Recorded 3/31/09 2009003718

# ANTHEM - FILING NO.22

## NEIGHBORHOODS 12-14
## SITE DEVELOPMENT PLAN AND
## AN AMENDMENT TO THE PREBLE CREEK FILING 1
## SITE DEVELOPMENT PLAN

## LEGAL DESCRIPTION

**PARCEL 1**

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

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 7, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00°10'29" EAST, 2641.31 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, SOUTH 00°10'29" EAST, 1030.69 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE RECORDED PLAT OF ANTHEM FILING NO. 12, RECORDED AT RECEPTION NUMBER 2007005488 IN THE OFFICE OF THE CLERK AND RECORDER OF THE SAID CITY AND COUNTY OF BROOMFIELD AND BEING THE **POINT OF BEGINNING**;

THENCE EASTERLY, NORTHEASTERLY, SOUTHEASTERLY, NORTHEASTERLY, NORTHERLY, SOUTHEASTERLY, NORTHEASTERLY AND THEN NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ANTHEM FILING NO. 12 THE FOLLOWING FIFTEEN (15) COURSES:

1. NORTH 89°49'31" EAST, 469.06 FEET;
2. NORTH 68°25'29" EAST, 210.46 FEET;
3. SOUTH 47°14'16" EAST, 131.55 FEET;
4. SOUTH 28°07'53" EAST, 132.47 FEET;
5. SOUTH 36°56'57" EAST, 250.57 FEET;
6. NORTH 61°15'48" EAST, 188.82 FEET;
7. NORTH 03°57'28" EAST, 123.75 FEET;
8. NORTH 16°16'51" EAST, 66.20 FEET;
9. NORTH 03°57'28" EAST, 124.54 FEET;
10. SOUTH 87°59'33" EAST, 75.58 FEET;
11. SOUTH 77°59'55" EAST, 131.46 FEET;
12. SOUTH 86°02'32" EAST, 246.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 327.00 FEET, AND A BEARING TO THE RADIUS POINT OF SOUTH 59°19'41" EAST;
13. NORTHEASTERLY 44.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°52'42";
14. TANGENT TO SAID CURVE, NORTH 38°33'01" EAST, 40.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
15. NORTHEASTERLY, NORTHERLY AND THEN NORTHWESTERLY 30.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°53'14" TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ANTHEM RANCH ROAD AS RECORDED ON THE PLAT OF ANTHEM FILING NO. 9, RECORDED AT RECEPTION NUMBER 2006003870 IN THE OFFICE OF THE CLERK AND RECORDER OF THE SAID CITY AND COUNTY OF BROOMFIELD AND BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 845.50 FEET, AND A BEARING TO THE RADIUS POINT OF NORTH 41°39'47" EAST;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND THEN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ANTHEM RANCH ROAD THE FOLLOWING SEVEN (7) COURSES:

1. SOUTHEASTERLY, EASTERLY AND THEN NORTHEASTERLY 1605.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108°49'51";
2. TANGENT TO SAID CURVE, NORTH 22°49'56" EAST, 425.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 529.50 FEET;
3. NORTHEASTERLY 495.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°39'38";
4. TANGENT TO SAID CURVE, NORTH 76°29'34" EAST, 38.13 FEET;
5. NORTH 82°12'12" EAST, 140.70 FEET;
6. NORTH 76°29'34" EAST, 73.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET;
7. NORTHEASTERLY, EASTERLY AND THEN SOUTHEASTERLY 47.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°50'40" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS RECORDED ON THE PLAT OF PREBLE CREEK FILING NO. 1, RECORDED AT RECEPTION NUMBER 2004005783 IN THE OFFICE OF THE CLERK AND RECORDER OF THE SAID CITY AND COUNTY OF BROOMFIELD;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD THE FOLLOWING FIVE (5) COURSES:

1. TANGENT TO SAID CURVE, SOUTH 12°39'46" EAST, 14.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1068.00 FEET;
2. SOUTHEASTERLY 432.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°10'35";
3. TANGENT TO SAID CURVE, SOUTH 35°50'21" EAST, 550.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1232.00 FEET;
4. SOUTHEASTERLY 304.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'19";
5. TANGENT TO SAID CURVE, SOUTH 21°42'02" EAST, 397.49 FEET TO THE SOUTHERLY EASEMENT LINE OF A PUBLIC SERVICE COMPANY OF COLORADO EASEMENT AS RECORDED AT RECEPTION NUMBER 2007008966 IN THE OFFICE OF THE CLERK AND RECORDER OF THE SAID CITY AND COUNTY OF BROOMFIELD AND BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET AND A BEARING TO THE RADIUS POINT OF SOUTH 68°17'58" WEST;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND THEN WESTERLY ALONG SAID SOUTHERLY EASEMENT LINE THE FOLLOWING EIGHT (8) COURSES:

1. SOUTHEASTERLY, SOUTHERLY AND THEN SOUTHWESTERLY 47.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";
2. TANGENT TO SAID CURVE, SOUTH 68°17'58" WEST, 256.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2364.00 FEET;
3. SOUTHWESTERLY 607.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°43'39";
4. TANGENT TO SAID CURVE, SOUTH 83°01'37" WEST, 381.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1444.00 FEET;
5. SOUTHWESTERLY 659.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°10'16";
6. TANGENT TO SAID CURVE, SOUTH 56°51'22" WEST, 471.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1926.00 FEET;
7. SOUTHWESTERLY AND THEN WESTERLY 1096.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°36'31";
8. TANGENT TO SAID CURVE, SOUTH 89°27'53" WEST, 1353.78 FEET TO A POINT ON THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, WHENCE THE SAID WEST QUARTER CORNER OF SECTION 7 BEARS SOUTH 00°10'29" EAST, 136.00 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE NORTHERLY ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, NORTH 00°10'29" WEST, 1474.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 139.031 ACRES (6,056,195 SQ.FT.), MORE OR LESS.

**PARCEL 2**

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

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 7, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00°10'29" EAST, 2641.31 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 27°24'05" EAST, 2960.83 FEET TO A POINT ON THE EAST - WEST CENTERLINE OF SAID SECTION 7, WHENCE SAID WEST QUARTER CORNER OF SECTION 7 BEARS SOUTH 89°27'53" WEST, 1354.64 FEET, AND BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2026.00 FEET AND A BEARING TO THE RADIUS POINT OF NORTH 00°32'07" WEST, ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY ALONG THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST 160TH AVENUE AS SHOWN ON THE PROPOSED FINAL PLAT OF ANTHEM FILING NO. 17, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THE FOLLOWING SEVEN (7) COURSES:

1. NORTHEASTERLY 1173.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°36'31";
2. TANGENT TO SAID CURVE, NORTH 56°51'22" EAST, 471.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS 1308.00 FEET;
3. NORTHEASTERLY 597.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°10'15";
4. TANGENT TO SAID CURVE, NORTH 83°01'37" EAST, 381.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2500.00 FEET;
5. NORTHEASTERLY 642.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°43'39";
6. TANGENT TO SAID CURVE NORTH 68°17'58" EAST 256.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET;
7. NORTHEASTERLY, EASTERLY AND THEN SOUTHEASTERLY 47.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS RECORDED ON THE PLAT OF PREBLE CREEK FILING NO. 1, RECORDED AT RECEPTION NUMBER 2004005783 IN THE SAID OFFICE OF THE CLERK AND RECORDER;

THENCE DEPARTING SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST 160TH AVENUE, SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SOUTH 21°42'02" EAST, 103.59 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTHWEST PARKWAY, RECORDED AT BOOK 3517, PAGE 192 IN THE SAID OFFICE OF THE CLERK AND RECORDER;

THENCE SOUTHWESTERLY DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTHWEST PARKWAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 84°52'06" WEST, 488.71 FEET;
2. SOUTH 73°33'30" WEST, 856.76 FEET TO A POINT ON THE NORTHWESTERLY PARCEL LINE OF A PARCEL NO. TK-10-3 LT, RECORDED AT RECEPTION NUMBER 2001001080 IN THE SAID OFFICE OF THE CLERK AND RECORDER;

THENCE NORTHWESTERLY THEN SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTHWEST PARKWAY AND ALONG SAID NORTHWESTERLY PARCEL LINE THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 55°13'06" WEST, 141.53 FEET;
2. SOUTH 67°46'03" WEST, 194.35 FEET;
3. SOUTH 58°26'54" WEST, 132.94 FEET;
4. SOUTH 40°52'44" WEST, 170.31 FEET;
5. SOUTH 16°24'35" EAST, 45.00 FEET;
6. SOUTH 66°03'12" WEST, 908.89 FEET;
7. SOUTH 73°35'25" WEST, 318.46 FEET TO SAID EAST - WEST CENTERLINE OF SECTION 7;

THENCE WESTERLY DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID NORTHWESTERLY PARCEL LINE ALONG SAID EAST - WEST CENTERLINE OF SECTION 7, SOUTH 89°27'53" WEST, 421.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.934 ACRES (171,382 SQ.FT.), MORE OR LESS.

**PARCEL 3**

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

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 7, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00°10'29" EAST, 2641.31 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 54°10'37" EAST, 4454.67 FEET TO A POINT ON THE EAST - WEST CENTERLINE OF SAID SECTION 7, WHENCE THE CENTER CORNER OF SECTION 7 BEARS SOUTH 89°26'43" WEST, 1141.69 FEET, AND BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST PARKWAY, RECORDED AT BOOK 3517, PAGE 192 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF BROOMFIELD, ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST PARKWAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 73°33'31" EAST, 872.07 FEET;
2. NORTH 62°15'19" EAST, 535.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS RECORDED ON THE PLAT OF PREBLE CREEK FILING NO. 1, RECORDED AT RECEPTION NUMBER 2004005783 IN THE SAID OFFICE OF THE CLERK AND RECORDER;

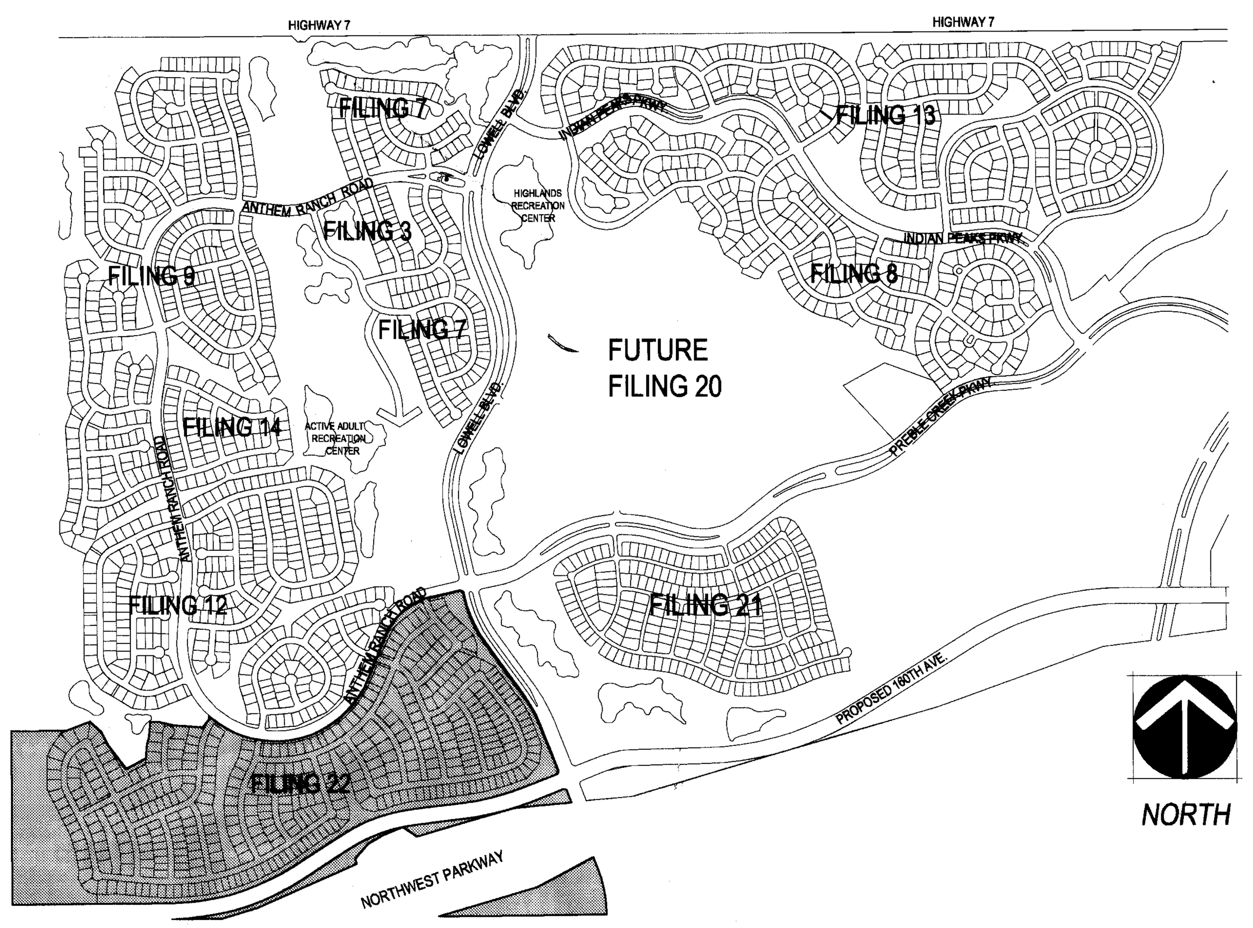
THENCE SOUTHEASTERLY DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST PARKWAY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD THE FOLLOWING THREE (3) COURSES:

1. SOUTH 21°42'02" EAST 85.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1072.00 FEET;
2. SOUTHEASTERLY 388.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°46'35";
3. TANGENT TO SAID CURVE, SOUTH 00°55'27" EAST, 23.64 FEET TO SAID EAST - WEST CENTERLINE OF SECTION 7, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 7 BEARS NORTH 89°26'43" EAST, 68.00 FEET;

THENCE WESTERLY DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AND ALONG SAID EAST - WEST CENTERLINE OF SAID SECTION 7, SOUTH 89°26'43" WEST, 1418.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.020 ACRES (305,782 SQ.FT.), MORE OR LESS.

VICINITY MAP

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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 8th DAY OF December A.D, 2008.

Chair: J.G. Stokes Secretary: [signature]

CITY COUNCIL CERTIFICATE:

This Site Development Plan is hereby approved by The City Council of The City and County of Broomfield, Colorado,

on THIS 27th DAY OF January A.D., 2009.

Mayor: [signature] City Clerk: Deputy Judith L. Keiser

SEAL — CITY AND COUNTY OF BROOMFIELD, COLORADO

## SURVEYING CERTIFICATE

I, Daniel P. Burkett A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION FOR THIS SITE DEVELOPMENT PLAN OF ANTHEM FILING 22 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING, AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

[signature]
REGISTERED LAND SURVEYOR

COLORADO REGISTERED — DANIEL P. BURKETT — 03-25-09 — 26953 — PROFESSIONAL LAND SURVEYOR

## CERTIFICATE OF OWNERSHIP

I Todd Levitt HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ANTHEM FILING NO. 22

OWNER OF RECORD OR AUTHORIZED AGENT

BY [signature]

STATE OF Colorado }
S.S.
COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, 2009 BY Todd Levitt

AS ATTORNEY IN FACT OF Pulte Homes AN AUTHORIZED SIGNATORY.

[signature] WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES 1/22/2011

MELINDA FITZGERALD
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 01/22/2011

| OWNER | LAND PLANNER/ LANDSCAPE ARCHITECT | ENGINEER |
|---|---|---|
| PULTE HOMES<br>6400 S. FIDDLERS GREEN CIR.<br>#1320<br>GREENWOOD VILLAGE, CO. 80111<br>T: 303-483-7200 | NORRIS DESIGN<br>1101 BANNOCK ST.<br>DENVER, CO. 80204<br>T: 303-892-1166<br>F: 303-892-1186 | CALIBRE<br>8201 SOUTH PARK LN, UNIT 200<br>LITTLETON, CO. 80120<br>T: 303-730-0434 |

CHECKED BY:
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ANTHEM COLORADO AT BROOMFIELD

ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN

CITY AND COUNTY OF BROOMFIELD, COLORADO


Owner:
Pulte Homes
6400 S. Fiddlers Green Cir.
Suite 1320
Englewood, CO 80111
(303) 483-7200

Engineer
Calibre ENGINEERING
Calibre Engineering, Inc.
8201 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0434
Municipal Engineering Development Master Planning


*Issue Date*

MARCH 28, 2008
JULY 25, 2008
OCTOBER 2, 2008
NOVEMBER 17, 2008
JANUARY 14, 2009
MYLAR SUBMITTAL
MARCH 20, 2009

*Revision Date*

*Sheet Title*

COVER

*Sheet Number*

C.01

## GENERAL NOTES

1. ALL LANDSCAPING IN THE RIGHT-OF-WAY BETWEEN THE PROPERTY LINE AND THE CURB WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
2. THIS SITE DEVELOPMENT PLAN MAY BE REVOKED BY THE CITY COUNCIL IF BUILDING PERMITS ARE NOT ISSUED TO THE OWNER BY THE CITY OF BROOMFIELD OR COUNTY OF BROOMFIELD WITHIN THREE YEARS FROM THE DATE OF APPROVAL OF THIS SITE DEVELOPMENT PLAN BY THE CITY COUNCIL.
3. ELECTRICAL DISTRIBUTION PANELS WILL BE CONTAINED WITHIN THE BUILDING, SERVICE ENCLOSURES OR SCREENED PERMANENTLY FROM VIEW.
4. GAS METERS WILL BE SCREENED FROM VIEW AND PAINTED TO MATCH THE BUILDING.
5. THE DEVELOPER AGREES TO COORDINATE WITH THE CITY & COUNTY OF BROOMFIELD AND THE REGIONAL TRANSPORTATION DISTRICT TO LOCATE FUTURE BUS STOPS AS NEEDED.
6. ALL CONSTRUCTION WORK ON THE PROJECT SHALL BE PERFORMED DURING REGULAR WORK HOURS, 7:00 A.M. UNTIL 7:00 P.M., MONDAY THROUGH FRIDAY. RESTRICTED HOURS MAY BE INCLUDED WITH CONDITIONS OF THE CITY COUNCIL RESOLUTION APPROVING THE PROJECT, OR WITHIN THE WORK PERMIT. ALL WORK ON THE PROJECT SHALL COMPLY WITH BROOMFIELD MUNICIPAL CODE CHAPTER 9.36. CONTRACTOR SHALL NOT PERFORM WORK OUTSIDE REGULAR WORK HOURS OR ON SATURDAY, SUNDAY OR ANY BROOMFIELD OBSERVED HOLIDAY WITHOUT RECEIVING WRITTEN CONSENT FROM THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE. REQUEST FOR WORK OUTSIDE REGULAR WORK HOURS SHALL BE RECEIVED TWO BUSINESS DAYS PRIOR TO THE PROPOSED DATE OF THE WORK. REFER TO SECTION 150.00 PERMITS AND INSPECTIONS OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
7. INTERNAL LOT LINE FENCES ARE NOT PERMITTED, ACCEPT AS APPROVED WITHIN THIS PUD.
8. AT TIMES, SUCH AS DURING AND AFTER STORM EVENTS, NATURAL DRAINAGEWAYS MAY HAVE STANDING WATER IN THEM.
9. FOR EXTERIOR HOMEOWNER-INSTALLED SITE BUILDING AND LANDSCAPE IMPROVEMENTS REFER TO THE CITY OF BROOMFIELD RESIDENTIAL DESIGN GUIDELINES AND THE ANTHEM RANCH DESIGN GUIDELINES WITH APPROVAL BY THE HOMEOWNER'S ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE.
10. LANDSCAPE DESIGN AND CONSTRUCTION IS INCLUDED IN SEPARATE SUBMITTAL PACKAGE.
11. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LOCATION AND HEIGHT OF RETAINING WALLS. RETAINING WALLS SHALL BE CONSTRUCTED ON THE 'UPSTREAM' LOTS, AND THE 'UPSTREAM' PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE.
12. TWO TOP OF FOUNDATION ELEVATIONS HAVE BEEN SHOWN FOR WALKOUT AND GARDEN LOTS. TF = TOP OF FOUNDATION AND LTF = LOWER TOP OF FOUNDATION OR TOP OF FOUNDATION AT WALKOUT WALL.
13. TRACT AND NEIGHBORHOOD BOUNDARIES REFLECT THE ANTHEM PUD.
14. MAILBOX KIOSKS HAVE BEEN LOCATED WITHIN TRACTS OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND WITHIN LOTS ON EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF REPAIR, MAINTENANCE, AND REPLACEMENT BY THE COMMUNITY ASSOCIATION.
15. THE INTERIOR FLOOR PLANS ARE INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITHOUT AMENDING THIS SITE DEVELOPMENT PLAN.
16. ANY IMPROVEMENTS NOT SHOWN OR IDENTIFIED ON THE ANTHEM FILING 22 SDP THAT ARE INSTALLED OR CONSTRUCTED ON OPEN LANDS DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD VIA ANTHEM FILING 22, ANTHEM FILING 22 REPLAT A, OR ANTHEM FILING 22 REPLAT B WILL BE BERMED AND LANDSCAPED BY CITY AND COUNTY OF BROOMFIELD TO PREVENT VIEW OF THESE IMPROVEMENTS FROM EXISTING ANTHEM NEIGHBORHOODS, FUTURE ANTHEM NEIGHBORHOODS, AND ROADWAYS WITHIN ANTHEM AND ANY BUILDINGS WILL BE ARCHITECTURALLY DESIGNED AND CONSTRUCTED TO MATCH THE WESTERN-ORIENTED ARCHITECTURAL STYLES OF ANTHEM HIGHLANDS AND ANTHEM RANCH.

## PROJECT DESCRIPTION/ DESIGN INTENT

FILING 22 IS PROPOSED AS THE SEVENTH, EIGHTH AND NINTH "FOR-SALE" NEIGHBORHOODS WITHIN ANTHEM RANCH. FILING 22 IS PLANNED AS A COVENANT CONTROLLED, "AGE RESTRICTED" COMMUNITY WHERE THE PRIMARY RESIDENT MUST BE 55 YEARS OF AGE OR OLDER AS SET FORTH IN THE 1995 HOUSING FOR OLDER PERSONS ACT (HOPA). FILING 22 CONSISTS OF APPROXIMATELY 149.98 ACRES OF LAND WHICH INCLUDES THE TWO TRACTS (PARCELS 2 AND 3) OF OPEN SPACE THAT ARE SOUTH OF NEIGHBORHOODS 12-14 THAT ARE NOT INCLUDED IN THIS SDP. THE REMAINING 139.03 ACRES OF LAND MAKE UP NEIGHBORHOODS 12-14 AND ARE LOCATED SOUTH OF ANTHEM RANCH ROAD AND FILNG 12 AND WEST OF LOWELL BOULEVARD. THE LOTS PLANNED WITHIN FILING 22 INCLUDE 56X110, 66X110 AND 80X110 LOTS WHICH ALLOW FOR THE ESTATE SERIES (65-FT WIDE HOMES), THE PREMIER SERIES (50-FT WIDE HOMES) AND THE CLASSIC SERIES (40-FT WIDE HOMES). THIS SDP ALSO INCLUDES AN AMENDMENT TO THE PREBLE CREEK FILING NO.1 SDP. THE LANDSCAPE AND WALK ALONG THE WEST SIDE OF LOWELL BOULEVARD HAVE BEEN REVISED TO BETTER WORK WITH THE GRADES PROPOSED FOR FILING 22.

