

Anthem - Filings No. 4 and 5

State Hwy 7 - Landscape/Signage

Site Development Plan

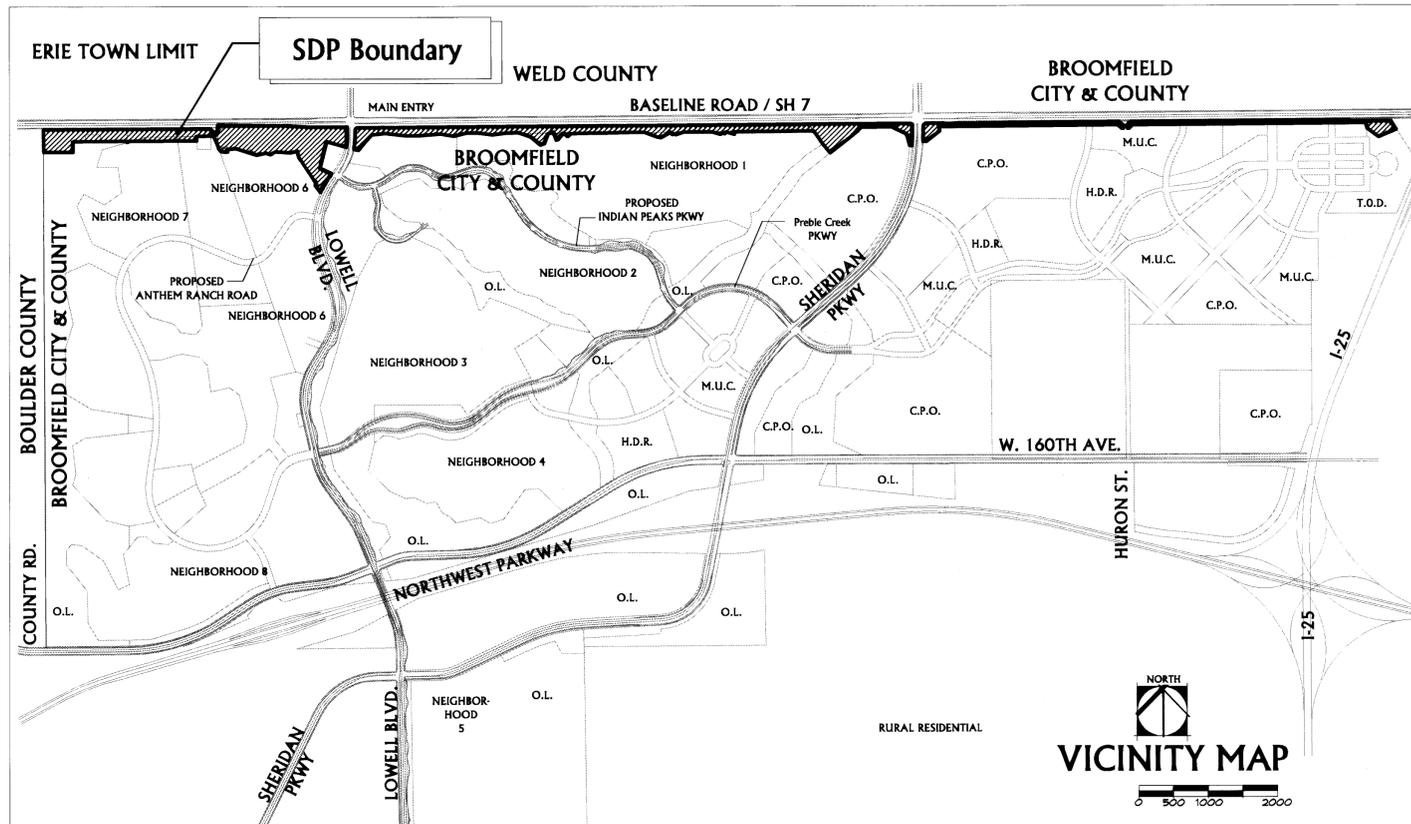
(and an Amendment to Preble Creek Filing No.1 Site Development Plan)

Cover Sheet

Sheet 1 of 26

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LANDSCAPE DESIGN INTENT/CONTENT

This Site Development Plan amends Preble Creek Filing No. 2 Outlot 1 to address marketing and project theming structures for this community. The Marketing Trail consists of landscape, signage, and community features along the State Hwy. 7 frontage from I-25 to the project's western boundary. The improvements are intended to introduce and define the Anthem community to prospective residents and tenants by providing project signage, informational/directional signage, community features such as trailhead structures, and project icons as well as public art in a landscape setting that establishes the "finished edge" of the Anthem community along State Hwy. 7 and directs people to the community Welcome Lodge (information center) and Sales Centers. At I-25 the community is introduced by way of a landscaped corner that includes a community sign (boundary marker) and community feature (icon) together with landscaped berms and public art. Proceeding west to Sheridan Parkway are pockets of landscape with directional signage and additional public art. At Sheridan Parkway the entry is defined with community signage and community features together with landscape and berms. At the Community Ditch crossing of State Hwy. 7, a trailhead and pocket park are located in a landscaped setting which includes a shelter and a relocated Miner's Monument. The existing trees in this area are preserved. Along the approximately 100 feet deep northern buffer of Neighborhood 1, the landscape and berms include perimeter fence, regional trail and informational/directional signage. At the primary residential entry, at Lowell Boulevard, the ponds are highlighted using a combination of native and manicured turf, fencing, public art, community signage and a community feature with water. From Lowell Boulevard to the western boundary, a combination of native landscape and berms is provided to buffer the neighborhoods directly to the south. Included in this area is informational/directional signage, and the western community sign and community feature. A location at this western boundary area is provided for the future Broomfield entry sign.

D.A.M. 5-12-06 Trail sizes modified, landscape plan adjustment + 3 foot trail (# 2006-009) eliminated.

SIGNAGE SUMMARY

DESCRIPTION	QTY.	SIGN AREA*		SIGN HEIGHT		AVE. TEXT HEIGHT*		SETBACK FROM ROW	
		Provided	Permitted	Provided	Permitted	Provided	Permitted	Provided	Permitted
PUD - Subdivision Entrance (CCOB MC 17-44-140)									
West Boundary Marker - sign and logo (1-sided)	1	65 s.f.	100 s.f.	32 ft.	5 ft.	30 in.	18 in.	15 ft.	15 ft.
East Boundary Marker - sign and logo (1-sided)	1	55 s.f.	100 s.f.	32 ft.	5 ft.	30 in.	18 in.	15 ft.	15 ft.
Project Entry at Sheridan-sign and logo (2-sided)	2	152.5 s.f./ea	100 s.f.	32 ft.	5 ft.	30 in.	18 in.	15 ft.	15 ft.
Project Entry at Lowell - sign and logo (2-sided)	2	175/ea.	100 s.f.	12 ft.	5 ft.	30 in.	18 in.	15 ft.	15 ft.
Directional Sign- Multi-Tenant (CCOB MC 17-44-130-B.2.)									
Information Sign (two-sided)	7	72 sf./ea	50 sf./ea	11 ft.		10 in.		15 ft.	

*Sign calculations do not include "City and County of Broomfield Welcomes You" identification signage

Deviation being requested	Required Per BMC	Requested for this SDP	Variance Requested
Signage			
Subdivision Entrance Signs (4 locations)	5 ft. high	32 ft. ht. (East & West Boundary Markers & Sheridan entry) 12 ft. height (Lowell entry)	27 ft. increase in height 7 ft. increase in height
Sheridan Blvd. Entry Sign	18 inch text height	30 inch text height	12 inch increase in text height
Lowell Entry Sign	100 s.f. sign area	305 s.f. sign area	205 s.f. increase in sign area
Temporary Directional Signs (7 locations)	50 s.f. of sign area	72 s.f. sign area (36 s.f. per side)	22 s.f. increase 3 ft. increase in height

OPEN LANDS REQUIREMENTS

Open Space Requirements: 8 Acres / 1,000 population
0 units x 3 people per unit = 0 population = 0 acres required
There is 0.50 acres of Open Space provided with this SDP*

Park Land Requirements: 16 Acres / 1,000 population
0 units x 3 people per unit = 0 population = 0 acres required
There is 3.89 acres of Park Lands 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 SDPs will include a surplus while others will include a deficit. The applicant will coordinate with the CCOB in providing a cumulative summary of all open lands.

TRACT AND OUTLOT SUMMARY

OUTLOTS	SQ. FT.	ACREAGE	USE CATEGORY	OWNERSHIP (City or HOA)	OPEN LANDS DESCRIPTION/ALLOCATION				RESPONSIBLE FOR MAINTENANCE	
					Parks	Open Space	Other Open Lands	Private Area Improvements*	CITY	HOA/PRIVATE
Preble Creek - Filing No. 1										
Outlot 2	807,489	18.54	PrOS,DE,LE	HOA			18.54			X
Anthem - Filing No. 4										
Outlot 1	478,101	10.98	PrOS,LE,PuOS	HOA		**0.50	10.48			X
Anthem - Filing No. 5										
Outlot 1	1,020,623	23.43	PrOS,LE,DE,PrP	HOA	3.89		17.99	1.55		X
Outlot 2	177,851	4.08	PrOS,LE	HOA				4.08		X
Outlot 3	236,164	5.42	PrOS,LE	HOA				5.42		X
Total		62.45			3.89	0.50	47.00	11.05		

*Portions of Filing No. 5 Outlots 1, 2 and 3 will be consolidated with adjacent commercial parcels.

**This open space includes the area west of the regional trail that is located in the 600-foot buffer adjacent to the western property boundary.

Use Categories:

Public Open Space (PuOS)	Landscaped Entries (LE)	Public Parks and Recreation (PuPR)
Private Open Space (PrOS)	Irrigated Drainage (ID)	Private (HOA) Park/Trail Corridor (PrP)
School Park (SP)	Utility easement (UE)	Private Recreation Center (PrRC)
Drainage Easement (DE)		Other (please specify)

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 14th day of March, 2006.

J.D. Stokes
Chairman

Joseph Pangburn
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 24th day of April, 2006.

Ken Stewart
Mayor

Lucia Kegeress
City Clerk Deputy



GENERAL NOTES

- This Site Development Plan may be revoked by the City Council if building permits are not issued to the owner by the City and County of Broomfield within three years from the date of approval of this Site Development Plan by the City Council.
- 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 a specified zone district (e.g. R-1).
- Construction may be phased with the initial phase completed by fall of 2005 and subsequent phases complete by fall of 2006.
- 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.
- Areas not shown in detail as part of this SDP will be approved by CCOB at the Construction Plan phase. These areas will meet the intent and level of quality of the SDP's landscape theme along State Highway 7 and the overall color plans provided with the City Council hearing packet.
- A visioning plan is being developed for State Highway 7. The applicant agrees to participate in the development of this visioning plan and will conform to the plan as it is developed and approved including if necessary; adding, removing, or reconstructing elements in this plan.
- The landscaping and signage along State Hwy. 7 will meet runoff clearance zones as established by the Colorado Department of Highway (CDOT).
- Tract and neighborhood boundaries reflect the proposed Anthem PUD plan.
- Outlot 1 in Filing 4 and a portion of Outlot 1 in Filing 5 shall be dedicated to the City and County of Broomfield as required by the Preble Creek PUD Plan or any subsequent amendments to the PUD plan. Timing of the dedication of each outlot shall occur per the PUD plan/amended PUD plan, or no later than development of adjacent parcels, or as requested by the City and County of Broomfield.

PROPERTY OWNER AND SUBDIVIDER

Pulte Home Corporation
12303 Airport Way, Suite 130
Broomfield, CO 80021
tel (303) 404-9605

By: *Robert L. Eck*
State of Colorado

County of Boulder
The foregoing Instrument was acknowledged before me this 22 day of June, 2006,
by *Robert L. Eck*. Witness my hand and official seal.



My Commission expires April 15, 2009
ENGINEER/SURVEYOR

V3 Companies of Colorado, LTD.
Stephen R. Pangburn -- PE #35818 Engineer
Patrick C. O'Hearn -- PLS #23515 Surveyor
2399 Blake Street, Suite 130
Denver, CO 80205
tel (303) 989-8588
fax (303) 989-9932

Carter - Burgess
Sean O'Hearn -- PE #33568 Engineer
Kenneth W. Carlson -- PLS #24942 Surveyor
707 17th Street, Suite 2300
Denver, CO 80205
tel (303) 223-5811
fax (303) 820-4842

Patrick C. O'Hearn -- PLS #23515
for and on behalf of V3 Companies
of Colorado, LTD.
2399 Blake Street, Suite 130
Denver, CO 80205
(303) 989-8588

Kenneth W. Carlson P.L.S. #24942
for and on behalf of Carter & Burgess, Inc.
216 16th Street Mall, suite 1700
Denver, CO 80202
(303) 820-5280

LANDSCAPE ARCHITECT

DTJ DESIGN, Inc.
Dave Ignatew / Tim Siedlecki - Landscape Architects
1881 Ninth Street, Suite 103
Boulder, Colorado 80302
tel (303) 443-7533
fax (303) 443-7534

REVISIONS		
1	City Submittal	12/22/04
2	CCOB Re-submittal	3/1/05
3	CCOB Re-submittal	3/9/05
4	CCOB Re-submittal	3/11/05
5	CCOB Re-submittal	3/30/05
6	CCOB Re-submittal	4/14/05
7	CCOB Re-submittal	4/18/05
8	CCOB Re-submittal	5/26/05

Pulte Homes
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Boulder, CO 80302
(303) 443-7533
www.pulte.com
www.dtydesign.com

Anthem - Filings No. 4 and 5

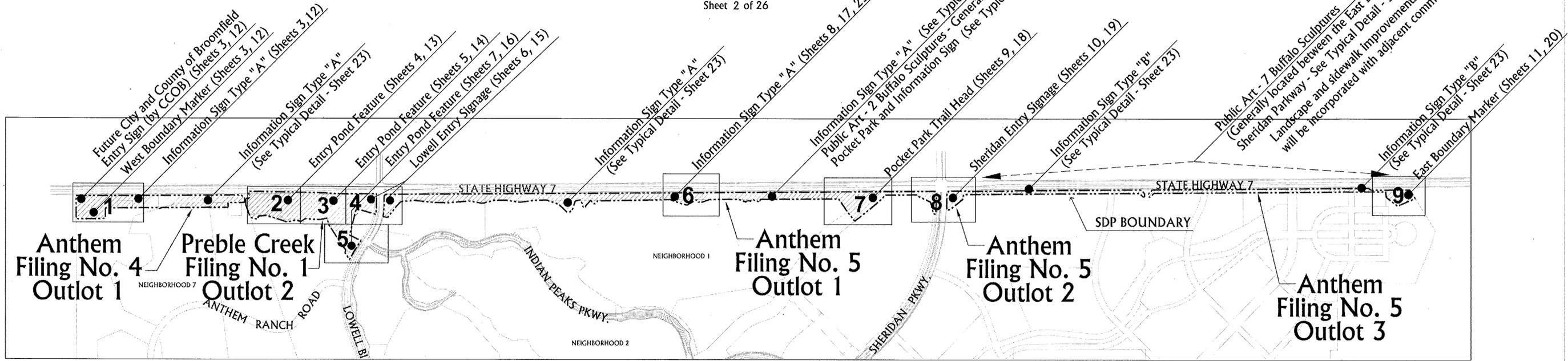
State Hwy 7 - Landscape/Signage

Site Development Plan

(and an Amendment to Preble Creek Filing No. 1 Site Development Plan)

Legal Description / Context Map

Sheet 2 of 26



CONTEXT MAP

Note: Denotes typical enlargements included in this SDP which are representative treatments for each sign type. (See angled text for specific sheet numbers.)

N.T.S.

LEGAL DESCRIPTIONS

Anthem - Filing No. 4 - Outlot 1

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 89°40'36" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 48°45'28" WEST, A DISTANCE OF 114.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY No. 7, SAID LINE BEING ALSO THE NORTHERLY LINE OF OUTLOT 12, PREBLE CREEK FILING No. 1, A SUBDIVISION RECORDED AT RECEPTION NO. 2004005783 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE SOUTH 45°11'48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE NORTHERLY LINE OF OUTLOT 12, A DISTANCE OF 70.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE, NORTH 89°40'36" EAST, A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 12; THENCE SOUTH 00°28'27" WEST, ALONG THE EAST LINE OF SAID OUTLOT 12, A DISTANCE OF 57.03 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 12; THENCE SOUTH 89°24'15" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT 12, A DISTANCE OF 245.61 FEET TO THE SOUTHWEST CORNER OF OUTLOT 3, SAID PREBLE CREEK FILING No. 1; THENCE SOUTH 00°35'45" EAST, ALONG THE WEST LINE OF SAID OUTLOT 3, A DISTANCE OF 66.80 FEET; THENCE SOUTH 89°40'36" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 56.30 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 12; THENCE NORTH 00°14'36" WEST, ALONG THE WEST LINE OF SAID OUTLOT 12, A DISTANCE OF 15.13 FEET; THENCE SOUTH 89°40'36" WEST, A DISTANCE OF 776.56 FEET; THENCE SOUTH 00°19'24" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 89°40'36" WEST, A DISTANCE OF 423.73 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00°14'51" WEST, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 330.36 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY No. 7; THENCE NORTH 89°40'36" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2402.18 FEET TO THE "POINT OF BEGINNING".

CONTAINING 10.976 ACRES OR 478,101 SQUARE FEET, MORE OR LESS.

I, Patrick C. O'Hearn, a Professional Land Surveyor, licensed in the state of Colorado, do hereby certify that the above legal description was prepared by me or under my direct supervision and checking.



Patrick C. O'Hearn PLS 23515
For and on behalf of
V3 Companies of Colorado, LTD.
2399 Blake Street Suite 130
Denver, CO 80205
(303) 989-8588

Preble Creek - Filing No. 1 - Outlot 2

A TRACT OF LAND BEING A PART OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING DESCRIBED AS: PREBLE CREEK FILING NO. 1, OUTLOT 2.

THENCE S51°46'45"W a distance of 359.20 feet.
THENCE N38°13'15"W a distance of 171.04 feet.
THENCE N34°46'17"W a distance of 224.45 feet.
THENCE S29°35'50"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 4 a distance of 730.03 feet.
THENCE S39°28'18"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 5 a distance of 410.55 feet.
THENCE S00°21'42"E a distance of 38.65 feet.
THENCE N72°01'10"W a distance of 124.75 feet.
THENCE S37°23'44"W a distance of 35.62 feet.
THENCE along the arc of a curve to the left, having a central angle of 91°10'10", a radius of 45.00 feet, a chord bearing of S81°58'39"W a distance of 64.29 feet, and an arc distance of 71.60 feet.
THENCE N72°01'10"W non-tangent with the last described curve a distance of 122.27 feet.
THENCE S39°29'23"W a distance of 408.30 feet.
THENCE S79°59'11"W non-tangent with the following described curve a distance of 119.25 feet.
THENCE along the arc of a curve to the left, having a central angle of 69°14'27", a radius of 45.00 feet, a chord bearing of S89°01'13"W a distance of 51.13 feet, and an arc distance of 54.38 feet.
THENCE N35°36'01"W radial to said curve, a distance of 44.03 feet.
THENCE S60°54'42"W a distance of 161.84 feet.
THENCE N77°50'19"W a distance of 62.46 feet.
THENCE N70°07'58"W a distance of 191.35 feet.
THENCE S88°56'11"W a distance of 1056.26 feet.
THENCE S44°26'04"W a distance of 63.30 feet.
THENCE N49°07'35"W a distance of 80.00 feet.
THENCE S49°02'28"W a distance of 105.15 feet.
THENCE S17°52'18"W a distance of 20.00 feet.

