

**ATTACHMENT 6**

**Site  
Development  
Plan  
Filing ②  
October 2003**

**PREBLE  
CREEK**

**City and County of Broomfield**



## I. Neighborhood 2

---

- Siena Overall Landscape Plan / Key Map
- Illustrative Plan - Promontory
- Neighborhood 2 - Parks and Open Lands
- Tract H and I Park
- Tract J and K Park
- Tract M Park
- Neighborhood 2 & Open Lands Amenities
- Landscape Planting Details
- Outlot 3 - Park
- Outlot 10 - Neighborhood 2
- Architecture Character Elevations
  - Single Family Detached Homes
- Architecture Character Elevations
  - Cluster Townhomes
- Typical Open Land and Trail Corridor Section
- Site Sections - Neighborhood 2
- Walkout / Garden Level - Diagram
- Enhanced Elevations - Diagram
- Phasing - Diagram

## II. Community Park

---

- Phase I - Illustrative Diagram
- Master Plan
- Master Plan - Phasing Plan
- Filing No. 1 and 2 Pedestrian Connectivity Diagram
- Community Features (2 pages)
- Community Park Structures

All photos in this document represent the project character of Siena, including product types, but do not reflect exact designs proposed

## Table of Contents



DTJ DESIGN

ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE

DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

BOULDER | TELLURIDE

**June 2003**

## **I. Neighborhood 2**

---

- Siena Overall Landscape Plan / Key Map
- Illustrative Plan - Promontory
- Neighborhood 2 - Parks and Open Lands
- Tract H and I Park
- Tract J and K Park
- Tract M Park
- Neighborhood 2 & Open Lands Amenities
- Landscape Planting Details
- Outlot 3 - Park
- Outlot 10 - Neighborhood 2
- Architecture Character Elevations
  - Single Family Detached Homes
- Architecture Character Elevations
  - Cluster Townhomes
- Typical Open Land and Trail Corridor Section
- Site Sections - Neighborhood 2
- Walkout / Garden Level - Diagram
- Enhanced Elevations - Diagram
- Phasing - Diagram

## **I. Neighborhood 2**



**SIENA**  
OVERALL LANDSCAPE PLAN / KEY MAP



N.T.S.



JUNE 2003



FILING NO. 1

MIXED USE COMMERCIAL

OPEN LANDS & TRAILS - 5.10 ACRES

SINGLE FAMILY DETACHED  
FIRST MOVE-UP - 148 UNITS

TOWNHOMES  
173 UNITS

OPEN LANDS & TRAILS 11.14 ACRES

PARK & TRAIL CONNECTION  
2.67 ACRES

HIGH DENSITY  
RESIDENTIAL

PARK / OPEN LANDS & TRAIL - 5.21 ACRES

SINGLE FAMILY  
DETACHED  
SECOND MOVE-UP - 102 UNITS

OPEN LANDS & TRAIL - 3.92 ACRES

PARK - 1.68 ACRES

OPEN LANDS & TRAILS

PARKS  
(0.95 AC. & 0.78 AC.)

OPEN LANDS & TRAILS - 15.56 ACRES

NEIGHBORHOOD 3

SCHOOL PARK  
6.78 ACRES

SCHOOL  
6.09 ACRES

PARK, COMMUNITY  
DITCH & TRAIL - 3.47 ACRES

MIXED USE  
COMMERCIAL



ILLUSTRATIVE PLAN

SIENA FILING NO. 2  
Promontory  
(Neighborhood 2)

N.T.S.



April 15, 2003



1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
303-443-7533 Fax 303-443-7534



NEIGHBORHOOD 2 - PARKS AND OPEN LANDS



ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE

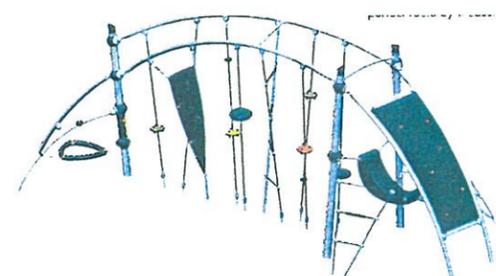


DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

BOULDER | TELLURIDE



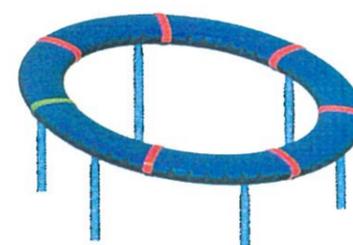
NOT TO SCALE



'ENIF' BY KOMPAN - AGES 6-12



'FLOW 1' BY KOMPAN - AGES 2-5



'SUPERNOVA' BY KOMPAN - AGES 6-12



## TRACTS J AND K PARK - NEIGHBORHOOD 2

ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



DTJ DESIGN

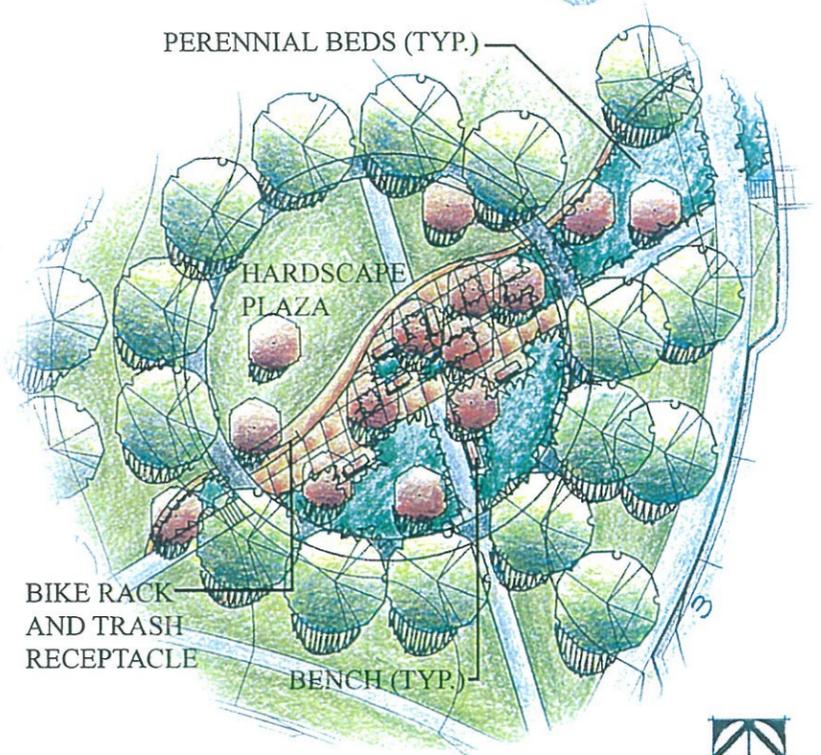
DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

BOULDER - FLOURIDE

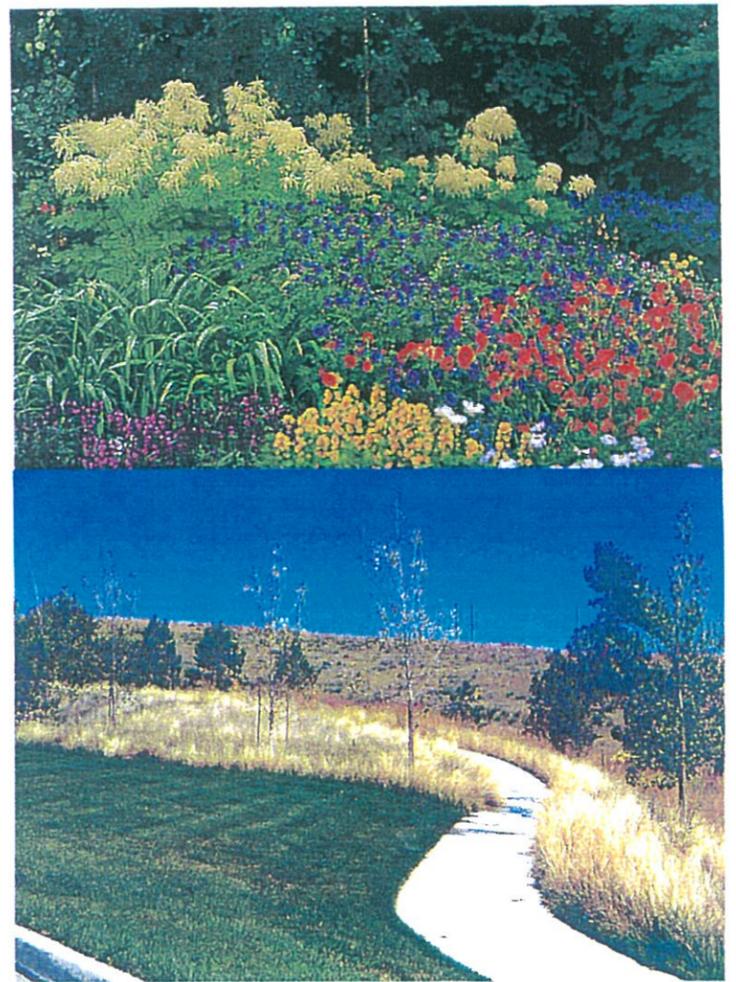


TRACTS H AND I PARK

NOT TO SCALE



ENLARGEMENT OF PLAZA AND PERENNIAL GARDENS



LANDSCAPE CHARACTER



TRACTS H AND I PARK - NEIGHBORHOOD 2

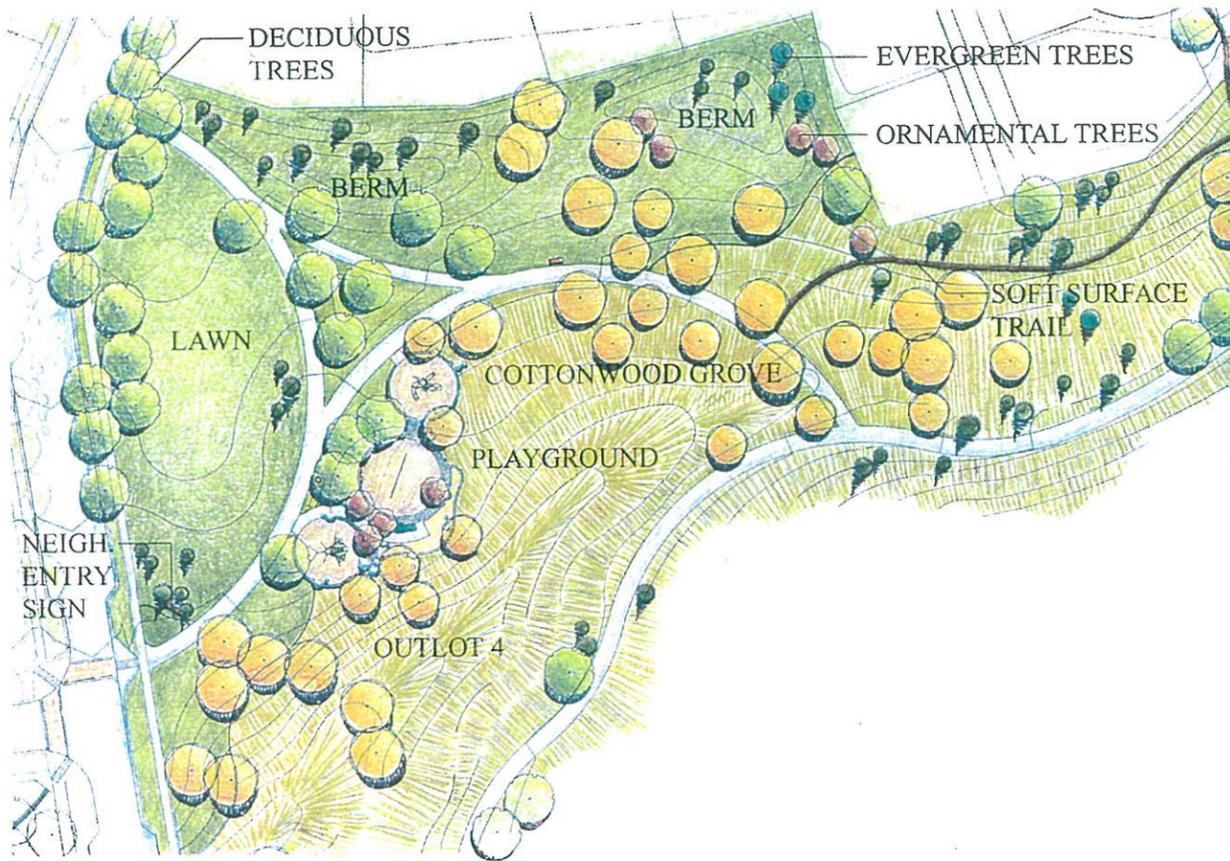
ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



