Recorded 10.13.2005
Reception No. 2005014219

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2 Site Development Plan
Cover Sheet
Sheet 1 of 38

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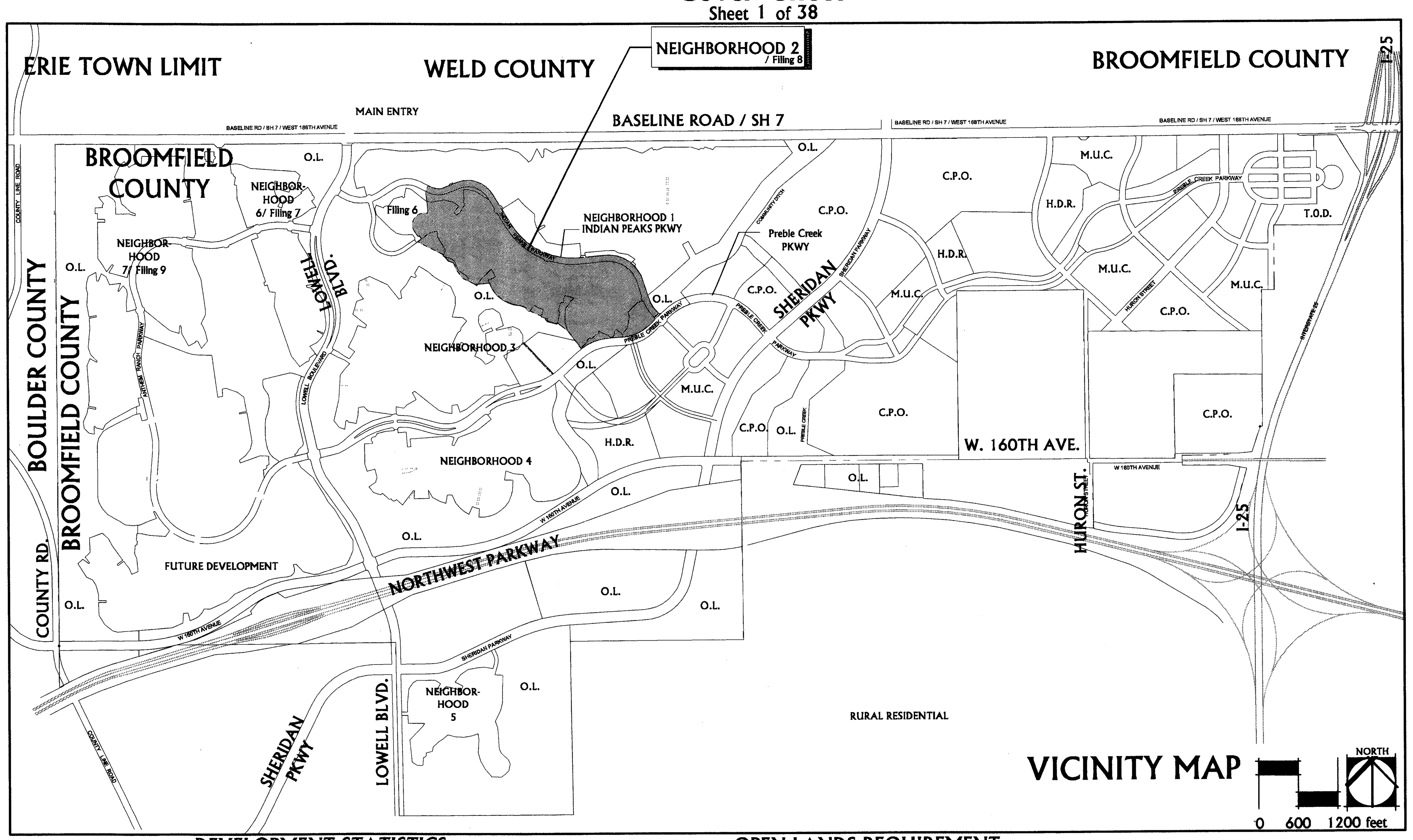

APPROVALS
LAND USE REVIEW COMMISSION CERTIFICATE:

This Site Development Plan is recommended for approval by The City and County of Broomfield Land Use Review Commission this 25th day of July, 2005.

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 23rd day of August, 2005.

Mayor   Vicki May City Clerk

PROPERTY OWNER AND SUBDIVIDER:
Pulte Home Corporation
365 Inverness Parkway Suite 150
Englewood, CO 80112
(303) 404-9605

By:

State of Colorado

County of Broomfield

The foregoing Instrument was acknowledged before me this 1st day of September, 2005, by Robert L. Eck II. Witness my hand and official seal.

My Commision expires April 15, 2009

ENGINEER/SURVEYOR:
Carter Burgess
Sean O'Hearn P.E. # 33568
707 Seventeenth Street, Suite 2300
Denver, CO 80202
tel (303) 820-5240
fax (303) 820-4842

Kenneth W. Carlson P.L.S. #24942
for and on behalf of Carter & Burgess, Inc.
707 Seventeenth Street, Suite 2300
Denver, CO 80202
(303) 820-5240

LAND PLANNER/LANDSCAPE ARCHITECT:
Downing Thorpe & James, Inc.
Rick Volpe / Tracy Colling - Land Planners
Dave Ignatew / Tim Siedledcki - Landscape Architects
1881 9th Street, Suite 103
Boulder, CO 80302
(303) 443-7533
(303) 443-7534

NEIGHBORHOOD SITE PLANNER:
SEC Planning Consultants
14205 Burnet Road, Suite 640
Austin, Texas 78728
Tel: (512)-246-7003

PROJECT DESCRIPTION/DESIGN INTENT:
This Site Development Plan amends the previously approved Preble Creek Filing No. 2. Neighborhood 2 is the first neighborhood to be constructed within the Anthem Highlands Village, located south of Indian Peaks Parkway and adjacent to Preble Creek Parkway. The 93.34-acre parcel will offer a mix of 203 residential lots that include 40-foot and 50-foot wide homes on 70- by 120-foot to 80- by 120-foot lots respectively. Oriented toward the move-up and family homebuyer, Neighborhood 2 is conveniently located adjacent to the family-oriented Community Park and Recreation Center. Also included within Neighborhood 2 are three Pocket Parks, and a Neighborhood Park.

Site Design: The site design for Neighborhood 2 consists of a several interconnected roads with a series of cul-de-sacs that branch off of the main roads. The majority of cul-de-sacs proposed, terminate at open lands and provide neighborhood access to the various trails linking the Anthem community. A Community Park/Recreation Center (part of a future SDP), School Park, open space and trails will be provided to the South. Several "fingers" of open space from the adjacent open lands area extend into Neighborhood 2 providing opportunities for the three different Pocket Parks. To ensure a varied streetscape, Neighborhood 2 will offer a variety of garage orientations including side-load, front-load and split bay/courtyard configurations.

Administrative Modifications

3/3/06 - Building & Deck Encroachments (Phase I) (case 006)
5/25/06 - Lots 122 (setback and garden level) & 127 (deck)
6/16/06 - Deck Encroachments
7/11/06 - Deck Encroachments
8/3/06 - Building & Deck Encroachments - Various
8/28/06 - Reduce side yard setback on Lot 12 (case 187)
8/28/06 Reduce setbacks on Lots 23 & 24 (case 126)

DEVELOPMENT STATISTICS:

Areas: (Tracts & Outlots)	Land Use	Acres	Units	DU/AC
RESIDENTIAL- SFD (MR-L)				
	70' x 120' lots min. (40' wide homes)		125.0	
	80' x 120' lots min. (50' wide homes)		78.0	
	SUBTOTAL - Residential	68.79*	203.0	3.0
OUTLOTS AND RIGHTS-OF-WAY				
Outlot 1	Open Lands	2.37		
Outlot 2	Open Lands	2.91		
Outlot 3	Open Lands	0.46		
Tract A	Open Lands	1.33		
Tract B	Open Lands	0.62		
Tract C	Open Lands	1.32		
Tract D	Open Lands	0.05		
Tract E	Open Lands	2.79		
Tract F	Open Lands	1.19		
Tract G	Open Lands	0.04		
Tract H	Open Lands	0.07		
Tract I	Open Lands	1.04		
Tract J	Open Lands	0.49		
Tract K	Open Lands	0.20		
Tract L	Open Lands	0.40		
Tract M	Open Lands	0.24		
	SUBTOTAL (Outlots)	15.52		
	Public ROW - Indian Peaks Parkway	8.98		
TOTAL - (Neighborhood 2)		93.29		

* Includes local street R.O.W.

OPEN LANDS REQUIREMENT:

Open Space Requirements: 8 Acres / 1,000 population
203 units x 3 people per unit = 609 population = 4.87 acres required
There is 0.00 acres of Open Space provided with this SDP*

Park Land Requirements: 16 Acres / 1,000 population
203 units x 3 people per unit = 609 population = 9.74 acres required
There are 5.36 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 SDP's will include a surplus while others will include a deficit. The applicant will coordinte with the CCOB in providing a 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	CITY	HOA/PRIVATE
Outlot 1	103,158	2.37	LE,DE	City			2.37	X	
Outlot 2	126,745	2.91	PuP,DE	City	2.91			X	
Outlot 3	20,099	0.46	PuOS	City			0.46	X	
Tract A	57,948	1.33	PuP,PuOS	City	1.33			X	
Tract B	27,025	0.62	PuP,PuOS	City	0.62			X	
Tract C	57,284	1.32	PuOS,LE	City			1.32	X	
Tract D	2,026	0.05	PuOS	City			0.05	X	
Tract E	121,703	2.79	PuP,PuOS	City			2.79	X	
Tract F	52,004	1.19	PuP,PuOS	City	0.50		0.69	X	
Tract G	1,773	0.04	PrOS	HOA			0.04		X
Tract H	2,858	0.07	PrOS	HOA			0.07		X
Tract I	45,432	1.04	PuOS	City			1.04	X	
Tract J	21,381	0.49	PrP	HOA			0.49		X
Tract K	8,510	0.20	LE	HOA			0.20		X
Tract L	17,536	0.40	PuOS	City			0.40	X	
Tract M	10,382	0.24	PuOS	City			0.24	X	
Total	675,864	15.52			5.36		9.51		

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)

REVISION DATE:

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8	CCOB Re-submittal	8/15/05

Pulte Homes DTJ DESIGN Del Webb Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Cover
Sheet - 01

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2 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2 Site Development Plan

Legal Description/General Notes

Sheet 2 of 38

LEGAL DESCRIPTION:

A Replat of a portion of Preble Creek Filing No. 2

A parcel of land being a portion of Tracts D through S inclusive, Lots 28 through 54, Block 1, Blocks 2 through 12 inclusive, Outlots 10 and 11 and a portion of Outlot 1 and Lot 27, Block 1, Preble Creek Filing No. 2, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number 2004005785 on April 23, 2004, lying in Section 5, 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 Northwest corner of said Section 5 (a found illegible 2 ½" aluminum cap);
WHENCE the North Quarter corner of said Section 5 (a found 2 1/2" aluminum cap in a range box stamped "SBG LS 14823" bears N89°37'11"E a distance of 2613.75 feet;

THENCE S35°55'40"E a distance of 872.82 feet to a point on the northerly line of Indian Peaks Parkway, as dedicated by said Preble Creek Filing No. 2, being the POINT OF BEGINNING;

THENCE the following twelve (12) courses along the northerly line of said Indian Peaks Parkway:

1. S64°49'28"E tangent with the following described curve a distance of 47.00 feet;
2. THENCE along the arc of a curve to the left, having a central angle of 45°43'54", a radius of 254.50 feet, a chord bearing S87°41'25"E a distance of 197.78 feet, and an arc distance of 203.13 feet;
3. THENCE N69°26'38"E tangent with the last and following described curves a distance of 219.35 feet;
4. THENCE along the arc of a curve to the right, having a central angle of 78°28'15", a radius of 445.50 feet, a chord bearing of S71°19'14"E a distance of 563.57 feet, and an arc distance of 610.15 feet;
5. THENCE S32°05'06"E tangent with the last and following described curves a distance of 503.40 feet;
6. THENCE along the arc of a curve to the left, having a central angle of 63°00'47", a radius of 1104.50 feet, a chord bearing S63°35'30"E a distance of 1154.41 feet, and an arc distance of 1214.71 feet;
7. THENCE N84°54'07"E tangent with the last and following described curves a distance of 401.77 feet;
8. THENCE along the arc of a curve to the right, having a central angle of 78°33'02", a radius of 545.27 feet, a chord bearing S55°49'22"E a distance of 690.36 feet, and an arc distance of 747.55 feet;
9. THENCE S16°32'51"E tangent with the last and following described curves a distance of 262.60 feet;
10. THENCE along the arc of a curve to the left, having a central angle of 28°25'23", a radius of 554.50 feet, a chord bearing S30°45'32"E a distance of 272.26 feet, and an arc distance of 275.07 feet;
1. THENCE S44°58'14"E tangent with the last and following described curves a distance of 19.40 feet;
2. THENCE along the arc of a curve to the left, having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing S89°58'14"E a distance of 42.43 feet, and an arc distance of 47.12 feet to a point on the westerly line of Preble Creek Parkway as dedicated by 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;

THENCE the following four (4) courses along the westerly line of said Preble Creek Parkway:

1. S45°01'46"W non-tangent with the last described curve and tangent with the following described curve a distance of 270.12 feet;
2. THENCE along the arc of a curve to the right, having a central angle of 41°11'10", a radius of 588.50 feet, a chord bearing S65°37'21"W a distance of 413.98 feet, and an arc distance of 423.03 feet;
3. THENCE S86°12'56"W tangent with the last and following described curves a distance of 217.19 feet;
4. THENCE along the arc of a curve to the left, having a central angle of 33°07'08", a radius of 791.50 feet, a chord bearing S69°39'22"W a distance of 451.17 feet, and an arc distance of 457.51 feet;

THENCE the following twenty-four (24) courses along the northeasterly line of Outlot 4, said Preble Creek Filing No. 2:

1. N36°59'21"W non-tangent with the last described curve a distance of 68.51 feet;
2. THENCE N36°59'21"W a distance of 257.09 feet;
3. THENCE N50°52'12"W a distance of 192.89 feet;
4. THENCE N85°50'24"W a distance of 66.51 feet;
5. THENCE N73°32'15"W a distance of 65.01 feet;
6. THENCE N62°36'26"W a distance of 66.19 feet;
7. THENCE N44°32'41"W a distance of 74.33 feet;
8. THENCE N66°14'33"W a distance of 195.66 feet;
9. THENCE N49°55'20"W a distance of 69.81 feet;
10. THENCE N65°52'01"W a distance of 95.37 feet;
11. THENCE N79°06'56"W a distance of 141.33 feet;
12. THENCE N67°33'14"W a distance of 104.88 feet;
13. THENCE N57°26'25"W a distance of 81.91 feet;
14. THENCE N48°32'23"W a distance of 80.65 feet;
15. THENCE N39°16'33"W a distance of 81.21 feet;
16. THENCE N30°09'32"W a distance of 78.26 feet;
17. THENCE N23°23'54"W a distance of 70.83 feet;
18. THENCE S84°56'31"W a distance of 217.05 feet;
19. THENCE N65°07'26"W a distance of 201.77 feet;
20. THENCE N38°31'44"W a distance of 148.80 feet;
21. THENCE N24°02'53"W a distance of 128.56 feet;
22. THENCE N71°40'55"W a distance of 85.40 feet;
23. THENCE N41°21'31"W a distance of 135.80 feet;
1. THENCE N63°40'13"W a distance of 417.89 feet to a point on the southerly line of Promontory Way, as dedicated by said Preble Creek Filing No. 2;

THENCE N54°31'19"E along the southerly line of said Promontory Way a distance of 72.00 feet;
THENCE N35°28'41"W a distance of 52.00 feet to a point on the northerly line of said Promontory Way;

THENCE the following courses along the easterly line of Wolverine Loop, as dedicated by Preble Creek Filing No. 2:

1. along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing of N80°28'41"W a distance of 28.28 feet, and an arc distance of 31.42 feet;
2. THENCE N35°28'41"W tangent with the last and following described curves a distance of 80.75 feet;
3. THENCE along the arc of a curve to the right, having a central angle of
4. 128°08'48", a radius of 169.00 feet, a chord bearing N28°35'43"E a distance of 303.98 feet, and an arc distance of 377.98 feet;
5. THENCE S87°19'53"E tangent with the last described curve a distance of 53.78 feet;

THENCE N02°40'07"E a distance of 52.00 feet to a point on the westerly line of said Wolverine Loop;
THENCE N06°09'27"W a distance of 279.59 feet to a point on the southerly line of said Indian Peaks Parkway;
THENCE N25°10'32"E a distance of 91.00 feet to the POINT OF BEGINNING.

Containing 4,063,613 square feet, (93.288 Acres), more or less.

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 9603.05 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. #24942
for and on behalf of Carter & Burgess, Inc.
707 Seventeenth Street, Suite 2300
Denver, CO 80202
(303) 820-5240

Date

GENERAL NOTES:

1. Deviations for Site Plan are identified on Sheet 3.

2. This Site Development Plan may be revoked by the City Council if building permits are not issued to the owner by the City Council of the City 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-1 zone district.

4. Mail Delivery - shall be provided by centrally located group mailboxes.

5. Anticipated Phasing - construction of infrastructure will commence immediately with home pre-sales begining in the winter of 2005.

6. The developer agrees to coordinate with the Regional Transportation District to locate future bus stops as needed.

7. The owner shall disclose to the prospective purchasers of the lots within 200 feet of the plugged and abandoned wells: 1. The location of the plugged and abandoned wells, 2. The location of the maintenance and workover easement, and 3. The purpose for the well maintenance and work over easement.

8. Crosswalks for trails and interior neighborhood crossings will be stamped asphalt.

9. 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 Specifcations, 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.

10. All signage (excluding regulatory and street signage) will incorporate stone bases as demonstrated herein.

11. Perimeter fencing, perimeter privacy walls, retaining walls, and cluster mailboxes will be installed by the builder with maintenance provided by the Homeowner's Association. Refer to Sheet 24 for fencing, walls, and cluster mailbox details.

12. Maintenance of landscaped area within utility easements located on private lots are the responsibility of the individual homeowner, with access allowed by the city.

13. Natural drainageways may have standing water in them.

14. For homeowner-installed exterior site, building, and landscape improvements refer to City of Broomfield Residential Design Guidelines and Anthem Highlands Design Guidelines with approval by the HOA ACC.

15. All sanitary pipes located within easements occuring at sideyards between lots 87-88, 102-103, 142-143, 144-145, will be sleeved.

16. 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.

17. All trails will open to the public.

18. The architectural floor plans shown on sheets 32 through 36 are included for illustrative purposes and the interior floor plan may be modified without amending this Site Development Plan.

REVISION DATES

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
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Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Legal Description/General Notes
Sheet - 02

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Date/Time:Aug 25, 2005-09:44:08

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Site Development Plan
An Amendment to the Preble Creek Filing No.2
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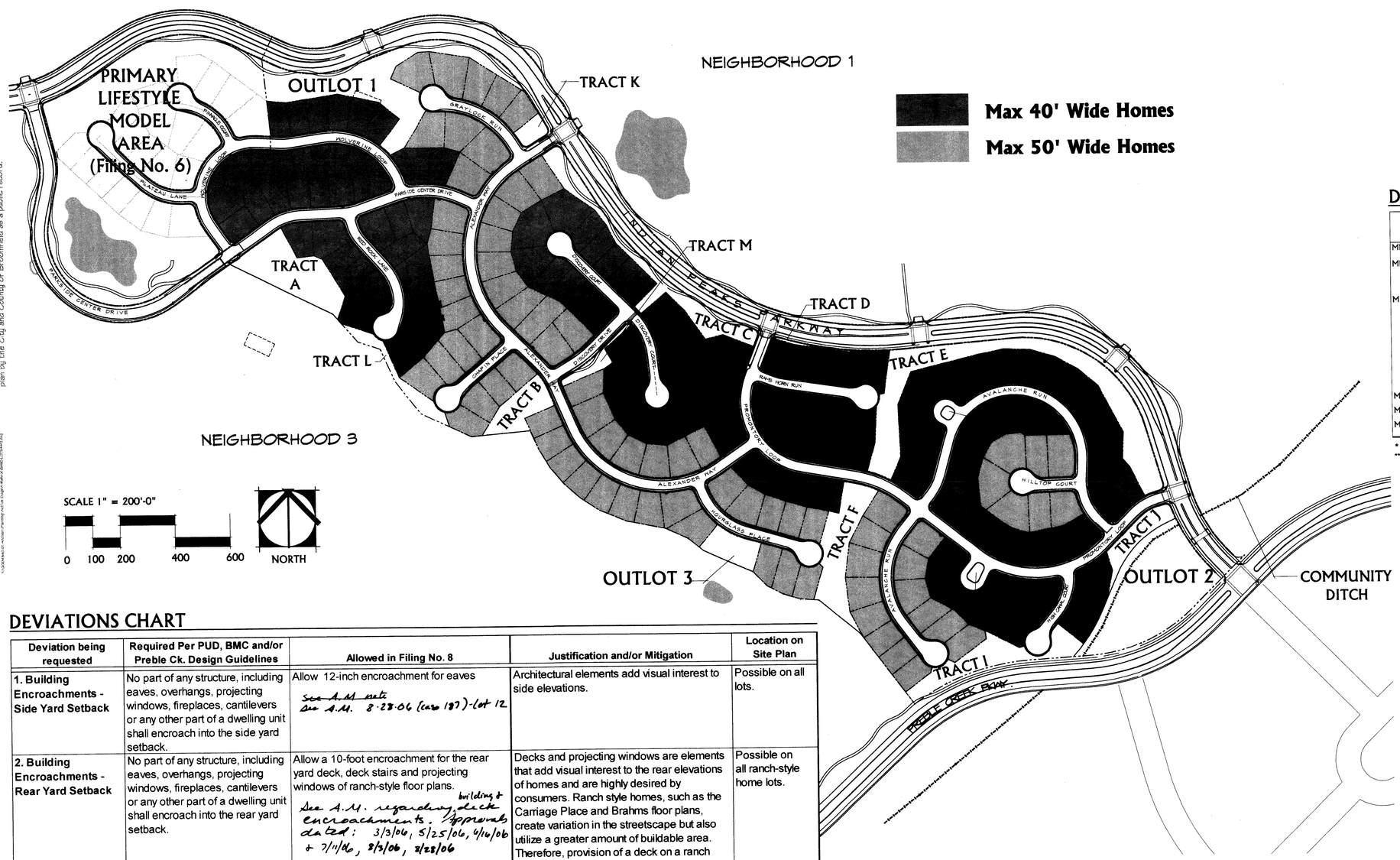
Sheet 3 of 38



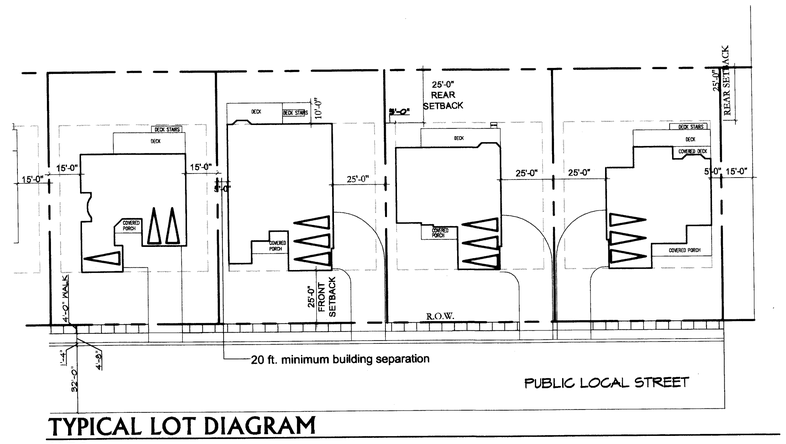
DEVELOPMENT STANDARDS

	40' Wide Homes	50' Wide Homes	City Standard (Low Density Residential Detached)
MINIMUM LOT AREA	8,400 sf.	9,600 sf.	7,000 sf.
MINIMUM LOT WIDTH:			
INTERIOR	70 ft.	80 ft.	70 ft.
CORNER	80 ft.	80 ft.	80 ft.
MINIMUM BUILDING SETBACK:			
FRONT	25 ft.	25 ft.	25 ft.
REAR	25 ft.	25 ft.	25 ft.
SIDE A (Interior Lot - Side Load Garage)	5 ft.	5 ft.	10ft.-14.5 ft.*
SIDE B (Interior Lot - Side Load Garage)	25 ft.	25 ft.	10ft.-14.5 ft.*
SIDE A and B (Interior Lot - Front Garage)	15 ft.	15 ft.	10ft.-14.5 ft.*
SIDE (Corner Lot - All Homes)	20 ft.	20 ft.	20 ft.
Minimum Building Separation	20 ft.	20 ft.	N/A
MAX. BUILDING HEIGHT (per BMC)	33 ft.	33 ft.	33 ft.
MAX. BUILDING HEIGHT FOR WALKOUT HOMES**	35 ft.	35 ft.	33 ft.
MAX. BUILDING HEIGHT FOR GARDEN LEVEL HOMES**	33 ft.	33 ft.	33 ft.

* Varies depending on building height
**Building Height is measured as the average of the front building elevation and the rear building elevation

DEVIATIONS CHART

Deviation being requested	Required Per PUD, BMC and/or Preble Ck. Design Guidelines	Allowed in Filing No. 8	Justification and/or Mitigation	Location on Site Plan
1. Building Encroachments - Side Yard Setback	No part of any structure, including eaves, overhangs, projecting windows, fireplaces, cantilevers or any other part of a dwelling unit shall encroach into the side yard setback.	Allow 12-inch encroachment for eaves ~~See A.M. note~~ See A.M. 8-28-06 (case 187)-Lot 12	Architectural elements add visual interest to side elevations.	Possible on all lots.
2. Building Encroachments - Rear Yard Setback	No part of any structure, including eaves, overhangs, projecting windows, fireplaces, cantilevers or any other part of a dwelling unit shall encroach into the rear yard setback.	Allow a 10-foot encroachment for the rear yard deck, deck stairs and projecting windows of ranch-style floor plans. See A.M. regarding building & deck encroachments. Approvals dated: 3/3/06, 5/25/06, 6/16/06 + 7/11/06, 8/3/06, 8/28/06	Decks and projecting windows are elements that add visual interest to the rear elevations of homes and are highly desired by consumers. Ranch style homes, such as the Carriage Place and Brahms floor plans, create variation in the streetscape but also utilize a greater amount of buildable area. Therefore, provision of a deck on a ranch style home necessitates a rear yard encroachment.	Possible on all ranch-style home lots.
3. Building Setbacks	Low Density Residential side yard building setback shall be 10, 12, 14.5 feet based on building heights.	The side yard setback for lots with Side Loaded Garages would be 5-foot minimum on one side of the lot; and 25-foot minimum on the other side of the same lot. The resulting minimum distance between homes of adjacent lots with Side Loaded Garages would be a combined side yard setback of 30-feet. The minimum side yard distance between a Side Load Garage configuration and a typical Front Load garage configuration would be 20-feet.	Side Load Garages create variation in the streetscape; reduced side yard setback on one side of the lot allows for side entry garages.	Possible on all lots with side-loaded garages.
4. Building Height	33 feet maximum building height. Measured as the tallest midpoint of the elevation from the ground to the highest point of the bldg.	Height variance shall occur on walkout homes with a 35 ft. average height and on garden level homes with a 33 ft. - average height.	-Reduce excessive overlot grading that would be necessary to create flat pads for non-walkouts architecture. -To accommodate legitimate walkouts and garden level homes as shown.	Possible on walkout or garden level lots only.



TYPICAL LOT DIAGRAM
N.T.S.