SINGLE FAMILY HOUSING
VEHICULAR ACCESS TO FILING 22 WILL BE FROM FOUR FULL MOVEMENT INTERSECTIONS ALONG ANTHEM RANCH ROAD. THIS NEIGHBORHOOD IS ADJACENT TO TWO POCKET PARKS AND ONE NEIGHBORHOOD PARK WITHIN FILING 12. THREE PHASED NEIGHBORHOODS (NH 12, 13, 14) MAKE UP FILING 22. THESE THREE NEIGHBORHOODS WITHIN FILING 22 ARE SEPARATED BY SIGNIFICANT TRAIL AND OPEN LAND CORRIDORS THAT CONNECT THE 8' COMMUNITY TRAIL ON THE SOUTH OF THE NEIGHBORHOODS UP TO ANTHEM RANCH ROAD. PASSIVE PLAY AREAS AND INFORMAL SEATING AREAS HAVE BEEN CREATED IN THESE CORRIDORS TO PROVIDE ADDITIONAL PARK-LIKE SETTINGS FOR THE RESIDENTS OF THESE NEIGHBORHOODS. PEDESTRIAN ACCESS WILL BE PROVIDED TO THIS PARK VIA TRAILS THAT SURROUND AND BISECT THE THREE NEIGHBORHOODS. 6' TRAILS CREATE CONNECTIONS FROM THE COMMUNITY TRAILS TO THE ON-STREET WALK NETWORK IN FILING 22. ASPEN LODGE PARK AND ASPEN LODGE RECREATION CENTER CAN BE ACCESSED VIA THE 8' COMMUNITY TRAIL ALONG LOWELL BOULEVARD OR VIA THE 8' COMMUNITY TRAIL THAT CUTS THROUGH TRACT C OF FILING 12. THE PHASING PLAN INCLUDES PHASE 1 - FILING 22 PLAT, NEIGHBORHOOD 14; PHASE 2 - FILING 22 REPLAT A, NEIGHBORHOOD 13; AND PHASE 3 - FILING 22 REPLAT B, NEIGHBORHOOD 12.

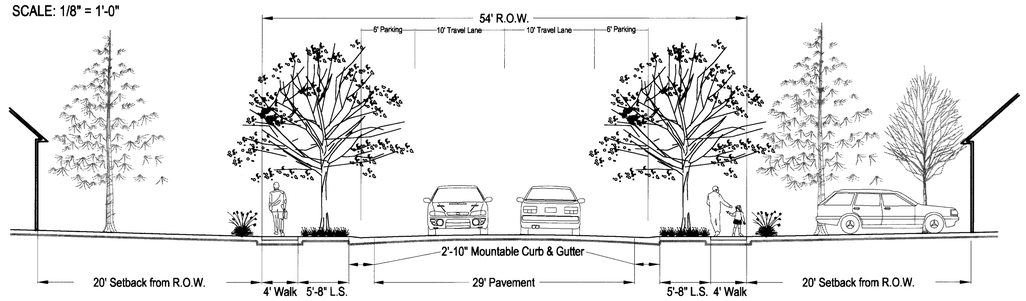
## IGA OPEN SPACE BUFFER - AVERAGE OF 600' BUFFER ALONG WESTERN PROPERTY BOUNDARY

| | | | |
|---|---|---|---|
| **Total Frontage* / Area Required:** | **8024.2925 /110.53 ac** | Filing 4 Frontage / Area Provided: | 330.3573' / 7.65 ac | 6.92% |
| | | Filing 9 Frontage / Area Provided: | 4028.6608' / 53.75 ac | 48.63% |
| | | Filing 10 Frontage / Area Provided: | 557.2543' / 8.16 ac | 7.38% |
| | | Filing 12 Frontage / Area Provided: | 1566.3836' / 24.57 ac | 22.23% |
| | | Filing 22 Frontage / Area Provided: | 1541.6365' / 17.81 ac | 16.11% |
| | | **Total Frontage / Area Provided:** | **8024.2925' and 111.94 ac** | **101.27% of Required Area Provided** |

* Frontage refers to the lineal footage along the western property boundary.

## LOCAL STREET SECTION- 54'-0" ROW, 2 SIDE PARKING

SCALE: 1/8" = 1'-0"

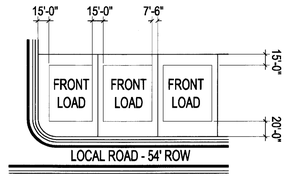



## LOCAL STREET (54'-0" R.O.W.) SETBACKS

| | |
|---|---|
| - FRONT | 20'-0" |
| - REAR | 15'-0" |
| - SIDE | 7'-6" |
| - CORNER | 15'-0" |

## TYPICAL LOT DIAGRAM

SCALE: NTS



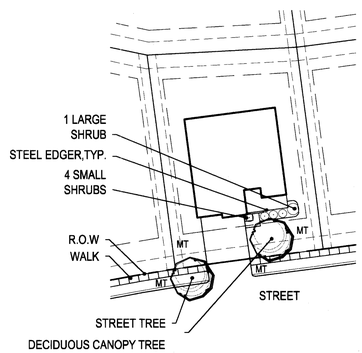

## DEVELOPMENT STANDARDS

| SINGLE FAMILY DETACHED | 56' Wide Lots | 66' Wide Lots | 80' Wide Lots | City Standards (Medium Density Residential detached) |
|---|---|---|---|---|
| MINIMUM LOT AREA | 6,160 s.f. | 7,260 s.f. | 8,800 s.f. | 5,000 s.f. |
| MINIMUM LOT WIDTH | | | | |
| INTERIOR | 56 ft. | 66 ft. | 80 ft. | 50 ft. |
| CORNER | 73.5 ft. | 73.5 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 Lot) | 7.5 ft. | 7.5 ft. | 7.5 ft. | 7.5 ft. |
| SIDE (Corner Lot) | 15 ft. | 15 ft. | 15 ft. | 15 ft. |
| MAX. BUILDING HEIGHT | | | | |
| WALKOUT / GARDEN LEVEL HOMES* | 33 ft. | 33 ft. | 33 ft. | 33 ft. |

*Building Height is measured as the average of the front building elevation and the rear building elevation.

## TYPICAL LOT LANDSCAPE PLAN

SCALE: 1"=40'




NOTES:
1. STREET TREE LOCATION TO BE COORDINATED WITH DRIVEWAYS AT TIME OF HOME CONSTRUCTION. (QUANTITY BASED ON 1 TREE PER 35 LF. OF STREET FRONTAGE)
2. THE TYPICAL LOT LANDSCAPE PLAN REPRESENTS THE MINIMUM LEVEL OF LANDSCAPE TREATMENT FOR EACH INDIVIDUAL LOT. SPECIFIC PLANT LAYOUT AND PLANT SELECTION MAY VARY.
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, AND WILL BE REGULATED BY THE HOA. INSTALLATION OF THE FRONT YARD LANDSCAPING WILL BE THE RESPONSIBLITY OF THE DEVELOPER, WITH MAINTENANCE BY HOMEOWNER, AND REGULATION BY THE HOA.

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# ANTHEM COLORADO AT BROOMFIELD

ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

*Owner:*


Pulte Homes
6400 S. Fiddlers Green Cir.
Suite 1320
Englewood, CO 80111
(303) 483-7200


*Engineer*


Calibre ENGINEERING
Calibre Engineering
8201 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0434
Municipal Engineering Development Master Planning


*Issue Date*
MARCH 28, 2008
JULY 25, 2008
OCTOBER 2, 2008
NOVEMBER 17, 2008
JANUARY 14, 2009
MYLAR SUBMITTAL
MARCH 20, 2009

*Revision Date*

*Sheet Title*
COVER

*Sheet Number*
C.02
SHEET 2 OF 36

## TRACT AND OUTLOT SUMMARY

| OUTLOTS/ TRACTS | SQ. FT. | ACREAGE | OWNERSHIP (CITY OR HOA) | OPEN LANDS DESCRIPTION/ ALLOCATION (ACRES) | | | RESPONSIBLE FOR MAINTENANCE | |
|---|---|---|---|---|---|---|---|---|
| | | | | PARKS | OPEN SPACE | OTHER OPEN LANDS | CITY | HOA/ PRIVATE |
| TRACT A | 320,932 | 7.37 | CCOB | | | 7.37 | x | |
| TRACT B | 5,024 | 0.12 | HOA | | | 0.12 | | x |
| TRACT C | 8,459 | 0.19 | HOA | | | 0.19 | | x |
| TRACT D | 5,574 | 0.13 | HOA | | | 0.13 | | x |
| TRACT E | 63,736 | 1.46 | HOA | | | 1.46 | | x |
| TRACT F | 27,235 | 0.63 | HOA | | | 0.63 | | x |
| TRACT G | 19,106 | 0.44 | HOA | | | 0.44 | | x |
| TRACT H | 5,609 | 0.13 | HOA | | | 0.13 | | x |
| TRACT I | 6,014 | 0.14 | HOA | | | 0.14 | | x |
| TRACT J | 11,715 | 0.27 | HOA | | | 0.27 | | x |
| TRACT K | 140,964 | 3.24 | HOA | | | 3.24 | | x |
| TRACT L | 8,214 | 0.19 | HOA | | | 0.19 | | x |
| TRACT M | 5,481 | 0.13 | HOA | | | 0.13 | | x |
| TRACT N | 56,713 | 1.30 | CCOB | | | 1.30 | x | |
| TRACT 0 | 5,205 | 0.12 | HOA | | | 0.12 | | x |
| TRACT P | 69,778 | 1.60 | CCOB | | | 1.60 | x | |
| TRACT Q | 6,001 | 0.14 | HOA | | | 0.14 | | x |
| TRACT R* | 656,338 | 15.07 | CCOB | | 15.07 | 0.00 | x | |
| TRACT S | 7,306 | 0.17 | HOA | | | 0.17 | | x |
| TRACT T | 8,742 | 0.20 | HOA | | | 0.20 | | x |
| TRACT U | 28,962 | 0.67 | HOA | | | 0.67 | | x |
| TRACT V | 1,087 | 0.02 | HOA | | | 0.02 | | x |
| TRACT W | 610 | 0.01 | HOA | | | 0.01 | | x |
| TRACT X | 2,101 | 0.05 | HOA | | | 0.05 | | x |
| TRACT AA | 6,826 | 0.16 | HOA | | | 0.16 | | x |
| TRACT BB | 44,772 | 1.03 | HOA | | | 1.03 | | x |
| TRACT CC | 31,681 | 0.73 | HOA | | | 0.73 | | x |
| TRACT DD/ PARCEL 2** | 171,382 | 3.93 | CCOB | | 3.93 | | x | |
| TRACT EE/ PARCEL 3** | 305,782 | 7.02 | CCOB | | | 7.02 | x | |
| TOTAL | 2,005,464 | 46.66 | | 0.00 | 19.00 | 27.66 | | |

* Detention Ponds to be owned and maintained by the City and County of Broomfield.

** Tracts DD and EE are included as a part of the Plat and have been included in the Tract and Outlot Summary and Summary of All Open Lands.

## DEVELOPMENT STATISTICS

| | | ACRES | UNITS | DU/ AC |
|---|---|---|---|---|
| AREAS: TRACTS/ OUTLOTS | LAND USE | | | |
| | 56' x 110' lots min. | 22.37 | 133 | |
| | 66' x 110' lots min. | 22.11 | 110 | |
| | 80' x 110' lots min. | 34.09 | 145 | |
| | SUBTOTAL RESIDENTIAL | 78.57 | 388 | 3.76 |
| TRACTS AND RIGHT-OF-WAY | | | | |
| | OPEN LANDS | 46.66 | | |
| | PUBLIC RIGHT-OF-WAY | 24.75 | | |
| | TOTAL (FILING 22) | 149.98 | | |

## OPEN LAND REQUIREMENT

OPEN SPACE REQUIREMENTS: 8 ACRES / 1,000 POPULATION
388 units x 2 people per unit = 776 population = 6.21 acres required.
There are 19.00 acres of Open Space provided with this SDP.*

PARK LAND REQUIREMENTS: 16 ACRES / 1,000 POPULATION
388 units x 2 people per unit = 776 population = 12.42 acres required.
There are 0.00 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.

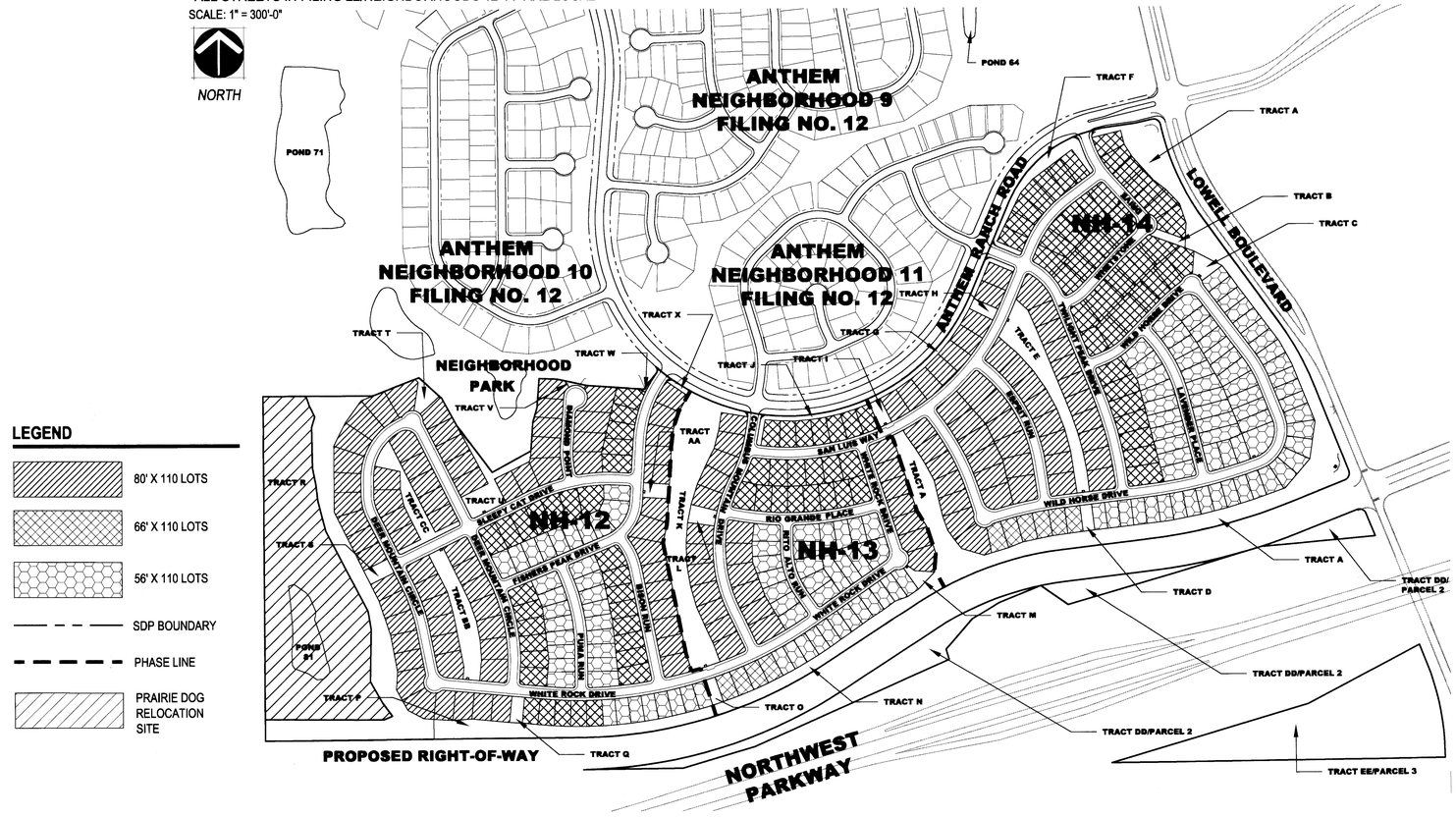
## SUMMARY OF ALL OPEN LANDS

| OPEN LANDS | ANTHEM WEST PUD ACREAGE REQUIREMENT | 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 | 14 | 19 | 21 | 22 | TOTAL | | |
| POCKET PARK | 8.80 | 0.00 | 0.60 | 0.00 | 0.00 | 0.00 | 0.00 | 3.89 | 0.00 | 1.86 | 2.45 | 1.38 | 0.00 | 0.00 | 10.21 | 9.74 | 0.00 | 0.00 | 0.50 | 0.00 | 30.63 | | 348.07% |
| NEIGHBORHOOD PARK | 35.20 | 0.00 | 3.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.91 | 3.00 | 0.00 | 0.00 | 3.29 | 3.93 | 4.04 | 0.00 | 16.29 | 0.00 | 36.57 | | 137.00% |
| SCHOOL PARK (PRK) | 6.78 | 0.00 | 6.78 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.78 | | 100.00% |
| COMMUNITY PARK | 38.10 | 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00% |
| CITY/COUNTY WIDE PARK | 93.81 | 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 | 0.00 | 0.00 | 0.00 | 0.00 | 93.81 | | 100.00% |
| TOTAL PARKS | 182.69 | 0.00 | 104.30 | 0.00 | 0.00 | 0.00 | 0.00 | 3.89 | 0.00 | 1.86 | 5.36 | 4.38 | 0.00 | 0.00 | 13.50 | 13.67 | 4.04 | 0.00 | 16.79 | 0.00 | 167.79 | | 91.84% |
| OPEN SPACE | 205.00 | 0.00 | 12.45 | 0.00 | 0.00 | 0.00 | 0.50 | 0.00 | 0.00 | 0.00 | 0.00 | 19.68 | 11.10 | 0.00 | 22.70 | 0.00 | 0.00 | 0.00 | 20.75 | 19.00 | 106.18 | | 51.80% |
| UNSPECIFIED OPEN LANDS | 348.78 | 43.19 | 3.38 | 0.00 | 0.00 | 8.67 | 10.48 | 17.99 | 8.42 | 23.86 | 10.15 | 63.33 | 0.00 | 0.00 | 7.37 | 11.64 | 2.30 | 0.00 | 9.56 | 27.66 | 248.00 | | 71.10% |
| PRIVATE RECREATION CENTER | 69.73 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 57.25 | 0.00 | 0.00 | 0.00 | 12.24 | 0.00 | 0.00 | 69.49 | | 99.66% |
| OPEN LAND SUBTOTAL | 806.22 | 43.19 | 120.13 | 0.00 | 0.00 | 8.67 | 10.98 | 21.88 | 8.42 | 25.72 | 15.51 | 87.39 | 11.10 | 57.25 | 43.57 | 25.31 | 6.34 | 12.24 | 47.10 | 46.66 | 591.46 | | 73.36% |

## CONTEXT MAP / STREET DESIGNATION PLAN - FILING 22: NEIGHBORHOODS 12-14

*ALL STREETS IN FILING 22/NEIGHBORHOODS 12-14 ARE LOCAL

SCALE: 1" = 300'-0"




## LEGEND

- 80' X 110 LOTS
- 66' X 110 LOTS
- 56' X 110 LOTS
- SDP BOUNDARY
- PHASE LINE
- PRAIRIE DOG RELOCATION SITE

## PRAIRIE DOG RELOCATION SITE MANAGEMENT PLAN

1. A burrowing owl survey will be conducted prior to any prairie dog relocation or construction activities scheduled during nesting season (approximately April 1 through October 31).

2. Prior to grading the detention pond #81 and prairie dog barrier berm within the limits of Filing 22, prairie dogs will be relocated. The Filing 12 prairie dog conservation area is the intended relocation site.

3. Prior to grading the designated prairie dog relocation site, a temporary silt fence will be constructed within the relocation site limits along the Filing 12/Filing 22 boundary to help prevent relocated prairie dogs from migrating back into Filing 22 during construction of the site. All prairie dog relocation will be per the City and County of Broomfield Policies for Prairie Dog Conservation and Management.

4. Re-vegetation will be initiated if areas are disturbed within the Filing 22 prairie dog relocation site.

## SIGN DESCRIPTION CHART

| DESCRIPTION | QTY. | SIGN AREA | | SIGN HEIGHT | | SETBACK FROM ROW | |
|---|---|---|---|---|---|---|---|
| | | Provided | Permitted | Provided | Permitted | Provided | Permitted |
| Anthem Monument | 1 | 24 s.f. | 50 s.f. | 13 ft. | 5 ft. | 15 ft. | 15 ft. |
| Anthem Monument | 1 | 60 s.f. | 50 s.f. | 7 ft. | 5 ft. | 15 ft. | 15 ft. |
| Active Adult Village Monument | 1 | 36 s.f. | 50 s.f. | 7 ft. | 5 ft. | 15 ft. | 15 ft. |

## WAIVER CHART

| WAIVER BEING REQUESTED | REQUIRED PER PUD, BMC AND/OR PREBLE CREEK DESIGN GUIDELINES | ALLOWED IN FILING 22 | WAIVER REQUESTED |
|---|---|---|---|
| 1. Subdivision Entrance Signs | | | |
| -Anthem Monument | 5 ft. height<br>5 ft. height<br>50 s.f. sign area | 13 ft. height for plaque on cairn<br>7 ft. height for Anthem Colorado at Broomfield sign on wall<br>60 s.f. sign area for Anthem Colorado at Broomfield sign on wall | 8 ft. increase in height<br>2ft. increase in height<br>10 s.f. increase in sign area |
| -Active Adult Village Monument | 5 ft. height | 7 ft. height for Anthem Ranch sign on wall | 2 ft. increase in height |

| WAIVER BEING REQUESTED | REQUIRED PER PUD, BMC AND/OR PREBLE CREEK DESIGN GUIDELINES | ALLOWED IN FILING 22 | JUSTIFICATION AND/OR MITIGATION | LOCATION ON SITE PLAN |
|---|---|---|---|---|
| 1. Building Encroachments - Rear Yard Setbacks | Decks under 30" in height may encroach into the rear yard setback 10'. Cornices, canopies, eaves, or similar architectural features may extend into a required yard not more than two feet. | Allow a 2-ft encroachment for the rear yard decks over 30" and deck stairs. | Decks are elements that add a visual interest to the rear elevations of homes and are highly desired by consumers. The PUD currently allows for decks under 30" in height to encroach up to 10' into the setbacks. This deviation would allow for homes with decks over 30" in height to be staggered a minimum of 2-ft to help achieve visual relief and a variation in the streetscape. | Possible on all Premier and Estate Home Series. |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ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN
CITY AND COUNTY OF BROOMFIELD, COLORADO


Owner:
Pulte Homes
6400 S. Fiddlers Green Cir.
Suite 1320
Englewood, CO 80111
(303) 483-7200

Engineer
Calibre Engineering
Calibre Engineering, Inc.
5251 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0434
Municipal Engineering Development Master Planning


Issue Date
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OCTOBER 2, 2008
NOVEMBER 17, 2008
JANUARY 14, 2009
MYLAR SUBMITTAL
MARCH 20, 2009

Revision Date

Sheet Title
COVER

Sheet Number
C.03
SHEET 3 OF 36

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**PHASING DESCRIPTION**

NH 14 (PHASE 1) GRADING AND EROSION CONTROL PLANS WILL BE SUBMITTED AND CONSTRUCTED FIRST AND SEPARATELY FROM NH 12 AND NH 13. NH 12 (PHASE 3) AND NH 13 (PHASE 2) WILL BE SUBMITTED AS ONE PLAN SET AND CONSTRUCTED CONCURRENTLY.