DTJ DESIGN

DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtdesign.com

BOULDER | TELLURIDE



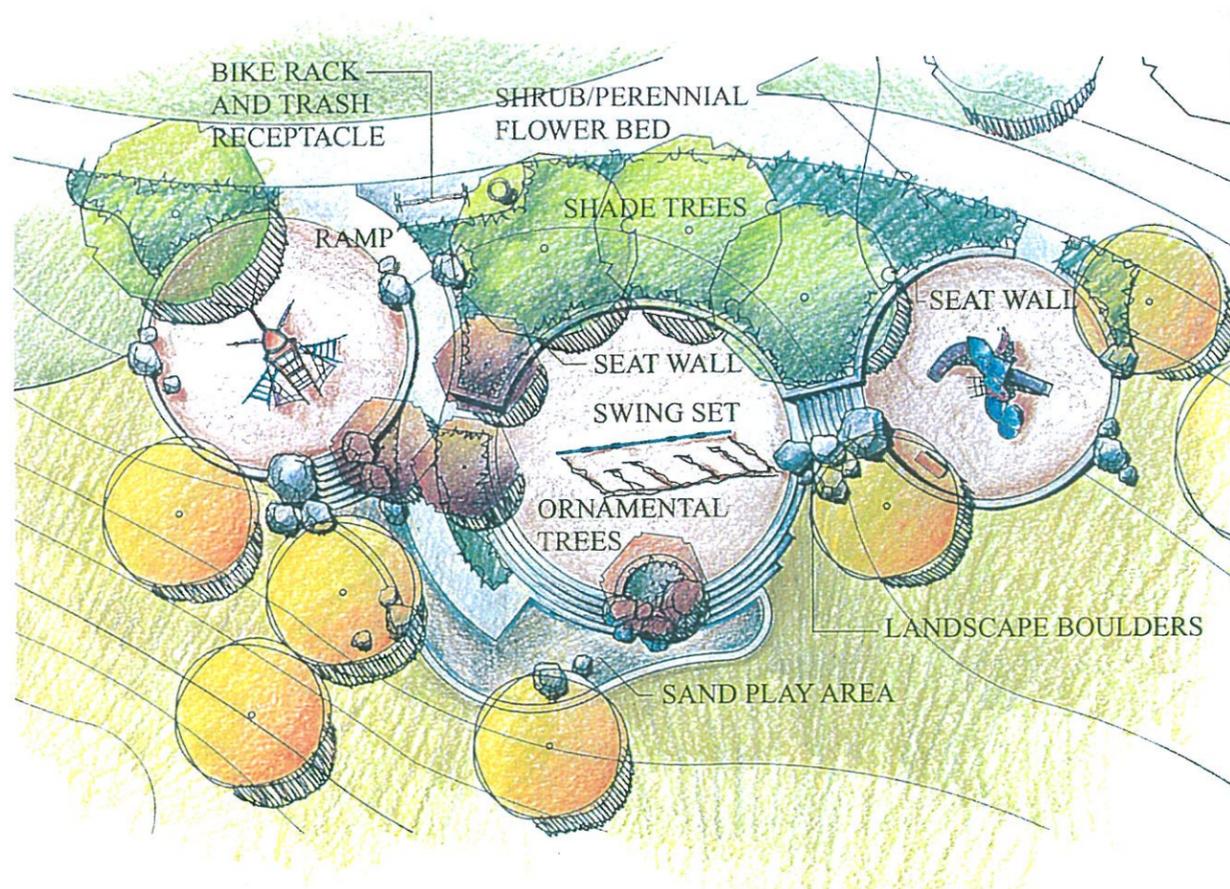
TRACT M PARK



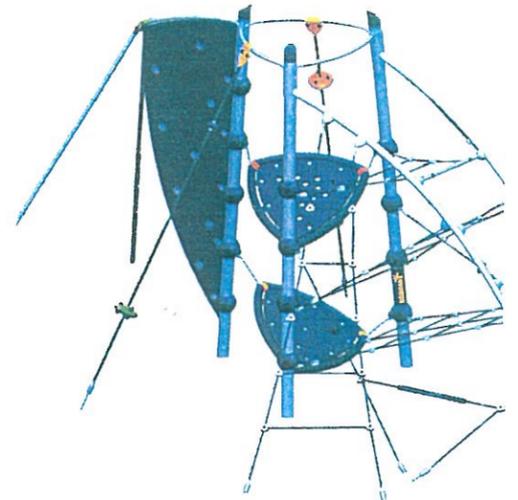
SWINGSET BY KOMPAN



'ZIBAL' BY KOMPAN - AGES 6-12



PLAYGROUND ENLARGEMENT



'ZIBAL' BY KOMPAN - AGES 6-12



'FLOW 1' BY KOMPAN - AGES 2-5



TRACT M PARK - NEIGHBORHOOD 2

ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE



DTJ DESIGN

DTJ Design, Inc.  
 1881 Ninth Street, Suite 103  
 Boulder, Colorado 80302  
 T 303 443.7533 F 303 443.7534  
 www.dtdesign.com

BOULDER | TELLURIDE



NEIGHBORHOOD 2



Enhanced Native Turf



Wetland habitat



Pond character



OUTLOT 3 PARK

ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



DTJ DESIGN

DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

BOULDER, COLORADO



OUTLOT 10 - NEIGHBORHOOD 2



NOT TO SCALE



ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



DTJ DESIGN

DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtydesign.com

BOULDER TELLURIDE



'Scarborough' Collection bench  
by: Landscape forms



Perennial beds



'Ironsites Bethesda Series' trash receptacle  
by: Victor Stanley Inc.



9843 Park Series  
60" Contour Bench  
embedded cedar  
slats/brown frame



Playgrounds



Concrete trails in manicured turf and enhanced native turf areas.

'Park Series' openlands bench  
by: Recycle Design



bike rack  
by: Madrax



## NEIGHBORHOOD 2 & OPEN LANDS AMENITIES

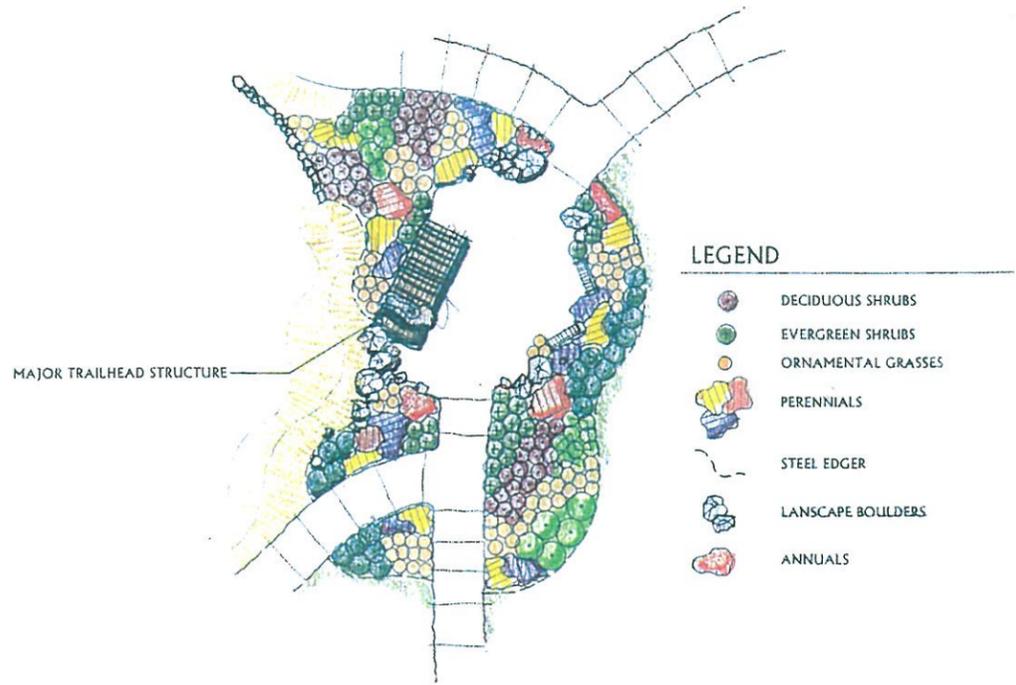
ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



DTJ DESIGN

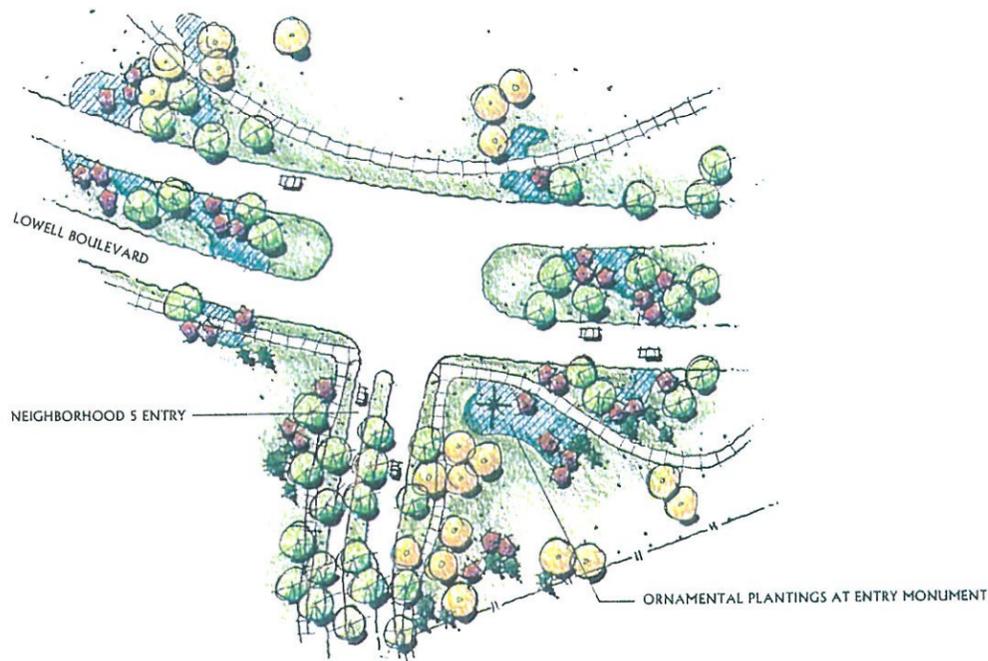
DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

BOULDER • FLORENCE



**DETAIL 1 - Major Trailhead Planting Bed**

(Main Entry at Lowell Blvd. and Highway 7)



**DETAIL 2 -Neighborhood Entry Planting**

(Neighborhood 5 North Entry)

NOT TO SCALE



KEYMAP



**LANDSCAPE PLANTING DETAILS**

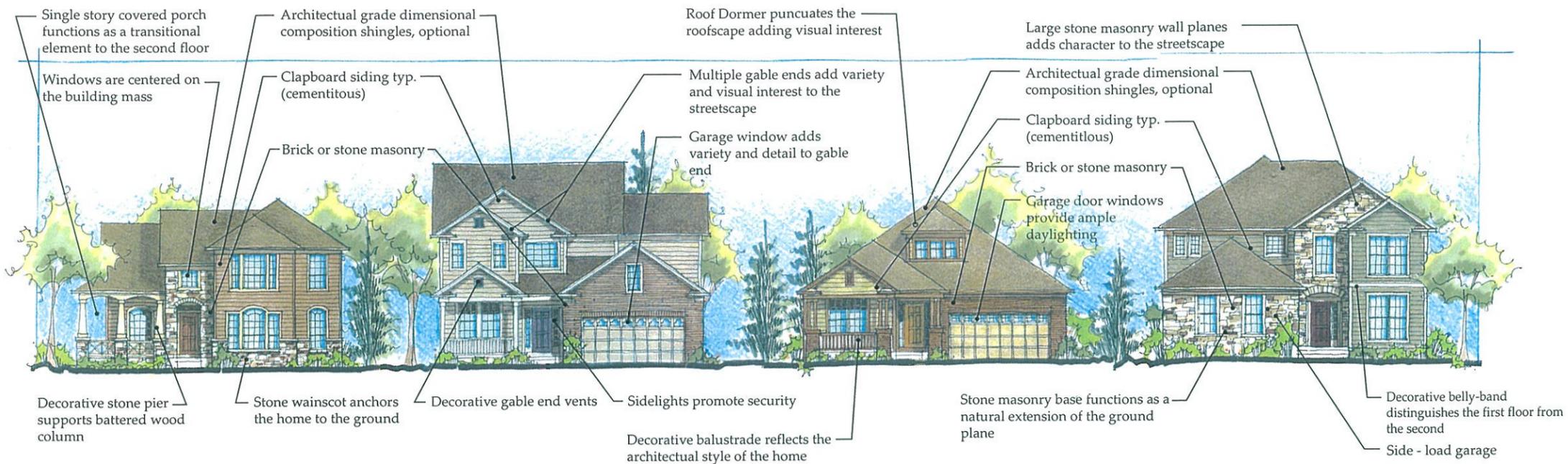
ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



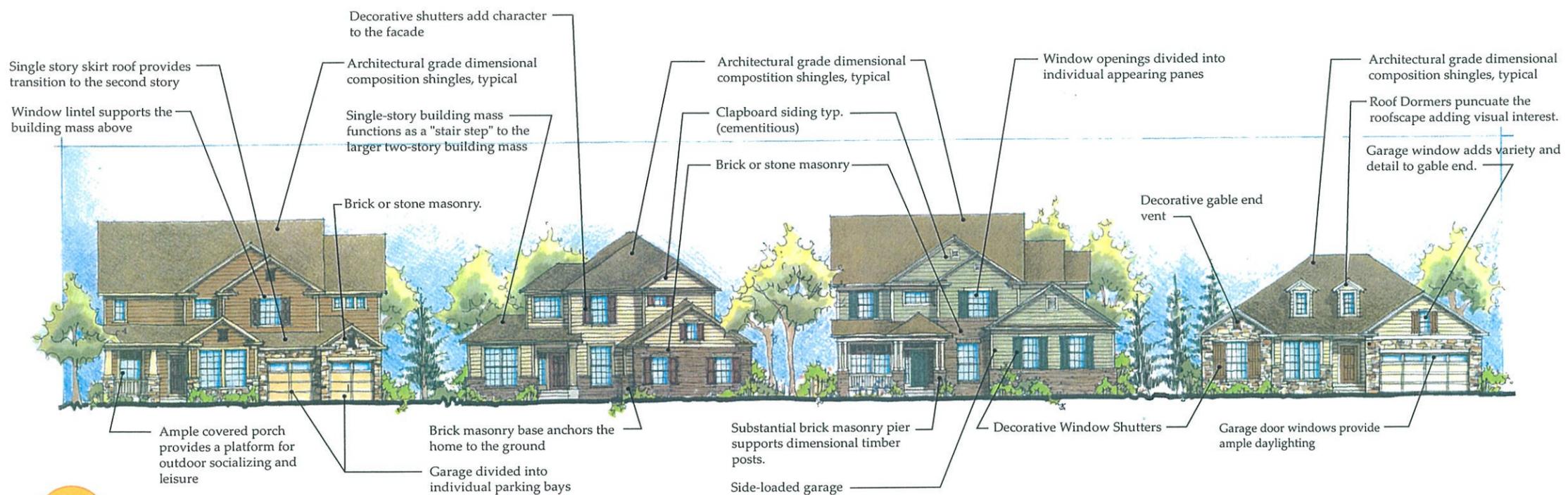
DTJ DESIGN

DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

BOULDER | TELLURIDE



**FIRST MOVE-UP (40' WIDE HOUSES ON 55'X110' LOTS)**



**SECOND MOVE-UP (50' WIDE HOMES ON 65'X120' LOTS)**

**ARCHITECTURAL CHARACTER / STYLE**

The following Single Family Detached architecture (illustrated to the left) has been designed to reflect a "Traditional or Classic Colorado" architecture character or style. This architectural style is characterized by traditional architectural elements that include hip and gable roof forms, rich brick or stone wainscots, classic clapboard siding, gable-end return cornices, shutters, flat-arched windows, roof dormers, and multi-paned window. Classic Colorado architecture is distinguished by moderately-pitched roofs, modest roof overhangs, and covered entries which provide a platform for outdoor socializing and leisure.