THENCE along the arc of a curve to the left, having a central angle of 17°55'12", a radius of 45.00 feet, a chord bearing of N81°02'21"W a distance of 14.02 feet, and an arc distance of 14.08 feet.
THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 18°55'41", a radius of 45.00 feet, a chord bearing of S80°32'10"W a distance of 14.30 feet, and an arc distance of 14.37 feet.
THENCE N18°53'41"W radial to said curve, a distance of 115.44 feet.
THENCE S77°48'30"W a distance of 79.06 feet.
THENCE S19°52'14"W a distance of 154.82 feet.
THENCE S71°57'42"W a distance of 65.75 feet.

THENCE N48°36'48"W a distance of 180.79 feet.
THENCE N71°30'10"W a distance of 180.44 feet.
THENCE S88°45'37"W a distance of 176.30 feet.
THENCE S22°06'04"W a distance of 205.37 feet.
THENCE N82°09'10"W a distance of 202.64 feet.
THENCE N89°29'19"W a distance of 174.12 feet.
THENCE S75°39'48"W a distance of 185.68 feet.
THENCE N03°09'53"W a distance of 196.21 feet.
THENCE S85°13'09"W a distance of 301.78 feet.
THENCE N89°37'12"W a distance of 206.56 feet.
THENCE N83°44'59"W a distance of 292.36 feet.
THENCE S24°16'43"W a distance of 194.31 feet.
THENCE S42°51'43"W a distance of 101.10 feet.
THENCE S38°46'02"W a distance of 194.00 feet.
THENCE N79°05'34"W a distance of 66.34 feet.

THENCE the following three (3) courses along the easterly line of Lowell Boulevard, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number 2004005783 on April 23, 2004:
1. along the arc of a curve to the left, having a central angle of 10°54'26", a radius of 766.00 feet, a chord bearing of N05°27'13"E a distance of 145.98 feet, and an arc distance of 146.20 feet.
2. THENCE N00°00'00"W tangent with the last and following described curves a distance of 131.35 feet.
3. THENCE along the arc of a curve to the right, having a central angle of 89°40'36", a radius of 41.50 feet, a chord bearing of N44°50'18"E a distance of 58.52 feet, and an arc distance of 64.95 feet.
THENCE N89°40'36"E tangent with the last described curve and along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 6 a distance of 606.25 feet to the POINT OF BEGINNING.

Containing 1,020,623 square feet, (23.430 Acres), more or less.

Anthem - Filing No. 5 - Outlot 1

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

COMMENCING at the North Quarter corner of said Section 4 (a found illegible 2 1/2" plastic cap in a range box);
WHENCE THE CENTER CORNER of said Section 4 (a found 2 1/2" aluminum sleeve on an axle stamped "AM HASCALL PLS 23500") bears S09°21'07"E a distance of 2353.26 feet.
THENCE S00°21'07"E along the westerly line of the Northeast Quarter of said Section 4 a distance of 75.00 feet to the POINT OF BEGINNING.

Containing 1,020,623 square feet, (23.430 Acres), more or less.

Anthem - Filing No. 5 - Outlot 2

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

COMMENCING at the North Quarter corner of said Section 4 (a found illegible 2 1/2" plastic cap in a range box);
WHENCE THE CENTER CORNER of said Section 4 (a found 2 1/2" aluminum sleeve on an axle stamped "AM HASCALL PLS 23500") bears S09°21'07"E a distance of 2353.26 feet.
THENCE S00°21'07"E along the westerly line of the Northeast Quarter of said Section 4 a distance of 75.00 feet to the POINT OF BEGINNING.

THENCE S00°21'07"E continuing along the westerly line of the Northeast Quarter of said Section 4 a distance of 5.00 feet.
THENCE N09°09'52"E along a line being 80.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 679.56 feet.
THENCE N01°54'58"W a distance of 5.00 feet.
THENCE N89°34'52"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 1409.54 feet.
THENCE N89°34'52"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 432.04 feet.
THENCE the following two (2) courses along the southerly line of Colorado Department of Highways Federal Aid Project No. S0048(1) State Highway No. 7 1964:
1. S45°23'04"E a distance of 70.78 feet.
2. THENCE N89°56'11"E a distance of 3.00 feet.

THENCE S00°25'48"E along a line being 30.00 feet westerly of and parallel with the easterly line of the Northeast Quarter of said Section 4 a distance of 50.00 feet.
THENCE S89°56'11"W a distance of 23.87 feet.
THENCE N45°23'04"W a distance of 70.61 feet.
THENCE S29°36'49"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 411.33 feet.
THENCE S89°36'52"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 2089.00 feet.
THENCE S89°35'50"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 63.41 feet.
THENCE S00°18'30"E a distance of 62.88 feet.
THENCE S51°59'30"W a distance of 230.36 feet.
THENCE N89°37'34"W a distance of 65.49 feet.

THENCE the following three (3) courses along the easterly line of Sheridan Parkway, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number 2004005783 on April 23, 2004:

1. along the arc of a curve to the left, having a central angle of 3°07'53", a radius of 2877.00 feet, a chord bearing of N01°09'46"E a distance of 157.21 feet, and an arc distance of 157.23 feet.
2. THENCE N00°24'10"W tangent with the last and following described curves a distance of 67.17 feet.
THENCE along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 41.50 feet, a chord bearing of N44°35'50"E a distance of 58.69 feet, and an arc distance of 65.19 feet.
THENCE N89°35'50"E tangent with the last described curve a distance of 261.19 feet to the POINT OF BEGINNING.

Anthem - Filing No. 5 - Outlot 3

WHENCE THE West Quarter corner of said Section 3 (a found 3 1/2" aluminum cap in a range box stamped "WSSI PLS 24960") bears S00°25'48"E a distance of 2356.65 feet.

THENCE S48°18'23"E a distance of 111.91 feet to the POINT OF BEGINNING.

Containing 177,851 square feet, (4.083 Acres), more or less.

Anthem - Filing No. 5 - Outlot 3

WHENCE THE West Quarter corner of said Section 3 (a found 3 1/2" aluminum cap in a range box stamped "WSSI PLS 24960") bears S00°25'48"E a distance of 2356.65 feet.

THENCE S48°18'23"E a distance of 111.91 feet to the POINT OF BEGINNING.

THENCE N89°36'38"E along a line being 75.00 feet southerly of and parallel with the northerly line of the North Half of said Section 3 a distance of 3144.40 feet.
THENCE the following three (3) courses along the northerly and easterly lines of a parcel of land described in Book 3240 at Page 664 recorded on December 5, 1986 in the Adams County Clerk and Recorder's Office:
1. S58°33'15"E a distance of 44.90 feet.
2. THENCE N89°36'38"E a distance of 563.47 feet.
3. THENCE S32°20'16"E a distance of 143.35 feet.
THENCE S66°25'51"W a distance of 278.36 feet.
THENCE N52°29'16"W a distance of 206.76 feet.
THENCE N08°34'30"W a distance of 80.01 feet.
THENCE S89°36'38"W along a line being 125.00 feet southerly of and parallel with the northerly line of the North Half of said Section 3 a distance of 3369.79 feet.
THENCE S44°24'33"W a distance of 71.03 feet.
THENCE S89°36'38"W a distance of 23.70 feet.
THENCE N00°25'48"W along a line being 30.00 feet easterly of and parallel with the westerly line of the Northwest Quarter of said Section 3 a distance of 30.00 feet.

THENCE the following two (2) courses along the southerly line of Colorado Department of Highways Federal Aid Project No. S0048(1) State Highway No. 7 1964:
1. N89°51'15"E a distance of 3.00 feet.
THENCE M44°24'33"E a distance of 70.91 feet to the POINT OF BEGINNING.

Containing 236,164 square feet, (5.422 Acres), more or less.

BASIS OF BEARING
Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD LUCY GPS NO. 15") and "GPS #4" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 4" bearing being S50°56'38"W a distance of 3603.05 feet).

I, Kenneth W. Carlson, a Professional Land Surveyor, licensed in the state of Colorado, do hereby certify that the above legal description was prepared by me or under my direct supervision and checking.

Kenneth W. Carlson P.L.S. #24960
for and on behalf of
Carter & Burgess, Inc.
216 16th Street
Denver, CO 80202
(303) 820-5280



REVISIONS		
1	City Submittal	12/22/04
2	CCoB Re-submittal	3/1/05
3	CCoB Re-submittal	3/9/05
4	CCoB Re-submittal	3/11/05
5	CCoB Re-submittal	3/30/05
6	CCoB Re-submittal	4/11/05
7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05
9	CCoB Re-submittal	6/20/05

Pulte Homes DTJ DESIGN
13205 Almond Way, Suite 300
Broomfield, CO 80020
(303) 454-9400

Dad Webb
12/22/04
Project No: 2004349.01
Legal Description
/ Context Map - Sheet 2

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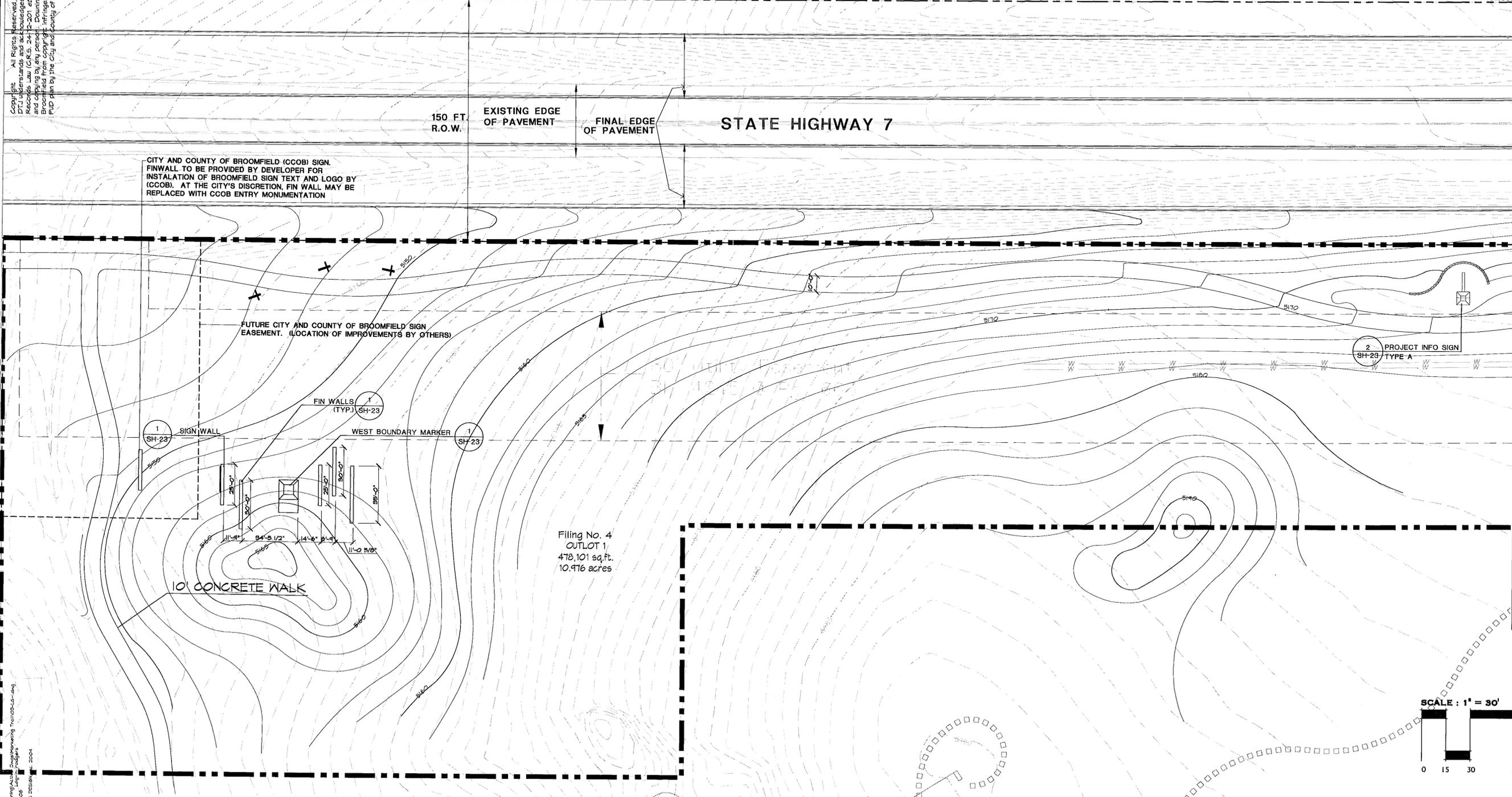
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 3 of 26 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filings No. 4 and 5 S.H.7-Landscape/Signage Site Development Plan

(and an Amendment to
 Preble Creek Filing No.1 Site Development Plan)
 West Boundary Marker -
 Site and Grading Plan - Area 1
 Sheet 3 of 26



CITY AND COUNTY OF BROOMFIELD (CCOB) SIGN.
 FINWALL TO BE PROVIDED BY DEVELOPER FOR
 INSTALLATION OF BROOMFIELD SIGN TEXT AND LOGO BY
 (CCOB). AT THE CITY'S DISCRETION, FIN WALL MAY BE
 REPLACED WITH CCOB ENTRY MONUMENTATION

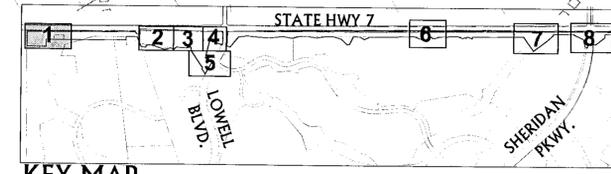
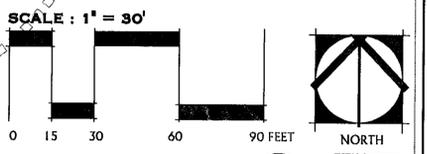
FUTURE CITY AND COUNTY OF BROOMFIELD SIGN
 EASEMENT. (LOCATION OF IMPROVEMENTS BY OTHERS)

Filing No. 4
 OUTLOT 1,
 470,101 sq.ft.
 10.976 acres

LEGEND

- SDP BOUNDARY
- - - PROPERTY LINE
- ~ PROPOSED 2' CONTOUR
- ~ PROPOSED 10' CONTOUR
- ~ EXISTING 1' CONTOUR
- ~ EXISTING 5' CONTOUR
- WALL (S SH-26)
- CONC. WALK WIDTH VARIES SEE PLAN
- W.S. WATER SURFACE
- HANDICAP RAMP
- CROSSWALK
- BOULDERS (6 SH-26)
- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (1 SH-26) (DENOTES FRONT OF SCULPTURE)
- FIN WALL
- SIGN WALL

NOTE: DIMENSIONS ARE TO CENTER LINES (CL) UNLESS OTHERWISE SHOWN.



REVISIONS		
1	City Submittal	12/22/04
2	CCOB Re-submittal	3/1/05
3	CCOB Re-submittal	3/9/05
4	CCOB Re-submittal	3/11/05
5	CCOB Re-submittal	3/30/05
6	CCOB Re-submittal	4/14/05
7	CCOB Re-submittal	4/18/05
8	CCOB Re-submittal	5/26/05

12/22/04
 Project No: 2004349.01

DTJ, Inc. 2005
 12303 Airport Way, Ste 1130
 Broomfield, CO 80021
 (303) 404-9505
 www.dty.com

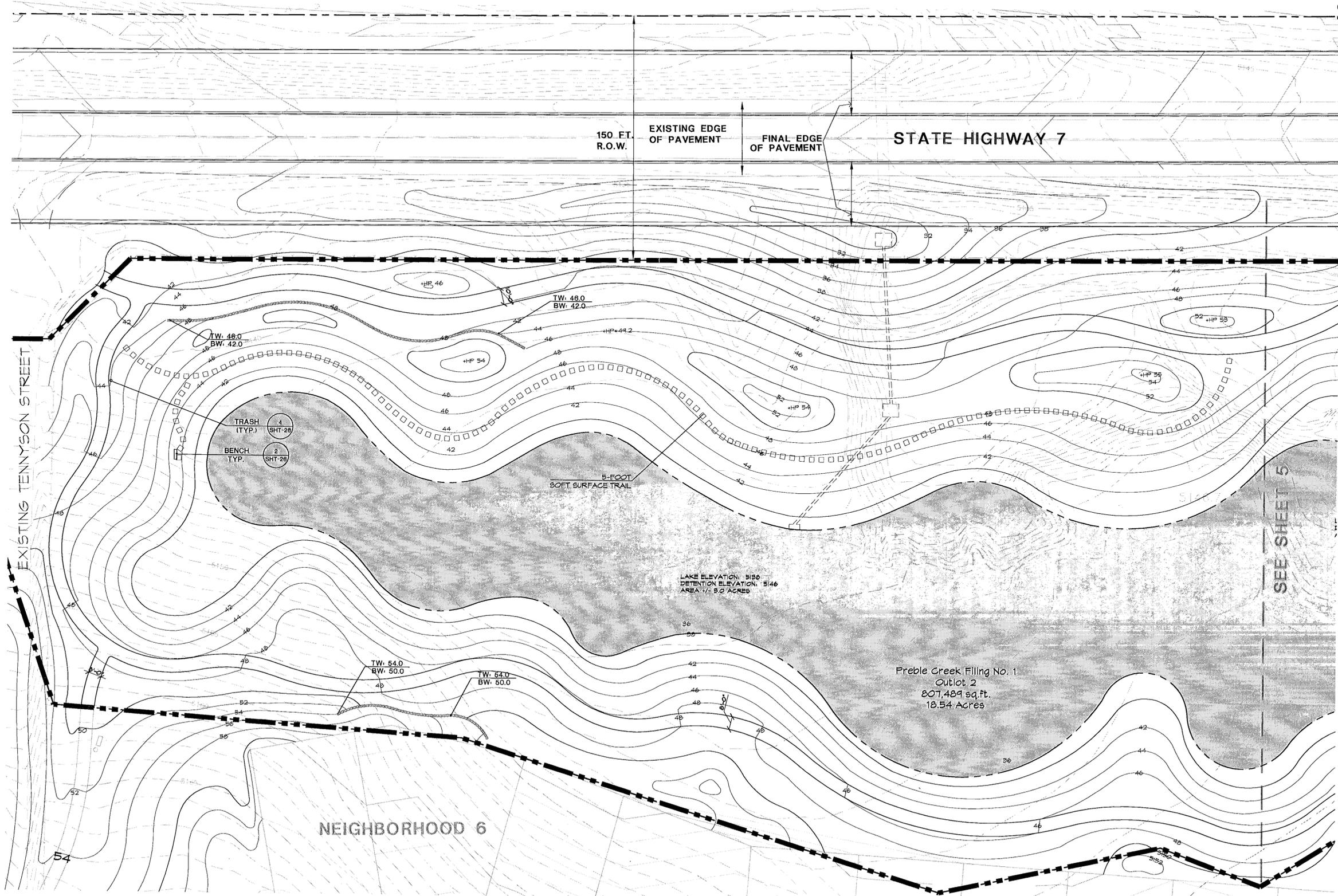
Pulte Homes
 DTJ DESIGN
 ARCHITECTURE
 12303 Airport Way, Ste 1130
 Broomfield, CO 80021
 (303) 404-9505
 www.dty.com

Del Webb
 12/22/04
 Project No: 2004349.01

200606607 05/25/2006 09:40A DP
4 of 26 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filings No. 4 and 5 S.H.7-Landscape/Signage Site Development Plan (and an Amendment to Preble Creek Filing No.1 Site Development Plan) Lowell Entry - Site and Grading Plan - Area 2 Sheet 4 of 26

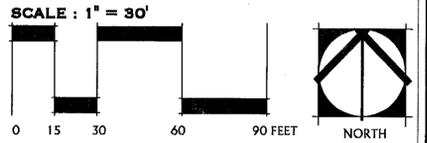
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LEGEND

- SDP BOUNDARY
- PROPERTY LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- WALL
- CONC. WALK WIDTH VARIES SEE PLAN
- W.S. WATER SURFACE
- HANDICAP RAMP
- CROSSWALK
- BOULDERS
- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (DENOTES FRONT OF SCULPTURE)
- FIN WALL
- SIGN WALL

NOTE: DIMENSIONS ARE TO CENTER LINES (CL) UNLESS OTHERWISE SHOWN.



