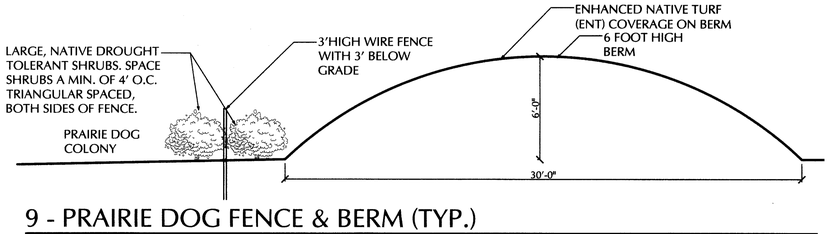
7 - LANDSCAPE BOULDER

N.T.S.



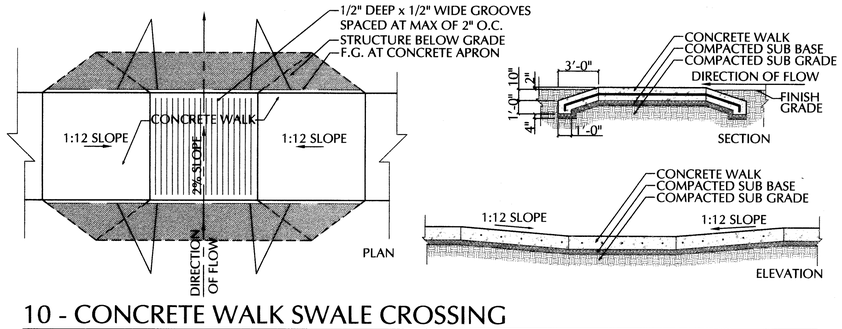
8 - BIKE RACK (TYP.)

N.T.S.



9 - PRAIRIE DOG FENCE & BERM (TYP.)

N.T.S.



10 - CONCRETE WALK SWALE CROSSING

3/16"=1'-0"

ISSUE DATE:		01/09/07
11/03/06	OWNER REVIEW	
10/23/06	CITY REVIEW	
REVISIONS:		
2/22/06	7/19/06	01/09/07
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DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
SITE LANDSCAPE DETAILS - SLD-2 - SHEET 21

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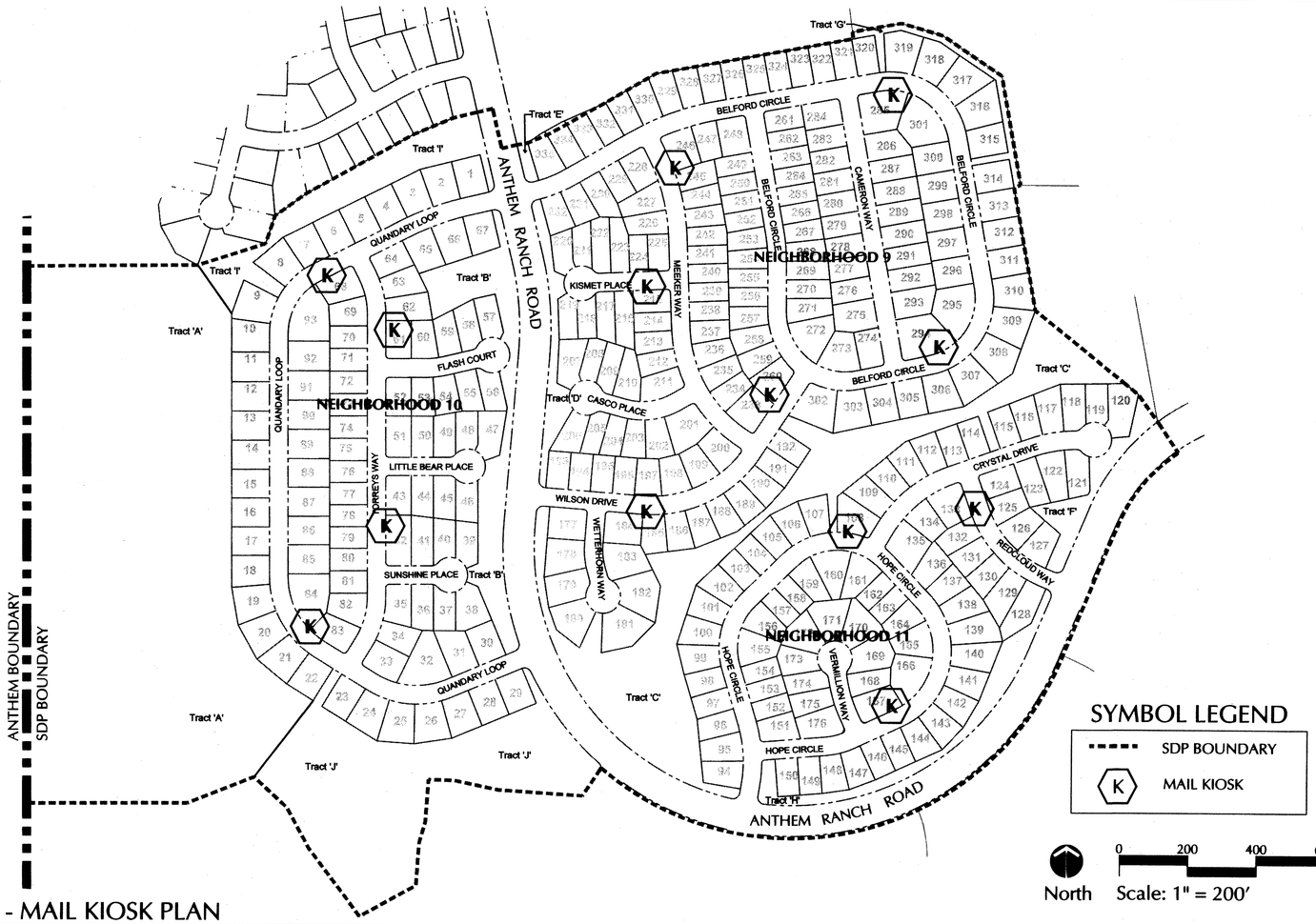
ANTHEM
FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN
Site Landscape Details
SHEET 22 OF 33

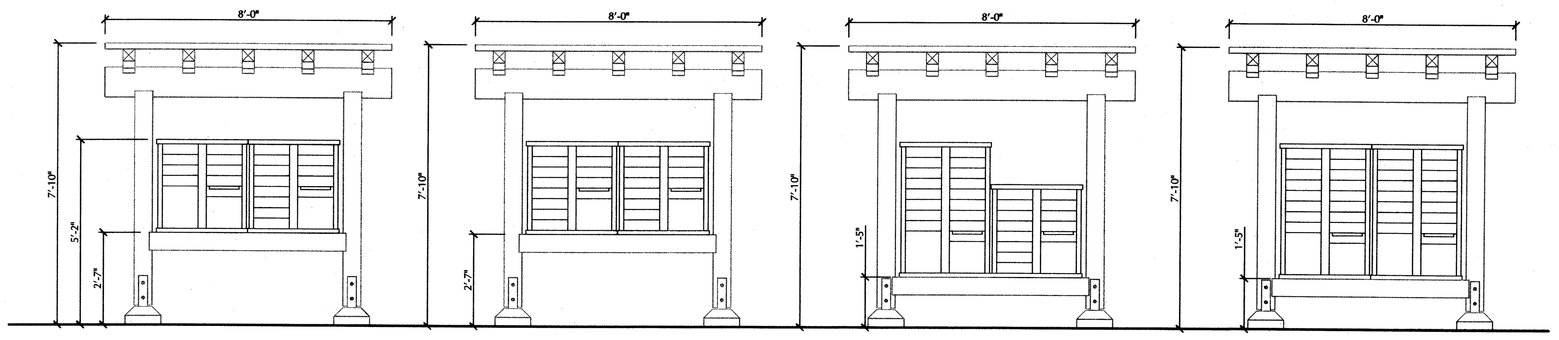


SYMBOL LEGEND

- SDP BOUNDARY
- K — MAIL KIOSK

North Scale: 1" = 200'

1 - MAIL KIOSK PLAN



20 — 20 UNIT MAIL KIOSK
ONE TYPE I CBU
ONE TYPE II CBU

24 — 24 UNIT MAIL KIOSK
TWO TYPE II CBU

28 — 28 UNIT MAIL KIOSK
TWO TYPE III CBU
ONE TYPE II CBU

32 — 32 UNIT MAIL KIOSK
TWO TYPE III CBU

2 - MAIL KIOSK ELEVATIONS

Scale: 1/2" = 1'-0"

ISSUE DATE:	01/09/07
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10/23/06	CITY REVIEW
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SITE LANDSCAPE DETAILS - SLD-3 - SHEET 22

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SYMBOL LEGEND

▪	STONE PILASTER
-----	PADDOCK FENCE - 2 RAIL
▪▪▪▪	SDP BOUNDARY
# 6	PILASTER NUMBER

North Scale: 1" = 200'