The Forty-foot wide Homes (First Move-up) shall be designed and constructed by a builder yet to be determined, while the Fifty-foot wide Homes (Second Move-up) will be designed and constructed by Pulte. Specific plans and elevations for Pulte's Fifty-foot wide homes are provided on the following pages which graphically depict the Colorado Classic architectural style, including five different models, each with four distinct front elevations. In addition, Architectural Design Standards have been formulated to assure that all Single Family Detached homes have architectural variety and visual interest.



**ARCHITECTURAL CHARACTER ELEVATIONS  
SINGLE FAMILY DETACHED HOMES**

**SIENA FILING NO. 2  
NEIGHBORHOOD 2**

April 15, 2003





## FRONT ELEVATIONS

**Liszt Plan-Elevation D (54% masonry)**

Elevations not shown:

- Elevation A (50% masonry)
- Elevation B (50% masonry)
- Elevation C (95% masonry)

**Bach Plan-Elevation D (64% masonry)**

Elevations not shown:

- Elevation A (56% masonry)
- Elevation B (61% masonry)
- Elevation C (78% masonry)

**Handel Plan-Elevation D (50% masonry)**

Elevations not shown:

- Elevation A (50% masonry)
- Elevation B (52% masonry)
- Elevation C (56% masonry)

**Tallis Plan-Elevation B (64% masonry)**

Elevations not shown:

- Elevation A (50% masonry)
- Elevation C (100% masonry)
- Elevation D (72% masonry)

**Monteverdi Plan-Elevation C (50% masonry)**

Elevations not shown:

- Elevation A (50% masonry)
- Elevation B (50% masonry)
- Elevation D (50% masonry)



## ENHANCED REAR ELEVATIONS (Walkout Lots)

Enhanced rear elevations visible from public view shall include:

- Window muntins (real or simulated) which divide the glass into individual panes
- Gable end ornamentation (including vents, material change, brackets, ect.)
- 18 inch square masonry posts or piers supporting elevated decks

## ARCHITECTURAL CHARACTER ELEVATIONS

SINGLE FAMILY DETACHED HOMES  
(50ft. WIDE HOMES ON 65 ft. X 120ft. LOTS)

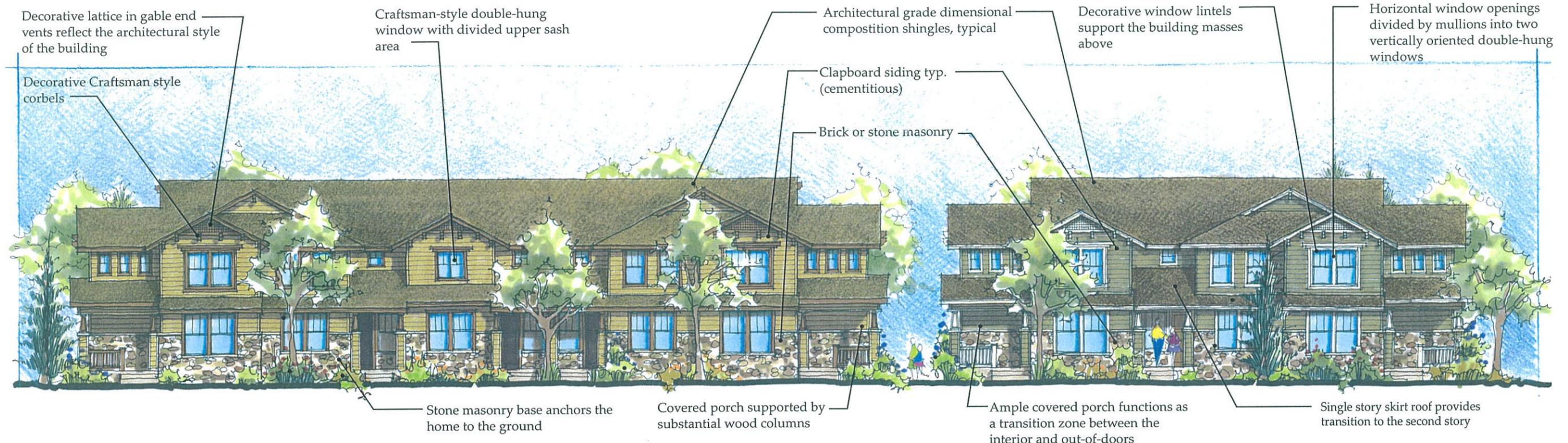
**PREBLE CREEK FILING NO. 2  
NEIGHBORHOOD 2**



October 2003



1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
303-443-7533 Fax 303-443-7534



#### ARCHITECTURAL CHARACTER / STYLE

Three architectural styles are proposed for the cluster townhomes which reflect a vernacular Colorado architectural style, that is compatible with the Traditional or Classic style of the single family detached homes. These styles include Craftsman, Farmhouse, and Mountain Rustic. The characteristics of each style include the following:

**Craftsman** - The Craftsman style features low-pitched gable roof forms with moderate roof overhangs supported by beam ends. Gable ends are decorative, composed of latticework. Walls are clad with horizontal oriented cementitious clapboards. Battered wood box columns are supported by clapboard piers. Windows are typically vertically-oriented double-hung, with muntins that divide the upper sash into individual-appearing panes. Stone is commonly used as a foundation material, designed as a natural extension of the ground plane.

**Farmhouse** - The Farmhouse style features simple two-story gabled roof forms often accompanied by single-story skirt roofs which provide transition to the second story. Covered porches are supported by simple wood box columns. Walls are covered with cementitious clapboard siding punctuated by vertically-oriented double-hung windows. Details include the use of decorative gable end vents, window shutters, and wood trim. Stone masonry is commonly used as a base material, designed to anchor the Farmhouse structure to the ground.

**Mountain Rustic** - The Mountain Rustic style features multi-planed gabled roof forms with porches covered by shed roof elements. Covered porches are supported by paired dimensional timber posts. Walls are clad with cementitious clapboards, with board and batten used as a gable end accent. Windows are vertically-oriented, divided by muntins into a group of individual-appearing panes. Building details include the use of roof beams, wood trim, and decorative window shutters. Stone building bases are designed to secure the Mountain Rustic structure to the ground plane.

Specific Architectural Design Standards and building elevations are contained on the following pages which address design issues related to the Single Family Attached Townhome architecture.

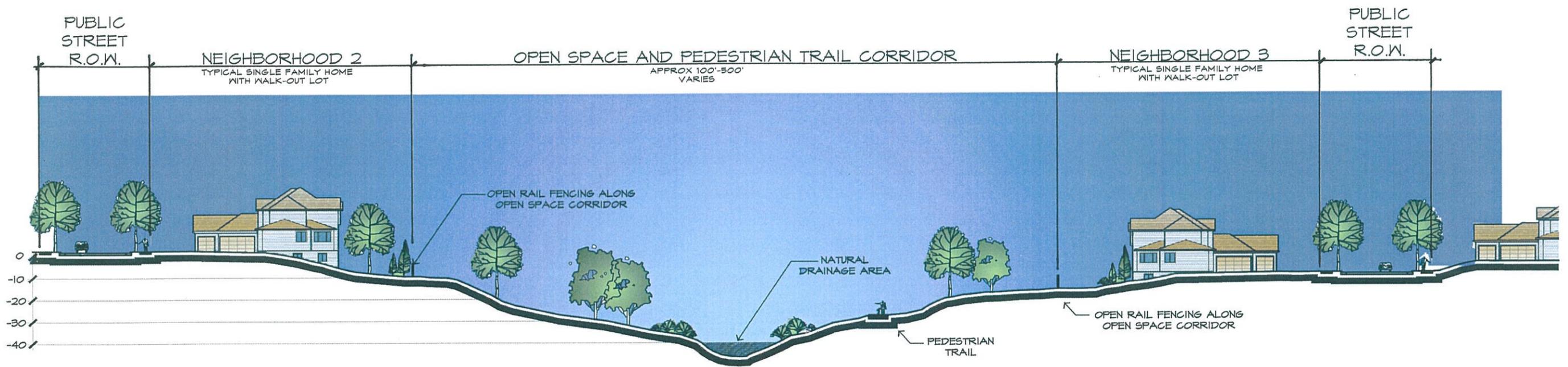


## ARCHITECTURAL CHARACTER ELEVATIONS CLUSTER TOWNHOMES-THREE & FIVE PLEX BUILDINGS

**SIENA FILING NO. 2  
NEIGHBORHOOD 2**

April 15, 2003





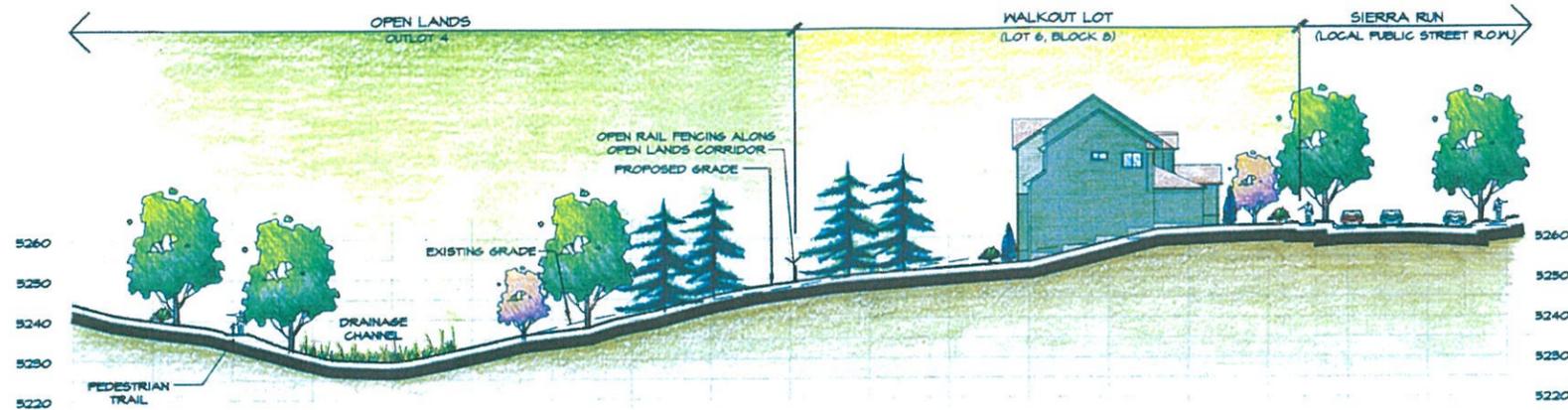
TYPICAL OPEN LAND AND TRAIL CORRIDOR SECTION

SIENA FILING NO. 2  
NEIGHBORHOOD 2

April 15, 2003



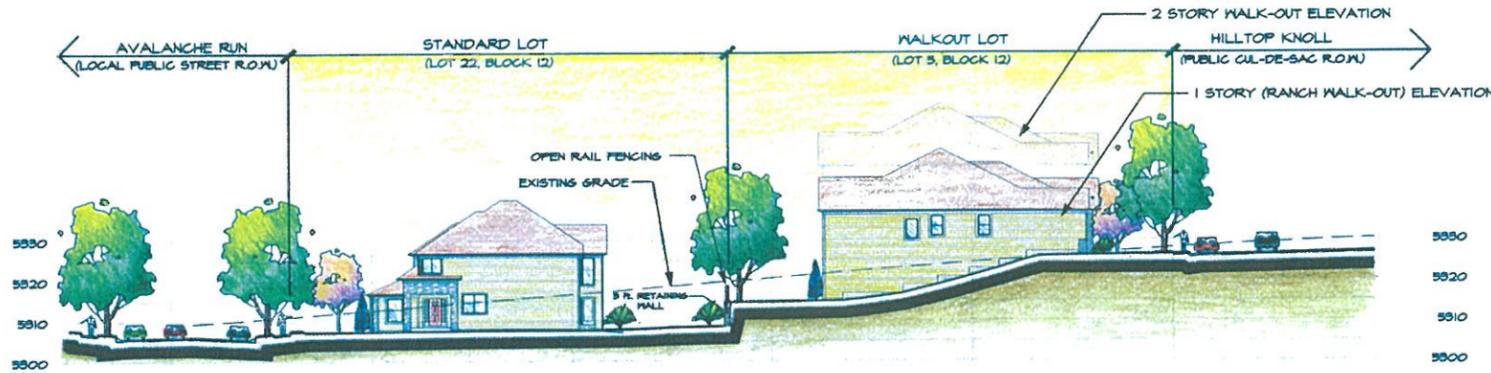
Copyright All Rights Reserved. Downing Thorpe & James Inc. 2000. Downing Thorpe & James understands and acknowledges that this S.D.P. plan is a public record under Colorado Public Records Law (C.R.S. 24-72-201 et seq.). As a public record, this S.D.P. plan is subject to inspection and copying by any person. Downing Thorpe & James waives and releases the City and County of Broomfield from copyright infringement claims resulting from copying or reproduction of this S.D.P. plan by the City and County of Broomfield as a public record.