REVISION DATE

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
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6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
Carter :: Burgess
DTJ DESIGN

Date: 01/18/05
Project No: 2004302.01
Development Statistics/Standards
Sheet - 03

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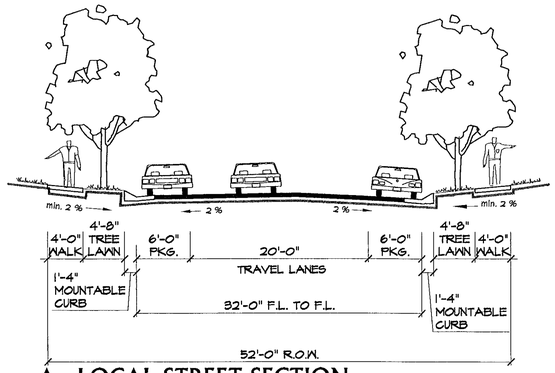
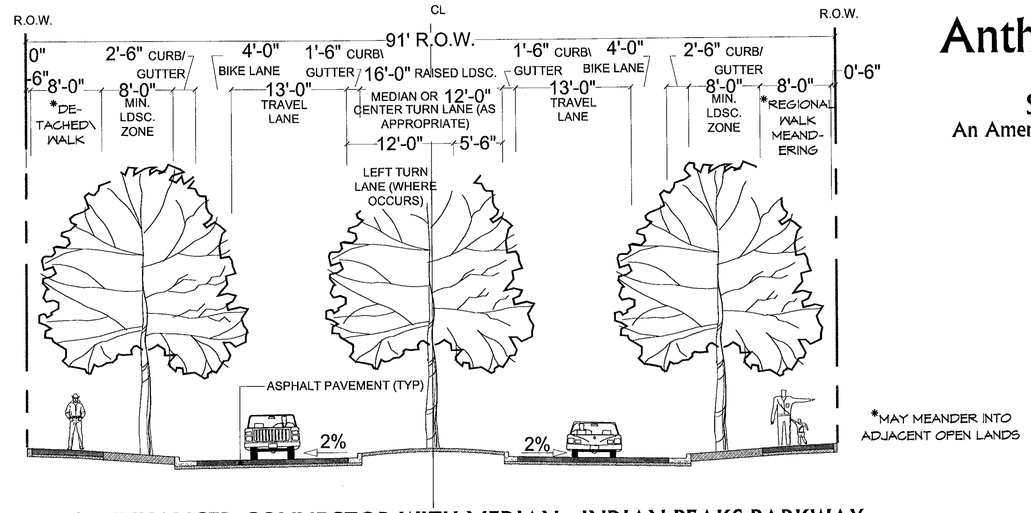
Date/Time:Aug. 15, 2005-13:07:56

2005014219 10/13/2005 10:28A DP
4 of 38 R 0.00 D 0.00 City&Cnty Broomfield

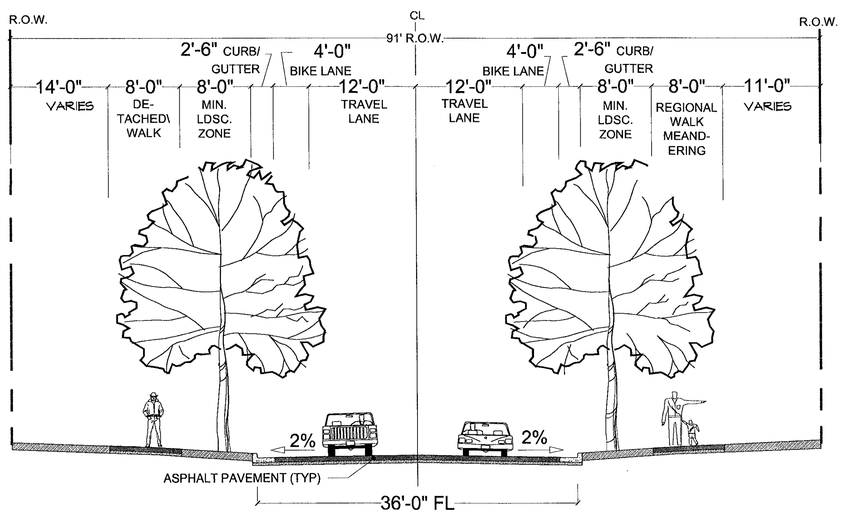
Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Typical Street Sections
Sheet 4 of 38



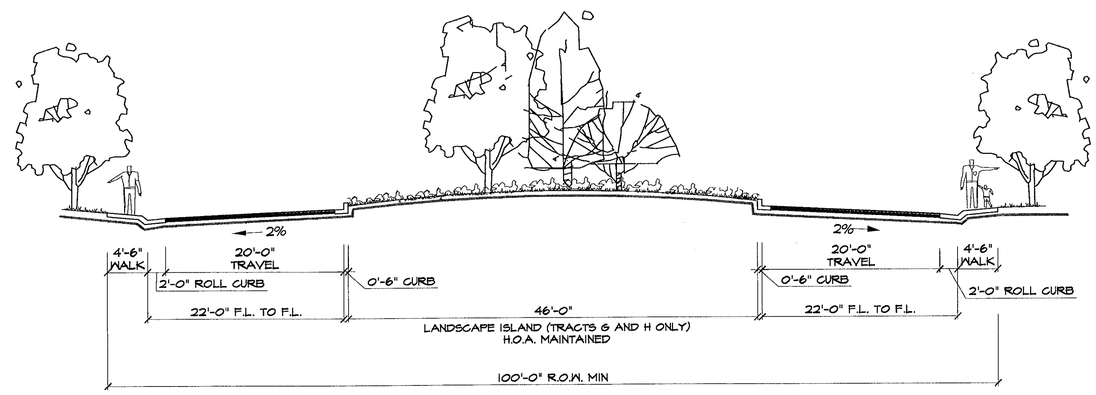
A - LOCAL STREET SECTION
SCALE 1/8" = 1'-0"



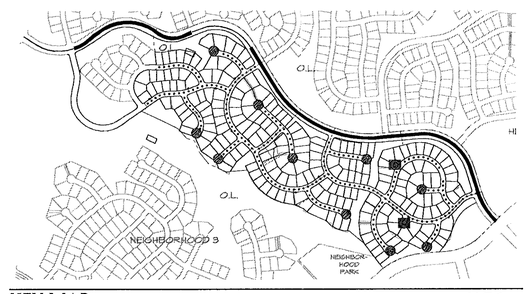
B-2 - ENHANCED CONNECTOR WITH MEDIAN - INDIAN PEAKS PARKWAY
SCALE 1/8" = 1'-0"
NOTE: Sidewalk may meander within adjacent outlots or tracts



B-1 - ENHANCED CONNECTOR WITHOUT MEDIAN - INDIAN PEAKS PARKWAY
SCALE 1/8" = 1'-0"
NOTE: Sidewalk may meander within adjacent open lands



C - CUL-DE-SAC STREET SECTION AND LANDSCAPE ISLANDS
SCALE 1/8" = 1'-0"
NOTE: See the Key Map on this page to see which cul-de-sacs have landscaped islands.



KEY MAP
N.T.S.

LEGEND
- A - LOCAL STREET SECTION
- B-1- ENHANCED CONNECTOR W/O MEDIAN- Indian Peaks Pkwy.
- B-2 - ENHANCED CONNECTOR W/ MEDIAN - Indian Peaks Pkwy.
- C - CUL-DE-SAC SECTION (WITH ISLAND)
- C - CUL-DE-SAC SECTION (NO ISLAND)

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Typical Street Sections
Sheet - 04

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Last Update Save: Jul. 05, 2005-13:46
Date/Time: Aug. 15, 2005-13:06:15
Log-in: jrodgers

2005014219 10/13/2005 10:28A DP
5 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

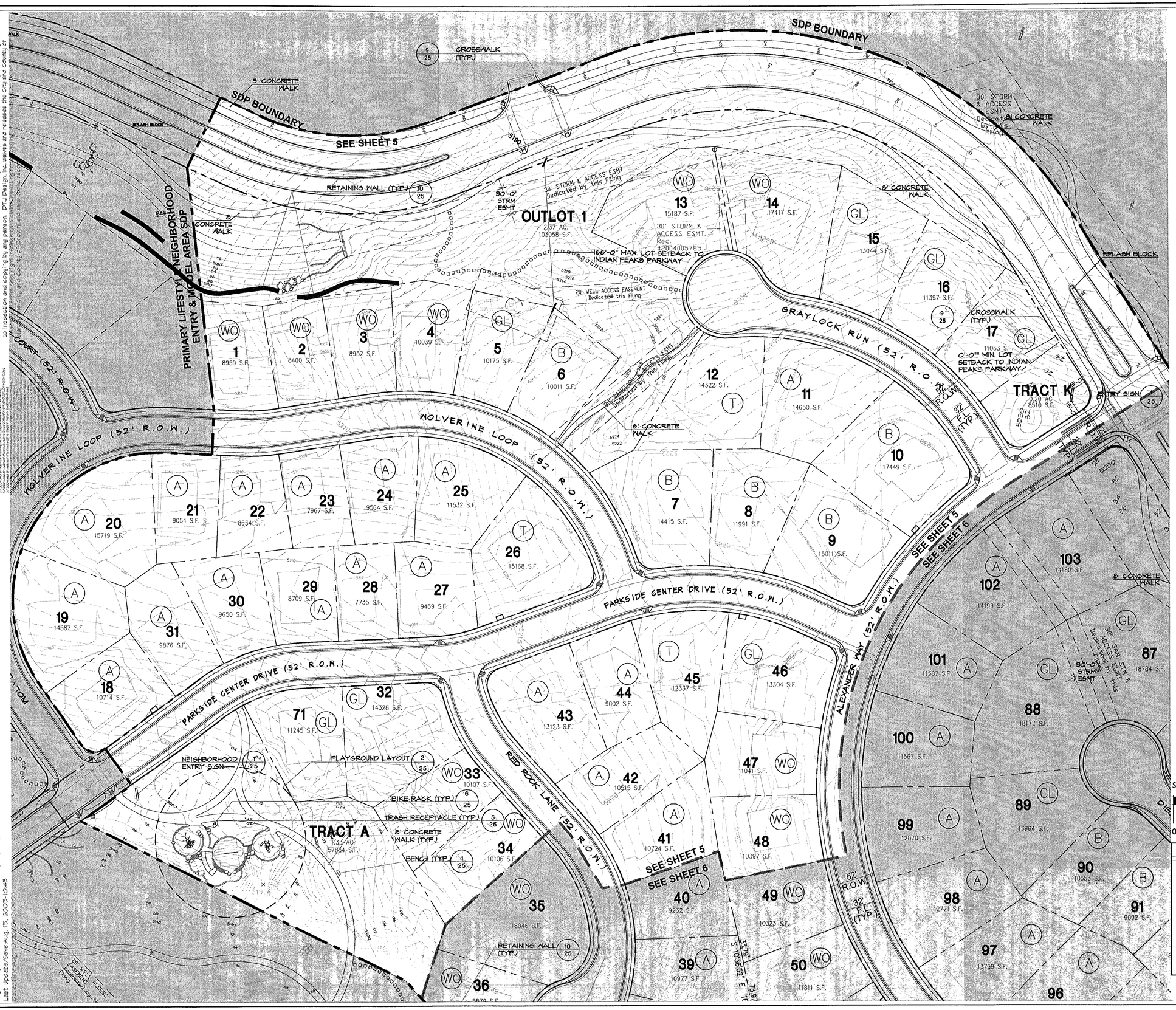
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Site Plan - Area 1

Sheet 5 of 38



LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BLDG. SETBACK
- EASEMENT
- SITE TRIANGLE
- WALL
- 6' SOFT SURFACE TRAIL
- (A) "A" TYPE LOT
- (T) TRANSITIONAL LOT
- (B) "B" TYPE LOT
- * (WO) WALK OUT LOT
- (GL) GARDEN LEVEL LOT

* THERE SHALL BE A MAXIMUM OF THREE CONTIGUOUS TWO-STORY, WALKOUT HOMES. THE FOURTH LOT SHALL BE RESTRICTED TO A ONE-STORY HOME THAT MAY BE TRADITIONAL, WALKOUT, OR DAYLIGHT (GARDEN LEVEL).

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH

REVISION DATE:

1	City Submittal	01/18/05
2	CCO8 Re-submittal	5/31/05
3	CCO8 Re-submittal	6/08/05
4	CCO8 Re-submittal	7/05/05
5	CCO8 Re-submittal	7/15/05
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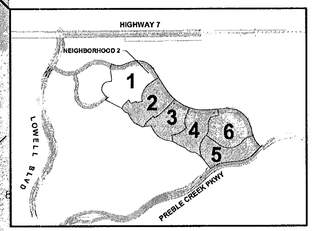
8	CCO8 Re-submittal	8/15/05



KEY MAP NTS

Pulte Homes
Del Webb
Carter :: Burgess
DTJ DESIGN
ARCHITECTURE
LANDSCAPE ARCHITECTURE
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Site Plan
Sheet - 05

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Last update/Save:Aug 15, 2005-10:45
Plotted through by Terry Rodgers
Log-in:rodgers

2005014219 10/13/2005 10:28A DP
6 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Site Plan - Area 2
Sheet 6 of 38

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BLDG. SETBACK
- EASEMENT
- SITE TRIANGLE
- WALL
- 6' SOFT SURFACE TRAIL
- (A) "A" TYPE LOT
- (T) TRANSITIONAL LOT
- (B) "B" TYPE LOT
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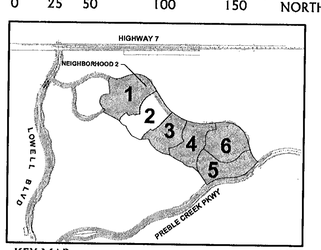
SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Site Plan
Sheet - 06

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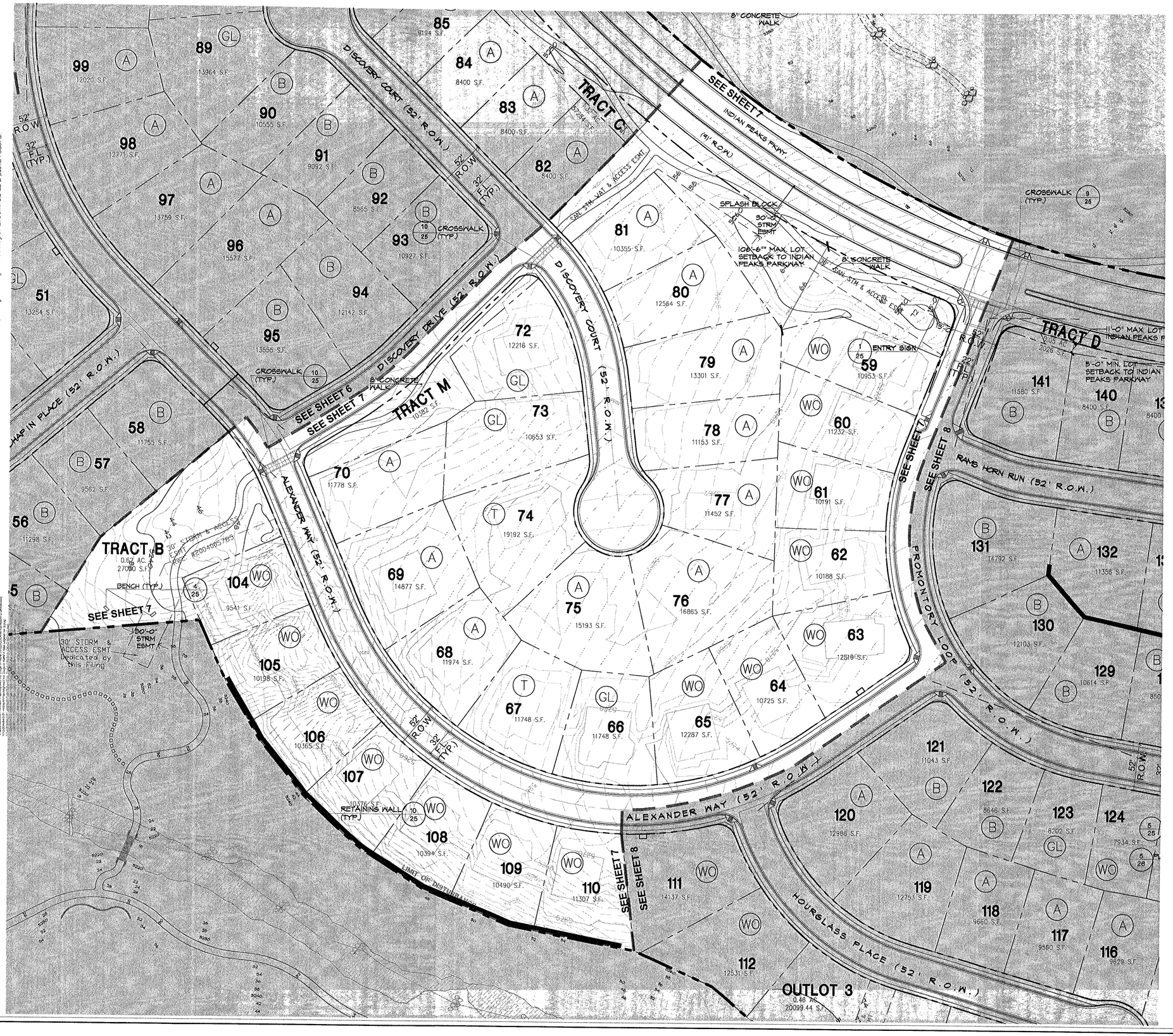
2005014219 10/13/2005 10:28A DP
7 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Site Plan - Area 3
Sheet 7 of 38



LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BLDG. SETBACK
- EASEMENT
- SITE TRIANGLE
- WALL
- 6' SOFT SURFACE TRAIL
- (A) "A" TYPE LOT
- (T) TRANSITIONAL LOT
- (B) "B" TYPE LOT
- * (WO) WALK OUT LOT
- (GL) GARDEN LEVEL LOT

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SCALE 1" = 50'-0"

0 25 50 100 150

NORTH

REVISION DATE:		
1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
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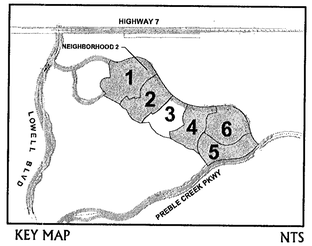

KEY MAP NTS

Pulte Homes
Del Webb
Carter :: Burgess
DTJ DESIGN

Date: 01/18/05
Project No: 2004302.01
Site Plan
Sheet - 07

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2005014219 10/13/2005 10:28A DP
8 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

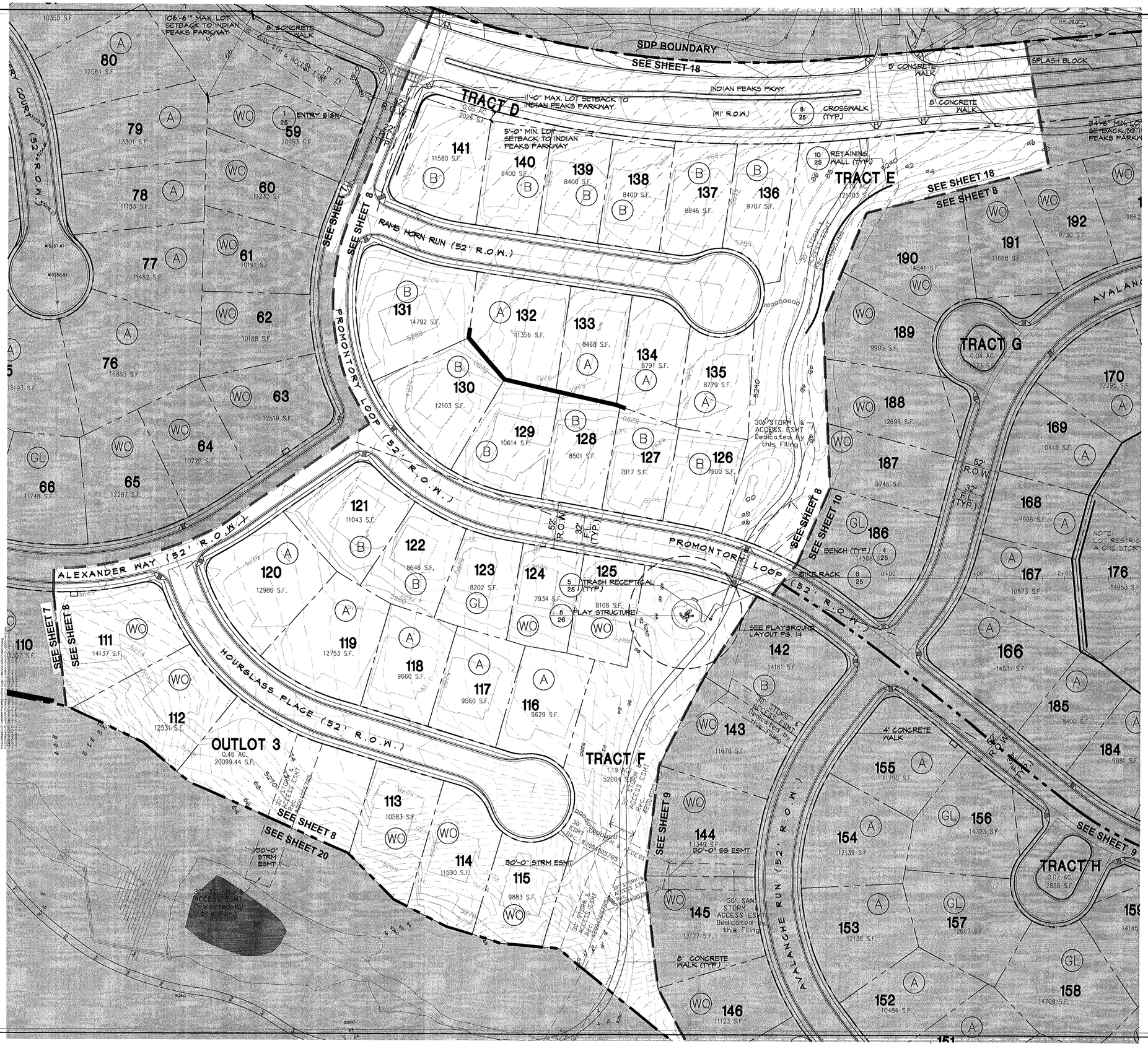
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Site Plan - Area 4

Sheet 8 of 38



LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BLDG. SETBACK
- EASEMENT
- SITE TRIANGLE
- WALL
- 6' SOFT SURFACE TRAIL
- (A) "A" TYPE LOT
- (T) TRANSITIONAL LOT
- (B) "B" TYPE LOT
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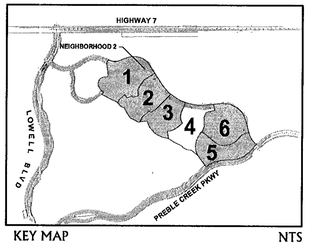
SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
DTJ DESIGN
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Site Plan
Sheet - 08

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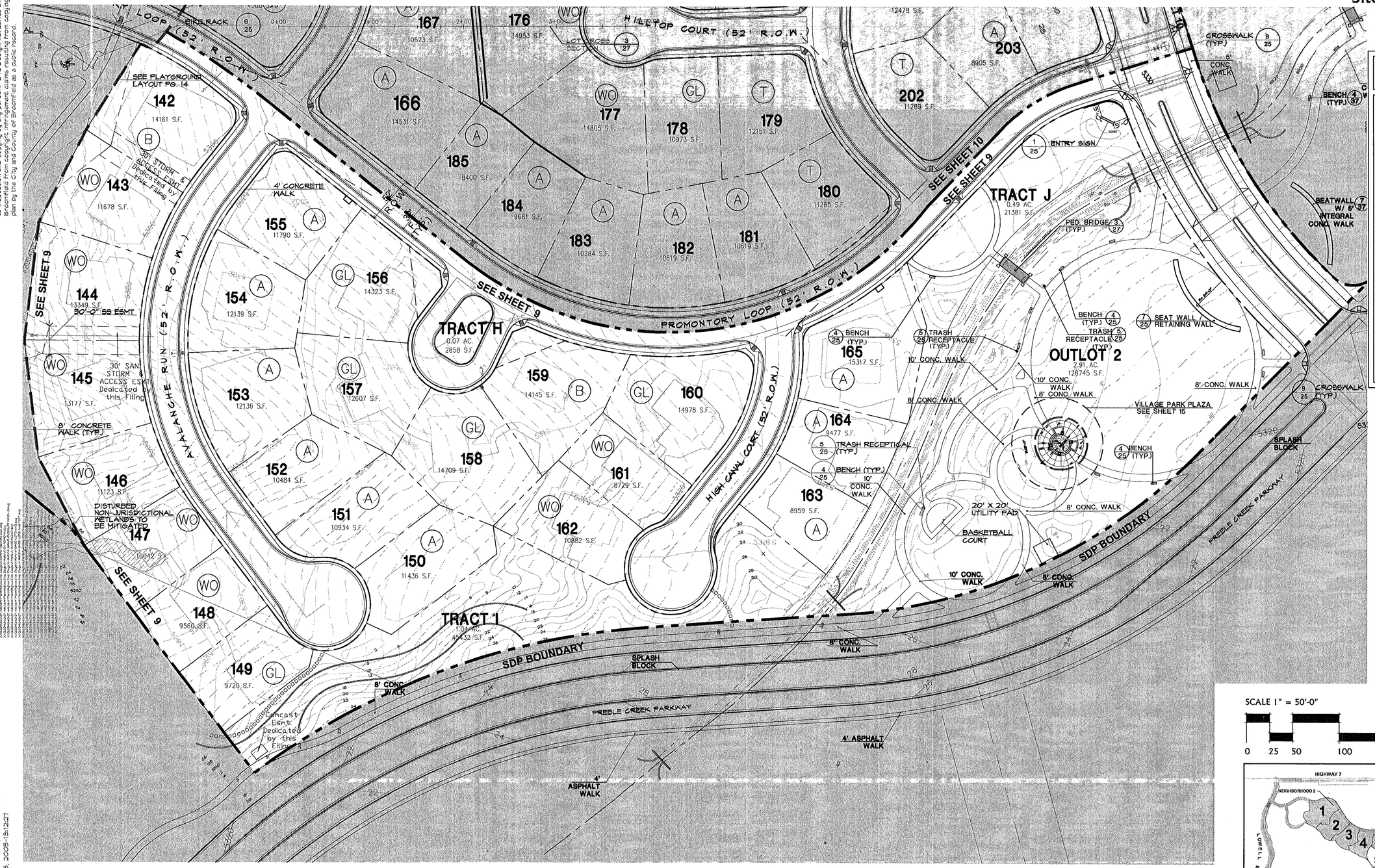
2005014219 10/13/2005 10:28A DP
9 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Site Plan - Area 5
Sheet 9 of 38



LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BLDG. SETBACK
- EASEMENT
- SITE TRIANGLE
- WALL
- 6' SOFT SURFACE TRAIL
- (A) "A" TYPE LOT
- (T) TRANSITIONAL LOT
- (B) "B" TYPE LOT
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- (GL) GARDEN LEVEL LOT

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SCALE 1" = 50'-0"

0 25 50 100 150

NORTH

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
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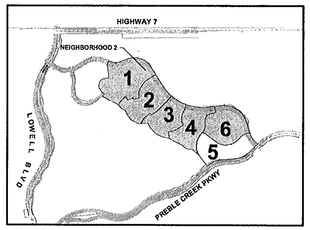

KEY MAP NTS

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Site Plan
Sheet - 09

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Date/Time:Aug. 15, 2005-13:12:27

2005014219 10/13/2005 10:28A DP
10 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

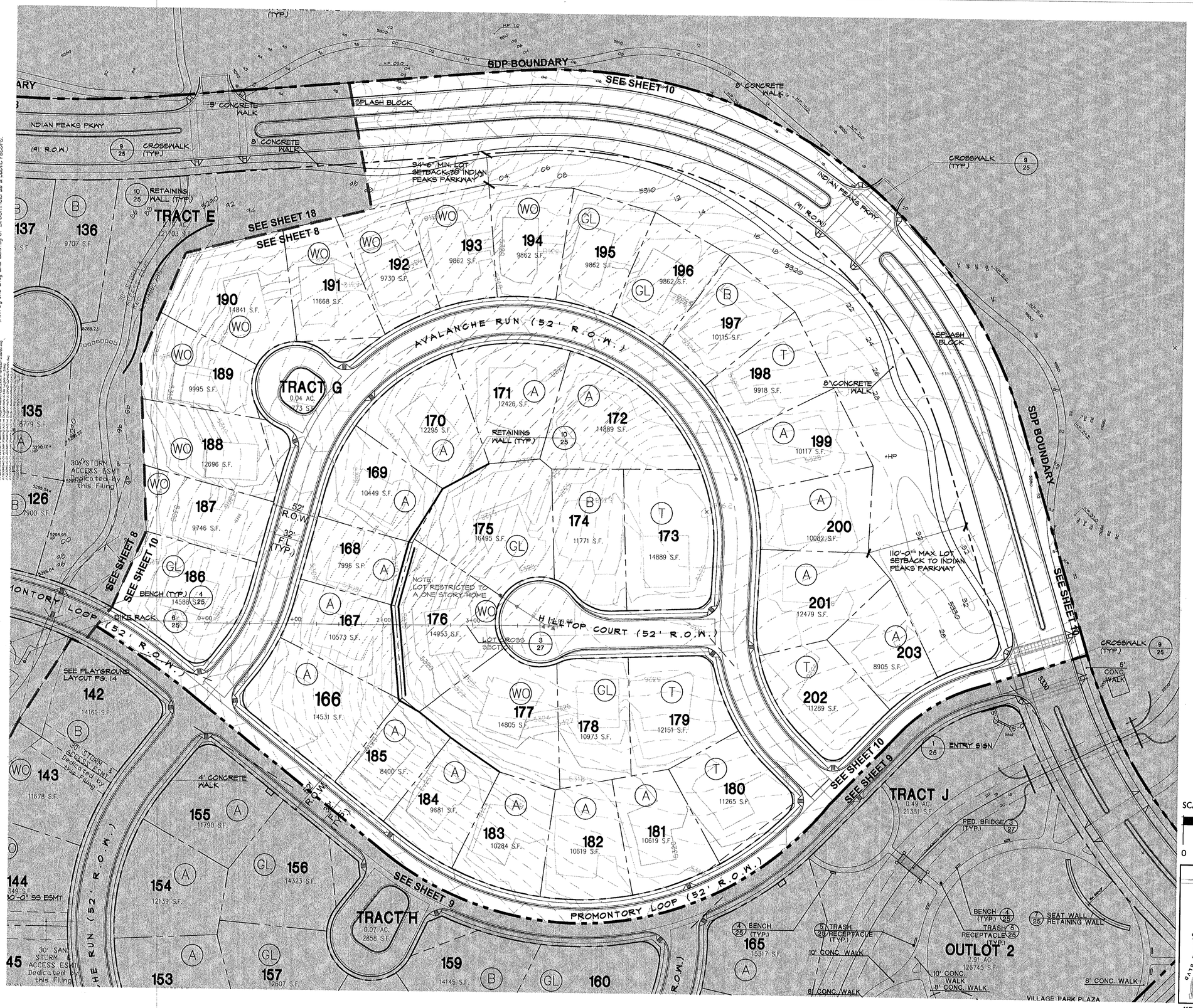
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Site Plan - Area 6

Sheet 10 of 38



LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BLDG. SETBACK
- EASEMENT
- SITE TRIANGLE
- WALL
- 6' SOFT SURFACE TRAIL
- (A) "A" TYPE LOT
- (T) TRANSITIONAL LOT
- (B) "B" TYPE LOT
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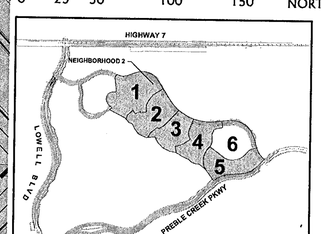
SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
Carter :: Burgess
DTJ DESIGN
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE

Date: 01/18/05
Project No: 2004302.01
Site Plan
Sheet - 10

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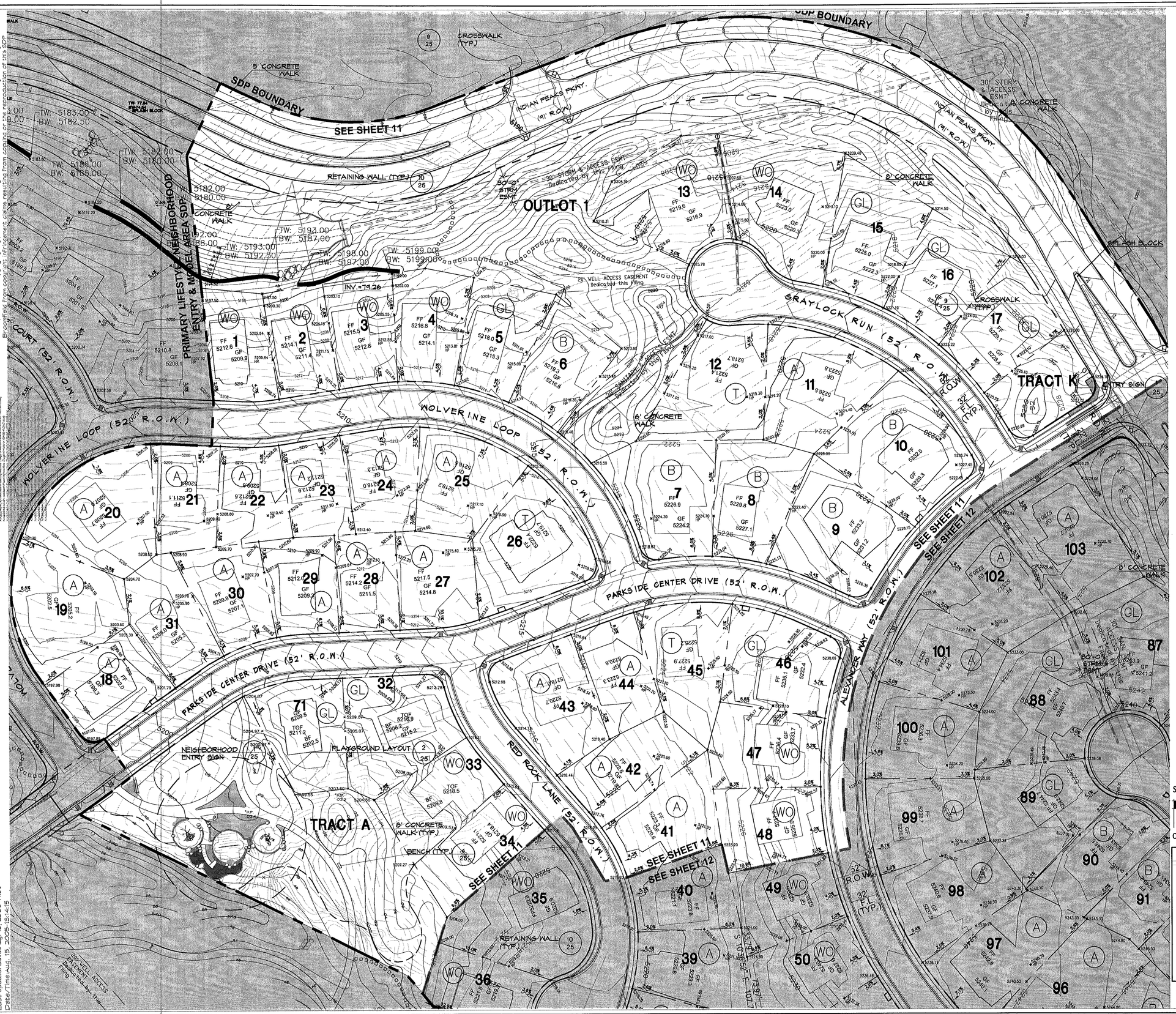
Date/Time:Aug. 15, 2005-13:13:14

2005014219 10/13/2005 10:28A DP
11 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Layout and Grading-Area 1
Sheet 11 of 38



LEGEND

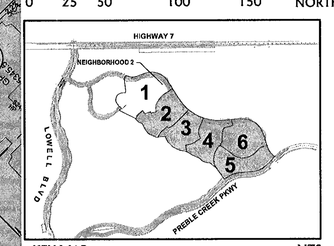
- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- SITE TRIANGLE
- WALL
- WALL
- TW: 5190 TOP OF WALL ELEV.
- BW:5187 BOTTOM OF WALL ELEV.
- ENTRY SIGNAGE
- CONC. WALK
- 6' SOFT SURFACE TRAIL
- WATER SURFACE
- EXISTING NON-JURISTICTIONAL WETLAND
- HANDICAP RAMP
- CROSSWALK
- BOULDERS
- A -- A TYPE LOTS
- B -- B TYPE LOTS
- T -- TRANSITION TYPE LOTS
- GL -- GARDEN LEVEL LOTS
- WO -- WALKOUT LOTS

NOTE:
1. CONTOURS SHOWN BEYOND SDP BOUNDARY ARE TRANSITIONING BACK TO EXISTING GRADE

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Layout and Grading
Sheet - 11

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2005014219 10/13/2005 10:28A DP
12 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

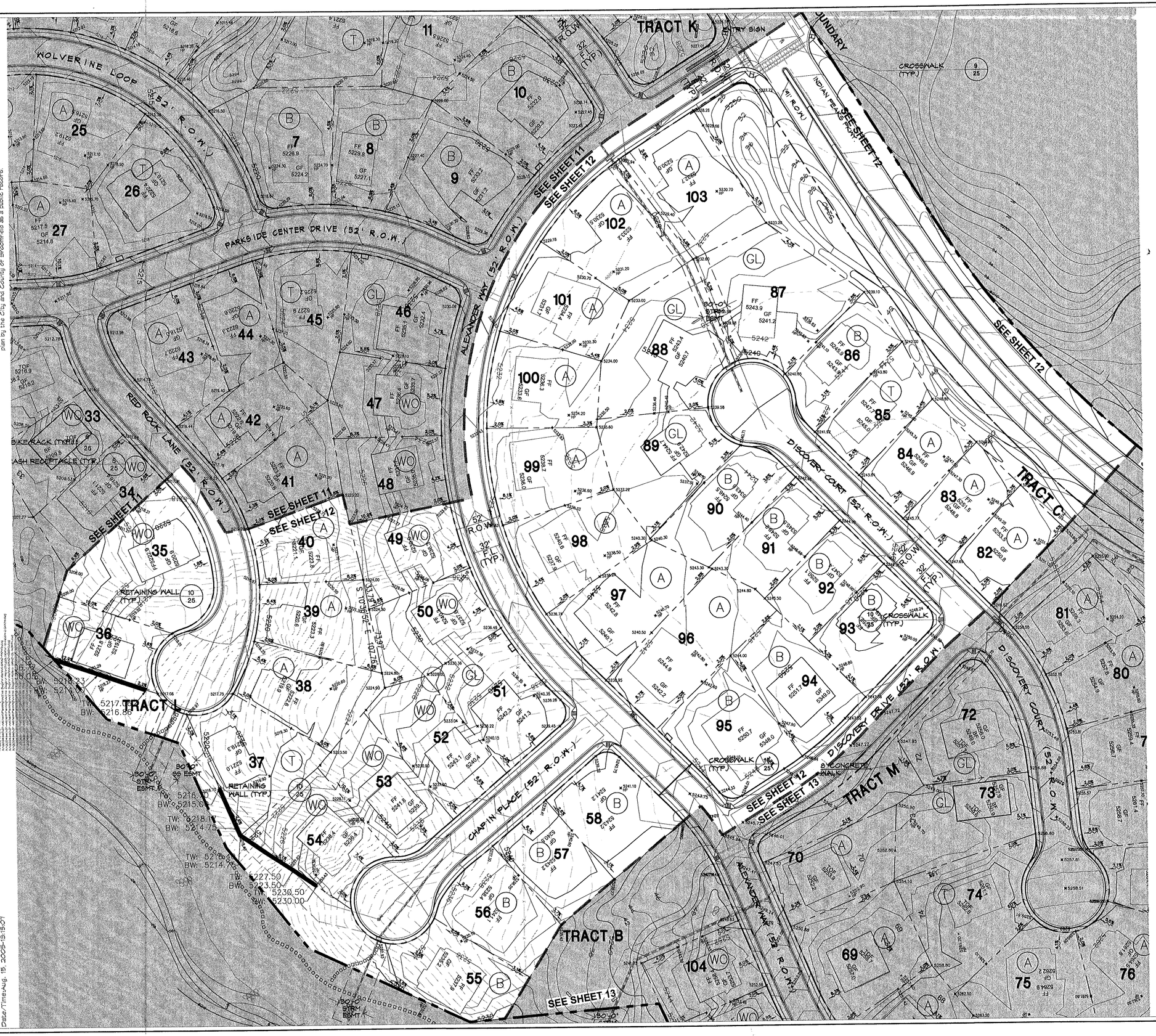
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Layout and Grading-Area 2

Sheet 12 of 38



LEGEND

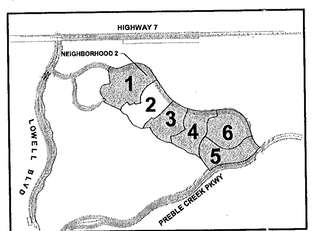
- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- SITE TRIANGLE
- WALL
- WALL
- TW: 5190 TOP OF WALL ELEV.
- BW:5187 BOTTOM OF WALL ELEV.
- ENTRY SIGNAGE
- CONC. WALK
- 6' SOFT SURFACE TRAIL
- WATER SURFACE
- EXISTING NON-JURISTICTIONAL WETLAND
- HANDICAP RAMP
- CROSSWALK
- BOULDERS
- A -- A TYPE LOTS
- B -- B TYPE LOTS
- T -- TRANSITION TYPE LOTS
- GL -- GARDEN LEVEL LOTS
- WO -- WALKOUT LOTS

NOTE:
1. CONTOURS SHOWN BEYOND SDP BOUNDARY ARE TRANSITIONING BACK TO EXISTING GRADE

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Layout and Grading
Sheet - 12

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2005014219 10/13/2005 10:28A DP
13 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

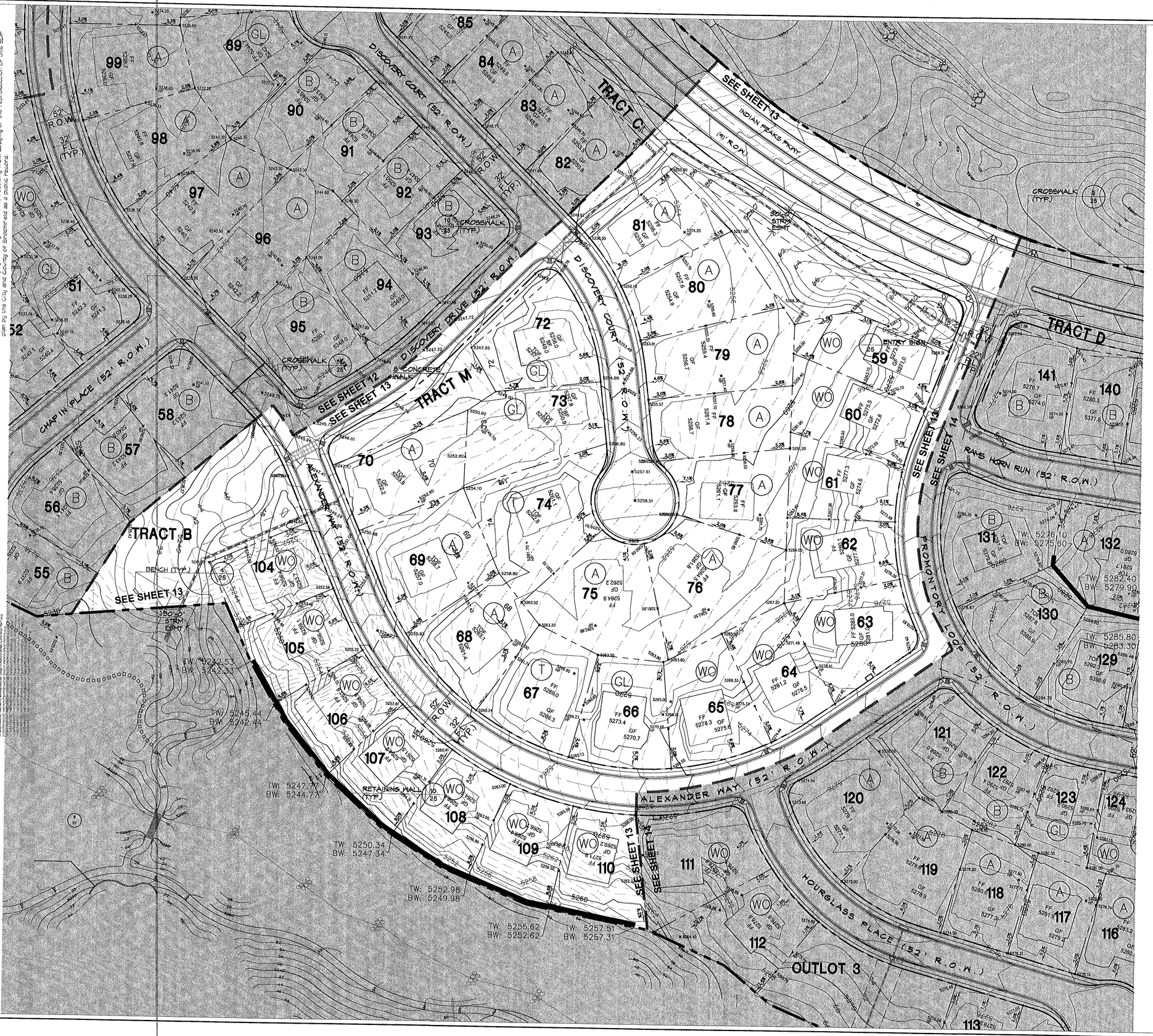
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Layout and Grading-Area 3

Sheet 13 of 38



LEGEND

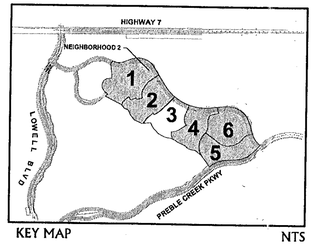
- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- SITE TRIANGLE
- WALL
- WALL
- TW: 5190 BW: 5187 TOP OF WALL ELEV. BOTTOM OF WALL ELEV.
- ENTRY SIGNAGE
- CONC. WALK
- 6' SOFT SURFACE TRAIL
- WATER SURFACE
- EXISTING NON-JURISTICTIONAL WETLAND
- HANDICAP RAMP
- CROSSWALK
- BOULDERS
- A -- A TYPE LOTS
- B -- B TYPE LOTS
- T -- TRANSITION TYPE LOTS
- GL -- GARDEN LEVEL LOTS
- WO -- WALKOUT LOTS

NOTE:
1. CONTOURS SHOWN BEYOND SDP BOUNDARY ARE TRANSITIONING BACK TO EXISTING GRADE

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Layout and Grading
Sheet - 13

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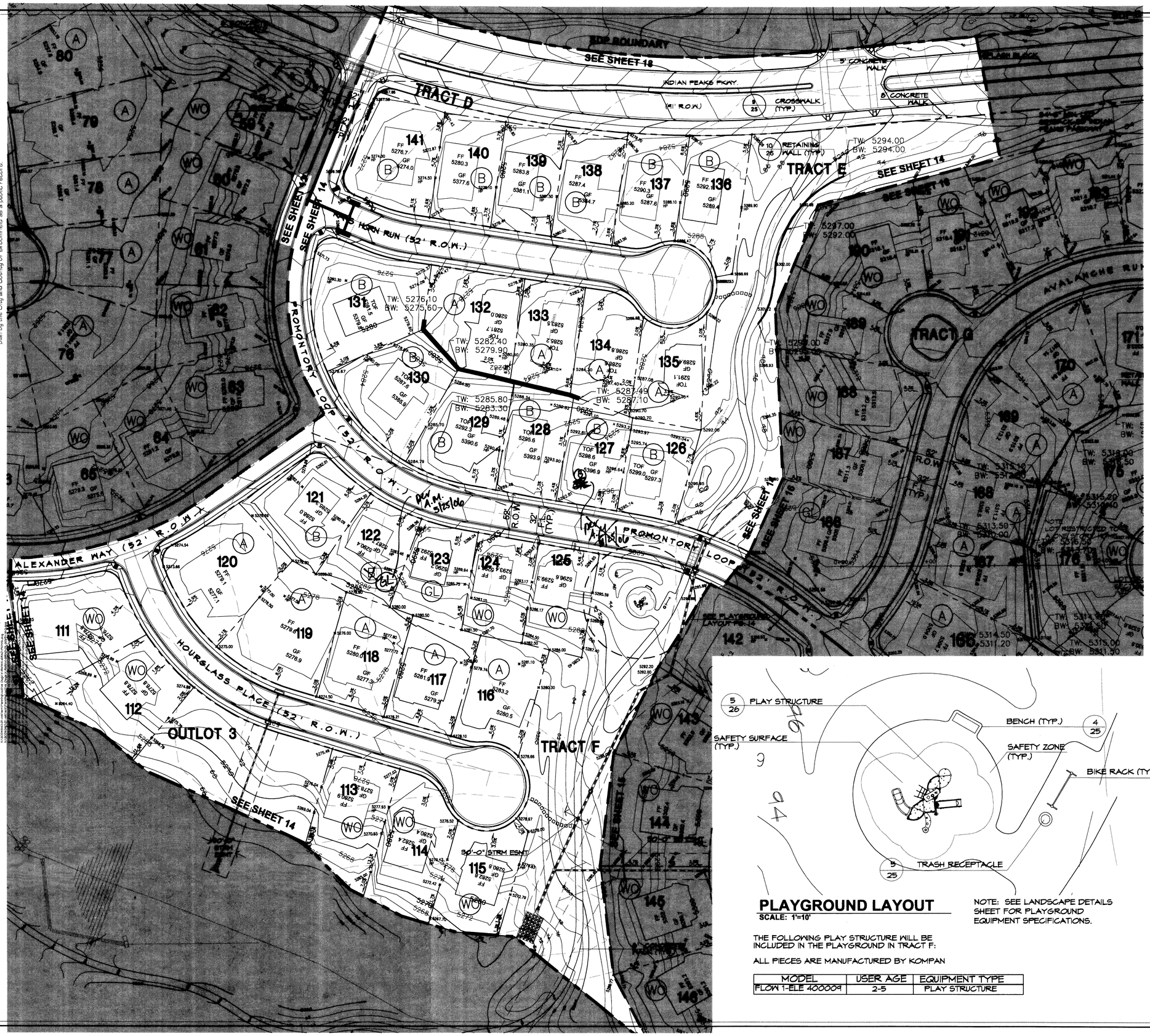
Date/Time:Aug. 15, 2005-13:15:58

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Layout and Grading-Area 4
Sheet 14 of 38



PLAYGROUND LAYOUT
SCALE: 1"=10'

NOTE: SEE LANDSCAPE DETAILS SHEET FOR PLAYGROUND EQUIPMENT SPECIFICATIONS.

THE FOLLOWING PLAY STRUCTURE WILL BE INCLUDED IN THE PLAYGROUND IN TRACT F:

ALL PIECES ARE MANUFACTURED BY KOMPAN

MODEL	USER AGE	EQUIPMENT TYPE
FLOW 1-ELE 400009	2-5	PLAY STRUCTURE

LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- SITE TRIANGLE
- WALL
- WALL
- TW: 5190 BW:5187 TOP OF WALL ELEV. BOTTOM OF WALL ELEV.
- ENTRY SIGNAGE
- CONC. WALK
- 6' SOFT SURFACE TRAIL
- WATER SURFACE
- EXISTING NON-JURISTICTIONAL WETLAND
- HANDICAP RAMP
- CROSSWALK
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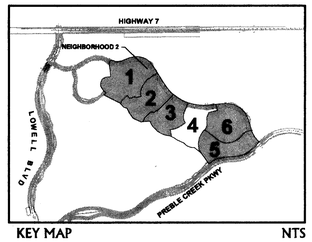
- B -- B TYPE LOTS
- T -- TRANSITION TYPE LOTS
- GL -- GARDEN LEVEL LOTS
- WO -- WALKOUT LOTS

NOTE:
1. CONTOURS SHOWN BEYOND SDP BOUNDARY ARE TRANSITIONING BACK TO EXISTING GRADE

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Layout and Grading
Sheet - 14

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Last Update/Save:Aug. 15, 2005-10:41
Date/Time:Aug. 25, 2005-09:54:17

2005014219 10/13/2005 10:28A DP
15 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

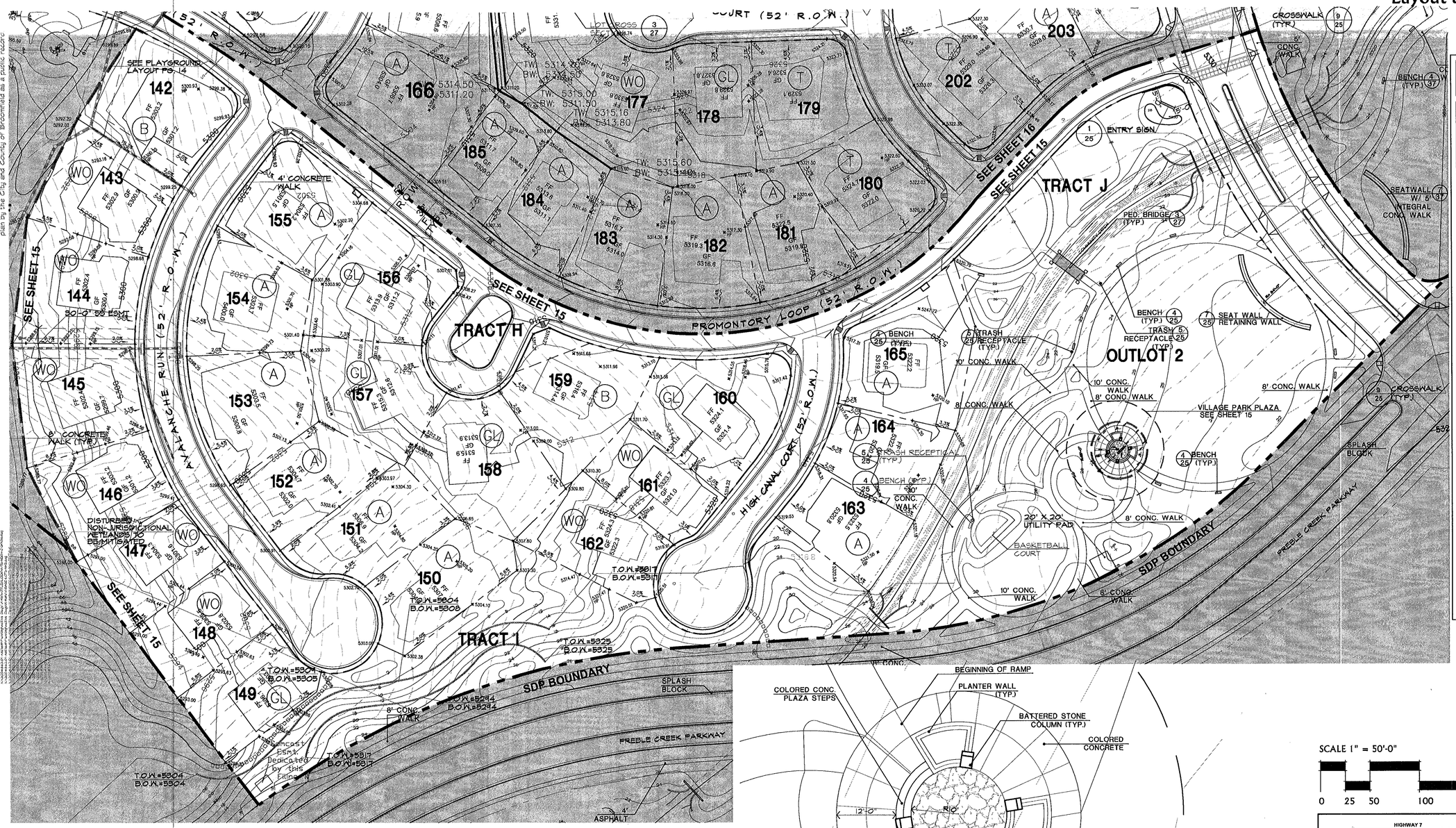
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Layout and Grading-Area 5

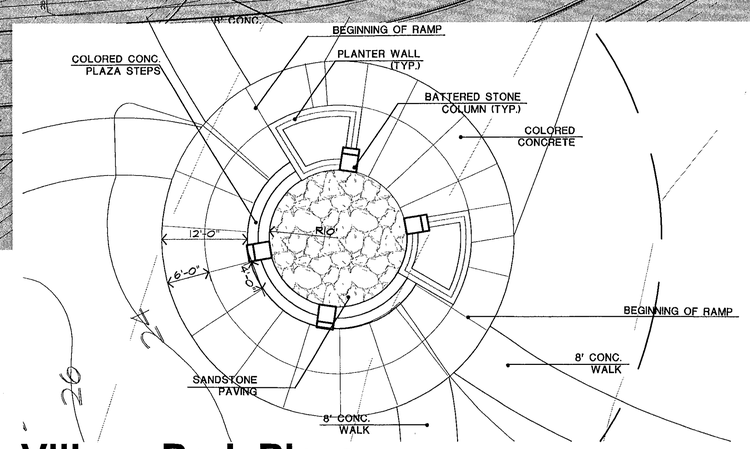
Sheet 15 of 38



LEGEND

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- SITE TRIANGLE
- WALL
- WALL
- TW: 5190 / BW:5187 — TOP OF WALL ELEV. / BOTTOM OF WALL ELEV.
- ENTRY SIGNAGE
- CONC. WALK
- 6' SOFT SURFACE TRAIL
- WATER SURFACE
- EXISTING NON-JURISTICTIONAL WETLAND
- HANDICAP RAMP
- CROSSWALK
- BOULDERS
- A -- A TYPE LOTS
- B -- B TYPE LOTS
- T -- TRANSITION TYPE LOTS
- GL -- GARDEN LEVEL LOTS
- WO -- WALKOUT LOTS

NOTE:
1. CONTOURS SHOWN BEYOND SDP BOUNDARY ARE TRANSITIONING BACK TO EXISTING GRADE



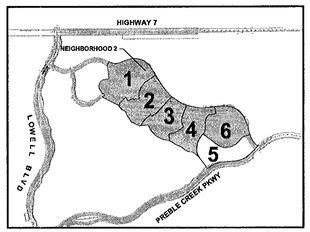
Village Park Plaza

Scale: 1"=10'-0"

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATES

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
Carter :: Burgess
Planning • Landscape Architecture • Community Branding
DTJ DESIGN
ROOTSTUDIO, INC. LANDSCAPE ARCHITECTURE

Date: 01/18/05
Project No: 2004302.01
Layout and Grading
Sheet - 15

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Date/Time:Aug. 15, 2005-13:16:06
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2005014219 10/13/2005 10:28A DP
16 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

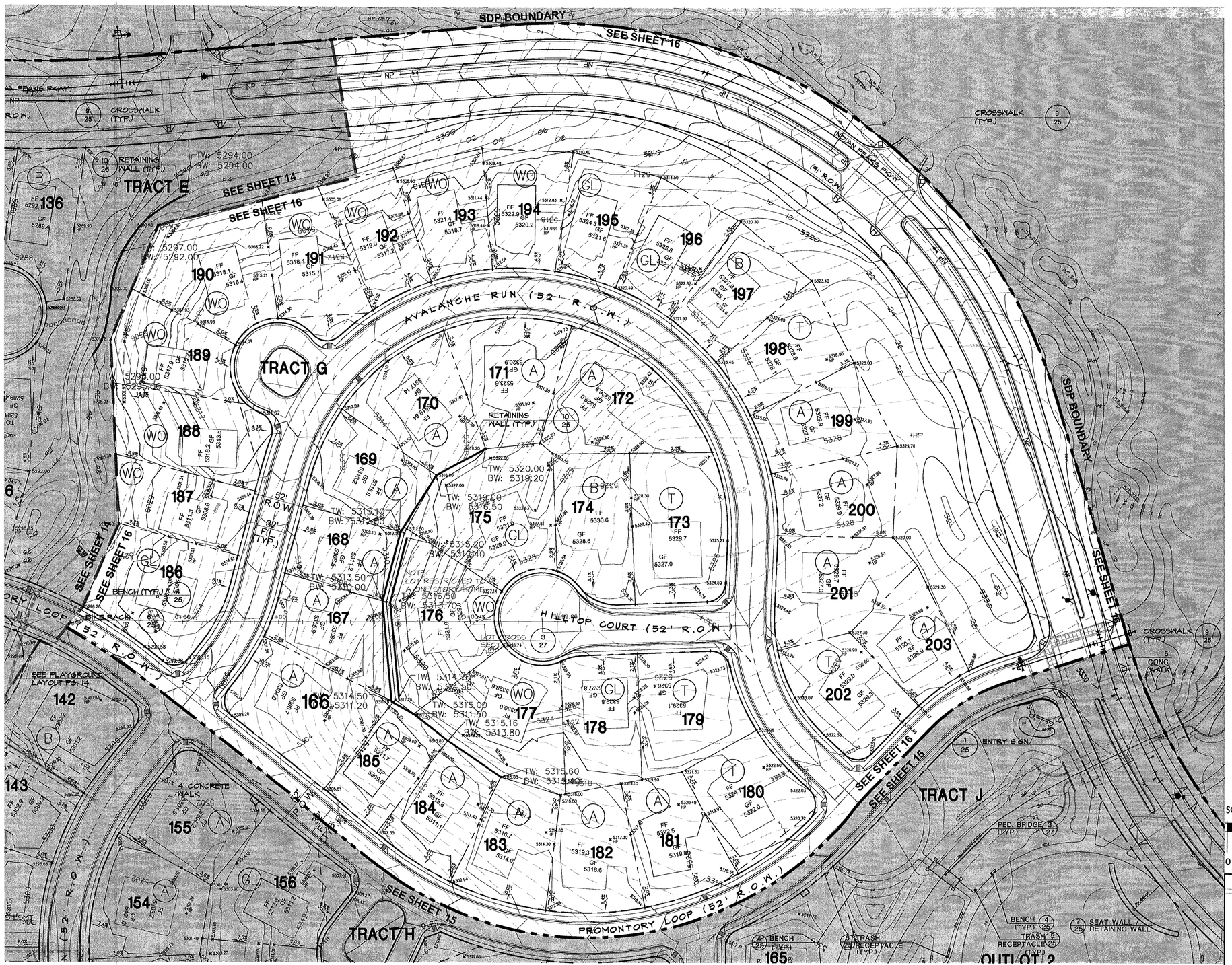
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Layout and Grading-Area 6

Sheet 16 of 38



LEGEND

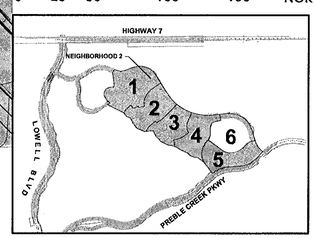
- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- SITE TRIANGLE
- WALL
- WALL
- TW: 5190 TOP OF WALL ELEV.
- BW:5187 BOTTOM OF WALL ELEV.
- ENTRY SIGNAGE
- CONC. WALK
- 6' SOFT SURFACE TRAIL
- WATER SURFACE
- EXISTING NON-JURISTICTIONAL WETLAND
- HANDICAP RAMP
- CROSSWALK
- BOULDERS
- A -- A TYPE LOTS
- B -- B TYPE LOTS
- T -- TRANSITION TYPE LOTS
- GL -- GARDEN LEVEL LOTS
- WO -- WALKOUT LOTS

NOTE:
1. CONTOURS SHOWN BEYOND SDP BOUNDARY ARE TRANSITIONING BACK TO EXISTING GRADE
2. LOT 176 SHALL BE RESTRICTED TO A ONE-STORY HOME.

