Anthem - Filing No. 19
Anthem Parkside Center
Site Development Plan
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Context Map/Legal Description/General Notes

GENERAL NOTES

1. This Site Development Plan may be revoked by the City Council if building permits are not issued by the City and County of Broomfield within three years from the date of approval of this Site Development Plan by the City Council.

2. Any element of construction, location, design, set, 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 a specified zone district (e.g. R-1).

3. Service areas are not permitted to have on-site storage, overhead truck parking or parking on-site. Any overhead doors and trash and recycling enclosures doors are to be kept closed at all times, while not in use.

4. If a roof apparatus is not fully enclosed and is above the height of the apparatus or is visible from adjacent roads or public trails and open lands/areas, then the mechanical equipment will be concealed in a painted screen to match the roof color. Roof projections of lesser heights will be painted to match the roof color.

5. Trash and Recycle enclosures and service areas will be effectively screened through the use of landscape materials and screen walls of materials and colors to match the building architecture.

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

7. Gas meters will be permanently screen from view and painted to match the building.

8. Light sources will be concealed from view and there will be no light gaps whatsoever beyond the property line.

9. All buildings, parking, and landscaping will comply with site triangles at intersections.

10. Construction is anticipated to be completed in the second quarter of 2006.

11. All walks meet ADA requirements.

LEGAL DESCRIPTION

ANTHEM FILING NO. 19

A parcel of land being a portion of Outline 4, Preble Creek Filing No. 1, recorded in the City and County of Broomfield Clerk and Recorder's Office on April 23, 2004, as Abstract number 2004-007860 and adjacent lands lying in the Northeast Quarter of Section 5 and the Northeast Quarter of Section 9, Township 1 South, Range 56 West, of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as follows:

BEGINNING at the West Quarter corner of Section 5 (3rd 3 1/4 acres west of Preble Creek);

WHENCE, the Quarter corner of said Section 5 (a distance of 1 mile west of Preble Creek) and a distance of 1 mile south of Preble Creek; the northeastern corner of said Section 5, being the point of beginning of said Outline 4, Preble Creek Filing No. 1, recorded in the City and County of Broomfield Clerk and Recorder's Office on April 23, 2004, as Abstract number 2004-007860, and

THENCE N67°19'21"W a distance of 291.76 feet to the POINT OF BEGINNING.

THENCE N68°54'19"W a distance of 183.66 feet;

THENCE N70°52'59"W a distance of 73.33 feet;

THENCE N70°50'56"W a distance of 519.10 feet;

THENCE N73°17'22"W a distance of 137.77 feet to a point on the westerly line of Parkside Center Drive as described by Anthem Filing No. 1, as recorded in the City and County of Broomfield Clerk and Recorder's Office on September 6, 2005, as Abstract number 2005-008117;

THENCE the following two (2) courses along the westerly and southerly lines of said Parkside Center Drive:

1. along the easterly line of the same, having a central angle of 101°47'33", a radius of 138.57 feet, and an arc distance of 139.77 feet, and an arc distance of 139.77 feet;

2. THENCE N57°49'09"W a distance of 234.50 feet;

THENCE the following two (2) courses along the southerly line of Outline 4, Preble Creek Filing No. 2, recorded at the City and County of Broomfield Clerk and Recorder's Office on April 23, 2004, as Abstract number 2004-007860:

1. S89°14'52"E a distance of 431.85 feet;

2. THENCE S41°10'50"E a distance of 120.46 feet;

3. THENCE S40°37'42"W a distance of 110.45 feet;

THENCE S44°17'12"W a distance of 116.52 feet;

THENCE S44°17'12"W a distance of 116.52 feet;

THENCE S44°17'12"W a distance of 116.52 feet;

THENCE N29°05'12"E a distance of 146.36 feet;

THENCE N19°09'44"W a distance of 87.22 feet to the POINT OF BEGINNING.

Containing 5.35 acres, more or less.

BASIS OF BEARING

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GPS LAND POINTION corners "Lucy" (fixed) and "brass disk set into 18" round concrete post stamped "XY Y OF BROOMFIELD (PS LUCY)" and "PS LUCY" (fixed) 3 1/4" brass disk set into 18" round concrete post stamped "XY Y OF BROOMFIELD 1983 GPS NO. 4 bearing being S39°05'38"W a distance of 5903.85 feet.

CONTOUR MAP

Scale: 1" = 100'

CARTER & BURGESS
Project No. 95000-12
Contour Map / Legal Description/General Notes - Sheet 2

[Diagram showing Anthem Parkside Center Site Development Plan with various streets, buildings, and landmarks labeled.]
Trail Master Plan

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Trail Master Plan

Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Soft Surface Trail</td>
</tr>
<tr>
<td>5</td>
<td>Trail/Sidewalk</td>
</tr>
<tr>
<td>6</td>
<td>Trail/Sidewalk</td>
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<tr>
<td>7</td>
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<tr>
<td>10</td>
<td>Trail/Sidewalk</td>
</tr>
<tr>
<td>Adjacent Filing #</td>
<td></td>
</tr>
</tbody>
</table>

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 11 are for context only and are not part of this SDP.
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Site Landscape Details

1. **10' FENCE AT TENNIS COURTS**
   - Stone masonry wall
   - Chain link fence

2. **SHADE STRUCTURE**
   - Shade structure height varies from 9' H.T.O. to 20' max.
   - Fabric shade structure

3. **POOL SLIDE AND TOWER**
   - Scale: 1/8" = 1'-0"
   - Stone masonry wall

4. **TRASH AND RECYCLING ENCLOSURE**
   - Scale: 1/16" = 1'-0"
   - Concrete pad
   - Door hinge

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**Notes:**
- 6' HIGH FENCE AT POOL
- 3' HIGH FENCE AT POOL
- Images of fence at pool and tennis courts.
MATERIALS:
1. Wood Outriggers, Typ.
2. Quarried Stone Tile Veneer, Typ.
4. Aluminum Storefront w/ Insulated Low (E) Glass, Typ.
5. Standing Seam Metal Roof and Fascia, Typ.
7. Metal Trellis, Typ.
8. Stucco Appearance Finish, Typ.
10. Metal Parapet Cap, Typ.
11. Metal Chimney Cap

WEST ELEVATION- REAR
SCALE: 1/16" = 1'-0"

EAST ELEVATION- ENTRY
SCALE: 1/16" = 1'-0"

*Artist Concept
MATERIALS:
1. Wood Outriggers, Typ.
2. Quarry Tile Veneer, Typ.
3. Textured Veneer, Typ.
4. Aluminum Storefront w/ Insulated Low (E) Glass, Typ.
5. Standing Seam Metal Roof and Fascia, Typ.
7. Metal Trellis, Typ.
8. Stucco Appearance Finish, Typ.
10. Metal Parapet Cap, Typ.
11. Metal Chimney Cap

4 NORTH ELEVATION - SIDE
SCALE: 1/16" = 1'-0"

3 SOUTH ELEVATION - SIDE
SCALE: 1/16" = 1'-0"

*Artist Concept
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First Floor: 22,874 sf enclosed
Second Floor: 8,300 sf enclosed
Total: 31,174 sf enclosed

LOWER FLOOR PLAN
SCALE: 1/16" = 1'-0"
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First Floor: 22,874 sf enclosed
Second Floor: 8,300 sf enclosed
Total: 31,174 sf enclosed

UPPER FLOOR PLAN
SCALE: 1/16" = 1'-0"