1 - FENCING PLAN

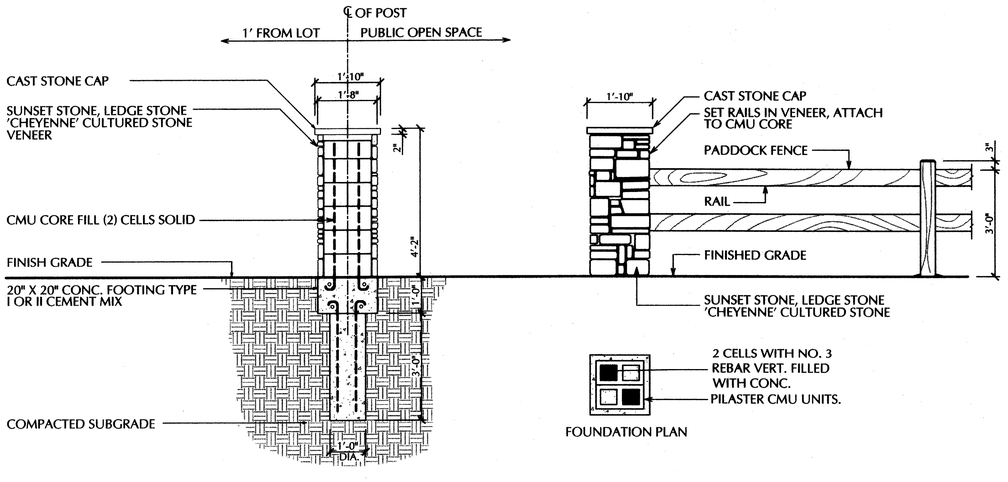
PILASTER LAYOUT COORDINATES

PILASTER	NORTHING	EASTING	COMMENTS
#01	1239102.98	3126892.76	
#02	1239139.35	3126820.58	
#03	1238930.05	3126785.36	
#04	1238760.40	3126786.72	
#05	1238591.16	3126786.91	
#06	1238420.16	3126787.65	
#07	1238242.45	3126788.41	
#08	1238032.27	3126862.94	
#09	1237911.97	3127028.55	
#10	1237980.95	3127071.00	
#11	1237966.27	3127094.85	
#12	1237896.78	3127052.08	
#13	1237799.77	3127210.82	
#14	1237805.66	3127435.08	
#15	1237875.00	3127602.51	
#16	1237908.11	3127682.47	
#17	1237979.49	3127652.91	

NOTES:
1. ALL PILASTERS ARE FOUR FOOT NOMINAL UNLESS LISTED OTHERWISE.
2. ALL PILASTERS AND FENCES ARE CENTERED 1' OFF PROPERTY LINE INTO ADJACENT OPEN SPACE LOT.
3. IF THE LAYOUT INDICATED CONFLICTS WITH OTHER STRUCTURES (UTILITIES, WALKS, CURBS, ETC.) THE CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH CONSTRUCTION.
4. LAYOUT COORDINATES ARE GIVEN AT THE CENTER OF THE STONE PILASTER.

2 - PILASTER LAYOUT COORDINATES

Scale: 1/2" = 1'-0"



3 - PADDOCK FENCE (2 RAIL) - PILASTER DETAIL

Scale: 1/2" = 1'-0"

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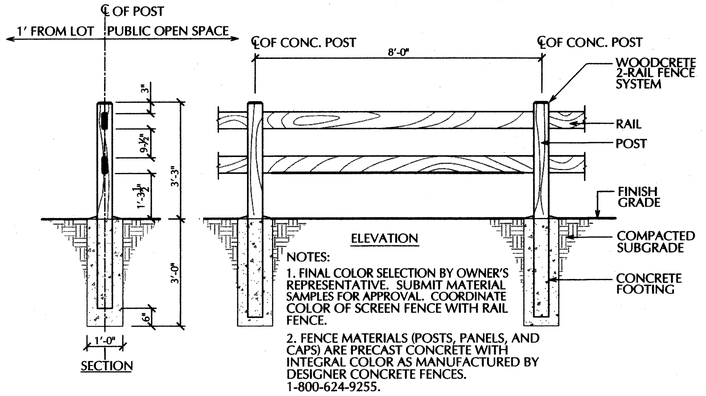
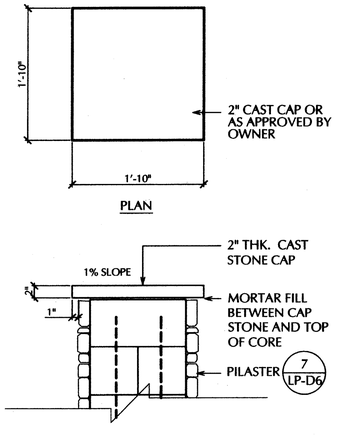


4 - PADDOCK FENCE (2 RAIL)

Scale: 1/2" = 1'-0"



5 - PILASTER CAP

Scale: 1" = 1'-0"

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10/23/06	CITY REVIEW
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DATE: 11/07/06
PROJECT NUMBER 050718-PTPC
SITE LANDSCAPE DETAILS - SLD-4 - SHEET 23

LANDSCAPE DESIGN INTENT

The parks, trails and open lands for Neighborhoods Nine, Ten, and Eleven compliment the overall theme for Anthem Colorado. These three neighborhoods fit seamlessly into the overall comprehensive parks and trails master plans and provide new residents with a variety of active and passive recreational opportunities. The design for these neighborhoods reflects the park and trail proposals included in the Anthem Colorado PUD Residential Concept Plan, Amendment 2.

Multiple trail connections provide links to other parkland facilities within Anthem Colorado, the following parks and trails are proposed within Neighborhoods Nine and Ten:

1. One approximately 4 acre pocket park (1/4 mile service radius)
2. One approximately 6 acres neighborhood park (1/2 mile service radius)
3. Multiple linear greenbelts with trails
4. Internal open space and trails within the townhome neighborhood
5. Internal, residential enclave connections to trail systems

GENERAL NOTES

1. All trees will be 2-½" caliper, unless otherwise noted.
2. All shrubs will be 5 gallon size unless otherwise noted.
3. All shrub beds will have either wood or rock mulch.
4. All areas disturbed by grading outside of landscape limit line will be reseeded with a mixture of naturalized, drought tolerant grasses, unless otherwise noted.
5. Any trees shown as "existing tree" are shown for design intent and context only.
6. Enhanced Native Turf (ENT) will be used to revegetate all areas disturbed by grading. Any areas shown as Enhanced Native Turf (ENT) that are not disturbed by grading will remain in their existing condition.
7. The landscape construction documents will demonstrate compliance with line of vision requirements set forth in the City's Standards and Specifications.
8. All landscaping is subject to final approval at construction document stage.
9. Minor adjustments to species and locations may be proposed at construction document stage, subject to staff concurrence, to allow for availability of stock and other unforeseen circumstances, while providing overall totals and not reducing caliper size.
10. All landscaping and irrigation systems on City and County of Broomfield property will comply with Standards and Specifications of the City and County of Broomfield.

TURF AND GRASS NOTES

MANICURED TURF (MT)

1. Manicured turf (MT) will be either seed or sod and will consist of a fescue/bluegrass blend.
2. All manicured turf and shrub beds will be irrigated by an automatic irrigation system. The native turf areas will be irrigated through establishment, but will not be irrigated on a regular basis after establishment.
3. The following describes how Manicured Turf will be used based on visual and programmatic considerations:
   A. Moderate to passive use lawns- i.e. unprogrammed open play areas
      A fescue/bluegrass mix installed with a moderate to aggressive soil preparation.

ENHANCED NATIVE TURF (ENT)

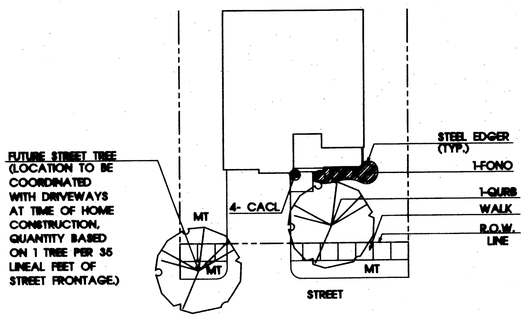
1. Enhanced native turf (ENT) will consist of a mixture of naturalized, drought tolerant grasses.
2. The following describes how Enhanced Native Turf will be used based on visual and programmatic considerations:
   A. Openlands and re-vegetaion areas
      A prairie mix of warm and cool season grasses that are drought tolerant and low in maintenance.

STREET TREE REQUIREMENTS (NEIGHBORHOOD 9, 10, & 11)

