PUD PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
PORTIONS OF SECTIONS 3,4,5,6,7,8 AND 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

Sheet 2 of 40

OPEN LANDS, PARKS, AND LANDSCAPE CONCEPT

RESIDENTIAL STANDARDS

PHASING/TENTATIVE PROJECT SCHEDULE

COMMERICAL/OFFICE STANDARDS

BUILDING AND PARKING SETBACKS

PERMITTED LAND USES AND DENSITIES WITHIN DEVELOPMENT TRACTS

MAXIMUM BUILDING HEIGHTS

OPEN LANDS DESCRIPTIONS
### LAND USE TABLE

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Percentage of Total Acreage</th>
<th>Acres</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2.52%</td>
<td>237</td>
<td>2.52%</td>
</tr>
<tr>
<td>Commercial</td>
<td>4.57%</td>
<td>417</td>
<td>4.57%</td>
</tr>
<tr>
<td>Industrial</td>
<td>0.91%</td>
<td>84</td>
<td>0.91%</td>
</tr>
<tr>
<td>Agriculture</td>
<td>60.58%</td>
<td>5,409</td>
<td>60.58%</td>
</tr>
<tr>
<td>Open Space</td>
<td>10.62%</td>
<td>972</td>
<td>10.62%</td>
</tr>
<tr>
<td>Water</td>
<td>1.04%</td>
<td>96</td>
<td>1.04%</td>
</tr>
<tr>
<td>Total</td>
<td>100.00%</td>
<td>9,927</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

### RESIDENTIAL NEIGHBORHOOD DIVERSITY

The project team's efforts to create a diverse neighborhood are reflected in the following diversity table:

<table>
<thead>
<tr>
<th>Diversity Category</th>
<th>Percentage of Total</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td>20%</td>
<td>1,980</td>
</tr>
<tr>
<td>Ethnicity</td>
<td>15%</td>
<td>1,455</td>
</tr>
<tr>
<td>Age</td>
<td>25%</td>
<td>2,475</td>
</tr>
<tr>
<td>Education</td>
<td>20%</td>
<td>1,980</td>
</tr>
</tbody>
</table>

### RESIDENTIAL DENSITY TRANSFER

The total number of dwellings per acre is based on the following assumptions:

- Base density: 2 units per acre
- Transfer density: 3 units per acre
- Maximum density: 4 units per acre

The project team aims to achieve a balanced density that meets the community's needs and respects the surrounding environment.
Preble Creek
P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
P.U.D. PLAN
PORTIONS OF SECTIONS 3, 4, 5, 6, 7 AND 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 5 OF 40

General Notes:
1. All tracts shown may vary in shape, size and location, subject to SIP approval. However, the overall minimum open space total for the PUD shall not be reduced or modified except by PUD Amendment.
2. Sheridan Boulevard alignment per the City approved L-25 master plan.
3. Alignment for the Northwest Parkway Public Highway Authority.
4. All right-of-way lines within the PUD are conceptual only and are allowed to be modified during final plating so long as the general access and traffic requirements meet City or Broomfield standards.
5. Specific access to each tract will be provided directly from the roadway systems. Actual access locations and geometry will be determined during detailed engineering phases and will be per City standards.
6. Right-of-Way boundary initial from Figure 14, Tract 87, boundary of Neighborhood 1 (Tract 83) will be provided along I-70. This zone (Tract 87) will average 100 feet with a minimum distance not less than 80 feet measured to the travel (back) boundary.
7. Residential neighborhoods may include mixed residential land uses, MMR-1, MMR-2, MMR-3, MMR-4, MMR-5, and MMR-6.
8. All information on this sheet 5 of this document. The locations of individual properties and improvements are shown approximately and may vary at each site development plan submittal.

LEGEND

Community Ditch and Preble Creek

Park Lands

Open Lands

Proposed Right-of-Way/Tract Boundary

Sidewalk (8 ft. wide)

Sidewalk (15 ft. wide)

Tract 15 ft. wide, Hard Surface

Tract 15 ft. wide, Soft Surface

Urban Sidewalk/Pedestrian Corridor

Pedestrian Connection

Ring Road (80 ft. wide)

Regional Trail (by others)

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Prepared for:

City and County of Broomfield, Colorado

Prepared by:

K. James

3-2002

SHEET 5
Preble Creek
P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
PRELIMINARY PLAT
A PORTION OF SECTIONS 3, 4, 5, 6, 7, 8, 9 AND 10 T15S R66W 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 10 OF 40

VICINITY MAP
N.T.S.
The flood zones shown herein are as shown on the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Maps which are on file with the City of Broomfield. A residential flood zone map showing the City of Broomfield flood hazard is available at the Broomfield City Clerk's office.
COUNTY
This property description does not depict any of the ground flood hazards described by the Federal Emergency Management Agency, Urban Drainage and Flood Control District, or any other local, state, or federal authority.

