LEGAL DESCRIPTION
A portion of land located in the north half of Section 12 and the north half of Section 13, Township 11 North, Range 18 East of the 12th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Begins at the southwest corner of said Section 12, as ascertained by a 3.5" iron stake, containing 0.1 acres, where the line of 36th Avenue intersects the eastern boundary of said Section 12, and running thence north along the line of 36th Avenue to the north line of said Section 12, thence west along the north line of said Section 12 to the west line of said Section 12, thence south along the west line of said Section 12 to the southwest corner of said Section 12, containing the above mentioned acreage, and thence along the boundary line between said Sections 12 and 13 to said southwest corner.

LEGAL DESCRIPTION / GENERAL NOTES
Neighborhood 9, 10, and 11 Site Development Plan

GENERAL NOTES

1. All landscaping in the sight-of-way between the property line and the street will be maintained by the property owner.

2. The Site Development Plan may be reviewed by the City Council if building permits are not issued by the City of Bromfield within three years from the date of approval of this Site Development Plan by the City Council.

3. Any element of construction, location, design, use, or operation of land or buildings not specifically shown on the approved Site Development Plan in graphic or written form shall conform to the requirements of the R-3 zone district.

4. Electrical distribution panels will be contained within the building, service enclosures or screened permanently from view.

5. Gas meters will be permanently screened from view and painted to match the building.

6. Mail delivery will be provided with centrally located cluster mounted mail boxes. The boxes (shown in Detail 2 on Sheet 12) will be owned and maintained by the homeowner's association (HOA).

7. Anticipated Phasing and Infrastructure construction will begin in Winter 2007 and take place in phases.

8. The developer agrees to coordinate with the City of Bromfield and the Regional Transportation District to locate future bus stops as needed.

9. Each owner shall designate the prospective purchasers of the lots within 200 feet of the platted and abandoned streets.

10. The location of the maintenance and workforce employment, and

11. The purpose for the soil and vegetation as indicated on the plan.

12. All construction work shall be performed during regular working hours, 7:00 A.M. until 7:00 P.M., Monday through Friday, and shall comply with both Section 13-31 and 13-34 of the Revised City Code of Bromfield. Sunday use of any equipment shall be performed without written consent of the City of Bromfield. All equipment shall be included in the base cost of the project construction plan.

13. All signage (including regulatory and street signs) will be placed in accordance with federal, state, and local codes. Further, the developer agrees to coordinate with the City of Bromfield on entry signage to Bromfield.

14. Cooperation with the City of Bromfield on entry signage to Bromfield. Signage for City and County owned and maintained open space areas shall incorporate the Bromfield Open Space and Trail Sign Program.

15. The homeowner's association will be responsible for maintenance of perimeter fencing.

16. Internal on site fences are not permitted.

17. Natural indifference may have standing water.

18. For aesthetic and safety improvements the City of Bromfield Resilience Planning Guidelines and the Anthem Ranch Design Guidelines with the approval of the Home Owners Association (AHC).

19. Landscaping design and construction is included in separate submittal package.

20. Remaining Civil Engineer drawings for location and lighting of entrance walls. Rendering walls shall be constructed in the upstream area.

21. The landscape property owner will be responsible for maintenance.

22. Two top of foundation elevations have been shown for Gardens and Waterfall. These elevations constitute an average.

Street name signs will be furnished and installed by the Contractor and Developer and will be installed on posts. The signs will be provided to show installation on one of two corners as agreed upon by the City of Bromfield and the homeowner's association.
1 - PLAY STRUCTURE
N.T.S.

"WRAP" WOOD FIBER FILTER FABRIC
CONCRETE PLAYGROUND CURB FINISHED GRADE

4 - PLAYGROUND CURB (TYP.)
1" = 1'-0"

5 - SEAT WALL
Scale: 1" = 1'-0"

6 - PARK BENCH (TYP.)
N.T.S.