KEY MAP

N.T.S.

REVISIONS		
1	City Submittal	12/22/04
2	CCoB Re-submittal	3/1/05
3	CCoB Re-submittal	3/9/05
4	CCoB Re-submittal	3/11/05
5	CCoB Re-submittal	3/30/05
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7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05

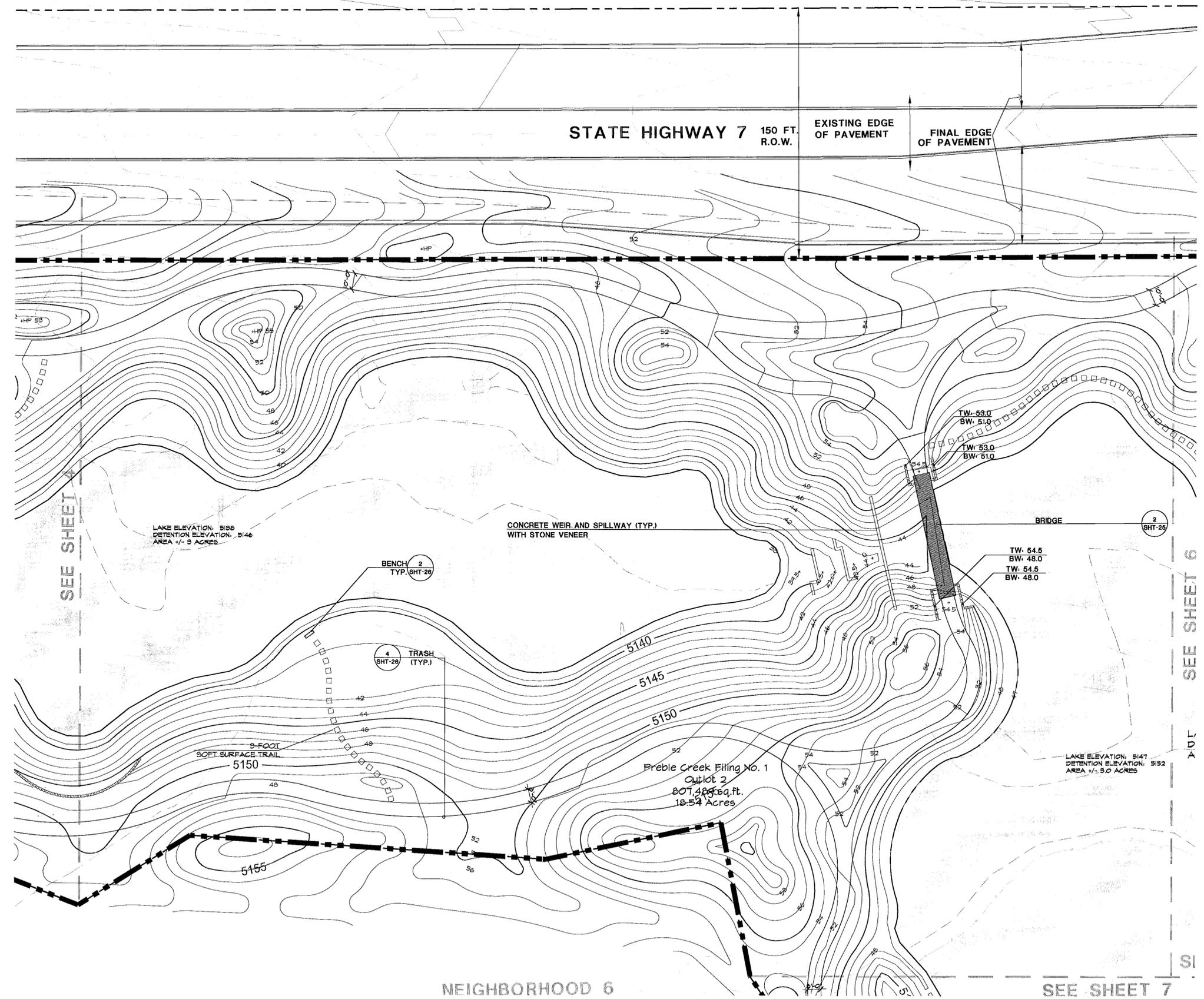
Del Webb 12/22/04
Project No: 2004349.01
Lowell Entry Site and Grading Plan - Area 2 - Sheet 4

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(and an Amendment to
 Preble Creek Filing No.1 Site Development Plan)
 Lowly Entry -
 Site and Grading Plan - Area 3
 Sheet 5 of 26

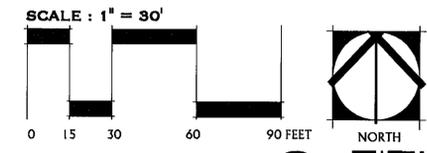
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LEGEND

- SDP BOUNDARY
- PROPERTY LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- WALL (5 SH-26)
- CONC. WALK WIDTH VARIES SEE PLAN
- WATER SURFACE (W.S.)
- HANDICAP RAMP
- CROSSWALK
- BOULDERS (6 SH-26)
- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (1 SH-26) (DENOTES FRONT OF SCULPTURE)
- FIN WALL
- SIGN WALL

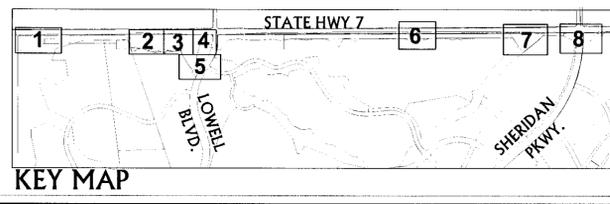
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REVISIONS		
1	City Submittal	12/22/04
2	CCoB Re-submittal	3/1/05
3	CCoB Re-submittal	3/9/05
4	CCoB Re-submittal	3/11/05
5	CCoB Re-submittal	3/30/05
6	CCoB Re-submittal	4/14/05
7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05
9	CCoB Re-submittal	5/01/06

Pulte Homes
 DTJ DESIGN
 ARCHITECTURE
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 Broomfield, CO 80021
 (303) 404-9605

Del Webb
 Project No: 2004349.01
 12/22/04



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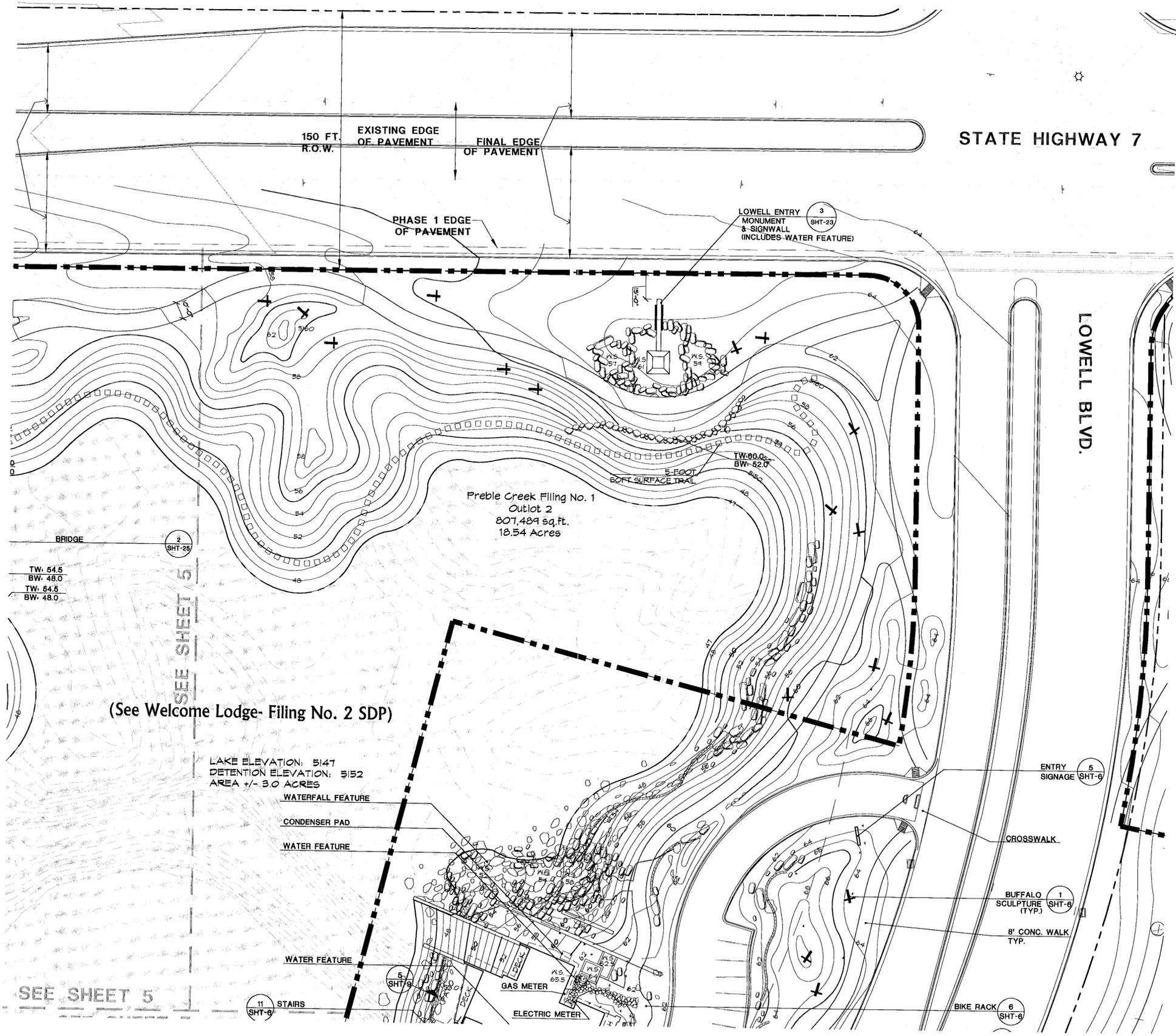
Anthem - Filings No. 4 and 5

S.H.7-Landscape/Signage

Site Development Plan

(and an Amendment to
Preble Creek Filing No.1 Site Development Plan)
Lowell Entry -
Site and Grading Plan - Area 4
Sheet 6 of 26

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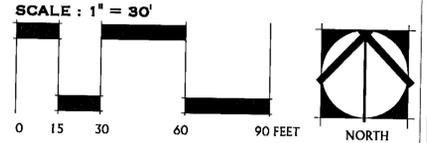
- SDP BOUNDARY
- PROPERTY LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- WALL (5 SHT-26)
- CONC. WALK WIDTH VARIES SEE PLAN
- WATER SURFACE (W.S.)
- HANDICAP RAMP
- CROSSWALK
- BOULDERS (6 SHT-26)
- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (1 SHT-26) (DENOTES FRONT OF SCULPTURE)
- FIN WALL
- SIGN WALL

NOTE: DIMENSIONS ARE TO CENTER LINES (CL) UNLESS OTHERWISE SHOWN.

(See Welcome Lodge- Filing No. 2 SDP)

SEE SHEET 5

SEE SHEET 5



KEY MAP

STATE HWY 7
LOWELL BLVD.
SHERIDAN PKWY.

REVISIONS		
1	City Submittal	12/22/04
2	COB Re-submittal	3/1/05
3	COB Re-submittal	3/9/05
4	COB Re-submittal	3/11/05
5	COB Re-submittal	3/30/05
6	COB Re-submittal	4/14/05
7	COB Re-submittal	4/18/05
8	COB Re-submittal	5/26/05
9	COB Re-submittal	5/01/06

Pulte Homes
12303 Airport Way, Ste 130
Broomfield, CO 80021
(303) 404-9605

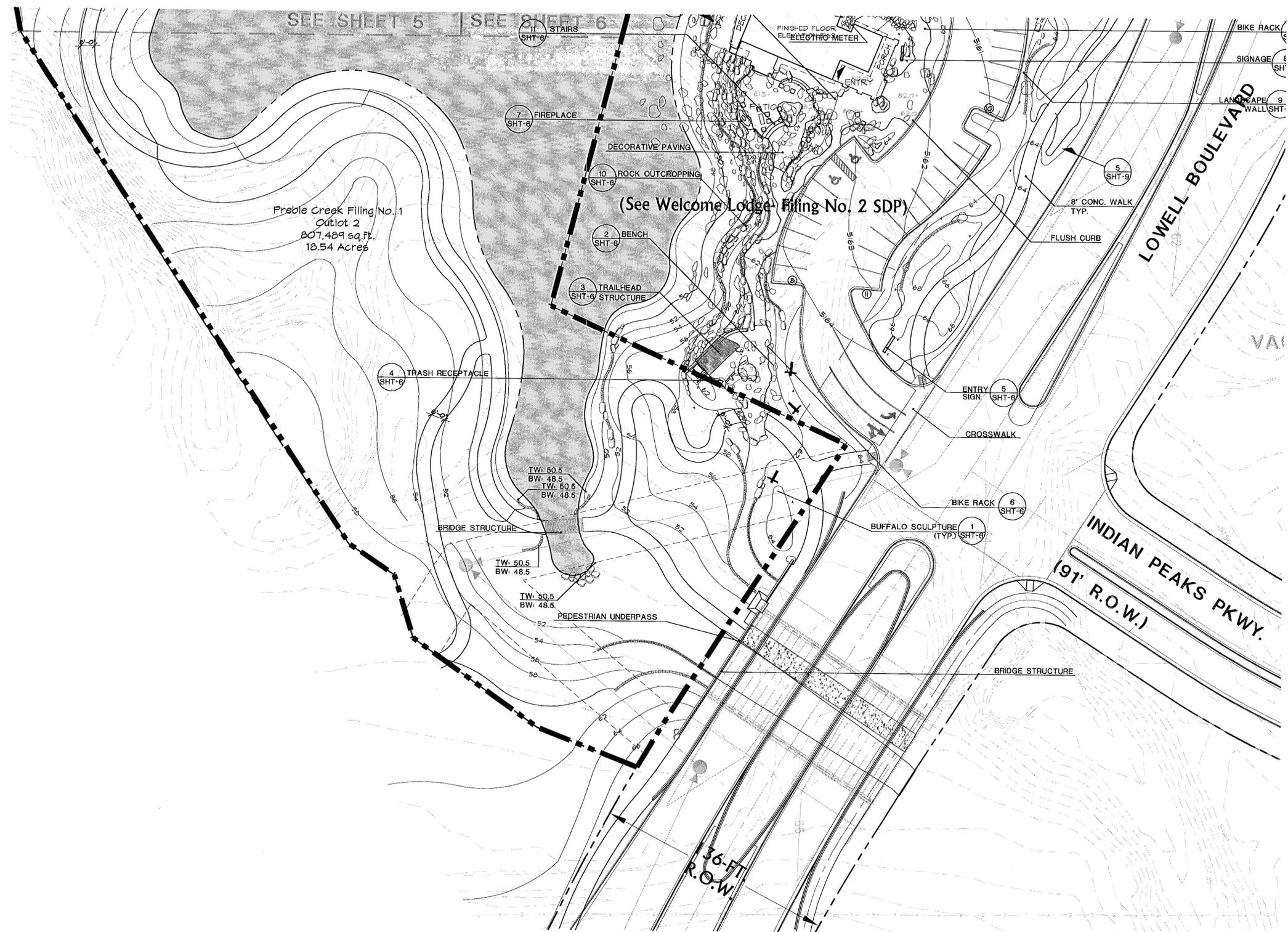
DTJ DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
1815 E. 10th Ave, Suite 100
P.O. Box 2000
Broomfield, CO 80021
www.dtydesign.com

Del Webb
12/22/04
Project No: 2004349.01

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Anthem - Filings No. 4 and 5 S.H.7-Landscape/Signage Site Development Plan (and an Amendment to Preble Creek Filing No. 1 Site Development Plan) Lowell Entry - Site and Grading Plan - Area 5 Sheet 7 of 26

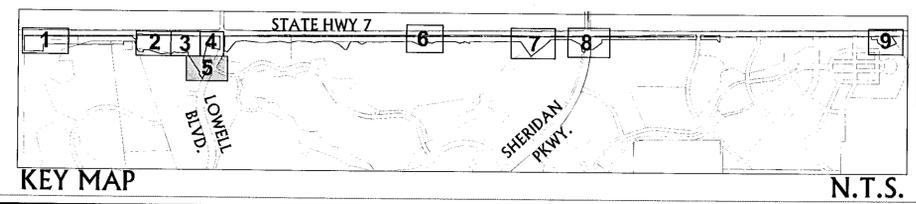
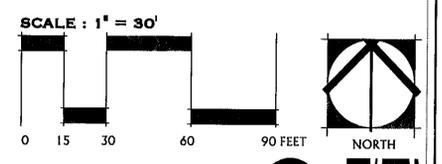
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LEGEND

- SDP BOUNDARY
- PROPERTY LINE
- PROPOSED 2' CONTOUR
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- CROSSWALK
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- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (DENOTES FRONT OF SCULPTURE) (SHT-26)
- FIN WALL
- SIGN WALL

NOTE: DIMENSIONS ARE TO CENTER LINES (CL) UNLESS OTHERWISE SHOWN.