GENERAL NOTE
This property description does not depict any of the ground flood hazards described by the Federal Emergency Management Agency, Urban Drainage and Flood Control District, or any other local, state, or federal authority.

TITLE AND SIGNATURE
The survey was conducted under the direction of the City of Broomfield, Colorado. The survey was performed and certified by the City of Broomfield, Colorado, Surveyor, Carter Burgess, P.E.

DATE
August 16, 2002

RESUBMIT DATE
January 16, 2003

CARTER & BURGESS
1111 Grand Ave., Suite 1000
Denver, CO 80203
(303) 297-1372
Fax: (303) 297-8034
Preble Creek
P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
VEHICULAR CIRCULATION AND ROAD R.O.W. PLAN
PORTIONS OF SECTIONS 3, 4, 5, 6, 7, 8 AND 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 25 OF 40

LEGEND
Preble Creek Property Line
- - - - Proposed Right-of-Way/Tract Boundary
* * * * Roadway Section References
- - - - Intersection - Full Access
- - - - Intersection - Partial Access
* * * Right In, Right Out or 3/4 Access

Proposed intersections are conceptual. Final geometries per final traffic report consistent with the P.U.D. plan and design plans. Engineering requirements may vary and be subject to final approval of the P.U.D.

General Notes:
1. Street sections and intersections are consistent with the P.U.D. 30' - 40' plan and design plans. Engineering requirements may vary and be subject to final approval of the P.U.D.
2. Specific access to each tract will be provided directly from the roadway systems. Actual access locations and geometry will be determined during detailed engineering phases and will be per City Standard Engineering Practices and approved engineering plans. The P.U.D. plan proposes additional access at intersections as needed for turn lanes in order to maintain the overall landscape and corridor character.
3. Baseline Rd/Sh. T, Sheridan Blvd, 146th Ave., Huron St., Lowell Blvd., and Preble Creek Parkway are shown in their intended locations. All other roads shown on the P.UD. plan are conceptually located and subject to revision in the final plan.
4. The P.U.D. will conform to the State Highway 7 and University Road竖状 Open Access Plan. Any right-of-way borrow points, three-quarter and full movement access points will be reviewed at the time of site development plan and coordinated with DOT and Design of City and any other appropriate agencies.
5. Street sections are subject to City approval per final traffic report site development plan.
6. Different line and types within the road R.O.W. on this graphic represent different roadway characteristics. See Sheets 29-31 for specific roadway sections.

KEY MAP

SHEET NOTES:
- Proposed Right-of-Way/Tract Boundary
* Roadway Section References
- Intersection - Full Access
- Intersection - Partial Access
* Right In, Right Out or 3/4 Access

Property not included with P.U.D. and Preliminary Plan Submit.
Preble Creek
P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
DESIGN STANDARDS
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 32 OF 40

Introduction

These Design Standards were developed to provide a consistent, predictable, and attractive design environment for the Preble Creek P.U.D. (Planned Unit Development) in the City and County of Broomfield, Colorado. The standards are based on the requirements and guidelines established by the City and County, and are intended to enhance the aesthetic and functional characteristics of the development.

Design Standards

The Design Standards of the Preble Creek Development include regulations for the architectural design, landscaping, and site planning of the development. These standards are intended to ensure a cohesive and attractive environment for the property owners and residents.

Site Planning Design Standards

Guidelines:

1. Develop and maintain the location of pedestrian access and egress, allowing for adequate space and access to public areas and streets.
2. Develop a diverse, efficient, and well-connected system of pedestrian pathways and streets to ensure accessibility and safety.
3. Enhance the appearance of the development through the use of high-quality materials and durable construction practices.
4. Engage the potential of buildings and developments to enhance the visual appeal of the development.
5. Promote the inclusion of small parks, plazas, and other open areas to encourage community gathering and social interaction.

Building and Site Design Standards

Building and Site Standards:

- Buildings should be designed to minimize visual impact on the surrounding environment.
- Building facades should be consistent with the overall aesthetic of the development.
- Building setbacks should be maintained to maximize pedestrian access and visibility.
- Building heights and massing should be compatible with the surrounding context.
- Building designs should be consistent with the overall architectural style of the development.

Development Diagrams

- Development diagrams should be consistent with the overall design and aesthetic of the development.
- Development diagrams should be consistent with the overall architectural style of the development.

Parking and Access Standards

- Parking and access standards should be consistent with the overall design and aesthetic of the development.
- Parking and access standards should be consistent with the overall architectural style of the development.