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

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4	CCO8 Re-submittal	7/05/05
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6	CCO8 Re-submittal	7/20/05
7	CCO8 Re-submittal	8/04/05
8	CCO8 Re-submittal	8/15/05

Pulte Homes
Del Webb
DTJ DESIGN
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Layout and Grading
Sheet - 16

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Date/Time: Aug 15, 2005-13:15:05

2005014219 10/13/2005 10:28A DP
17 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

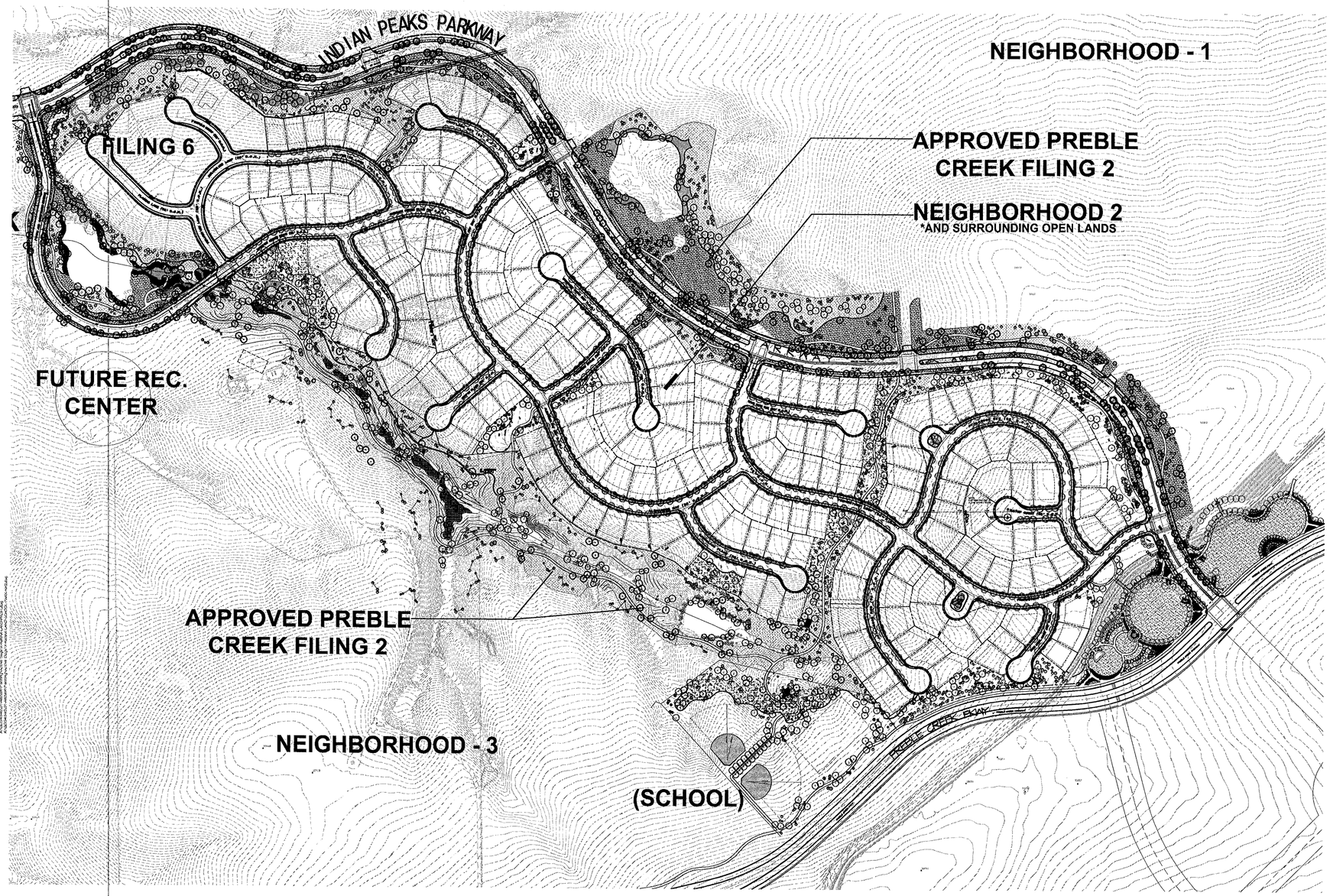
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Overall Landscape Plan

Sheet 17 of 38

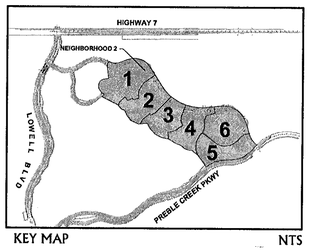


* FOR CONTEXT ONLY

SCALE 1" = 200'-0"

0 100 200 400 600

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
DTJ DESIGN
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Overall Landscape Plan
Sheet - 17

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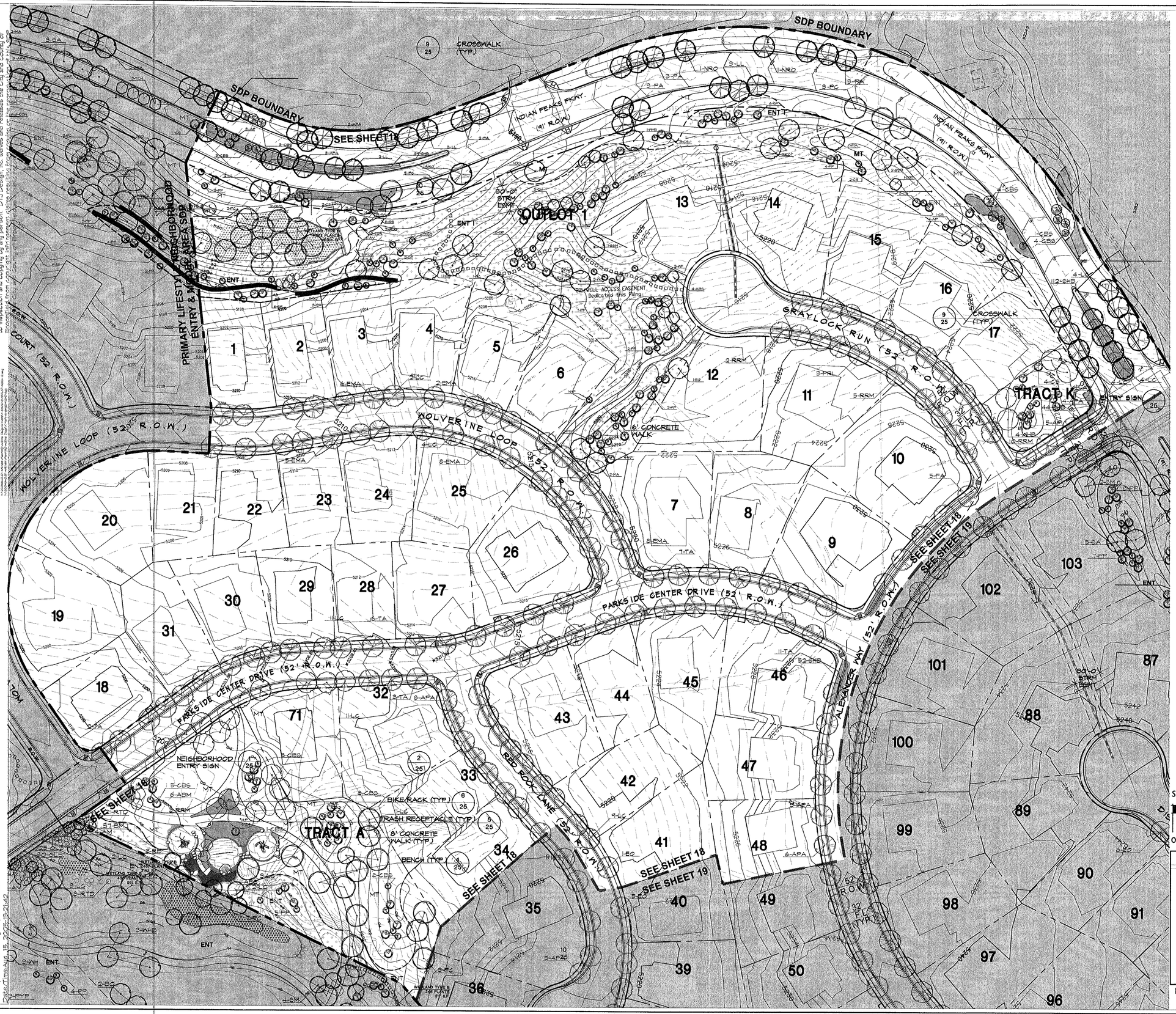
2005014219 10/13/2005 10:28A DP
18 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Planting Plan-Area 1
Sheet 18 of 38



LEGEND

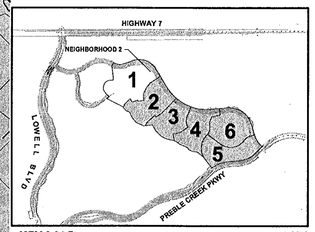
- DRAINAGE AREA TREE
- SHADE TREE
- STREET TREE
- TREES WITHIN ADJACENT APPROVED SDP
- ORNAMENTAL TREE
- EVERGREEN TREES
- ANNUALS/ PERENNIALS
- SHRUBS/PERENNIALS
- RIPRARIAN SHRUBS
- ENT — ENHANCED NATIVE TURF
- MT — MANICURED TURF
- WETLAND AREA
- EXISTING NON-JURISTICTIONAL WETLAND
- STEEL EDGER
- WALL
- WALL
- 6' SOFT SURFACE TRAIL
- SITE TRIANGLE

NOTE: LANDSCAPE SHOWN BEYOND BOUNDARY IS FOR CONTEXT ONLY

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Planting Plan
Sheet - 18

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Log-in:jrodgers

2005014219 10/13/2005 10:28A DP
19 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

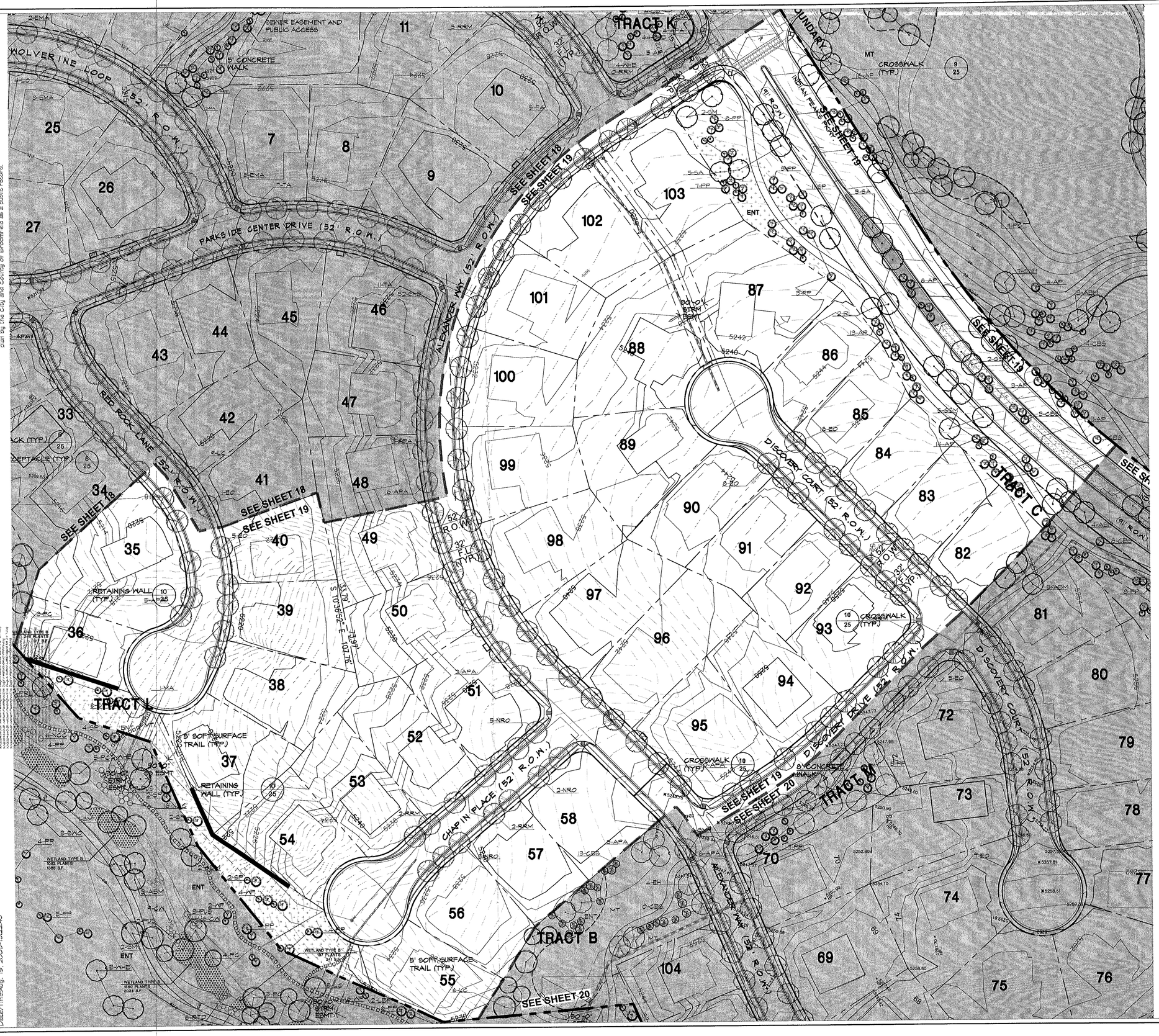
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Planting Plan-Area 2

Sheet 19 of 38



LEGEND

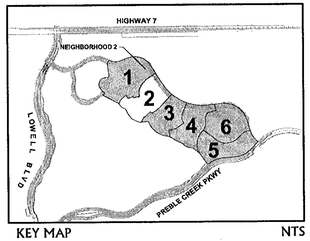
- DRAINAGE AREA TREE
- SHADE TREE
- STREET TREE
- TREES WITHIN ADJACENT APPROVED SDP
- ORNAMENTAL TREE
- EVERGREEN TREES
- ANNUALS/ PERENNIALS
- SHRUBS/PERENNIALS
- RIPRARIAN SHRUBS
- ENHANCED NATIVE TURF
- MANICURED TURF
- WETLAND AREA
- EXISTING NON-JURISTICTIONAL WETLAND
- STEEL EDGER
- WALL
- WALL
- 6' SOFT SURFACE TRAIL
- SITE TRIANGLE

NOTE: LANDSCAPE SHOWN BEYOND BOUNDARY IS FOR CONTEXT ONLY

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
DTJ DESIGN
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Planting Plan
Sheet - 19

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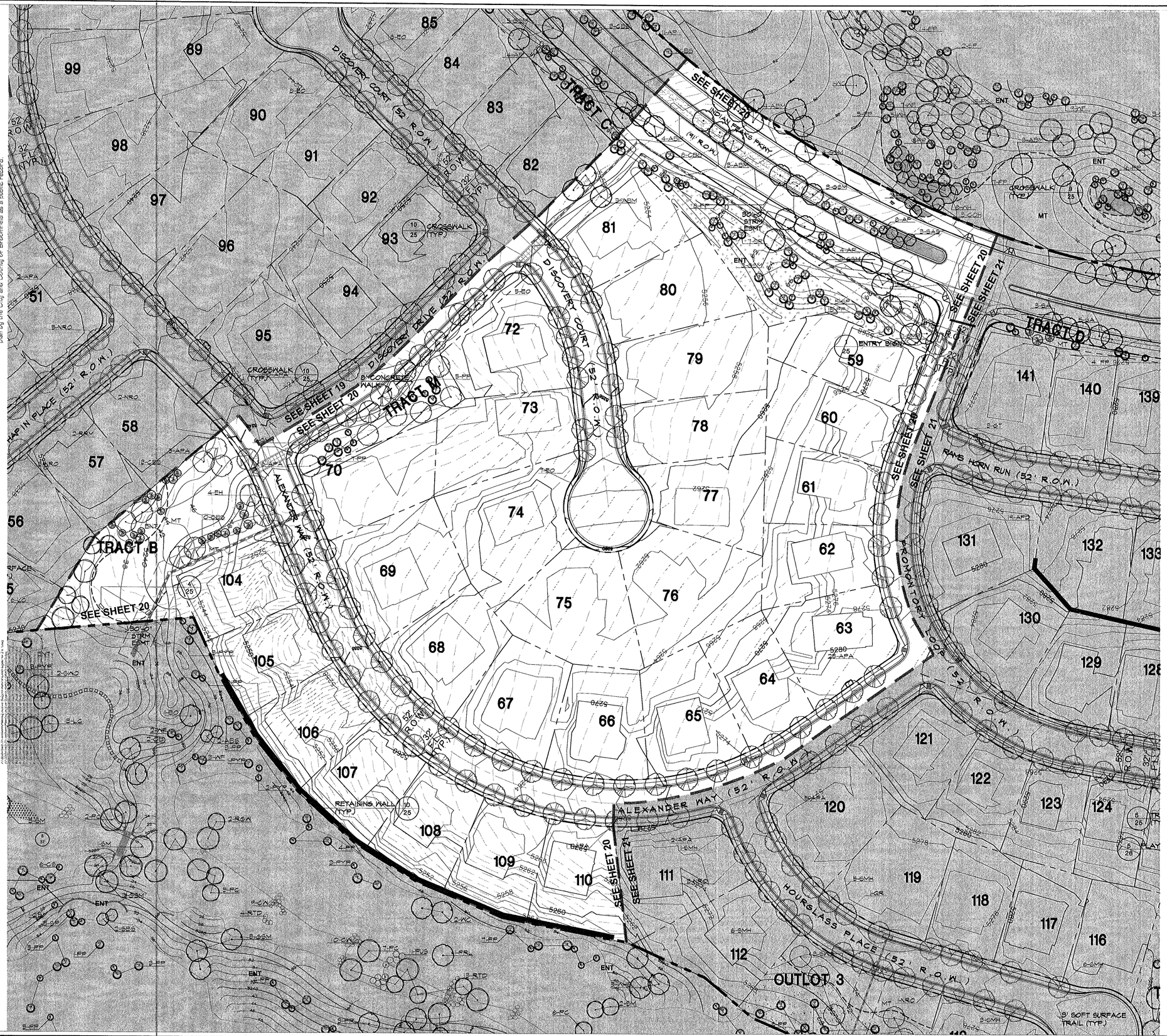
Date/Time:Aug. 15, 2005-13:22:49

2005014219 10/13/2005 10:28A DP
20 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Planting Plan-Area 3
Sheet 20 of 38



LEGEND

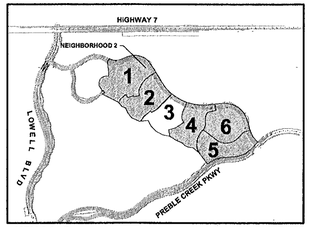
- DRAINAGE AREA TREE
- SHADE TREE
- STREET TREE
- TREES WITHIN ADJACENT APPROVED SDP
- ORNAMENTAL TREE
- EVERGREEN TREES
- ANNUALS/ PERENNIALS
- SHRUBS/PERENNIALS
- RIPRARIAN SHRUBS
- ENT — ENHANCED NATIVE TURF
- MT — MANICURED TURF
- WETLAND AREA
- EXISTING NON-JURISTICTIONAL WETLAND
- STEEL EDGER
- WALL
- WALL
- 6' SOFT SURFACE TRAIL
- SITE TRIANGLE

NOTE: LANDSCAPE SHOWN BEYOND BOUNDARY IS FOR CONTEXT ONLY

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN
Del Webb
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Planting Plan
Sheet - 20

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2005014219 10/13/2005 10:28A DP
21 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

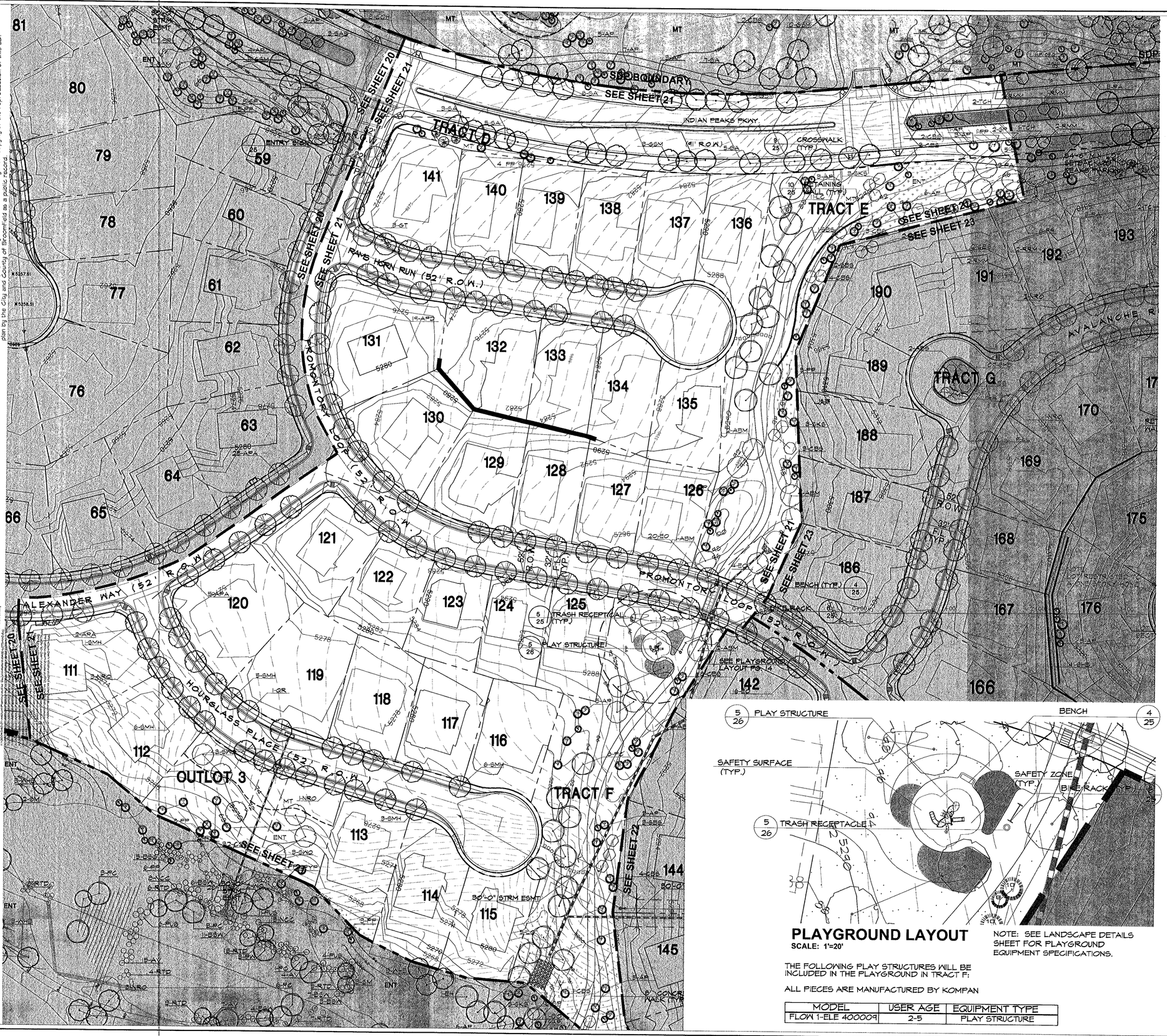
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Planting Plan-Area 4

Sheet 21 of 38



LEGEND

- DRAINAGE AREA TREE
- SHADE TREE
- STREET TREE
- TREES WITHIN ADJACENT APPROVED SDP
- ORNAMENTAL TREE
- EVERGREEN TREES
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- SHRUBS/PERENNIALS
- RIPRARIAN SHRUBS
- ENHANCED NATIVE TURF
- MANICURED TURF
- WETLAND AREA
- EXISTING NON-JURISTICTIONAL WETLAND
- STEEL EDGER
- WALL
- WALL
- 6' SOFT SURFACE TRAIL
- SITE TRIANGLE

NOTE: LANDSCAPE SHOWN BEYOND BOUNDARY IS FOR CONTEXT ONLY

PLAYGROUND LAYOUT

SCALE: 1'=20'

NOTE: SEE LANDSCAPE DETAILS SHEET FOR PLAYGROUND EQUIPMENT SPECIFICATIONS.

