

**INDEX OF SHEETS**

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3	Amendment No. 1 Landscape Plan

**SDP AMENDMENT No. 1 DESCRIPTION**

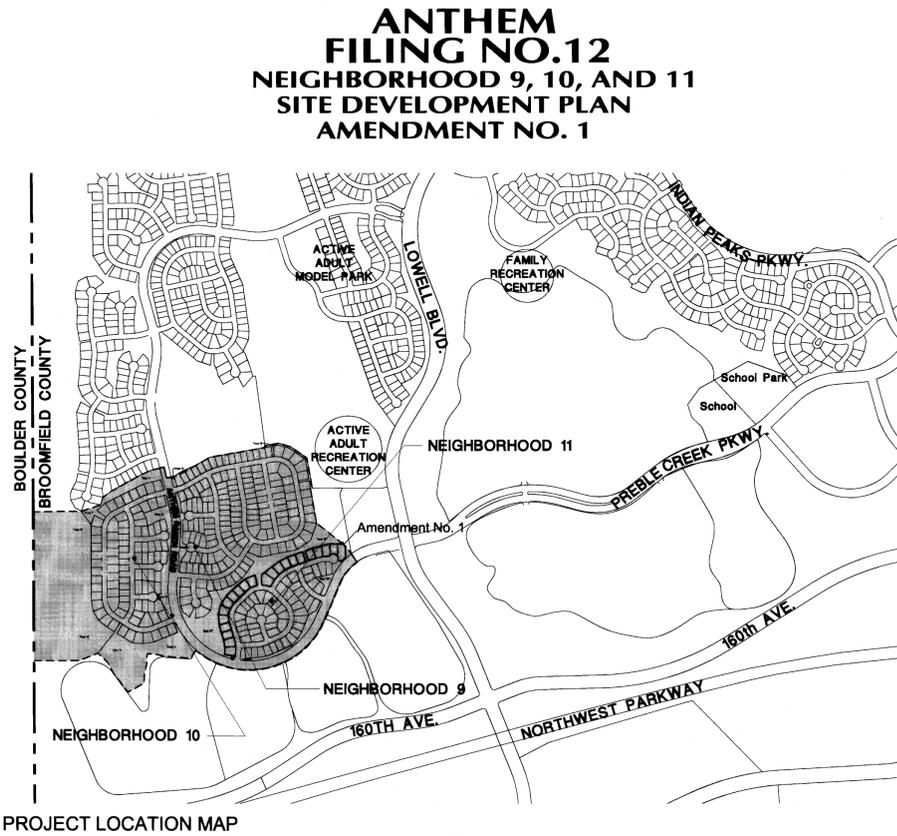
With this amendment, 27 65'x110' lots along the southern edge of Tract C have been revised to 22 80'x110' lots. These new lots will provide the opportunity for construction of both the Premier and Estate Home Series. With this redesign, the size of both Tract C and Tract F has been increased slightly and a larger trail corridor has been provided from the south up to Tract C. Charts have been updated accordingly, with updates marked with an asterisk (\*).

**OPEN LANDS REQUIREMENT:**

Open Space Requirements: 8 Acres / 1,000 Population  
 \*330 units x 2 people per unit = 660 population = 5.28 acres required  
 \*There is 22.697 acres of Open Space provided with this SDP

Park Land Requirements: 16 Acres / 1,000 Population  
 \*330 units x 2 people per unit = 660 population = 10.56 acres required  
 \*There is 13.21 acres of park land provided with this SDP

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



**ANTHEM FILING NO.12  
 NEIGHBORHOOD 9, 10, AND 11  
 SITE DEVELOPMENT PLAN  
 AMENDMENT NO. 1**

**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 10th day of February, 2007.

**CITY COUNCIL CERTIFICATE:**

This Site Development Plan is hereby approved by the City Council of the City and County of Broomfield, Colorado, on this 28th day of February, 2007.



