**Anthem - Filing No. 7**

**Neighborhood 6**

**Site Development Plan**

**Cover Sheet**

**Sheet 1 of 23**

**PROJECT DESCRIPTION / DESIGN INTENT:**

Neighborhood 6, along with Neighborhood 5, will be the last neighborhoods constructed within the Anthem Ranch. Located between Lowell Boulevard and the front open space area that contains the Anthem Ranch Recreation Center and Community Park, the Anthem Ranch is located along the southeast slope of the Front Range and is oriented to the east, with views to the northeast. The site is located west of Highway 153, north of Interstate 25, south of Highway 76, and east of the Rocky Mountains.

The project plan includes the following key elements:

- **Residential Development:**
  - 240 single-family homes
  - 48 multi-family homes

- **Park and Open Space:**
  - 20 acres

- **Roadway Improvements:**
  - Major streets

- **Utility Improvements:**
  - Utilities

**VICINITY MAP**

**DEVELOPMENT STATISTICS:**

<table>
<thead>
<tr>
<th>Area</th>
<th>Acres</th>
<th>Use Category</th>
<th>Residential (520 RUS)</th>
<th>Parks (5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>122</td>
<td>1,000</td>
<td>520</td>
<td>500</td>
</tr>
<tr>
<td>Open Space</td>
<td>14</td>
<td>1,000</td>
<td>120</td>
<td>200</td>
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<tr>
<td>Parks</td>
<td>100</td>
<td>1,000</td>
<td>800</td>
<td>200</td>
</tr>
</tbody>
</table>

**OPEN LANDS REQUIREMENT:**

- **Residential:** 4 acres / 400 homes
- **Parks:** 3 acres / 1,000 population

**TRACT AND OUTLOT SUMMARY:**

<table>
<thead>
<tr>
<th>OUTLOTS / TRACTS</th>
<th>SQ. FT.</th>
<th>ACREAGE</th>
<th>OWNERSHIP (City or H.O.A.)</th>
<th>USE CATEGORY</th>
<th>RESPONSIBLE FOR MAINTENANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>1,119,667</td>
<td>25.71</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PROPERTY OWNER AND SUBDIVIDER:**

Pate Home Corporation

345 Inverness Parkway, Suite 150
Englewood, CO 80112

tel: (303) 404-9905

by: [Signature]

State of Colorado

County of Boulderfield

The filing instrument was acknowledged before me the ___ day of ________, 200__

By: [Signature]

My Commission expires: [Signature]

**ENGINEER/SURVEYOR:**

V3 Consultants

Stephen R. Fingler P.E. #182618 Engineer
William G. Brunson P.S. #33565
3390 B dirt Road, Suite 120
Denver, CO 80205
tel: (303) 989-8509
fax: (303) 989-9932

**LAND PLANNER/LANDSCAPE ARCHITECT:**

DTI DESIGN, Inc.

Rick Vojte / Tracy Colling - Community Designers
Dane Gagnon / Tim Skelton - Landscape Architects
1881 Main Street, Suite 103
Boulder, Colorado 80302
tel: (303) 443-7333
fax: (303) 443-7334

**NEIGHBORHOOD SITE PLANNER:**

DRC Planning Consultants

14015 Ranch Road, Suite 402
Austin, Texas 78728
tel: (512) 240-7603
Anthem - Filing No. 7

Neighborhood 6

Site Development Plan
Legal Description/General Notes
Sheet 2 of 23

GENERAL NOTES:
1. Declaration for Site Plan filed on Sheet 2.
2. Site Development Plan shown for the City Council building area is not bound to the owner by the City Council of the City of Boulder within three years of the class of approval of this Site Development Plan by the City Council.
3. Any elements of construction, location, design, size, or scope of buildings not specifically shown on the approved Site Development Plan in written and/or oral direction shall not be considered part of the Site Development Plan.
4. Electrical distribution panels will be considered within the building, service enclosures or screened permanently from view.
5. Gas wells may be remotely removed from view and patched to match the building.
6. Mail Delivery will be served with clearly located curbside mail boxes.
8. The developer agrees to coordinate with the Regional Transportation District to locate bus stops.
9. The development terms is to incorporate and preserve the existing trees in 263-1.
11. Crossroads for culs and interior pedestrian connections will be 3000 spaced.