REVISIONS	DATE	DESCRIPTION
1	12/22/04	City Submittal
2	3/1/05	CCoB Re-submittal
3	3/9/05	CCoB Re-submittal
4	3/11/05	CCoB Re-submittal
5	3/30/05	CCoB Re-submittal
6	4/14/05	CCoB Re-submittal
7	4/18/05	CCoB Re-submittal
8	5/26/05	CCoB Re-submittal

12303 Airport Way, Ste 130
Broomfield, CO 80021
(303) 464-9605

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LANDSCAPE ARCHITECTURE
188 1/2 Street, Suite 105
Broomfield, CO 80021
www.dtl.com

Del Webb
12/22/04
Project No: 2004349.01

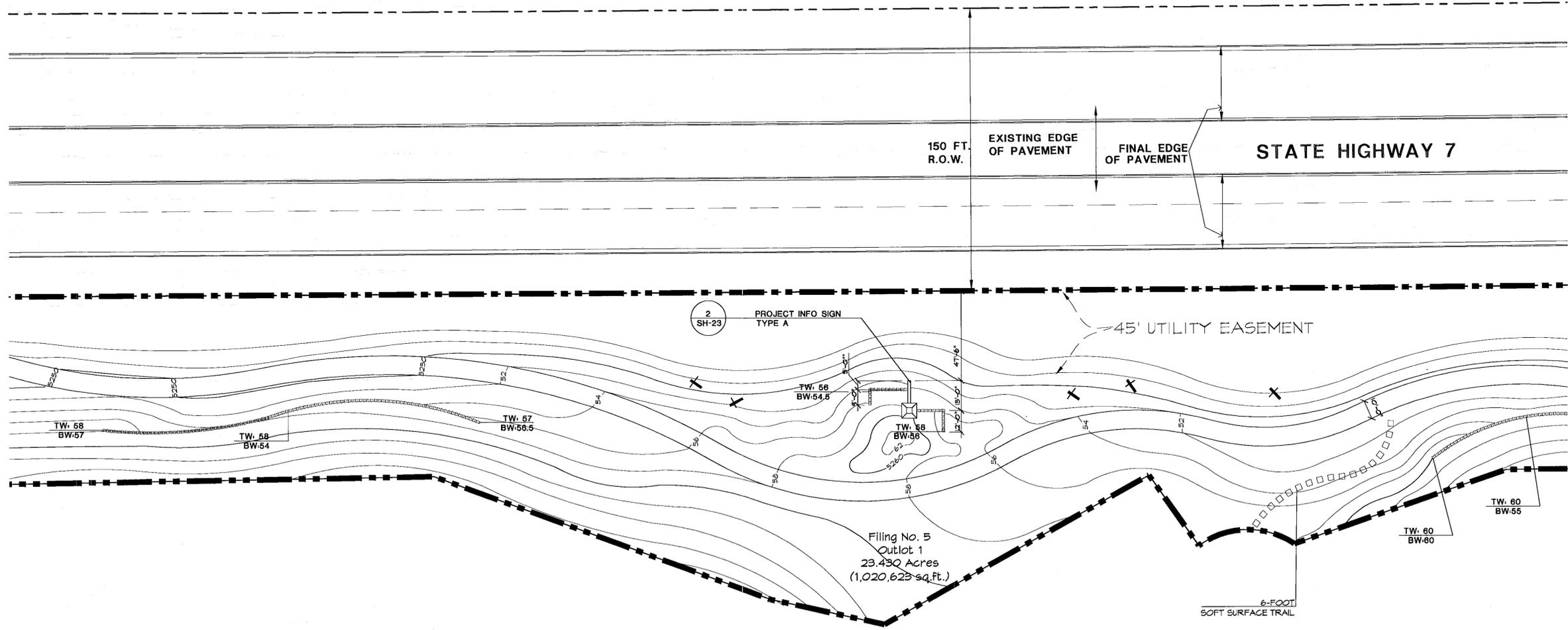
Lowell Entry Site and Grading Plan - Area 5 - Sheet 7

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Date: 12/22/04
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Anthem - Filings No. 4 and 5 S.H.7-Landscape/Signage Site Development Plan

(and an Amendment to
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State Highway 7 Frontage -
Site and Grading Plan - Area 6
Sheet 8 of 26

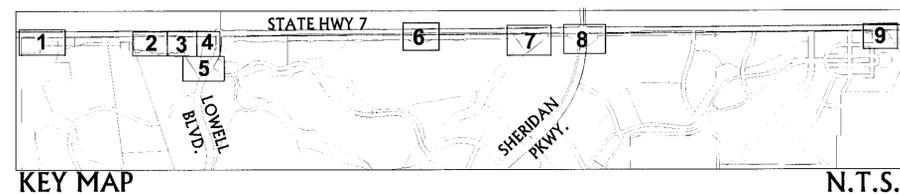
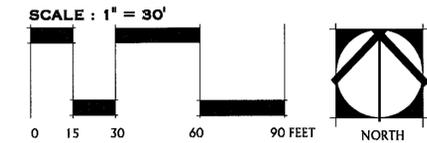
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LEGEND

- SDP BOUNDARY
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- CROSSWALK
- BOULDERS (6 SH-26)
- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (1 SH-26) (DENOTES FRONT OF SCULPTURE)
- FIN WALL
- SIGN WALL

NOTE: DIMENSIONS ARE TO CENTER LINES (CL) UNLESS OTHERWISE SHOWN.



REVISIONS		
1	City Submittal	12/22/04
2	CCoB Re-submittal	3/1/05
3	CCoB Re-submittal	3/9/05
4	CCoB Re-submittal	3/11/05
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8	CCoB Re-submittal	5/26/05
9	CCoB Re-submittal	5/01/06

Pulte Homes
12303 Airport Way, Ste 130
Broomfield, CO 80021
(303) 404-9605

DTJ DESIGN
22 West, Inc.
13000 E. 1st Ave., Ste. 110
Broomfield, CO 80021
1.303.404.9605
www.dtydesign.com

Del Webb

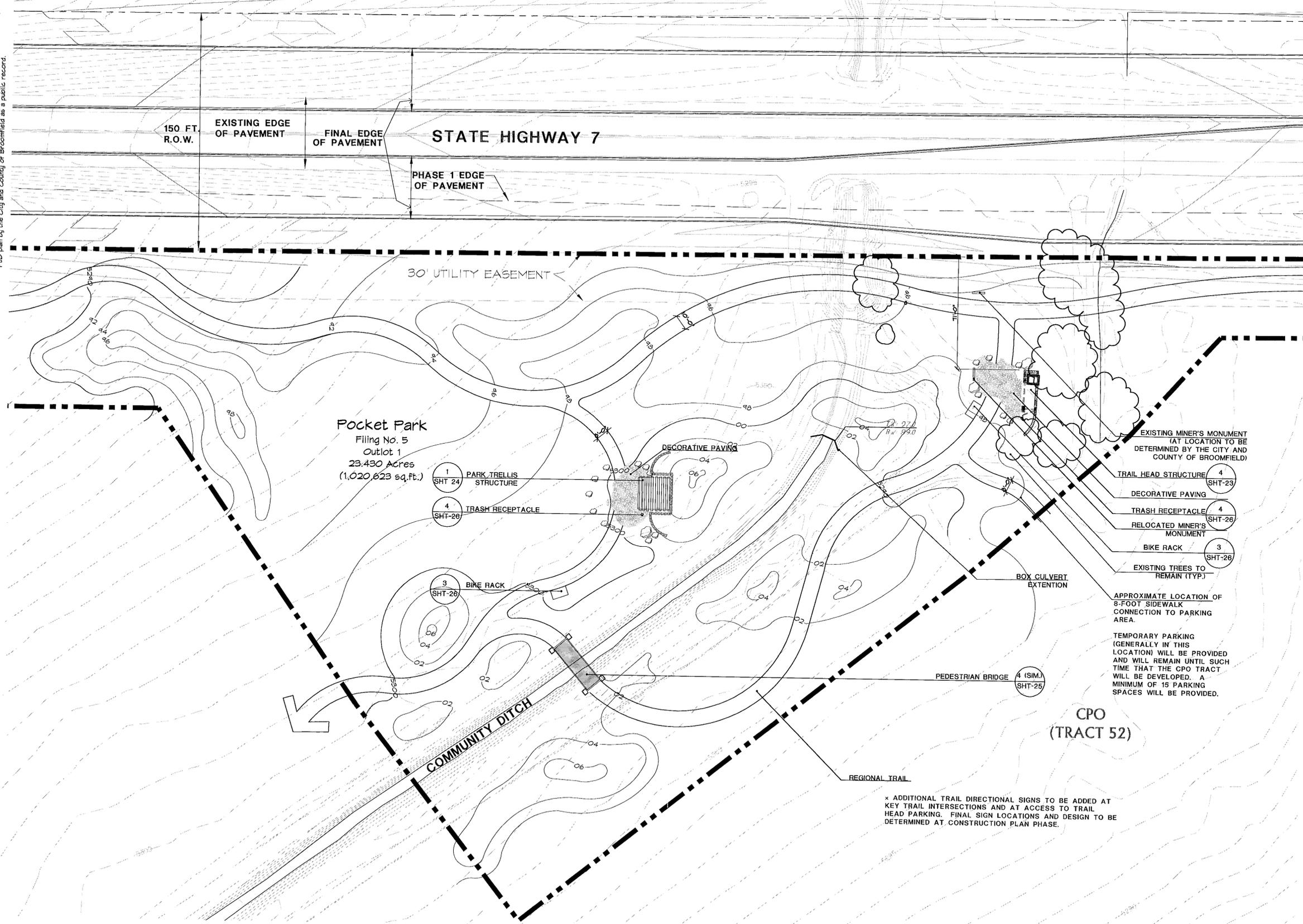
12/22/04
Project No: 2004349.01

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Anthem - Filings No. 4 and 5 S.H.7-Landscape/Signage Site Development Plan

(and an Amendment to Preble Creek Filing No. 1 Site Development Plan)
Trailhead Park - Site and Grading Plan - Area 7
Sheet 9 of 26

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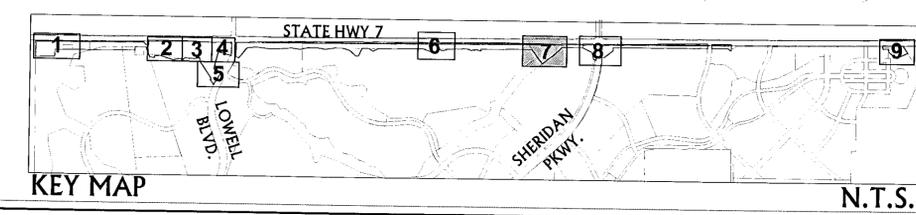
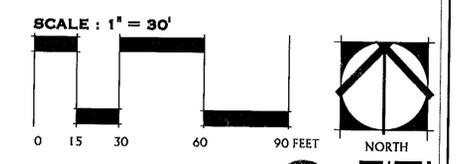


LEGEND

- SDP BOUNDARY
- - - PROPERTY LINE
- ~ PROPOSED 2' CONTOUR
- ~ PROPOSED 10' CONTOUR
- ~ EXISTING 1' CONTOUR
- ~ EXISTING 5' CONTOUR
- WALL (SHT-27)
- CONC. WALK WIDTH VARIES SEE PLAN
- W.S. WATER SURFACE
- HANDICAP RAMP
- CROSSWALK
- BOULDERS (6) (SHT-26)
- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (1) (SHT-26) (DENOTES FRONT OF SCULPTURE)
- FIN WALL
- SIGN WALL

NOTE: DIMENSIONS ARE TO CENTER LINES (CL) UNLESS OTHERWISE SHOWN.

* ADDITIONAL TRAIL DIRECTIONAL SIGNS TO BE ADDED AT KEY TRAIL INTERSECTIONS AND AT ACCESS TO TRAIL HEAD PARKING. FINAL SIGN LOCATIONS AND DESIGN TO BE DETERMINED AT CONSTRUCTION PLAN PHASE.



REVISIONS	DATE	DESCRIPTION
1	12/22/04	City Submittal
2	3/1/05	CCoB Re-submittal
3	3/9/05	CCoB Re-submittal
4	7/1/05	CCoB Re-submittal
5	3/30/05	CCoB Re-submittal
6	4/14/05	CCoB Re-submittal
7	4/18/05	CCoB Re-submittal
8	5/26/05	CCoB Re-submittal

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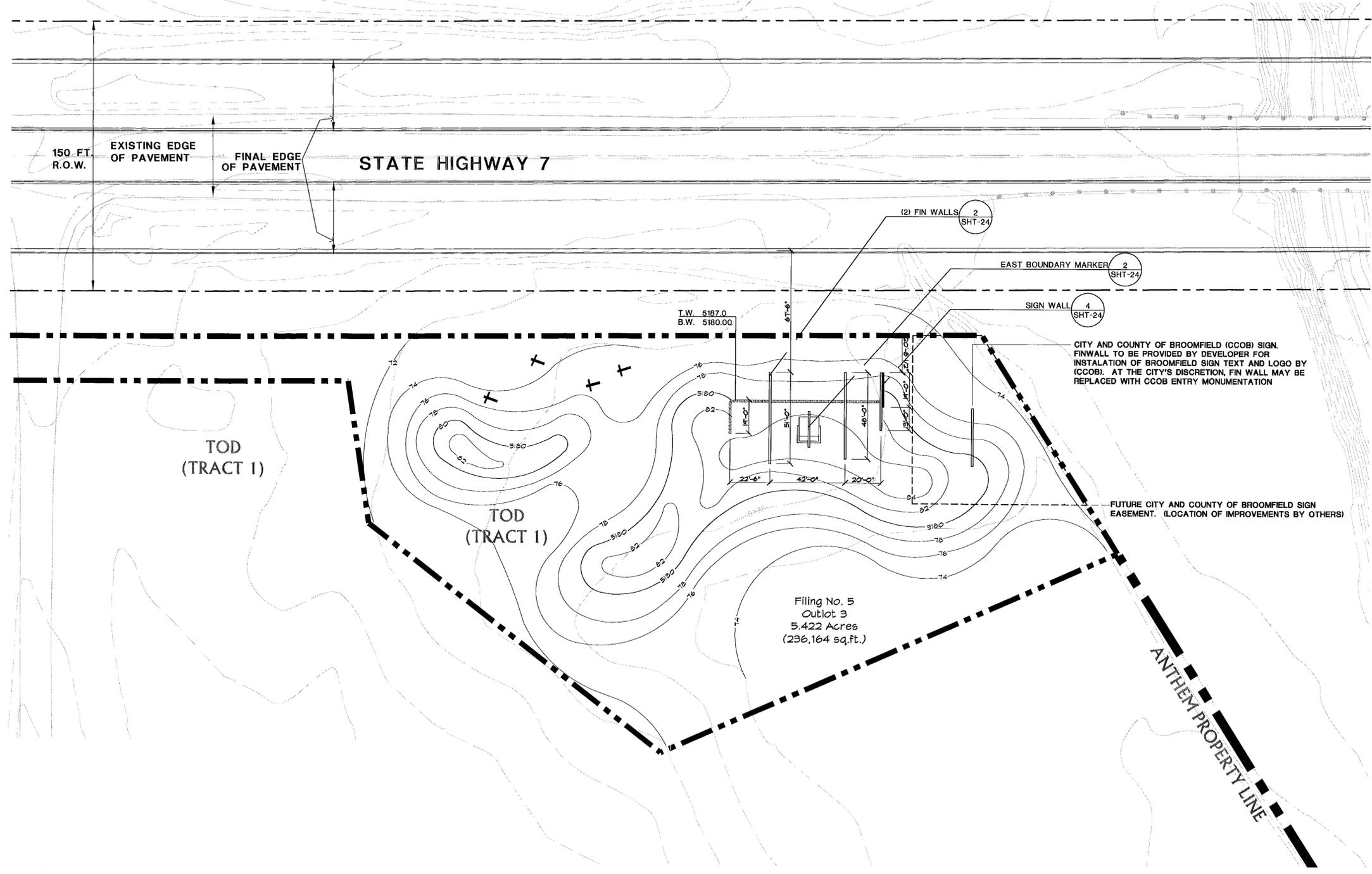
Project No: 2004349.01
Trailhead Park Site and Grading Plan - Area 7 - Sheet 9

Drawing: A:\Architect\Anthem\Planning\Active Design\Marketing\Trail\Sub-7-Long
 Date: 12/22/04
 Author: [Name]
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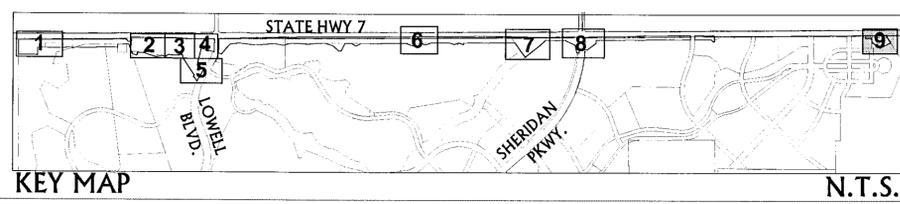
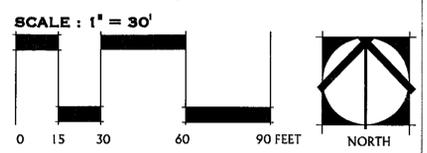
(and an Amendment to Preble Creek Filing No.1 Site Development Plan)
 East Boundary Marker - Site and Grading Plan - Area 9
 Sheet 11 of 26



LEGEND

- SDP BOUNDARY
- PROPERTY LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- WALL (SHT-26)
- CONC. WALK WIDTH VARIES SEE PLAN
- W.S. WATER SURFACE
- HANDICAP RAMP
- CROSSWALK
- BOULDERS (SHT-26)
- SOFT SURFACE TRAIL 5' MIN.
- METAL BUFFALO SCULPTURE (SHT-26) (DENOTES FRONT OF SCULPTURE)
- FIN WALL
- SIGN WALL

NOTE: DIMENSIONS ARE TO CENTER LINES (CL) UNLESS OTHERWISE SHOWN.



REVISIONS

NO.	DESCRIPTION	DATE
1	City Submittal	12/22/04
2	CCoB Re-submittal	3/1/05
3	CCoB Re-submittal	3/9/05
4	CCoB Re-submittal	3/11/05
5	CCoB Re-submittal	3/30/05
6	CCoB Re-submittal	4/14/05
7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05

12/22/04
 Project No: 2004349.01

Drawing: A:\0304349\04\Anthem Filings\Area 9\Site and Grading\Area 9 - Sheet 11.dwg
 User: jacobson
 Date: 05/25/2006 09:49:00
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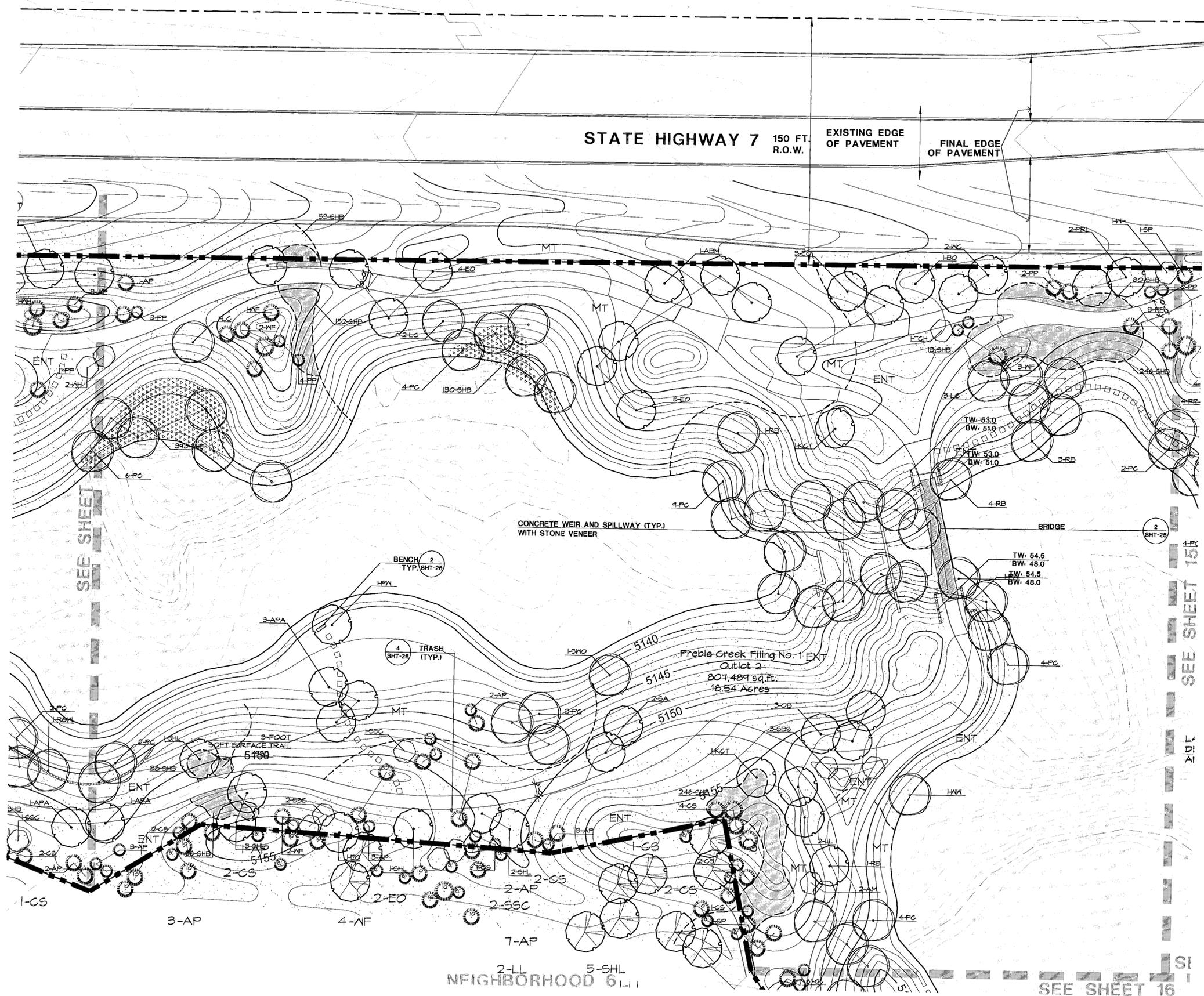
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 (303) 733-1234
 www.dtydesign.com