1. Street Trees required at 35 feet o.c. spacing : 774
2. Street Trees provided at 35 feet o.c. spacing : 777

TOTAL PLANT QUANTITIES

EVERGREEN	573
SHADE TREE	1090
ORNATMENTALS	128



1 SINGLE FAMILY DETACHED LANDSCAPE PLAN (EXAMPLE)

Scale: NTS

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PLANT PALETTE

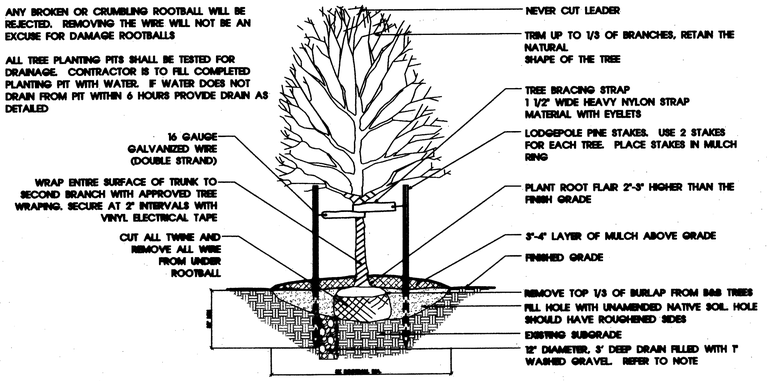
EVERGREEN TREES					
NAME	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PIED8	16	Pinus edulis	Pinon Pine	8' Ht.(B & B)	Per Plan
PIED10	4	Pinus edulis	Pinon Pine	10' Ht.(B & B)	Per Plan
PINN8	67	Pinus nigra	Austrian Pine	8' Ht.(B & B)	Per Plan
PINN10	78	Pinus nigra	Austrian Pine	10' Ht.(B & B)	Per Plan
PIPO8	52	Pinus ponderosa	Pondrosa Pine	8' Ht.(B & B)	Per Plan
PIPO10	52	Pinus ponderosa	Pondrosa Pine	10' Ht.(B & B)	Per Plan
PIPU8	124	Picea pungens	Colorado Blue Spruce	8' Ht.(B & B)	Per Plan
PIPU10	123	Picea pungens	Colorado Blue Spruce	10' Ht.(B & B)	Per Plan
PIST8	26	Pinus strobiformis	Southwestern White Pine	8' Ht.(B & B)	Per Plan
PIST10	25	Pinus strobiformis	Southwestern White Pine	10' Ht.(B & B)	Per Plan
PISY8	35	Pinus sylvestris	Scots Pine	8' Ht.(B & B)	Per Plan
DECIDUOUS TREES					
NAME	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ACFJ	336	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5"cal (B&B)	Per Plan
APEL	23	Acer platanoides 'Emerald Luster'	Emerald Maple	2.5"cal (B&B)	Per Plan
ASGM	58	Acer saccharinum 'Green Mountain'	Green Mountain Sugar Maple	2.5"cal (B&B)	Per Plan
CABF	3	Carpinus betulus fastigiata	European Hornbeam	2.5"cal (B&B)	Per Plan
CEOC	3	Celtis occidentalis	Western Hackberry	2.5"cal (B&B)	Per Plan
FAAP	157	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2.5"cal (B&B)	Per Plan
FRPP	34	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2.5"cal (B&B)	Per Plan
GTIS	20	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5"cal (B&B)	Per Plan
POAC	31	Populus x accuminata	Lanceleaf Cottonwood	2.5"cal (B&B)	Per Plan
POSA	42	Populus sargentii	Plains Cottonwood	2.5"cal (B&B)	Per Plan
QUBI	10	Quercus bicolor	Swamp White oak	2.5"cal (B&B)	Per Plan
QURB	20	Quercus rubra 'Borealis'	Northern Red Oak	2.5"cal (B&B)	Per Plan
QURO	220	Quercus robur	English Oak	2.5"cal (B&B)	Per Plan
QURO-4	4	Quercus robur	English Oak	4.0"cal (B&B)	Per Plan
TIOG	178	Tilia cordata 'Greenspire'	Littleleaf Linden	2.5"cal (B&B)	Per Plan
ORNAMENTAL TREES					
NAME	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ACGL	12	Acer glabrum	Rocky Mountain Maple	2.5"cal (B&B)	Per Plan
AGAB	13	Amelanchier grandiflora 'Autumn Brilliant'	Autumn Brilliant Serviceberry	2.5"cal (B&B)	Per Plan
AMAL	32	Amelanchier alnifolia	Saskatoon Serviceberry	2.5"cal (B&B)	Per Plan
CRCI	23	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	2.5"cal (B&B)	Per Plan
MABR	7	Malus 'Brandywine'	Brandywine Crabapple	2.5"cal (B&B)	Per Plan
MASS	33	Malus 'Spring Snow'	Spring Snow Crabapple	2.5"cal (B&B)	Per Plan
EVERGREEN SHRUBS					
NAME		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ARTR		Artemisia tridentata	Big Sage	5 gal. cont.	5'
JUMSG		Juniperus x media 'Sea Green'	Sea Green Juniper	5 gal. cont.	6'
JUSB		Juniperus sabine 'Buffalo'	Buffalo Juniper	5 gal. cont.	3'
PIMS		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal. cont.	4'
DECIDUOUS SHRUBS					
NAME	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ARCA		Artemisia cana	Silver Sage	5 gal. cont.	5'
BUDA		Budleja davidii 'Petite Indigo'	Compact Butterfly Bush (Lavender)	5 gal. cont.	4'
CACL		Caryopteris x clandonensis	Blue Mist Spirea	5 gal. cont.	3'
CHNN		Chrysothanus naseosus nauseosus	Dwarf Blue Rabbitbrush	5 gal. cont.	3'
COSE		Cornus sericea	Red Twig Dogwood	5 gal. cont.	5'
RHTY		Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	5 gal. cont.	6'
RIAL		Ribes alpinum	Alpine Currant	5 gal. cont.	4'
SYMP		Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal. cont.	4'
VITR		Viburnum triloburn 'Compactum'	Compact American Cran. Viburnum	5 gal. cont.	4'
ORNAMENTAL GRASSES					
NAME	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CALA		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal. cont.	3'
CALAC		Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal. cont.	3'
MISI		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal. cont.	5'
STTE		Stipa tenuissima	Thread Grasss	1 gal. cont.	2'
PERENNIALS					
NAME	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AQCH		Aquilegia chrysantha	Golden Spur Columbine	1 gal. cont.	24"
ASFR		Aster x frikartii	Monch Aster	1 gal. cont.	24"
ASTU		Asdepias tuberosa	Butterfly Weed	1 gal. cont.	24"
COVE		Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 gal. cont.	18"
DELC		Delosperma cooperi	Hardy Ice Plant	1 gal. cont.	24"
GAGR		Gaillardia x grandiflora 'Burgundy'	Blanket Flower	1 gal. cont.	18"
HEME		Hemerocallis 'Rocket City'	Orange Daylilly	1 gal. cont.	30"

NOTES:

REMOVE ALL TREATED OR PLASTIC COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BAL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET, IF ANY.

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS

ALL TREE PLANTING PITS SHALL BE TESTED FOR DRAINAGE. CONTRACTOR IS TO FILL COMPLETED PLANTING PIT WITH WATER. IF WATER DOES NOT DRAIN FROM PIT WITHIN 6 HOURS PROVIDE DRAIN AS DETAILED



2 DECIDUOUS TREE PLANTING DETAIL

Scale: NTS

NOTES:

REMOVE ALL TREATED OR PLASTIC COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BAL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET, IF ANY.

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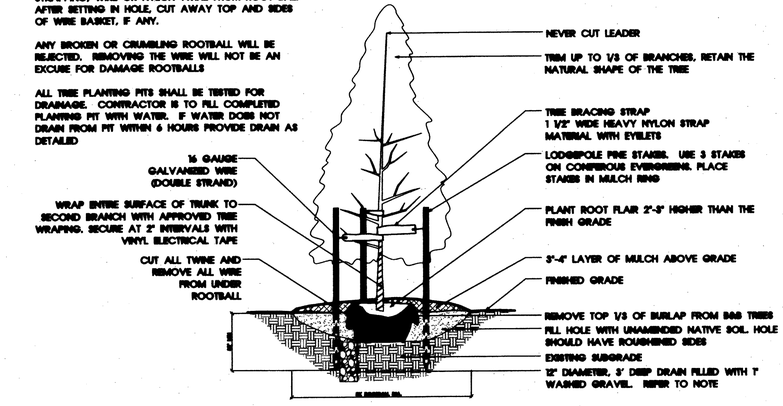
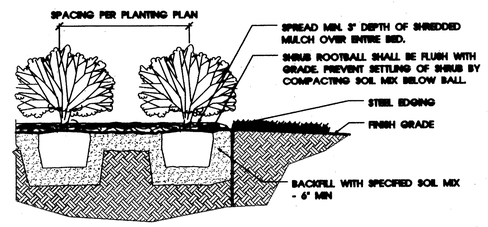


3 EVERGREEN PLANTING DETAIL

Scale: NTS



4 SHRUB PLANTING DETAIL

Scale: NTS

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LANDSCAPE PLANTING NOTES - LPN-1- SHEET 24

ANTHEM
FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN

Pedestrian Connectivity Diagram
SHEET 25 OF 33

BOULDER COUNTY
BROOMFIELD COUNTY

NEIGHBORHOOD 8
(FILING 14)

NEIGHBORHOOD 7
(FILING 9)

ACTIVE ADULT RECREATION CENTER

COORDINATE TRAIL TIE IN WITH ADJACENT TRAIL DESIGN

Tract 'G'

TRAIL 'SMALL' INFORMATION SIGN

Tract 'E'

TRAIL DIRECTIONAL SIGN

Tract 'I'

BELFORD CIRCLE

QUANDARY LOOP

Tract 'B'

TORREY'S WAY

FLASH COURT

MEEKER WAY

CAMERON WAY

KISMET PLACE

NEIGHBORHOOD 9

Tract 'D'

CASCO PLACE

Tract 'A'

NEIGHBORHOOD 10

LITTLE BEAR PLACE

SUNSHINE PLACE

ANTHEM RANCH ROAD

WILSON DRIVE

WETTERHORN WAY

CRYSTAL DRIVE

REDCLOUD WAY

Tract 'F'

Tract 'C'

LOWELL BLVD.

NEIGHBORHOOD 14

PRAIRIE DOG RELOCATION SITE

NEIGHBORHOOD 11

HOPE CIRCLE

VERMILLION WAY

Tract 'H'

Tract 'J'

TRAIL 'SMALL' INFORMATION SIGN

TRAIL DIRECTIONAL SIGN

PROPOSED FUTURE CONNECTION TO FLAGG PARK (NOT PART OF THIS FILING)

NEIGHBORHOOD 12B

NEIGHBORHOOD 13

NEIGHBORHOOD 12A

PEDESTRIAN CONNECTIVITY LEGEND

- SDP BOUNDARY
- 6' SOFT SURFACE TRAIL
- 6' TRAIL/SIDEWALK
- 8' TRAIL/SIDEWALK
- 10' TRAIL (8' CONC. TRAIL, 2' CRUSHER FINES)
- 10' STAMPED ASPHALT CROSSWALK
- DOGGIE STATION PER CCOB, OPEN SPACE, PARKS, RECREATION, TRIALS MASTER PLAN. DOGGIE STATIONS INCLUDE ONE TRASH RECEPTACLE PER DETAIL 13/SLD-1.