1. All construction work shall be performed during regular working hours, 7 A.M.
2. Any work, whether or not within the City, shall be performed without written permission of the City of Boulder. In addition, sitework shall be included in the General Notes of all project contracts.
3. The City and County of Boulder's Residential Design Guidelines, building design standards, final December 15, 2003 as proposed to the City of Boulder on December 1, 2003, are consistent with the exhibits as cumulative 2003 and the cumulative 2003.
4. All changes (excluding regulatory and input changes) will incorporate basic plan a mandatory. Further, the developer agrees to cooperate with the City and County of Boulder in e. in Boulder County, as reasonable.
5. The Homeowners Association will be responsible for maintenance of planned open space.
6. Internal lot lines are not permitted.
7. The downtown area may have standing water in it.
8. Maintenance of drainage basins will be the responsibility of the Homeowners Association.

For future homeowners, any site, building, and landscape improvements in the City of Boulder residential design guidelines and the Boulder Arid Lands Design Guidelines should be approved by the City Council.

The architectural plans shown in sheet 18, 19, and 20 have not been reviewed by the City and the architectural plans may be modified without removing the Site Development Plan.
**Anthem - Filing No. 7**

**Neighborhood 6**

**Site Development Plan**

**Overall Site Context / Standards / Sections**

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**A - CONNECTOR - ANTHEM RANCH ROAD (WITHOUT MEDIAN)**

SCALE 1/8" = 1'-0"

Bike Lanes on both sides of the street and detatched walls.

---

**DEVELOPMENT STANDARDS**

**SMALL FAMILY HOMES**

<table>
<thead>
<tr>
<th>Classification</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
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<tbody>
<tr>
<td>Lot Size (max)</td>
<td>875 sq. ft.</td>
<td>900 sq. ft.</td>
<td>925 sq. ft.</td>
<td>950 sq. ft.</td>
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<tr>
<td>Lot Width (max)</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>100 ft.</td>
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<tr>
<td>Building Setback</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
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<tr>
<td>Rear Yard</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Side Yard [max]</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Side Yard [min]</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Front Yard</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Exterior Height</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
</tr>
<tr>
<td>Total Basements [max]</td>
<td>500 sf.</td>
<td>500 sf.</td>
<td>500 sf.</td>
<td>500 sf.</td>
</tr>
<tr>
<td>Total Basements [min]</td>
<td>300 sf.</td>
<td>300 sf.</td>
<td>300 sf.</td>
<td>300 sf.</td>
</tr>
<tr>
<td>MAX. BASEMENT HEIGHT FOR WALKOUTS</td>
<td>9 ft.</td>
<td>9 ft.</td>
<td>9 ft.</td>
<td>9 ft.</td>
</tr>
<tr>
<td>MAX. RADING HEIGHT</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
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**DEVIATIONS CHART**

<table>
<thead>
<tr>
<th>Deviation</th>
<th>Required</th>
<th>Approval by</th>
<th>Certification by</th>
<th>Location in Plan</th>
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<tbody>
<tr>
<td>Buffering</td>
<td>As shown on exhibit</td>
<td>Neighborhood 6</td>
<td>Certification</td>
<td>As shown on exhibit</td>
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<tr>
<td>Delevoping to</td>
<td>As shown on exhibit</td>
<td>Neighborhood 6</td>
<td>Certification</td>
<td>As shown on exhibit</td>
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---

**B - LOCAL STREET SECTION**

 roadside parking on both sides of the street and detatched walls.
MINIMUM: IN EVERY 8 STONES TO BE A "LAGOON STONE", ELIMINATE VERTICAL JOINTS BY OVER LAPPING ALL STONES.
1. MASONRY UNIT SANEORING IN RANDOM COURSED, RANDOM SERRATED ASHLAR PATTERN WTH DRY STACK.
2. FINISHED GRADE PROVIDE 14 SLOPE AT BAGE.
3. CONTRACTOR TO VERIFY BASE STONE REQUIREMENT PER GEOTECHNICAL ENGINEER.
4. 12 COMPACTED ROAD BASE
5. COMPACTED SUBGRADE (SEE DETAIL)
6. FINISHED GRADE
7. ALL BAGGIO WILL BE COMPACTED NOTE: ALL SUBGRADE AND BAGGIO MATERIAL TO BE REVIEWED AND APPROVED BY STRUCTURAL AND GEOTECHNICAL ENGINEER.
8. COLLOIDAL CONCRETE

STONE RETAINING WALL (TYP.)