THE FOLLOWING PLAY STRUCTURES WILL BE INCLUDED IN THE PLAYGROUND IN TRACT F:

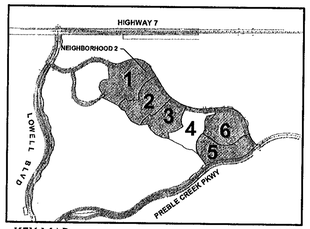
ALL PIECES ARE MANUFACTURED BY KOMPAN

MODEL	USER AGE	EQUIPMENT TYPE
FLOW 1-ELE 400009	2-5	PLAY STRUCTURE

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
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6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
Carter :: Burgess
DTJ DESIGN
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Planting Plan
Sheet - 21

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2005014219 10/13/2005 10:28A DP
22 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

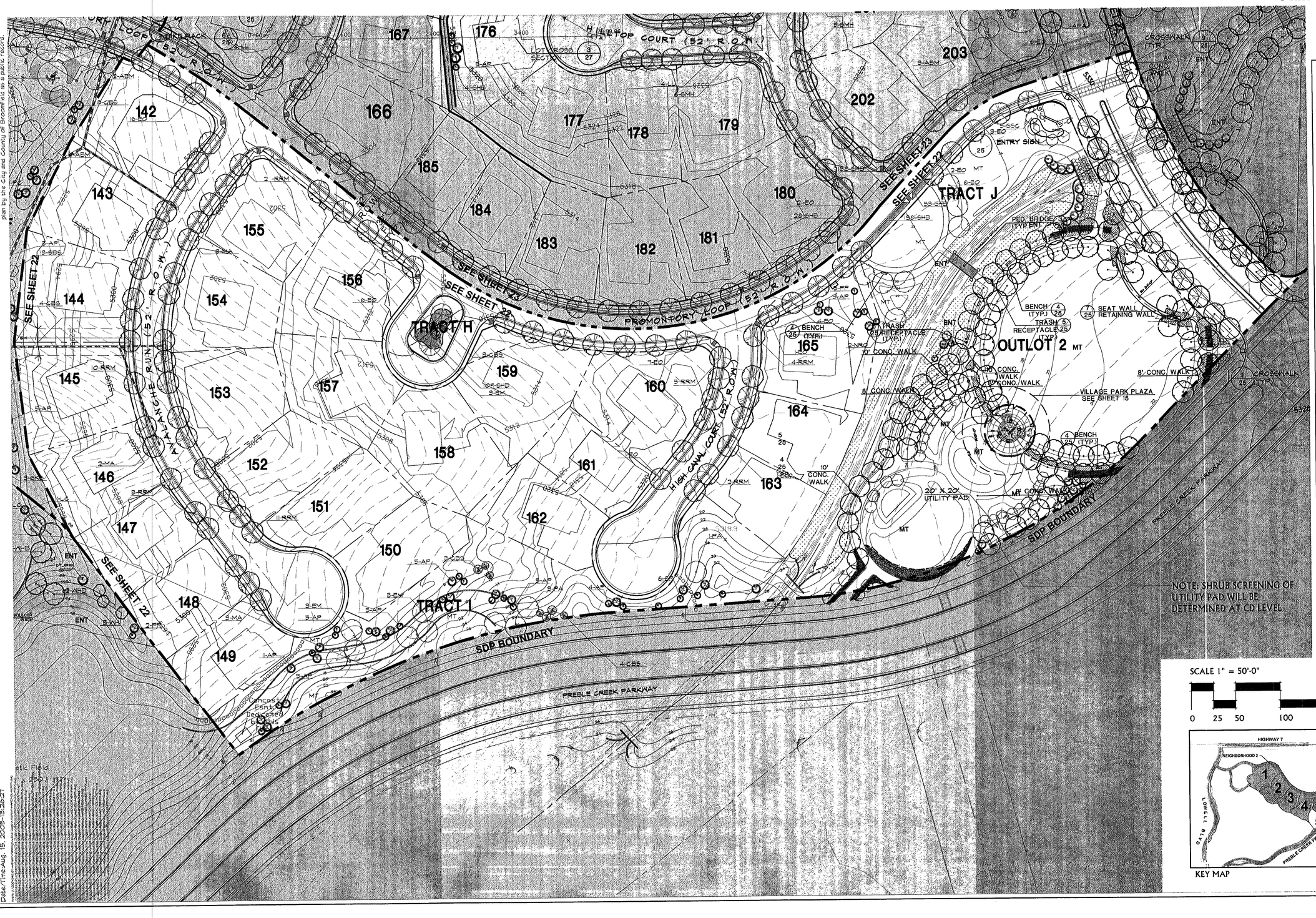
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Planting Plan-Area 5

Sheet 22 of 38



LEGEND

- DRAINAGE AREA TREE
- SHADE TREE
- STREET TREE
- TREES WITHIN ADJACENT APPROVED SDP
- ORNAMENTAL TREE
- EVERGREEN TREES
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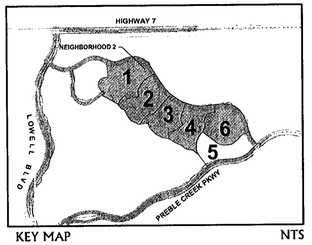
- STEEL EDGER
- WALL
- WALL
- 6' SOFT SURFACE TRAIL
- SITE TRIANGLE

NOTE: LANDSCAPE SHOWN BEYOND BOUNDARY IS FOR CONTEXT ONLY

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
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6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
DTJ DESIGN
Carter :: Burgess
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Planting Plan
Sheet - 22

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Date/Time:Aug. 15, 2005-13:26:27

2005014219 10/13/2005 10:28A DP
23 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8

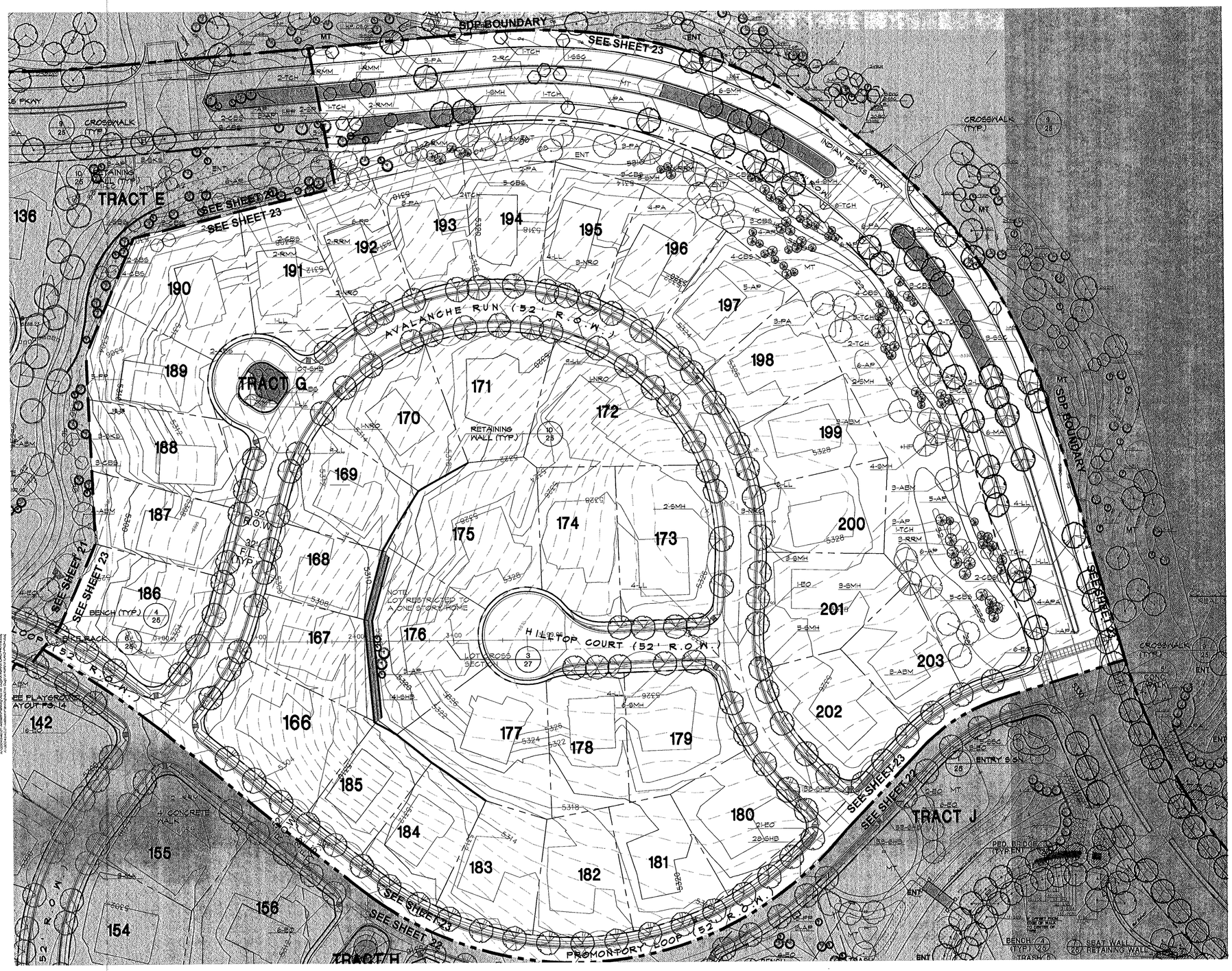
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Planting Plan-Area 6

Sheet 23 of 38



LEGEND

- DRAINAGE AREA TREE
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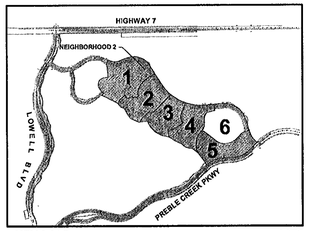
- WALL
- 6' SOFT SURFACE TRAIL
- SITE TRIANGLE

NOTE: LANDSCAPE SHOWN BEYOND BOUNDARY IS FOR CONTEXT ONLY

SCALE 1" = 50'-0"

0 25 50 100 150

NORTH



KEY MAP NTS

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
Carter :: Burgess
DTJ DESIGN

Date: 01/18/05
Project No: 2004302.01
Planting Plan
Sheet - 23

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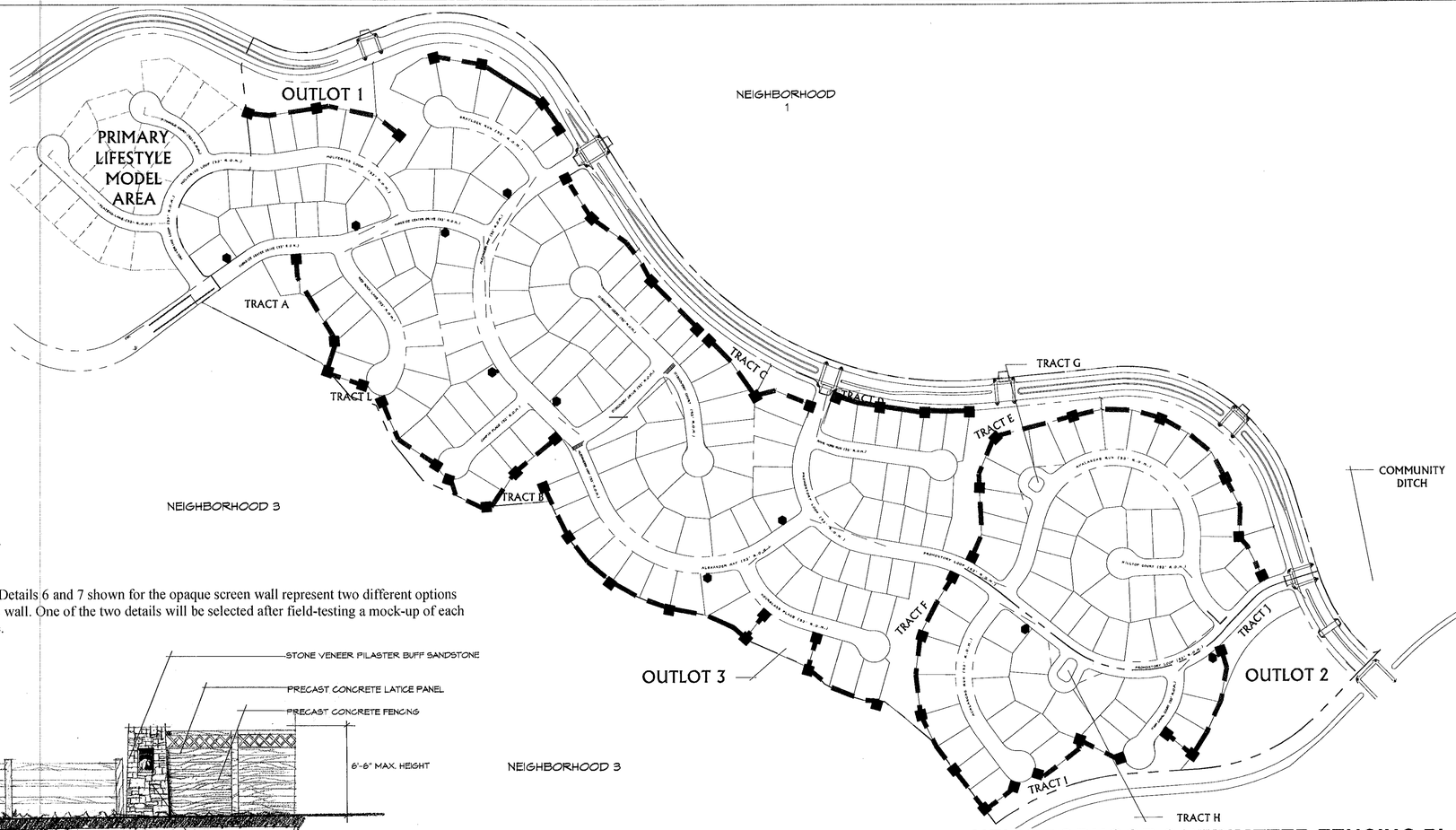
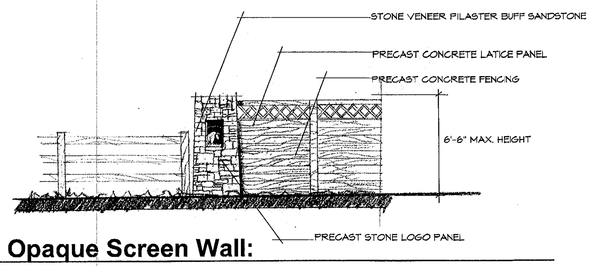
Date/Time:Aug. 15, 2005-13:27:37

2005014219 10/13/2005 10:28A DP
24 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Fencing Plan/Details
Sheet 24 of 38

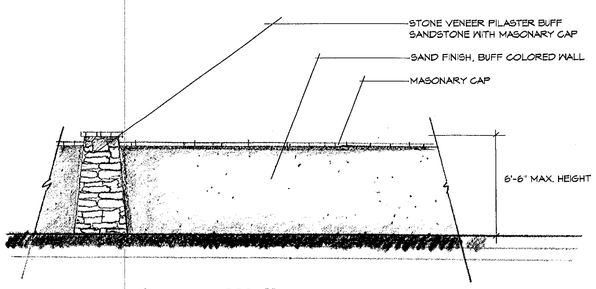


Note: Details 6 and 7 shown for the opaque screen wall represent two different options for the wall. One of the two details will be selected after field-testing a mock-up of each on site.



6 Opaque Screen Wall:

1) Required- as shown above. Generally when setback from roadway ROW to lot line is less than 20 feet.
2) Maximum 6'-6" height
3) Pilaster generally occurs every 2 to 3 lots as shown. Minor adjustments may be allowed with CCOB approval during construction due to field conditions.



5 Opaque Screen Wall:

1) Required- as shown above. Generally when setback from roadway ROW to lot line is less than 20 feet.
2) Maximum 6'-6" height
3) Pilaster generally occurs every 2 to 3 lots as shown. Minor adjustments may be allowed with CCOB approval during construction due to field conditions.

2 NEIGHBORHOOD 2 PERIMETER FENCING PLAN
SCALE: 1"=200'-0"

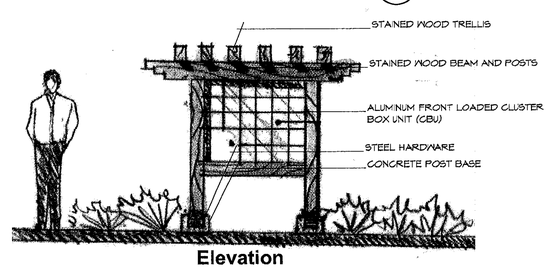
LEGEND

PERIMETER FENCING TYPES

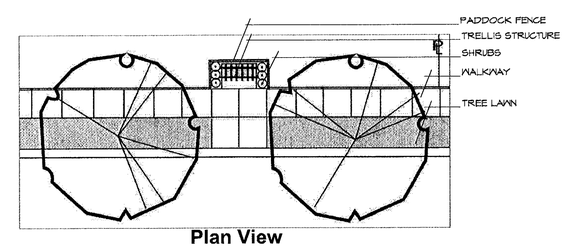
- MASONRY PRIVACY FENCE (SEE DETAIL 1)
- PADDOCK FENCE- 3 RAIL (SEE DETAIL 2)
- STONE PILASTER (SEE DETAIL 3)
- CLUSTER MAILBOX LOCATION

FENCING STANDARDS

1. Perimeter fencing, perimeter privacy walls, and retaining walls will be installed by the builder with maintenance provided by the Homeowner's Association.
2. All internal fencing shall shall be paddock fencing (see detal 2).
3. All internal "wing" fencing shall be open rail per detail 2 and will have a minimum 5-foot setback from the front face of the house.
4. All side yard fencing adjacent to common open areas shall be open rail fence per detail 2.



Elevation

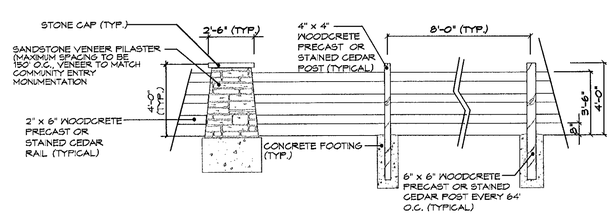


Plan View

4 CLUSTER MAILBOX
N.T.S

Note:

1. Plan illustrates a condition where owner installed a sideyard fence at easement line.
2. Shrubs adjacent to mailbox to be builder installed, HOA maintained, and selected at CD stage.
3. Walkway through tree lawn is typical to access mailboxes.
4. Mailboxes to be installed by the builder with maintenance provided by the Homeowner's Association.



3 STONE PILASTER
Scale: 1/4"=1'-0"

1 PADDOCK FENCE (3 RAIL)
N.T.S

WOODCRETE PRECAST OR STAINED CEDAR FENCE

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
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7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes · DTJ Design · Del Webb · Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Fencing Plan/Details
Sheet - 24

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Date/Time:Aug. 04, 2005-08:11:56

2005014219 10/13/2005 10:26A DP
25 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Site Landscape Details
Sheet 25of 38

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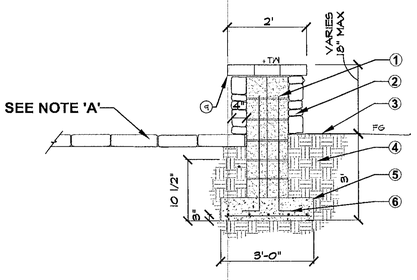
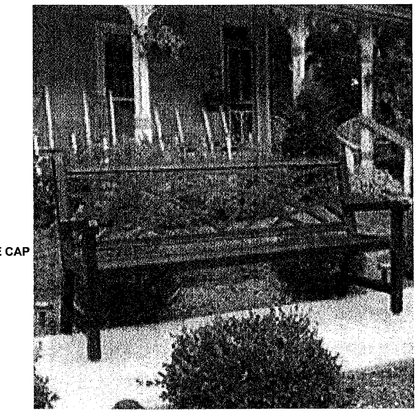


NOTES:
1. C.M.U. CORE (8" BLOCK TYP.) GROUT ALL CELLS SOLID
2. MASONVILLE BUFF SANDSTONE VENEER, DRY STACKED 4" STONE THICKNESS (SEE SPECS.)
3. ADJACENT LANDSCAPING
4. COMPACTED SUBGRADE (TYP).
5. CONTINUOUS CONCRETE FOOTER
6. (2) #5 REBAR 6" @ 24" O.C. CENTERED IN GROUTED CELL.
7. (4)-#4 REBAR
8. #4 REBAR @ 24"
9. 1 1/2" MASONVILLE BUFF SANDSTONE CAP

KEY:
FG = FINISH GRADE SPOT ELEVATION
PC = PILASTER CAP SPOT ELEVATION
TW = TOP OF WALL ELEVATION

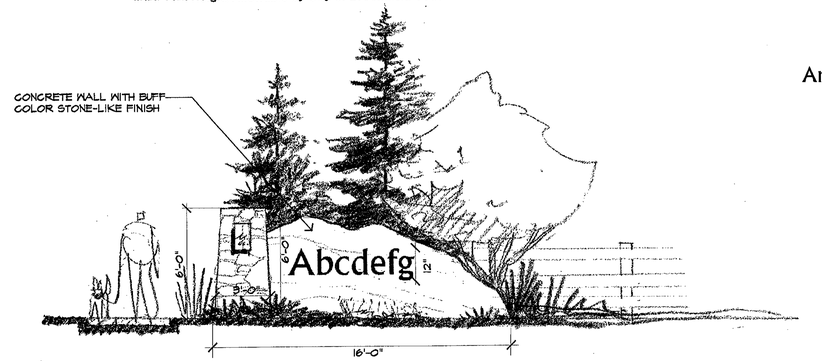
NOTE 'A':
PLAZA SURFACE TO BE MASONVILLE BUFF SANDSTONE PAVERS.

7 SEAT WALL
SCALE: 1/2" = 1'-0"

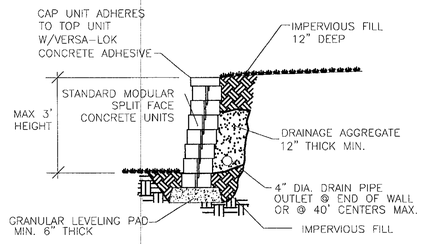


4 PARK BENCH (TYP.)
NOTE:
Black powdercoat
Scarborough

NOTE:
Sign Sq. Footage = 96 S.F.
Max. Sign Sq. Footage Allowable by City of Broomfield Code = 100 S.F.
Sign Text Height = 12 in.
Max. Text Height Allowable by City of Broomfield Code = 18 in.



1 TYPICAL NEIGHBORHOOD ENTRY SIGN
MINIMUM 15' SETBACK FROM PUBLIC STREET
N.T.S.



8 TYPICAL SECTION- MINIMUM STANDARD FOR HOMEOWNER- INSTALLED RETAINING WALL
N.T.S

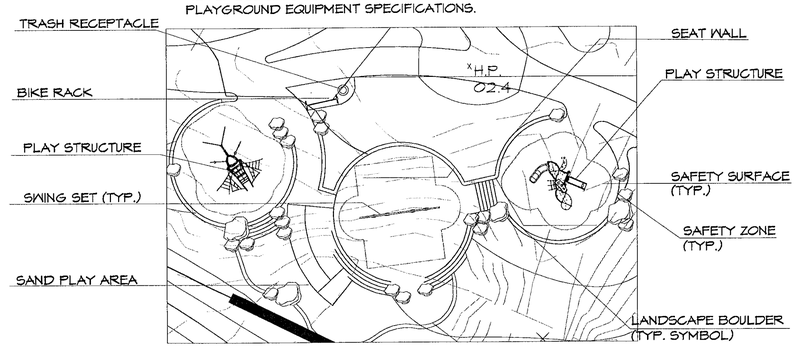
NOTE:
Victor Stanley, Inc.
Ironsites Series
Black powdercoat

5 TRASH RECEPTACLE (TYP.)

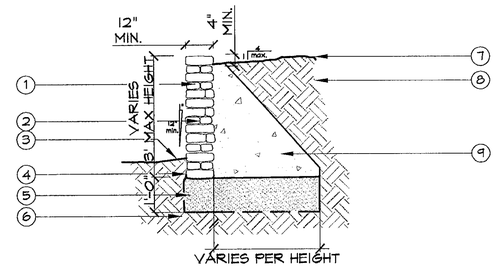
NOTE:
THE FOLLOWING PLAY STRUCTURES WILL BE INCLUDED IN THE PLAYGROUND IN TRACT M:

MODEL	USER AGE	EQUIPMENT TYPE
ZIBAL GXY 904	6-12	CLIMBING STRUCTURE
FLOW 1-ELE 400009	2-5	PLAY STRUCTURE
S2-8-DOUBLE BAY SWING	2-12	SWING SET

PIECES ARE MANUFACTURED BY KOMPAN
NOTE: SEE LANDSCAPE DETAIL SHEET 26 FOR PLAYGROUND EQUIPMENT SPECIFICATIONS.

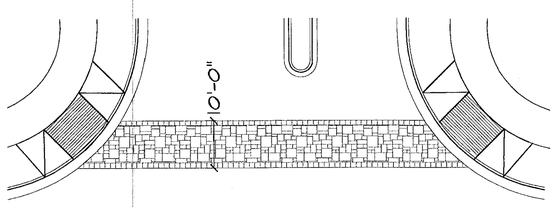


2 PLAYGROUND LAYOUT
SCALE: 1'=20'



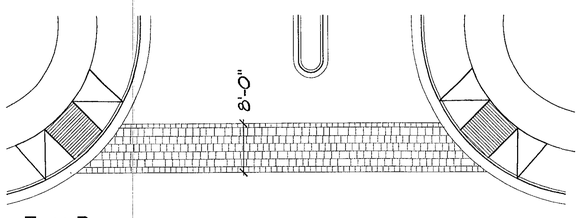
1. MINIMUM 1 IN EVERY 3 STONES TO BE A "LEADER STONE". ELIMINATE VERTICAL JOINTS BY OVER LAPPING ALL STONES.
2. MASONVILLE BUFF SANSTONE IN RANDOM COURSED, RANDOM BOND ASHLAR PATTERN WITH DRY STACK APPERANCE
3. FINISHED GRADE. PROVIDE 1:4 SLOPE AT BASE
4. CONTRACTOR TO VERIFY BASE STONE REQUIREMENT PER GEOTECHNICAL ENGINEER
5. 12" COMPACTED ROAD BASE
6. COMPACTED SUBGRADE (SEE GEOTECH)
7. FINISHED GRADE
8. ALL BACKFILL TO BE COMPACTED NOTE: ALL SUBGRADE AND BACKFILL MATERIAL TO BE REVIEWED AND APPROVED BY STRUCTURAL AND GEOTECHNICAL ENGINEER.
9. COLLOIDAL CONCRETE

10 STONE RETAINING WALL (TYP.)
SCALE: 1-1/2"=1'-0"



Type A

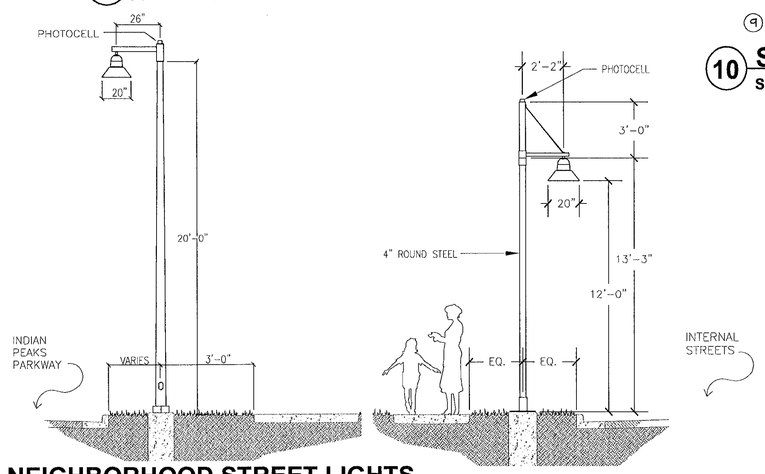
9 STAMPED ASPHALT CROSSWALK (TYP.)
Note: Pattern and color to be determined.
N.T.S



Type B

10 STAMPED ASPHALT CROSSWALK FOR TRAILS INTERIOR TO NEIGHBORHOODS (TYP.)
N.T.S
Note: Pattern and color to be determined.

6 BIKE RACK (TYP.)
NOTE:
Black powdercoat



3 NEIGHBORHOOD STREET LIGHTS
NOTE: Bronze Finish
N.T.S

REVISION DATES

1	City Submittal	01/18/05
2	CCO8 Re-submittal	5/31/05
3	CCO8 Re-submittal	6/08/05
4	CCO8 Re-submittal	7/05/05
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7	CCO8 Re-submittal	8/04/05
8	CCO8 Re-submittal	8/15/05

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Date: 01/18/05
Project No: 2004302.01
Landscape Details
Sheet - 25

Drawing:N:\2004340.01-Anthem\Planning\Active Dwgs\Neigh 2\35-LD-2.dwg
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Last Update/Save:Aug. 15, 2005-12:56
Date/Time:Aug. 15, 2005-13:26:47

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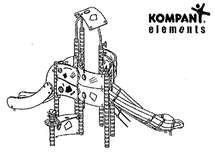
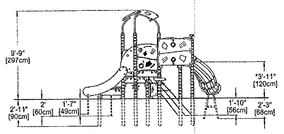
Technical information:

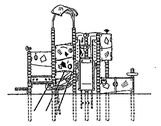
KOMPAN elements

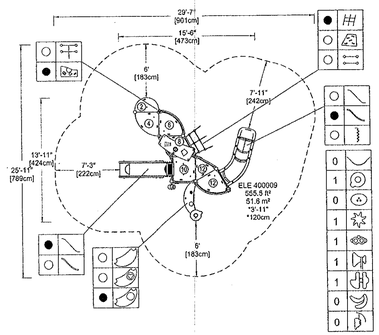
39

Best user age: 2–5 years
Installation time: 21 hours/2 installers
Footing: 2'-11" (90 cm) in-ground, detachable poles. Also available for surface installation. Several products are available for rooftop installation. Concrete anchoring is necessary for installation of some products such as stand-alone poles for nets, hammocks, etc.

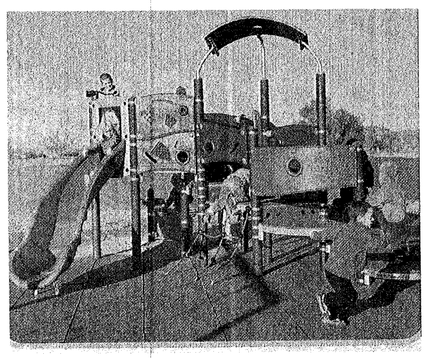








* Free height of fall



NOTE:
THIS IMAGE IS REPRESENTATIVE OF THE STYLE OF ELEMENTS PLAY EQUIPMENT.

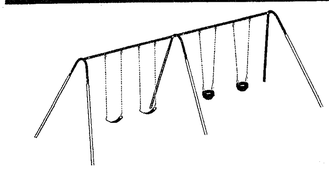
5 PLAY STRUCTURE

N.T.S.

KOMPAN

SPECIFICATIONS	BEST USER AGE • CAPACITY	STRUCTURE SIZE U.S./CANADA	SPACE REQUIRED INCLUDING USE ZONE
S2-8 DOUBLE BAY 8'/2.4m METAL	2-12 YEARS • 4	10'11"x25'11" / 333x790cm	32'0"x37'11" / 975x1156cm

S2-8 DOUBLE BAY • WITH BELT SEATS & INFANT SEATS • CAD DRAWING



3 SWING SET

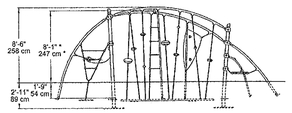
N.T.S.

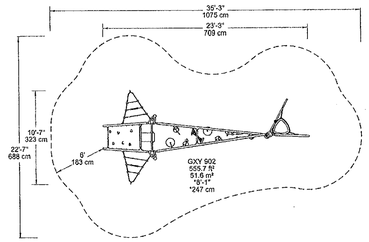
TECHNICAL INFORMATION

KOMPAN GALAXY

Enif GXY 902

Best user age: 6-12 years
Manual installation: 18-21 hours / 2 installers
Mechanical installation: 14-16 hours / 2 installers
Free height of fall: See drawing
Space required: See drawing
Footing
In-ground steel poles with base plates, prepared for anchoring by means of concrete. Also available for surface installation by means of expansion bolts.





NOTE:
THIS IMAGE IS REPRESENTATIVE OF THE STYLE OF GALAXY PLAY EQUIPMENT ON THIS SHEET.

4 SMALL CLIMBING STRUCTURE

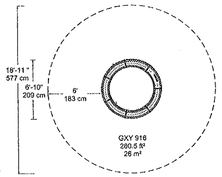
N.T.S.

