Anthem-Filing No. 9
Neighborhood 7
Site Development Plan
Overall Site Context / Standards / Sections
Sheet 3 of 38

CONTEXT MAP

ESTATE SERIES - 45' WIDE HOMES - 85% x 100 LOTS
PREMIER SERIES - 50' WIDE HOMES - 65% x 100 LOTS
CLASSIC SERIES - 40' WIDE HOMES - 55% x 100 LOTS
CAPRED WELL SITES

N.T.S.

A - CONNECTOR - ANTHEM RANCH ROAD (WITHOUT MEDIAN)
SCALE 1/8" = 1'-0"
Bike lane on both sides of the street and detached walks.

B - LOCAL STREET SECTION
SCALE 1/8" = 1'-0"
Parking on both sides of the street and detached walks.

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED

MINIMUM LIVING AREA:
- 1,500 sq. ft.
- 1,200 sq. ft.
- 1,000 sq. ft.
- 800 sq. ft.
- 600 sq. ft.

MINIMUM LOT WIDTH:
- 35 ft.
- 30 ft.
- 20 ft.
- 15 ft.

MINIMUM LOT DEPTH:
- 100 ft.
- 90 ft.
- 80 ft.
- 70 ft.

MINIMUM BUILD SIZE:
- 50%- 70% of front recording
- 50%- 70% of side recording
- 50%- 70% of rear recording

MAX. BUILDING HEIGHT FOR WALKOUTS:
- 33 ft.
- 32 ft.
- 31 ft.

MAX. BUILDING HEIGHT PER BLDG:
- 33 ft.
- 32 ft.
- 31 ft.

DEVIATIONS CHART

Field

DEVIATIONS CHART

Field

1. Building

Location

Altered in Neighbored Y

Altered in Neighbored X

Altered in Neighbored Z

Altered on Site Feet

A. All Y and other 2
B. Architectural elements are not
C. Max. 70% for all
D. Max. 70% for all
ROAD CONSTRUCTION WILL BE INSTALLED DURING THIS PHASE (NEIGHBORHOOD 7) OF ANTHEM. PLANTING AND SIDEWALK WILL BE PROVIDED IN FUTURE SDF FOR ADJACENT NEIGHBORHOODS.
ROAD CONSTRUCTION WILL BE INSTALLED DURING THIS PHASE (NEIGHBORHOOD 7) OF ANTHEM. PLANTING AND SIDEWALK WILL BE PROVIDED IN FUTURE SDP FOR ADJACENT NEIGHBORHOODS.
LANDSCAPE AND WALKWAY CONSTRUCTION LIMIT LINE FOR THIS FILING. ROAD FOR CONSTRUCTION ACCESS ONLY BEYOND THIS LINE.

ROAD CONSTRUCTION WILL BE INSTALLED DURING THIS PHASE (NEIGHBORHOOD 7) OF ANTHEM PLANTING AND SIDEWALK WILL BE PROVIDED IN FUTURE SDP FOR ADJACENT NEIGHBORHOODS.

ROAD CONSTRUCTION WILL BE INSTALLED DURING THIS PHASE (NEIGHBORHOOD 7) OF ANTHEM PLANTING AND SIDEWALK WILL BE PROVIDED IN FUTURE SDP FOR ADJACENT NEIGHBORHOODS.
Road construction will be installed during this phase (Neighborhood 7) of Anthem. Planting and sidewalk will be provided in future SDP for adjacent neighborhoods.
1. **TYPICAL NEIGHBORHOOD ENTRY SIGN**

   Minimum 15' setback from public street right-of-way

   **NOTE:**
   - Vicinity Mapping, Inc.
   - Incline Series
   - Black powdercoat

2. **TRASH RECEPTACLE (TYP.)**

3. **BIKE RACK (TYP.)**

   **NOTE:**
   - Color: Black Powder Coat

4. **PARK / OPEN LANDS BENCH (TYP.)**

   **NOTE:**
   - C.B.S. CORE-60 BLOCK, TYP.
   - GROUT ALL CELLS SOLID
   - MARSHALL BUFF SANDSTONE VENEER, DRY STACKED 2" STONE THICKNESS (SEE SPECS)
   - ADJACENT LANDSCAPING
   - COMPACTED SUBGRADE (TYP).
   - CONTINUOUS CONCRETE FOOTER
   - 6" REBAR @ 3'-6" C.C.
   - CENTERED IN GROUTED CELL.
   - G54 REBAR @ 24"
   - 1.5' MARSHALL BUFF SANDSTONE CAP