**PROPERTY OWNER AND SUB DIVIDER:**

Pulte Home Corporation  
 6400 South Fiddlers Green Circle, Suite 1320  
 Englewood, Colorado 80111  
 T: 303.483.7200

By: *[Signature]*  
 State of Colorado  
 County of Broomfield

The foregoing instrument was acknowledged before me this 4th day of March, 2008 by *[Signature]* Witness my hand and official seal.  
 My Commission expires Aug 15, 2009

**LAND PLANNER / LANDSCAPE ARCHITECT:**

Norris Design  
 1101 Bannock Street  
 Denver, Colorado 80204  
 T: 303.892.1166  
 F: 303.892.1186

**ENGINEER / SURVEYOR:**

Calibre Engineering, Inc.  
 8201 Southpark Lane, Unit 200  
 Littleton, Colorado 80120  
 T: 303.730.0434

**SUMMARY OF ALL OPEN LANDS:**

LAND USE	ANTHEM WEST PUD ACREAGE	PLATTED ACREAGE PER FILING													% OF ANTHEM WEST PUD PLATTED TO DATE			
		PC 1	**PC 2	1	2	3	4	5	6	7	8	9	10	11		12	13	TOTAL
Open Lands																		
City/County Wide Park																		
School Parks (PRK)	93.82	0.00	93.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.81	
Other Open Lands (OL)	6.78	0.00	6.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.78	
Open Land Subtotal*	705.62	77.70	46.60	0.00	-0.52	8.67	7.59	31.92	8.42	9.49	-5.77	87.38	1.10	57.25	43.57	12.71	396.11*	
	806.22	77.70	147.19	0.00	-0.52	8.67	7.59	31.92	8.42	9.49	-5.77	87.38	1.10	57.25	43.57	12.71	496.70*	
																	61.61%*	

\*SDP Amendment No. 1.

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

**DEVELOPMENT STANDARDS**

SINGLE FAMILY DETACHED	Classic Series 40 ft. wide homes	Premier Series 50 ft. wide homes	Estate Series 65 ft. wide homes	City Standards (Medium Density Residential Detached)
MINIMUM LOT AREA	6050 s.f.	7150 s.f.	8800 s.f.*	5000 s.f.
MINIMUM LOT WIDTH:				
INTERIOR	55 ft.	65 ft.	80 ft.*	50 ft.
CORNER	62.5 ft.	72.5 ft.	87.5 ft.*	60 ft.
MINIMUM BUILDING SETBACK:				
FRONT - front entry garage	20 ft.	20 ft.	20 ft.	20 ft.
REAR	15 ft.	15 ft.	15 ft.	15 ft.
SIDE (INTERIOR)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.
SIDE (CORNER)	15 ft.	15 ft.	15 ft.	15 ft.
MAX. BUILDING HEIGHT FOR WALKOUTS	33 ft.	33 ft.	33 ft.	33 ft.
MAX. BUILDING HEIGHT	33 ft.	33 ft.	33 ft.	33 ft.

\*SDP Amendment No. 1.

**DEVELOPMENT STATISTICS:**

Areas: (Tracts and Outlots)	Land Use	Acres	Units
RESIDENTIAL			
	55' x 110' lots min. (40' wide homes)		91
	65' x 110' lots min. (50' wide homes)		137*
	80' x 110' lots min. (65' wide homes)		22*
	85' x 110' lots min. (65' wide homes)		80
	SUBTOTAL - Residential	85.53*	330*
TRACTS AND RIGHT-OF-WAY			
Tract A	Open Lands	22.697	
Tract B	Open Lands	2.241	
Tract C*	Open Lands	6.923*	
Tract D	Open Lands	0.672	
Tract E	Open Lands	0.087	
Tract F*	Open Lands	0.739*	
Tract G	Open Lands	0.508	
Tract H	Open Lands	1.068	
Tract I	Open Lands	2.055	
Tract J	Open Lands	6.579	
	SUBTOTAL - Tracts	43.569*	
TOTAL - (Neighborhoods 9, 10 and 11)		129.10	

Public Right of Way - Anthem Ranch Road: 10.19 ac

Public Right of Way - Neighborhoods: 19.19 ac

\*SDP Amendment No. 1.