SCALE: 1/12"=1'-0"

Type B

STAMPED ASPHALT CROSSWALK FOR TRAILS INTERIOR TO NEIGHBORHOODS (TYP.)

NOTE: Pattern and color to be determined

NEIGHBORHOOD STREET LIGHTS

NOTE: Screen print

SINGLE - FAMILY DETACHED LANDSCAPE PLAN (EXAMPLE)

NOTES:

1. DRAWING ON THIS SHEET REPRESENTS MINIMUM LEVEL OF LANDSCAPE TREATMENT FOR EACH INDIVIDUAL LOT LAYOUT BUT SPECIFIC PLANT LAYOUT AND PLANT SELECTION MAY VARY.
2. LANDSCAPING SHALL BE IN COMPLIANCE WITH SECTION 17-76-010 OF THE BROOMFIELD MUNICIPAL CODE.
3. ALL SHRUB BEDS SHALL HAVE A WOOD OR ROCK MULCH BASE.
4. LANDSCAPING WITHIN THE REAR YARD OF RESIDENCES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER TO BE REGULATED BY THE HOA. INSTALLATION OF FRONT YARD LANDSCAPING WILL BE THE RESPONSIBILITY OF THE DEVELOPER, WITH MAINTENANCE BY HOMEOWNER, AND REGULATION BY THE HOA.
1. Paddock Fence (2-rail)
   - Woodcrete Precast Fence

2. Stone Pilaster
   - Scale: 1/4"=1'-0"
   - Stone Pilaster:
     - Spaced Stone Walls
     - Spaced Stone Beam
     - Aluminum Frame: Loaded Cluster
     - Steel Framing: Column Post Shown

3. Cluster Mailbox Shelter
   - Scale: 1/4"=1'-0"
   - Cluster Mailbox Shelter

Fencing Type Legend:
- #1 Rail Paddock Fence
- Stone Pilaster
- Cluster Pilaster

Neighborhood 6 Perimeter Fencing Plan

Addendum
- Addendum
- Addendum
- Addendum
- Addendum
- Addendum
- Addendum
NOTES:
1.) Minor adjustments to the location of site furnishings and trail alignment may be proposed at Construction Document stage, subject to staff concurrence, to accommodate field conditions or other unforeseen circumstances. There shall be no reduction in the size of trails or service routes.
2.) Trails external to the boundary of Filing 7 are for context only and are not part of this SDP.
1. Architectural Character/Style
Principle: Create regional architectural styles designed to complement Colorado’s rich architectural heritage and reflect the unique physical and cultural character of the different regions that represent Colorado’s diverse climate and mountainous environment.
Standards:
- Homes within neighborhood shall be designed to feature three distinct architectural styles including Mountain, High Plateau, and River/Airplane. Some of the key building components and finishes materials for each style will be as follows:
  - **Mountain Style:** natural stone and brick walls; driveways lined with native plants and wood columns; gable rooflines; dormers; and dormer windows.
  - **High Plateau Style:** stucco walls; brick or stone accents; and large window areas.
  - **River/Airplane Style:** stucco walls; stucco or brick accents; and large window areas.

2. Streetscape Diversity
Principle: Create homes that provide 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:
- **Floor Plans and Elevations:**
  - Building floor plans and elevations shall be varied, based upon the following requirements:
    - **Adjustable or optional:** rooms in the same building elevation may be adjusted or optional to suit the property condition. To apply this rule, the property lot size shall be measured to the same scale as the building elevation. The lot size shall be reduced by the area of each room that is not included in the building elevation.
  - **Same floor plan:** rooms in the same building elevation may be adjusted on an equal basis across the public right-of-way if the area of each room that is not included in the building elevation is reduced by the area of each room that is not included in the building elevation.
- **Garge:**
  - No garage shall exceed two (2) bays, and any addition to an exterior wall shall be minimized.
  - Each garage shall be designed to include a single garage door, a driveway, and a parking area.