THE CONSTRUCTION DOCUMENTS FOR EACH PHASE WILL BE SUBMITTED AND CONSTRUCTED INDIVIDUALLY. PHASE 1 (NH14) WILL BE CONSTRUCTED FIRST FOLLOWED BY PHASE 2 (NH 13) AND THEN PHASE 3 (NH12).

**LEGEND**

- FILING BOUNDARY
- R.O.W.
- HANDICAP RAMP AND CROSSPAN
- EXISTING WELL
- PHASE LINE


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## ANTHEM FILING 22: NEIGHBORHOODS 12-14 - SITE DEVELOPMENT PLAN

CITY AND COUNTY OF BROOMFIELD, COLORADO

Owner:

Pulte Homes
6400 S. Fiddlers Green Circle
Suite 1320
Greenwood Village, CO 80111
(303) 483-7200

Engineer

Calibre
Municipal Engineering
Development
Master Planning

| Issue Date |
|---|
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| MYLAR SUBMITTAL |
| MARCH 20, 2009 |

Revision Date

Sheet Title
PHASING PLAN

Sheet Number
SG.01
SHEET 4 OF 36

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XREFS: 120ema, 120EPN, 80EMA, 120BASE, 120PPN

**KEYMAP**

**LEGEND**

- ANTHEM BOUNDARY
- EASEMENT
- R.O.W.
- EXISTING CONTOURS
- 5236 PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- WATER SURFACE
- HANDICAP RAMP AND CROSSPAN
- CONCRETE WALK
- BUILDING SETBACK
- EXISTING WELL
- 12 / A LOT NUMBER / LOT TYPE
- A "A" TYPE LOT
- T TRANSITIONAL LOT
- B "B" TYPE LOT
- W WALK OUT LOT
- G GARDEN LEVEL LOT
- TF= TOP OF FOUNDATION
- LTF= LOWER TOP OF FOUNDATION
- HP= HIGH POINT
- LP= LOW POINT
- DIRECTIONAL FLOW ARROW
- STREET LIGHTS

NORTH

0 25 50 100

1 inch = 50 ft. Horizontal


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Revision Date

Sheet Title
SITE AND GRADING PLAN

Sheet Number
SG.02
SHEET 5 OF 36

CHECKED BY:
DRAWN BY:
FILENAME: P:\PULTE ANICADD\CIVIL\121 NH12 13 14 - SDP\121SG2.dwg
XREFS: 111PUT, 12blwf, 12PUT, 12PTOSV, 12HEPN, 80EMA, 12IBASE, 121ANNO, 12IPPN, 12IPEGN, 12IEGN, 121KMSG.

KEYMAP

**LEGEND**

- ANTHEM BOUNDARY
- EASEMENT
- R.O.W.
- EXISTING CONTOURS
- 5236 PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- WATER SURFACE
- HANDICAP RAMP AND CROSSPAN
- CONCRETE WALK
- BUILDING SETBACK
- EXISTING WELL
- 12/A LOT NUMBER / LOT TYPE
- A "A" TYPE LOT
- T TRANSITIONAL LOT
- B "B" TYPE LOT
- W WALK OUT LOT
- G GARDEN LEVEL LOT
- TF= TOP OF FOUNDATION
- LTF= LOWER TOP OF FOUNDATION
- HP= HIGH POINT
- LP= LOW POINT
- DIRECTIONAL FLOW ARROW
- STREET LIGHTS

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# ANTHEM COLORADO AT BROOMFIELD

ANTHEM FILING 22: NEIGHBORHOODS 12-14 - SITE DEVELOPMENT PLAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

Owner:
Pulte Homes
6400 S. Fiddlers Green Circle
Suite 1320
Greenwood Village, CO 80111
(303) 483-7200

Engineer
Calibre
Municipal Engineering
Development
Master Planning

| Issue Date |
|---|
| MARCH 28, 2008 |
| JULY 25, 2008 |
| OCTOBER 2, 2008 |
| NOVEMBER 17, 2008 |
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| MYLAR SUBMITTAL |
| MARCH 20, 2009 |

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Sheet Title
SITE AND GRADING PLAN

Sheet Number
SG.03
SHEET 6 OF 36

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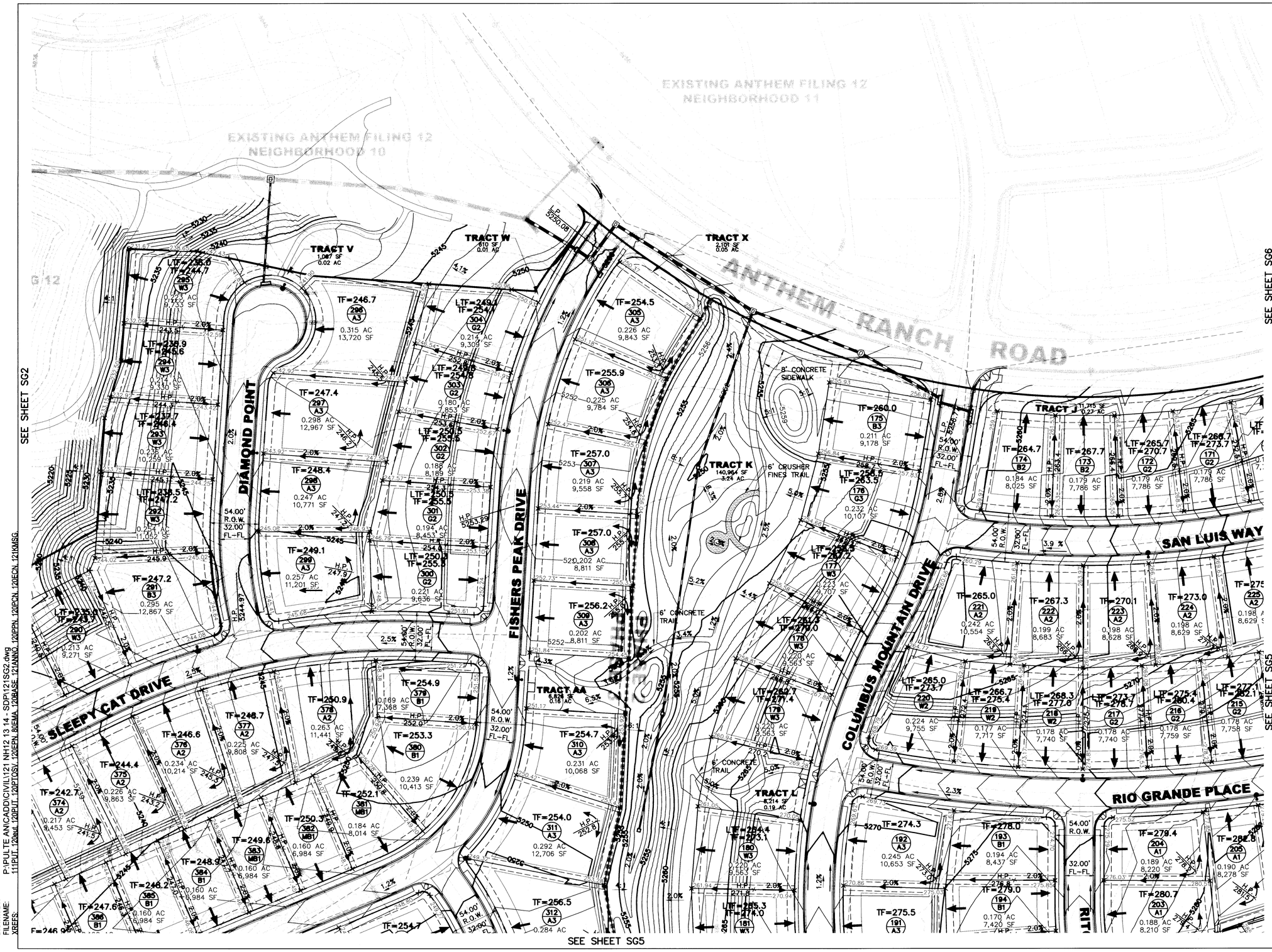

**KEYMAP**

**LEGEND**

- ANTHEM BOUNDARY
- EASEMENT
- R.O.W.
- EXISTING CONTOURS
- 5236 PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- WATER SURFACE
- HANDICAP RAMP AND CROSSPAN
- CONCRETE WALK
- BUILDING SETBACK
- EXISTING WELL
- 12 A LOT NUMBER LOT TYPE
- A "A" TYPE LOT
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Sheet Title
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Sheet Number
SG.04
SHEET 7 OF 36

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KEYMAP

LEGEND

- ANTHEM BOUNDARY
- EASEMENT
- R.O.W.
- EXISTING CONTOURS
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- PROPOSED STORM DRAIN
- WATER SURFACE
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NORTH

0 25 50 100

1 inch = 50 ft. Horizontal

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Sheet Number
SG.05
SHEET 8 OF 36

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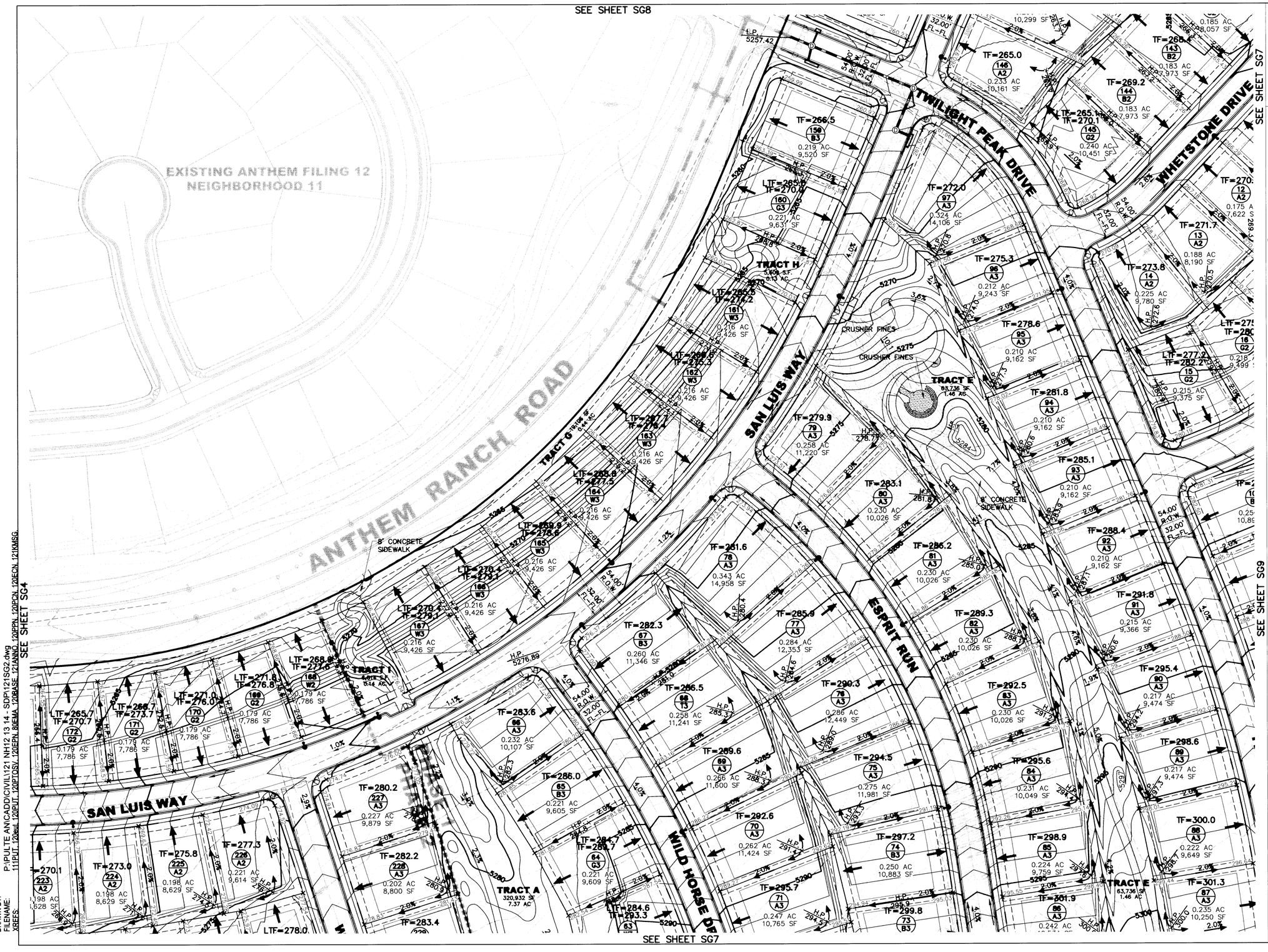


KEYMAP

## LEGEND

- ANTHEM BOUNDARY
- EASEMENT
- R.O.W.
- EXISTING CONTOURS
- 5236 PROPOSED CONTOURS
- PROPOSED STORM DRAIN
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Engineer
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Calibre Engineering, Inc.
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Boulder, CO 80304

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Sheet Title
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Sheet Number
SG.06
SHEET 9 OF 36

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KEYMAP

LEGEND

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NORTH

0 25 50 100

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Sheet Title
SITE AND GRADING PLAN

Sheet Number
SG.07
SHEET 10 OF 36

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**KEYMAP**

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*Engineer*


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*Sheet Title*

SITE AND GRADING PLAN

*Sheet Number*

SG.08



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KEYMAP

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NORTH

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Engineer

Calibre

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Development
Master Planning

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Sheet Title
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Sheet Number
SG.09
SHEET 12 OF 36

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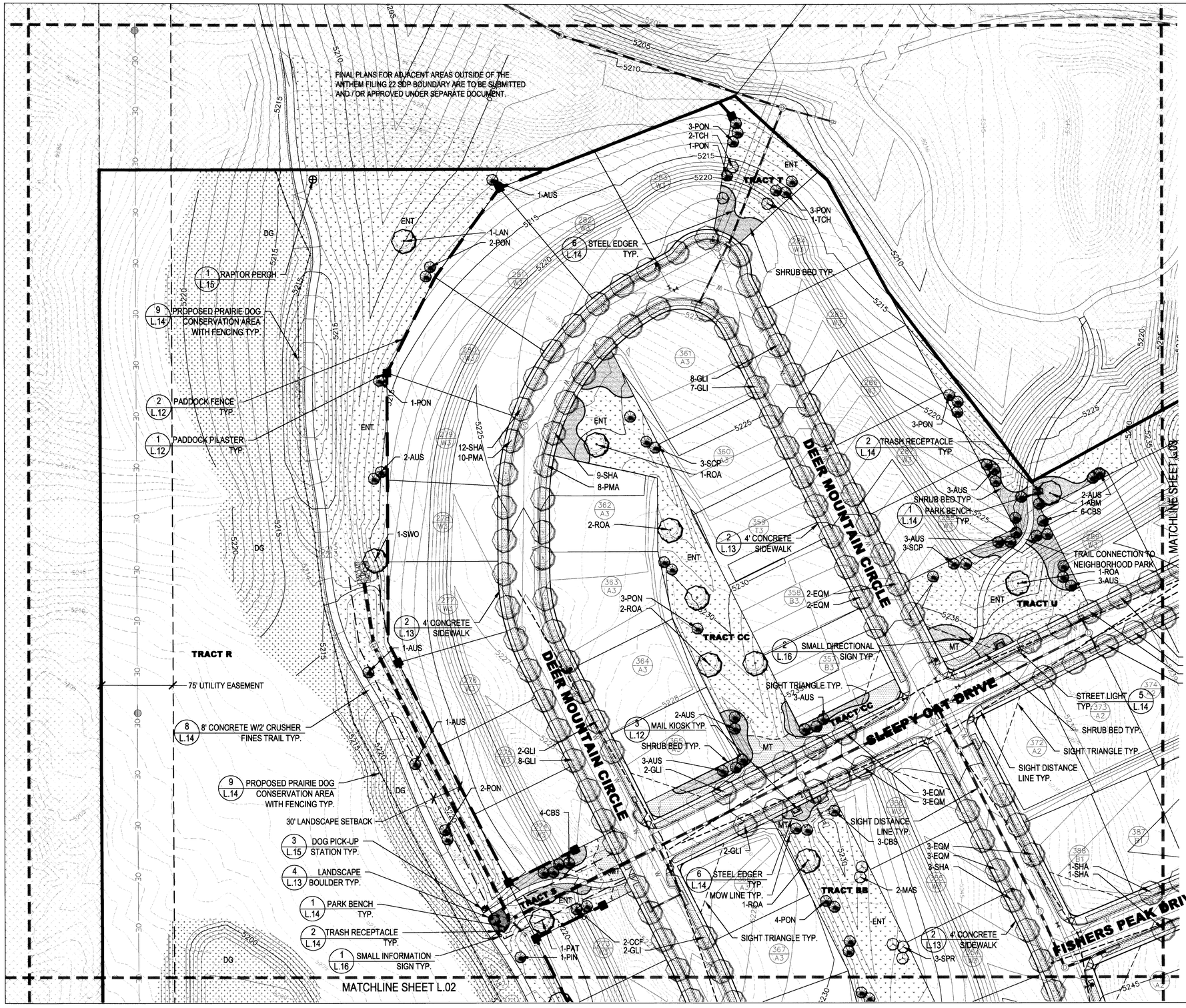
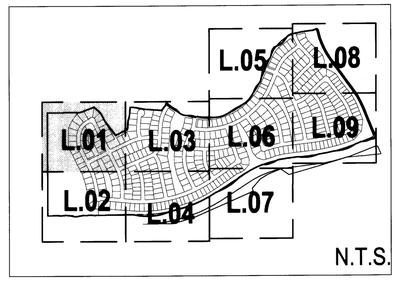



## KEY MAP




## LEGEND

- SDP BOUNDARY
- PLAT BOUNDARY
- PHASE LINE
- SHEET MATCHLINE
- CONCRETE TRAIL
- SOFT SURFACE TRAIL
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PRAIRIE DOG FENCING
- PADDOCK 2 RAIL FENCE
- SCREEN FENCE
- PADDOCK FENCE PILASTER
- SCREEN FENCE PILASTER
- MAIL KIOSK
- STREET LIGHT
- DOGGIE STATION
- ENLARGEMENT BOUNDARY
- X=LOT NUMBER Y=LOT TYPE
- MOW LINE
- RAPTOR PERCH

**PLANTING SYMBOLS**

- EXISTING OR PLANNED LANDSCAPE
- DECIDUOUS SHADE AND STREET TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB AND OR PERENNIAL BED
- DG — DRYLAND NATIVE GRASSES (NON-IRRIGATED)
- MT — MANICURED TURF (IRRIGATED)
- ENT — ENHANCED NATIVE TURF (IRRIGATED)
- DRY STREAM BED

NOTE:
1. LANDSCAPE BOULDER TO BE OBTAINED FROM ON-SITE ROCK IN ANTHEM. ACTUAL QUANTITY IS BASED ON ON-SITE AVAILABILITY.

NORTH

0 25' 50' 100'
1" = 50'

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# ANTHEM COLORADO AT BROOMFIELD

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CITY AND COUNTY OF BROOMFIELD, COLORADO

Owner:
Pulte Homes
6400 S. Fiddlers Green Cir.
Suite 1320
Englewood, CO 80111
(303) 483-7200

Engineer
Calibre ENGINEERING
Calibre Engineering, Inc.
8201 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 790-0434
Municipal Engineering Development Master Planning

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Sheet Title
LANDSCAPE PLAN

Sheet Number
L.01
SHEET 13 OF 36

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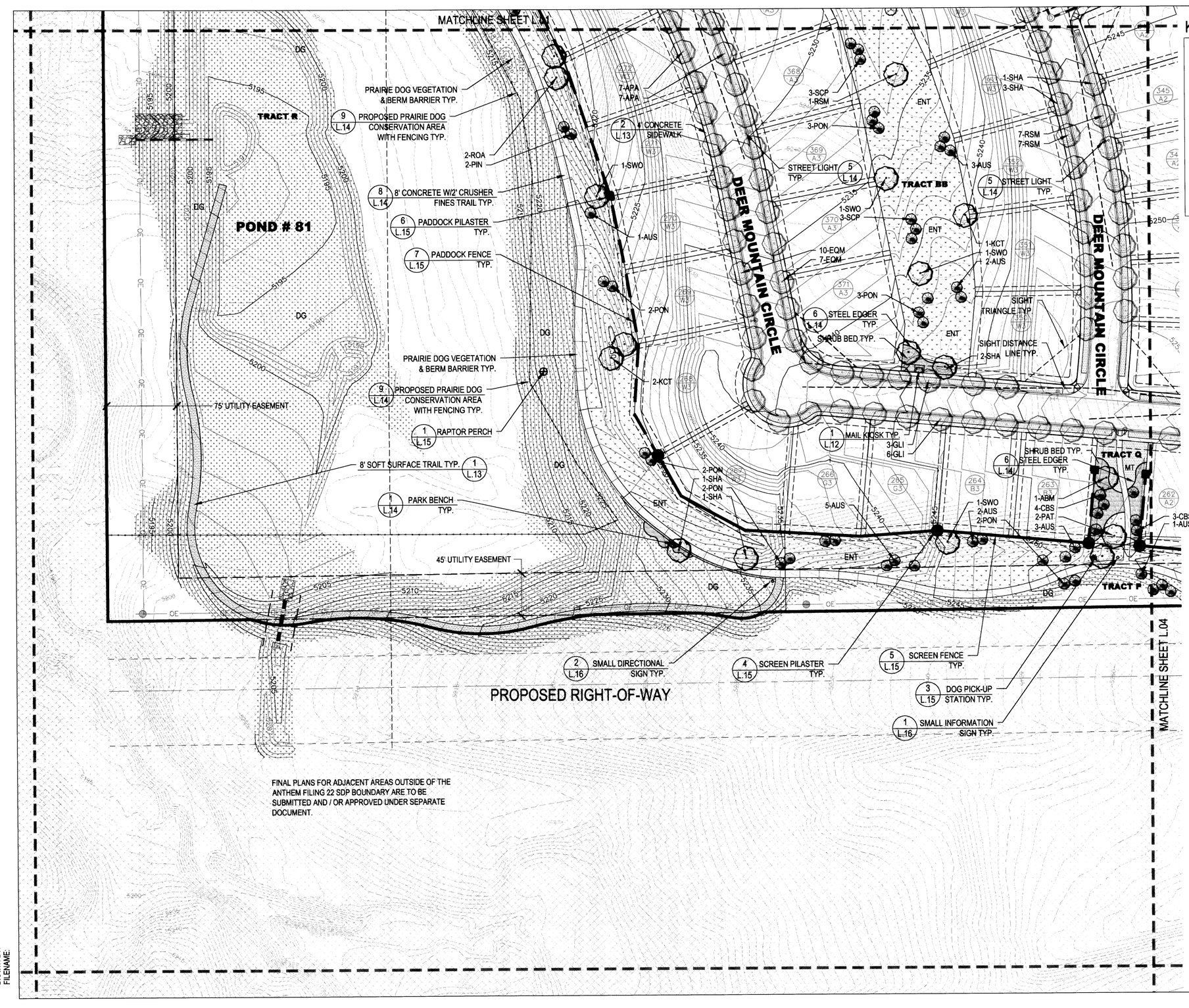
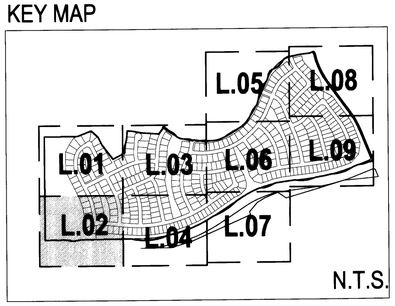



FINAL PLANS FOR ADJACENT AREAS OUTSIDE OF THE ANTHEM FILING 22 SDP BOUNDARY ARE TO BE SUBMITTED AND / OR APPROVED UNDER SEPARATE DOCUMENT.

