Anthem - West
P.U.D. PLAN AND PRELIMINARY PLAT
(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - 1ST AMENDMENT)
PORTIONS OF SECTIONS 4, 5, 6, 7 AND 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY AND CITY OF BROOKMERE, COLORADO

LANDSCAPE AND OPEN LANDS CONCEPT
The site contains both floodplain and non-floodplain areas. The site is zoned for residential purposes, and it includes areas designated for open space, parks, and trails. The site is located in the Central Arid Highlands ecoregion, and it has a semi-arid climate with moderate temperatures and low precipitation. The soil types are primarily sandy loams and loams, and they are well-drained. The site is subject to occasional flooding from the nearby Preble Creek and other streams.

TRACTS
Sheet 2 of 11

RESIDENTIAL STANDARDS AND VARIANCES
For the residential standards, the City of Brookmire requires a minimum lot size of 6,000 square feet for single-family homes. The pedestrian pathways and sidewalks are required to be at least 5 feet wide. The minimum front yard setback is 15 feet, and the minimum side yard setback is 5 feet. The minimum rear yard setback is 20 feet. The maximum height of residential structures is limited to 35 feet. The City of Brookmire also requires the provision of storm sewers, drainage systems, and other public improvements.

ACCESS TO TRACTS
The access to the tracts is via a network of public roads. The access to the tracts is via a network of public roads. The access to the tracts is via a network of public roads.

LAND USE BY TRACT
The land use by tract is as follows:

- Residential
- Commercial
- Industrial
- Public
- Miscellaneous

OPEN LANDS DESCRIPTION
The open lands in the project area include a combination of natural and developed lands. The natural lands include areas that are designated for open space, parks, and trails. The developed lands include areas that are designated for residential, commercial, and industrial uses.

SUMMARY OF LAND USE REQUIREMENTS
The City of Brookmire requires a minimum lot size of 6,000 square feet for single-family homes. The pedestrian pathways and sidewalks are required to be at least 5 feet wide. The minimum front yard setback is 15 feet, and the minimum side yard setback is 5 feet. The minimum rear yard setback is 20 feet. The maximum height of residential structures is limited to 35 feet. The City of Brookmire also requires the provision of storm sewers, drainage systems, and other public improvements.

PHASING/TENTATIVE PROJECT SCHEDULE
The project is phased to provide for a balanced development over a period of 10 years. The first phase of development includes the construction of major streets, public utilities, and other public improvements. The second phase includes the construction of residential and commercial buildings. The third phase includes the construction of public parks and other public amenities.

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GENERAL LAND USE NOTES
The project area is designated for residential, commercial, and industrial uses. The site is subject to occasional flooding from the nearby Preble Creek and other streams. The soil types are primarily sandy loams and loams, and they are well-drained. The site is located in the Central Arid Highlands ecoregion, and it has a semi-arid climate with moderate temperatures and low precipitation.
A) Privacy Berm at Connectors and Arterials
1) Proposed when there is 20' foot or greater between roadway ROW and lot line, otherwise Opaque Screen Wall shall apply
2) Planting material will vary
3) 3:1 slope maximum
4) Table shown on sheet 2 indicates minimum landscape buffer widths to connector and arterial roadways.

B) Community Ditch Trail Corridor
CHARACTER:
Adjoining to Community Ditch, the trail may meander outside Community Ditch easement up to 40 feet.
SIZE: Min. 10 feet wide
MATERIALS: Hard surface (concrete)

C) Trail Corridor
CHARACTER:
Trails may or may not be located adjacent to roadways. When trails are located adjacent to roadways they may be right-of-way for 30% of their length. Trails may meander within the road easement. Trails may meander within open lands or tract back areas.
SIZE: 6 to 8 foot wide
MATERIALS: Hard or soft surface

General Notes:
1) Detail A is provided to establish a level of quality and design consistency throughout the Anthem-West PUD.