**SECTION A**

SCALE: 1" = 20'-0"

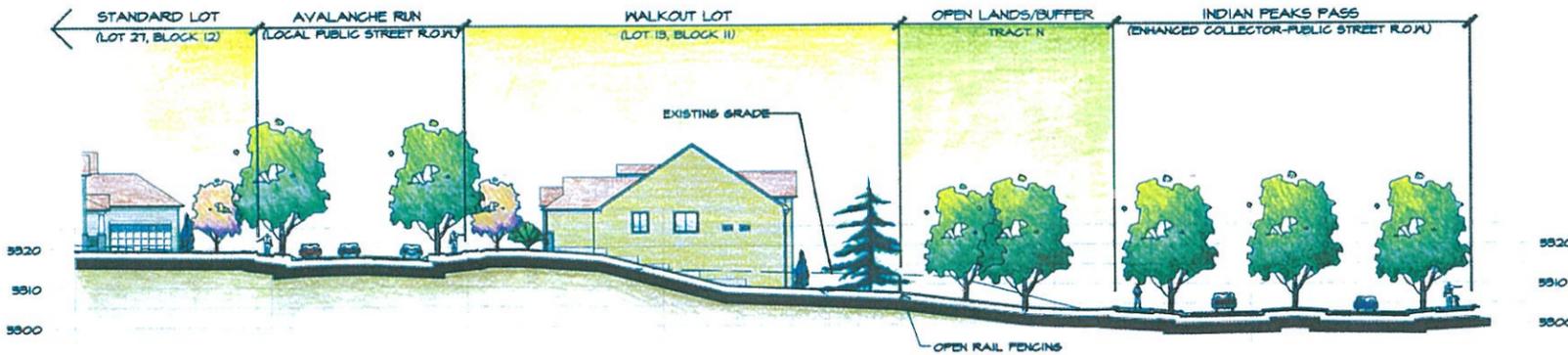
NOTE: The location of this cross section is shown on the Key Map



**SECTION B**

SCALE: 1" = 20'-0"

NOTE: The location of this cross section is shown on the Key Map



**SECTION C**

SCALE: 1" = 20'-0"

NOTE: The location of this cross section is shown on the Key Map



KEY MAP - Neighborhood 2  
NOT TO SCALE



Site Sections - Neighborhood 2

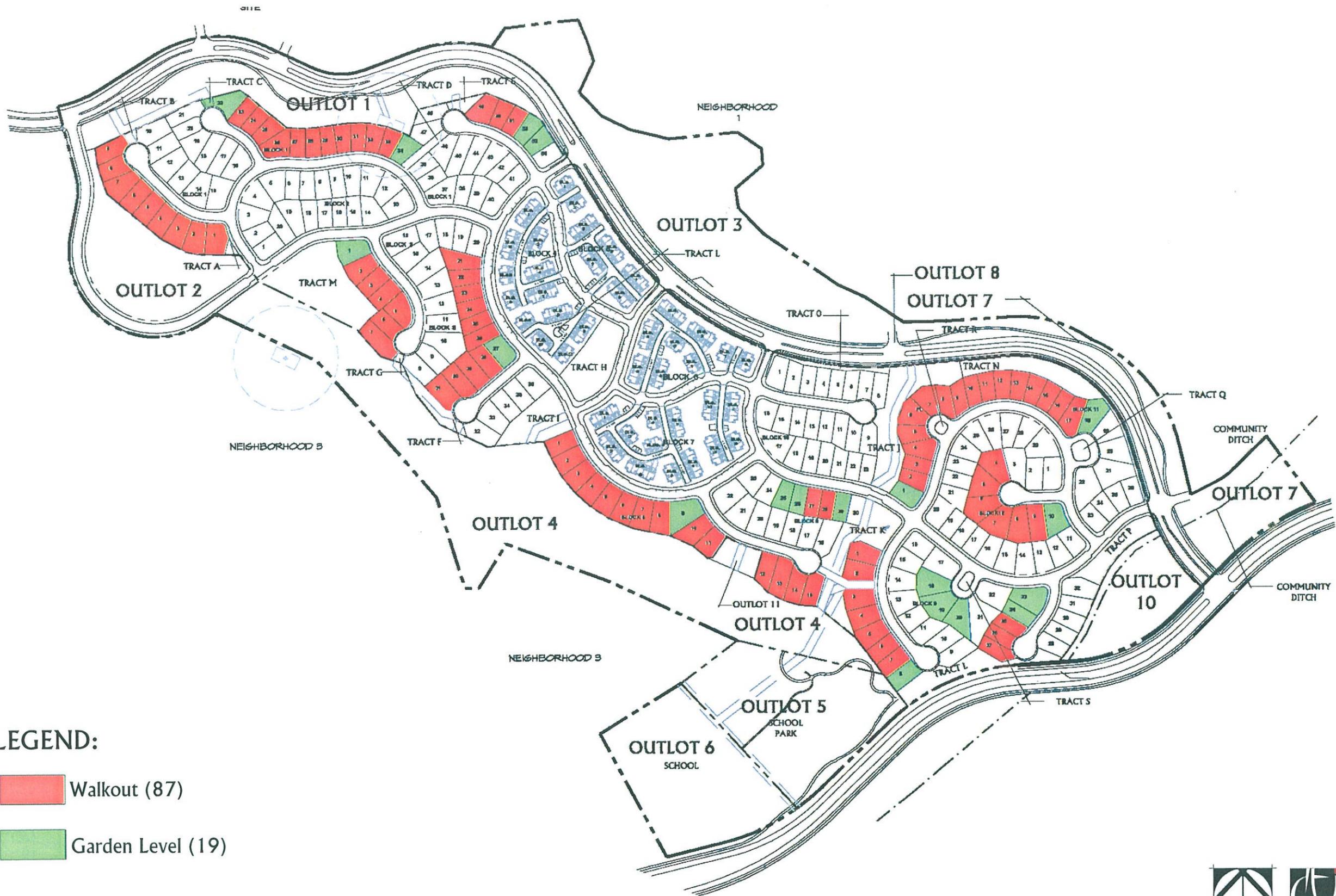
April 2003



DTJ DESIGN

ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE  
DTJ Design, Inc.  
1687 North Street, Suite 103  
Boulder, Colorado 80502  
T 303.443.7533 F 303.443.7534  
www.dtydesign.com

PROJECT # 03-00103



**LEGEND:**

- Walkout (87)
- Garden Level (19)



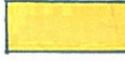
**WALKOUT / GARDEN LEVEL  
PREBLE CREEK FILING NO. 2  
NEIGHBORHOOD 2**



October 2003  
 DTJ Design, Inc.  
 1881 Ninth Street, Suite 103  
 Boulder, Colorado 80302  
 T 303.443.7533 F 303.443.7534  
 www.dtjdesign.com



**LEGEND:**

-  Enhanced Rear Elevation
-  Enhanced Side Elevation
-  Enhanced Side & Rear Elevation
-  Privacy Fencing



**ENHANCED ELEVATIONS**

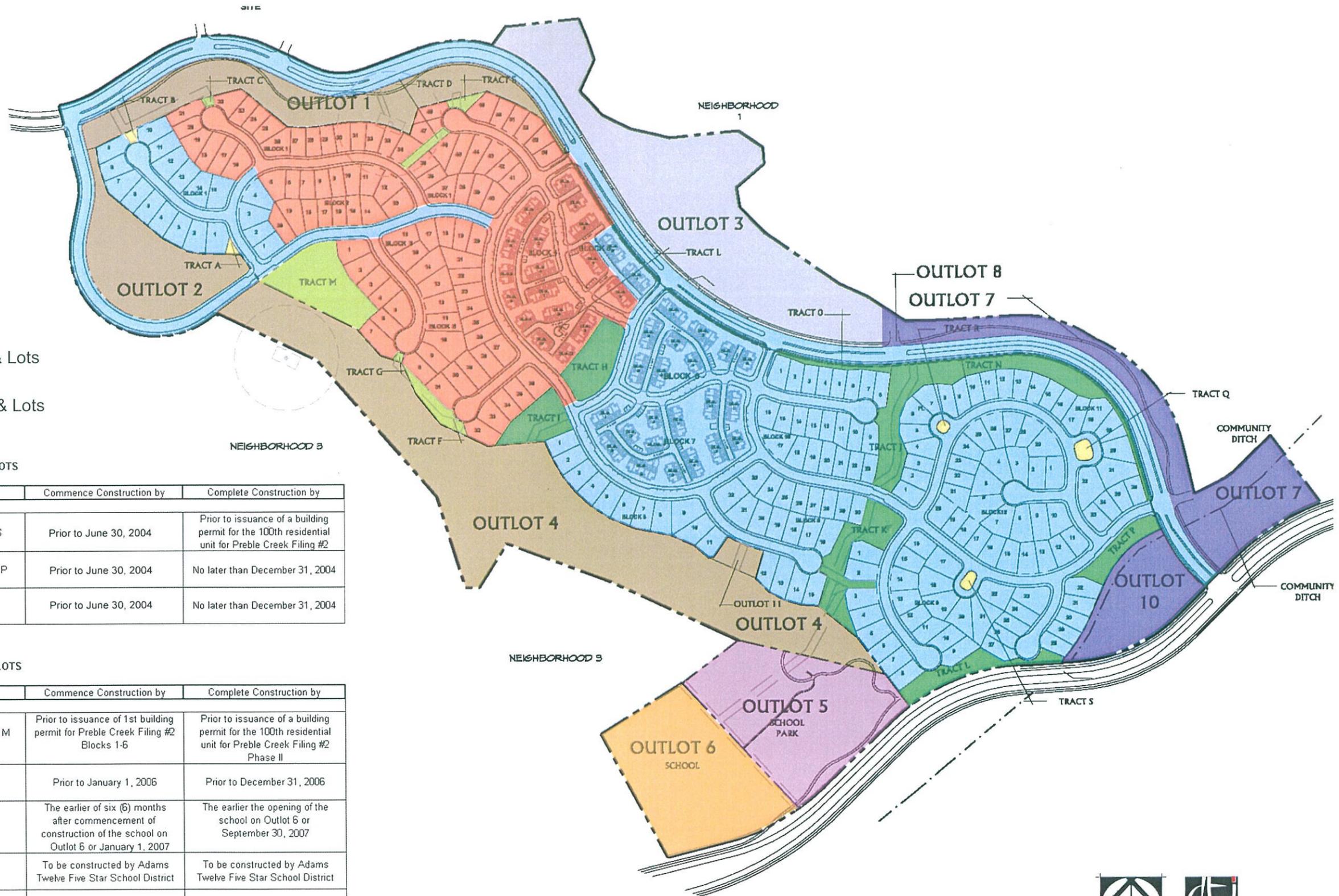
**SIENA FILING NO. 2  
NEIGHBORHOOD 2**



DTJ DESIGN

May 2003

DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com



**LEGEND:**

- Phase I Roads & Lots
- Phase II Roads & Lots

**PHASE I TRACTS & OUTLOTS**

Improvement	Commence Construction by	Complete Construction by
<span style="display: inline-block; width: 20px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Tract A, B, Q, R, and S	Prior to June 30, 2004	Prior to issuance of a building permit for the 100th residential unit for Preble Creek Filing #2
<span style="display: inline-block; width: 20px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> Tract H, I, J, K, L, N, O, P	Prior to June 30, 2004	No later than December 31, 2004
<span style="display: inline-block; width: 20px; height: 10px; background-color: #A0522D; border: 1px solid black; margin-right: 5px;"></span> Outlot 1, 2, 4, 11	Prior to June 30, 2004	No later than December 31, 2004

**PHASE II TRACTS & OUTLOTS**

Improvement	Commence Construction by	Complete Construction by
<span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Tracts C, D, E, F, G and M	Prior to issuance of 1st building permit for Preble Creek Filing #2 Blocks 1-6	Prior to issuance of a building permit for the 100th residential unit for Preble Creek Filing #2 Phase II
<span style="display: inline-block; width: 20px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> Outlot 3	Prior to January 1, 2006	Prior to December 31, 2006
<span style="display: inline-block; width: 20px; height: 10px; background-color: #DDA0DD; border: 1px solid black; margin-right: 5px;"></span> Outlot 5	The earlier of six (6) months after commencement of construction of the school on Outlot 6 or January 1, 2007	The earlier the opening of the school on Outlot 6 or September 30, 2007
<span style="display: inline-block; width: 20px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Outlot 6	To be constructed by Adams Twelve Five Star School District	To be constructed by Adams Twelve Five Star School District
<span style="display: inline-block; width: 20px; height: 10px; background-color: #6A5ACD; border: 1px solid black; margin-right: 5px;"></span> Outlot 7, 8 and 10	Prior to January 1, 2007	Prior to December 31, 2007