KEY MAP




## LEGEND

- SDP BOUNDARY
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- PHASE LINE
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- PROPOSED 1' CONTOUR
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- PRAIRIE DOG FENCING
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- SCREEN FENCE
- PADDOCK FENCE PILASTER
- SCREEN FENCE PILASTER
- MAIL KIOSK
- STREET LIGHT
- DOGGIE STATION
- ENLARGEMENT BOUNDARY
- X=LOT NUMBER Y=LOT TYPE
- MOW LINE
- RAPTOR PERCH

**PLANTING SYMBOLS**

- EXISTING OR PLANNED LANDSCAPE
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NORTH

0 25' 50' 100'
1" = 50'

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*Engineer*


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Calibre Engineering, Inc.
8201 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0404
Municipal Engineering Development Master Planning


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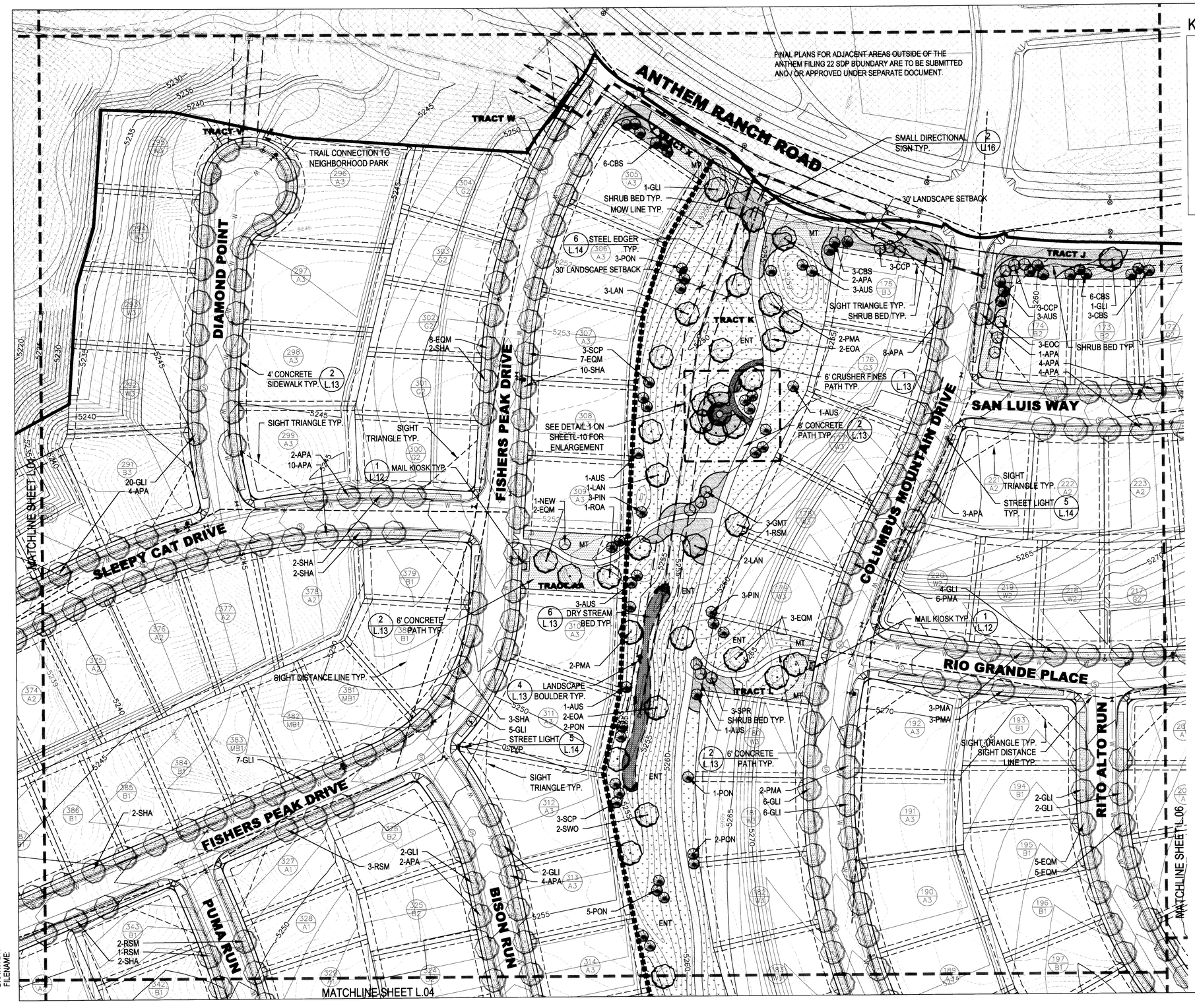
LANDSCAPE PLAN

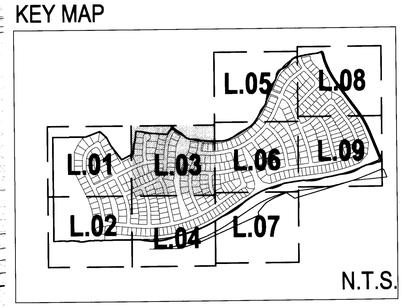
*Sheet Number*

L.02

SHEET 14 OF 36




KEY MAP




## LEGEND

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- PROPOSED 1' CONTOUR
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*Engineer*
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Calibre Engineering, Inc.
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Littleton, CO 80120 (303) 730-0434
Municipal Engineering Development Master Planning

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*Sheet Number*
L.03
SHEET 15 OF 36

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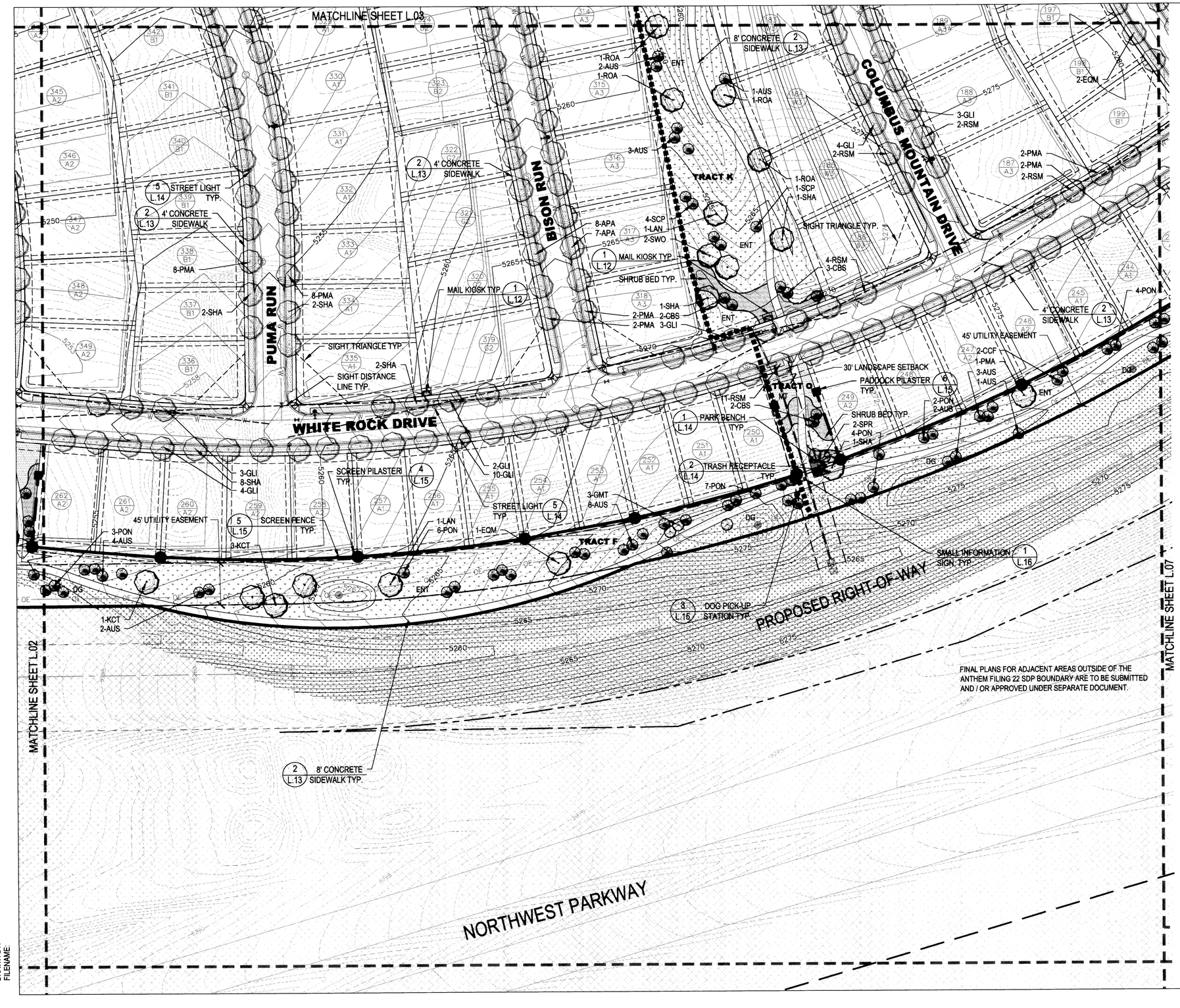


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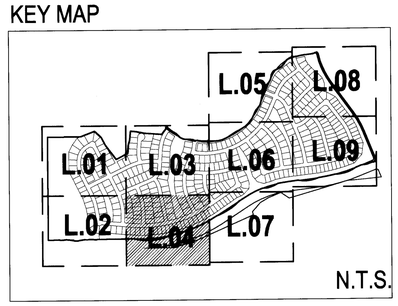


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- DRYLAND NATIVE GRASSES (NON-IRRIGATED)
- MANICURED TURF (IRRIGATED)
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NOTE:
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NORTH

0 25' 50' 100'
1" = 50'

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# ANTHEM

ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

Owner:

Pulte Homes
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Suite 1320
Englewood, CO 80111
(303) 483-7200

Engineer

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Calibre Engineering, Inc.
8201 Southpark Lane, Unit 200
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Municipal Engineering Development Master Planning

| Issue Date |
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Sheet Title
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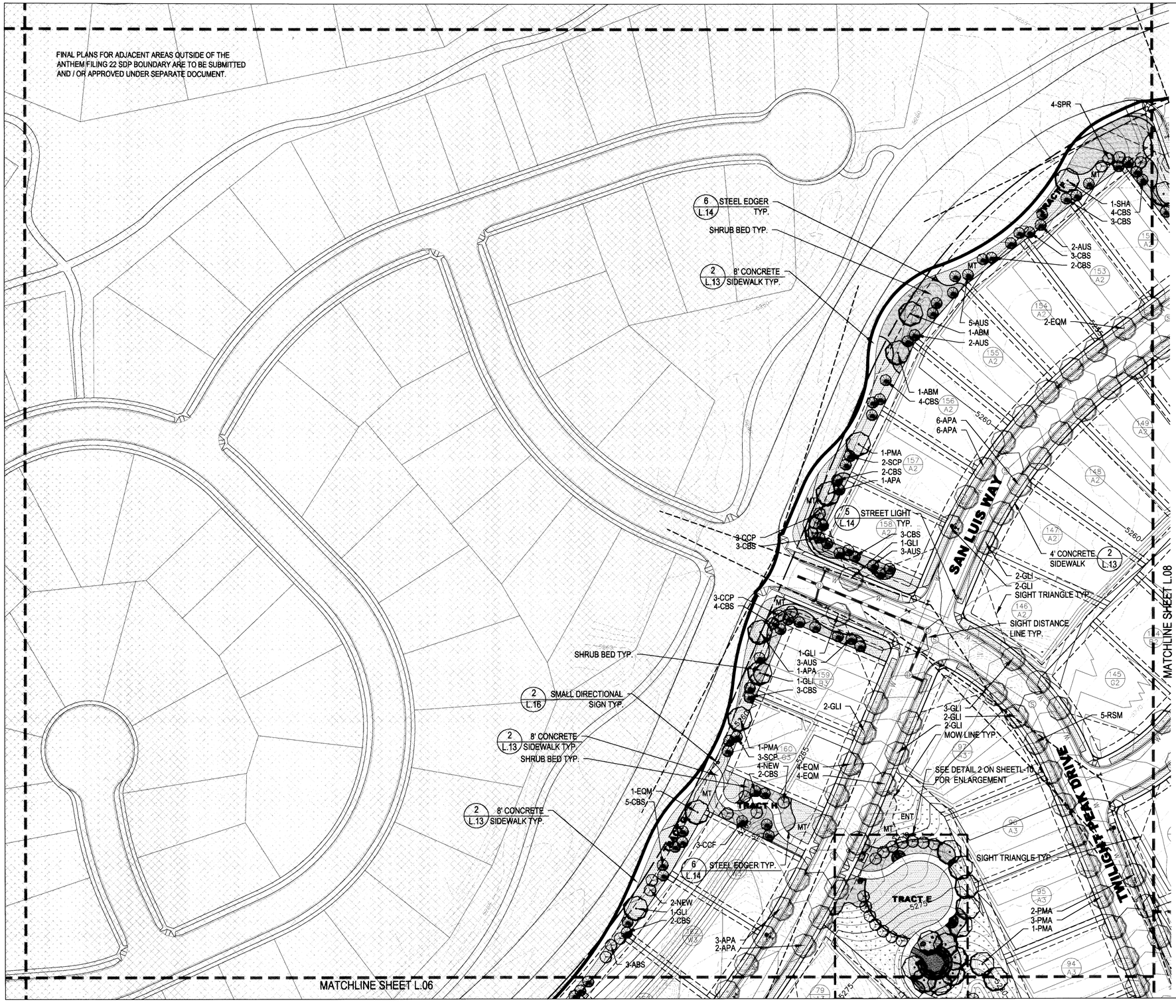
Sheet Number
L.04
SHEET 16 OF 36

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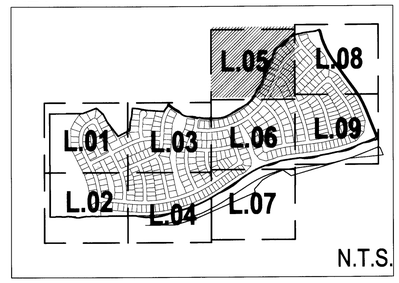
## KEY MAP




## LEGEND

- SDP BOUNDARY
- PLAT BOUNDARY
- PHASE LINE
- SHEET MATCHLINE
- CONCRETE TRAIL
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- PROPOSED 1' CONTOUR
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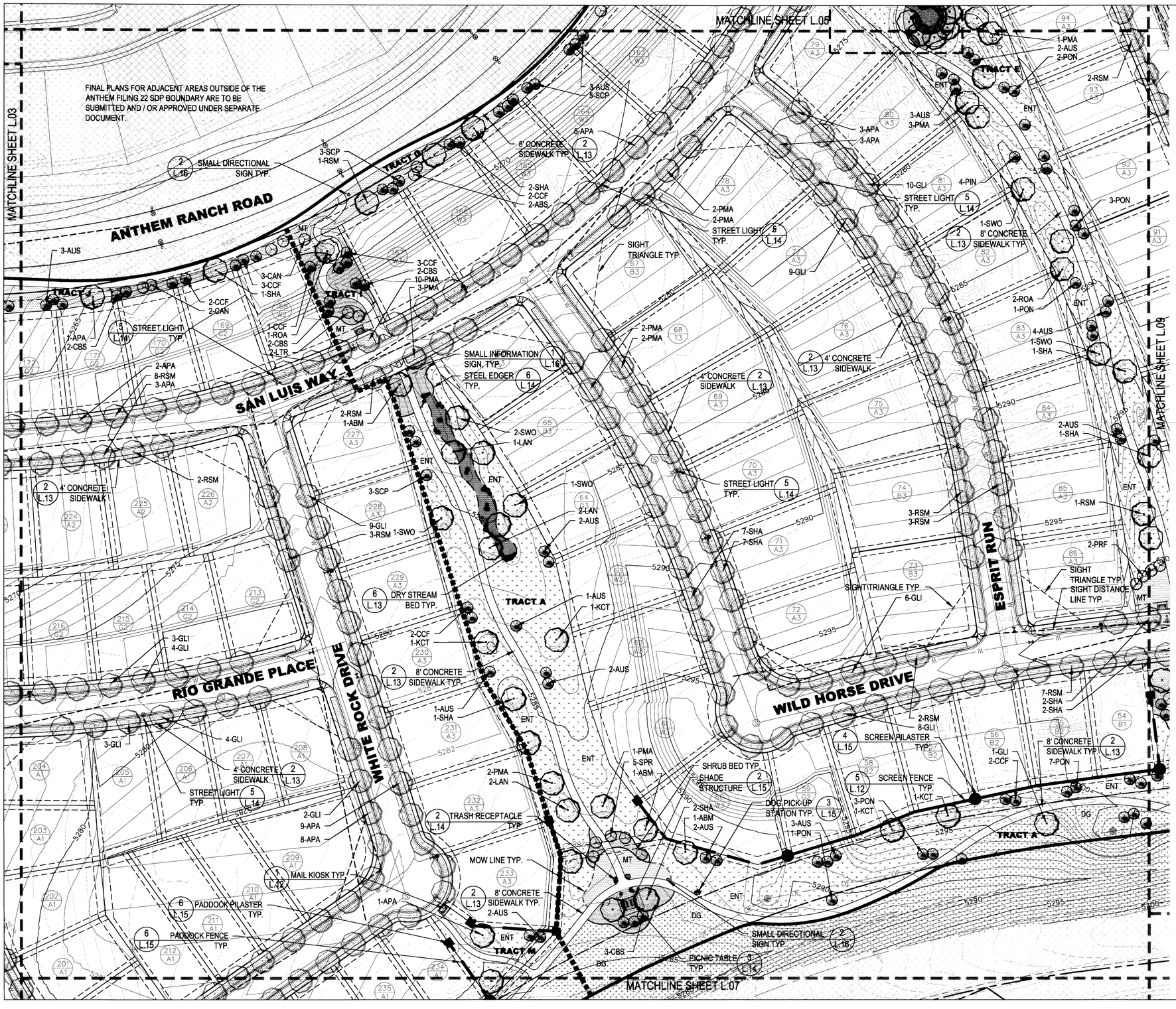


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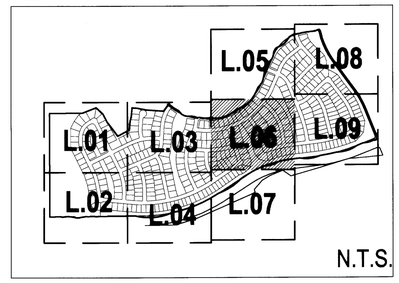


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*Sheet Number*
L.06
SHEET 18 OF 36

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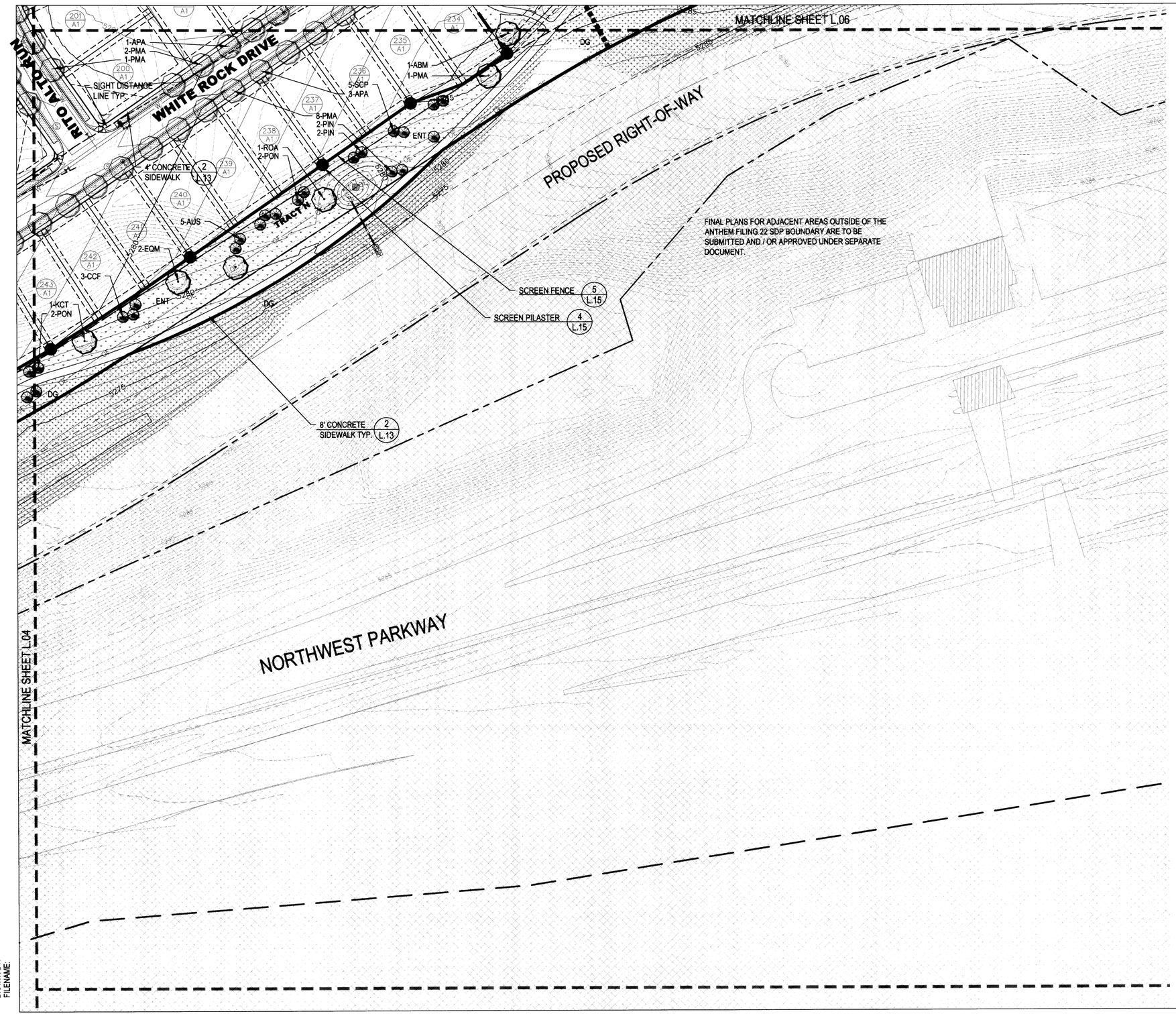