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 home’s front elevation shall not extend on a distinguishing building base or overhang consisting of a foundation of masonry or material.**
- **Garage doors shall not be prominent features of the design.**
- **No portion of the street elevation’s wall plane shall be dedicated to the garage door.**

4. Roof Form
Principle: Create a visible mansard roof form complemented with smaller roof planes or less prominent roof forms. Access to the roof shall consist of a stairway or an external roof plan.
Standards:
- **There shall be a variation of roof styles and forms compatible with the architectural style of the home.**
- **The maximum roof overhang for all main body roof (s) shall be 12 inches, but not more than 3 inches shall protrude into the sidewalk.**
- **All roof vents, skylights, etc. shall be painted to match the roof color.**

5. Recessed Entries, Covered Porches, and Decks
Principle: Utilize angle story building volumes, such as recessed entries, covered porches and decks, and other spaces that are functional to the interior of the building volume. Design entries, porches, and decks that complement the home’s architectural style.
Standards:
- **Recessed Entries and Covered Porches:**
  - A recessed entry or covered porch shall be required for all homes.
  - Covered porches shall be a minimum of 9’ x 9’ at the front and side access.
- **Columns, Piers, and Posts:**
  - Columns, piers, and posts shall be visually substantial and capable of supporting the mass of the wall or roof above the columns. Vertical dimensions may vary, but should be a minimum of 60 inches square at the base and may not exceed 144 inches square or 12’-0" x 12’-0".
- **Rooftop Decks:**
  - Rooftop decks shall be a minimum of 60 inches square at the base and may not exceed 144 inches square or 12’-0" x 12’-0".

6. Façade Articulation
Principle: Design homes to add visual interest to each building, entries, and roof structures. The home should be a product of the exterior quality of the home.
Standards:
- **Wall Articulation (Front Elevations):**
  - **Front elevations:** shall be a minimum of 18 inches square in the facing surface and shall be supported by decorative elements, brackets, or decorative trim.

7. Windows and Doors
Principle: Use windows and doors that are composed of smaller windows in each building elevation to create proportionate, balanced, and rhythmic compositions.
Standards:
- **Windows:**
  - A home’s window design, including style, proportion, detailing, and detailing, shall be consistent with the overall architectural style and elevation.
  - **Proportional window openings:** located on front elevations shall be divided into multiple units of varying proportions. When windows are grouped, the grouping may be varied in a consistent manner.
  - **All street-facing windows:** shall be made of similar material and shall be of equal size.
  - **Window openings in window walls:** shall be a minimum of 8 inches square.
  - **Window shutters:** shall be consistent with visual functional, capable of covering window openings, and grouped on two sides of the window.

8. Building Elements
Principle: Design building elements and materials to reflect the architectural style of the home.
Standards:
- **Facade Articulation:**
  - A variety of materials and textures shall be recommended for neighborhood homes.
  - A minimum of three roofing materials shall be required for each home.

9. Building Materials and Color
Principle: Use building materials with rich colors and strong textures, such as brick, stone, and concrete that create visual depth and scale.
Standards:
- **Walls and Materials:**
  - Masonry materials, such as brick, stone, or stucco, shall be as 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.

10. Building Material Application
Principle: Encourage using natural materials, appropriate changes in wall materials, and contrasting material transitions.
Standards:
- **General:**
  - No less than 50% of exterior materials on the side may consist of masonry or masonry materials as prominent building materials.
  - Each neighborhood shall have an aggregate silhouette of no less than 50% of all materials that are masonry as prominent building materials.
  - Siding material shall provide a 35-year manufacturer’s warranty.
  - Join together different materials in a harmonious fashion. Interlocking building materials components such as these should match, walls, windows, doors, and windows, and corner beams shall be consistent as transitional elements between different building materials.
  - Materials changes should be incorporated by a change in wall planes, preferably inside corners. Where masonry wall cladding material meets an exterior corner of a building elevation, the masonry shall form a right-angled minimum of 4" to 6" feet, and terminate on an inside corner of a building element at the side elevation.
  - Building siding or masonry materials shall cover building foundation walls within 12 inches of the ground plane.