Del Webb

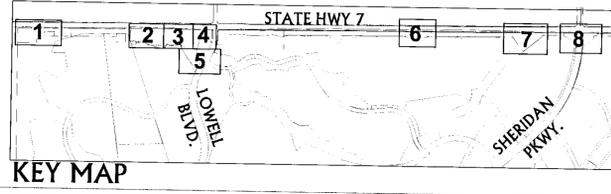
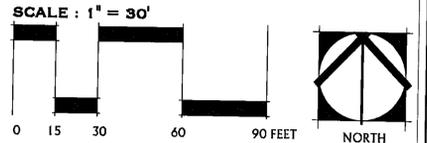
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200606607 05/25/2006 09:40A DP
 14 of 26 R 0.00 D 0.00 City&County Broomfield

Anthem - Filings No. 4 and 5 S.H. 7-Landscape/Signage Site Development Plan (and an Amendment to Preble Creek Filing No. 1 Site Development Plan) Lowell Entry - Landscape Plan - Area 3 Sheet 14 of 26



LEGEND	
	DRAINAGE AREA TREE (1 LPD)
	OPEN SPACE TREE (1 LPD)
	EXISTING TREE (TREES DESIGNATED IN PREVIOUS PACKAGE)
	ORNAMENTAL TREE (1 LPD)
	EVERGREEN TREE
	SHRUBS/ANNUALS/PERENNIALS
	WETLANDS
	ENHANCED NATIVE TURF
	MT MANICURED TURF
	STEEL EDGER
	SOFT SURFACE TRAIL (5' MIN.)
	CONC. WALK
	HANDICAP RAMP
	CROSSWALK
	PROPERTY LINE
	LANDSCAPE BOULDERS (6 SH-26)
	METAL BUFFALO SCULPTURE (DENOTES FRONT OF SCULPTURE) (1 SH-26)
	LANDSCAPE WALL (5 SH-26)
	TRASH RECEPTACLE (2 SH-26)
	BENCH (4 SH-26)
	FENCE (7 SH-26)



REVISIONS		
1	City Submittal	12/22/04
2	CCOB Re-submittal	3/1/05
3	CCOB Re-submittal	3/9/05
4	CCOB Re-submittal	3/11/05
5	CCOB Re-submittal	3/30/05
6	CCOB Re-submittal	4/14/05
7	CCOB Re-submittal	4/18/05
8	CCOB Re-submittal	5/26/05
9	CCOB Re-submittal	5/01/06

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 ARCHITECTURE
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 Broomfield, CO 80021
 (303) 404-9900

DTJ DESIGN
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
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Del Webb
 12/22/04
 Project No: 2004349.01

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N.T.S.

Anthem - Filings No. 4 and 5

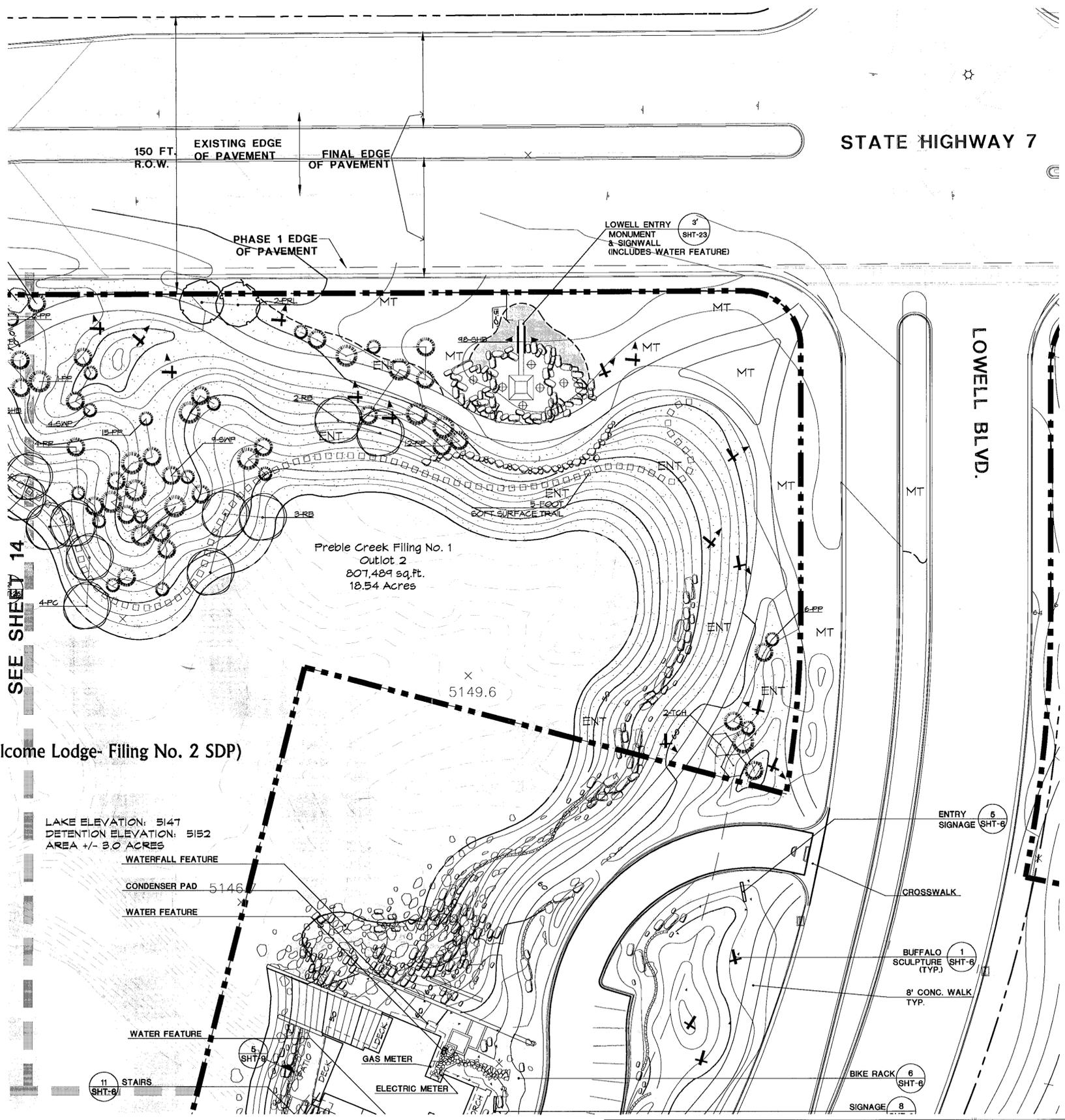
S.H.7-Landscape/Signage Site Development Plan

(and an Amendment to Preble Creek Filing No. 1 Site Development Plan)

Lowell Entry - Landscape Plan - Area 4

Sheet 15 of 26

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LEGEND

	DRAINAGE AREA TREE		1 LPD
	OPEN SPACE TREE		1 LPD
	EXISTING TREE (TREES DESIGNATED IN PREVIOUS PACKAGE)		
	ORNAMENTAL TREE		1 LPD
	EVERGREEN TREE		
	SHRUBS/ANNUALS/PERENNIALS		
	WETLANDS		
	ENHANCED NATIVE TURF		
	MANICURED TURF		
	STEEL EDGER		
	SOFT SURFACE TRAIL (5' MIN.)		
	CONC. WALK		
	HANDICAP RAMP		
	CROSSWALK		
	PROPERTY LINE		
	LANDSCAPE BOULDERS		6 SH-26
	METAL BUFFALO SCULPTURE (DENOTES FRONT OF SCULPTURE)		1 SH-26
	LANDSCAPE WALL		5 SH-26
	TRASH RECEPTACLE		2 SH-26
	BENCH		4 SH-26
	FENCE		7 SH-26

(See Welcome Lodge- Filing No. 2 SDP)

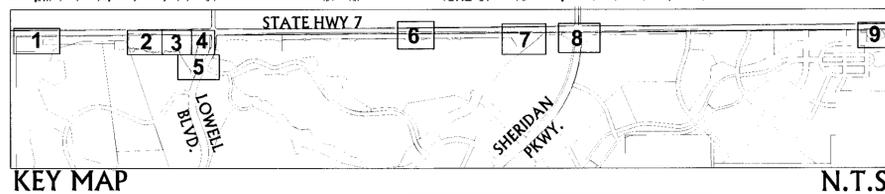
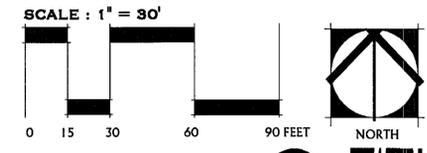
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 DETENTION ELEVATION: 5152
 AREA +/- 3.0 ACRES

LIGHTING LEGEND

UPLIGHT

SUBMERSIBLE UP LIGHT

NOTE: The open end of the triangle depicts where the light is intend to shine. Final lighting fixtures may vary. Types shown are to provide character and intent only.



REVISIONS

NO.	DESCRIPTION	DATE
1	City Submittal	12/22/04
2	CCOB Re-submittal	3/1/05
3	CCOB Re-submittal	3/9/05
4	CCOB Re-submittal	3/1/05
5	CCOB Re-submittal	3/30/05
6	CCOB Re-submittal	4/14/05
7	CCOB Re-submittal	4/18/05
8	CCOB Re-submittal	5/26/05
9	CCOB Re-submittal	5/01/05

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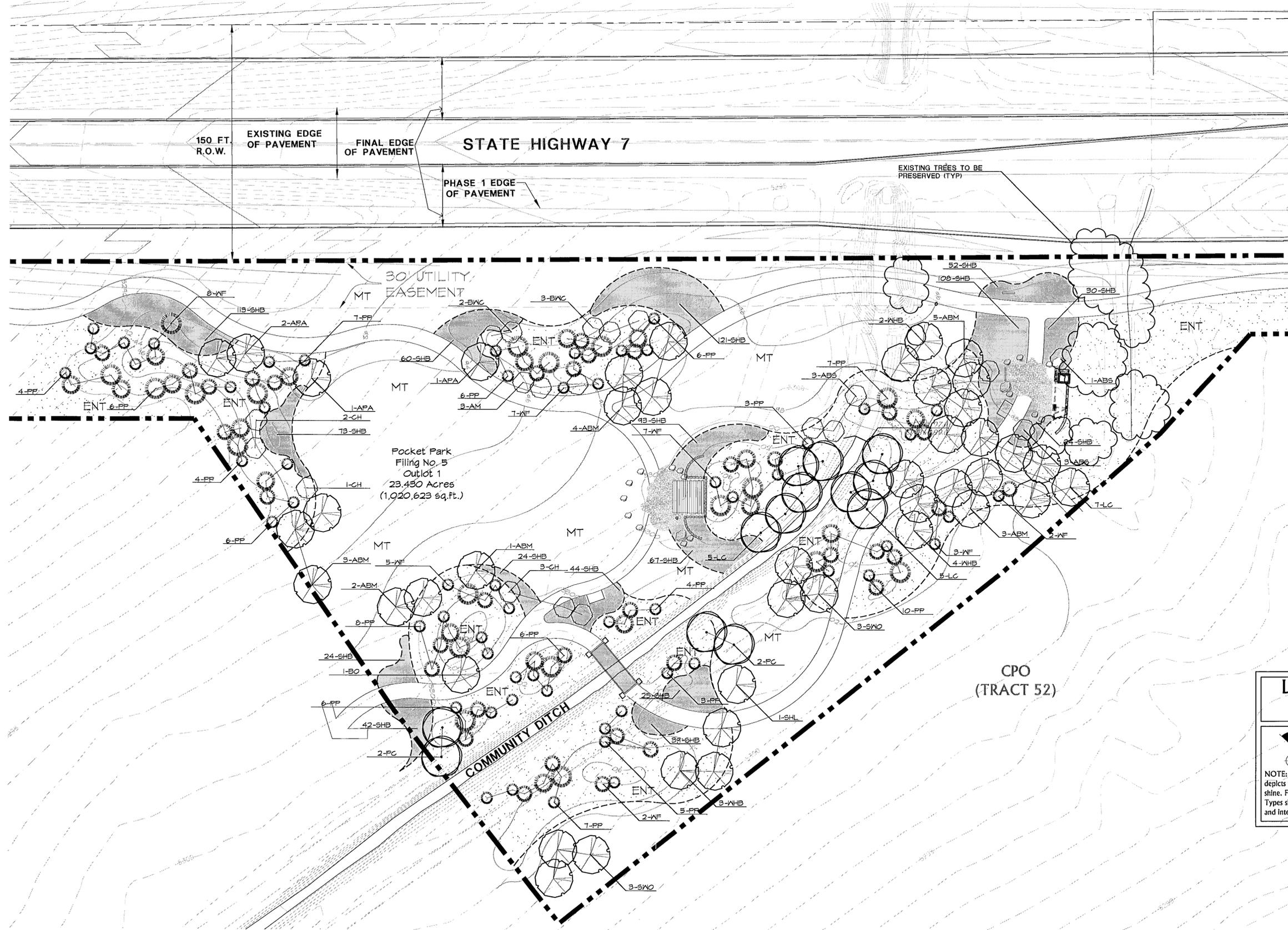
Del Webb
 Project No: 2004349.01
 12/22/04
 Lowell Entry Landscape Plan - Area 4 - Sheet 15

Drawn: C. Verno
 Layout: J. Verno
 Date: 12/22/04
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Anthem - Filings No. 4 and 5 S.H.7-Landscape/Signage Site Development Plan

(and an Amendment to Preble Creek Filing No.1 Site Development Plan)
Trailhead Park - Landscape Plan - Area 7
Sheet 18 of 26

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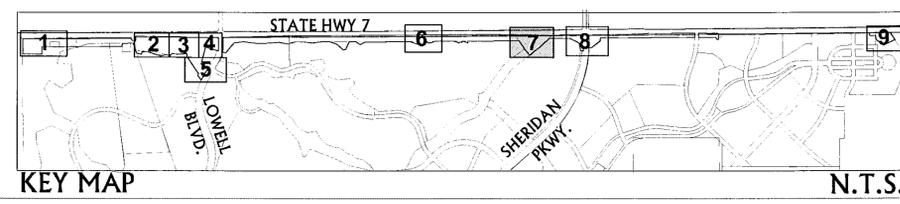
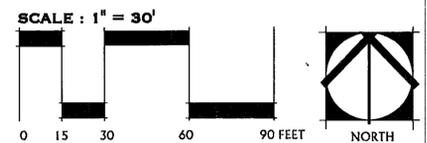


LEGEND

- DRAINAGE AREA TREE (1 LPP)
- OPEN SPACE TREE (1 LPP)
- EXISTING TREE (TREES DESIGNATED IN PREVIOUS PACKAGE)
- ORNAMENTAL TREE (7 LPP)
- EVERGREEN TREE
- SHRUBS/ANNUALS/PERENNIALS
- WETLANDS
- ENHANCED NATIVE TURF
- MANICURED TURF
- STEEL EDGER
- SOFT SURFACE TRAIL (5' MIN.)
- CONC. WALK
- HANDICAP RAMP
- CROSSWALK
- PROPERTY LINE
- LANDSCAPE BOULDERS (6 SH-26)
- METAL BUFFALO SCULPTURE (DENOTES FRONT OF SCULPTURE) (1 SH-26)
- LANDSCAPE WALL (5 SH-26)
- TRASH RECEPTACLE (2 SH-26)
- BENCH (4 SH-26)
- FENCE (7 SH-26)

LIGHTING LEGEND

- UPLIGHT
 - SUBMERSIBLE UP LIGHT
- NOTE: The open end of the triangle depicts where the light is intended to shine. Final lighting fixtures may vary. Types shown are to provide character and intent only.



REVISIONS		
1	City Submittal	12/22/04
2	CCoB Re-submittal	3/1/05
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5	CCoB Re-submittal	3/30/05
6	CCoB Re-submittal	4/14/05
7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05

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Project No: 2004349.01
Trailhead Park Landscape Plan - Area 7 - Sheet 18

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Date: 12/22/04
Scale: 1" = 30'
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Anthem - Filings No. 4 and 5

State Hwy 7 - Landscape/Signage

Site Development Plan

(and an Amendment to Preble Creek Filing No. 1 Site Development Plan)

Landscape Planting Details

Sheet 21 of 26

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21 of 26 R 0.00 D 0.00 City&Cnty Broomfield

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1. LANDSCAPE PLANTING DETAILS PER CITY STANDARDS.

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 User: jacob
 Date: 12/22/04 11:25:25 AM
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REVISIONS		
1	City Submittal	12/22/04
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3	CCoB Re-submittal	3/9/05
4	CCoB Re-submittal	3/11/05
5	CCoB Re-submittal	3/30/05
6	CCoB Re-submittal	4/14/05
7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05




 Project No: 2004349.01
 12/22/04
 Landscape Planting Details - Sheet 21

Anthem - Filings No. 4 and 5 State Hwy 7 - Landscape/Signage Site Development Plan (and an Amendment to Preble Creek Filing No.1 Site Development Plan)

Sheet 22 of 26

200606697 05/25/2006 09:40A DP
22 of 26 R 0.00 D 0.00 City&Cnty Broomfield

GENERAL NOTES

1. All trees will be 2-1/2" 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. Irrigation will be in compliance with the City's Standards and Specifications.

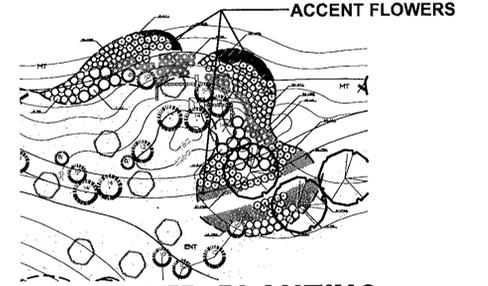
11. Sidewalks and trails that are maintained by the city will meet radius requirements per the City's Parks Maintenance Department. These radii will be incorporated in the Construction Drawings.

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-vegetation areas
A prairie mix of warm and cool season grasses that are drought tolerant and low in maintenance.

- ### IRRIGATION
1. All MT, ENT and bed planting areas will be irrigated with underground permanent irrigation systems. Once irrigation is established, the rate of application for ENT will be less than required for MT.



1 TYPICAL SHRUB BED PLANTING
NOTE: TYPICAL SHRUB BED PLANTING IS INTENDED TO SHOW CHARACTER AND QUALITY OF PLANTINGS. ACTUAL SPECIES WILL VARY DEPENDING UPON LOCATION.