**PHASING  
PREBLE CREEK FILING NO. 2  
NEIGHBORHOOD 2**



NORTH  
N.T.S



DTJ DESIGN

May 2003

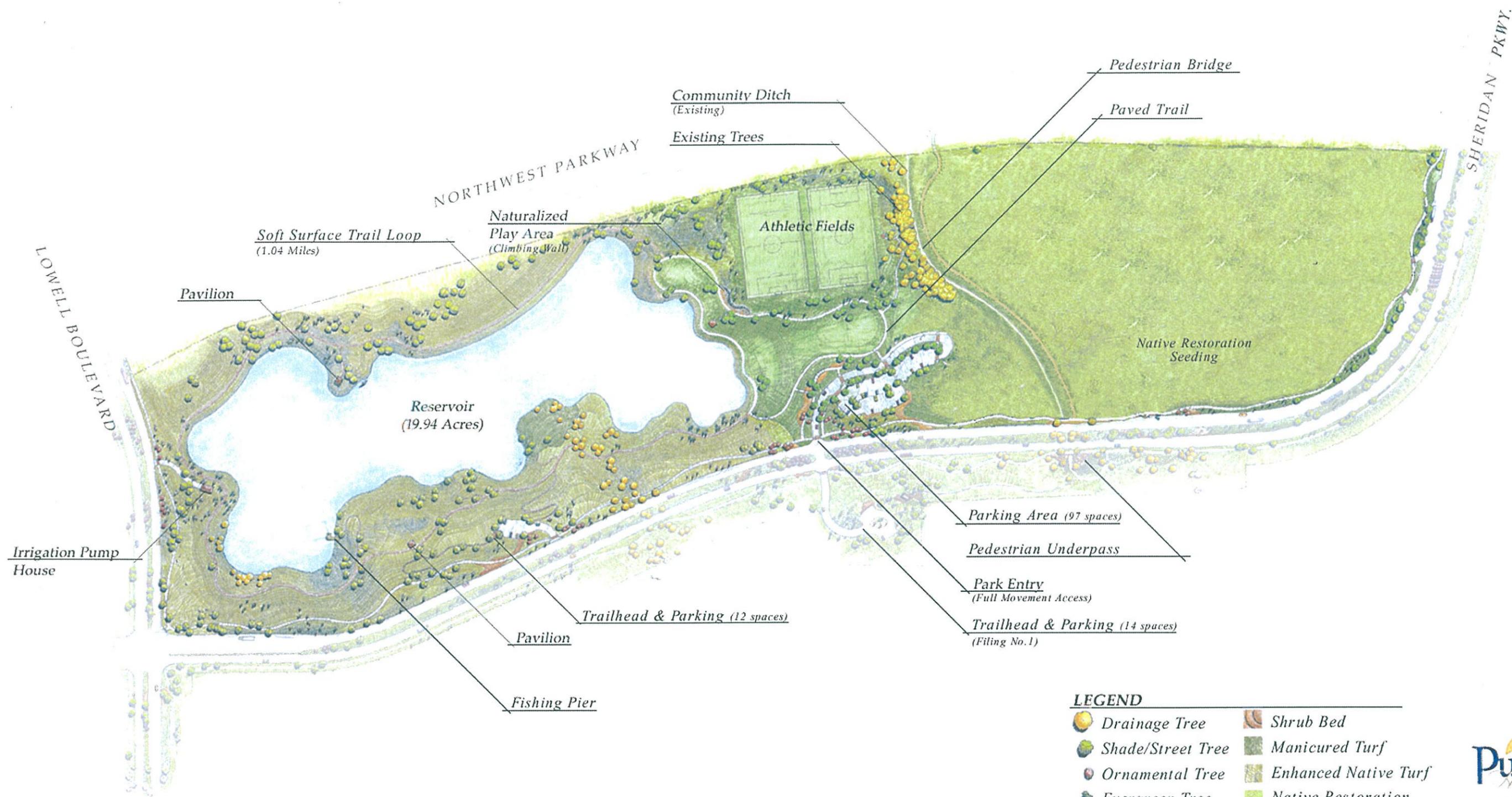
DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

## II. Community Park

---

- Phase I - Illustrative Diagram
- Master Plan
- Master Plan - Phasing Plan
- Filing No. 1 and 2 Pedestrian Connectivity Diagram
- Community Features (2 pages)
- Community Park Structures

## II. Community Park



Irrigation Pump House

Pavilion

Soft Surface Trail Loop  
(1.04 Miles)

Reservoir  
(19.94 Acres)

Naturalized Play Area  
(Climbing Wall)

Athletic Fields

Community Ditch  
(Existing)

Existing Trees

Pedestrian Bridge

Paved Trail

Native Restoration Seeding

Parking Area (97 spaces)

Pedestrian Underpass

Park Entry  
(Full Movement Access)

Trailhead & Parking (14 spaces)  
(Filing No. 1)

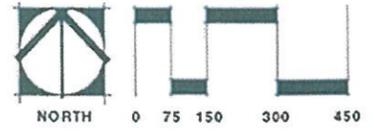
Trailhead & Parking (12 spaces)

Pavilion

Fishing Pier

**LEGEND**

- Drainage Tree
- Shade/Street Tree
- Ornamental Tree
- Evergreen Tree
- Shrub Bed
- Manicured Turf
- Enhanced Native Turf
- Native Restoration Seeding

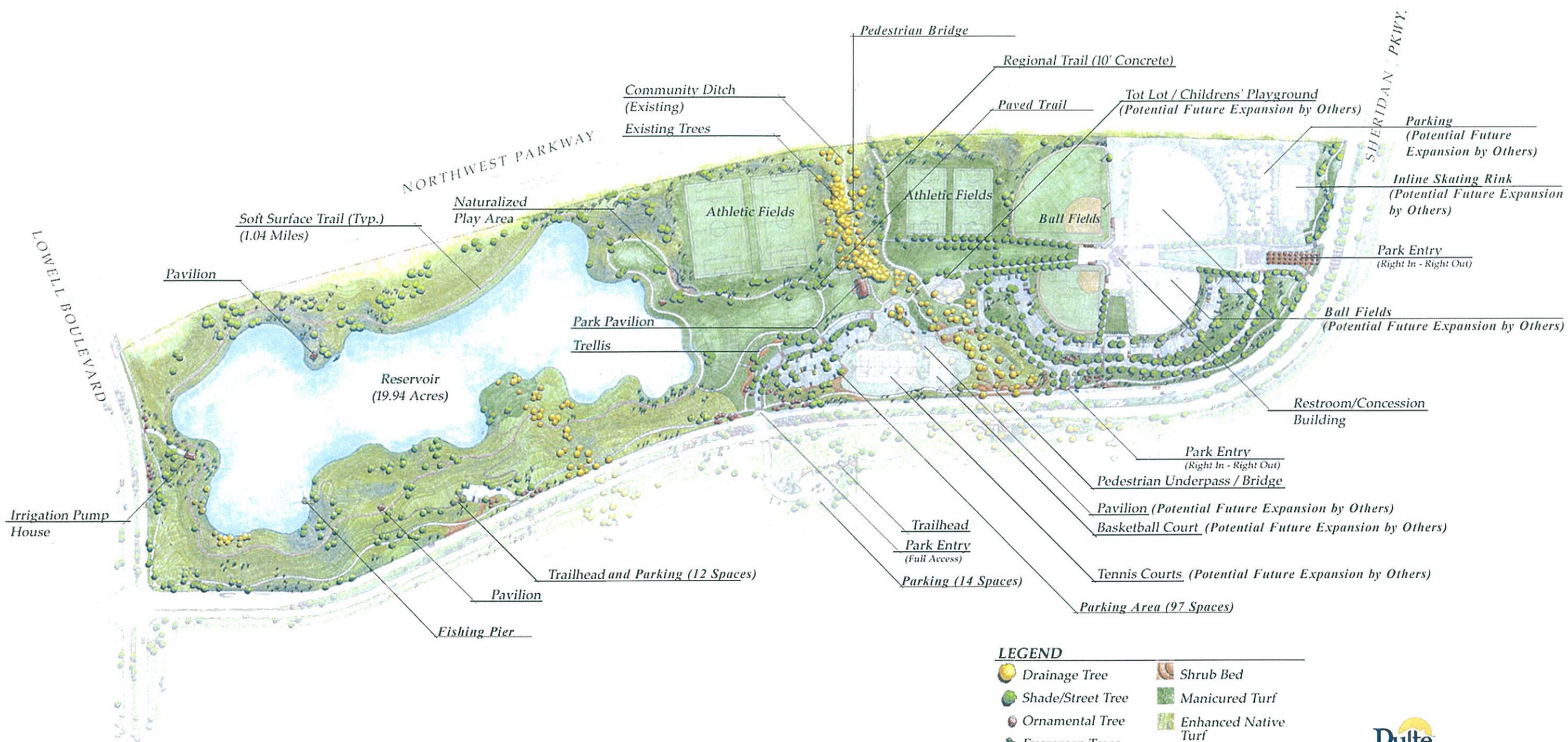


**ILLUSTRATIVE DIAGRAM**  
COMMUNITY PARK - PHASE 1  
PREBLE CREEK FILING NO.2



DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

OCTOBER, 2003



Irrigation Pump House



**ILLUSTRATIVE DIAGRAM**  
**COMMUNITY PARK MASTER PLAN**  
**PREBLE CREEK FILING NO.2**

- LEGEND**
- Drainage Tree
  - Shade/Street Tree
  - Ornamental Tree
  - Evergreen Trees
  - Shrub Bed
  - Manicured Turf
  - Enhanced Native Turf

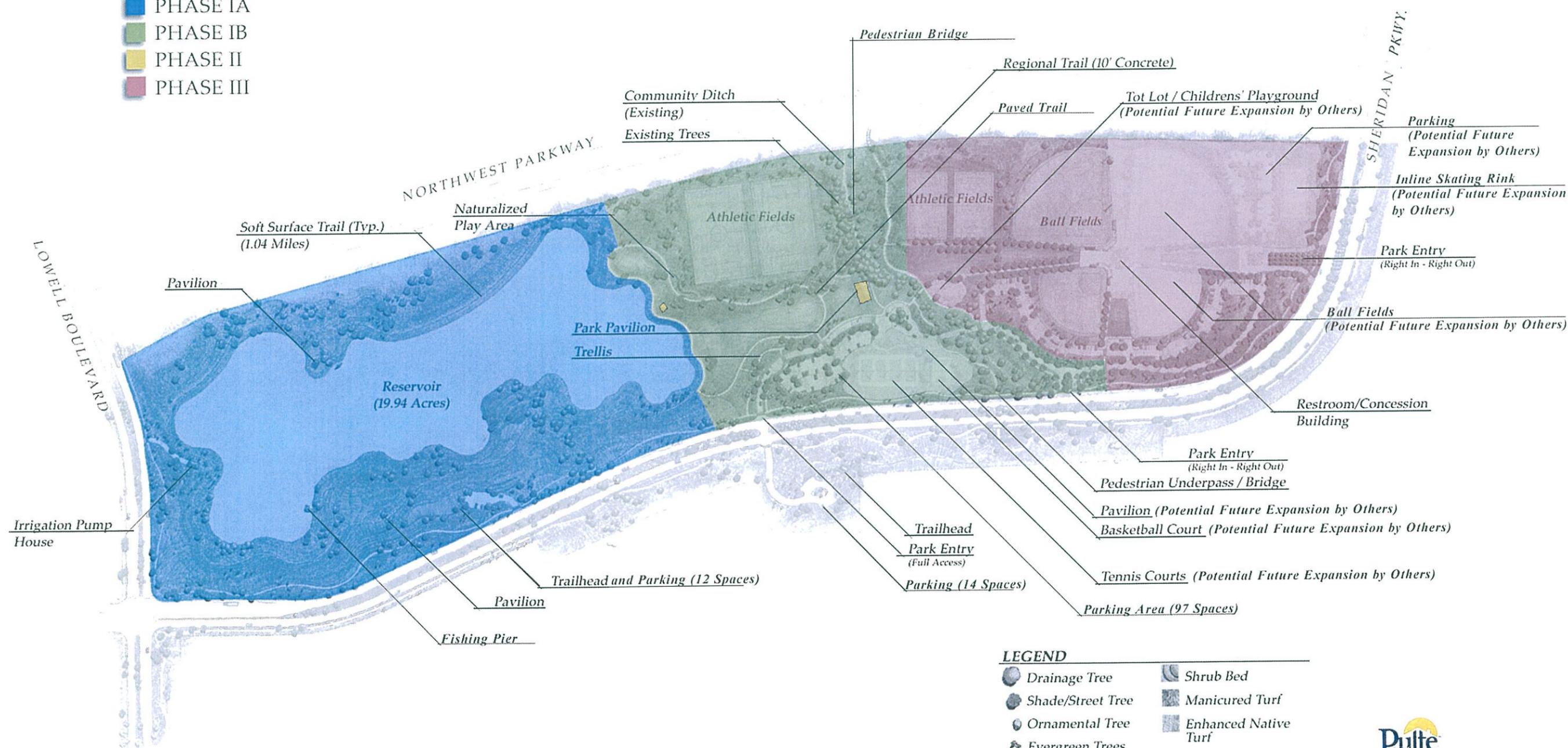


DTJ Design, Inc.  
 1881 North Street, Suite 103  
 Boulder, Colorado 80302  
 T 303.443.7533 F 303.443.7534  
 www.dtjdesign.com

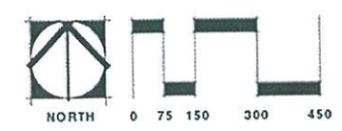
OCTOBER, 2003

**LEGEND**

- PHASE IA
- PHASE IB
- PHASE II
- PHASE III



- LEGEND**
- Drainage Tree
  - Shade/Street Tree
  - Ornamental Tree
  - Evergreen Trees
  - Shrub Bed
  - Manicured Turf
  - Enhanced Native Turf