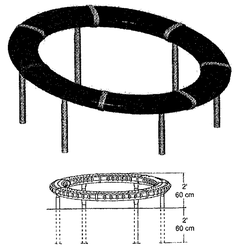
TECHNICAL INFORMATION

KOMPAN GALAXY

Supernova GXY 916

Best user age: 6-12 years
Manual installation: 2-3 hours / 4 installers
Mechanical installation: 1-2 hours / 4 installers
The upper section of this product is pre-assembled and relatively heavy (approx. 275 lbs/125 kg). It takes 4 persons to lift it out of the packing and place it.
Free height of fall: See drawing
Space required: See drawing
Footing
In-ground steel footing. Also available in a special design for surface installation by means of expansion bolts. Please ask your consultant for more details.
KOMPAN recommends that Supernova be installed on a surfacing made of particulate material such as sand, gravel or wood chips with a minimum thickness of 8"/200 mm.





* Free height of fall

IPEMA MEMBER

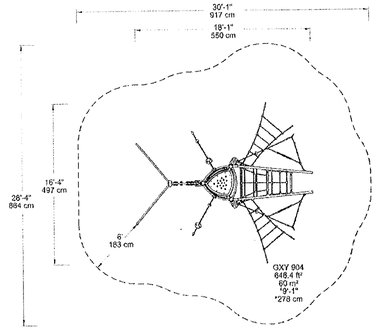
Product development is an ongoing process. For this reason we reserve the right to make modifications in the form of product improvements in all our products.
Information on free height of fall as well as space required are according to ASTM 1487.

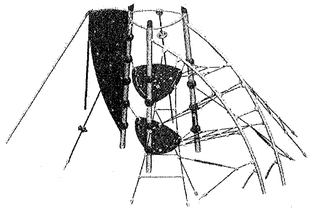
1 SPINNING STRUCTURE

N.T.S.

Zibal GXY 904

Best user age: 6-12 years
Manual installation: 18-21 hours / 2 installers
Mechanical installation: 14-16 hours / 2 installers
Free height of fall: See drawing
Space required: See drawing
Footing
In-ground steel poles with base plates, prepared for anchoring by means of concrete. Also available for surface installation by means of expansion bolts.





2 CLIMBING STRUCTURE

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Site Landscape Details
Sheet 26 of 38

NOTE:

THE TWO PRODUCT LINES OF KOMPAN EQUIPMENT CHOSEN ARE GALAXY AND ELEMENTS. GALAXY AND ELEMENTS VARY IN FORM AND COLOR.

THE COLOR PALETTE OF GALAXY PLAY EQUIPMENT INCLUDES GRAY, BLACK, AND PRIMARY COLORS. SUPPORT STRUCTURES AND CABLES ARE GUNMETAL GRAY; CLIMBING PANELS ARE BLACK OR NAVY BLUE; SMALLER PIECES ON THE STRUCTURES SUCH AS HANDHOLDS, FOOTHOLDS, AND OTHER ACCENTS ARE PRIMARY COLORS SUCH AS RED, YELLOW, GREEN, AND ORANGE.

THE COLOR PALETTE OF ELEMENTS PLAY EQUIPMENT IS BASED ON PRIMARY COLORS TO ESTABLISH CLARITY AND CONTRAST FOR CHILDREN. THREE COLOR SCHEMES ARE OFFERED BY KOMPAN, BLUE, RED, AND GREEN. EACH SCHEME OFFERS THEIR OWN IDENTITY BY A VARIATION IN COLORS OF JOINER PANELS, ACTIVITIES, AND HIGHLIGHTERS.

REVISION DATE:

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7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
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Date: 01/18/05
Project No: 2004302.01
Landscape Details
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2005014219 10/13/2005 10:28A DP
26 of 38 R 0.00 D 0.00 City&Cnty Broomfield

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Last Update/Save:Jul 20, 2005-09:46
Date/Time:Aug. 09, 2005-08:18:47
Log-in:jchadd

2005014219 10/13/2005 10:28A DP
27 of 38 R 0.00 D 0.00 City&Cnty Broomfield

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2
Site Development Plan
Site Landscape Details
Sheet 27 of 38

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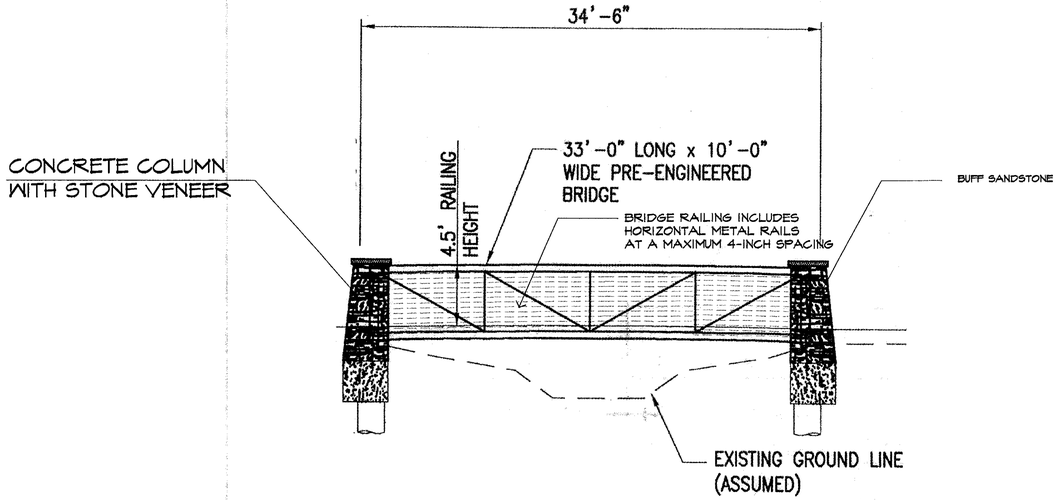
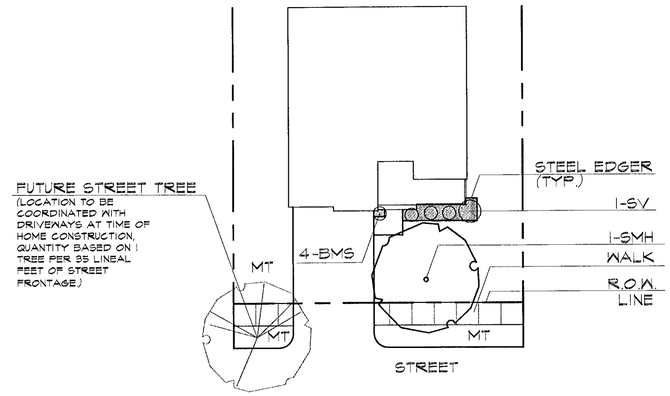


2 TYPICAL PEDESTRIAN BRIDGE
N.T.S ELEVATION



1 SINGLE - FAMILY DETACHED LANDSCAPE PLAN (EXAMPLE)
N.T.S.

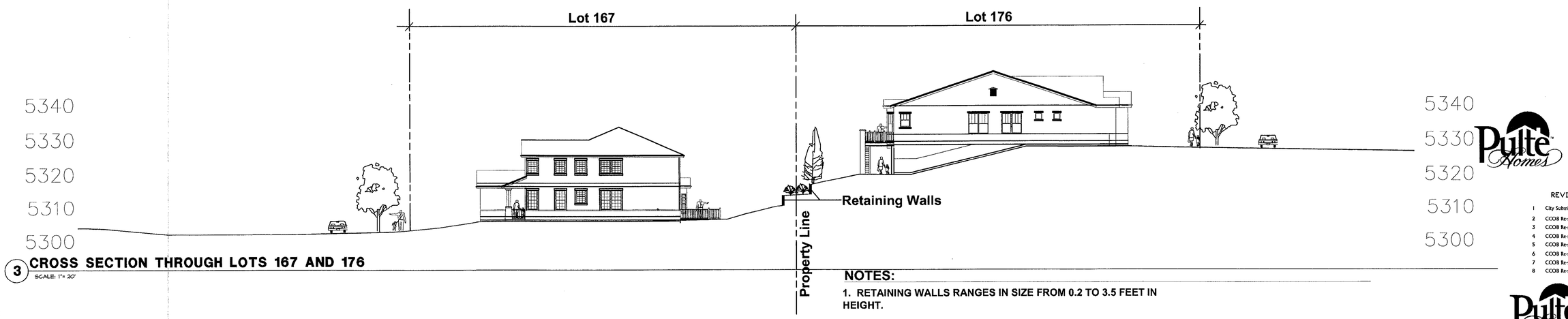
NOTES:

1. DETAIL 1 ON THIS SHEET REPRESENTS MINIMUM LEVEL OF LANDSCAPE TREATMENT FOR EACH INDIVIDUAL LOT LAYOUT BUT SPECIFIC PLANT LAYOUT AND PLANT SELECTION MAY VARY.

2. LANDSCAPING SHALL BE IN COMPLIANCE WITH SECTION 17-70-010 OF THE BROOMFIELD MUNICIPAL CODE.

3. ALL SHRUB BEDS SHALL HAVE A WOOD OR ROCK MULCH BASE.

4. LANDSCAPING WITHIN THE REAR YARD OF RESIDENCES WILL BE THE RESPONSIBILITY OF THE HOME-OWNER TO BE REGULATED BY THE HOA. INSTALLATION OF FRONT YARD LANDSCAPING WILL BE THE RESPONSIBLITY OF THE DEVELOPER, WITH MAINTENANCE BY HOMEOWNER, AND REGULATION BY THE HOA.



3 CROSS SECTION THROUGH LOTS 167 AND 176
SCALE: 1"= 20'

NOTES:

1. RETAINING WALLS RANGES IN SIZE FROM 0.2 TO 3.5 FEET IN HEIGHT.

2. LOT 176 SHALL BE RESTRICTED TO A SINGLE-STORY HOME (WALKOUT, GARDEN LEVEL OR TRADITIONAL).

3. TREES AND SHRUBS SHALL BE PLANTED, AND WALLS INSTALLED BY THE BUILDER AT THE REAR OF LOT 176 TO MITIGATE PRIVACY CONCERNS FOR HOMES BACKING TO LOT 176.

4. A THREE-FOOT HIGH, TWO-RAIL PADDOCK FENCE WILL BE LOCATED ATOP THE RETAINING WALL FOR SAFTY PURPOSES.

REVISION DATE:

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7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

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Date: 01/18/05
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Landscape Details
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Drawing:X:\2004340.01-Anthem\Planning\Active Dwgs\Neigh 2\27-LD-4.dwg
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Date/Time:Aug. 09, 2005-08:18:52

Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2 Site Development Plan
Landscape Planting Notes
Sheet 28 of 38

PLANT PALLETTE

Evergreen Trees:			
ABB:	Common Name:	Botanical Name:	Size:
AP	Austrian Pine	*Pinus nigra*	6' - 14'
CS	Colorado Spruce	*Picea pungens*	6' - 14'
DF	Douglas Fir	*Pseudotsuga menziesii*	6' - 14'
LBP	Limber Pine	*Pinus flexilis*	6' - 14'
DMP	Dwarf Mugo Pine	*Pinus mugo mugus*	6' - 8'
PP	Ponderosa Pine	*Pinus ponderosa*	6' - 14'
PYP	Pinon Pine	*Pinus edulis*	6' - 8'
RMJ	Rocky Mountain Juniper	*Juniperous scopulrum*	4' - 5'
SP	Scots Pine	*Pinus sylvestris*	6' - 14'
SWP	Southwestern White Pine	*Pinus strobiformis*	6' - 14'
WF	White Fir	*Abies concolor*	6' - 14'

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

Open Space Trees:			
ABB:	Common Name:	Botanical Name:	Size:
BO	Bur Oak	*Quercus macrocarpa*	2.5" cal.
KCT	Kentucky Coffee Tree	*Gymnocladus dioica*	2.5" cal.
GRT	Goldenrain Tree	*Koelreuteria paniculata*	2.5" cal.
NRO	Northern Red Oak	*Quercus rubra 'Borealis'*	2.5" cal.
OB	Ohio Buckeye	*Aesculus glabra*	2.5" cal.
PRL	Purple Robe Locust	*Robinia pseudacacia*	2.5" cal.
SO	Scarlet Oak	*Quercus coccinea*	2.5" cal.
SWO	Swamp White Oak	*Quercus bicolor*	2.5" cal.
WC	Western Catalpa	*Catalpa speciosa*	2.5" cal.
WHB	Western Hackberry	*Celtis occidentalis*	2.5" cal.
WO	White Oak	*Quercus alba*	2.5" cal.

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

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

(SHB.)

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

Evergreen Shrubs:			
ABB:	Common Name:	Botanical Name:	Size:
AN	Adam's Needle	*Yucca filamentosa*	5 gal.
AYJ	Andorra Youngstown Juniper	*Juniperous horizontalis 'Youngstown'*	5 gal.
ASJ	Armstrong Juniper	*Juniperous chinensis 'Armstrong'*	5 gal.
BHJ	Bar Harbor Juniper	*Juniperous horizontalis 'Bar Harbor'*	5 gal.
BCJ	Blue Chip Juniper	*Juniperous horizontalis 'Blue Chip'*	5 gal.
BSG	Big Sage	*Artemesia tridentata*	5 gal.
BSJ	Blue Star Juniper	*Juniperous squamata*	5 gal.
BEY	Bright Edge Yucca	*Yucca filamentosa 'Bright Edge'*	5 gal.
BMJ	Broadmoor Juniper	*Juniperous sabina 'Broadmoor'*	5 gal.
BFJ	Buffalo Juniper	*Juniperous sabina 'Buffalo'*	5 gal.
CCJ	Calgary Carpet Juniper	*Juniperous sabina 'Calgary Carpet'*	5 gal.
CMJ	Common Juniper	*Juniperous communis 'Effusa'*	5 gal.
COG	Compact Oregon Grape Holly	*Mahonia aquifolium 'compact'*	5 gal.
CPJ	Compact Pfitzer Juniper	*Juniperous x media 'Pfitzeriana compacta'*	5 gal.
CGH	Creeping Grape Holly	*Mahonia repens*	1 gal.
EGE	Emerald Gaiety Euonymus	*Euonymus fortunei 'Emerald Gaiety'*	5 gal.
GFT	Gnome Firethorn	*Pyracantha angustifolia 'Gnome'*	5 gal.
HJ	Hughes Juniper	*Juniperous horizontalis 'Hughes'*	5 gal.
ME	Manhattan Euonymus	*Euonymus kiautschovica 'Manhattan'*	5 gal.
ML	Mountain Lover	*Paxistima canbyi*	1 gal.
KNK	Kinnikinnik	*Arctostaphylos uva-ursi*	1 gal.
PWC	Purpleleaf Wintercreeper Euonymus	*Euonymus fortunei 'Coloratus'*	5 gal.
RY	Red Yucca	*Hesperaloe parviflora*	5 gal.
SGJ	Seagreen Juniper	*Juniperous x media 'Sea Green'*	5 gal.
SMP	Slowmound Mugo Pine	*Pinus mugo 'Slowmound'*	5 gal.
SW	Soapweed	*Yucca gluaca*	5 gal.
TJ	Tammy Juniper	*Juniperous sabina 'Tamariscifolia'*	5 gal.

Perennials and Annuals:			
ABB:	Common Name:	Botanical Name:	Size:
AJS	Autumn Joy Sedum	*Sedum 'Autumn Joy'*	1 gal.
BBP	Petite Delight Bee Balm	*Monarda x 'Petite Delight'*	1 gal.
BBS	Scarlet Bee Balm	*Monarda 'Grandview Scarlet'*	1 gal.
BC	Bloody Cranesbill	*Geranium sanguineum*	1 gal.
BCB	Burgundy Carpet Bugle	Ajuga reptans 'Burgundy Glow'	32 flat
BCV	Blue Charm Veronica	*Veronica spicata 'Blue Charm'*	1 gal.
BES	Black Eyed Susan	*Rudbeckia fulgida 'Goldstrum'*	1 gal.
BF	Blanket Flower	*Gallardia x grandiflora 'burgundy'*	1 gal.
BFW	Butterfly Weed	*Asclepias tuberosa*	1 gal.
BFX	Blue Flax	*Linum perenne 'Lewisii'*	1 gal.
BOG	Basket-of-Gold	*Alyssium montanum 'Mountain Gold'*	32 flat
BV	Blue Vervian	*Verbena hastata*	5 gal.
BW	Bishop's Weed	*Aegopodium variegatum*	1 gal.
CB	Coral Bells	*Heuchera sanguinea 'Firefly'*	1 gal.
CM	Catmint	*Nepeta x faassenii 'Select Blue'*	1 gal.
CPX	Creeping Phlox	*Phlox subulata 'Emerald Blue'*	15 flat
CSR	Creeping Spike Rush	*Eleocharis palustris*	1 gal.
DGF	Dotted Gayfeather	*Liatris spicata 'Kobold'*	12"
DIA	Dianthus (Pink)	*Dianthus gratianopolitanus 'spotty'*	32 flat
FCP	Firecracker Penstamon	*Penstamon eatonii*	1 gal.
GB	Golden Banner	*Thermopsis divaricarpa*	32 flat
GP	Garden Pinks	*Dianthus gratianopolitanus 'Tiny Rubies'*	1 gal.
GR	Goldenrod	*Solidago 'Golden Baby"*	1 gal.
GS	Gray Santolina	*Santolina chamaecyparissus*	1 gal.
GSC	Golden Spur Columbine	*Aquilegia chrysantha*	1 gal.
HB	Harebell	*Campanula rotundifolia*	1 gal.
HIP	Hardy Ice Plant	*Delosperma cooperi*	32 flat
HT	Horsetail	*Equisetum arvense*	1 gal.
JB	Jupiter's Beard	*Centranthus ruber*	1 gal.
LE	Lamb's Ear	*Stachys byzantina 'Silver Carpet'*	1 gal.
LF	Lady Fern	*Athyrium filix-femina*	1 gal.
LM	Lady's Mantle	*Alchemilla mollis*	1 gal.
LS	Larkspur	*Delphinium x Pacific Giant, Magic Mtns*	1 gal.
LUP	Lupine	*Lupinus 'Russel Hybrids'*	1 gal.
MAS	Monch Aster	*Aster x frikartii*	1 gal.
MBC	Moonbeam Coreopsis	*Coreopsis verticilla 'Moonbeam'*	1 gal.
MH	Mexican Hat	*Ratibida columnifera*	1 gal.
MNK	Monkshood	Aconitum cammarum 'Newry Blue'	1 gal.
ODL	Orange Daylilly	*Hemerocallis 'Rocket City'*	1 gal.
PCB	Pink Columbine	*Aqguilegia 'Robin'*	1 gal.
PCF	Purple Coneflower	*Echinacea purpurea*	1 gal.
PFS	Pink False Spirea	*Astilbe x arendsii 'Bressingham Beauty'*	1 gal.
PLP	Pineleaf Penstemon	*Penstemon Pinefolious*	1 gal.
PPE	Pink Peony	*Paeonia 'Sarah Bernhardt'*	1 gal.
PPM	Purple Poppy Mallow	*Callirhoe involucrata*	1 gal.
PRC	Prairie Coneflower	*Ratibida columnifera*	15 flat
PS	Perennial Salvia	*Salvia nemorosa 'May Night'*	1 gal.
PY	Paprika Yarrow	Achillea millefolium 'Paprika'	1 gal.
RDL	Red Daylilly	*Hemerocallis 'Baja'*	1 gal.
RFS	Red False Spirea	*Astilbe x arendsii 'Fanal'*	1 gal.
RFV	Red Fox Veronica	*Veronica spicata 'Red Fox'*	1 gal.
RMC	Rocky Mountain Columbine	*Aguilegia caerulea*	1 gal.
RPE	Red Peony	*Paeonia 'Karl Rosenfield'*	1 gal.
SD	Shasta Daisy	*Leucanthemum x superbum "Alaska'*	1 gal.
SF	Sulphur Flower	*Eriogonum umbellatum*	1 gal.
SI	Siberian Iris (Deep Blue)	*Iris siberica 'Ceasar's Brother'*	1 gal.
SIS	Snow-in-Summer	*Cerastium tomentosum*	32 flat
SSB	Softstem bulrush	*Scirpus validus*	1 gal.
SW	Soapwort	*Saponaria ocymoides*	1 gal.
SWD	Sweet Woodruff	*Galium odoratum*	32 flat
WI	Water Iris (Common)	*Iris louisiana*	1 gal.
WT	Woolly Thyme	*Thymus praecox 'Pseudolanuginosus'*	32 flat
WV	Woolly Veronica (Common Blue)	*Veronica pectinata*	1 gal.
YDL	Yellow Daylilly	*Hemerocallis ' Aztec Gold'*	1 gal.
ZC	Zagreb Coreopsis	*Coreopsis verticillata 'Zagreb'*	1 gal.

Ornamental Grasses:			
ABB:	Common Name:	Botanical Name:	Size:
BAG	Blue Avena Grass	*Helictotrichon sempervirens*	1 gal.
BBS	Big Bluestem	*Andropogon gerardii*	1 gal.
BLF	Blue Fescue	*Festuca glauca*	1 gal.
EBF	Elijah Blue Fescue	*Festuca glauca 'Elijha Blue'*	1 gal.
FRG	Feather Reed Grass	*Calamagrostis acutiflora 'Karl Foerster'*	1 gal.
HG	Hameln Grass	*Pennisetum alopecuroides 'Hameln'*	1 gal.
IG	Indian Grass	*Sorghastrum nutans 'Sioux Blue'*	1 gal.
IRG	Indian ricegrass	*Oryzopsis hymenoides*	1 gal.
JBG	Japanese Blood Grass	*Imperata cylindrica*	1 gal.
JSG	Japanese Silver Grass	*Miscanthus sinensis*	1 gal.
LBS	Little Bluestem	*Schizachyrium scoparium*	1 gal.
MG	Maiden Grass	*Miscanthus sinensis 'Gracillimus'*	1 gal.
OFG	Overdam Feather Reed Grass	*Calamagrostis acutiflora 'Overdam'*	1 gal.
PCG	Prairie Cord Grass	*Spartina pectinata*	1 gal.
PDS	Prairie Dropseed	*Sporabolus heterolepsis*	1 gal.
PG	Plume Grass	*Erianthus ravennae*	1 gal.
PMG	Purple Maiden Grass	*Miscanthus sinensis 'Purpurascens'*	1 gal.
PPG	Porcupine Grass	*Miscanthus sinensis'Strictus'*	1 gal.
RBG	Ribbon Grass	*Phalaris arundinacea*	1 gal.
RSG	Red Switch Grass	*Panicum virgatum 'Shenandoah'*	1 gal.
SG	Switch Grass	*Panicum virgatum 'Heavy Metal'*	1 gal.
SOG	Sideoats Gramma	*Booteloua cortipendula*	1 gal.
TG	Thread Grass	*Stipa tenuissima*	1 gal.
THG	Tufted Hairgrass	*Descampsia caespitosa*	1 gal.
VSG	Variegated Silver Grass	*Miscanthus sinensis 'Variegatus'*	1 gal.
ZMG	Zebra Maiden Grass	*Miscanthus sinensis 'Zebrinus'*	1 gal.

Vines:			
ABB:	Common Name:	Botanical Name:	Size:
BI	Boston Ivy	*Parthenocissus tricuspidata*	1 gal.
PUC	Purple Clematis	*Clematis x Jackmanii*	1 gal.
PLH	Pink Lemonade Honeysuckle	*Lonicera heckrottii 'Pink Lemonade'*	1 gal.
VC	Virginia Creeper	*Parthenocissus quinquefolia*	1 gal.

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. Minor adjustments to the location of site furnishings and trail alignment may be proposed at Construction Documant stage, subject to staff concurance, to accomodate field conditions or other unforeseen circumstances. There shall be no reduction in the size of trails or service routes.

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.

LANDSCAPE DESIGN INTENT

Within the rights-of-way for the internal Local streets of Neighborhood 2, street trees are planted within tree lawns using an average 35-foot on-center spacing. The landscape concept for the Pocket Parks, Neighborhood Park, and open land outlots within this SDP will reinforce and enhance the Colorado high plains environment. This concept includes informal clusters of both deciduous and evergreen trees, and shrubs. Placement of the landscaping also responds to adjacent land uses by screening certain areas, enhancing view corridors, and emphasizing the importance of intersections and entrances. The majority of these areas will be planted with drought tolerant native grasses to both conserve water and to relate to the adjacent open spaces. Native drought tolerant groundcovers and shrub massings will also be used to create visual interest.

The three Pocket Parks proposed for Neighborhood 2 ranging in size from 0.5 to 1.33 acres. A 2.91-acre Neighborhood Park is located at the southwest intersection of Preble Creek and Indian Peaks Parkway.

Plans for the 1.33 acre western-most Pocket Park (Tract A) consist of three interconnected, circular play areas along with seating areas, a bike rack, a trash receptacle and enhanced native landscaping. Located near one of the main entries to the neighborhood, off of Parkside Center Drive, this Pocket Park will be a highly visible amenity that adjoins other numerous acres of open lands. The 0.62 acre Pocket Park located toward the middle of Neighborhood 2 (Tract B) is more passive in character with clusters of deciduous and evergreen trees, trail connections, and a bench. The third .50 acre Pocket Park (Tract F), south of Promontory Loop contains a circular play area with a multi-apparatus play structure, a bike rack, and a trash receptacle.

The 2.91-acre Neighborhood Park (Outlot 2) planned at the intersection of Preble Creek and Indian Peaks parkways and just east of the Community Ditch has a dramatically formal layout with a series of circular spaces with curvilinear geometry that creates outdoor rooms of varying size and function. Located at the center of the west side of the park is a circular park plaza recessed into the grade with steps and framed by planters and stone columns. The plaza will serve as a gathering space or "council ring" for formal and informal neighborhood events. One bridge is proposed to provide pedestrian linkages from the Neighborhood Park to the adjoining residential areas.

There is a hierarchy of trails planned throughout Neighborhood 2. These trails are planned as multi-use paths for a variety of recreational opportunities including walking, running, biking, in-line skating, handicap access, and cross-country skiing. The trails link the individual residential villages and neighborhoods to the various community amenities including the future school, the future recreation center, the parks and open lands, and the future commercial district.

STREET TREE REQUIREMENTS (NEIGHBORHOOD 2)

1. Street Trees required at 35 feet o.c. spacing : 544

2. Street Trees provided at 35 feet o.c. spacing : 578

TOTAL PLANT QUANTITIES

EVERGREEN TREES	709
SHADE TREES	1111
ORNAMENTAL TREES	137

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
DTJ DESIGN Architecture Planning Landscape Architecture
Del Webb
Carter :: Burgess
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
Landscape Planting Notes
Sheet - 28

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29 of 38 R 0.00 D 0.00 City&Cnty Broomfield

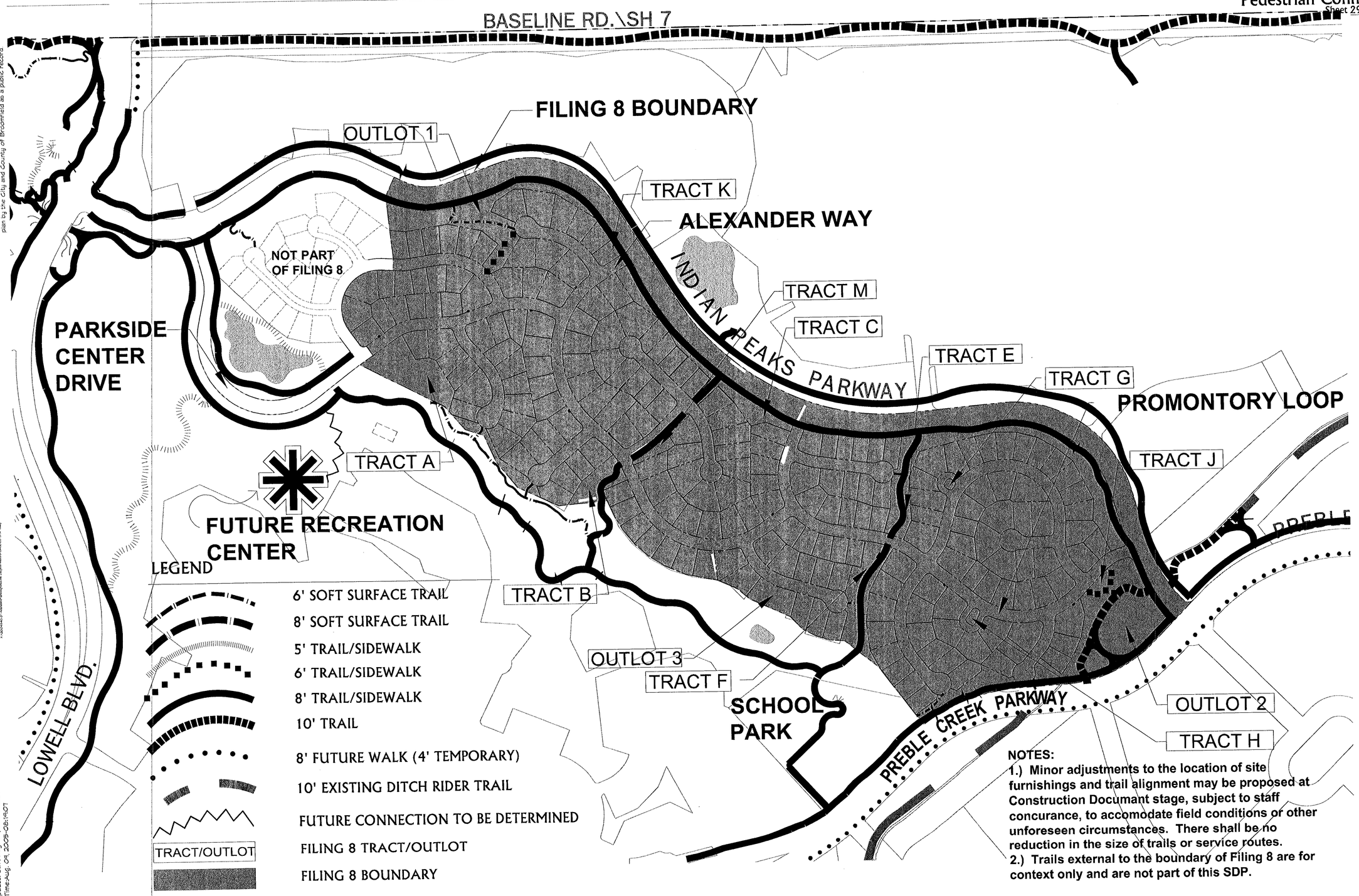
Anthem - Filing No. 8

Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Pedestrian Connectivity Diagram



NOTES:

1.) Minor adjustments to the location of site furnishings and trail alignment may be proposed at Construction Documant stage, subject to staff concurance, to accomodate field conditions or other unforeseen circumstances. There shall be no reduction in the size of trails or service routes.