North

0 150' 300' 450'

Scale: 1" = 150'

12" BY 14"
.080" ALUMINUM
BLANKS; WALL
THICKNESS ON
POST= 1/8" FOR 2"
POST DIAMETER

1 - TRAIL DIRECTIONAL SIGN

N.T.S.

30" BY 36"
3/16" ALUMINUM
BLANKS; WALL
THICKNESS ON
POST= 1/8" FOR 2"
POST DIAMETER

2 - SMALL INFORMATIONAL SIGN

N.T.S.

ISSUE DATE:		01/09/07
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PROJECT NUMBER 050718-PTPC
PEDESTRIAN CONNECTIVITY DIAGRAM - SHEET 25

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Neighborhood 9/10/11 SDP Submittal Residential Design Standards

1. Architectural Character/Style

Principle: *Create regional architectural styles designed to complement Colorado's rich architectural heritage and reflect the different regions that represent Colorado's front-range and mountain west environment: from the mountains and foothills, to the plains and prairie.*

Standards:

- Homes within Neighborhood 9/10/11 shall be designed to feature three distinct architectural styles including Mountain, High Plains, and Prairie architecture. Some of the key building components and finish materials that will characterize these styles include the following:
  - Mountain Style:
    - stucco and stone wall planes
    - porches with decorative stone piers and wood columns
    - ornamental window shutters
    - clipped gable roof forms
  - High Plains Style:
    - stucco walls with stone wainscot
    - a stylized garage door with cross-bracing trim
    - decorative window shutters with a "z' brace
  - Prairie Style:
    - stucco wall cladding with decorative banding
    - uniform brick wainscot
    - stylized window grids
    - masonry or brick pedestals and balustrade at entries

2. Streetscape Diversity

Principle: *Create homes that promote variety and are compatible with other neighborhood dwellings. Design garages to create streetscape variety and visual interest. Integrate the garage with the home and minimize the garage door impact on the street facing, elevation.*

Standards:

a. Floor Plans and Elevations:

- Building floor plans and elevations shall be varied, based upon the following requirements:
  - Adjacent or opposing lots shall have neither the same building elevation (mirrored or standard) nor the same color package.
  - The same floor plan (mirrored or standard) shall not be constructed on more than two lots in a row. When the same floor plan is constructed on adjacent lots, a different elevation shall be required.
  - A minimum of one half (50 percent) of the homes constructed shall have a front porch.
  - No garage shall exceed two (2) bays without an articulation of exterior wall planes (a minimum of two feet), for front load garages. For side load or courtyard load garages, articulation of a minimum one-foot is acceptable.

b. Garages:

- No garage shall exceed two (2) bays without an articulation of exterior wall planes a minimum of two-feet on front load garages.
- Garage doors shall be recessed a minimum of eight inches from the garage face.
- Garage doors shall be designed to include wood trim, decorative panels, windows, and other architectural embellishments to provide shadow lines, depth, and detail. Such garage door treatments shall vary based on the homes' architectural style.

3. Building Massing and Form

Principle: *Design homes in which the shape or mass of the home starts low at the edges and rises towards the center.*

Standards:

- A home's front elevation shall rest on a distinguishable building base or pedestal consisting of a ground-floor masonry wainscot or masonry wall plane.
- The garage may not advance more than 10 feet from the primary façade for homes within Anthem Highlands. Homes within Anthem Ranch will minimize this condition and work toward a variety of garage conditions. Exceptions involve conditions in which the garage doors and wall planes are rotated 90 degrees to the primary façade.

4. Roof Form

Principle: *Create a visible main-body roof form complemented with smaller roof planes or elements. Minor roof elements such as gable ends and dormers shall be proportional to the spaces they cover and to the overall roof size and form.*

Standards:

- There shall be a variation of roof styles and forms compatible with the architectural style of the home.
- The minimum roof overhang (for all main-body roof forms) shall be 12 inches, but no more than 12-inches shall encroach into the setbacks.

All roof vents, flues, flashing, etc. shall be painted to match the roof color.

5. Recessed Entries, Covered Porches, and Decks

Principle: *Utilize single story building volumes, such as recessed entries, covered porches and decks to help soften the building façade and act as transitional elements to larger-scaled building volumes. Design entries, porches and decks that complement the home's architectural style.*

Standards:

a. Recessed Entries and Covered Porches:

- A recessed entry or covered porch shall be required for all homes.
- Covered porches shall be a minimum 48 square feet in area and six feet usable depth.

b. Columns, Piers, and Posts

- Columns, piers, and posts shall be visually substantial and capable of supporting the mass of what they hold up, such as covered porches. To that end, dimensional wood posts shall be a minimum size of eight-inches square (grouped posts of 2 or 3 may be a minimum of 4-inches square) and masonry piers shall be a minimum dimension of 18-inches square.

c. Rear-Yard Elevated Decks (located above 30-inches from finished grade):

- Elevated decks above 30-inches from finished grade shall be compatible with the architectural style of the home and not left to weather naturally. Vertical deck elements such as balustrades, railing, columns, posts and staircases shall be painted or stained to match, and be compatible with, the colors of the main structure. The colors shall be approved by the HOA ACC prior to submitting a permit.
- Elevated decks at the main floor level of walk out or garden level lots, that are adjacent to public streets or open lands, shall be constructed using masonry piers/columns with 18-inch minimum dimension, consistent with the main structure.
- Second-story, rear yard walk out decks (above the main floor level) must be integrated into the building structure and reflect the architectural style of the home (see Elevations).

6. Façade Articulation

Principle: *Design homes to avoid long expanses of blank walls and windowless elevations. A home shall use building elements, such as plane breaks and building projections that help segment the building mass into smaller building elements, and break-up large expanse of blank wall.*

Standards:

a. Wall Articulation (Front Elevations)

- Front elevations shall provide two horizontal or vertical wall planes (separated by a minimum of two feet).

b. Building Projections

- Cantilevered building projections, such as a bay window or a fireplace box out, shall project a minimum of 18 inches from the façade surface and shall be supported by decorative corbels, brackets, or trim boards.

7. Windows and Doors

Principle: *Use windows and doors that are composed of smaller human-scaled elements and ornamentations, dimensioned to express vertical proportions. Orchestrate the placement of windows and doors on building elevations to create proportionate, balanced, and rhythmic compositions.*

Standards:

a. Windows

- A home's window design, including style, proportion and detailing, shall be compatible with the overall architectural style and elevation.
- All street-facing windows shall use muntins (window grids) to divide windows into individual-appearing windowpanes.
- Window openings in masonry walls shall be recessed a minimum of two-inches.
- Window shutters should appear visually functional, capable of covering window openings, excluding grouped windows of two or more.
- All windows visible from public streets and/or open lands (other than special transom/overhead windows) shall be vertically-oriented, with the vertical dimension being greater than, or equal to, the horizontal dimension.
- Windows (on front and rear elevations) shall be generally centered on the building mass and aligned both horizontally and vertically.
- All window openings associated with wood-clad homes shall be trimmed with decorative molding a minimum of four-inches wide.
- Windows shall be "u"-rated, double pane, and vinyl clad.

b. Doors

- All front doors shall be decorative, composed of ornamentation such as recessed or grooved panels, windows, speakeasies, or decorative hardware.
- Sliding glass doors shall only be used on interior side or rear building elevations.

8. Building Elements

Principle: *Design building details and ornamentation to reflect the architectural style of the home.*

Standards:

Fascia and Trim Details

- Fascia trim shall be a minimum of 4-inches wide.
- Vertical corner trim or corner clips shall be provided on all wood clad homes and as a transition between different siding materials on all inside and outside corners.

9. Building Materials and Color

Principle: *Use building materials with rich colors and strong textures, such as brick, stone, and clapboard that create visual depth and detail.*

Standards:

a. Wall Materials and Color

- Masonry materials, such as brick, stucco, or stone, shall be used as a prominent material on all front elevations.
- Homes shall be finished with rich, earth-tone colors that reflect the architectural style of the home, providing variety and visual interest to the streetscape.
- Color variety shall relate to changes of materials, such as building base, façade, and roof.

b. Roof Materials and Color

- Strong roof colors shall be used such as, but not limited to, charcoal gray, greenish-gray, forest green, and dark brown to visually terminate the top of the building.
- A varied palette of harmonious roof colors and materials shall be required for Neighborhood 6. A minimum of three roof colors shall be required along each block of 10 homes or lots in a row.
- Roofing shall be concrete tile with a minimum 30-year manufacturers warranty.

10. Building Material Application

Principle: *Encourage flowing material applications, graceful changes in wall materials, and convincing material transitions.*

Standards:

a. General

- No less than 50% of structures located on corner lots must incorporate masonry as a prominent building material.
- Each neighborhood should have an accumulative total of no less than 30% of all principal structures that incorporate masonry as a prominent building material.
- Each block of six (6) lots or more shall include at least one structure that incorporates masonry as a prominent building material.
- Siding material shall provide a 30-year manufacturer's warranty.
- Join together different materials in a harmonious fashion. Intermediate building components such as frieze boards, wainscot caps, window sills, belly bands, and corner boards shall be provided as transitional elements between different building materials.
- Material changes should generally be accompanied by a change in wall plane, preferably inside corners. When masonry wall cladding material occurs at the outside corner of a front elevation, the masonry shall wrap the corner a minimum of two feet, or terminate on an inside corner of a building element on the side elevation.
- Building siding or masonry materials shall cover building foundation walls to within 12-inches of the ground plane.
- On sloping sites that are accompanied by a walkout and garden level elevations, siding and/or masonry shall extend to within 18-inches of the ground plane.

b. Enhanced Side and Rear Elevations Visible From Public View

- Side and rear building elevations, adjacent to arterials, connectors, neighborhood streets and open lands should be enhanced through the use of architectural elements and embellishments compatible with the front elevation of the house. Such embellishments should, as a minimum, include brick or stone masonry wainscot as carried over from the front elevation of the house.