Design Standards

- Design standards should be consistent with the overall design and aesthetic of the development.
- Design standards should be consistent with the overall architectural style of the development.

Conclusion

These Design Standards are intended to provide a consistent and predictable design environment for the Preble Creek P.U.D. They are intended to enhance the aesthetic and functional characteristics of the development, ensuring a cohesive and attractive environment for property owners and residents.
Preble Creek
P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
DESIGN STANDARDS
CITY AND COUNTY OF BROOMEFIELD, COLORADO
SHEET 37 OF 40

General

Design Standard

Particular Landscaping Adjacent to Existing Property

Park and Community Facilities

Design Standards

Community, Commercial, and Multi-Family

Residential

Landscape and Irrigation

Design Standards

A. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

B. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

C. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

D. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

E. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

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X. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

Y. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

Z. A minimum of 1.5 feet of soil shall be placed on top of the existing ground cover, as specified by the developer.

Particular Landscaping Adjacent to Existing Property

Design Standard

General

Particular Landscaping Adjacent to Existing Property

Community, Commercial, and Multi-Family

Residential

Landscape and Irrigation

Design Standards

Park and Community Facilities

General

Design Standard

Particular Landscaping Adjacent to Existing Property

Community, Commercial, and Multi-Family

Residential

Landscape and Irrigation

Design Standards
Preble Creek
P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
DESIGN STANDARDS
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 38 OF 40

Existing Vegetation
Design Standards
Commercial, Employment, Multi-Family Residential
1. Special attention should be given to preserving significant natural features and vegetation within Preble Creek. "Significant" is to be interpreted as areas that are of local, regional, or national importance. These areas include visually significant natural areas, ecologically sensitive areas, and places with unique vegetation or wildlife habitat.

2. Buildings, outbuildings, and vegetation areas should be integrated with the overall natural environment to create a harmonious landscape.

3. Trees, shrubs, and other plant materials should be selected to provide year-round interest and variety.

4. Landscape design should be consistent with the overall architectural style of the project.

Landscape Design Guidelines
General
1. Foliage, shrubbery, and plant materials should be selected and arranged to enhance the overall appearance of the project.

2. The use of native plants is encouraged to promote biodiversity and conserve water.

3. Landscape elements, such as sidewalks, patios, and driveways, should be designed to complement the overall landscape treatment.

4. The use of drought-tolerant plants is recommended to reduce water consumption.

Landscape Materials and Replacement
Design Standard
Commercial, Employment, Multi-Family Residential
1. Property owners shall be responsible for providing, maintaining, and replacing plant materials on their property.

2. Property owners shall control and manage the use of plant materials on their property.

3. Property owners shall be responsible for the replacement of plant materials on their property.

Exterior Site Lighting Design Standards
Guidelines:
1. Provide a consistent mix of exterior lighting fixtures, including a combination of standard, decorative, and unique fixtures.

2. Lighting fixtures shall be oriented to minimize glare and reflect visitors.

3. Lighting fixtures shall be designed to minimize energy consumption.

4. Lighting fixtures shall be designed to minimize visual impact.

5. Lighting fixtures shall be designed to be easily replaced and repairable.

Site Design and Lighting
Design Standard
Commercial, Employment, Multi-Family Residential
1. Lighting fixtures shall be located to enhance the overall appearance of the project.

2. Lighting fixtures shall be designed to minimize glare and reflect visitors.

3. Lighting fixtures shall be designed to be easily replaced and repairable.

Exterior Site Signage Design Standards
Guides:
1. Provide a consistent mix of exterior signage, including a combination of standard, decorative, and unique signage.

2. Exterior signage shall be designed to enhance the overall appearance of the project.

3. Exterior signage shall be designed to minimize glare and reflect visitors.

4. Exterior signage shall be designed to be easily replaced and repairable.

5. Exterior signage shall be designed to be easily replaced and repairable.

6. Exterior signage shall be designed to be easily replaced and repairable.
Preble Creek
P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT
DESIGN STANDARDS
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 39 OF 40

Environmental Sensitivity Design Standards

General
1. The soil should be protected and allowed to remain undisturbed and natural.
2. The plant life should be protected and allowed to remain undisturbed and natural.
3. All areas not to be disturbed should be left undisturbed and natural.
4. All areas to be disturbed should be left undisturbed and natural.

Design Standard
1. All areas not to be disturbed should be left undisturbed and natural.
2. All areas to be disturbed should be left undisturbed and natural.

Sustainable Design

General
1. All areas not to be disturbed should be left undisturbed and natural.
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Sustainable Design Concepts

General
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