   **KEY:**
   - PB - PAVEMENT GRADE SPOT ELEVATION
   - PC - PAVEMENT CAP SPOT ELEVATION
   - TW - TOP OF WALL ELEVATION

   **NOTE:**
   - PLAZA SURFACE TO BE MARSHALL BUFF SANDSTONE PAVERS.

5. **SEAT WALL**

   **SCALE:** 1/2" = 1'-0"

   **NOTE:**
   - COMPACTED SUBGRADE
   - FINISHED GRADE
   - 1.5' COMB
   - 12" C.O.M.
   - COMPACTED SUBGRADE
   - FINISHED GRADE
   - ALL BACKFILL TO BE COMPACTED
   - ALL SUBGRADE AND BACKFILL MATERIAL TO BE REVISED AND APPROVED BY STRUCTURAL AND GEOTECHNICAL ENGINEER.
   - FIRM CONCRETE

6. **STONE RETAINING WALL (TYP.)**

   **SCALE:** 1/2" = 1'-0"
2. TYPICAL SHRUB BED PLANTING

NOTE: TYPICAL SHRUB BED PLANTING IS INTENDED TO SHOW CHARACTER AND QUALITY OF PLANTINGS. ACTUAL SPECIES WILL VARY DEPENDING UPON LOCATION.

1. SINGLE - FAMILY DETACHED LANDSCAPE PLAN (EXAMPLE)

NOTES:
1. DETAIL 1 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 17-79-016 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 OWNER 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.

TYPICAL SECTION - MINIMUM STANDARD FOR HOMEOWNER-INSTALLED RETAINING WALL

N.T.S.
1. Plan illustrates typical condition with owner installed equestrian fencing at easement line.
2. Shrubs adjacent to mailbox to be builder installed, HDA maintained, and selected at C3 stages.
3. Walkway through tree lawn is typical to access mailboxes.
4. Mailboxes to be installed by the builder with maintenance provided by the Homeowner's Association.
PLANT PALLETTE

GENERAL NOTES
1. All trees will be 2'-0" diameter, with minimum root ball.
2. All shrubs will be 3" caliper with minimum root ball.
3. All soil will be free of toxic substances and metals.
4. All irrigation systems will be designed with a minimum of 100 gallon irrigation systems.
5. All mulching will be done with a minimum of 2" depth.

LANDSCAPE DESIGN INTENT

Summary of Open Lands, Parks and Trail Amenities

A new park (1.5 acre) and new public open space will be developed in the area. The new park will include a playground, picnic areas and walking trails. The public open space will include a community garden and outdoor gathering areas.

LANDSCAPE ARCHITECTURE

The landscape concept for the open space is a combination of natural and landscaped areas. The natural areas will include native plants and trees. The landscaped areas will include paved walkways, benches and landscaping. The landscaping will include native plants and trees, as well as other low maintenance plants.

TURF AND GRASS NOTES

HARDSCAPES (HPI)
1. Hardscapes are to be used on all visible areas outside the house. The hardscapes will be designed to complement the natural setting.
2. All sidewalks and driveways will be designed to complement the natural setting.
3. The hardscapes will be designed to complement the natural setting.

SHRUBS AND GRASSES (HPI)
1. All shrubs and grasses will be selected to complement the natural setting.
2. The shrubs and grasses will be designed to complement the natural setting.

STREET TREE REQUIREMENTS (NEIGHBORHOOD 7)
1. Trees are to be planted at a minimum of 15 feet apart.
2. Street trees are to be planted on each side of the street.