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Pulte Homes

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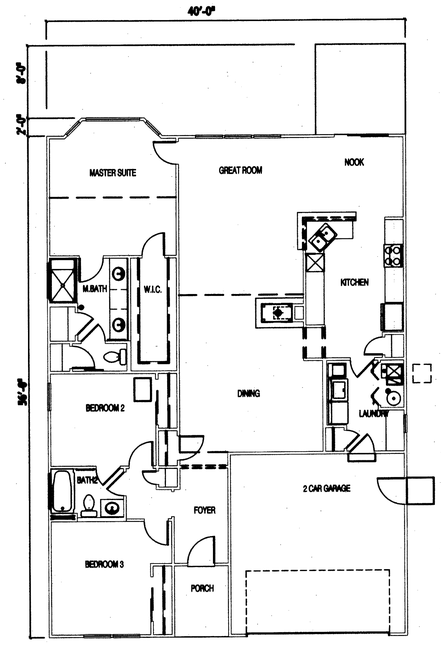
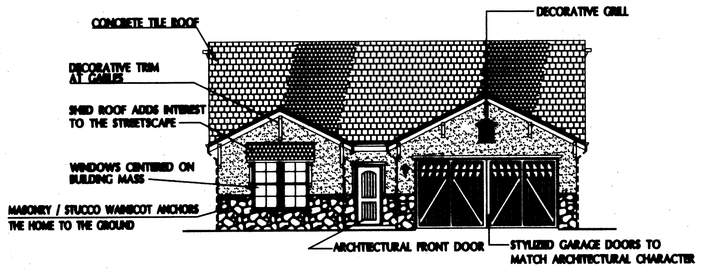


MAIN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

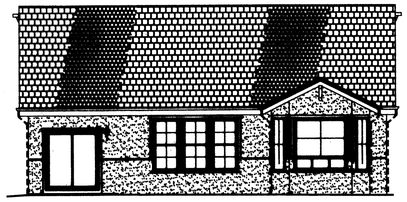
COPPER - HIGH PLAINS STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
1,616 SQUARE FEET

Classic Home Series - (40 - FOOT WIDE HOMES)

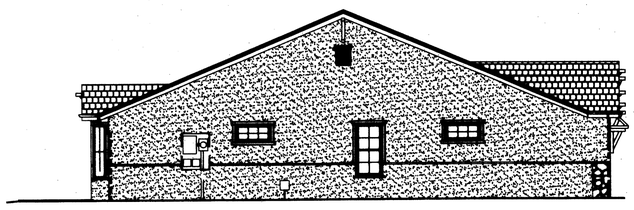
The Classic Home Series includes homes that are 40-foot wide on 55-foot wide lots. These homes range in square footage of 1500 to 1800. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architectural elevation represented here is a representative of the Copper floor plan shown in the High Plains Style Architecture.



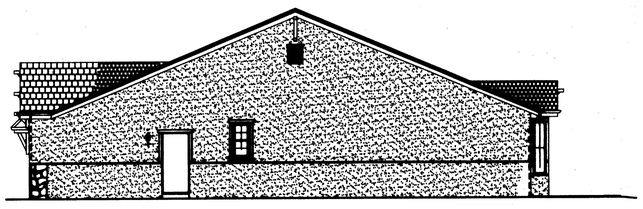
FRONT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



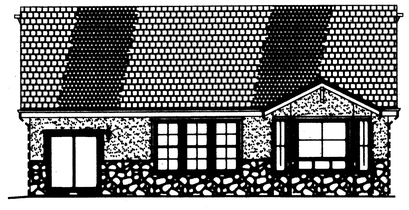
REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



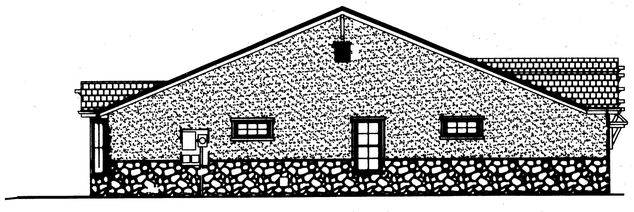
LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



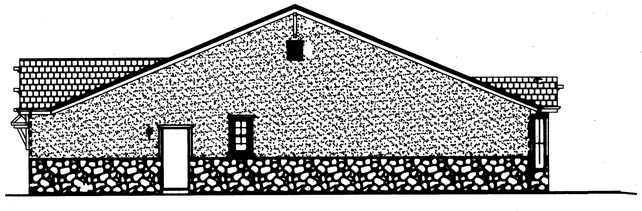
RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



ENHANCED REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



ENHANCED LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



ENHANCED RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

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DATE: 11/07/06
PROJECT NUMBER 050718-PTPC
ARCHITECTURAL - CLASSIC HOME SERIES - A-1 - SHEET 27

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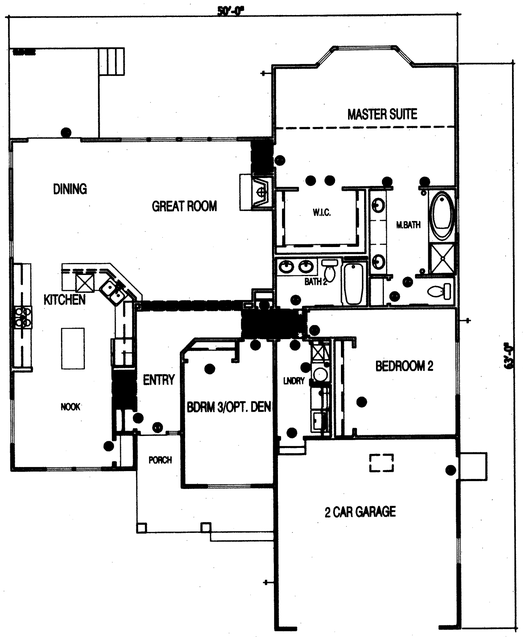
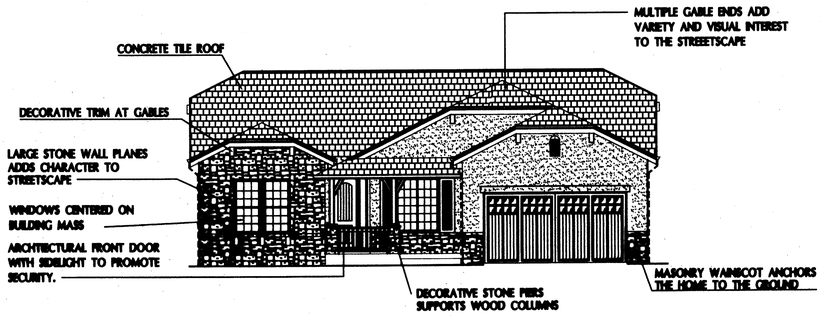


MAIN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

KEYSTONE - MOUNTAIN STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
1,901 SQUARE FEET



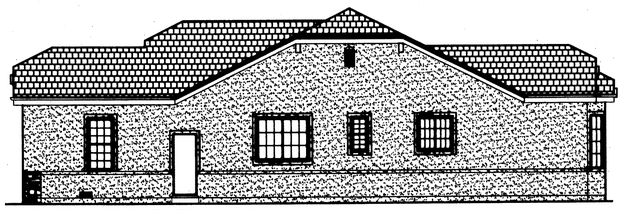
FRONT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

Premier Home Series (50 - FOOT WIDE HOMES)

The Premier Home Series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage of 1875 to 2050. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevation. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architectural elevation represented here is a representative of the Keystone floor plan shown in the Mountain Style Architecture.