**PHASING DIAGRAM**  
**COMMUNITY PARK MASTER PLAN**  
**PREBLE CREEK FILING NO.2**

OCTOBER, 2003

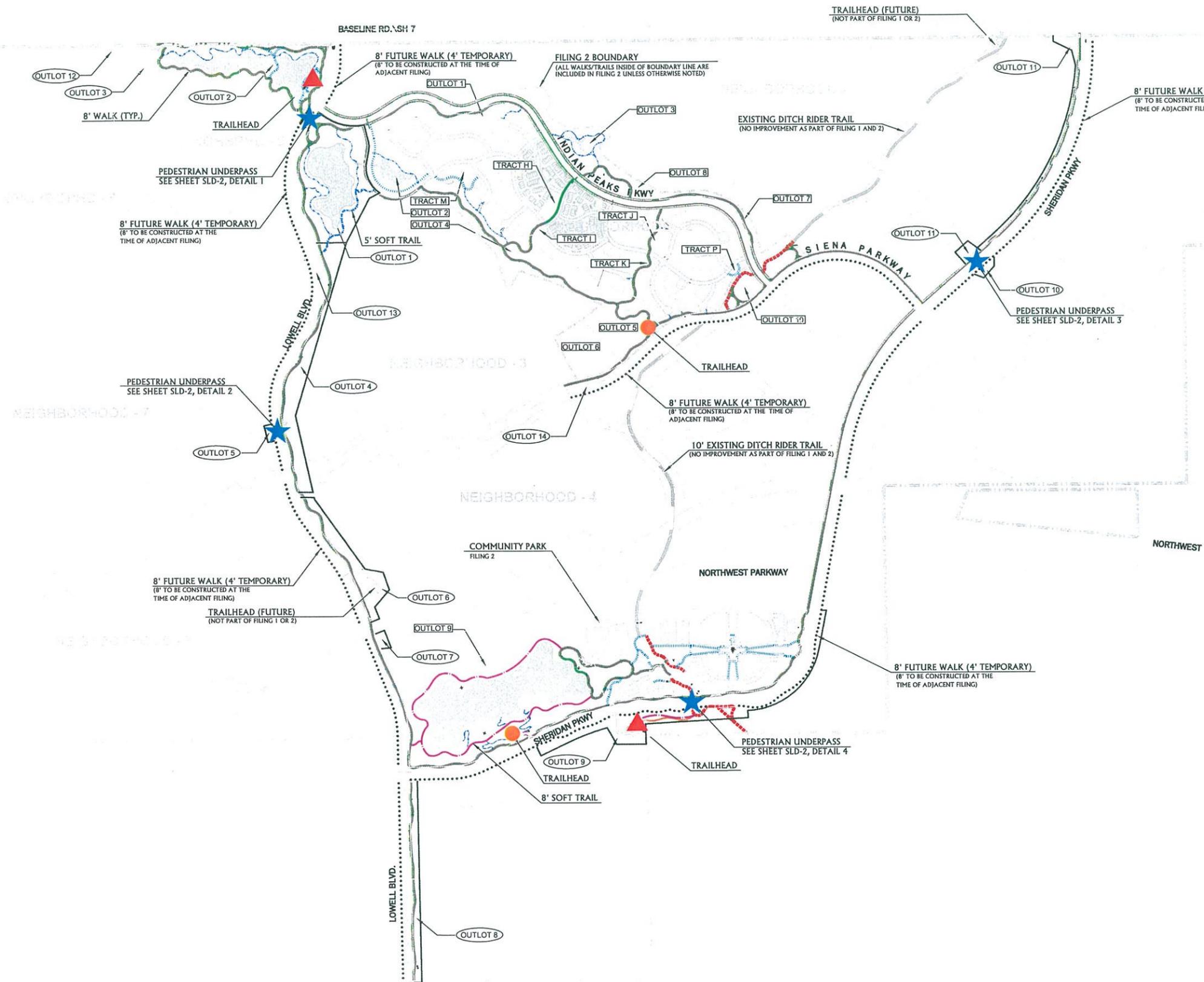


DTJ Design, Inc.  
 1881 Ninth Street, Suite 103  
 Boulder, Colorado 80302  
 T 303.443.7533 F 303.443.7534  
 www.dtjdesign.com

# Siena Filing No. 1 and 2

## Pedestrian Connectivity Diagram

PORTIONS OF SECTION 4,5,6,7&8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPLE MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO.



**LEGEND**

- 3' SOFT TRAIL
- 8' SOFT TRAIL
- 5' TRAIL/SIDEWALK
- 8' TRAIL/SIDEWALK
- 10' DITCH RIDER TRAIL
- 8' FUTURE WALK
- EXISTING DITCH RIDER TRAIL
- MAJOR TRAILHEAD
- SECONDARY TRAILHEAD
- PEDESTRIAN UNDERPASS
- FILING 1 OUTLOT
- FILING 2 OUTLOT

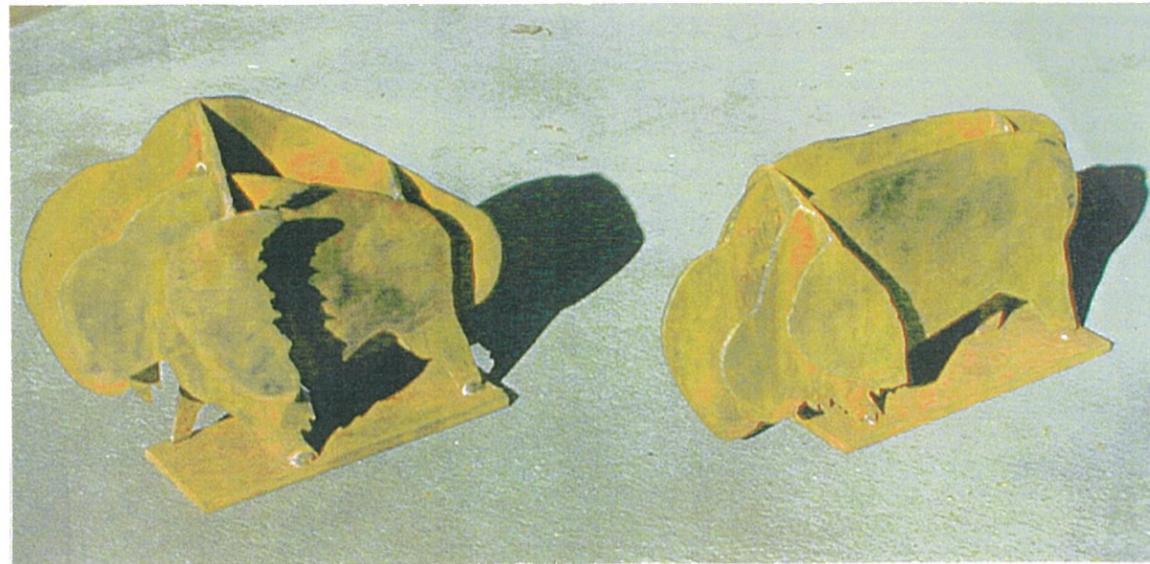
0 600 1200 2400 3600 NORTH

**Pulte Homes**

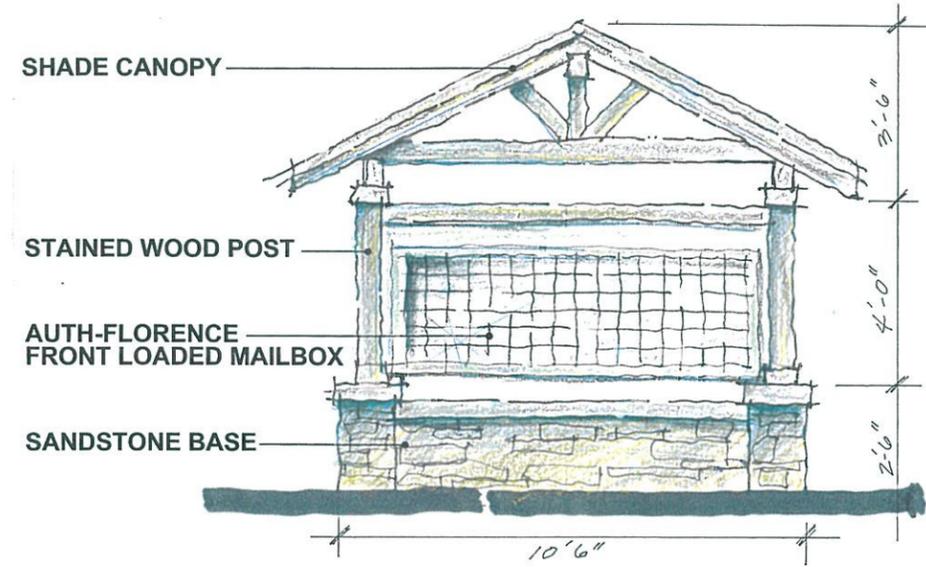
**DOWNING THORPE JAMES**  
ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE  
ENGINEERING

1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
303-443-7533

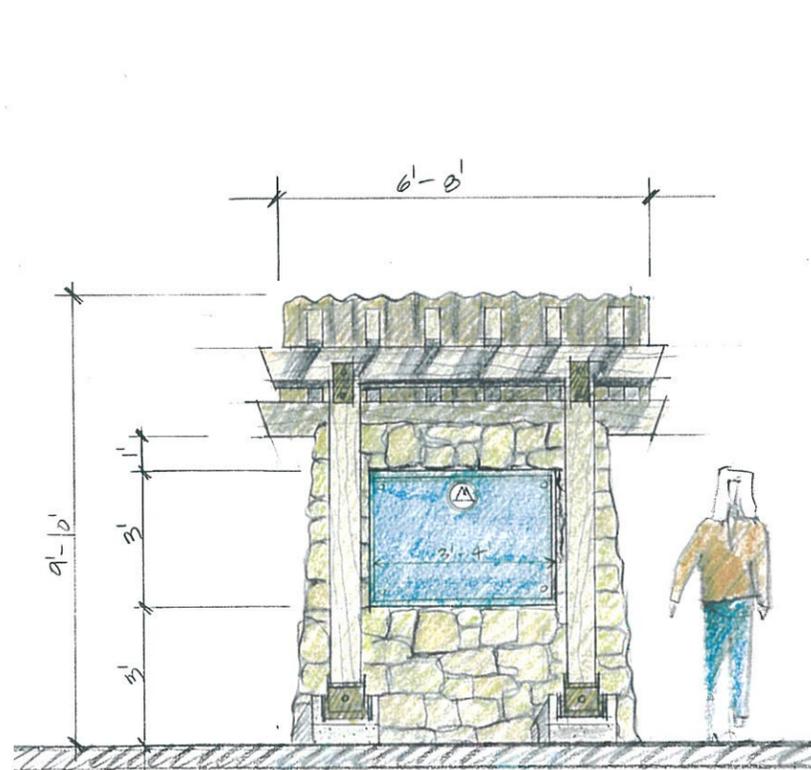
04/15/03  
Project No. 2000057.41  
Circulation Plan - Sheet 64