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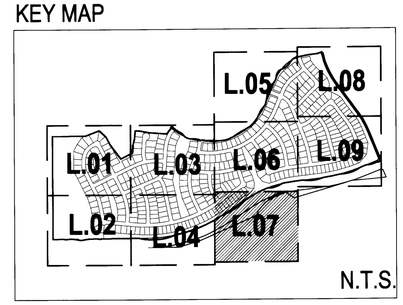


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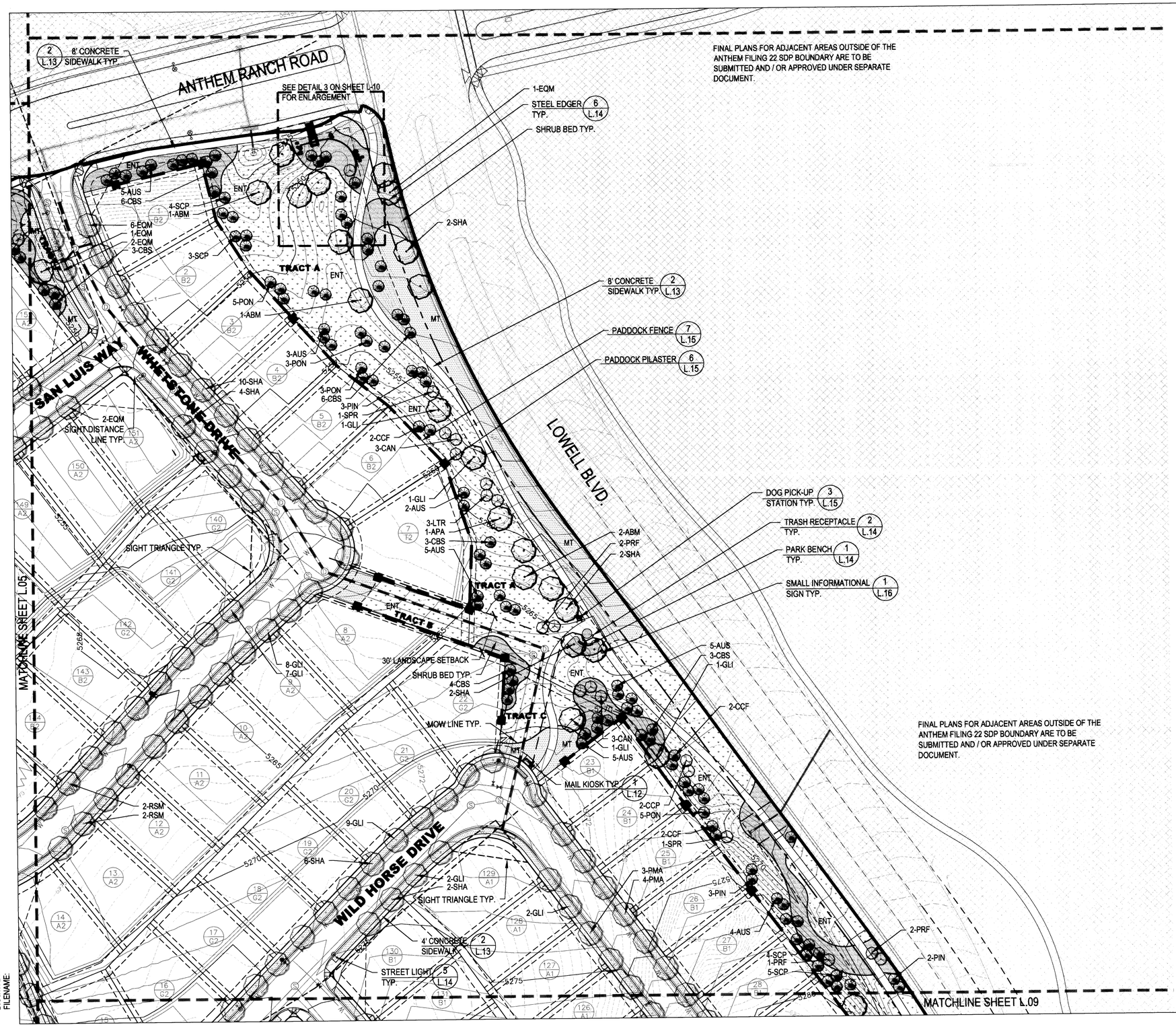
L.07
SHEET 19 OF 36

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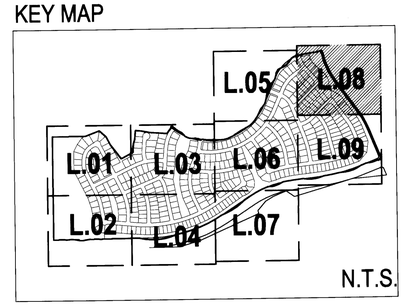


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L.08
SHEET 20 OF 36

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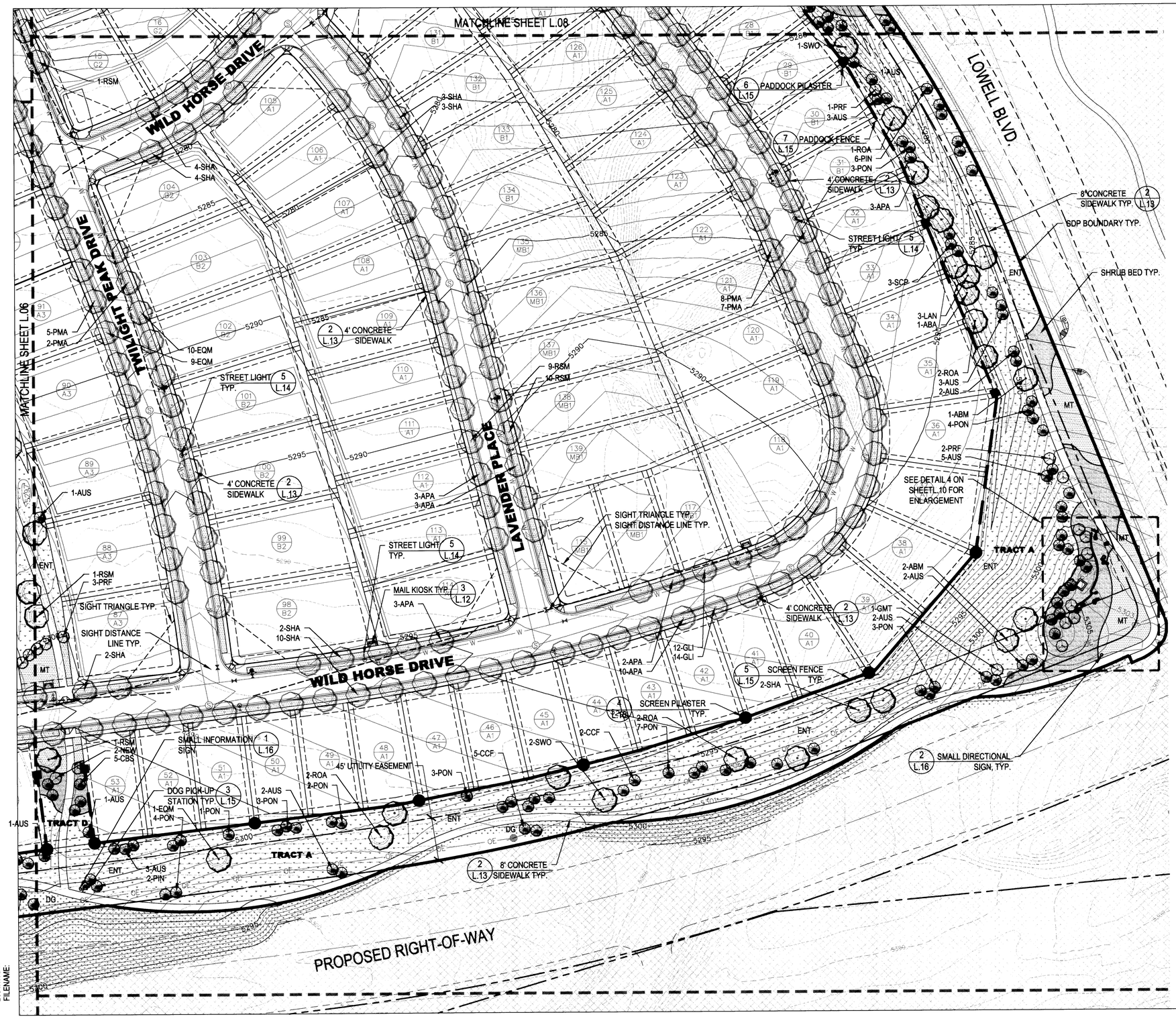


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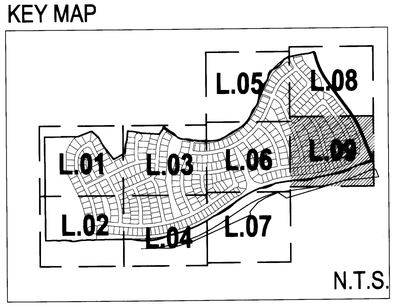


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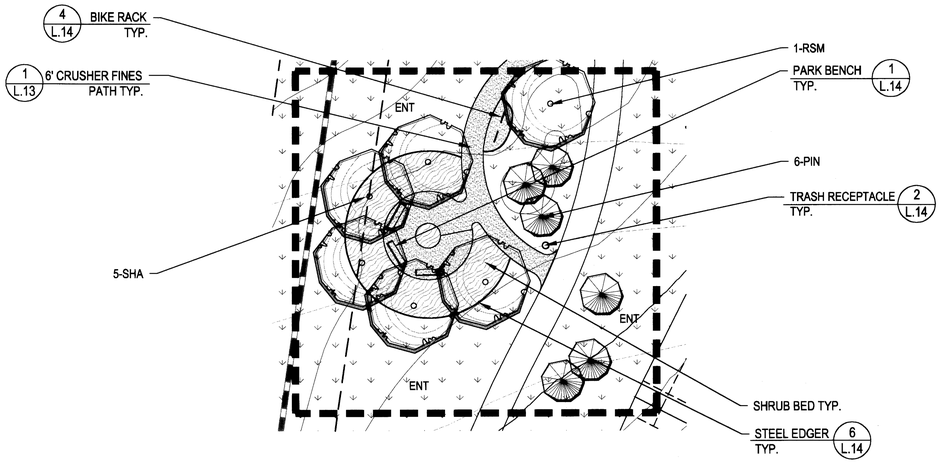
L.09

SHEET 21 OF 36




## 1 L.10 GATHERING AREA ENLARGEMENT

SCALE: 1" = 10'

(SEE SHEET L.03)

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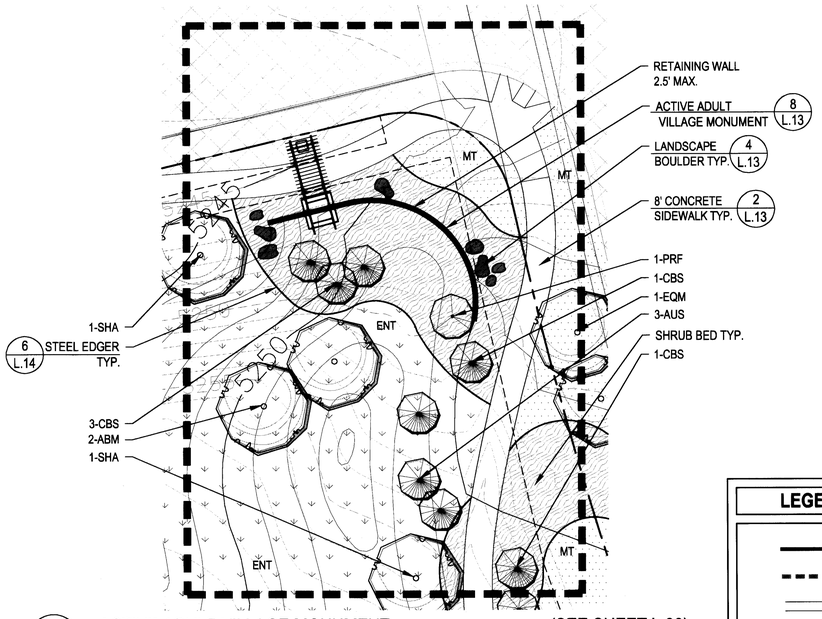


## 3 L.10 ACTIVE ADULT VILLAGE MONUMENT

SCALE: 1" = 20'

(SEE SHEET L.08)

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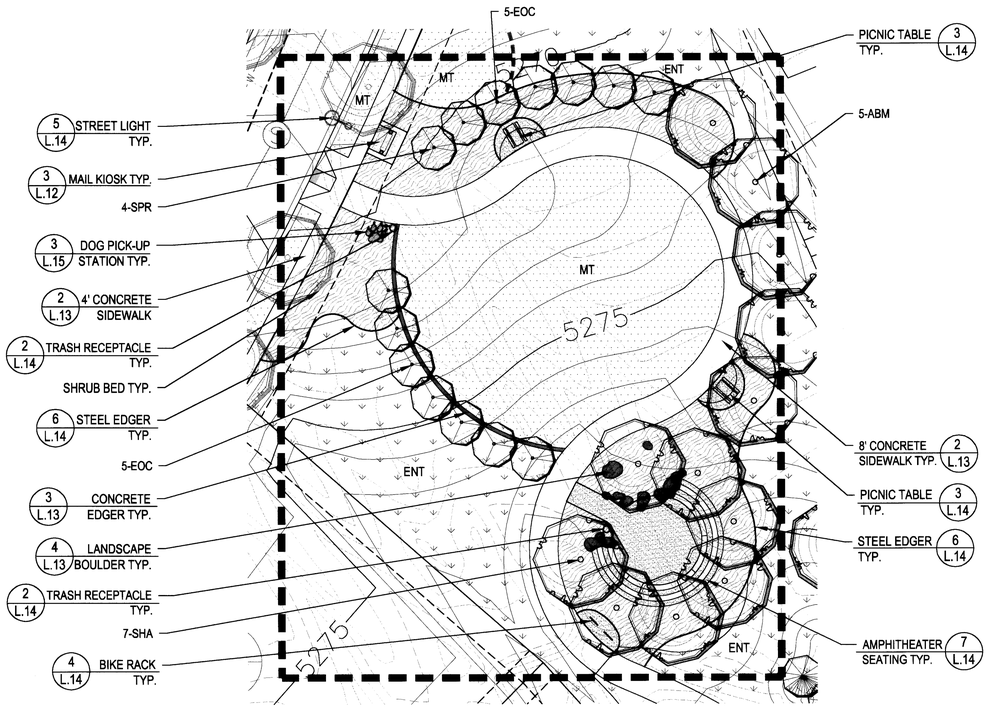


## 2 L.10 AMPHITHEATER ENLARGEMENT

SCALE: 1" = 20'

(SEE SHEET L.05)

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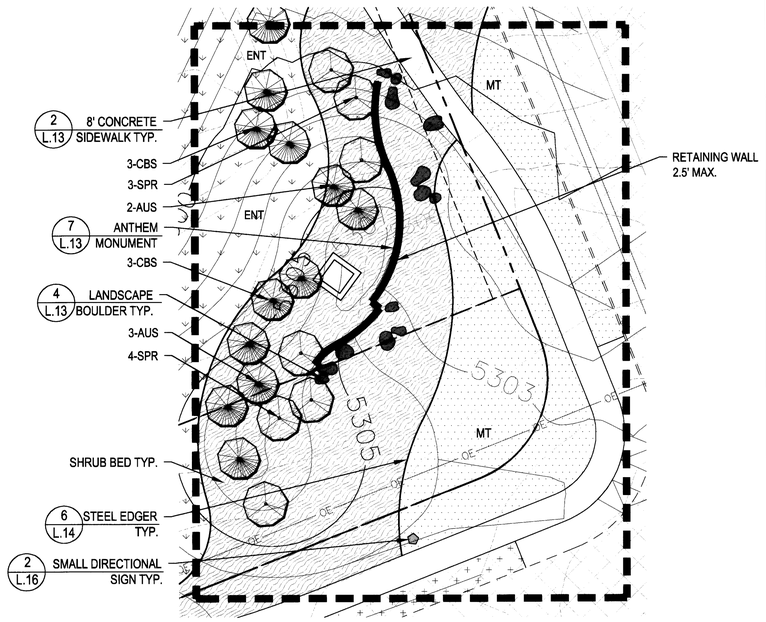


## 4 L.10 ANTHEM MONUMENT

SCALE: 1" = 20'

(SEE SHEET L.09)

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*Sheet Title*

LANDSCAPE ENLARGEMENTS

*Sheet Number*

L.10

# LANDSCAPE PLANT LIST

| SYM. | COMMON NAME | BOTANICAL NAME | SIZE & COND. (UNLESS OTHERWISE NOTED) | QTY. |
|---|---|---|---|---|
| **DECIDUOUS CANOPY TREES** | | | | |
| ABM | AUTUMN BLAZE MAPLE | ACER X FREEMANII 'AUTUMN BLAZE' | 2 " CAL. B&B | 22 |
| APA | AUTUMN PURPLE ASH | FRAXINUS AMERICANA 'AUTUMN PURPLE' | 2 " CAL. B&B | 159 |
| EOA | ENGLISH OAK | QUERCUS ROBUR | 2 " CAL. B&B | 4 |
| EQM | EMERALD QUEEN NORWAY MAPLE | ACER PLATANOIDES 'EMERALD QUEEN' | 2 " CAL. B&B | 118 |
| GLI | GREENSPIRE LINDEN | TILIA CORDATA 'GREENSPIRE' | 2 " CAL. B&B | 261 |
| LAN | LANCELEAF COTTONWOOD | POPULUS X ACUMINATA | 2 " CAL. B&B | 17 |
| KCT | KENTUCKY COFFEETREE | GYMNOCLADUS DIOICUS | 2 " CAL. B&B | 12 |
| PMA | PATMORE GREEN ASH | FRAXINUS PENNSYLVANICA 'PATMORE' | 2 " CAL. B&B | 138 |
| ROA | NORTHERN RED OAK | QUERCUS RUBRA | 2 " CAL. B&B | 25 |
| RSM | RED SUNSET MAPLE | ACER RUBRUM 'RED SUNSET' | 2 " CAL. B&B | 109 |
| SHA | SHADEMASTER LOCUST | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | 2 " CAL. B&B | 173 |
| SWO | SWAMP WHITE OAK | QUERCUS BICOLOR | 2 " CAL. B&B | 18 |
| **EVERGREEN TREES** | | | | |
| AUS | AUSTRIAN PINE | PINUS NIGRA | 6' HT. MIN (SPECIMEN) | 193 |
| CBS | COLORADO BLUE SPRUCE | PICEA PUNGENS GLAUCA | 6' HT. MIN (SPECIMEN) | 134 |
| CCF | WHITE FIR | ABIES CONCOLOR | 6' HT. MIN (SPECIMEN) | 38 |
| PIN | PINON PINE | PINUS EDULIS | 6' HT. MIN (SPECIMEN) | 39 |
| PON | PONDEROSA PINE | PINUS PONDEROSA | 6' HT. MIN (SPECIMEN) | 143 |
| SCP | SCOTCH PINE | PINUS SYLVESTRIS | 6' HT. MIN (SPECIMEN) | 63 |
| **DECIDUOUS ORNAMENTAL TREES** | | | | |
| ABS | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' | 6' CLUMP | 5 |
| CAN | CANADA RED CHOKECHERRY | PRUNUS VIRGINIANA MELANOCARPA 'SHUBERT' | 2" CAL., B&B | 11 |
| CCP | CHANTICLEER PEAR | PYRUS CALLERYANA 'CHANTICLEER' | 2" CAL., B&B | 14 |
| EOC | ENGLISH COLUMNAR OAK | QUERCUS ROBUR 'FASTIGATA' | 2" CAL., B&B | 13 |
| GMT | AMUR MAPLE | ACER GINNALA | 6' CLUMP | 7 |
| LTR | JAPANESE TREE LILAC | SYRINGA RETICULATA | 2" CAL., B&B | 5 |
| MAS | EUROPEAN MOUNTAIN ASH | SORBUS AUCUPARIA | 2" CAL, B&B | 2 |
| NEW | NEWPORT PLUM | PRUNUS CERASIFERA 'NEWPORT' | 2" CAL., B&B | 9 |
| PRF | PRAIRIEFIRE CRAB (PINK) | MALUS 'PRAIRIEFIRE' | 2" CAL.,B&B | 14 |
| SPR | SPRING SNOW CRAB (WHITE) | MALUS X 'SPRING SNOW' | 2" CAL., B&B | 30 |
| TCH | COCKSPUR THORNLESS HAWTHORN | CRATAEGUS CRUS-GALLI INERMIS | 2" CAL., B&B | 3 |
| **DECIDUOUS SHRUBS- 2'-5' SPREAD** | | | | |
| ALP | ALPINE CURRANT | RIBES ALPINUM | 5 GAL. CONT. | |
| CPB | CRIMSON PYGMY BARBERRY | BERBERIS THUNBERGII 'ATROPURPUREA NANA' | 5 GAL. CONT. | |
| DAC | AMERICAN DWARF CRANBERRY | VIBURNUM TRILOBUM COMPACTUM | 5 GAL. CONT. | |
| DCM | CAROL MACKIE DAPHNE | DAPHNE X BURKWOODII 'CAROL MACKIE' | 5 GAL. CONT. | |
| LBR | LENA BROOM | CYTISUS SCOPARIUS 'LENA' | 5 GAL. CONT. | |
| LOD | LODENSE PRIVET | LIGUSTRUM VULGARE 'LODENSE' | 5 GAL. CONT. | |
| LPS | LITTLE PRINCESS SPIREA | SPIRAEA JAPONICA 'LITTLE PRINCESS' | 5 GAL. CONT. | |
| MKL | MISS KIM DWARF LILAC | SYRINGA PATULA 'MISS KIM' | 5 GAL. CONT. | |
| MML | LITTLELEAF MOUNTAIN MAHOGANY | CERCOCARPUS INTRICATUS | 5 GAL. CONT. | |
| RDW | DWARF BLUE RABBIT BUSH | CHRYSOTHAMNUS NAUSEOSUS NAUSEOUS 'DW. BLUE' | 5 GAL. CONT. | |
| RSA | RUSSIAN SAGE | PEROVSKIA ATRIPLICIFOLIA | 5 GAL. CONT. | |
| SRY | YELLOW SHRUB ROSE | ROSA X 'GOLD WINGS' | 5 GAL. CONT. | |
| SYR | RED FRAGRANT SHRUB ROSE | ROSA X 'JOHN FRANKLIN' | 5 GAL. CONT. | |
| **DECIDUOUS SHRUBS- 5'-7' SPREAD** | | | | |
| BMS | BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | 5 GAL. CONT. | |
| CAC | PEKING COTONEASTER | COTONEASTER LUCIDUS | 5 GAL. CONT. | |
| CCB | CORAL BEAUTY COTONEASTER | COTONEASTER DAMMERI 'CORAL BEAUTY' | 5 GAL. CONT. | |
| CBU | COLUMNAR BUCKTHORN | RHAMNUS FRANGULAR 'COLUMNARIS' | 5 GAL. CONT. | |
| DBB | DWARF BURNING BUSH | EUONYMUS ALATUS 'COMPACTA' | 5 GAL. CONT. | |
| DKO | DWARF KOREAN LILAC | SYRINGA MEYERI 'ROYALTY' | 5 GAL. CONT. | |
| FER | FERNBUSH | CHAMAEBATIARIA MILLEFOLIUM | 5 GAL. CONT. | |
| GHG | GROUND COTONEASTER | COTONEASTER HORIZONTALIS PERPUSILLUS | 5 GAL. CONT. | |
| IDO | ISANTI DOGWOOD | CORNUS STOLONIFERA 'ISANTI' | 5 GAL. CONT. | |
| PBB | COMPACT PURPLE BUTTERFLY BUSH | BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM' | 5 GAL. CONT. | |
| RAB | RABBITBRUSH | CHRYSOTHAMNUS NAUSEOSUS ALBICAULIS | 5 GAL. CONT. | |
| RGB | ROSY GLOW BARBERRY | BERBERIS THUNBERGII 'ROSY GLOW' | 5 GAL. CONT. | |
| SMS | SNOWMOUND SPIREA | SPIRAEA NIPPONICA 'SNOWMOUND' | 5 GAL. CONT. | |
| TLS | THREE LEAF SUMAC | RHUS TRILOBATA | 5 GAL. CONT. | |
| WSC | WESTERN SAND CHERRY | PRUNUS BESSEYI | 5 GAL. CONT. | |
| YTD | YELLOW TWIG DOGWOOD | CORNUS SERICEA FLAVIRAMEA | 5 GAL. CONT. | |
| **DECIDUOUS SHRUBS- 7'-9' SPREAD** | | | | |
| AMP | AMERICAN PLUM | PRUNUS AMERICANA | 5 GAL. CONT. | |
| BBU | BURNING BUSH | EUONYMUS ALATUS | 5 GAL. CONT. | |
| CPL | COMMON PURPLE LILAC | SYRINGA VULGARIS | 5 GAL. CONT. | |
| FSS | GRO LOW FRAGRANT SUMAC | RHUS AROMATICA 'GROW-LOW' | 5 GAL. CONT. | |
| NAC | NANKING CHERRY | PRUNUS TOMENTOSA | 5 GAL. CONT. | |
| NCH | NATIVE CHOKECHERRY | PRUNUS VIRGINIANA MELANOCARPA | 5 GAL. CONT. | |
| PDW | PAGODA DOGWOOD | CORNUS ALTERNIFOLIA | 5 GAL. CONT. | |
| RTD | RED TWIG DOGWOOD | CORNUS STOLONIFERA 'BAILEYI' | 5 GAL. CONT. | |
| SMG | SAUCER MAGNOLIA | MAGNOLIA X SOULANGIANA | 5 GAL. CONT. | |
| VAN | VAN HOUTTE SPIREA | SPIRAEA X VANHOUTTEI | 5 GAL. CONT. | |
| VBU | BURKWOOD VIBURNUM | VIBURNUM BURKWOODII | 5 GAL. CONT. | |
| WCY | COYOTE WILLOW | SALIX EXIGUA | 5 GAL. CONT. | |