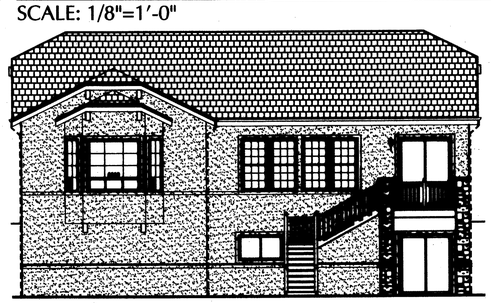
LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

ENHANCED LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

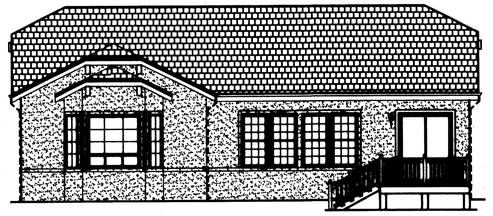


RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

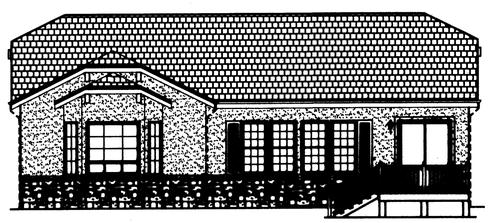
ENHANCED RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



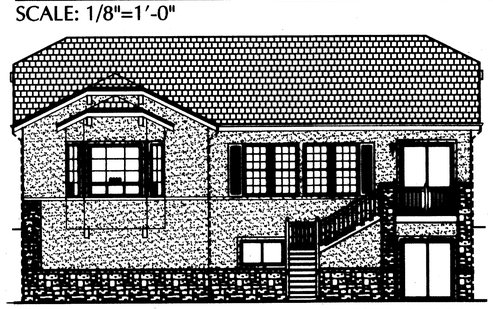
REAR WALKOUT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



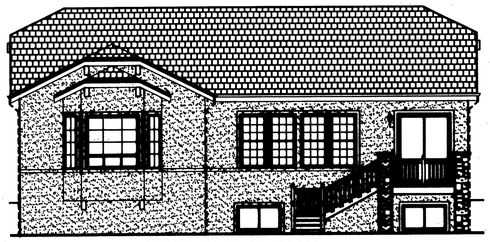
REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



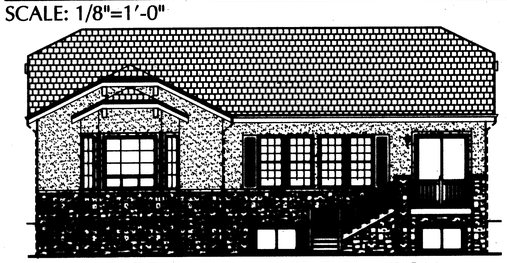
ENHANCED REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



ENHANCED REAR WALKOUT ELEVATION -
SCALE: 1/8"=1'-0" 100% MASONRY/STUCCO



REAR DAYLIGHT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"



ENHANCED REAR DAYLIGHT ELEVATION -
SCALE: 1/8"=1'-0" 100% MASONRY/STUCCO

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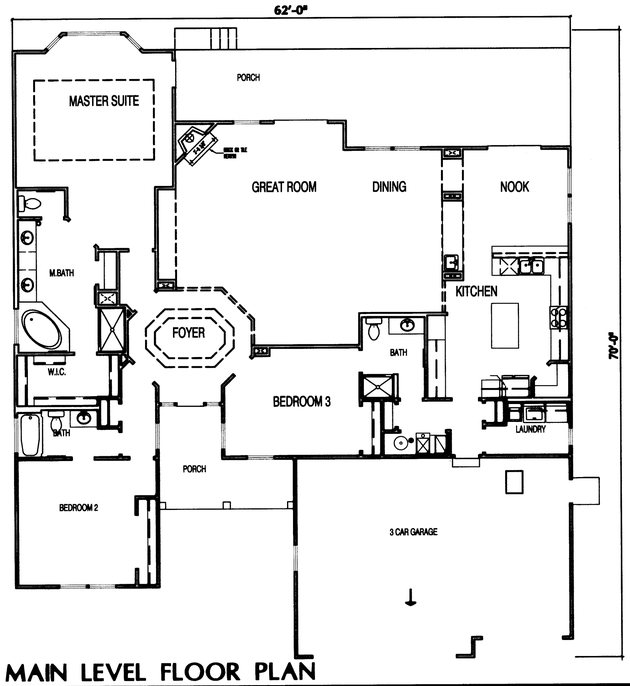
DATE: 11/07/06
PROJECT NUMBER 050718-PTPC
ARCHITECTURAL - PREMIER HOME SERIES - A-2 - SHEET 28



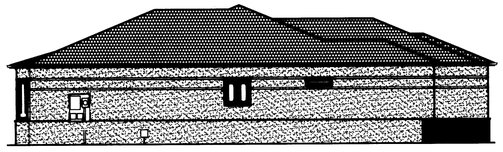
MAIN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

VAIL - PRAIRIE STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
2,536 SQUARE FEET

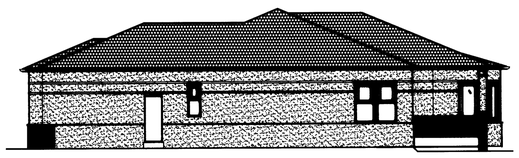
FRONT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

Estate Home Series - (65 - FOOT WIDE HOMES)

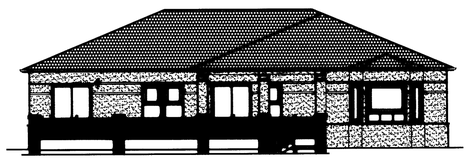
The Estate Home Series includes homes that are 65-foot wide on 85-foot wide lots. These homes range in square footage of 2225 to 2850. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architectural elevation represented here is a representative of the Vail floor plan shown in the Prairie Style Architecture.



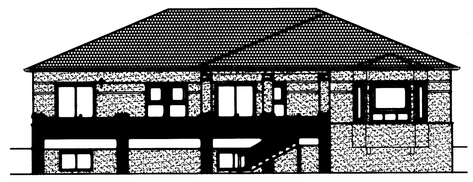
LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



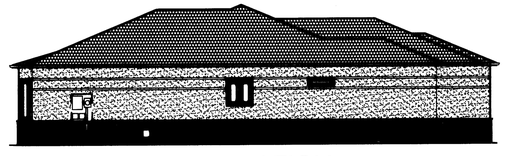
RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



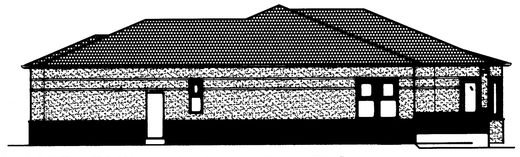
REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



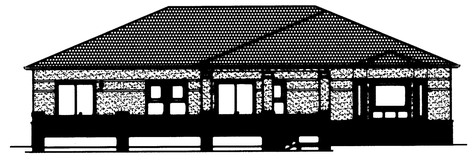
REAR DAYLIGHT ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



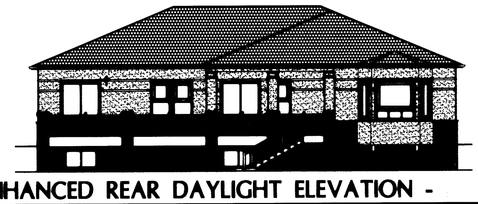
ENHANCED LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



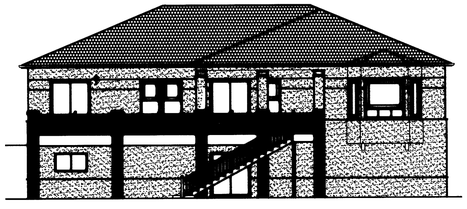
ENHANCED RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



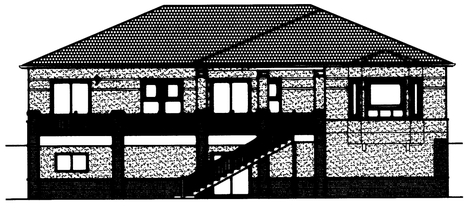
ENHANCED REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



ENHANCED REAR DAYLIGHT ELEVATION -
SCALE: 3/32"=1'-0" 100% MASONRY/STUCCO



REAR WALKOUT ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0"



ENHANCED REAR WALKOUT ELEVATION - 100% MASONRY/STUCCO
SCALE: 3/32"=1'-0" 100% MASONRY/STUCCO

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DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
ARCHITECTURAL - ESTATE HOME SERIES - A-3 - SHEET 29

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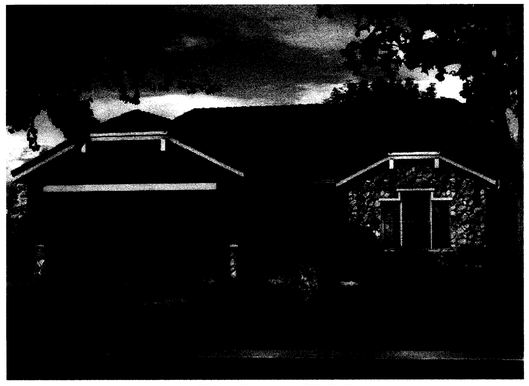
Classic Home Series (40 - FOOT WIDE HOMES)

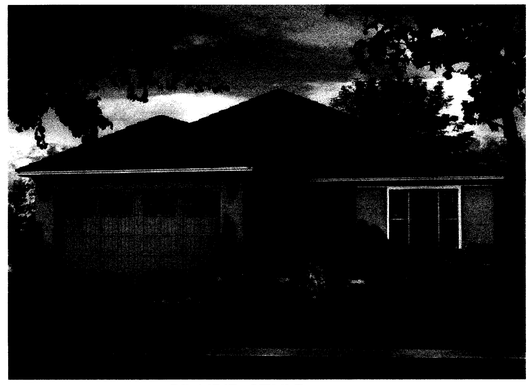
The Classic Home Series includes homes that are 40-foot wide on 55-foot wide lots. These homes range in square footage of 1500 to 1800. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architectural elevations shown here are representative of the Arapahoe, Eldora, and Copper floor plans.