PLANT PALLETTE

Symbol	Common Name	Botanical Name	Size
Evergreen Trees:			
AP	Austrian Pine	<i>Pinus nigra</i>	6" - 14"
CS	Colorado Spruce	<i>Picea pungens</i>	6" - 14"
DF	Douglas Fir	<i>Pseudotsuga menziesii</i>	6" - 14"
LBP	Limber Pine	<i>Pinus flexilis</i>	6" - 14"
DMP	Dwarf Mugo Pine	<i>Pinus mugo mugo</i>	6" - 8"
PP	Ponderosa Pine	<i>Viburnum x burkwoodii</i>	6" - 14"
PYP	Pinon Pine	<i>Pinus edulis</i>	6" - 8"
RMJ	Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	4" - 5"
SP	Scots Pine	<i>Pinus sylvestris</i>	6" - 14"
SWP	Southwestern White Pine	<i>Pinus strobiformis</i>	6" - 14"
WF	White Fir	<i>Abies concolor</i>	6" - 14"

Symbol	Common Name	Botanical Name	Size
Drainage Trees:			
LC	Lanceleaf Cottonwood	<i>Populus x acuminata</i>	2.5" cal
NC	Narrowleaf Cottonwood	<i>Populus angustifolia</i>	2.5" cal
PC	Plains Cottonwood	<i>Populus sargentii</i>	2.5" cal
PW	Peachleaf Willow	<i>Salix amygdaloides</i>	2.5" cal
RB	Western River Birch	<i>Betula occidentalis</i>	6" - 7"
RGW	Russian Golden Willow	<i>Salix alba vitellina</i>	2.5" cal
SM	Silver Maple	<i>Acer saccharinum</i>	2.5" cal
WW	Weeping Willow	<i>Salix 'Prairie Cascade'</i>	2.5" cal

Symbol	Common Name	Botanical Name	Size
Open Space Trees:			
BO	Bur Oak	<i>Quercus macrocarpa</i>	2.5" cal
KCT	Kentucky Coffee Tree	<i>Gymnocladia dioica</i>	2.5" cal
GRT	Goldenrain Tree	<i>Koelerutera paniculata</i>	2.5" cal
NRO	Northern Red Oak	<i>Quercus rubra 'Borealis'</i>	2.5" cal
OB	Ohio Buckeye	<i>Aesculus glabra</i>	2.5" cal
ORL	Orange Robin Locust	<i>Robinia pseudacacia</i>	2.5" cal
SO	Scarlet Oak	<i>Quercus coccoloba</i>	2.5" cal
SWO	Swamp White Oak	<i>Quercus bicolor</i>	2.5" cal
WC	Western Catalpa	<i>Catalpa speciosa</i>	2.5" cal
WHB	Western Hackberry	<i>Celtis occidentalis</i>	2.5" cal
WO	White Oak	<i>Quercus alba</i>	2.5" cal

Symbol	Common Name	Botanical Name	Size
Street Trees:			
AM	Autumn Blaze Maple	<i>Acer x freemanii 'Jeffersred'</i>	2.5" cal
APA	Autumn Purple Ash	<i>Fraxinus americana 'Autumn Purple'</i>	2.5" cal
BO	Burr Oak	<i>Quercus macrocarpa</i>	2.5" cal
CKM	Crimson King Maple	<i>Acer platanoides 'Crimson King'</i>	2.5" cal
EM	Emerald Maple	<i>Acer platanoides 'Emerald Luster'</i>	2.5" cal
EO	English Oak	<i>Quercus robur</i>	2.5" cal
EH	European Hornbeam	<i>Carpinus betulus fastigiata</i>	2.5" cal
GSM	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	2.5" cal
IHL	Imperial Honeylocust	<i>Gleditsia triacanthos inermis 'Imperial'</i>	2.5" cal
LL	Littelleaf Linden	<i>Tilia cordata 'Greenspire'</i>	2.5" cal
MA	Marshall's Ash	<i>Fraxinus pennsylvanica 'Marshall's seedless'</i>	2.5" cal
NRO	Northern Red Oak	<i>Quercus rubra 'Borealis'</i>	2.5" cal
OB	Ohio Buckeye	<i>Aesculus glabra</i>	2.5" cal
PA	Palmore Ash	<i>Fraxinus pennsylvanica 'Palmore'</i>	2.5" cal
PRL	Purple Robin Locust	<i>Robinia pseudacacia</i>	2.5" cal
RL	Redmond Linden	<i>Tilia americana 'Redmond'</i>	2.5" cal
RRM	Royal Red Maple	<i>Acer platanoides 'Royal red'</i>	2.5" cal
SA	Summit Ash	<i>Fraxinus pennsylvanica 'Summit'</i>	2.5" cal
SMH	Shade Master Honeylocust	<i>Gleditsia triacanthos inermis 'Shademaster'</i>	2.5" cal
SHL	Skyline Honeylocust	<i>Gleditsia triacanthos inermis 'Skyline'</i>	2.5" cal
SWO	Swamp White Oak	<i>Quercus bicolor</i>	2.5" cal
WHB	Western Hackberry	<i>Celtis occidentalis</i>	2.5" cal
WO	White Oak	<i>Quercus alba</i>	2.5" cal

Symbol	Common Name	Botanical Name	Size
Ornamental Trees:			
ABS	Autumn Brilliant Serviceberry	<i>Amelanchier grandiflora 'Autumn brilliant'</i>	2.5" cal
ACC	Amur Choke Cherry	<i>Prunus mackii</i>	2.5" cal
AM	Amur Maple	<i>Acer ginnala 'flame'</i>	2.5" cal
BWC	Brandywine Crabapple	<i>Malus 'Brandywine'</i>	2.5" cal
CH	Cockspur Hawthorn	<i>Crataegus crus-galli</i>	2.5" cal
COH	Colorado Hawthorn	<i>Crataegus succulenta</i>	2.5" cal
CR	Canadian Red	<i>Prunus virginiana 'Shubert'</i>	2.5" cal
DH	Douglas Hawthorn	<i>Crataegus douglasii</i>	2.5" cal
EMA	European Mountain Ash	<i>Sorbus aucuparia 'Cardinal Royal'</i>	2.5" cal
ER	Eastern Redbud	<i>Cercis canadensis</i>	2.5" cal
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2.5" cal
NP	Newport Plum	<i>Prunus cerasifera</i>	2.5" cal
QA	Quaking Aspen	<i>Populus tremuloides</i>	2.5" cal
RC	Radiant Crabapple	<i>Malus 'Radiant'</i>	2.5" cal
RMM	Rocky Mountain Maple	<i>Acer glabrum</i>	2.5" cal
SAS	Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	2.5" cal
SBS	Shadblow Serviceberry	<i>Amelanchier canadensis</i>	2.5" cal
SSC	Spring Snow Crabapple	<i>Malus 'Spring Snow'</i>	2.5" cal
TA	Thinline Alder	<i>Alnus tenuifolia</i>	2.5" cal
TCH	Thornless Cockspur Hawthorn	<i>Crataegus crus-galli 'inermis'</i>	2.5" cal
WH	Washington Hawthorn	<i>Crataegus phaenopyrum</i>	2.5" cal
WKH	Winter King Hawthorn	<i>Crataegus virens 'Winter King'</i>	2.5" cal

Symbol	Common Name	Botanical Name	Size
Deciduous Shrubs:			
APC	Apino currant	<i>Ribes alpinum</i>	5 gal
AV	Arrowwood Viburnum	<i>Viburnum dentatum 'Autumn Jazz'</i>	5 gal
AWS	Anthony Waterer Spirea	<i>Spiraea japonica 'Anthony Waterer'</i>	5 gal
BB	Burning Bush	<i>Euonymus alatus</i>	5 gal
BIT	Bitterbrush	<i>Purshia tridentata</i>	1 gal
BKV	Burkwood Viburnum	<i>Viburnum x burkwoodii</i>	5 gal
BMS	Blue Mist Spirea	<i>Caryopteris x diandronensis</i>	5 gal
BSW	Blue Stem Willow	<i>Salix 'Incrata'</i>	5 gal
BUC	Buckbrush	<i>Ceanothus fendleri</i>	1 gal
BVB	Blue Velvet Bush	<i>Lonicera korolkowoo 'Floribunda Blue Velvet'</i>	5 gal
CAC	Compact American Cran. Viburnum	<i>Viburnum trilobum 'Compactum'</i>	5 gal
CBB	Compact Butterfly Bush (Lavender)	<i>Buddleja davidii 'Petite indigo'</i>	5 gal
CBC	Coral Beauty Coloneaster	<i>Cotoneaster dammeri 'coral beauty'</i>	5 gal
CBR	Carefree Beauty Rose	<i>Rosa 'Care Free'</i>	5 gal
CMD	Carol Mackie Daphne	<i>Daphne x burkwoodii 'Carol Mackie'</i>	2-3 gal
CPB	Crimson Pygmy Barberry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	5 gal
CR	Cranberry Coloneaster	<i>Cotoneaster aciculatus</i>	5 gal
CSS	Cultleaf Staghorn Sumac	<i>Rhus typhina 'Lacinata'</i>	5 gal
CW	Coylee Willow	<i>Salix exigua</i>	5 gal
DAW	Dwarf Arctic Willow	<i>Salix purpurea nana</i>	5 gal
DBB	Dwarf Burning Bush	<i>Euonymus alatus 'Compactus'</i>	5 gal
DBR	Dwarf Blue Rabbitbrush	<i>Chrysothamnus nauseosus nauseosus</i>	5 gal
DEC	Dwarf European Cran. Viburnum	<i>Viburnum opulus 'Nanum'</i>	5 gal
DKL	Dwarf Korean Lilac	<i>Syringa meyeri 'Palmer'</i>	5 gal
DN	Diablo Ninebark	<i>Physocarpus opulifolius 'Diablo'</i>	5 gal
DNB	Dwarf Ninebark	<i>Physocarpus opulifolius 'nana'</i>	5 gal
FB	Fernbush	<i>Chamaebotria millefolium</i>	5 gal
FOR	Forsythia	<i>Forsythia x 'Northern Sun'</i>	5 gal
FWS	Four Wing Saltbush	<i>Atriplex canescens</i>	5 gal
GFS	Goldflame Spirea	<i>Spiraea japonica 'Goldflame'</i>	5 gal
GLS	Growlow Sumac	<i>Rhus aromatica 'Gro-Low'</i>	5 gal
HS	Honey-suckle	<i>Lonicera involucrata</i>	5 gal
JP	Jackman Potentilla	<i>Potentilla fruticosa 'Jackman'</i>	5 gal
KSV	Koreanspice Viburnum	<i>Viburnum carlesii</i>	5 gal
LDP	Lodense Privet	<i>Ligustrum vulgare 'Lodense'</i>	5 gal
LP	Leadplant	<i>Amorpha canescens</i>	1 gal
MSB	Mountain Snowberry	<i>Symphoricarpos oreophilus</i>	5 gal
MTM	Mountain Mahogany	<i>Cercocarpus montanus</i>	5 gal
MV	Mohican Viburnum	<i>Viburnum lentago 'Mohican'</i>	5 gal
NBV	Nannyberry Viburnum	<i>Viburnum lentago</i>	5 gal
NCC	Native Chokecherry	<i>Prunus virginiana</i>	5 gal
NMP	New Mexico Privet	<i>Forestiera neomexicana</i>	2.5" cal
PBB	Purple Butterfly Bush	<i>Buddleja davidii 'Black Knight'</i>	5 gal
PBS	Pawnee Buttes Sandcherry	<i>Prunus besseyi 'Pawnee Buttes'</i>	5 gal
PCL	Purple Common Lilac	<i>Syringa vulgaris (purple)</i>	5 gal
PDB	Pink Delight Butterfly Bush	<i>Buddleja davidii 'Pink Delight'</i>	5 gal
PDW	Pink Delight Weigela	<i>Weigela florida 'Java Red'</i>	5 gal
PMJ	PMJ Rhododendron	<i>Rhododendron PMJ</i>	5 gal
PUS	Pussywillow	<i>Salix discolor</i>	5 gal
RCB	Red Coralberry	<i>Symphoricarpos orbiculatus</i>	5 gal
RPW	Red Prince Weigela	<i>Weigela florida 'Red Prince'</i>	5 gal
RS	Russian Sage	<i>Perovskia atriplicifolia</i>	5 gal
RSB	Regent Serviceberry	<i>Amelanchier alnifolia 'Regent'</i>	2.5" cal
RTD	Red Twig Dogwood	<i>Cornus sericea</i>	5 gal
SHS	Staghorn Sumac	<i>Rhus typhina</i>	5 gal
SMO	Sweet Mockorange	<i>Philadelphus coronarius 'Buckley's Quill'</i>	5 gal
SNS	Snowmound Spirea	<i>Spiraea nigricanica 'Snowmound'</i>	5 gal
SS	Smooth Sumac	<i>Rhus glabra</i>	5 gal
SSG	Silver Sage	<i>Artemisia cana</i>	5 gal
TBR	Tall Blue Rabbitbrush	<i>Chrysothamnus nauseosus albicaulis</i>	5 gal
TGR	Tall Green Rabbitbrush	<i>Chrysothamnus nauseosus graveolens</i>	5 gal
TLS	Three Leaf Sumac	<i>Rhus trilobata</i>	5 gal
WCL	White Common Lilac	<i>Syringa vulgaris (white)</i>	5 gal
WFT	Winterflirt	<i>Cornus lasata</i>	5 gal
WP	Wild Plum	<i>Prunus americana</i>	5 gal
WR	Woods Rose	<i>Rosa woodsii</i>	5 gal
WSB	White Snowberry	<i>Symphoricarpos albus</i>	5 gal

Symbol	Common Name	Botanical Name	Size
Evergreen Shrubs:			
AN	Adam's Needle	<i>Yucca filamentosa</i>	5 gal
AJY	Azalea Youngstown Juniper	<i>Juniperus horizontalis 'Youngstown'</i>	5 gal
ASJ	Armstrong Juniper	<i>Juniperus chinensis 'Armstrong'</i>	5 gal
BHJ	Bar Harbor Juniper	<i>Juniperus horizontalis 'Bar Harbor'</i>	5 gal
BCJ	Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	5 gal
BSG	Big Sage	<i>Artemisia tridentata</i>	5 gal
BSJ	Blue Star Juniper	<i>Juniperus squamata</i>	5 gal
BEY	Bright Edge Yucca	<i>Yucca filamentosa 'Bright Edge'</i>	5 gal
BMJ	Broadmoor Juniper	<i>Juniperus sabina 'Broadmoor'</i>	5 gal
BFJ	Buffalo Juniper	<i>Juniperus sabina 'Buffalo'</i>	5 gal
CCJ	Calgary Carpet Juniper	<i>Juniperus sabina 'Calgary Carpet'</i>	5 gal
CMJ	Common Juniper	<i>Juniperus communis 'Eflusa'</i>	5 gal
COG	Compact Oregon Grape Holly	<i>Mahonia aquifolium 'compact'</i>	5 gal
CPJ	Compact Pfitzer Juniper	<i>Mahonia x media 'Pfitzeriana compacta'</i>	5 gal
CGH	Creeping Grape Holly	<i>Mahonia repens</i>	1 gal
EGE	Emerald Gaiety Euonymus	<i>Euonymus fortunei 'Emerald Gaiety'</i>	5 gal
GFT	Gnome Feltbush	<i>Physcanthus angustifolia 'Gnome'</i>	5 gal
HJ	Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	5 gal
ME	Manhattan Euonymus	<i>Euonymus kiautschowica 'Manhattan'</i>	5 gal
ML	Mountain Lover	<i>Paxistima canbyi</i>	1 gal
KNK	Kinnikinnik	<i>Arctostaphylos uva-ursi</i>	1 gal
PWC	Purpleleaf Wintercreeper Euonymus	<i>Euonymus fortunei 'Coloratus'</i>	5 gal
RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal
SGJ	Seagreen Juniper	<i>Juniperus x media 'Sea Green'</i>	5 gal
SWP	Slowmound Mugo Pine	<i>Pinus mugo 'Slowmound'</i>	5 gal
SW	Swampweed	<i>Yucca glauca</i>	5 gal
TJ	Tammy Juniper	<i>Juniperus sabina 'Tamariscifolia'</i>	5 gal

Symbol	Common Name	Botanical Name	Size
Perennials and Annuals:			
AJS	Autumn Joy Sedum	<i>Sedum 'Autumn Joy'</i>	1 gal
BBP	Petite Delight Bee Balm	<i>Monarda x 'Petite Delight'</i>	1 gal
BBS	Scarlet Bee Balm	<i>Monarda 'Grandview Scarlet'</i>	1 gal
BC	Bloody Cranesbill	<i>Geranium sanguineum</i>	1 gal
BCB	Burgundy Carpet Bugle	<i>Ajuga reptans 'Burgundy Glow'</i>	32 flat
BCV	Blue Charm Veronica	<i>Veronica spicata 'Blue Charm'</i>	1 gal
BES	Black Eyed Susan	<i>Rudbeckia fulgida 'Goldstrum'</i>	1 gal
BF	Blanket Flower	<i>Gallardia x grandiflora 'burgundy'</i>	1 gal
BFW	Butterfly Weed	<i>Asclepias tuberosa</i>	1 gal
BFX	Blue Flax	<i>Linum perenne 'Lewisii'</i>	1 gal
BOG	Basket-of-Gold	<i>Alyssum montanum 'Mountain Gold'</i>	32 flat
BV	Blue Vervain	<i>Verbena hastata</i>	5 gal
BW	Bishop's Weed	<i>Agropodium variegatum</i>	1 gal
CB	Coral Bells	<i>Heuchera sanguinea 'Firefly'</i>	1 gal
CM	Calaminth	<i>Nepeta x faassenii 'Select Blue'</i>	1 gal
CPX	Creeping Phlox	<i>Phlox subulata 'Emerald Blue'</i>	15 flat
CSR	Creeping Spike Rush	<i>Eleocharis palustris</i>	1 gal
DGF	Dotted Gayfeather	<i>Lythris spicata 'Kobold'</i>	12"
DIA	Dianthus (Pink)	<i>Dianthus gratianopolitanus 'spotty'</i>	32 flat
FCP	Firecracker Penstemon	<i>Penstemon eatonii</i>	1 gal
GB	Golden Banner	<i>Thermopsis divaricata</i>	32 flat
GP	Garden Pinks	<i>Dianthus gratianopolitanus 'Tiny Rubies'</i>	1 gal
GR	Goldenrod	<i>Solidago 'Golden Baby'</i>	1 gal
GS	Gray Santolina	<i>Santolina chamaecyparissus</i>	1 gal
GSC	Golden Spur Columbine	<i>Aquilegia chrysantha</i>	1 gal
HB	Harebell	<i>Campylopus rotundifolia</i>	1 gal
HIP	Hardy Ice Plant	<i>Delosperma cooperi</i>	32 flat
HT	Horsetail	<i>Equisetum arvense</i>	1 gal
JB	Jupiter's Beard	<i>Cerastium ruber</i>	