**TRACT AND OUTLOT SUMMARY:**

OUTLOTS/ TRACTS	SQ.FT.	ACREAGE	USE CATEGORY	OWNERSHIP (CITY OR HOA)	OPEN LANDS DESCRIPTION/ ALLOCATION			RESPONSIBLE FOR MAINTENANCE	
					PARKS	OPEN SPACE	OTHER OPEN LANDS	CITY	HOA/ PRIVATE
Tract A	988670	22.697	PuOS	CITY		22.697		X	
Tract B	97818	2.241	PrP	HOA		2.241			X
Tract C*	301573*	6.923*	PrP	HOA	6.923*				X
Tract D	29291	0.672	LE	HOA		0.672			X
Tract E	3788	0.087	LE	HOA		0.087			X
Tract F*	32172*	0.739*	PrP	HOA		0.739*			X
Tract G	22125	0.508	PrP	HOA		0.508			X
Tract H	46513	1.068	PrP, LE	HOA		1.068			X
Tract I	89509	2.055	PrP	HOA		2.055			X
Tract J	286591	6.579	PrP	HOA	6.579				X
TOTAL	1897850*	43.569*			13.502*	22.697*	7.370*		

\*SDP Amendment No.1

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)

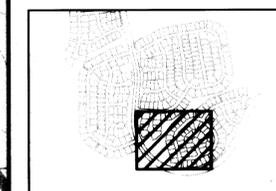
ISSUE DATE:	REVISIONS:
01/09/07	
11/03/06	OWNER REVIEW
10/23/06	CITY REVIEW
2/22/06	7/19/06
3/16/06	8/25/06
4/25/06	10/10/06
5/09/06	11/07/06
	SDP AMENDMENT NO. 1:
	10/19/07
	12/03/07



DATE: 11/09/07

**LEGEND**

- ANTHEM BOUNDARY
- SDP BOUNDARY
- SHEET MATCH LINE
- LOT LINE
- BUILDING SETBACK
- LANDSCAPE/RETAINING WALL
- LOT NUMBER
- "A" TYPE LOT
- "B" TYPE LOT
- WALK OUT LOT
- GARDEN LEVEL LOT
- LOT SQ. FT. PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- TRAIL SLOPE
- PROPOSED SPOT ELEVATION
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- DRAINAGE SWALE
- ARROW INDICATING DIRECTION OF FLOW
- STREET LIGHT
- TOP OF FOUNDATION
- LOWER TOP OF FOUNDATION
- PROPOSED STORM SEWER PIPE



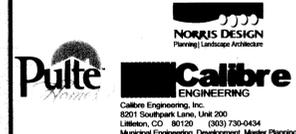
Area Key Map N.T.S.