TOTAL PLANT QUANTITIES

<table>
<thead>
<tr>
<th>Plant Category</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>50</td>
</tr>
<tr>
<td>Shrubs</td>
<td>100</td>
</tr>
<tr>
<td>Grasses</td>
<td>75</td>
</tr>
</tbody>
</table>

Legend:
- D: Deciduous
- I: Icicle
- E: Evergreen

North
Neighborhood 7 SDP Submittal Residential Design Standards

1. Architectural Character/Style

Principle: Create regional architectural styles designed to complement Colorado’s rich architectural heritage, reflect the different regions that represent Colorado’s Front Range and mountain west environment from the mountains foothills, to the plains and prairie.

Standards:
- Homes within Neighborhood 7 shall be designed to feature three distinct architectural styles including Mountain, High Plains, and Prairie architecture. Some of the key building components and fine materials that characterize these styles include the following:
  - **Mountain Style**:
    - stucco and stone walls
    - windows with decorative stone sills and wood columns
    - ornamental window shutters
    - clipped gable roof forms
  - **High Plains Style**:
    - stucco walls with stone accents
    - a shed roof garage with cross-terraced roof
    - decorative window shutters with a “Z” brick
  - **Prairie Style**:
    - stucco walls with decorative banding
    - uncluttered window lines
    - uncluttered window lines
    - brick or brick pediments and mushroom accents at entries

2. Streetcape Diversity

Principle: Design goals shall promote varied and are compatible with other neighborhood developments. Design goals to include street look and variety and 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 shall have either the same building elevation (removed or standard) or the same color package.
    - The same floor plan (removal or standard) shall not be constructed on more than two blocks. When the same floor plan is constructed on adjacent lots, a different elevation style shall be required.
    - A minimum of one half (50 percent) of the homes constructed shall have a front porch.
  - Garages:
    - No garage shall exceed two (2) bays without an articulation of exterior walls or plans a minimum of two feet on horizontal garages.
    - Garage doors shall be a minimum of eight inches from the garage face.
    - Garages doors shall be designed to include wood, decorative panels, windows, and other architectural elements appropriate to the style, lines, and detail. Such garage door treatments shall vary based on the homes architectural style.

3. Building Massing and Form

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

Standards:
- A home’s front elevation shall be at a distinguishable building base or pedestal consisting of a ground-floor masonry or masonry wall, base.
- Attached garages shall be the prominent feature of the structure. For one-story homes, no more than 50 percent of the street elevation will be dedicated to the garage.

4. Roof Form

Principle: Create a wide variety of roof styles from hip roofed to gable roofed to additional color and shapes that can be proportionally to the spaces they cover and to the overall site and form.

Standards:
- These shall be a variation of roof styles and forms compatible with the architectural style of the home.
- The minimum roof overhangs for all main-balcony roof forms shall be 12 inches, but more than 12 inches shall not exceed the setbacks.
- All roofs vents, fans, flashing, etc., shall be painted to match the roof color.

5. Roofs, 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 50 square feet in area and be feel usable depth.
  - Columns, Posts, and panels 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 (minimum size of 26 for 2 or 3 feet may be a minimum size of a 6 inches square) and masonry posts shall be a minimum dimension of 16 inches square.
  - Front/Rear Elevated Decks (located above 30 inches from finished grade):
    - Decks above 30 inches from finished grade shall be compatible with the architectural style of the home and not lift to weather naturally. Vertical deck elements such as railings, columns, posts and stairwells shall be placed and sized to match, and be compatible with, the colors of the main structure. The colors should be approved by the HOA and submitted to the architectural style.
    - Decks shall be at the main floor level of walk out or garden level lots that are adjacent to existing or future street, shall be constructed using masonry pavements with a 16 inch minimum dimension, consistent with the main structure.
    - Secondary, rear yard walk out decks (above the main floor level) must be integrated into the building style and reflect the architectural style of the home (see Deviation).

- b. Facade Articulation:
  - Design homes to avoid long expanses of black walls and windowless elevations. A home shall have building elements, such as planes, doors and building projections that help segment the building mass into smaller building elements, and break up large expanse of black wall.

Standards:
- a. Wall Articulation (Facade Eaves):
  - Eave overhangs shall provide horizontal or vertical wall planes (separated by a minimum of two feet).

6. Building Projections

Principle: Cantilevered building projections, such as a bay window or a fireplace box out, shall project a minimum of 10 inches from the facade surface and shall be supported by decorative cornices, brackets, or trim bands.