7 - LANDSCAPE BOULDER
N.T.S.

8 - BIKE RACK (TYP.)
N.T.S.

9 - PRAIRIE DOG FENCE & BERM (TYP.)
N.T.S.

10 - CONCRETE WALK SWALE CROSSING
3/16" = 1'-0"

ANTHEM" FLOW N. 12
"SITE LANDSCAPE DETAILS"
SITE LANDSCAPE DETAILS
SHEET 11 OF 19

Space required, including use zone: 27'-6" x 25'-11"
838 cm x 789 cm
Highest Designated Play Surface: 3'-11" / 120 cm
Total Safety Zone Area: 435.9 ft² / 40.5 m²
Concrete anchoring necessary.

2 - SWING STRUCTURE
N.T.S.

2" THICK CAST STONE CAP
2" THICK CULTURED STONE,
6" CHIM BLOCK
FINISHED GRADE

3 - TRASH RECEPTACLE (TYP.)
N.T.S. INCLUDE ONE (1) RECEPTACLE AT EACH OOGIE EDITION

LANDSCAPE BOULDER
SET BELOW GRADE 1/3 HEIGHT OF BOULDER
COMPACTED STRUCTURAL BASE MATERIAL
COMPACTED SUB GRADE

NOTE:
LANDSCAPE BOULDER ARE ERECTED ON-SITE AND PROVIDED BY OWNER. VERIFY LOCATION OF SODDIES PRIOR TO REI. CONTRACTOR IS RESPONSIBLE FOR TRANSPORTATION OF BOULDER FROM SOURCES TO LOCATION BOUNDARY. PLAN TO BE PROVIDED BY OWNER'S REPRESENTATIVE. SET BOULDER WITH SURFACE ELEVATION PARALLEL TO FINISH GRADE.

1/2 DEEP x 1/2" WIDE GROOVES SANK AT MAX OF 2" O.C.
P.C. AT CONCRETE APRON
1 - MAIL KIOSK PLAN

2 - MAIL KIOSK ELEVATIONS
Scale: 1/2" = 1'-0"
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 transition elements to larger sized building volumes. 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 40 square feet in area and six feet usable depth.
   - Columns, pillars, and posts:
     - Columns, pillars, 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 x 2 may be a minimum of 4 inches square) and masonry piers shall be a minimum dimension of 16 inches square.
   - Rear Yard Elevated Decks (located above 30 inches from finished grade):
     - Elevated decks above 30 inches from finished grade shall be constructed in accordance with the architectural style of the home and not allowed to weather naturally. Vertical deck elements such as railings, 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.
     - Elevated decks at the rear main floor level of walkout or garden level lots, that are adjacent to public streets or open lots, shall be constructed using masonry piers/columns with 18 inch minimum dimension, consistent with the main structure.
   - Second story, rear and walkout decks (above the main floor level) must be integrated into the building structure and reflect the architectural style of the home (see Elevations).

6. Facade Articulation

   **Principle:** Design homes to avoid long expanses of blank walls and archeological 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 expanses of blank wall.

   **Standards:**
   - Wall Articulation (front elevations):
     - Windows shall provide horizontal or vertical wall elements (separated by a minimum of 20 feet).
   - Building projections:
     - Corridor type and vertical elements, such as a bay window or a fireplace bay out, shall project a minimum of 18 inches from the facade surface and shall be supported by decorative columns, brick, or other materials.

7. Windows and Doors

   **Principle:** Use windows and doors that are composed of smaller human-scaled elements and ornamentation, dimensioned to express vertical proportions. Contribute an essential element to building elevations by creating proportions, balanced, and rhythmic compositions.