## STREET TREE REQUIREMENTS (FILING 22)

1. STREET TREES REQUIRED AT 35 FEET O.C. SPACING: 865
2. STREET TREES PROVIDED: 865

## TOTAL TREE QUANTITIES

| | |
|---|---|
| EVERGREEN TREE | 610 |
| DECIDUOUS SHADE TREE | 1,056 |
| ORNAMENTAL TREE | 113 |

CHECKED BY:
DRAWN BY:
FILENAME:

# LANDSCAPE PLANT LIST

| SYM. | COMMON NAME | BOTANICAL NAME | SIZE & COND. (UNLESS OTHERWISE NOTED) |
|---|---|---|---|
| **EVERGREEN SHRUBS** | | | |
| ALB | ALBERTA DWARF SPRUCE | PICEA GLAUCA 'CONICA' | 5 GAL. CONT. |
| BCH | BLUE CHIP JUNIPER | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | 5 GAL. CONT. |
| BUF | BUFFALO JUNIPER | JUNIPERUS SABINA 'BUFFALO' | 5 GAL. CONT. |
| CCJ | CALGARY CARPET JUNIPER | JUNIPERUS SABINA 'CALGARY CARPET' | 5 GAL. CONT. |
| COL | COLOGREEN JUNIPER | JUNIPERUS SCOPULORUM 'COLOGREEN' | 5 GAL. CONT. |
| GSP | GLOBE SPRUCE | PICEA PUNGENS 'GLOBOSA' | 5 GAL. CONT. |
| MSL | MUGO SLOWMOUND PINE | PINUS MUGO 'SLOWMOUND' | 5 GAL. CONT. |
| SEA | SEAGREEN JUNIPER | JUNIPERUS X MEDIA 'SEA GREEN' | 5 GAL. CONT. |
| SKR | SKYROCKET JUNIPER | JUNIPERUS VIRGINIANA 'SKYROCKET' | 5 GAL. CONT. |
| **GRASSES** | | | |
| AVG | BLUE AVENA GRASS | HELICTOTRICHON SEMPERVIRENS | 1 GAL. CONT. |
| BLG | BLUE LYME GRASS | ELYMUS GLAUCUS | 1 GAL. CONT. |
| FRG | FEATHER REED GRASS | CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER' | 5 GAL. CONT. |
| GHM | HEAVY METAL SWITCH GRASS | PANICUM VIRGATUM 'HEAVY METAL' | 5 GAL. CONT. |
| HFG | HARDY FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'HAMELN' | 1 GAL. CONT. |
| MAG | MAIDEN HAIR GRASS | MISCANTHUS SINENSIS 'GRACILLIMUS' | 5 GAL. CONT. |
| NSO | NORTHERN SEA OATS | CHASMANTHIUM LATIFOLIUM | 1 GAL. CONT. |
| PMG | PURPLE MAIDEN GRASS | MISCANTHUS SINENSIS 'PURPURESCENS' | 5 GAL. CONT. |
| **GROUNDCOVER / VINES** | | | |
| BOS | BOSTONE IVY | LONICERA HECKROTTII | 1 GAL. CONT. |
| CON | CONCORD GRAPE | VITIS LABRUSCA 'EASTERN CONCORD' | 1 GAL. CONT. |
| ECO | PURPLELEAF WINTERCREEPER | EUONYMUS FORTUNEI 'COLORATUS' | 1 GAL. CONT. |
| ELF | ELFIN THYME | THYMUS SPP. | FLAT |
| ENG | ENGLEMANN IVY, VIRGINIA CREEPER | PARTHENOCISSUS QUINQUEFOLIA ENGELMANNII | 1 GAL. CONT. |
| ENI | ENGLISH IVY | HEDERA HELIX | 1 GAL. CONT. |
| IPY | ICE PLANT, YELLOW | DELOSPERMA NUBIGENUM | 1 GAL. CONT. |
| MOW | CREEPING JENNY MONEYWORT | LYSIMACHIA NUMMULARIA | 1 GAL. CONT. |
| PCB | CREEPING PHLOX BLUE | PHLOX SUBULATA | 1 GAL. CONT. |
| PCP | CREEPING PHLOX PINK | PHLOX SUBULATA | 1 GAL. CONT. |
| PCR | CREEPING PHLOX RED | PHLOX SUBULATA | 1 GAL. CONT. |
| PCW | CREEPING PHLOX WHITE | PHLOX SUBULATA | 1 GAL. CONT. |
| SOM | SNOW ON THE MOUNTAIN | AEGOPODIUM PODOGRARIA 'VARIEGATUM' | 1 GAL. CONT. |
| SSU | SNOW-IN-SUMMER | CERASTIUM TOMENTOSUM | 1 GAL. CONT. |
| TVI | TRUMPET VINE | CAMPSIS RADICANS | 1 GAL. CONT. |
| VSB | VERONICA SPEEDWELL | VERONICA SPICATA | 1 GAL. CONT. |
| WOO | WOOLY THYME | THYMUS PRAECOX PSEUDOLANUGINOSUS | 1 GAL. CONT. |
| **PERENNIALS** | | | |
| BES | BLACK EYED SUSAN | RUDBEKIA FULGIDA 'GOLDSTURM' | 1 GAL. CONT. |
| CFL | CONEFLOWER | ECHINACEA PURPUREA | 1 GAL. CONT. |
| CMT | CATMINT | NEPETA X FAASSENII | 1 GAL. CONT. |
| COM | MOONBEAM COREOPSIS | COREOPSIS VERTICILLATA 'MOONBEAM' | 1 GAL. CONT. |
| DDY | STELA D'ORO DAYLILY | HEMEROCALLIS 'STELLA D'ORO' | 1 GAL. CONT. |
| DSD | SHASTA DWARF DAISY | LEUCANTHEMUM X COMPACT 'SNOW LADY' | 1 GAL. CONT. |
| DSH | SHASTA ALASKA DAISY | LEUCANTHEMUM X SUPERBUM 'ALASKA' | 1 GAL. CONT. |
| ELA | ENGLISH LAVENDER | LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' | 1 GAL. CONT. |
| FLB | BLUE FLAX | LINUM PERENNE | 1 GAL. CONT. |
| GAY | GAYFEATHER | LIATRIS SPICATA | 1 GAL. CONT. |
| HYB | SEDUM, STONECROP | SEDUM HYBRIDUM | 1 GAL. CONT. |
| MUR | MUM, RED | CHRYSANTHEMUM HYB. | 1 GAL. CONT. |
| MUY | MUM, YELLOW | CHRYSANTHEMUM HYB. | 1 GAL. CONT. |
| NBF | NATIVE BLANKETFLOWER | GAILLARDIA ARISTATA | 1 GAL. CONT. |
| PCF | PRAIRIE CONEFLOWER | RATIBIDA COLUMNIFERA 'RED' | 1 GAL. CONT. |
| POM | POPPY MALLOW | CALLIRHOE INVOLUCRATA | 1 GAL. CONT. |
| PRM | PRIMROSE, MISSOURI EVENING | OENOTHERA BERLANDIERI | 1 GAL. CONT. |
| SMN | SALVIA, MAY NIGHT | SALVIA SYLVESTRIS X 'MAINACHT' | 1 GAL. CONT. |
| WBF | WHIRLING BUTTERFLIES | GAURA LINDHEIMERI | 1 GAL. CONT. |
| YAY | YELLOW YARROW | ACHILLEA FILIPENDULA | 1 GAL. CONT. |

| SYM. | COMMON NAME | SIZE & COND. (UNLESS OTHERWISE NOTED) |
|---|---|---|
| | MANICURED TURF | FRESH CUT SOD |
| | "REVEILLE" AVAILABLE FROM GARDNER TURF (303-252-1900)<br>"THERMAL BLUE" AVAILABLE FROM ROCKY MOUNTAIN SOD FARM (303-288-8280) OR APPROVED EQUAL | |
| | ENHANCED NATIVE TURF AREAS | #25 P.L.S. / ACRE |
| | REFER TO SPECIFICATIONS FOR MIXTURE | DRILL SEED RATE |
| | DRYLAND GRASSES | |
| | REFER TO SPECIFICATIONS FOR MIXTURE | |

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3.5cu.yrds/1,000sf, UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS.
2. ALL SHRUB BEDS, ALL GROUND COVER, ORNAMENTAL GRASSES, AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH DOUBLE SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
3. SHRUB BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE PAINTED STEEL EDGING, (RYERSON OR EQUAL) W/ PROTECTIVE CAP. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. (PER CITY & COUNTY OF BROOMFIELD STANDARDS)
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. DRYLAND GRASS (DG) WILL BE USED TO REVEGETATE ALL AREAS DISTURBED BY GRADING. ANY AREAS SHOWN AS DRYLAND GRASS (DG) THAT ARE NOT DISTURBED BY GRADING WILL REMAIN IN THEIR EXISTING CONDITION.
6. ALL SODDED, TURF SEEDED, AND LANDSCAPED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL IRRIGATION TO BE INSTALLED PER CITY OF BROOMFIELD STANDARDS. ( SEE IRRIGATION PLANS)
7. 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.
8. ALL LANDSCAPING AND IRRIGATION SYSTEMS ON CITY AND COUNTY OF BROOMFIELD PROPERTY WILL COMPLY WITH STANDARDS AND SPECIFICATIONS OF THE CITY AND COUNTY OF BROOMFIELD.


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*Engineer*

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Municipal Engineering Development Master Planning


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MARCH 20, 2009

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*Sheet Title*

LANDSCAPE NOTES

*Sheet Number*

L.11

## MAIL KIOSK LOCATIONS

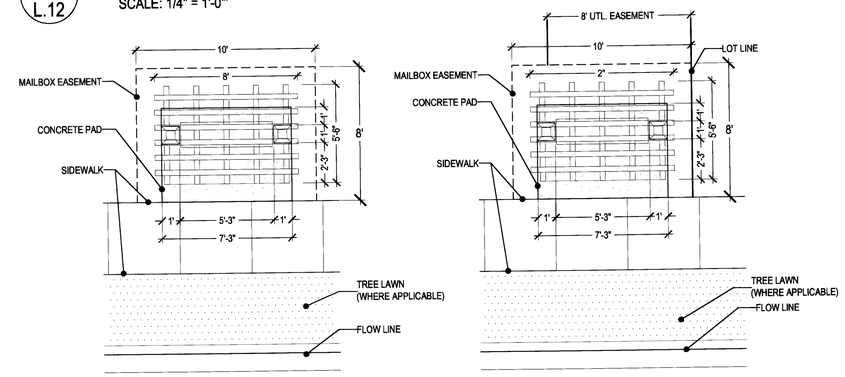
SCALE: NTS

## LEGEND

- X — MAIL KIOSK CLASSIFICATION
- MAIL KIOSK
- STREET LIGHT
- MAILBOX AREA BOUNDARY
- SDP BOUNDARY

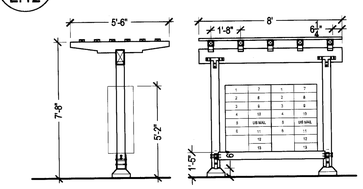
## 1 / L.12 MAIL KIOSK LAYOUTS

SCALE: 1/4" = 1'-0"'




## 2 / L.12 MAILBOX CONFIGURATIONS

SCALE: 1/4" = 1'-0"'



27 UNIT MAIL KIOSK
(2) TYPE II - 13-14 UNIT CBU
(ONE MAIL SLOT CONVERTED TO INDIVIDUAL UNIT)

## KIOSK SCHEDULE

| KIOSK CLASSIFICATION AND LOCATION | TOTAL NUMBER OF BOXES | CBU TYPE - QTY. - STYLE | LAYOUT# |
|---|---|---|---|
| A | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| B | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| C | 25 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| D | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| E | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| F | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| G | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| H | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| I | 25 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| J | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| K | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |
| L | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 2 |
| M | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 2 |
| N | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 2 |
| O | 26 | (2) TYPE II - 13-14 UNITS SINGLE SIDED & FRONT LOADED | 1 |

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# ANTHEM COLORADO AT BROOMFIELD

ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

*Owner:*

Pulte Homes
6400 S. Fiddlers Green Cir.
Suite 1320
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(303) 483-7200

*Engineer*

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Municipal Engineering Development Master Planning

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*Sheet Title*
MAIL KIOSK PLAN

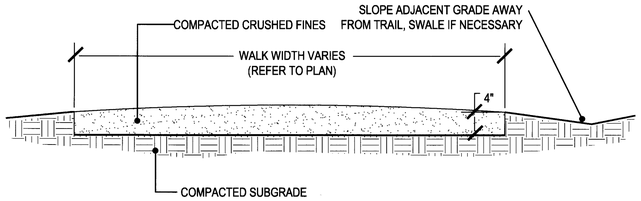
*Sheet Number*
L.12
SHEET 24 OF 36

COMPACTION NOTES:

1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT TRAIL.
3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

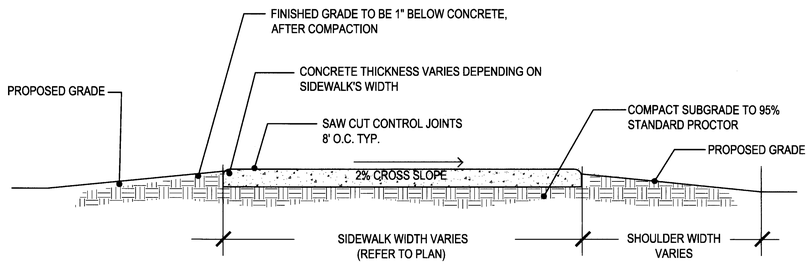
REVEGETATION NOTES:

1. RE-SEED DISTURBED EDGES OF TRAIL UPON COMPLETION OF TRAIL CONSTRUCTION.
2. FOLLOW SEEDING SPECIFICATIONS AS PROVIDED BY LANDSCAPE ARCHITECT.



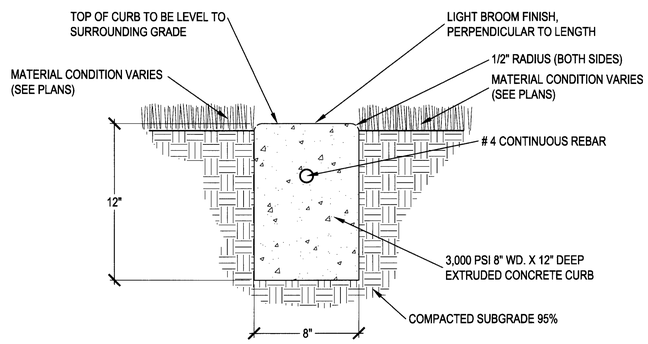

1 / L.13 CRUSHER FINES PATH

1" = 1'-0"



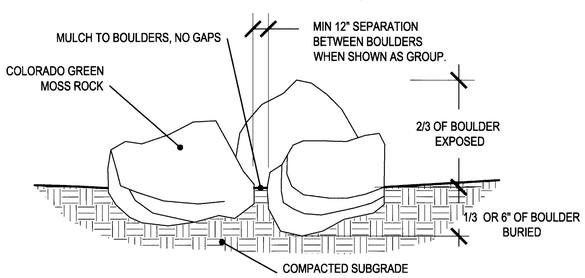

2 / L.13 CONCRETE TRAIL

1" = 1'-0"




3 / L.13 CONCRETE EDGER

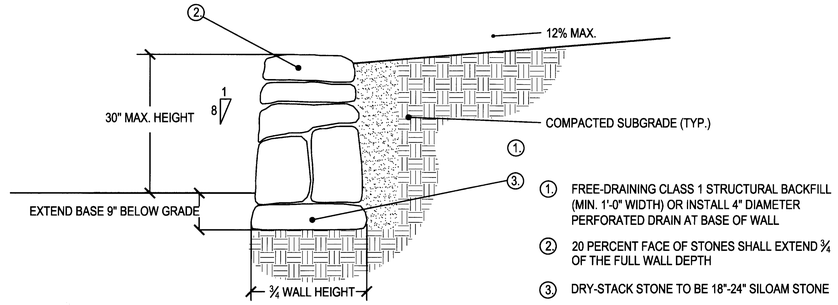
NTS




NOTES:
1. LANDSCAPE ARCHITECT TO IDENTIFY LOCATION OF ALL BOULDERS.
2. ALL BOULDERS SHALL BE PARTIALLY BURIED AND VARY IN SIZE.
3. LANDSCAPE BOULDER TO BE OBTAINED FROM ON-SITE ROCK IN ANTHEM AND ACTUAL QUANTITY IS BASED ON ON-SITE AVAILABILITY.

4 / L.13 LANDSCAPE BOULDER

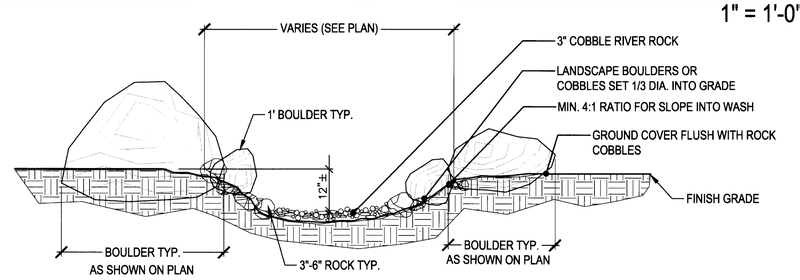
NTS




1. FREE-DRAINING CLASS 1 STRUCTURAL BACKFILL (MIN. 1'-0" WIDTH) OR INSTALL 4" DIAMETER PERFORATED DRAIN AT BASE OF WALL
2. 20 PERCENT FACE OF STONES SHALL EXTEND ¾ OF THE FULL WALL DEPTH
3. DRY-STACK STONE TO BE 18"-24" SILOAM STONE
4. WALLS OVER 36" IN HEIGHT REQUIRE A CITY AND COUNTY OF BROOMFIELD PERMIT

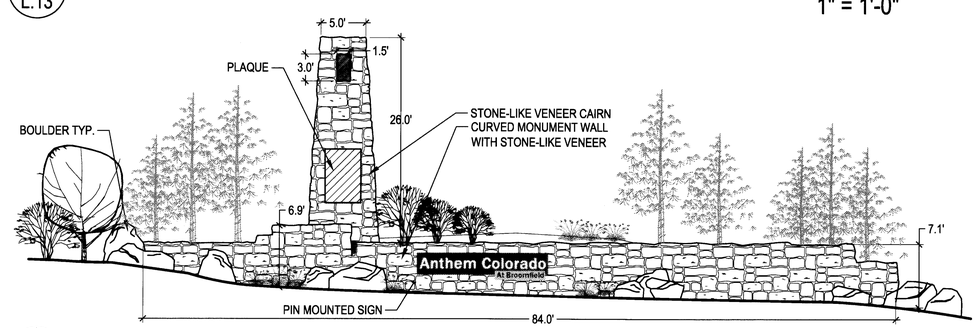
5 / L.13 RETAINING WALL

1" = 1'-0"



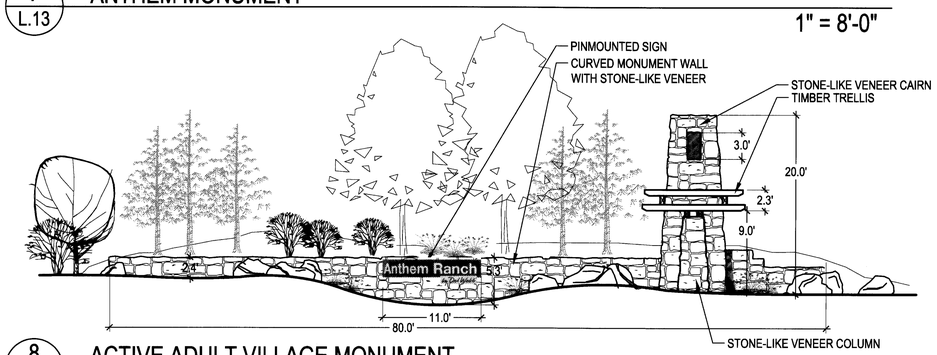

6 / L.13 DRY STREAM BED

1" = 1'-0"




7 / L.13 ANTHEM MONUMENT

1" = 8'-0"




8 / L.13 ACTIVE ADULT VILLAGE MONUMENT

1" = 8'-0"

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Revision Date

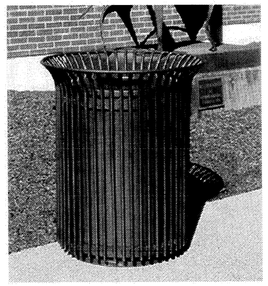
Sheet Title
LANDSCAPE DETAILS

Sheet Number
L.13
SHEET 25 OF 36

1 / L.14 PARK BENCH (TYP.)