11. Enhanced Side and Roof Elevations Visible From Public View
Principle: Sides and roof elevations, adjacent to streets, courtyards, and other areas, should be an extension of the house.
Standards:
- **Enhanced Side and Roof Elevations:**
  - Blocks are to be consistent with the elevation of the house.
  - Blocks are to be consistent with the elevation of the house.
KENDRICK - HIGH PLAINS STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
1,616 SQUARE FEET

CLASSIC HOME SERIES™ (40'-FOOT WIDE HOMES)

The Classic Home Series includes homes that are 40-foot wide on 55-foot wide lots. These homes range in square footage of 1,500 to 1,800. 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 Montane. The architectural elevation represented here is a representative of the Kendrick floor plan shown in the High Plains Style Architecture.

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

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

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

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

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

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

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

ENHANCED REAR ELEVATION - 100% MASONRY/STUCCO
SCALE 1/8" = 1'-0"
Anthem - Filing No. 7
Neighborhood 6
Site Development Plan
Architecture - Premier Home Series
Sheet 1 of 23

Premier Home Series - (50 - FOOT WIDE HOMES)

The Premier Home Series includes homes that ar 50-foot wide on 65-foot wide lots. These homes range in square footage of 1,875 to 2,020. 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, Park and Mountains. The architectural elevation represented here is a representative of the El Dorado floor plan shown in the Mountain Style Architecture.
WESTCHESTER- PRAIRIE STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
2,536 SQUARE FEET

Estate Home Series - (65+ FOOT WIDE HOMES)

The Estate Home Series includes homes that are 65-foot wide on 85-foot wide lots. These homes range in square footage of 2,235 to 3,800. The series includes 3 distinct floor plans, each with 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 represented here is a representative of the Westchester floor plan shown in the Prairie Style Architecture.
Classic Home Series - (40-FOOT WIDE HOMES)

The Classic Home Series includes homes that are 40-foot wide on 55-foot wide lots. These homes range in square footage of 1500 to 1800. 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 elevations shown here are representative of the Abernathy, Chatfield, and Kendrick floor plans.

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

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE

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

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE

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

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE
Premier Home Series - (50-FOOT WIDE HOMES)

The Premier Home Series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage of 1875 to 2000. This series includes 3 distinct floor plans with each floor plan available in 3 distinct elevation elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architectural elevations shown here are representative of the Brampton, El Dorado, and Johnstown floor plans.

BRAMPTON - ONE STORY WITH 2-CAR GARAGE 1,875 SQUARE FEET

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE

EL DORADO - ONE STORY WITH 2-CAR GARAGE 1,967 SQUARE FEET

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE

JOHNSTOWN - ONE STORY WITH 2-CAR GARAGE 2,054 SQUARE FEET

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE
Estate Home Series - (65 - Foot Wide Homes)

The Estate Home Series includes homes that are 65-foot wide on 85-foot wide lots. These homes range in square footage of 2225 to 2850. This series includes 3 distinct floor plans with each floor plan available in 1 distinct 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 elevations shown here are representative of the Ashcroft, Napa, and Westchester floor plans.

**ASHCROFT** - ONE STORY WITH 3-CAR GARAGE 2,851 SQUARE FEET

**HIGH PLAINS STYLE**

**PRAIRIE STYLE**

**MOUNTAIN STYLE**

**NAPA** - ONE STORY WITH 3-CAR GARAGE 2,226 SQUARE FEET

**HIGH PLAINS STYLE**

**PRAIRIE STYLE**

**MOUNTAIN STYLE**

**WESTCHESTER** - ONE STORY WITH 3-CAR GARAGE 2,612 SQUARE FEET

**HIGH PLAINS STYLE**

**PRAIRIE STYLE**

**MOUNTAIN STYLE**