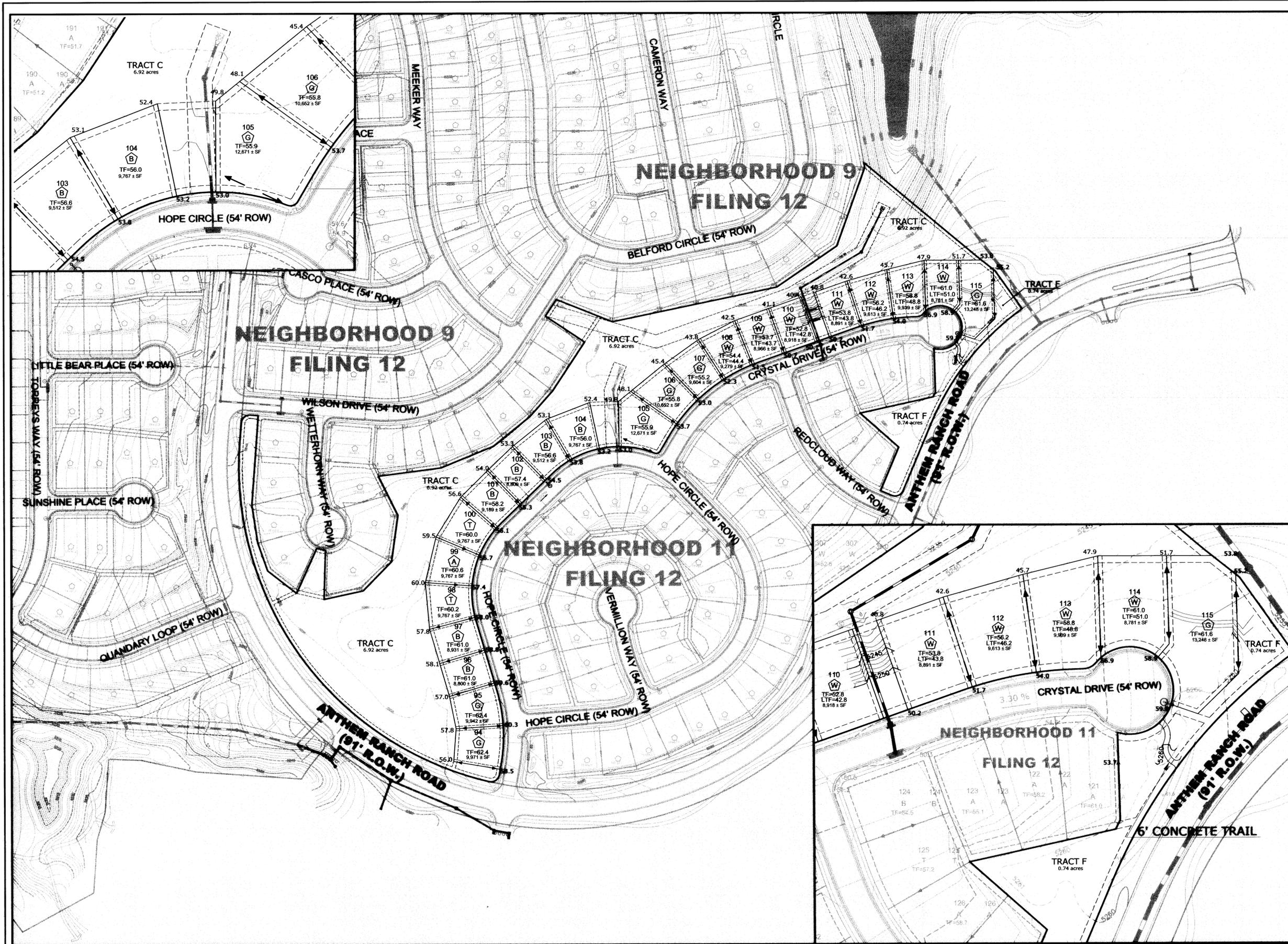
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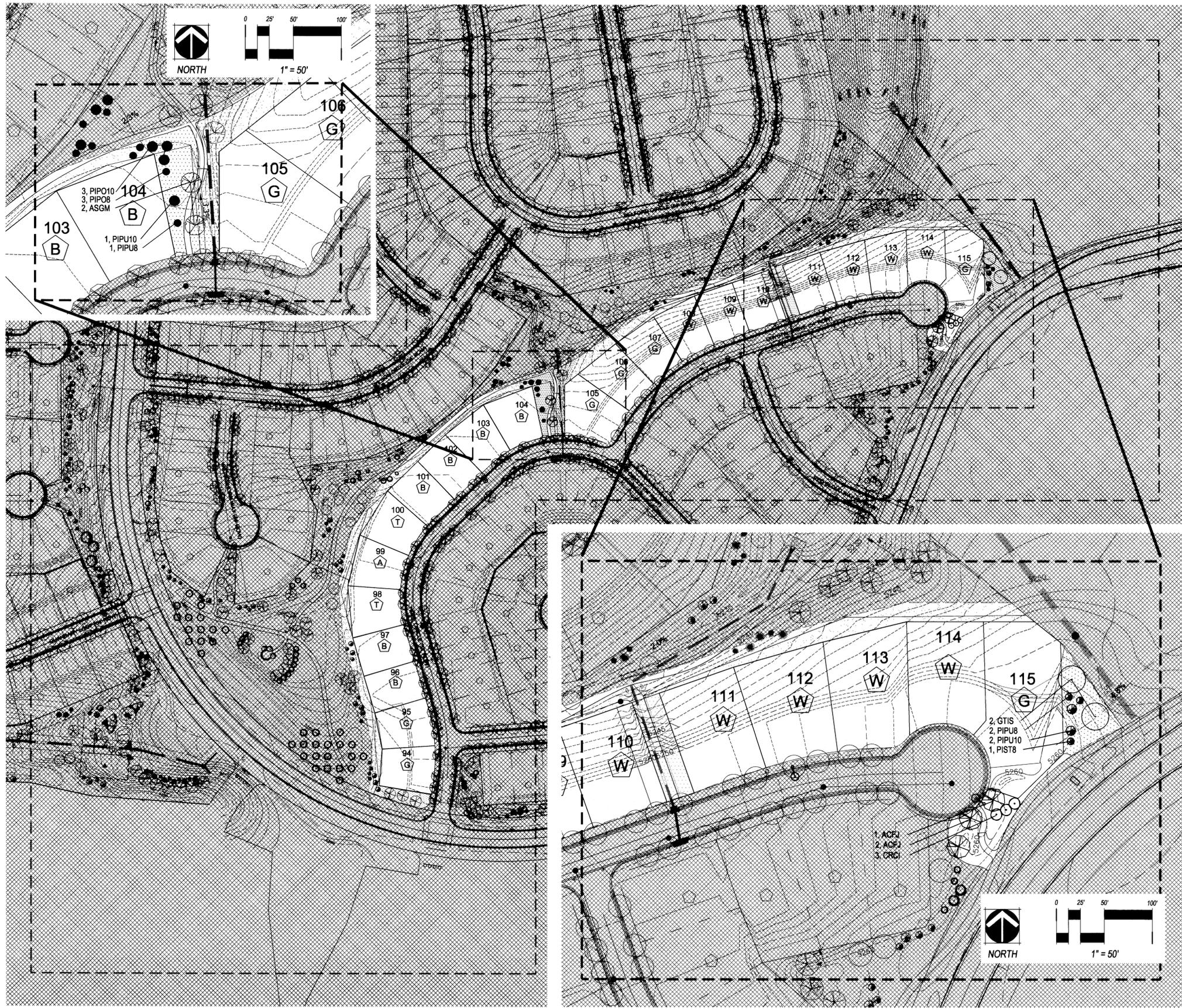
Scale: 1" = 50'

ISSUE DATE:	01/09/07
11/03/06	OWNER REVIEW
10/23/06	CITY REVIEW
REVISIONS:	
2/22/06	7/19/06 01/09/07
3/16/06	8/25/06
4/25/06	10/10/06
5/09/06	11/07/06
SDP AMENDMENT No. 1:	
10/19/07	12/3/07



DATE: 12/3/07  
 PROJECT NUMBER 050718-PTPC  
 SITE AND GRADING PLAN SG-1 SHEET 2



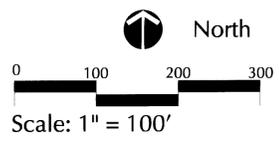


### LEGEND

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

### PLANTING SYMBOLS

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



ISSUE DATE:	01/09/07	
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SDP AMENDMENT No. 1:		
10/19/07		
12/03/07		

NOTE:  
 PLEASE REFER TO THE APPROVED FILING 12 SDP FOR  
 SURROUNDING LANDSCAPE INFORMATION

DATE: 11/09/07  
 LANDSCAPE PLAN L-1 - SHEET 3