Anthem - Filings No. 4 and 5

State Hwy 7 - Landscape/Signage

Site Development Plan

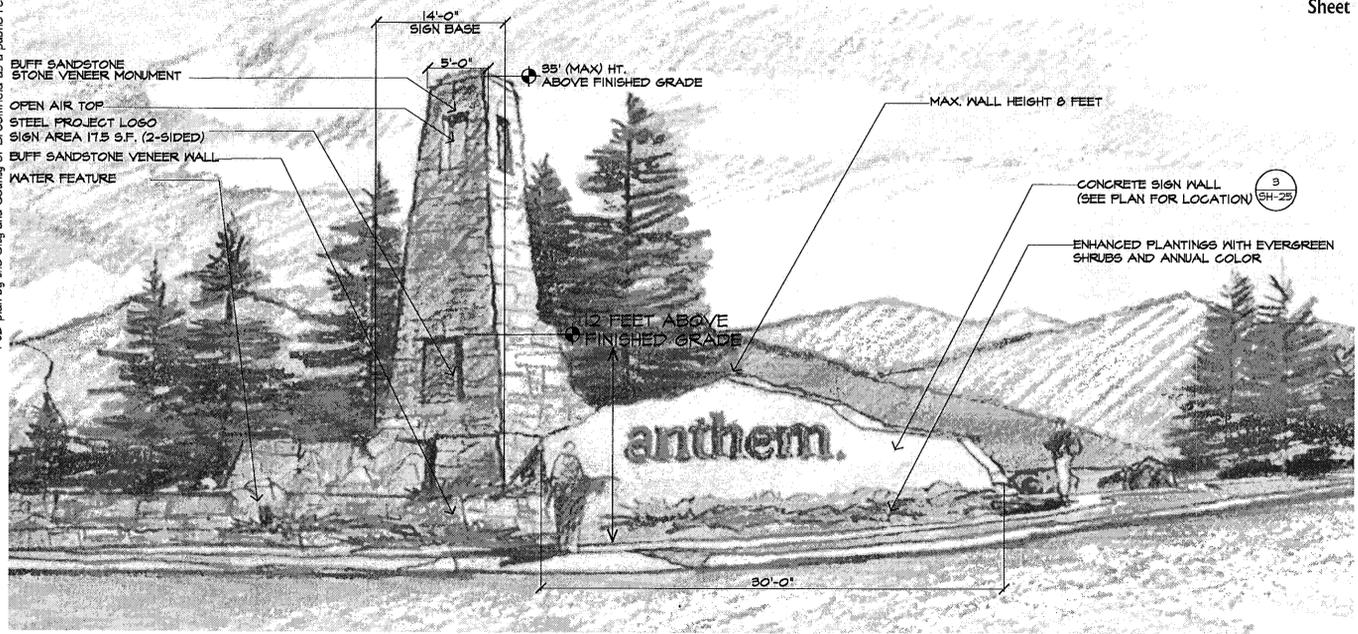
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Site Details

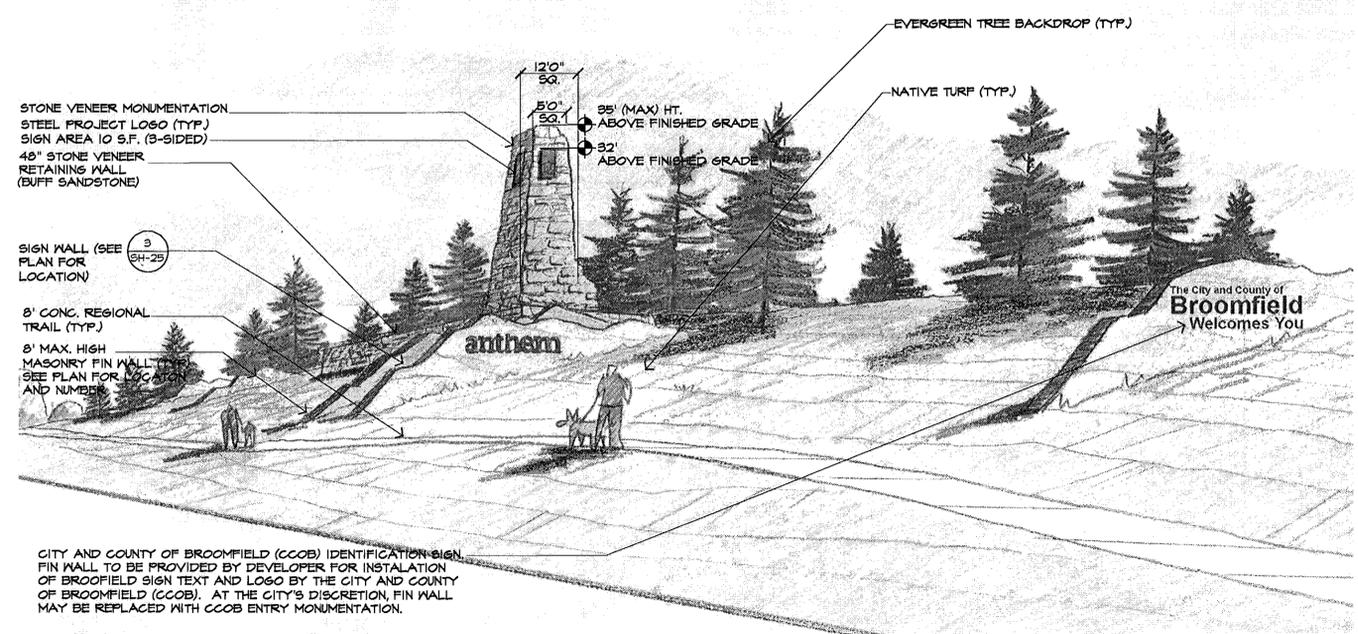
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23 of 26 R 0.00 D 0.00 CityOnly Broomfield

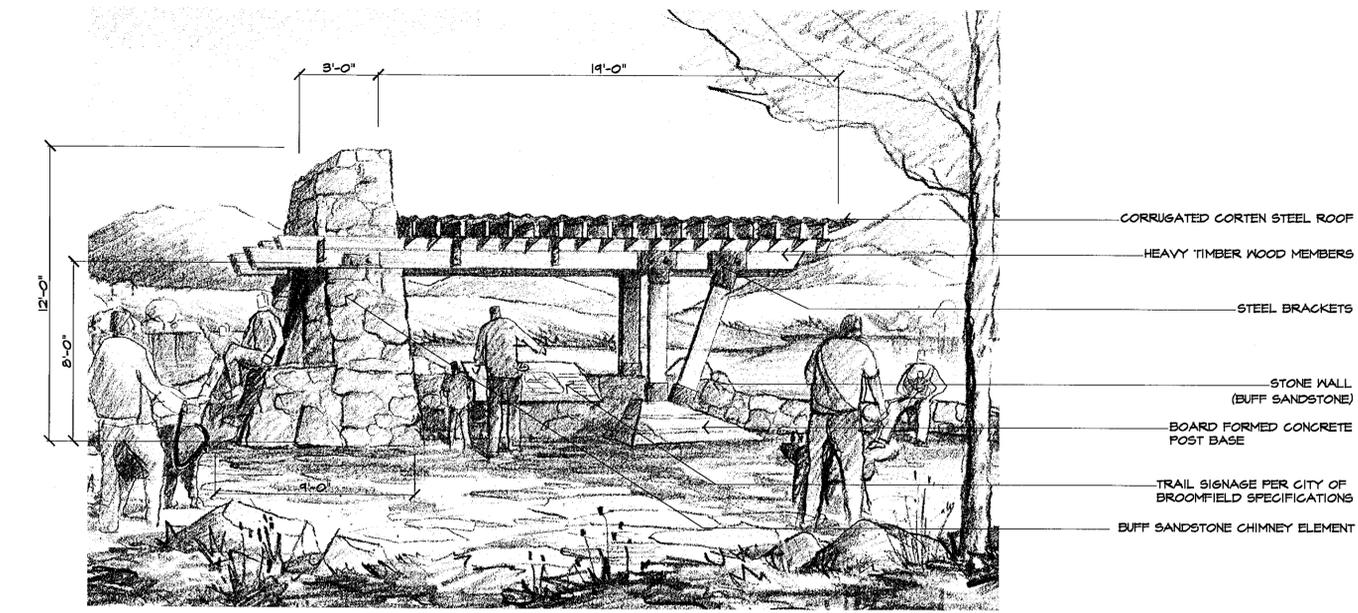
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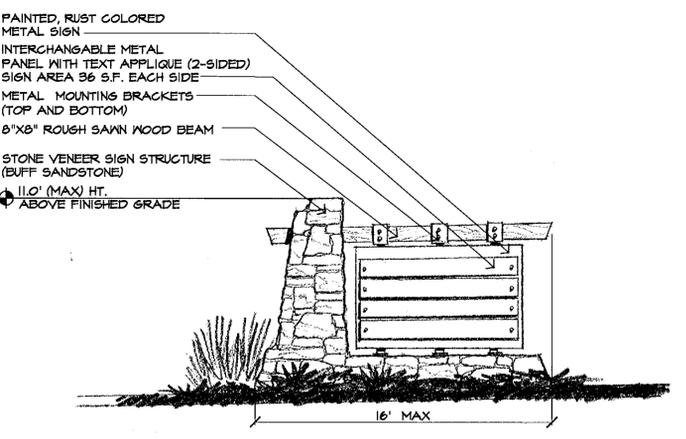
3 LOWELL ENTRY MONUMENT AND ENTRY SIGNAGE (WEST CORNER)
N.T.S. PERSPECTIVE



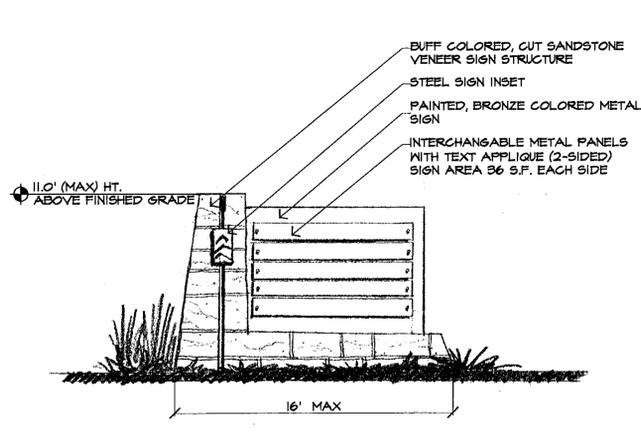
1 WEST BOUNDARY MARKER AND ENTRY SIGNAGE
N.T.S. PERSPECTIVE



4 TRAILHEAD STRUCTURE AT POCKET PARK
N.T.S. PERSPECTIVE
NOTE: UPLIGHTING ON STONE CHIMNEY TO HIGHLIGHT AND ACCENT THE STRUCTURE



TYPE "A" (WEST)
N.T.S. ELEVATION



TYPE "B" (EAST)
N.T.S. ELEVATION

2 TYPICAL PROJECT INFORMATION SIGNAGE ALONG HWY. 7 (TYPES A/B)
NOTES: TEXT FOR SIGNAGE WILL BE INFORMATIONAL AND DIRECTIONAL. SIGNAGE MAY BE INTERIOR OR EXTERIOR ILLUMINATED USING GROUND-MOUNTED FIXTURES.

REVISIONS		
1	City Submittal	12/22/04
2	CCoB Re-submittal	3/1/05
3	CCoB Re-submittal	3/9/05
4	CCoB Re-submittal	3/11/05
5	CCoB Re-submittal	3/30/05
6	CCoB Re-submittal	4/14/05
7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/24/05

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Del Webb
12/22/04
Project No: 2004349.01
Site Details - Sheet 23

Anthem - Filings No. 4 and 5

State Hwy 7 - Landscape/Signage

Site Development Plan

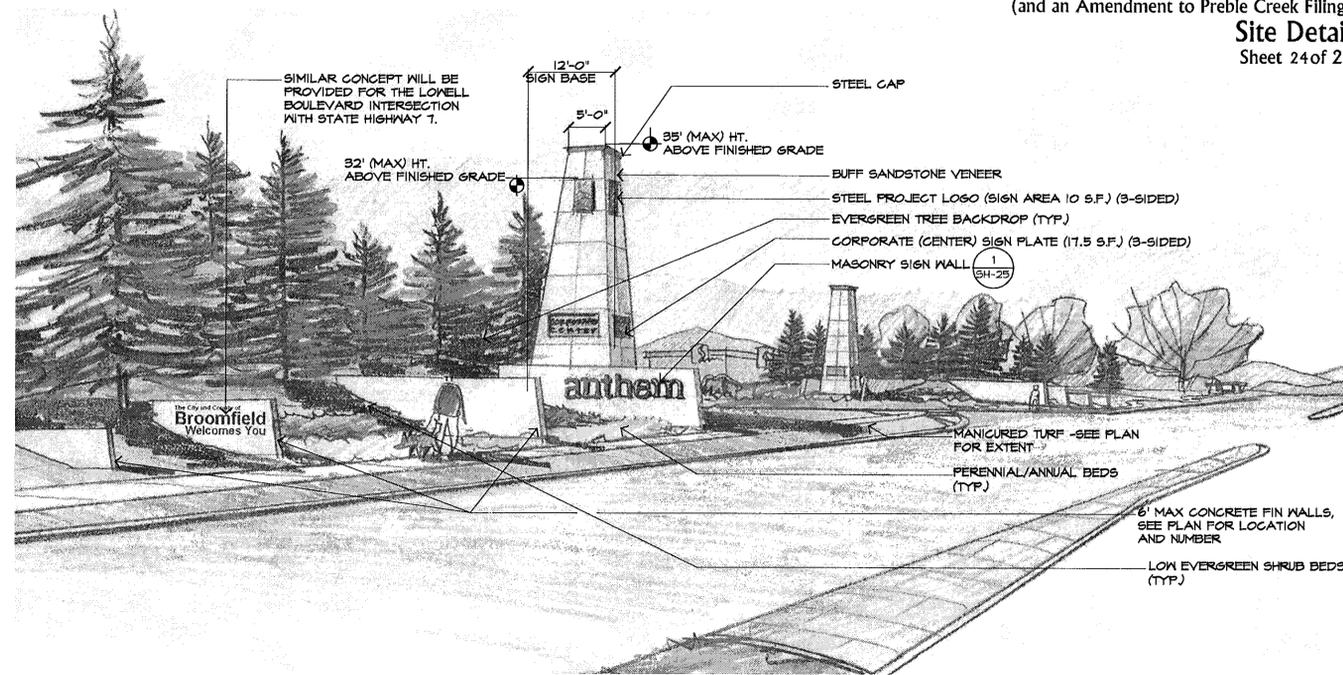
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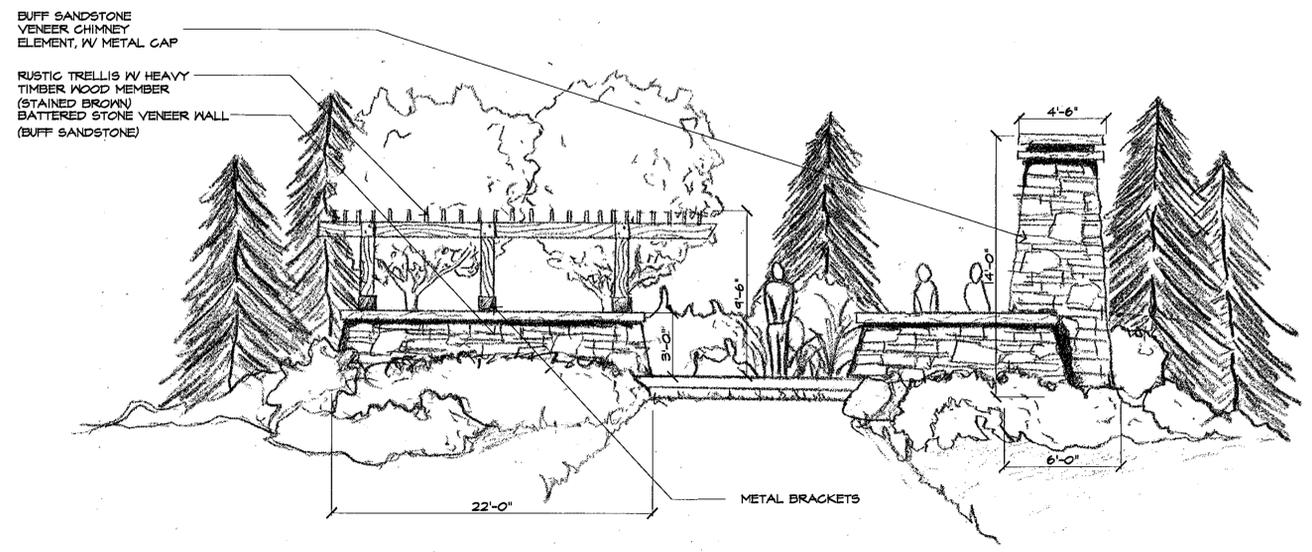
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24 of 26 R 0.00 D 0.00 City&County Broomfield

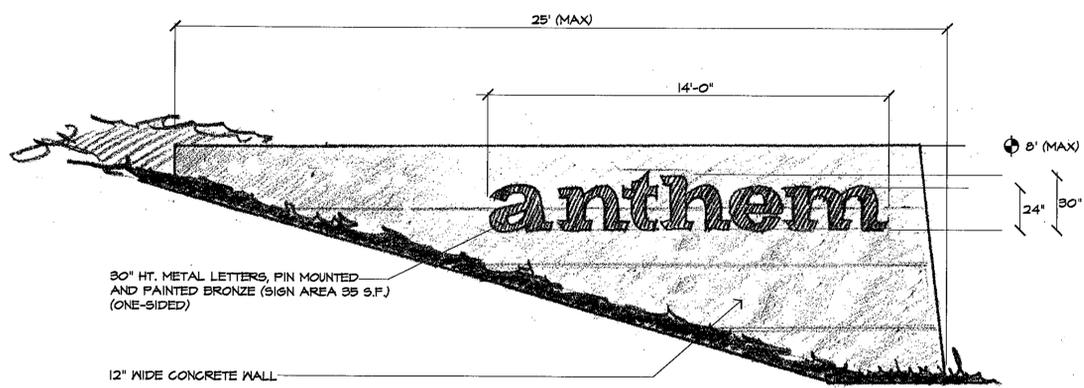
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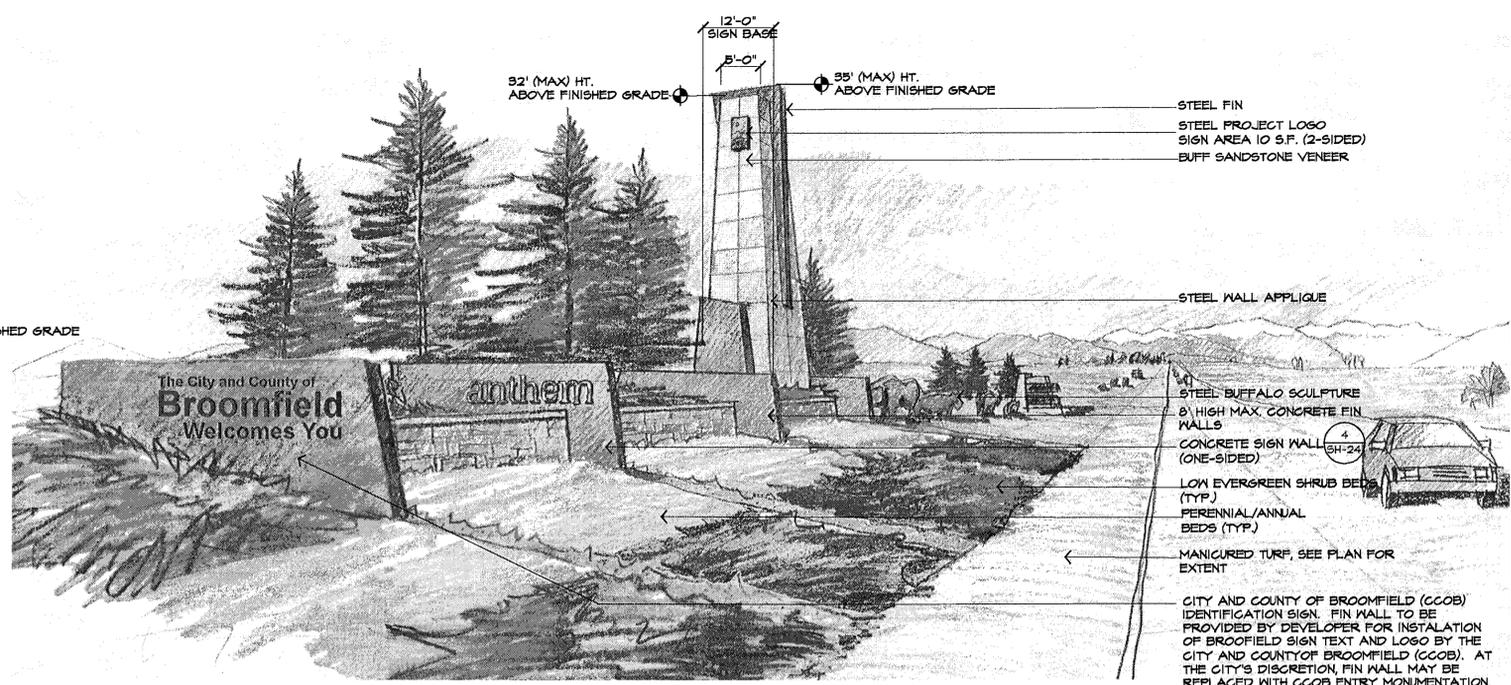
3 SHERIDAN ENTRY MONUMENT
N.T.S. PERSPECTIVE