2.) Trails external to the boundary of Filing 8 are for context only and are not part of this SDP.

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

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DTJ DESIGN
Del Webb
Carter::Burgess

Date: 01/18/05
Project No: 2004302.01
Ped. Conectivity Diagram
Sheet - 29

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Anthem - Filing No. 8

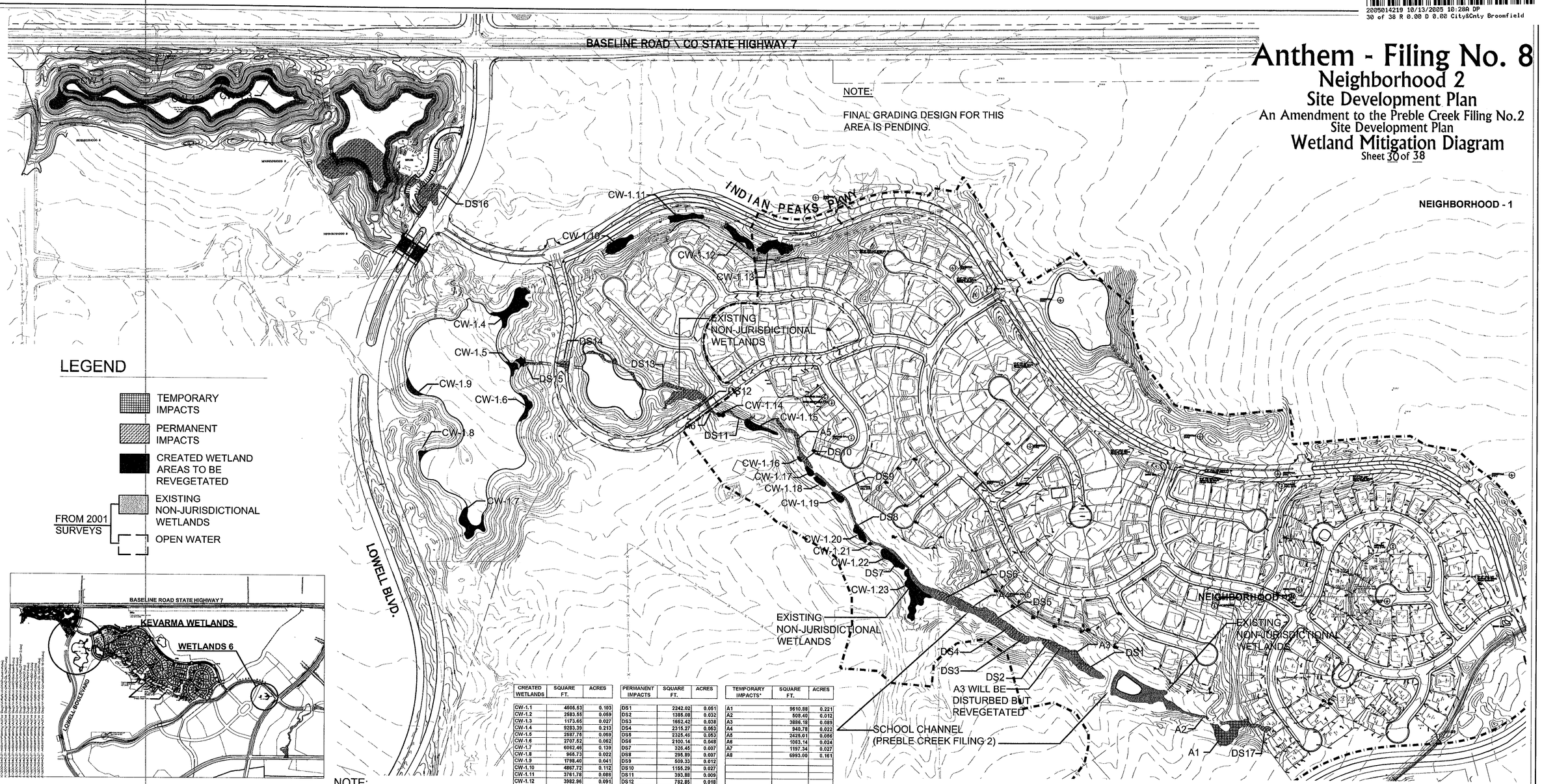
Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan

Wetland Mitigation Diagram

Sheet 30 of 38

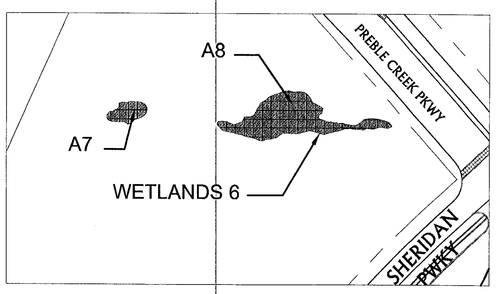


SCALE: 1" = 200'

LEGEND

- TEMPORARY IMPACTS
- PERMANENT IMPACTS
- CREATED WETLAND AREAS TO BE REVEGETATED
- EXISTING NON-JURISDICTIONAL WETLANDS (FROM 2001 SURVEYS)
- OPEN WATER (FROM 2001 SURVEYS)

KEY MAP
SCALE: 1" = 1500'



WETLANDS 6
SCALE: 1" = 100'

CREATED WETLANDS	SQUARE FT.	ACRES
CW-1.1	4505.53	0.103
CW-1.2	2583.55	0.059
CW-1.3	1173.65	0.027
CW-1.4	9283.39	0.213
CW-1.5	2587.73	0.059
CW-1.6	2707.52	0.062
CW-1.7	6062.46	0.139
CW-1.8	966.73	0.022
CW-1.9	1798.40	0.041
CW-1.10	4867.72	0.112
CW-1.11	3761.78	0.086
CW-1.12	3982.96	0.091
CW-1.13	6014.84	0.138
CW-1.14	561.27	0.013
CW-1.15	3175.86	0.073
CW-1.16	317.32	0.007
CW-1.17	1034.69	0.024
CW-1.18	1193.73	0.027
CW-1.19	1367.82	0.031
CW-1.20	2034.23	0.047
CW-1.21	246.86	0.006
CW-1.22	3713.82	0.085
CW-1.23	9150.04	0.210
See Community Park (Preble Creek Filing No. 2) SDP		
C-1.15	2151.16	0.049
C-1.16	368.96	0.008
C-1.17	267.87	0.006
C-1.18	859.46	0.020
C-1.19	980.81	0.022
C-1.20	890.79	0.020
C-1.21	446.36	0.010
C-1.22	237.90	0.005
C-1.23	764.78	0.018
C-1.24	2019.47	0.046
C-1.25	1083.22	0.025
C-1.26	1324.93	0.030
TOTALS	84480.51	1.935

PERMANENT IMPACTS	SQUARE FT.	ACRES
DS1	2242.02	0.051
DS2	1385.08	0.032
DS3	1652.42	0.038
DS4	2315.27	0.053
DS5	2325.45	0.053
DS6	2100.14	0.048
DS7	325.45	0.007
DS8	295.89	0.007
DS9	509.33	0.012
DS10	1155.29	0.027
DS11	393.88	0.009
DS12	782.85	0.018
DS13	10581.12	0.242
DS14	1541.48	0.035
DS15	1062.05	0.024
DS16	52516.48	1.206
DS17	1485	0.034
	82650.21	1.897

TEMPORARY IMPACTS*	SQUARE FT.	ACRES
A1	9610.88	0.221
A2	508.40	0.012
A3	3886.18	0.089
A4	940.78	0.022
A5	2425.01	0.056
A6	1053.14	0.024
A7	1197.34	0.027
A8	6993.00	0.161
	26624.73	0.611

TOTAL PERMANENT IMPACTS	82650.21 square-ft	1.897 acres
TOTAL CREATED	84480.51 square-ft	1.935 acres
NET GAIN	1830.30 square-ft	0.038 acres

*Areas of temporary wetland impacts will be reseeded with native wetland species as soon as possible following construction and are not included in the 1:1 mitigation calculations

Modifications to the School Channel and other areas beyond the Filing 8 are subject to Broomfield review and approval and are shown for context only.

NOTE:
1. Existing Wetlands information including mapping and size are based on information received from Carter Burgess on 03-18-03.
2. Wetland impacts will be minimized in the School Channel construction, as well as the anticipated future impact areas.
3. All areas of temporary wetland impact will be reseeded with native wetland species as soon as possible following construction.
4. All permanent wetland impacts will be mitigated at a minimum 1:1 ratio in accordance with the PUD Plan.

WETLAND PROTECTION AND MITIGATION

All permanent wetland impacts for the Anthem project will be mitigated on-site at a 1:1 ratio. Wetland mitigation for Neighborhood 2 is planned to be located at the margins of the three ponds adjacent to Lowell Blvd. south of SH 7. Wetland soils and plant material will be directly transferred to these sites. During plant establishment, wetland areas will be protected from sediment and erosion. Additionally, development of a narrow wetland margin in shallow water areas around ponds is anticipated.

Prior to construction activities, wetland areas outside of the impact zone will be protected with silt fence. Newly graded slopes above Wetland 2 (Outlot 9) will be replanted with native grass and shrub groupings as soon as possible, following grading, and protected by erosion control matting as necessary. Irrigation will be provided during plant establishment.

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Pulte Homes
Del Webb
DTJ DESIGN
Carter :: Burgess

Date: 01/18/05
Project No: 2004302.01
Weland Mitigation
Sheet - 30

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Date/Time: Aug. 04, 2005-09:20:11

2005014219 10/13/2005 10:28A DP
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Anthem - Filing No. 8
Neighborhood 2
Site Development Plan
An Amendment to the Preble Creek Filing No.2 Site Development Plan
Architectural 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 2 shall be designed to feature three distinct architectural styles including Mountain, Woodland, and Craftsman 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
  - Woodland Style:
    - vertical board and batten siding combined with stone
    - wood brackets and bracing
    - stone-finished building elements
    - stone wainscot/foundations
  - Craftsman Style:
    - stucco walls with stone wainscot
    - porches battered box columns
    - brackets that support overhanging eaves
    - grouped windows

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. To apply this role, the side property lines shall be extended at the same bearing across the public right of way. If any portion of a lot on the opposite side of the right of way falls within the extended lines it shall be restricted as noted.
  - 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.
  - In addition to meeting the front setback, every third home fronting onto the same street will be placed a minimum of 2' (forward or backward) to achieve visual relief and variety in the street scene. This front placement variation does not apply where the home is served off of a bulb or cul-de-sac or when the street is sufficiently curvilinear (300 foot radius or less).

b. Garages:

- Homes shall provide "front-loaded," "side loaded" or a "courtyard" configuration of garage that will, in combination, help to mitigate the impact of the garages along the street. A minimum of 80% of homes will be constructed with alternative garages.
- Garage doors shall be recessed a minimum of eight inches from the garage face.
- No front-loaded garage shall exceed two (2) bays in length, without an articulation of the exterior wall planes a minimum of two-foot. Side loaded garages shall incorporate a minimum one-foot offset for the third garage bay.
- 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.
- Windows, compatible with the home's architectural style, shall be located on front/street-facing elevations for all side-loaded garages.

3. Building Massing and Form

Principle: *Design homes to mass towards the center, such that a home's second-story appears lighter, with less bulk, than the first story.*

Standards:

- A home's front elevation shall rest on a distinguishable building base or pedestal consisting of a ground-floor masonry wainscoting including stone, brick and/or stucco.
- A home's front elevation shall incorporate single-story building elements, such as recessed entries or covered porches as transitional elements to larger second-story building volumes.
- Attached garages shall not be the prominent feature of the structure. For one-story homes, no more than 60% of the street elevation's wall plane can be dedicated to the garage. This does not apply to side or courtyard-load garages.
- For two-story homes, no more than 50% of the street elevation's wall plane can be dedicated to the garage. This does not apply to side or courtyard-load garages.

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 more than 12-inches shall not 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 50 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 weight 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); masonry piers shall be a minimum 18-inches square; and the base of battered box columns shall be a minimum 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 decks (above the main floor level) must be integrated into the architectural style of the home through the use of compatible material and colors as well as forms or details of the principal structure. 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 the following minimum wall plane articulation requirements:
  - One Story Homes – Two horizontal or vertical wall planes (separated by a minimum of two feet)
  - Two Story Homes – Three horizontal or vertical wall planes (separated by a minimum of two feet)

b. Building Projections

- Cantilevered building projections, such as bay windows or fireplace box outs, shall project a minimum of 18 inches from the façade surface.
- Cantilevered projections 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.
- Horizontal window openings located on front elevations shall be divided by mullions into a group or series of vertically-oriented windows.
- 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 clapboards 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. Subtle colors, such as off-white, beige, light grey, and tan will not be the dominant building color.
- Color variety shall relate to changes of materials, such as building base, façade, and roof.
- Each home shall nave a minimum of three colors (material or paint color) along with a roof material (color).

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 2. A minimum of three roof colors shall be required along each block.
- Roofing shall be concrete tile with a minimum 30-year manufacturers warranty.

10. Building Material Application

Principle: *Encourage harmonious 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 a minimum of 50% masonry/stucco on the front elevation.
- No front elevation shall include less than 30% masonry/stucco.
- 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 include, as a minimum, brick or stone masonry wainscot as carried over from the front elevation of the house and windows with divided light patterns.
- For lots backing to and visible from public streets, there shall be a maximum of three contiguous, two-story walkouts.

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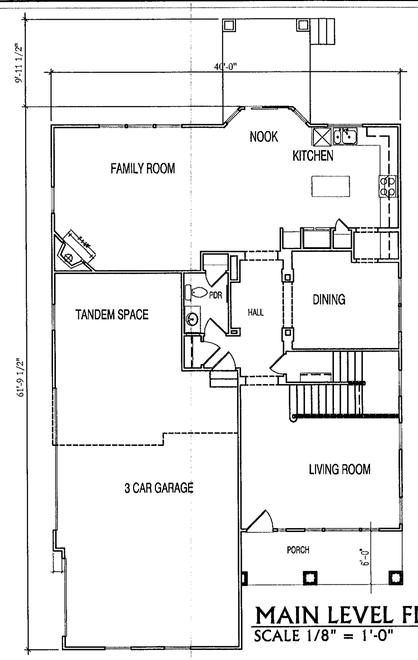
Anthem - Filing No. 8

Neighborhood 2

Site Development Plan

An Amendment to the Preble Creek Filing No.2
Site Development Plan
Parkside Collection - Architecture



MAIN LEVEL FLOOR PLAN
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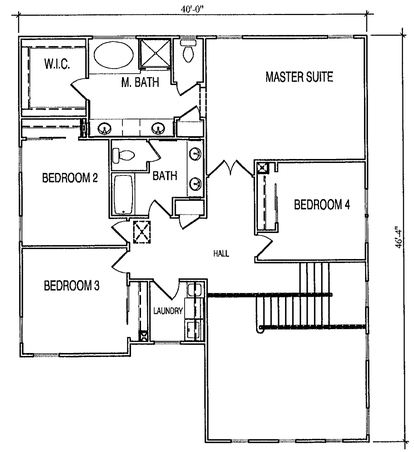
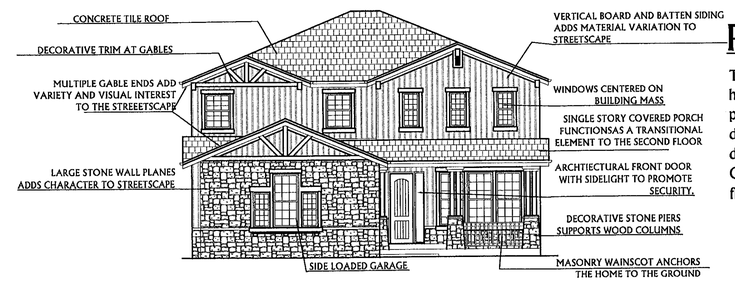


SECOND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

ANATOLIA - WOODLAND STYLE ARCHITECURE

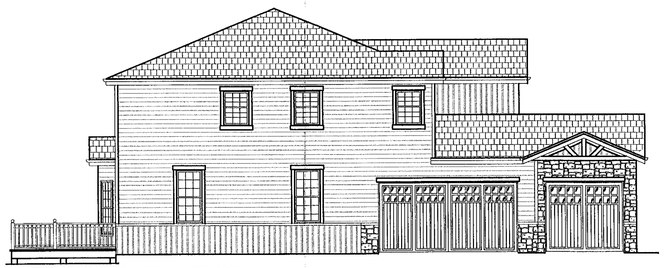
TWO STORY WITH 3-CAR GARAGE
2,421 SQUARE FEET



FRONT ELEVATION - 48% MASONRY
SCALE 1/8" = 1'-0"

Parkside Collection - (40 - FOOT WIDE HOMES)

The Parkside Collection includes homes that are 40-foot wide on 70-foot wide lots. These homes range in square footage from 2,091 to 2,605. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is representative of the Anatolia floor plan shown in the Woodland Style Architecture.



LEFT SIDE ELEVATION - 8% MASONRY
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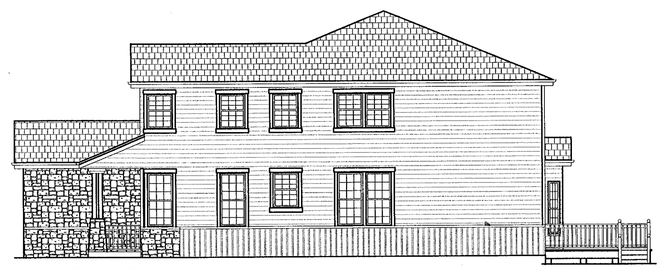
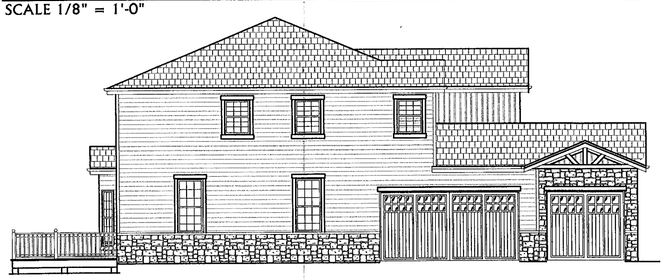


RIGHT SIDE ELEVATION - 16% MASONRY
SCALE 1/8" = 1'-0"

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

REAR DAYLIGHT ELEVATION - 4% MASONRY
SCALE 1/8" = 1'-0"



ENHANCED LEFT SIDE ELEVATION - 21% MASONRY
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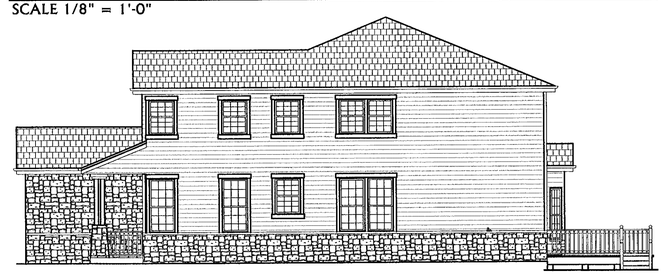
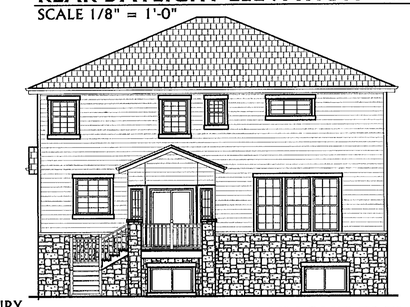


ENHANCED RIGHT SIDE ELEVATION - 32% MASONRY
SCALE 1/8" = 1'-0"

ENHANCED REAR ELEVATION - 16% MASONRY
SCALE 1/8" = 1'-0"



ENHANCED REAR DAYLIGHT ELEVATION - 29% MASONRY
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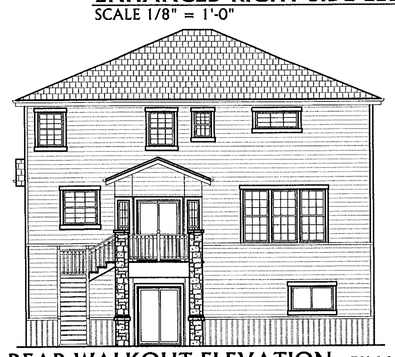

REAR WALKOUT ELEVATION - 5% MASONRY
SCALE 1/8" = 1'-0"

ENHANCED REAR WALKOUT ELEVATION - 14% MASONRY
SCALE 1/8" = 1'-0"

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Site Development Plan
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Site Development Plan
Parkside Collection - Architecture
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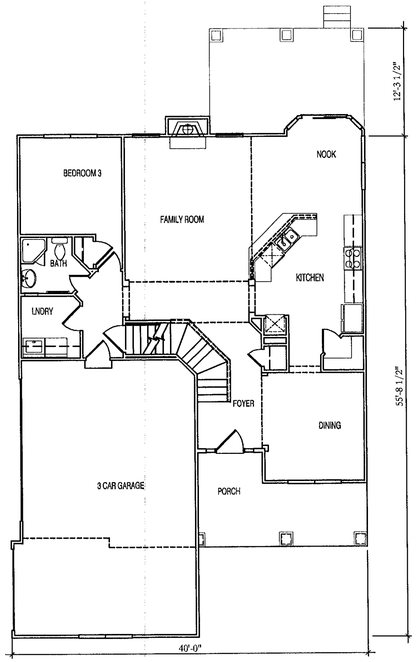
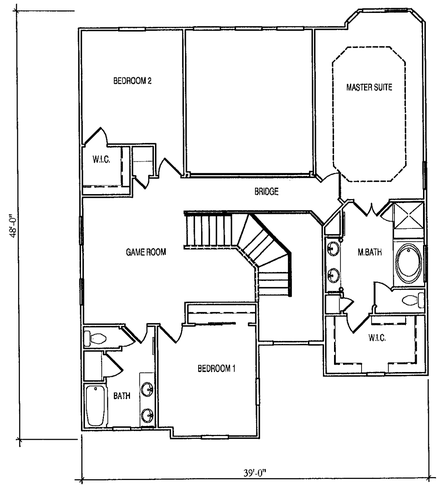


MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



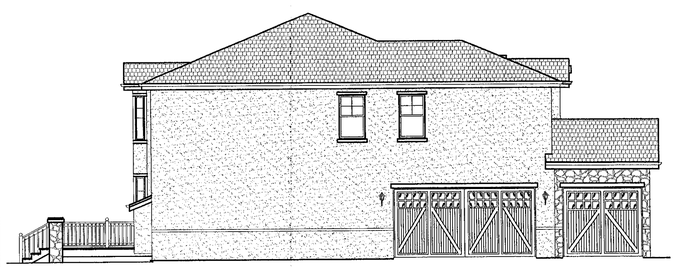
SECOND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

BERLIOZ - CRAFTSMAN STYLE ARCHITECURE
TWO STORY WITH 3-CAR SIDE-LOAD GARAGE
2,983 SQUARE FEET

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

Parkside Collection - (40-FOOT WIDE HOMES)

The Parkside Collection includes home that are 40-foot wide on 70-foot wide lots. These homes range in square footage of 2,091 to 2,605. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that here designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is a representative of the Berlioz floor plan shown in the Craftsman Style Architecture.



LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
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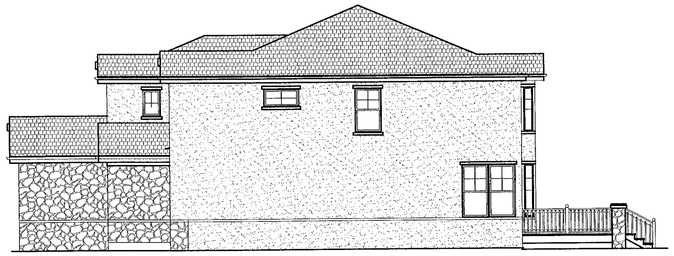
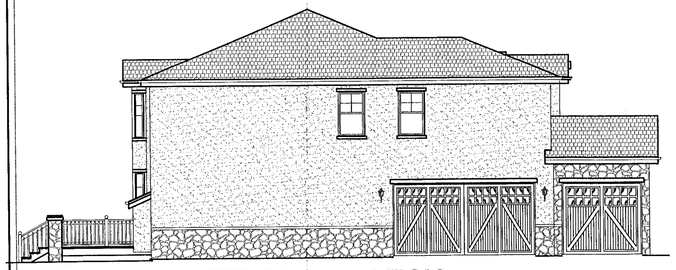


RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

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

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



ENHANCED LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
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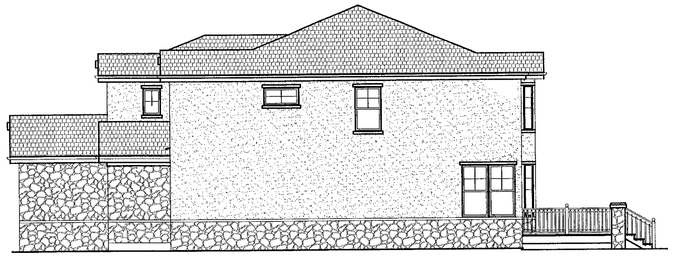
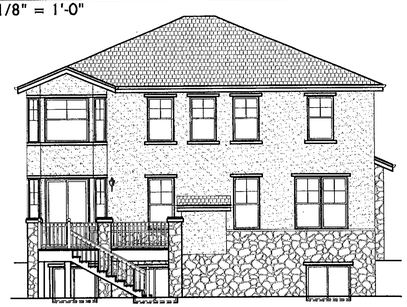


ENHANCED RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

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



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

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

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

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Pulte Homes
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Carter :: Burgess

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Anthem - Filing No. 8

Neighborhood 2

Site Development Plan

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Waterfront Collection - Architecture
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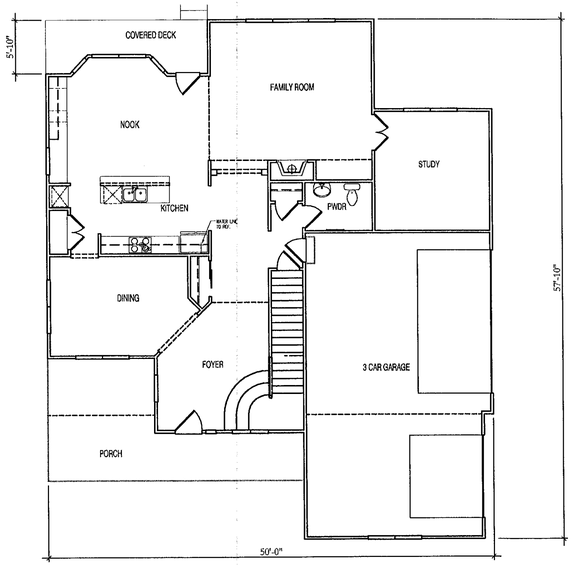
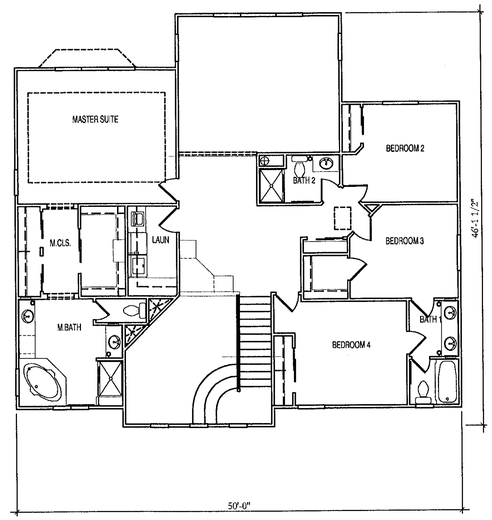


MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



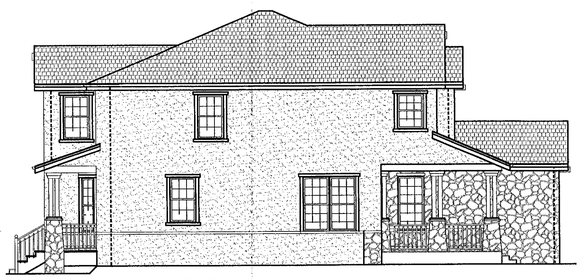
SECOND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

MONTERVERDI - MOUNTAIN STYLE ARCHITECURE
TWO STORY WITH 3-CAR GARAGE COURTYARD
2,983 SQUARE FEET

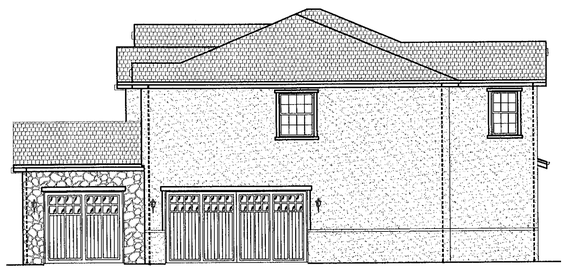
FRONT ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

Waterfront Collection - (50-FOOT WIDE HOMES)

The Waterfront Collection includes homes that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,715 to 3,456. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is a representative of the Monteverdi floor plan in the Mountain Style Architecture.