7. Windows and Doors

Principle: Circulate those doors and windows that are composed of smaller, horizontal-scaled elements and proportionate, dimensional to express vertical proportions. Ornamentation of the placement of windows and doors on building elevations to create proportionality, balance, and rhythm compositions.

Standards:
- a. Windows
  - Windows and doors, design, including wino and detail, shall be consistent with the overall architectural style and elevation.
  - All street facing windows shall use mullion (window grids) to divide windows into individual-appearing window sections.
  - Window openings in masonry walls shall be recessed a minimum of 2 inches.
  - Windows shall appear as an important or functional, capable of covering window openings, excepted grouped windows of two or more.
  - All windows visible from public streets and/or open lands (other than special open space areas) 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 in a minimum elevation of the house.
  - Windows shall be: 1) rated, double pane, and single side.

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

8. Building Materials and Color

Principle: Use building materials with rich colors and strong textures, such as stone, slate, 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, warm-tone colors that reflect the architectural style of the home, providing variety and visual interest to the environment.
  - Color variety shall relate to changes of materials, such as building base, facade, and roof.
  - Roof Materials and Color:
    - Strong roof colors shall be used such as, but not limited to, charcoal grey, gable grey, forest green, and dark brown to visually terminate the top of the building.
  - A neutral palette of house roof colors and materials shall be required for neighborhood 7, A minimum of three roof colors shall be required along each block of 10 homes or less in the area.
  - 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 connecting material transitions.

Standards:
- a. General
  - No less than 50 percent of materials located on corner lots must incorporate a prominent building material.
  - Each neighborhood shall have an accumulative total of no less than 30 percent of all principal structures that incorporate 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. Interchangeable building components such as facade boards, window cap, exterior tiles, siding, 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 avoided corners. When masonry wall cladding material occurs at the outside corner of a street 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 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 30 inches of the ground plane.
  - Exterior doors, and windows shall be consistent with the surrounding elevation.

b. Exterior Side and Rear Elevations Visible from Public View

- Side and rear building elevations, adjacent to streets, curvices, neighborhood streets and open areas shall be substantial through the use of architectural elements and embellishments compatible with the front elevation of the house. Such embellishments shall be a minimum, include brick or stone masonry wainscot as carried-over from the front elevation of the house.
Anthem-Filing No. 9
Neighborhood 7
Site Development Plan
Architecture - Classic Home Series
Sheet 3 Rev. 38

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 elevation represented here is a representative of the Copper floor plan shown in the High Plains Style Architecture.
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 1,875 to 2,590. 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 Mountains. The architectural elevation represented here is a representative of the Keystone floor plan shown in the Mountain Style Architecture.
VAIL - PRAIRIE STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
2,536 SQUARE FEET

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

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

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

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

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

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

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

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

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

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

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

ENHANCED REAR WALKOUT 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 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 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie, and Mountains. The architectural elevation represented here is a representative of the Vail floor plan shown in the Prairie Style Architecture.
Classic Home Series - (40'-FOOT WIDE HOMES)

The Classic Home Series includes homes that are 40 feet wide on 55-foot wide lots. These homes range in square footage of 1,500 to 1,800. This series includes 2 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 Arapahoe, Eldora, and Copper floor plans.

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

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE

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

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE

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

HIGH PLAINS STYLE

PRAIRIE STYLE

MOUNTAIN STYLE
The Premier Home Series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage of 1,875 to 2,050. This series includes 3 distinct floor plans with each floor plan available in 3 distinctively 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 Breckenridge, Keystone, and Steamboat floor plans.

**BRECKENRIDGE** - ONE STORY WITH 2-CAR SIDE GARAGE, 1,879 SQUARE FEET

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

**STEAMBOAT** - ONE STORY WITH 2-CAR GARAGE, 2,054 SQUARE FEET
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 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 Aspen, Snowmass, and Vail floor plans.

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

- HIGH PLAINS STYLE
- PRAIRIE STYLE
- MOUNTAIN STYLE

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

- HIGH PLAINS STYLE
- PRAIRIE STYLE
- MOUNTAIN STYLE

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

- HIGH PLAINS STYLE
- PRAIRIE STYLE
- MOUNTAIN STYLE