NOTE: AS SHOWN OR SIMILAR TYPE BENCH

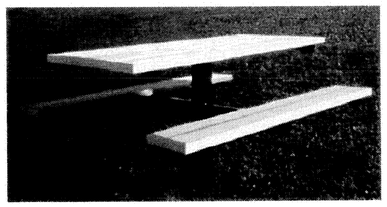
N.T.S



2 / L.14 TRASH RECEPTACLE (TYP.)

NOTE: AS SHOWN OR SIMILAR TYPE TRASH RECEPTACLE

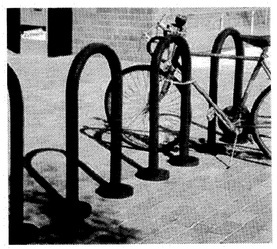
N.T.S



3 / L.14 PICNIC TABLE (TYP.)

NOTE: AS SHOWN OR SIMILAR TYPE PICNIC TABLE

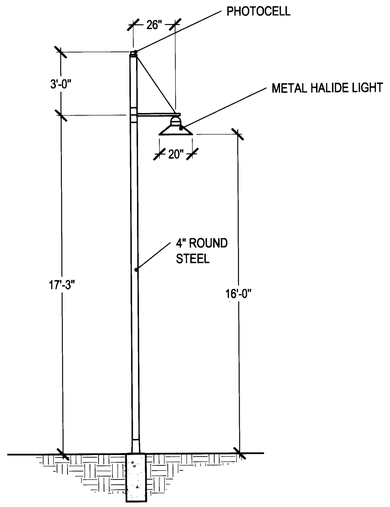
N.T.S



4 / L.14 BIKE RACK (TYP.)

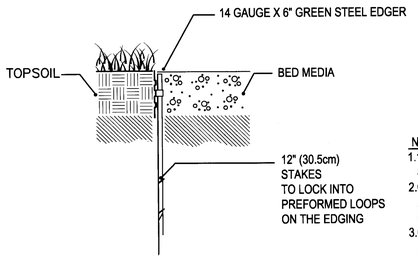
NOTE: AS SHOWN OR SIMILAR TYPE BIKE RACK

N.T.S




5 / L.14 DECORATIVE LIGHT DETAIL

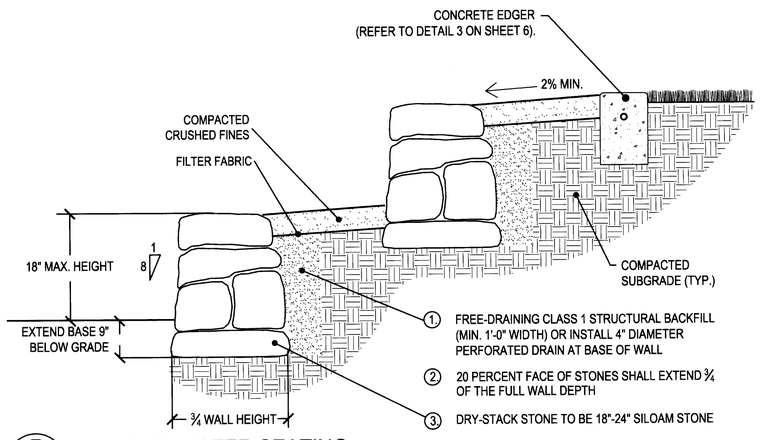
N.T.S




NOTES:
1. 16'-0" (4.9m) SECTIONS TO INCLUDE (5) 12" (30.5 cm) STEEL STAKES.
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3cm) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

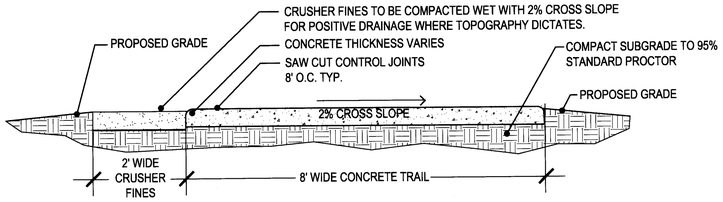
6 / L.14 STEEL EDGER DETAIL (TYP.)

N.T.S




7 / L.14 AMPHITHEATER SEATING

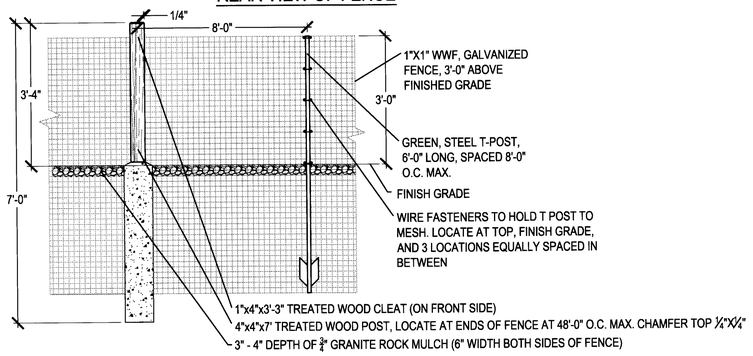
1" = 1'-0"



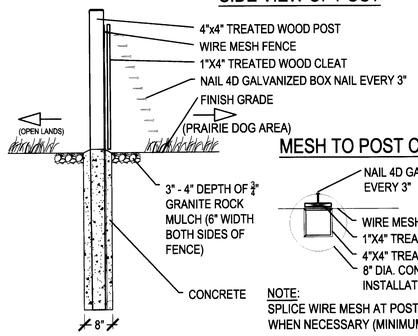

8 / L.14 8' CONCRETE WITH 2' CRUSHER FINES TRAIL

NTS

REAR VIEW OF FENCE




SIDE VIEW OF POST




MESH TO POST CONNECTION

NOTE:
SPLICE WIRE MESH AT POST LOCATIONS WHEN NECESSARY (MINIMUM OF 4" OVERLAP)

9 / L.14 PRAIRIE DOG FENCE

NTS

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# ANTHEM COLORADO AT BROOMFIELD

ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN

CITY AND COUNTY OF BROOMFIELD, COLORADO

Owner:

Pulte Homes
6400 S. Fiddlers Green Cir.
Suite 1320
Engewood, CO 80111
(303) 483-7200

Engineer

Calibre ENGINEERING
Calibre Engineering, Inc.
8301 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0434
Municipal Engineering Development Master Planning

| Issue Date |
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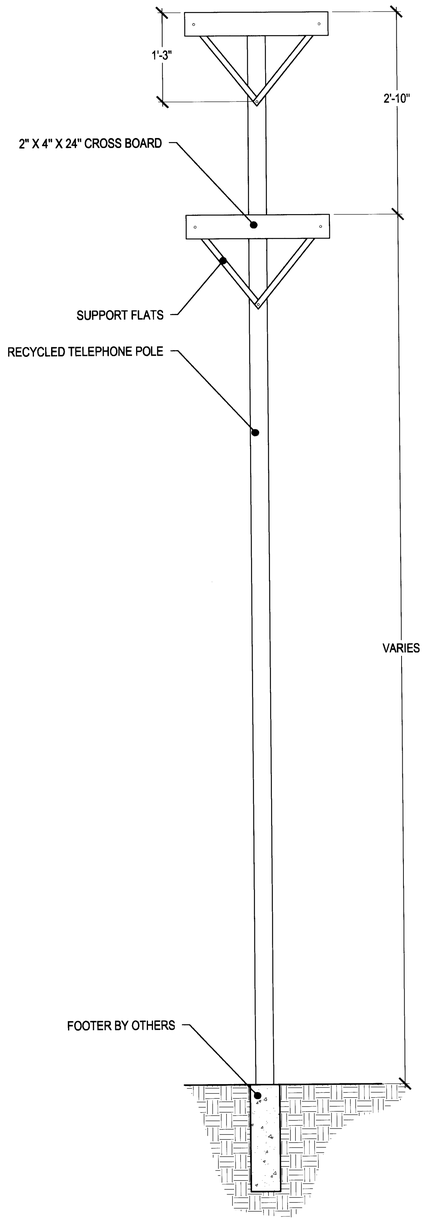
Sheet Title
SITE AMENITIES

Sheet Number
L.14
SHEET 26 OF 36

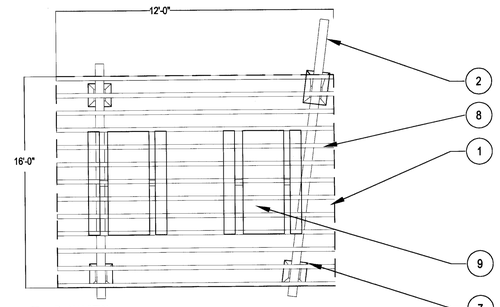



1 L.15 RAPTOR PERCH

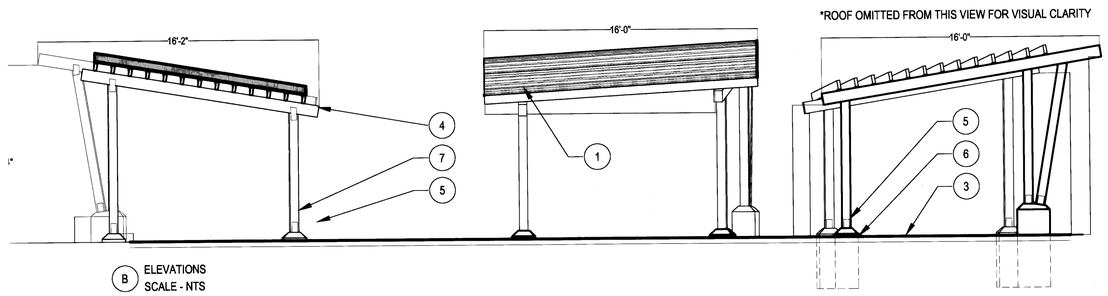
N.T.S

NOTES

1. CORRUGATED STEEL ROOF
2. 6"X8" WOOD BEAM
3. CONCRETE FLOOR
4. 6"X6" POSTS
5. DARK BRONZE BRACKET
6. EXPANSION JOINT
7. CONCRETE FOOTING
8. 2"X6" WOOD BEAMS
9. PICNIC TABLE



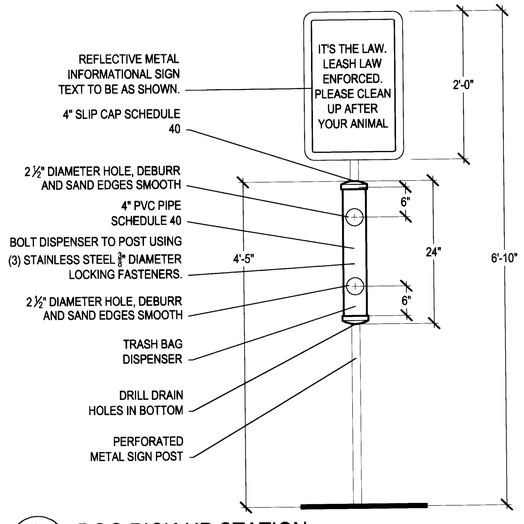

A PLAN VIEW
SCALE - NTS




B ELEVATIONS
SCALE - NTS

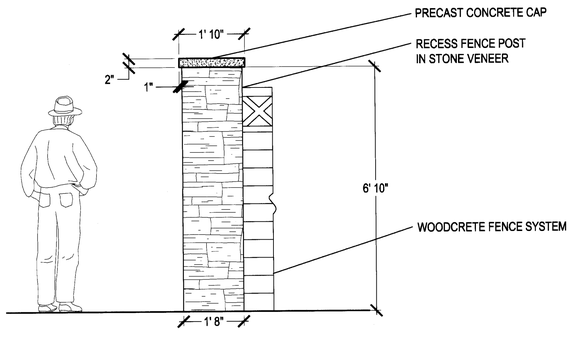
2 L.15 SHADE STRUCTURE

N.T.S



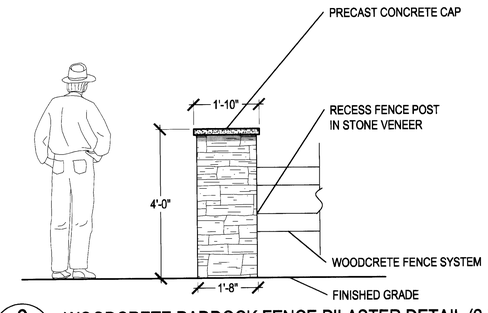

3 L.15 DOG PICK-UP STATION

NTS




4 L.15 WOODCRETE SCREEN FENCE PILASTER DETAIL

N.T.S

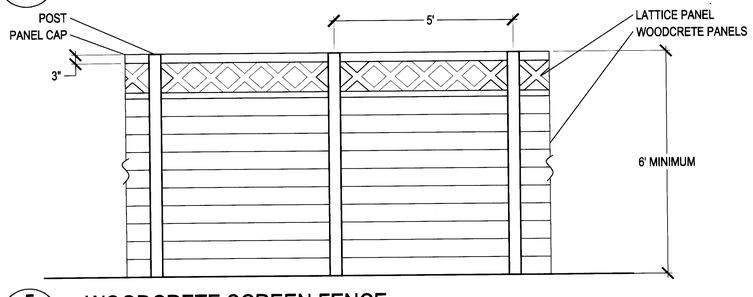



NOTES:

1. REFER TO STRUCTURAL PLANS FOR FURTHER DETAIL ON SPECIFIC ITEMS.
2. DETAILS SHOWN ARE CONCEPTUAL ON THESE PAGES. THEY ARE ONLY INTENDED TO DEMONSTRATE FINISHES, ROUGH DIMENSIONS, AND OVERALL APPEARANCE OF STRUCTURES, WALLS, SIGNS, ETC.

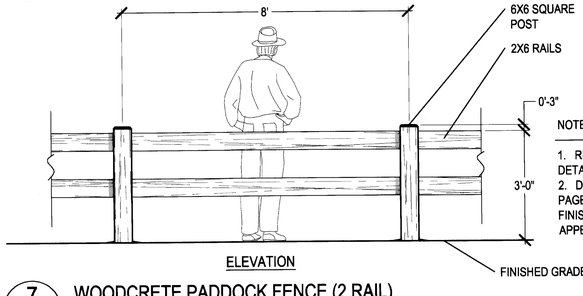
6 L.15 WOODCRETE PADDOCK FENCE PILASTER DETAIL (2 RAIL)

SCALE: 1" = 2'-0"




5 L.15 WOODCRETE SCREEN FENCE

N.T.S




ELEVATION

NOTES:

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7 L.15 WOODCRETE PADDOCK FENCE (2 RAIL)

SCALE: 1" = 2'-0"

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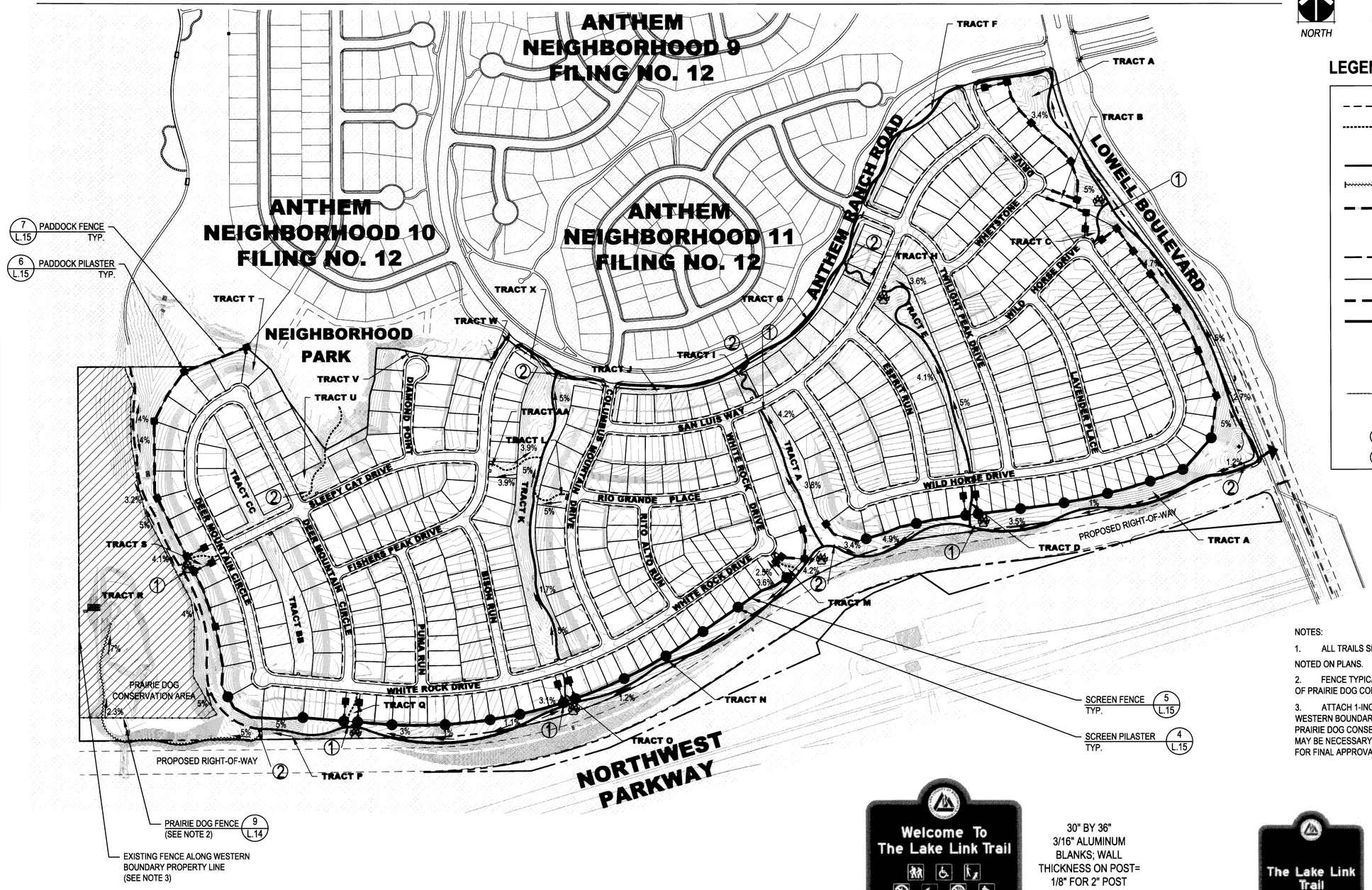
*Sheet Title*

LANDSCAPE DETAILS

*Sheet Number*

L.15

## PEDESTRIAN CONNECTIVITY PLAN




NORTH

0 100' 200' 400'
1" = 200'

## LEGEND

- 4' CONCRETE WALK
- 6' CONCRETE WALK
- 6' CRUSHER FINES
- 8' CONCRETE WALK
- 8' CRUSHER FINES
- 10' TRAIL (8' CONCRETE WITH 2' CRUSHER FINES)
- PLAT BOUNDARY
- SDP BOUNDARY
- PADDOCK FENCE
- SCREEN FENCE
- PADDOCK FENCE PILASTER
- SCREEN FENCE PILASTER
- PRAIRIE DOG FENCE
- DOGGIE STATIONS
- 1 SMALL INFORMATION SIGN
- 2 SMALL DIRECTIONAL SIGN

NOTES:

1. ALL TRAILS SHALL NOT EXCEED 5% UNLESS NOTED ON PLANS.
2. FENCE TYPICAL FOR NORTH, EAST AND SOUTH BOUNDARY OF PRAIRIE DOG CONSERVATION AREA.
3. ATTACH 1-INCH POULTRY WIRE TO EXISTING FENCE ALONG WESTERN BOUNDARY OF FILING 22 WITHIN THE LIMITS OF THE PRAIRIE DOG CONSERVATION AREA. REINFORCEMENT OF FENCE MAY BE NECESSARY. FINAL DESIGN TO BE SUBMITTED TO CCOB FOR FINAL APPROVAL OF FENCE.