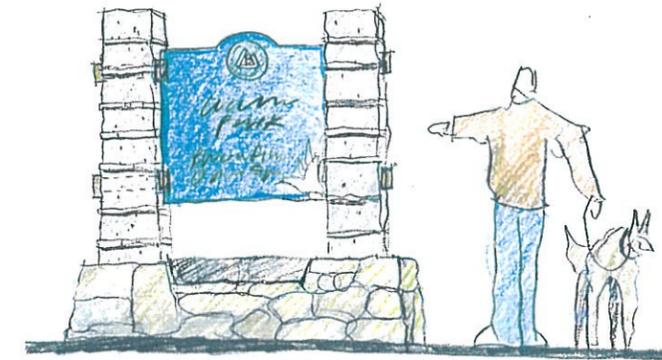
**ENTRY SCULPTURE**



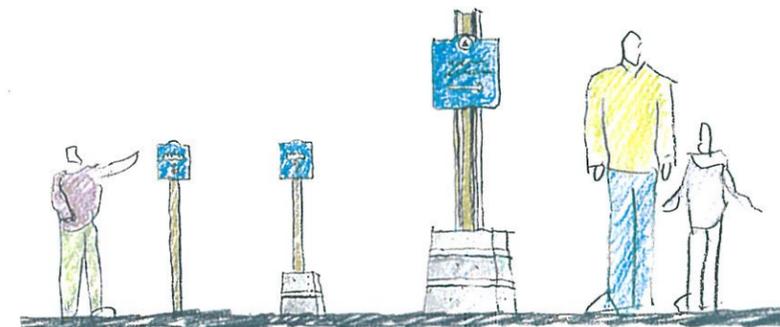
**MAILBOX SHELTER**



**SECONDARY TRAILHEAD STRUCTURE**



**PARK ENTRY SIGN**



**MILE MARKER**

**DIRECTIONAL TRAIL SIGNAGE**

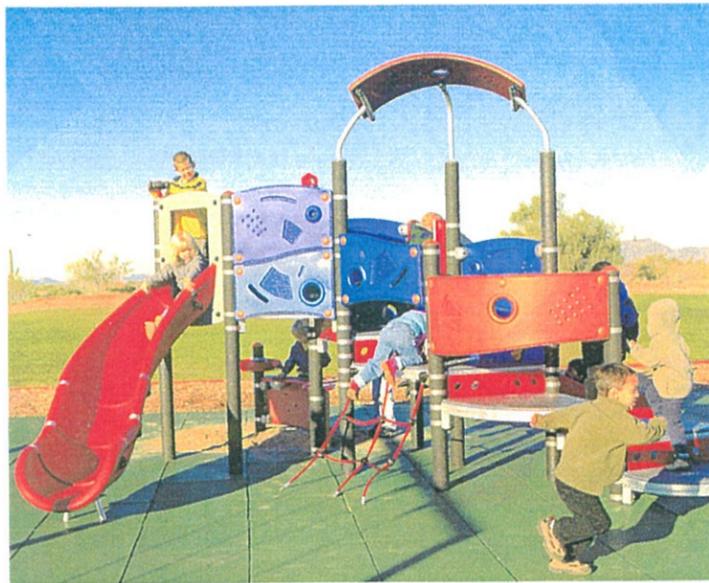




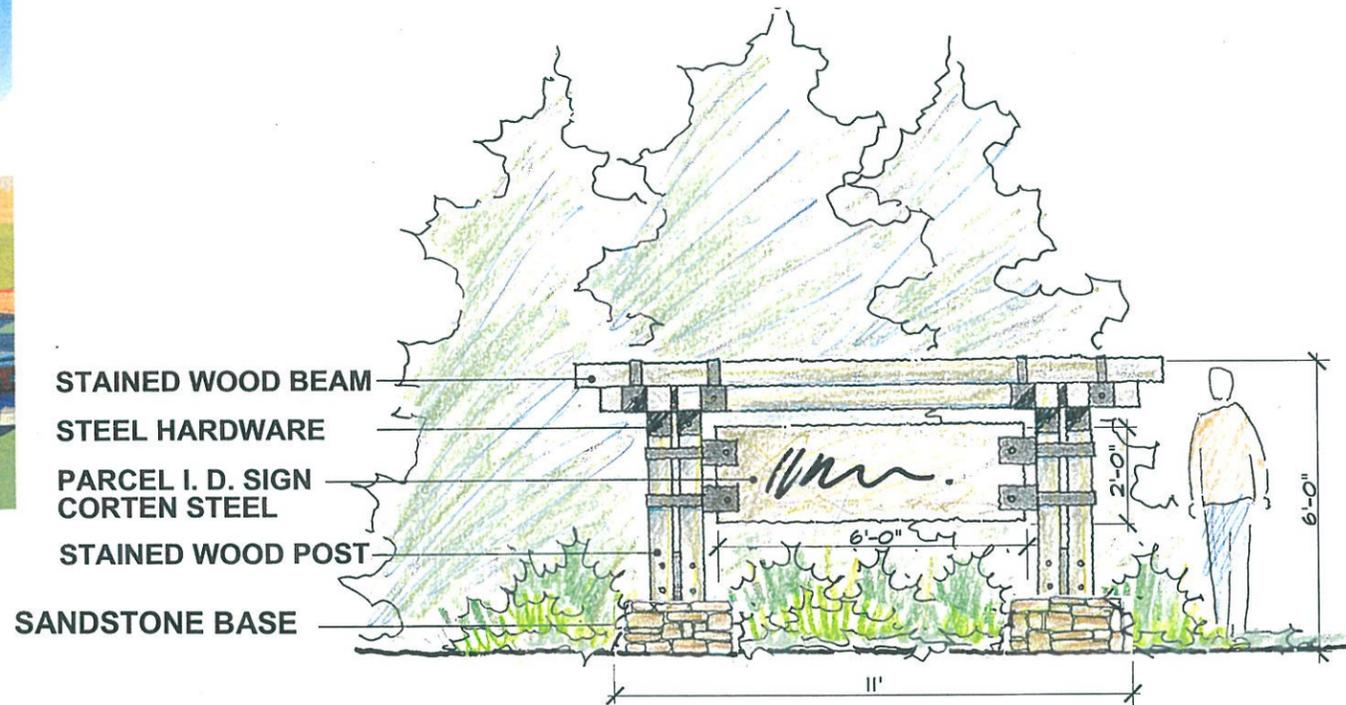
**SMALL CLIMBING STRUCTURE**



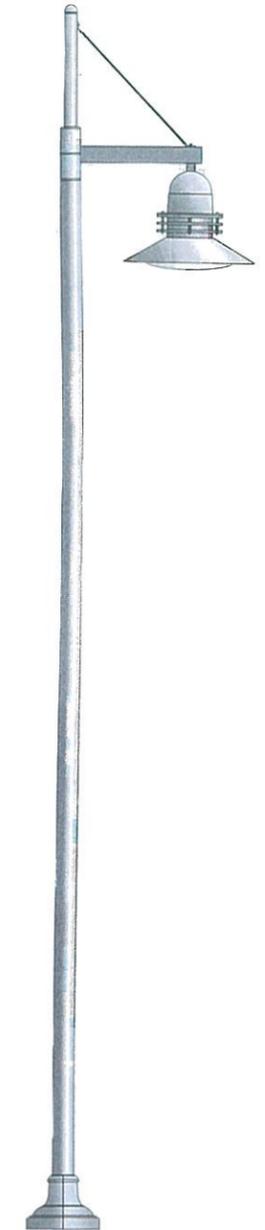
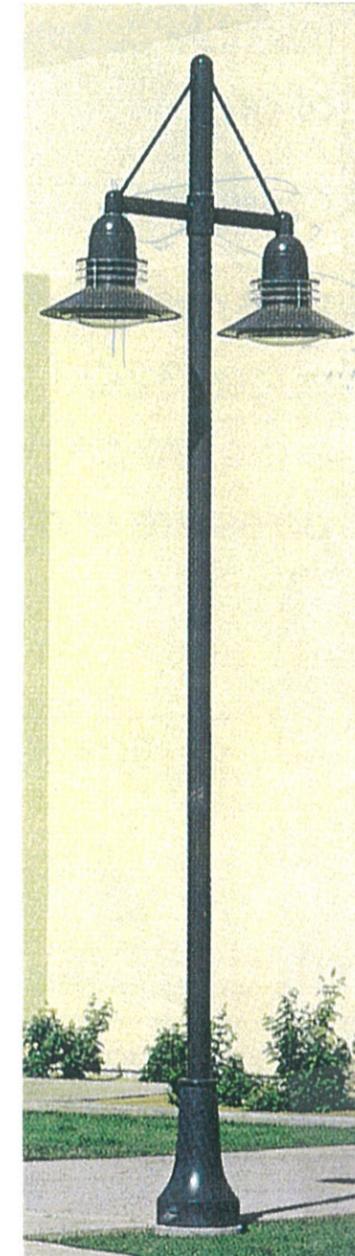
**CLIMBING STRUCTURE**



**PLAY STRUCTURE**

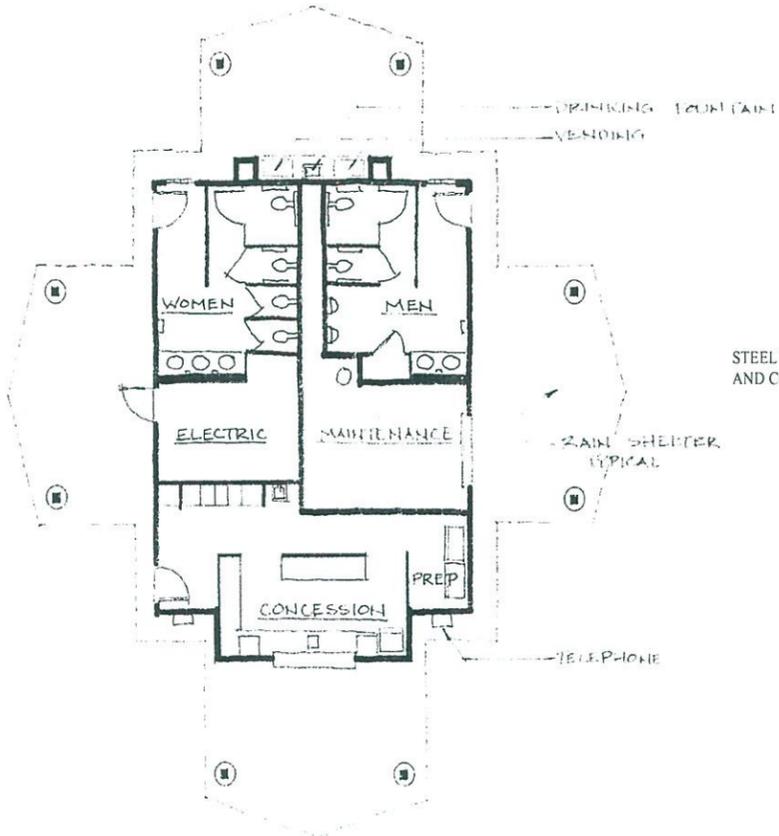


**NEIGHBORHOOD ENTRY SIGN**

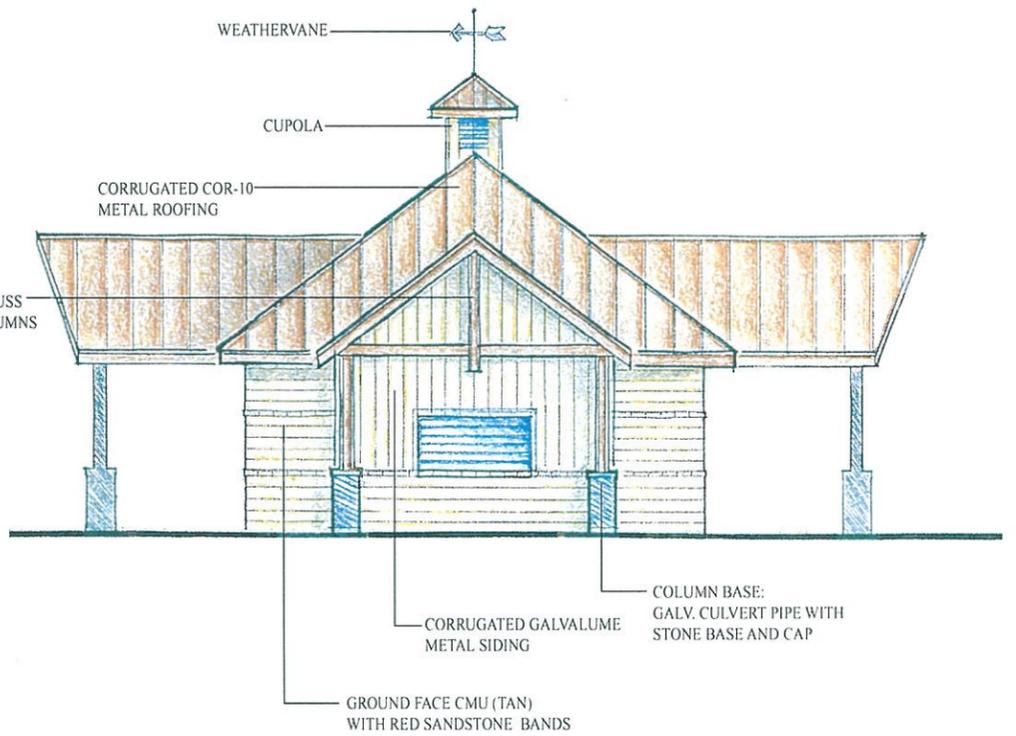


**LOCAL STREET LIGHTING DETAIL**



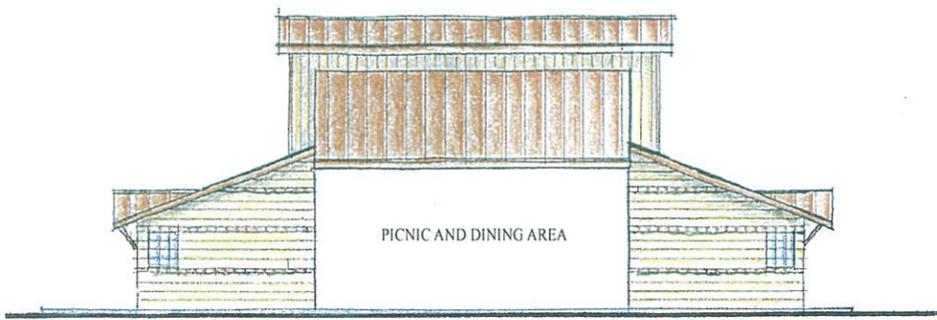


FLOOR PLAN

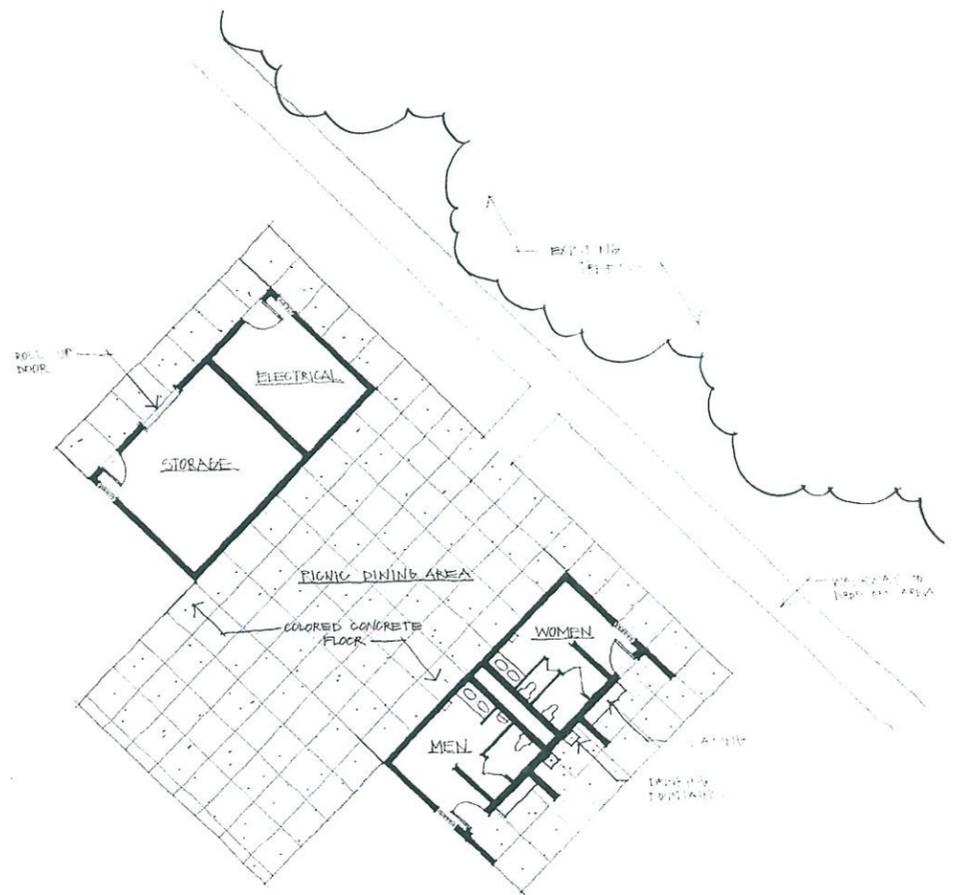


FRONT ELEVATION

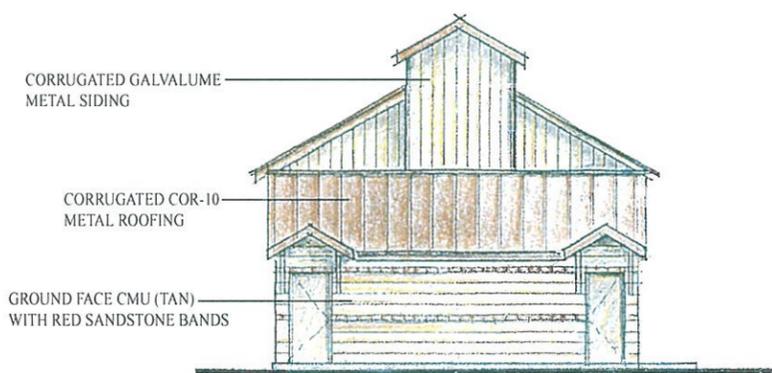
COMMUNITY PARK BALL FIELD RESTROOM AND CONCESSION FACILITY



SIDE ELEVATION

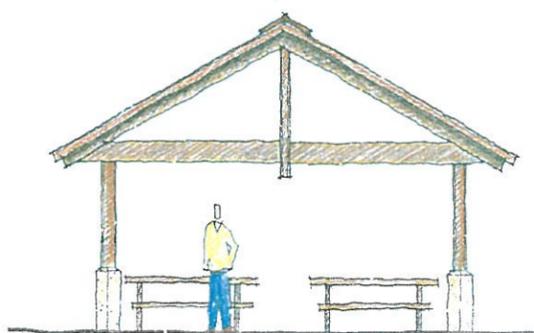


FLOOR PLAN



END ELEVATION

COMMUNITY PARK PICNIC AND DINING AREA



COMMUNITY PARK PAVILION

COMMUNITY PARK STRUCTURES



ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, Colorado 80302  
T 303.443.7533 F 303.443.7534  
www.dtjdesign.com