1 PARK TRELLIS STRUCTURE
N.T.S. PERSPECTIVE



4 PROJECT IDENTIFICATION SIGN AT EAST BOUNDARY MARKER (ONE-SIDED)
N.T.S. ELEVATION



2 EAST BOUNDARY MARKER
N.T.S. PERSPECTIVE

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7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05

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Del Webb
 12/22/04
 Project No: 2004349.01
 Site Details - Sheet 24

Anthem - Filings No. 4 and 5

State Hwy 7 - Landscape/Signage

Site Development Plan

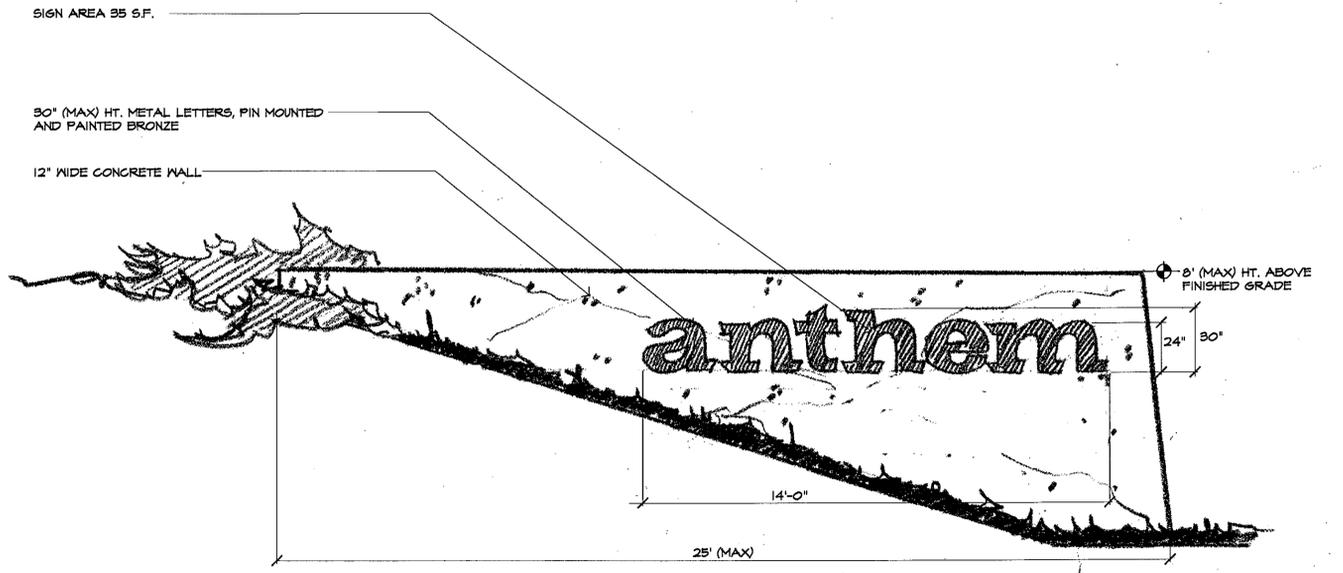
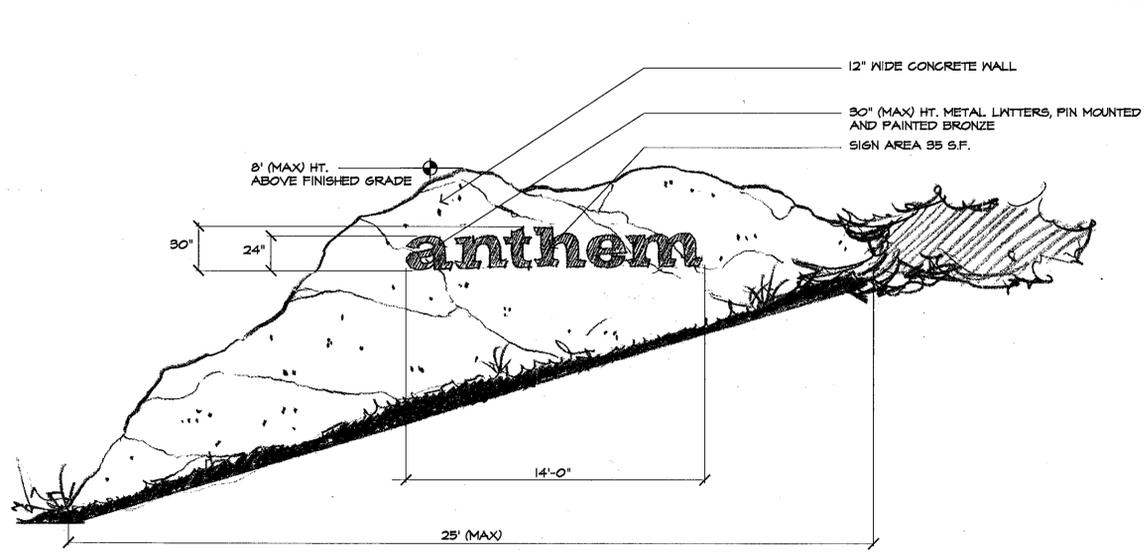
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Site Details

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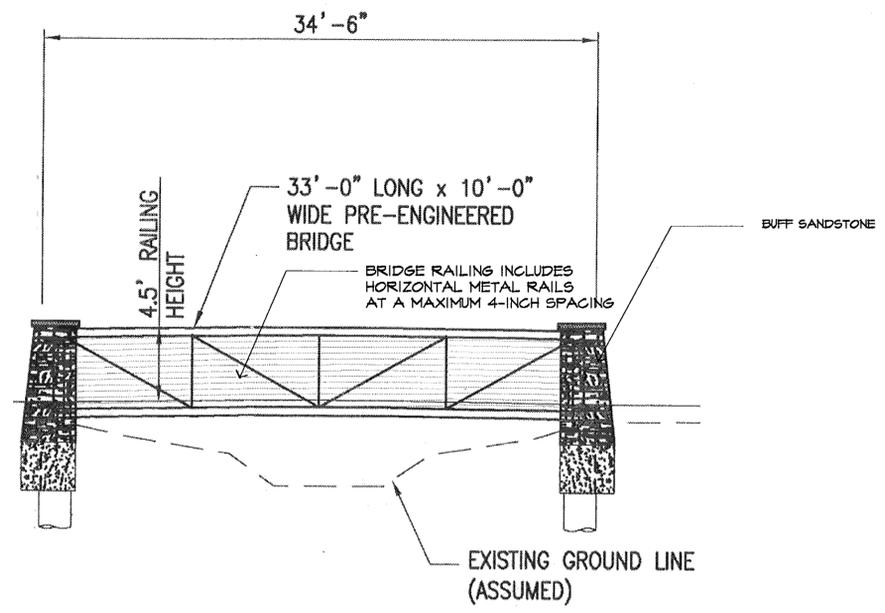
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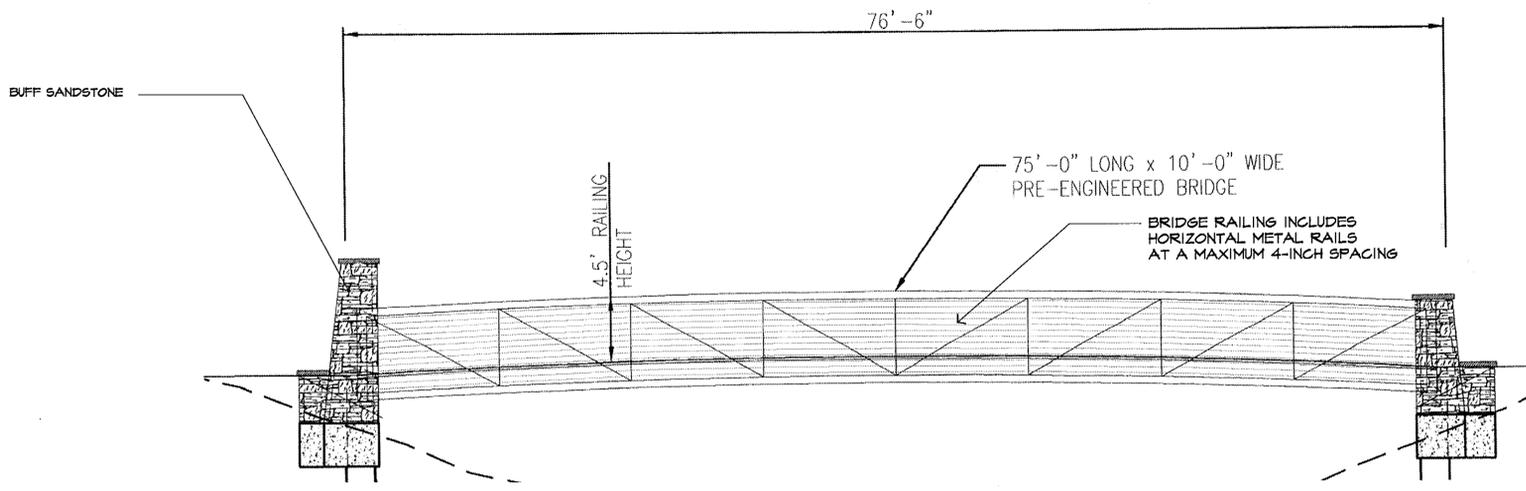


3 PROJECT IDENTIFICATION SIGN AT WEST BOUNDARY MARKER [1-SIDED]
N.T.S
NOTE: LOWELL BLVD. SIGN SIMILAR TO THIS SIGN
ELEVATION

1 PROJECT IDENTIFICATION SIGN AT SHERIDAN AND HIGHWAY 7 [2-SIDED]
N.T.S
ELEVATION



4 BRIDGE DETAIL 'B'
N.T.S
ELEVATION



2 BRIDGE DETAIL 'A'
N.T.S
ELEVATION

REVISIONS		
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8	CCoB Re-submittal	5/24/05

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12/22/04
Project No: 2004349.01
Site Details - Sheet 25

Anthem - Filings No. 4 and 5

State Hwy 7 - Landscape/Signage

Site Development Plan

(and an Amendment to Preble Creek Filing No.1 Site Development Plan)

Site Details

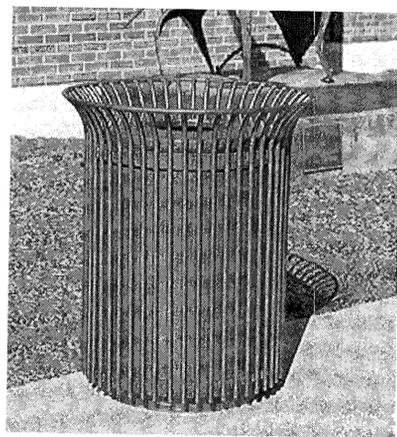
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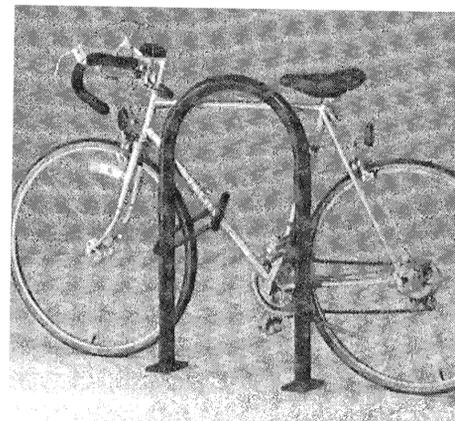
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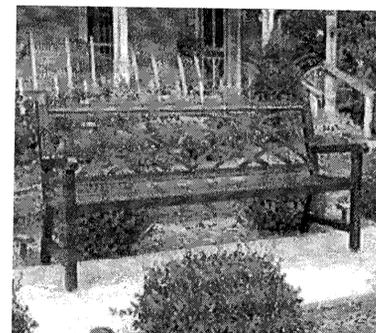
5 LANDSCAPE WALL (TYP.)
N.T.S. COLOR: BUFF SANDSTONE



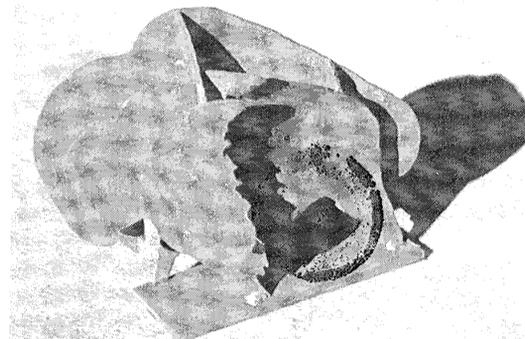
4 TRASH RECEPTACLE (TYP.)
N.T.S. NOTE: DUMOR SITE FURNISHINGS RECEPTACLE 158 STEEL - BLACK POWDERCOAT



3 BIKE RACK (TYP.)
N.T.S. COLOR: BLACK

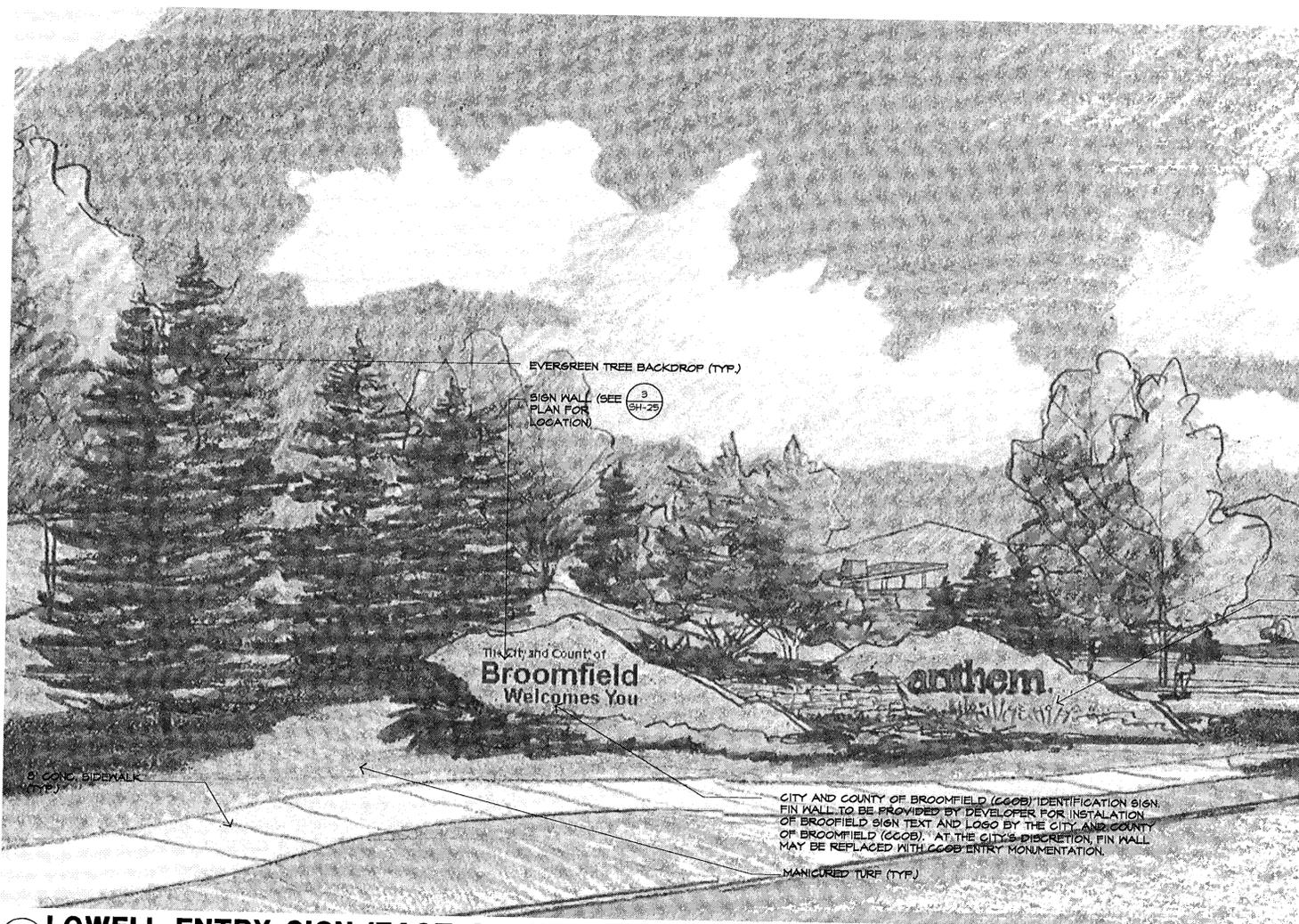


2 BENCH (TYP.)
N.T.S. NOTE: DUMOR SITE FURNISHINGS BENCH 94 STEEL - BLACK POWDERCOAT



See Plans for specific locations.
Representative of an artist concept for entry sculpture.
Sculptures are lifesize and range from 4'-7" In height.

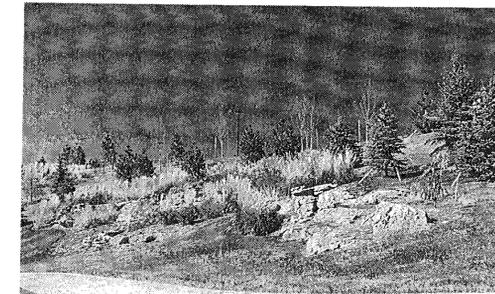
1 BUFFALO SCULPTURE (TYP.)
N.T.S.



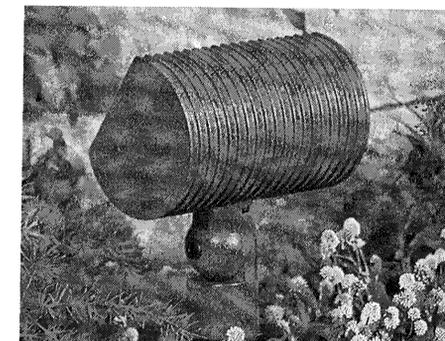
7 LOWELL ENTRY SIGN (EAST CORNER)
N.T.S.



8 FLUSH-TO-GRADE UP LIGHT
N.T.S. KIM LIGHTING "KIM LTV10" 20W MR16
NOTE: FOR ACCENTING PLANTERS



6 BOULDER WALL / ROCK OUTCROPPING (TYP.)
N.T.S. COLOR: BUFF SANDSTONE



9 SURFACE MOUNT UP LIGHT
N.T.S. KIM LIGHTING "KIM EL-215" 50W-100W
NOTE: FOR LIGHTING PROJECT SIGNAGE

REVISIONS		
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7	CCoB Re-submittal	4/18/05
8	CCoB Re-submittal	5/26/05

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