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

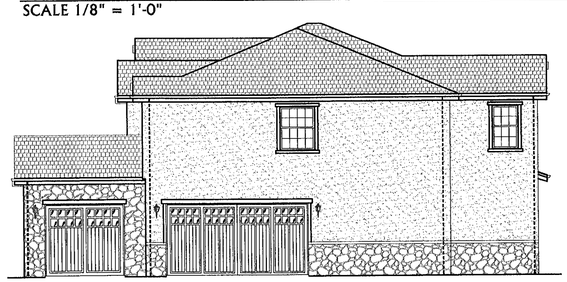


RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

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

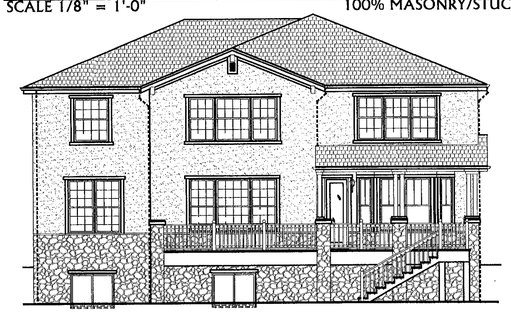
REAR DAYLIGHT ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

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



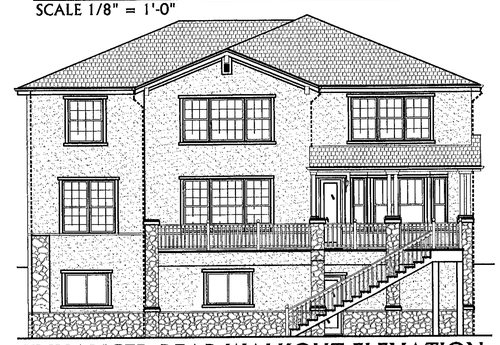
ENHANCED RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

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



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

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



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

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DTJ DESIGN
Del Webb
Carter :: Burgess
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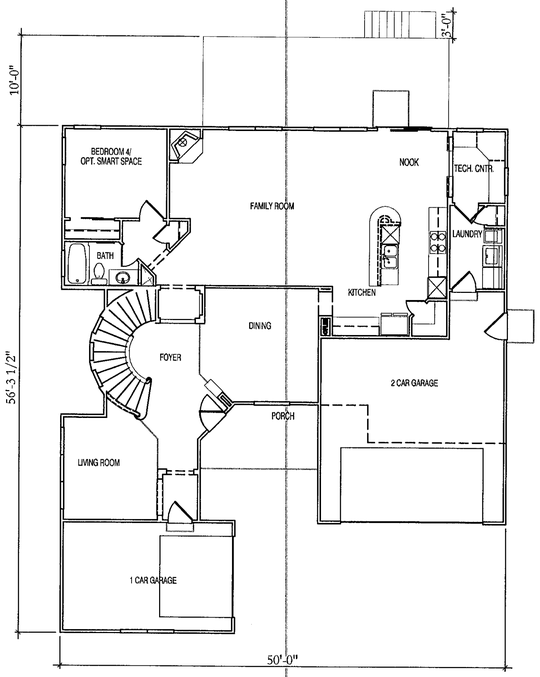
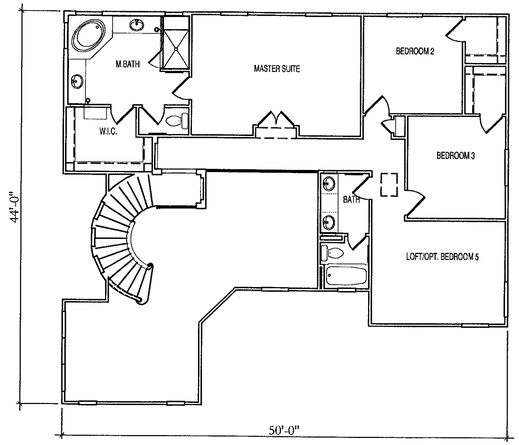
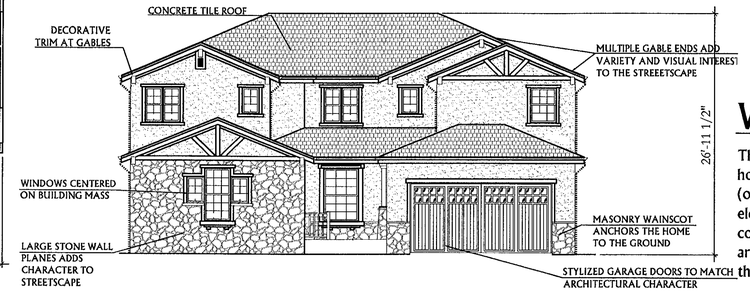
LAUREL - MOUNTAIN STYLE ARCHITECURE
TWO STORY WITH 3-CAR GARAGE COURTYARD
2,807 SQUARE FEET



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



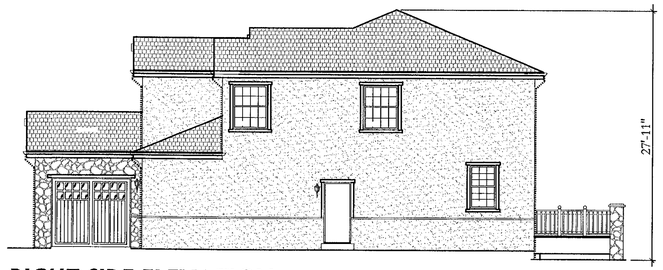
SECOND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



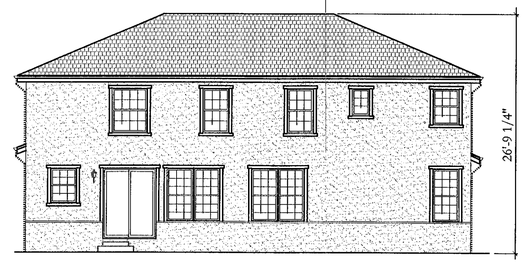
FRONT ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

Waterfront Collection - (50-FOOT WIDE HOMES)

The Waterfront Collection includes home that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,715 to 3,456. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that here designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is a representative of the Laurel floor plan shown in the Mountain Style Architecture.

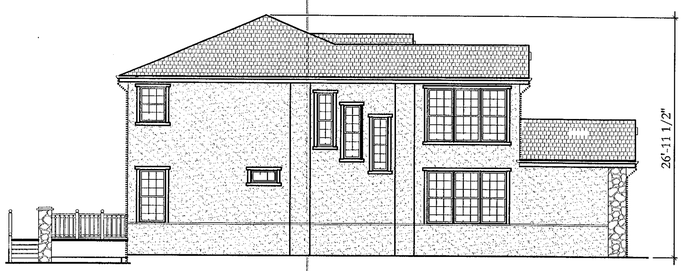


RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"



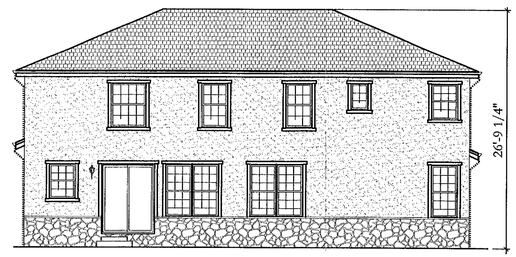
REAR ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

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



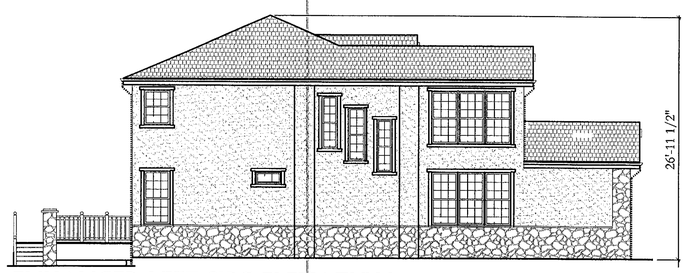
LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

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



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

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



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

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

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

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6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

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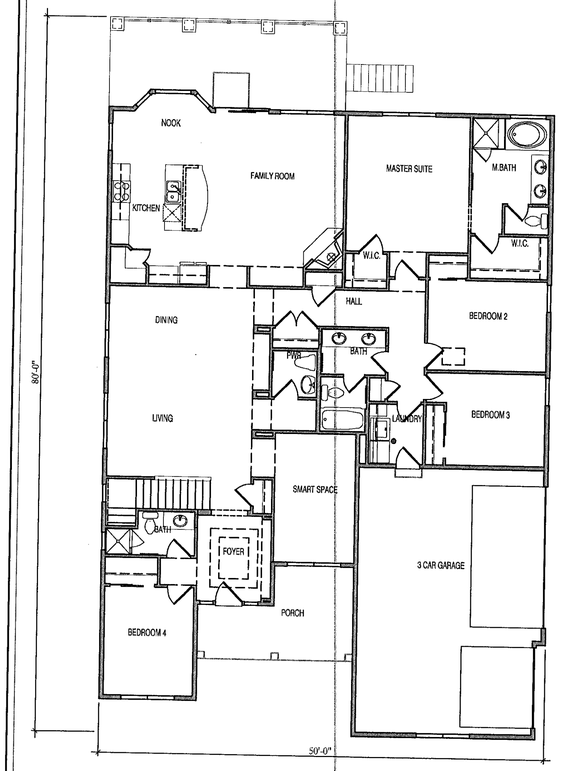
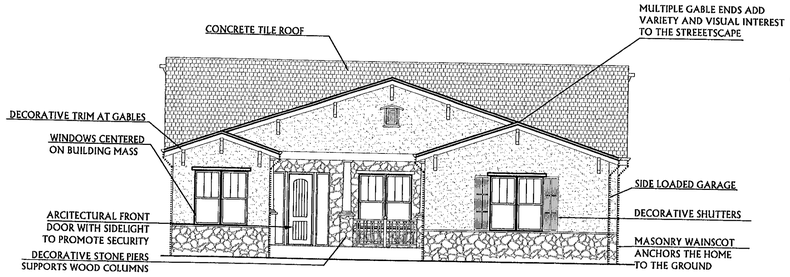
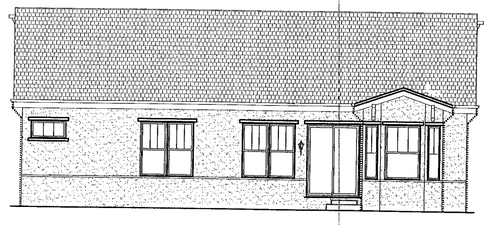
CARRIAGE PLACE - CRAFTSMAN STYLE ARCHITECURE
ONE STORY WITH 3-CAR SIDE-LOAD GARAGE
2,508 SQUARE FEET



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



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

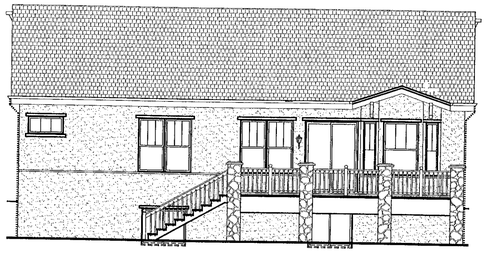


REAR ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"

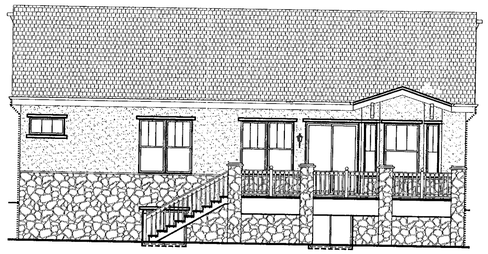
Waterfront Collection - (50-FOOT WIDE HOMES)

The Waterfront Collection includes home that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,715 to 3,456. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that here designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is a representative of the Carriage Place floor plan shown in the Craftsman Style Architecture.

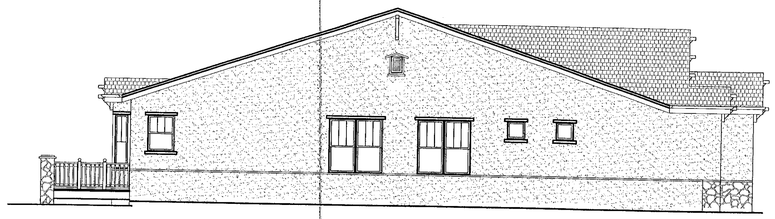
ENHANCED REAR ELEVATION -
SCALE 1/8" = 1'-0" 100% MASONRY/STUCCO



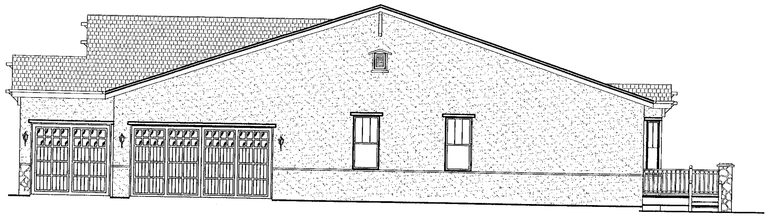
REAR DAYLIGHT ELEVATION -
SCALE 1/8" = 1'-0" 100% MASONRY/STUCCO



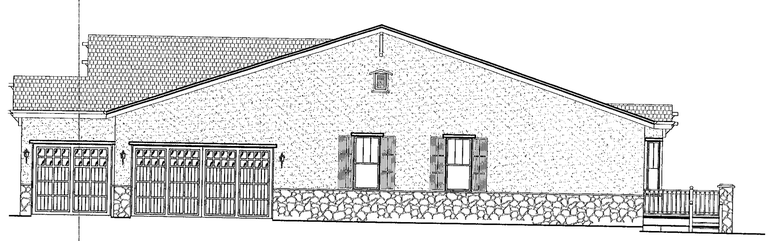
ENHANCED REAR DAYLIGHT ELEVATION -
SCALE 1/8" = 1'-0" 100% MASONRY/STUCCO



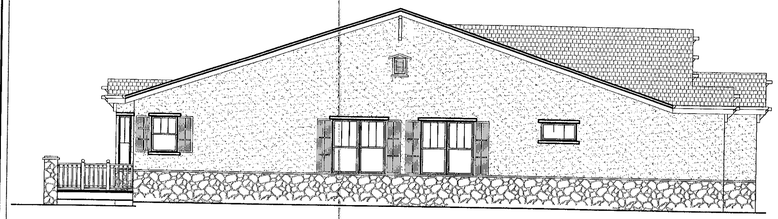
LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"



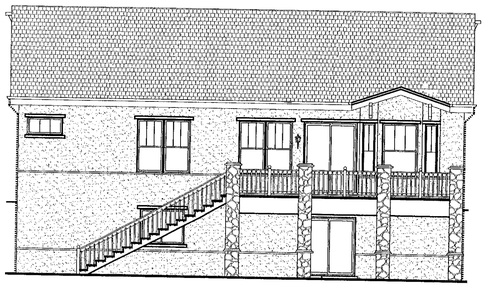
RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"



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



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



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

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

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Pulte Homes
Del Webb
DFJ DESIGN
Carter :: Burgess

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Parkside Collection -

The Parkside Collection includes homes that are 40-foot wide on 70-foot wide lots. These homes range in square footage from 2,091 to 2,983. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevations shown here are representative of the Anatolia, Berlioz, Ascott, and Brahms floor plans.

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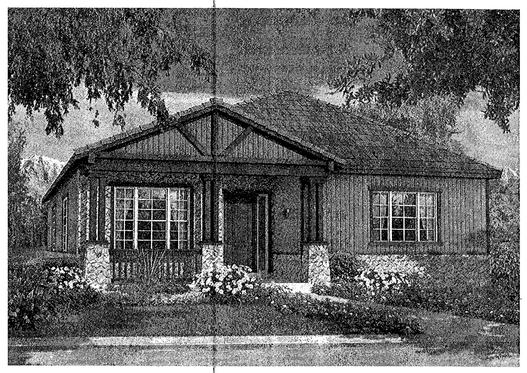
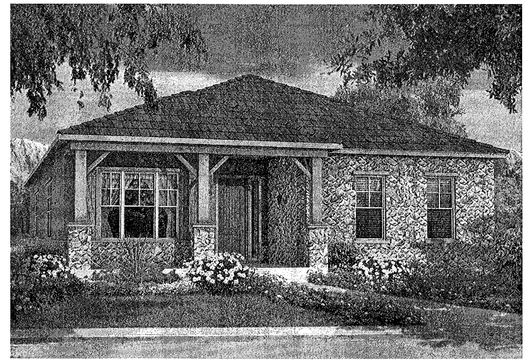
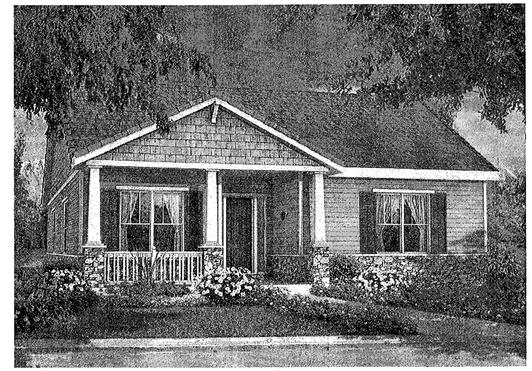
BRAHMS- ONE STORY WITH 2 ½ -CAR SIDE-LOADED GARAGE 2,109 SQUARE FEET


MOUNTAIN STYLE


WOODLAND STYLE


CRAFTSMAN STYLE

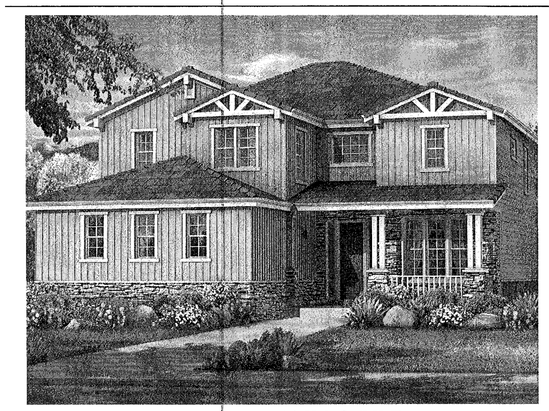
ANATOLIA- TWO STORY WITH 3-CAR GARAGE 2,421 SQUARE FEET

MOUNTAIN STYLE

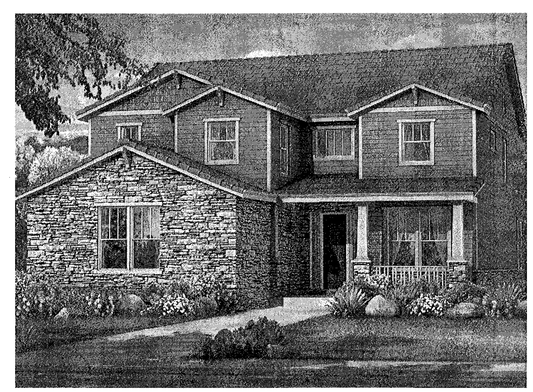
WOODLAND STYLE

CRAFTSMAN STYLE

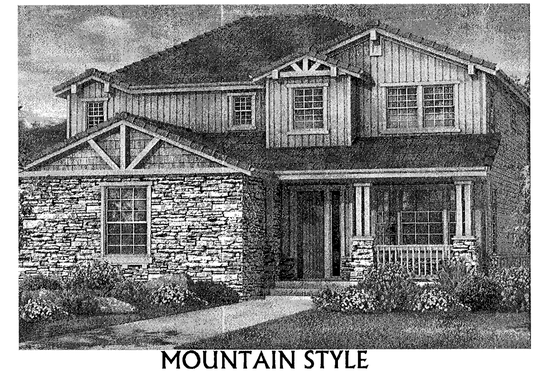
BERLIOZ - TWO STORY WITH 3-CAR SIDE-LOADED GARAGE 2,983 SQUARE FEET

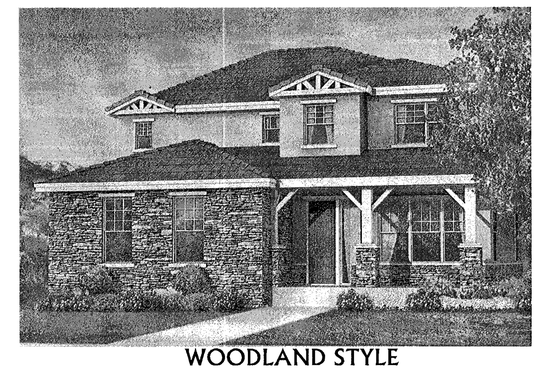

MOUNTAIN STYLE

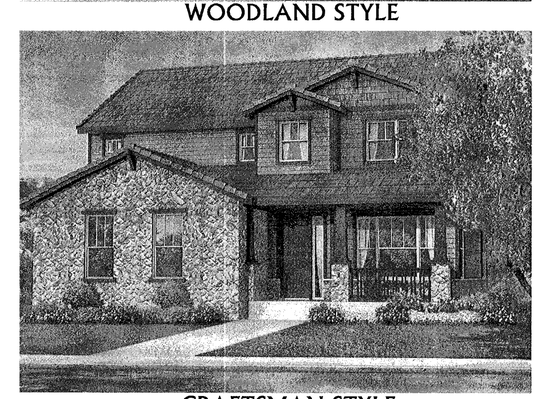
WOODLAND STYLE


CRAFTSMAN STYLE

ASCOTT- TWO STORY WITH 3-CAR GARAGE 2,414 SQUARE FEET


MOUNTAIN STYLE


WOODLAND STYLE


CRAFTSMAN STYLE

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6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
DTJ Design
Carter :: Burgess

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Waterfront Collection

The Waterfront Collection includes home that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,715 to 3,456. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that here designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevations shown here are representative of the Carrage Place, Laurel, Monteverdi, and Willowbrook floor plans.

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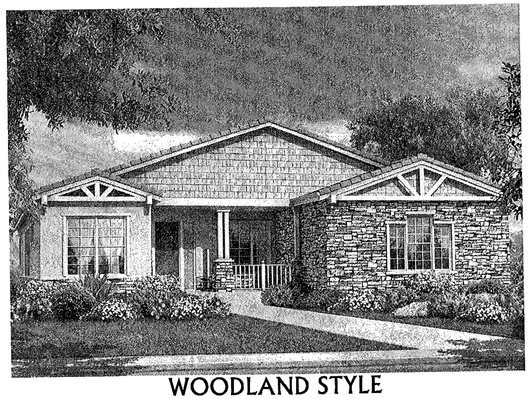
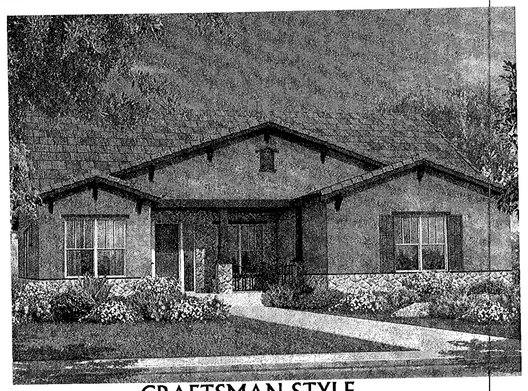
Waterfront Collection - Architecture

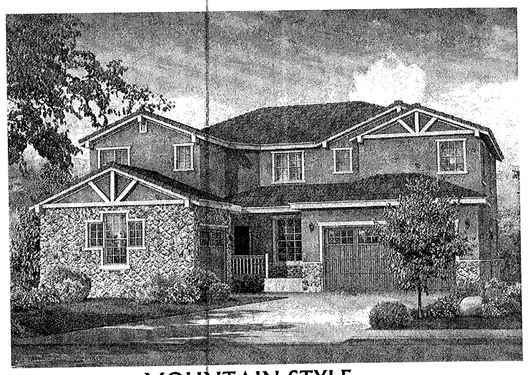
CARRAGE PLACE - ONE STORY WITH 3-CAR SIDE-LOAD GARAGE 2,508 SQUARE FEET

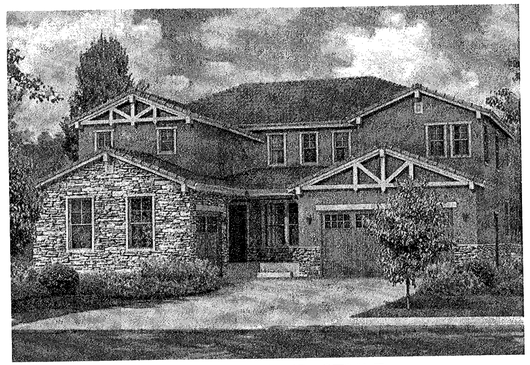
MOUNTAIN STYLE

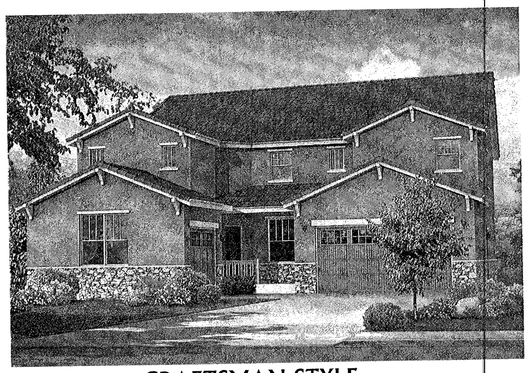

WOODLAND STYLE


CRAFTSMAN STYLE

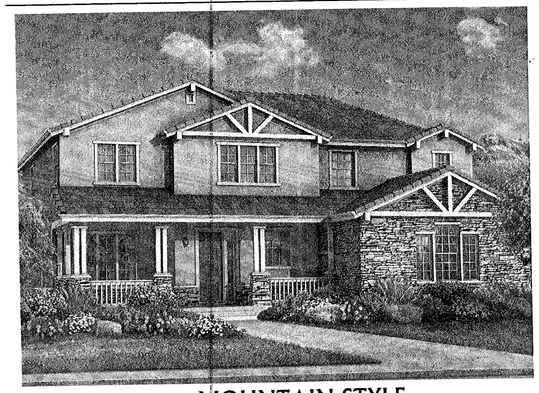
LAUREL - TWO STORY WITH 3-CAR GARAGE COURTYARD 2,807 SQUARE FEET


MOUNTAIN STYLE


WOODLAND STYLE


CRAFTSMAN STYLE

MONTEVERDI - TWO STORY WITH 3-CAR GARAGE COURTYARD 2,983 SQUARE FEET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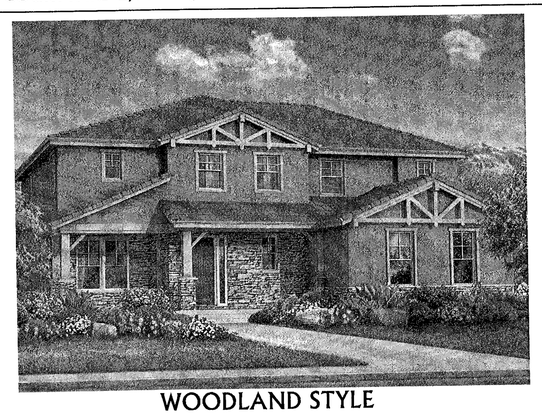
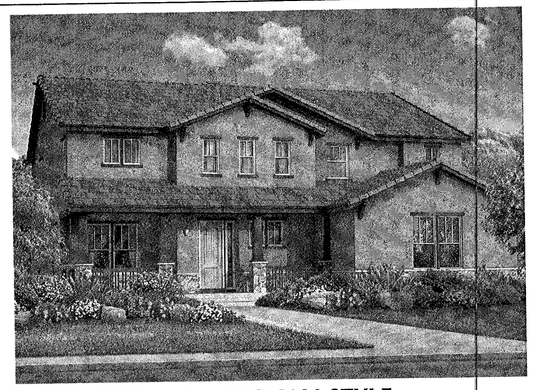
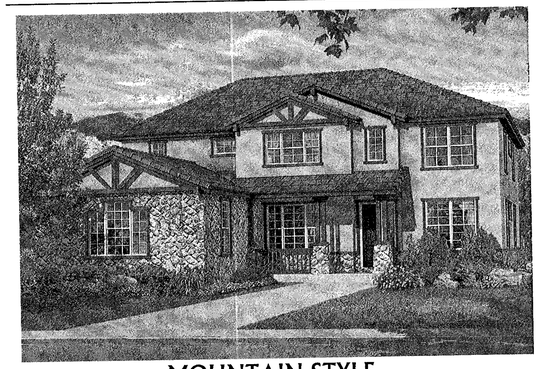
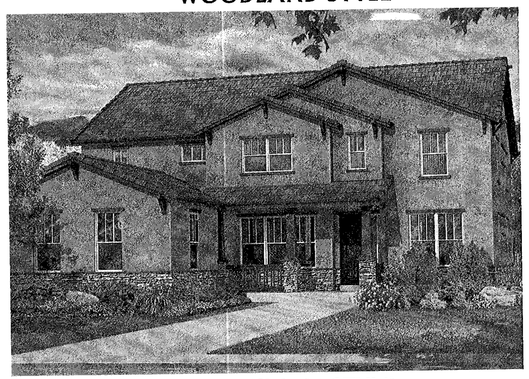

WOODLAND STYLE


CRAFTSMAN STYLE

WILLOWBROOK -
ONE STORY WITH 3-CAR SIDE-LOAD GARAGE 2,508 SQUARE FEET


MOUNTAIN STYLE

WOODLAND STYLE


CRAFTSMAN STYLE

REVISION DATE:

1	City Submittal	01/18/05
2	CCOB Re-submittal	5/31/05
3	CCOB Re-submittal	6/08/05
4	CCOB Re-submittal	7/05/05
5	CCOB Re-submittal	7/15/05
6	CCOB Re-submittal	7/20/05
7	CCOB Re-submittal	8/04/05
8	CCOB Re-submittal	8/15/05

Pulte Homes
Del Webb
DTJ DESIGN
Carter :: Burgess
Planning • Landscape Architecture • Community Branding

Date: 01/18/05
Project No: 2004302.01
WFC Architecture
Sheet - 38