ARAPAHOE - ONE STORY WITH 2-CAR GARAGE 1,555 SQUARE FEET

HIGH PLAINS STYLE



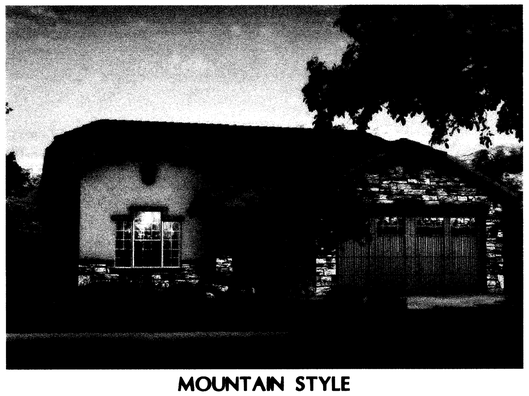
MOUNTAIN STYLE



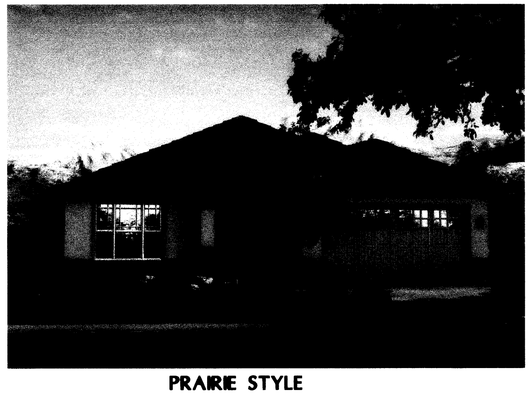
PRAIRIE STYLE

ELDORA - ONE STORY WITH 2-CAR GARAGE 1,669 SQUARE FEET

HIGH PLAINS STYLE



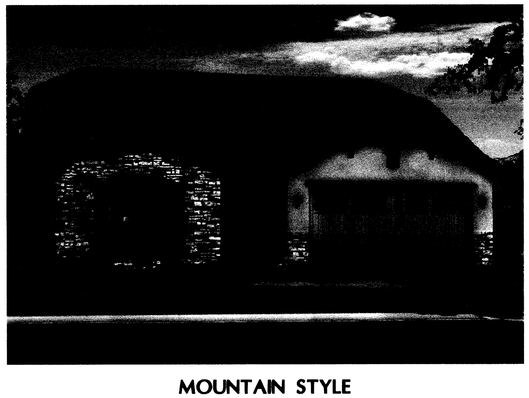
MOUNTAIN STYLE



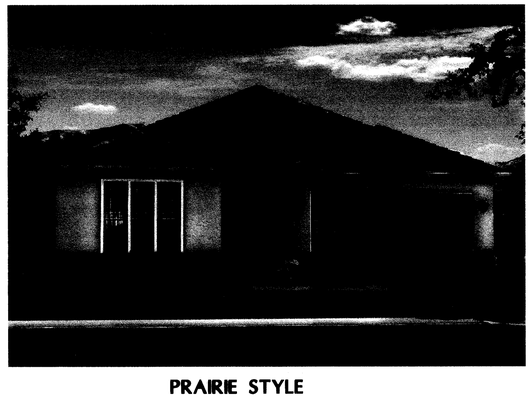
PRAIRIE STYLE

COPPER - ONE STORY WITH 2-CAR GARAGE 1,805 SQUARE FEET

HIGH PLAINS STYLE



MOUNTAIN STYLE



PRAIRIE STYLE

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DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
ARCHITECTURE DESIGN STANDARDS (CLASSIC HOMES) - SHEET 30

Premier Home Series (50 - FOOT WIDE HOMES)

The Premier Home Series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage of 1875 to 2050. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevation. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architectural elevations shown here are representative of the Breckenridge, Keystone, and Steamboat floor plans.

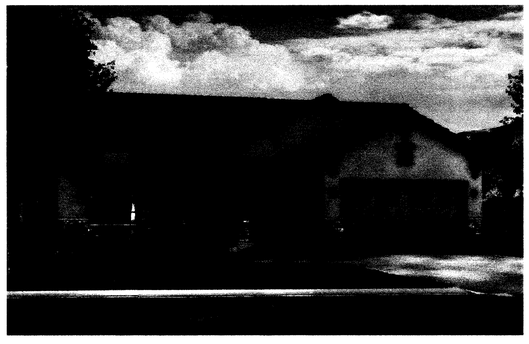
BRECKENRIDGE - ONE STORY WITH 2-CAR GARAGE 1,879 SQUARE FEET

HIGH PLAINS STYLE

MOUNTAIN STYLE

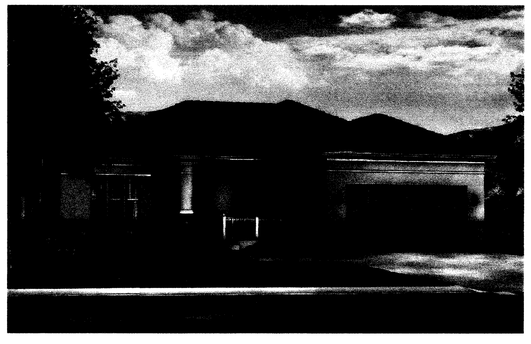
PRAIRIE STYLE

KEYSTONE - ONE STORY WITH 2-CAR GARAGE 1,967 SQUARE FEET



HIGH PLAINS STYLE

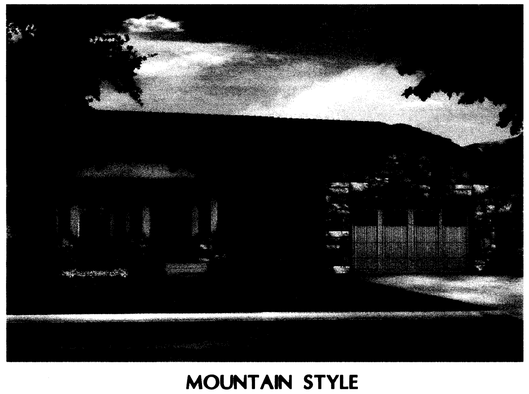
MOUNTAIN STYLE



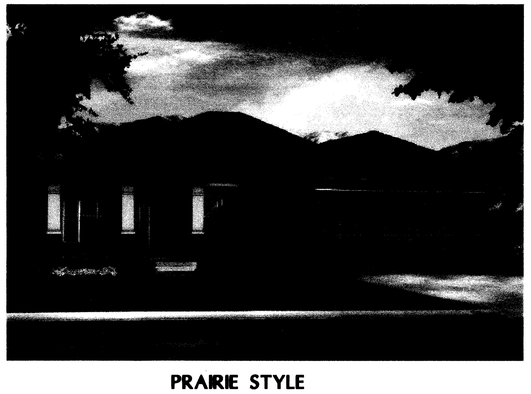
PRAIRIE STYLE

STEAMBOAT - ONE STORY WITH 2-CAR GARAGE 2,054 SQUARE FEET

HIGH PLAINS STYLE



MOUNTAIN STYLE



PRAIRIE STYLE

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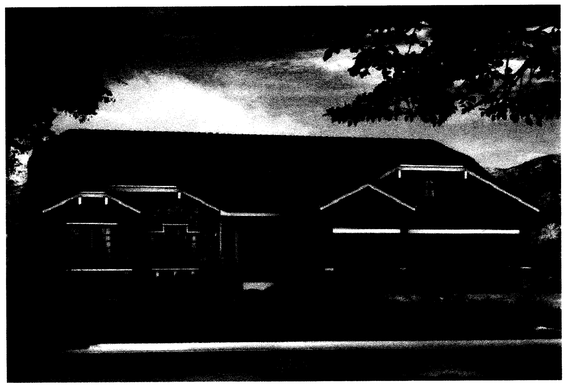
DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
ARCHITECTURE DESIGN STANDARDS (PREMIER HOMES) - SHEET 31

Estate Home Series (65 - FOOT WIDE HOMES)

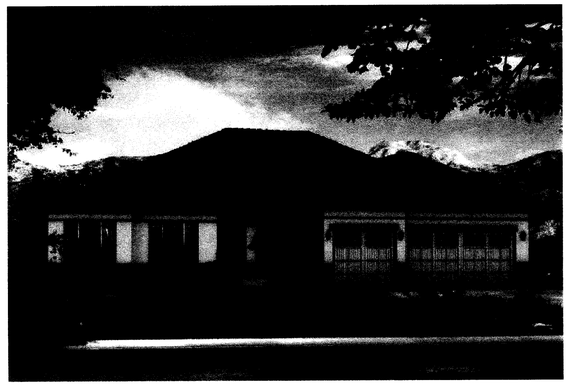
The Estate Home Series includes homes that are 65-foot wide on 85-foot wide lots. These homes range in square footage of 2225 to 2850. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architectural elevations shown here are representative of the Aspen, Snowmass, and Vail floor plans.