   **Standards:**
   - Windows:
     - A home's window design, including size, shape, proportion, and detailing, shall be compatible with the architectural style and massing of the home.
     - All windows shall be 60% of the primary facade for homes within Anthem Highlands. Homes within Anthem Ranch will minimize the condition and work more closely with the local building inspector.
     - All windows 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.
   - Window openings in masonry walls shall be recessed a minimum of 2 inches.
   - Window studwalls should appear visually functional, capable of covering window openings, including grouped openings of two or more.
   - All windows visible from public streets and open lots (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 with horizontal and vertical.
   - All windows and openings associated with wood-clad homes shall be trimmed with decorative moldings a minimum of four inches wide.
   - Windows shall be UV-rated, double pane, and vinyl clad.
   - Doors:
     - All front doors shall be decorative, composed of ornamentation such as recessed or grooved panels, windows, speakers, 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:
     - The fascia shall be a minimum of 4 inches wide.
     - Vertical corner trim or corner decks shall be provided on all wood deck houses and as a transition between different siding materials on all building and interior areas.
   - Building Materials and Color
     - Use building materials such as brick and structural types, such as brick, stone, and stucco that complement the visual depth and detail.
   - Wall Materials and Color:
     - Masonry materials, such as brick, stone, or stone, shall be used as a prominent material on all front elevation.
   - 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.
   - Roof Materials and Color:
     - Strong roof colors shall be used such as, but not limited to, charcoal gray, green-gray, forest green, and dark brown to visually terminate the top of the building.
   - A variety of harmonious roof colors and materials shall be required for neighborhood 0-1. 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 manufacturer's warranty.

9. Building Material Application

   **Principle:** Encourage reusing materials, applications, and new materials in well materials, and conserving material treatments.

   **Standards:**
   - General:
     - No less than 60% of structures located on corner lots must incorporate masonry as a major material.
     - Each neighborhood must have the same material. Each neighborhood must have a minimum building material installation.
     - Each block of six (6) lots or more shall include at least one structure that incorporates masonry as a prominent building material.
   - Site materials shall provide a 30-year manufacturer's warranty.
   - Join together different materials in a harmonious fashion. Interconnected building components such as baseboards, window corners, edge trim, window frames, and corner boards shall be compatible with other structural elements on different building materials.
   - Material changes should generally be accompanied by a change in wall plane, preferably inside corners. When masonry wall meeting 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 or at 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.
   - Masonry materials shall be accompanied by a window and garden level elevations, siding and masonry shall extend to within 18 inches of the ground plane.
   - Enhanced Sides and Rear Elevations Visible From Public View
     - Side and rear building elevations, adjacent to patios, courtyards, and rear doors shall be emphasized through the use of architectural elements and masonry materials. Details such as decorative columns and trim should, as a minimum, include brick or stone masonry as a material that is carried from the front elevation of the house.
COPPER - HIGH PLAINS STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
1,900 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"

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

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

Classical Home Series - 40-FOOT WIDE HOMES

The Classical 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 100% Masonry/ Stucco, 100% Masonry/Brick, and 100% Brick. This series is represented here as 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 from 1875 to 2030. This series includes 5 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, Prairies, and Mountains. The architectural elevations 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
1,504 SQUARE FEET

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

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 WALKOUT ELEVATION - 100% MASONRY/Stucco
SCALE: 3/32"=1'-0"

ENHANCED REAR WALKOUT ELEVATION - 100% MASONRY/Stucco
SCALE: 3/32"=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 2,225 to 3,690. 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 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-foot wide on 50-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 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
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 2050. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevation. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountains. The architectural elevations shown here are representative of the Breckenridge, Keystone, and Steamboat floor plans.

BRECKENRIDGE - ONE STORY WITH 2-CAR GARAGE 1,879 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
Estate Home Series (85' - FOOT WIDE HOMES)

The Estate Home Series includes homes that are 85-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, Prarie and Mountain. The architectural elevations shown here are representative of the Aspen, Snowmass, and Vail floor plans.

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

HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE

SNOWMASS - ONE STORY WITH 3-CAR GARAGE 2,226 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