BOULDER, COLORADO



# Preble Creek Filing No. 2

## Site Development Plan - Neighborhood 2

PORTIONS OF SECTION 5 & 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO

### Overall Site Context / Development Statistics / Standards

#### DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED	Filing No. 2		City Standard (Medium Density Residential Detached)
	40' Homes	50' Homes	
MINIMUM LOT AREA	5,350 SF	6,300 SF	5,000 SF
MINIMUM LOT WIDTH:			
INTERIOR CORNER	55 FEET	65 FEET	50 FEET
CORNER	62.5 FEET	72.5 FEET	60 FEET
MINIMUM BUILDING SETBACK:			
FRONT	20 FEET	20 FEET	20 FEET
REAR	15 FEET	15 FEET	15 FEET
SIDE (INTERIOR)	7.5 FEET	7.5 FEET	7.5 FEET
SIDE (CORNER)	15 FEET	15 FEET	15 FEET
FROM Median Peaks Pkwy	20 FEET	20 FEET	N/A
MAX. BUILDING HEIGHT FOR WALKOUTS	34 FEET	35 FEET	N/A
MAX. BUILDING HEIGHT	33 FEET	33 FEET	33 FEET
<b>SINGLE FAMILY ATTACHED/TOWNHOMES</b>			
	Filing No. 2		City Standard
MINIMUM LOT AREA:			
INTERIOR UNIT	1,500 SF		N/A
END UNIT	2,300 SF		N/A
MINIMUM LOT WIDTH:			
INTERIOR UNIT	21.25 FEET		N/A
END UNIT	30.66 FEET		N/A
MINIMUM BUILDING SETBACK/SEPARATION:			
FRONT (to local st.)	10 FEET		N/A
FRONT (to common) BUILDING SEPARATION	20 FEET		N/A
REAR TO REAR	30 FEET		N/A
SIDE TO SIDE	15 FEET		N/A
SIDE TO FRONT	20 FEET		N/A
SIDE TO REAR	20 FEET		N/A
FRONT TO FRONT	20 FEET		N/A
SIDE (to private line)	10 FEET		N/A
SIDE (to local public st.)	10 FEET		N/A
REAR (to private line)	3 FEET		N/A

#### PARKING SUMMARY

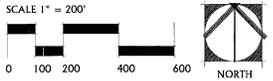
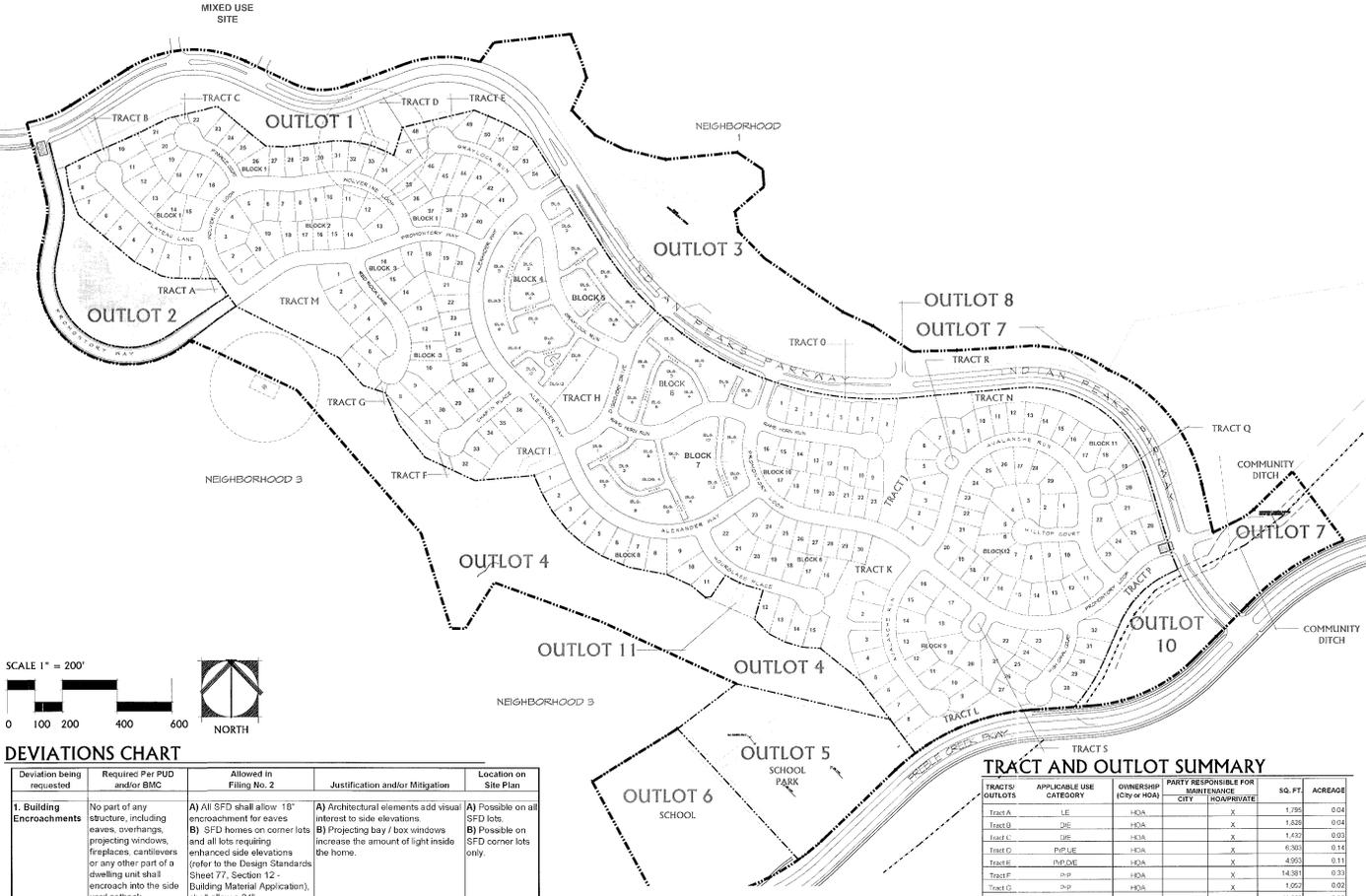
PARKING SUMMARY FOR TOWNHOMES		
OFF-STREET PARKING REQUIRED	137 - 2 BEDROOM UNITS (2 Spaces per unit)	264 SPACES
	41 - 3 BEDROOM UNITS (2.5 Spaces per unit)	103 SPACES
TOTAL PARKING REQUIRED		367 SPACES
PARKING PER UNIT		2.12 SPACES/UNIT
OFF-STREET PARKING SPACES PROVIDED		
GARAGE SPACES		346 SPACES
GUEST PARKING REQUIRED (Head in parking)		41 SPACES
DRIVEWAY APRON PARKING		4 SPACES
TOTAL OFF-STREET PARKING SPACES PROVIDED		391 SPACES
ON-STREET PARKING ON Graylock Run, Rams Horn Run and Discovery Drive*		37 SPACES
TOTAL PARKING PROVIDED		428 SPACES
PARKING PER UNIT		2.47 SPACES/UNIT

\* Additional guest parking is provided along Alexander Way, Promontory Loop and Indian Peaks Parkway.

NOTES:  
 1. There are 13 handicapped parking spaces provided, (they are labeled HC on the site plan).  
 2. There are no compact parking spaces provided, all parking shown is the standard 9' ft. x 19' ft. in size.

#### PARKING SUMMARY FOR SINGLE FAMILY DETACHED HOMES

Each Single Family Detached unit has at a minimum 2 car garage plus 2 driveway apron spaces, therefore each unit has a minimum of 4 off-street parking spaces.



#### DEVIATIONS CHART

Deviation being requested	Required Per PUD and/or BMC	Allowed in Filing No. 2	Justification and/or Mitigation	Location on Site Plan
<b>1. Building Encroachments</b>	No part of any structure, including eaves, overhangs, projecting windows, fireplaces, canisters or any other part of a dwelling unit shall encroach into the side yard setback.	A) All SFD shall allow 18" encroachment for eaves. B) SFD homes on corner lots and all lots requiring enhanced side elevations (refer to the Design Standards Sheet 77, Section 12 - Building Material Application), shall allow a 24" encroachment for porches and architectural cantilevers including bay / box windows and fireplaces (for side yard adjacent to the street or open lands tract).	A) Architectural elements add visual interest to side elevations. B) Projecting bay / box windows increase the amount of light inside the home.	A) Possible on all SFD lots. B) Possible on SFD corner lots only.
	Medium Density Residential rear yard building setback shall be 15 feet.	SFD homes shall allow decks to encroach into the rear yard setback up to the utility easement (which is 8 ft.) for decks less than 30 inches in height only.	- Maximize use of the rear yard by allowing decks. - Areas covered by decks will not be landscaped thereby reducing water consumption.	Possible on all SFD lots
<b>2. Building Height</b>	33 feet maximum building height. (Measured as the tallest midpoint of the elevation from the ground to the highest point of the bldg)	Height variance shall occur on walkouts only as follows: A) 50-ft homes shall allow a max. variance of 24" (35-ft total height) B) 40-ft homes shall allow a max. variance of 12" (34-ft total height)	- Varies massing and roof forms to improve the streetscape - Reduce excessive over/it grading that would be necessary to create flat pads for non-walkouts architecture. - Sleeper roof pitches (8:12) that are more attractive will be provided for the 50-ft wide homes with height variance. - To accommodate Legitimate walkouts as shown.	Possible on walkout lots only
	3. Minimum Lot Frontage	40 Feet	35 Feet	- Cul-de-sac provides a variety of streets types and improves visual interest.

\*Building height definition for walkouts:  
 -Measured as the average of all four elevations of the midpoints from the ground to the highest point on the building.

#### TRACT AND OUTLOT SUMMARY

TRACTS/OUTLOTS	APPLICABLE USE CATEGORY	OWNERSHIP (City or HOA)	PARTY RESPONSIBLE FOR MAINTENANCE	HOA/Private	SQ. FT.	ACREAGE
Tract A	LE	HOA	CITY	X	1,395	0.04
Tract B	DIE	HOA	X	X	1,628	0.04
Tract C	DIE	HOA	X	X	1,628	0.03
Tract D	PUP/DE	HOA	X	X	6,363	0.14
Tract E	IMP/DE	HOA	X	X	4,053	0.11
Tract F	IMP	HOA	X	X	14,381	0.33
Tract G	IMP	HOA	X	X	1,053	0.02
Tract H	IMP	HOA	X	X	41,263	0.92
Tract I	IMP/DIE	HOA	X	X	34,056	0.78
Tract J	IMP/DIE	HOA	X	X	58,363	1.30
Tract K	IMP/DIE	HOA	X	X	57,068	1.31
Tract L	IMP	HOA	X	X	32,814	0.75
Tract M	IMP/LE	HOA	X	X	73,142	1.68
Tract N	IMP/DIE	HOA	X	X	38,831	0.89
Tract O	LE	HOA	X	X	6,245	0.15
Tract P	IMP/LE	HOA	X	X	24,883	0.56
Tract Q	LE	HOA	X	X	4,458	0.10
Tract R	LE	HOA	X	X	1,773	0.04
Tract S	LE	HOA	X	X	2,858	0.07
Outlot 1	PUP/DIE	City	X	X	222,188	5.10
Outlot 2	PUP/DIE	City	X	X	176,583	3.99
Outlot 3	PUP/DIE	City	X	X	485,958	11.14
Outlot 4	PUP/DIE	City	X	X	67,282	1.55
Outlot 5	SP	City	X	X	285,440	6.78
Outlot 6	School	City	X	X	266,451	6.09
Outlot 7	IMP	HOA	X	X	228,958	5.21
Outlot 8	Future Road ROW	HOA	X	X	10,221	0.23
Outlot 9	Public Community Plans	City	X	X	4,286,142	99.82
Outlot 10	PUD	City	X	X	126,747	2.91
Outlot 11	PUD	HOA	X	X	16,077	0.39

Use Categories:  
 Public Open Space (PUD/S) School Park (SP)  
 Private Open Space (PUD/S) Soft-Course (SC)  
 Conventional (Exterior) (P) Landscaped (Lands LE)  
 Public Open Space Linear (PUD/S) In-Street (Damage) (IT)  
 Center (PUD/S) Utility (Assessment) (UE)  
 Public Parks and Recreation (PUP/R) Private (P) Private (P) Private (P)  
 Private (P) Private (P) Private (P) Private (P) Private (P) Private (P)  
 Other (please specify) Other (please specify) Other (please specify)



**Pulte Homes**  
**Carter Burgess**  
 218 16th Street, Suite 1700  
 Denver, Colorado 80202  
 (303) 820-5240 FAX (303) 803-5272

**DOWNING THORPE JAMES**  
 ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 ENGINEERING

1881 Ninth Street, Suite 103  
 Boulder, Colorado 80302  
 303-443-7535

Submitted Date: 08/30/02  
 Revision Date: 11/13/02  
 12/17/02  
 01/19/03  
 01/21/03  
 02/24/03

03/20/03  
 04/02/03  
 04/09/03  
 05/19/03  
 05/27/03  
 10/03/03

Project No. 20000524  
 Overall Site Context / Dev. Statistics / Standards - Sheet 2