ASPEN - ONE STORY WITH 3-CAR GARAGE 2,851 SQUARE FEET

HIGH PLAINS STYLE



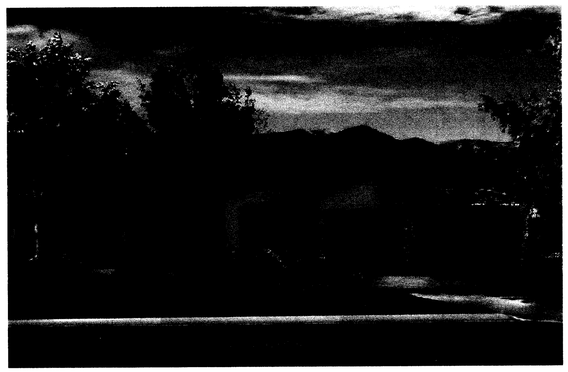
MOUNTAIN STYLE



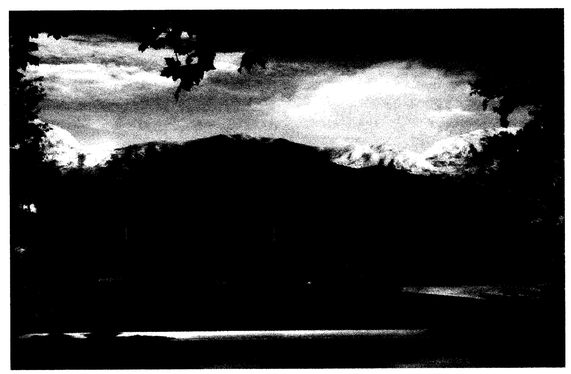
PRAIRIE STYLE

SNOWMASS - ONE STORY WITH 3-CAR GARAGE 2,226 SQUARE FEET

HIGH PLAINS STYLE

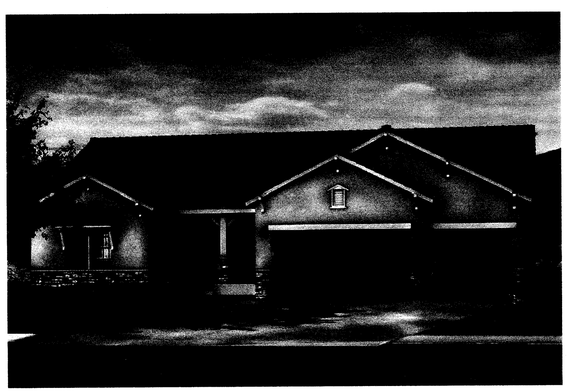


MOUNTAIN STYLE

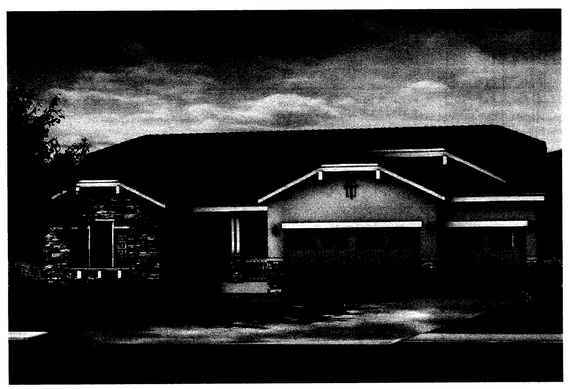


PRAIRIE STYLE

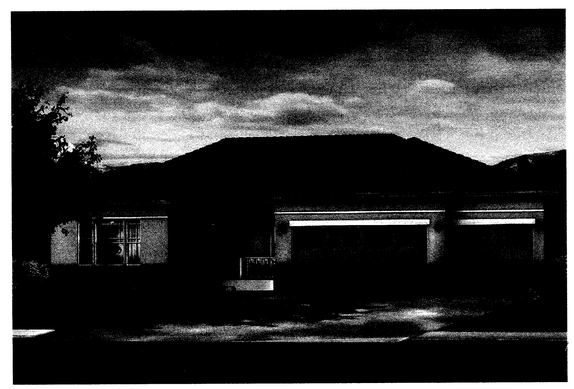
VAIL - ONE STORY WITH 3-CAR GARAGE 2,612 SQUARE FEET



HIGH PLAINS STYLE



MOUNTAIN STYLE



PRAIRIE STYLE

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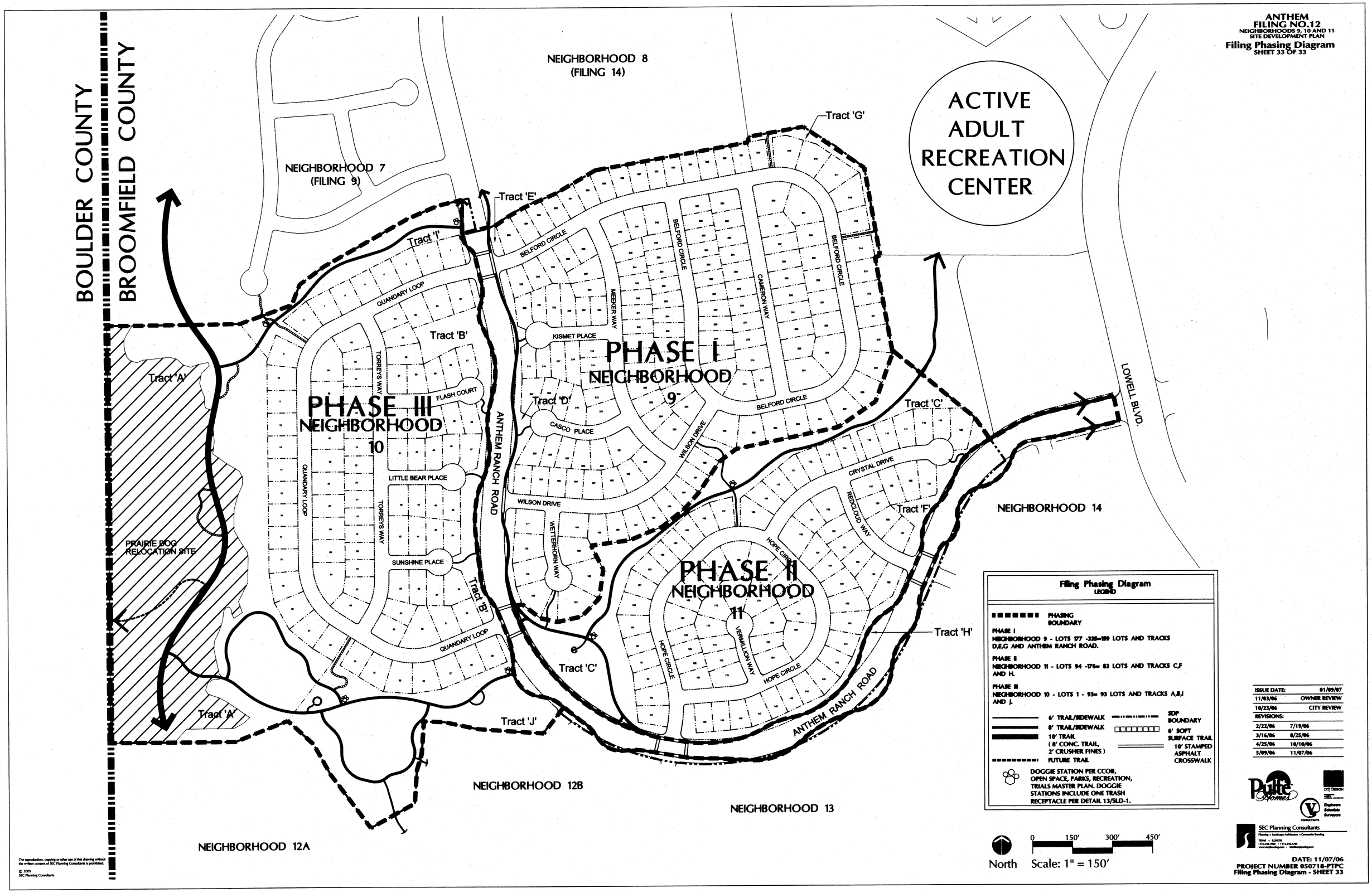
DATE: 01/09/07
PROJECT NUMBER 050718-PTPC
ARCHITECTURE DESIGN STANDARDS (ESTATE HOMES) - SHEET 32


ANTHEM
FILING NO.12
NEIGHBORHOODS 9, 10 AND 11
SITE DEVELOPMENT PLAN
Filing Phasing Diagram
SHEET 33 OF 33
BOULDER COUNTY
BROOMFIELD COUNTY
NEIGHBORHOOD 8
(FILING 14)
NEIGHBORHOOD 7
(FILING 9)
ACTIVE
ADULT
RECREATION
CENTER
Tract 'G'
Tract 'E'
Tract 'I'
Tract 'B'
Tract 'A'
Tract 'D'
Tract 'C'
Tract 'F'
Tract 'H'
Tract 'J'
PHASE I
NEIGHBORHOOD
9
PHASE II
NEIGHBORHOOD
11
PHASE III
NEIGHBORHOOD
10
BELFORD CIRCLE
MEEKER WAY
CAMERON WAY
KISMET PLACE
QUANDARY LOOP
TORREYS WAY
FLASH COURT
CASCO PLACE
WILSON DRIVE
LITTLE BEAR PLACE
SUNSHINE PLACE
WETTERHORN WAY
CRYSTAL DRIVE
REDCLOUD WAY
HOPE CIRCLE
VERMILLION WAY
ANTHEM RANCH ROAD
LOWELL BLVD.
PRAIRIE DOG
RELOCATION SITE
NEIGHBORHOOD 14
NEIGHBORHOOD 12B
NEIGHBORHOOD 13
NEIGHBORHOOD 12A
Filing Phasing Diagram
LEGEND
PHASING
BOUNDARY
PHASE I
NEIGHBORHOOD 9 - LOTS 177 -335=159 LOTS AND TRACKS D,E,G AND ANTHEM RANCH ROAD.
PHASE II
NEIGHBORHOOD 11 - LOTS 94 -176= 83 LOTS AND TRACKS C,F AND H.
PHASE III
NEIGHBORHOOD 10 - LOTS 1 - 93= 93 LOTS AND TRACKS A,B,I AND J.
6' TRAIL/SIDEWALK
8' TRAIL/SIDEWALK
10' TRAIL
(8' CONC. TRAIL,
2' CRUSHER FINES)
FUTURE TRAIL
SDP
BOUNDARY
6' SOFT
SURFACE TRAIL
10' STAMPED
ASPHALT
CROSSWALK
DOGGIE STATION PER CCOB, OPEN SPACE, PARKS, RECREATION, TRIALS MASTER PLAN. DOGGIE STATIONS INCLUDE ONE TRASH RECEPTACLE PER DETAIL 13/SLD-1.
North
0
150'
300'
450'
Scale: 1" = 150'
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PROJECT NUMBER 050718-PTPC
Filing Phasing Diagram - SHEET 33
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