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

1 L.16 SMALL INFORMATION SIGN NTS

12" BY 14"
3/16" ALUMINUM BLANKS; WALL THICKNESS ON POST= 1/8" FOR 2" POST DIAMETER

2 L.16 SMALL DIRECTIONAL SIGN NTS

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Sheet Title
FENCE AND PEDESTRIAN CONNECTIVITY DIAGRAM

Sheet Number
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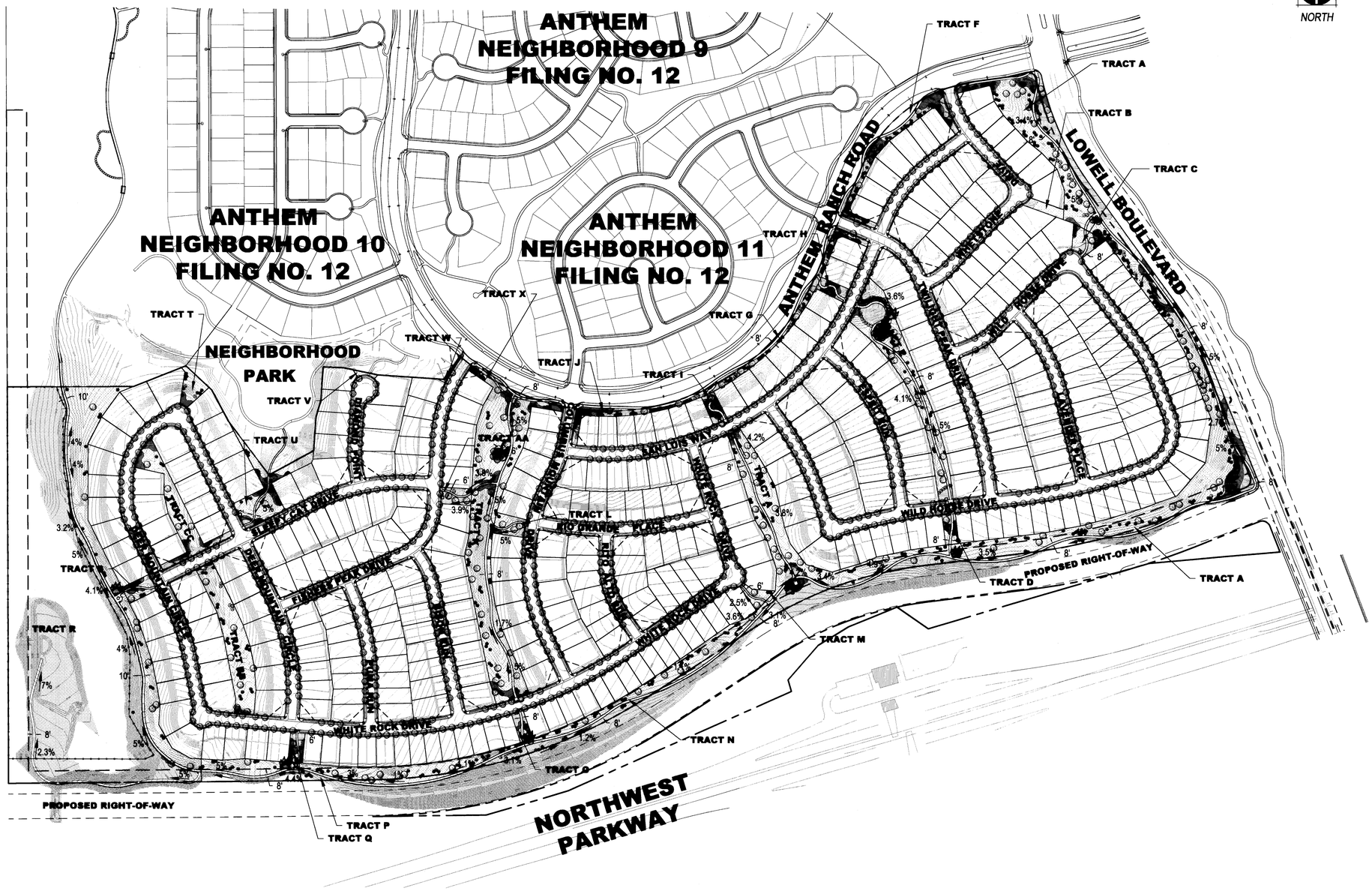
SHEET 28 OF 36

OVERALL LANDSCAPE PLAN





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*Sheet Title*

OVERALL LANDSCAPE PLAN

*Sheet Number*

L.17

SHEET 29 OF 36

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# Filing 22 SDP Residential Design Standards

## 1. Architectural Character/Style

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

***Standards:***

- Homes within Filing 22 shall be designed to feature three distinct architectural styles including Mountain, High Plains, and Prairie architecture. Some of the key building components and finish materials that will characterize these styles include the following:
  - Mountain Style:
    - stucco and stone wall planes
    - porches with decorative stone piers and wood columns
    - ornamental window shutters
    - clipped gable roof forms
  - High Plains Style:
    - stucco walls with stone wainscot
    - a stylized garage door with cross-bracing trim
    - decorative window shutters with a "z' brace
  - Prairie Style:
    - stucco wall cladding with decorative banding
    - uniform brick wainscot
    - stylized window grids
    - masonry or brick column with wood pier

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

**b. Garages***

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

## 3. Building Massing and Form

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

**Standards:**

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

## 4. Roof Form

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

**Standards:**

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

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

**5. Recessed Entries, Covered Porches, and Decks**

***Principle:*** *Utilize single story building volumes, such as recessed entries, covered porches, and decks to help soften the building facade 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 of 48 square feet in area and six feet usable depth.

**b. Columns, Piers, and Posts**

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

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

- Elevated decks above 30-inches from finished grade shall be compatible with the architectural style of the home and not left to weather naturally. Vertical deck elements such as balustrades, railing, columns, posts, and staircases shall be painted or stained to match, and be compatible with, the colors of the main structure. The colors shall be approved by the HOA ACC prior to submitting a permit.
- All 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 main structure.

## 6. Facade Articulation

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

**Standards:**

**a. Wall Articulation (Front Elevations)**

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

**b. Building Projections**

- Cantilevered building projections, such as a bay window or a fireplace box out, shall project a minimum of 18 inches from the facade.

## 7. Windows and Doors

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

**Standards:**

**a. Windows**

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

**b. Doors**

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

## 8. Building Elements

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

**Standards:**

**Fascia and Trim Details**

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

## 9. Building Materials and Color

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

**Standards:**

**a. Wall Materials and Color**

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

**b. Roof Materials and Color**

- Strong roof colors shall be used such as, but not limited to, charcoal gray, greenish-gray, forest green, and dark brown to visually terminate the top of the building.
- A varied palette of harmonious roof colors and materials shall be required for Filing 22. A minimum of three roof colors shall be required along each block of 10 homes or lots in a row.
- Roofing shall be concrete tile with a minimum 30-year manufacturers warranty.

## 10. Building Material Application

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

**Standards:**

**a. General**

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

**b. Enhanced Side and Rear Elevations Visible From Public View**

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

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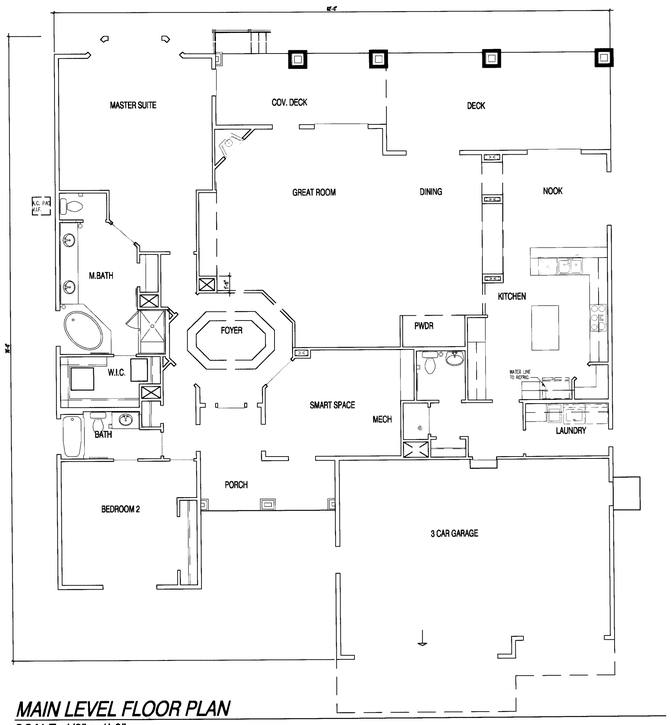
A.01
SHEET 30 OF 36




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

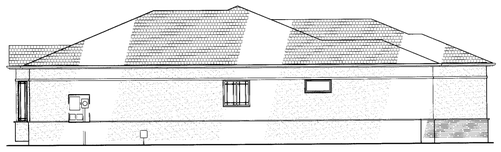
## VAIL - PRAIRIE STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
2,612 SQUARE FEET

## FRONT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 1/8" = 1'-0"

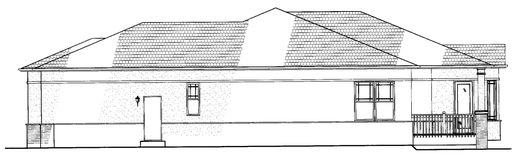
## ESTATE HOME SERIES- (65 - FOOT WIDE HOMES)

THE ESTATE HOME SERIES INCLUDES HOMES THAT ARE 65-FOOT WIDE ON 80-FOOT WIDE LOTS. THESE HOMES RANGE IN SQUARE FOOTAGE FROM 2225 TO 2850. THIS SERIES INCLUDES 3 DISTINCT FLOOR PLANS WITH EACH FLOOR PLAN AVAILABLE IN 3 DISTINCTLY DIFFERENT ELEVATIONS. EACH ELEVATION INCORPORATES REGIONAL ARCHITECTURAL STYLES THAT ARE DESIGNED TO COMPLEMENT COLORADO'S RICH HERITAGE, INCLUDING HIGH PLAINS, PRAIRIE AND MOUNTAIN. THE ARCHITECTURAL ELEVATION PRESENTED HERE IS REPRESENTATIVE OF THE VAIL FLOOR PLAN SHOWN IN THE PRAIRIE STYLE ARCHITECTURE.



## LEFT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## RIGHT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## REAR ELEVATION
- 100% MASONRY/STUCCO

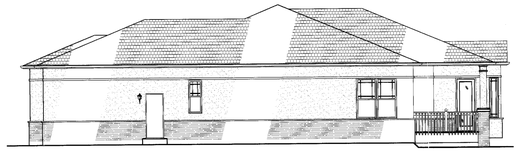
SCALE: 3/32" = 1'-0"

## REAR DAYLIGHT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED LEFT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## ENHANCED RIGHT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED REAR ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED REAR DAYLIGHT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## REAR WALK-OUT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED REAR WALK-OUT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

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# ANTHEM H E M COLORADO AT BROOMFIELD

ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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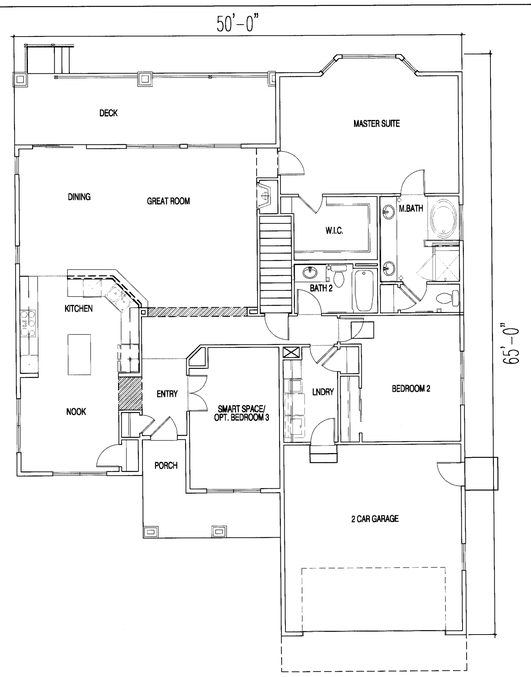
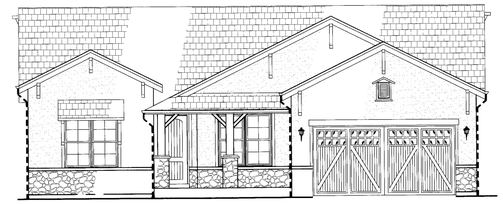



## MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

## KEYSTONE - HIGH PLAINS STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
1,967 SQUARE FEET



## FRONT ELEVATION
- 100% MASONRY/STUCCO

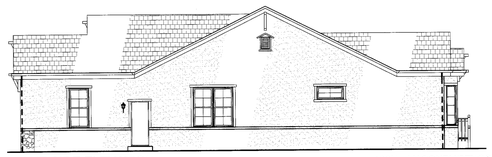
SCALE: 1/8" = 1'-0"

## PREMIER HOME SERIES- (50 - FOOT WIDE HOMES)

THE PREMIER HOME SERIES INCLUDES HOMES THAT ARE 50-FOOT WIDE ON 66-FOOT WIDE LOTS. THESE HOMES RANGE IN SQUARE FOOTAGE FROM 1950 TO 2060. THIS SERIES INCLUDES 3 DISTINCT FLOOR PLANS WITH EACH FLOOR PLAN AVAILABLE IN 3 DISTINCTLY DIFFERENT ELEVATIONS. EACH ELEVATION INCORPORATES REGIONAL ARCHITECTURAL STYLES THAT ARE DESIGNED TO COMPLEMENT COLORADO'S RICH HERITAGE, INCLUDING HIGH PLAINS, PRAIRIE AND MOUNTAIN. THE ARCHITECTURAL ELEVATION PRESENTED HERE IS REPRESENTATIVE OF THE KEYSTONE FLOOR PLAN SHOWN IN THE HIGH PLAINS STYLE ARCHITECTURE.

## LEFT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## RIGHT SIDE ELEVATION
- 100% MASONRY/STUCCO

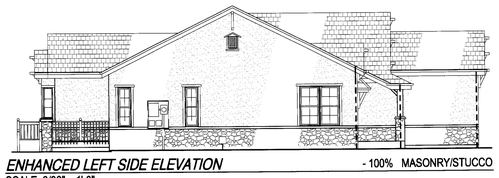
SCALE: 3/32" = 1'-0"

## REAR ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

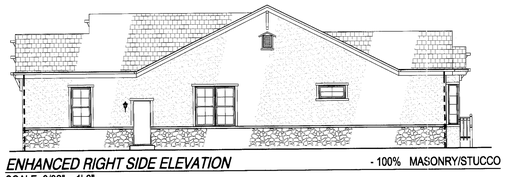
## REAR DAYLIGHT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



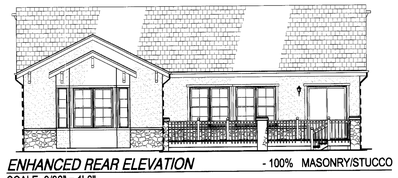
## ENHANCED LEFT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## ENHANCED RIGHT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

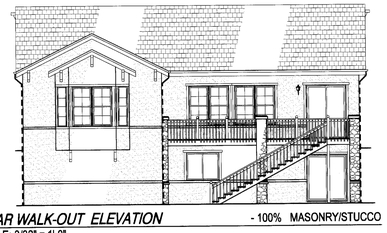


## ENHANCED REAR ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED REAR DAYLIGHT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## REAR WALK-OUT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED REAR WALK-OUT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

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# A N T H E M COLORADO AT BROOMFIELD

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CITY AND COUNTY OF BROOMFIELD, COLORADO

Owner:

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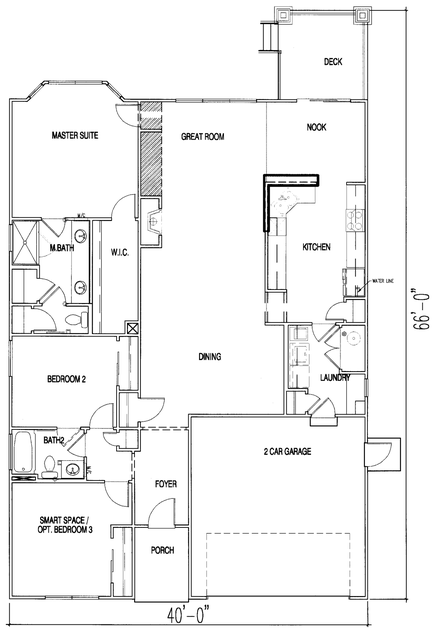
SHEET 32 OF 36




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

## COPPER - MOUNTAIN STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
1,805 SQUARE FEET

## FRONT ELEVATION
- 100% MASONRY/STUCCO

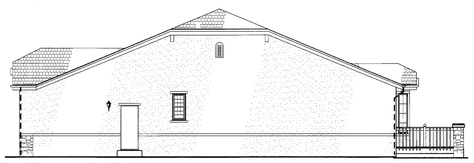
SCALE: 1/8" = 1'-0"

## CLASSIC HOME SERIES- *(40 - FOOT WIDE HOMES)*

THE PREMIER HOME SERIES INCLUDES HOMES THAT ARE 40-FOOT WIDE ON 66-FOOT WIDE LOTS. THESE HOMES RANGE IN SQUARE FOOTAGE FROM 1500 TO 1810. THIS SERIES INCLUDES 3 DISTINCT FLOOR PLANS WITH EACH FLOOR PLAN AVAILABLE IN 3 DISTINCTLY DIFFERENT ELEVATIONS. EACH ELEVATION INCORPORATES REGIONAL ARCHITECTURAL STYLES THAT ARE DESIGNED TO COMPLEMENT COLORADO'S RICH HERITAGE, INCLUDING HIGH PLAINS, PRAIRIE AND MOUNTAIN. THE ARCHITECTURAL ELEVATION PRESENTED HERE IS REPRESENTATIVE OF THE COPPER FLOOR PLAN SHOWN IN THE MOUNTAIN STYLE ARCHITECTURE.

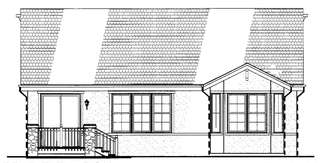
## LEFT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## RIGHT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

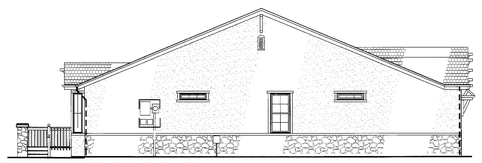


## REAR ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

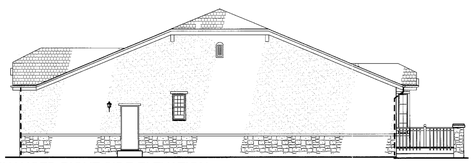
## ENHANCED REAR DAYLIGHT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## ENHANCED LEFT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"



## ENHANCED RIGHT SIDE ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED REAR ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

## ENHANCED REAR WALK-OUT ELEVATION
- 100% MASONRY/STUCCO

SCALE: 3/32" = 1'-0"

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# ANTHEM COLORADO AT BROOMFIELD
ANTHEM FILING 22: NEIGHBORHOOD 12-14 - SITE DEVELOPMENT PLAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

*Owner:*

Pulte Homes
6400 S. Fiddlers Green Cir.
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Englewood, CO 80111
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Municipal Engineering Development Master Planning

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SHEET 33 OF 36

# Estate Home Series (65 - FOOT WIDE HOMES)

The Estate Home Series includes homes that are 65-foot wide on 80-foot wide lots. These homes range in square feet of 2225 to 2850. This series includes 3 distinct floor plans with each plan available in 3 distinctly different elevations. Each elevation incorporates regional architecture styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architecture elevations shown here are representative of the Aspen, Snowmass and Vail floor plans.

## ASPEN - ONE STORY WITH 3-CAR GARAGE 2,837 SQUARE FEET

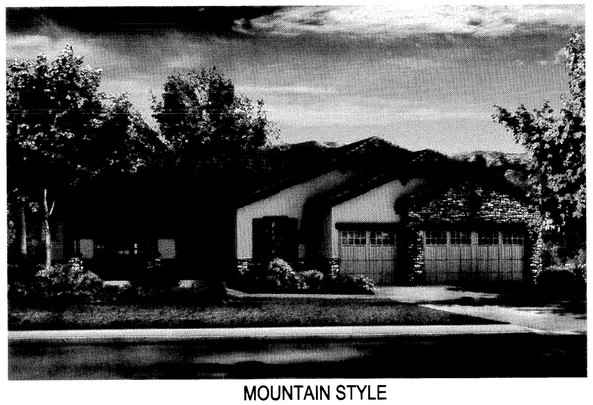
HIGH PLAINS STYLE

MOUNTAIN STYLE

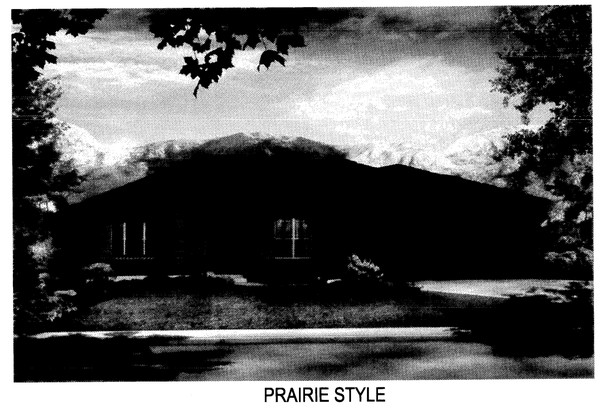
PRAIRIE STYLE

## SNOWMASS - ONE STORY WITH 3-CAR GARAGE 2,229 SQUARE FEET

HIGH PLAINS STYLE



MOUNTAIN STYLE



PRAIRIE STYLE

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

HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE

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CITY AND COUNTY OF BROOMFIELD

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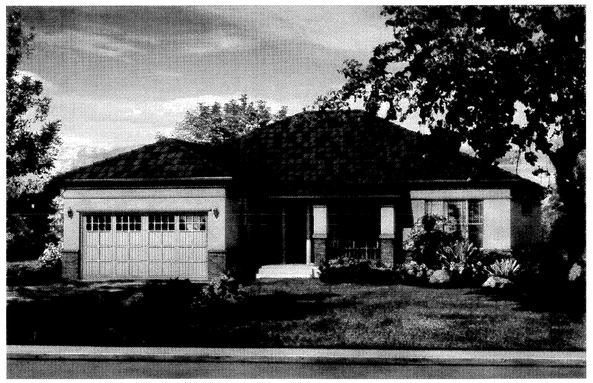
# Premier Home Series (50 - FOOT WIDE HOMES)

The Premier Home Series includes homes that are 50-foot wide on 66-foot wide lots. These homes range in square feet of 1950 to 2060. This series includes 3 distinct floor plans with each plan available in 3 distinctly different elevations. Each elevation incorporates regional architecture styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architecture elevations shown here are representative of the Breckenridge, Keystone, and Steamboat floor plans.

## BRECKENRIDGE - ONE STORY WITH 2-CAR GARAGE 2,015 SQUARE FEET

HIGH PLAINS STYLE

MOUNTAIN STYLE



PRAIRIE STYLE

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

HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE

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

HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE

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A.06

# Classic Home Series (40 - FOOT WIDE HOMES)

The Classic Home Series includes homes that are 40-foot wide on 56-foot wide lots. These homes range in square feet of 1500 to 1810. This series includes 3 distinct floor plans with each plan available in 3 distinctly different elevations. Each elevation incorporates regional architecture styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architecture elevations shown here are representative of the Arapahoe, Eldora, and Copper floor plans.

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

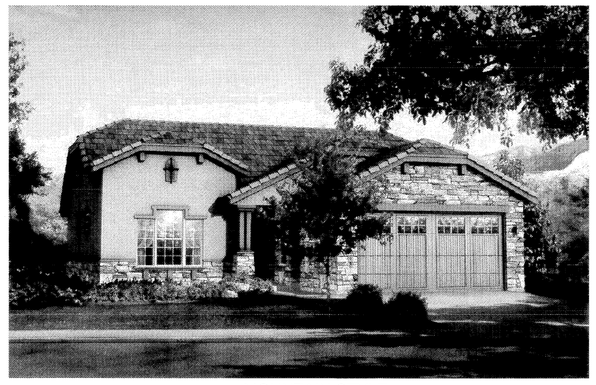
HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE

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

HIGH PLAINS STYLE

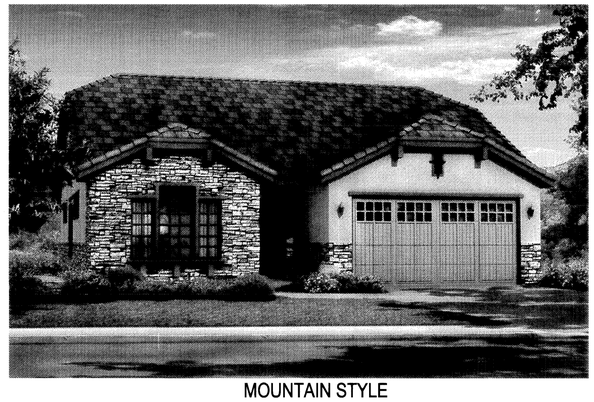


MOUNTAIN STYLE

PRAIRIE STYLE

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

HIGH PLAINS STYLE



MOUNTAIN STYLE

PRAIRIE STYLE

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