## SIGNAGE SUMMARY CHART

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>SIGN AREA</th>
<th>SIGN WALL HEIGHT</th>
<th>AVE. TEXT HEIGHT</th>
<th>SETBACK FROM ROW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision Entrance (CCOB MC 17-44-140)</td>
<td>1</td>
<td>53.5</td>
<td>10 ft.</td>
<td>24 in.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Anthem Highlands - Project Entry Sign (one-sided)*</td>
<td>1</td>
<td>25.5</td>
<td>6 ft.</td>
<td>18 in.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Temporary Sign - Directional (CCOB MC 17-44-130-8)</td>
<td>2</td>
<td>36 s.f./ea</td>
<td>11 ft.</td>
<td>10 ft.</td>
<td>0'15 ft.**</td>
</tr>
<tr>
<td>Model Home Sign (one-sided)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Information Sign (one-sided)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Model Home Sign is evaluated as a Temporary Sign in the CCOB MC however, it is proposed as a Permanent Sign for future neighborhood naming.

** The variance is requested for the Information Sign on Parkside Center Drive that is 0 ft. setback from the right-of-way and the other Information Sign is 15 ft. from the right-of-way.

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## Model Home Village

1. **ENTRY WALLS**
2. **TEMPORARY MODEL HOME SIGNAGE**
3. **PROJECT ENTRY SIGNAGE**
4. **TYPICAL PROJECT INFORMATION SIGNAGE**

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**Key Map - Signage Locations**

- **Entry Walls**
- **Typical Project Information Signage**
- **Temporary Model Home Signage**

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**Notes**:
- Text for signage will be informational and directional. Signage may be interior or exterior, illuminated, or nonilluminated. Height of sign elevations is to provide direction for character and level of finish only. Actual sign text will vary.
Anthem - Filing No. 6
Anthem Highlands Entry & Model Area
Site Development Plan
Amendment to a portion of the Pulte Creek Filing No. 1 and No. 3 Site Development Plans
Wetland Mitigation Diagram
Sheet 1 of 7

Legend

Temporary Impacts
Permanent Impacts
Created Wetland Areas to Be Revegetated
Existing Non-Jurisdictional Wetlands
Open Water

Key Map
Scale: 1" = 1500'

Wetlands 6
Scale: 1" = 100'

Note:
1. Existing Wetlands information including mapping and size are based on information received from Carter Burgess on 03-18-03.
2. Wetland impacts will be minimized in the School Channel construction, as well as the anticipated future impact areas.
3. All areas of temporary wetland impact will be revegetated with native wetland species as soon as possible following construction.
4. All permanent wetland impacts will be mitigated at a minimum 1:1 ratio in accordance with the PUD Plan.
1. Architectural Character/Style

Principle: Create regional architectural styles designed to complement Colorado’s rich architectural heritage and to respect the slopes and topographic and orientational aspects of the land.

Standards:
- Homes within neighborhood 2 shall be designed to feature three distinct architectural styles including Mountain, Woodland, and Craftsman architecture. Some of the key building components and materials that characterize these styles include the following:
  - Mountain Style: stone or stone walls, chimneys, gable ends, and window columns
  - Woodland Style: vertical board and batten siding, stone or stone columns
  - Craftsman Style: brick or stone walls, shingles, window and door trim

2. Streetscape Design

Principle: Develop homes that provide variety and are compatible with other neighborhood developments. Design gardens to create streetscape variety and visual interest. Integrate the garden with the home and rejuvenate the street sidewalk with ornamental elements.

Standards:
- a. Floor Plans and Elevations:
  - Building floor plans and elevations shall be varied, based upon the following requirements:
    - At least 45 degrees of variation in floor plan and elevation shall be achieved. This variation shall be achieved by adding or subtracting the number of rooms and the size of existing and proposed rooms.
    - No two homes shall be identical in floor plan or elevation. The variance shall be achieved by adding or subtracting rooms and the size of existing and proposed rooms.

- b. Parking:
  - Home shall provide a "side" buffer or "front" buffer between garages and homes.
  - No front garage shall exceed 22 feet in length, unless an extension of the driveway that extends beyond the site line.
  - Side garage shall incorporate a one-foot offset for the third garage bay.

- c. Building Massing and Form
  - Design homes to mass toward the center, such that a home’s second story appears lighter, taller, but closer to the ground.

- d. Entrance:
  - A home’s front entrance must be designed to be compatible with the architectural style of the home.

3. Building Massing and Form

Principle: Design homes to mass toward the center, such that a home’s second story appears lighter, taller, but closer to the ground.

Standards:
- A home’s front entrance shall be designed to be a compatible with the architectural style of the home.

4. Roof Form

Principle: Create a variety of roof forms consistent with small roof planes.

Standards:
- There shall be a variety of roof forms and compatibility with the architectural style of the home.

5. Recessed Entries, Covered Porches, and Decks

Principle: 10’s single story building volume, such as recessed entries, covered porches and decks to help define the building facade and provide transitional elements to the overall architectural style and elevation.

Standards:
- a. Recessed Entries and Covered Porches:
  - A recessed entry or covered porch shall be required for all homes.

- b. Columns, Posts, and Piers:
  - Columns, posts, and piers shall be visually substantial and capable of supporting the weight of the roof above and shall not conflict with street views. Vertical elements such as columns, pillars, columns, and piers shall be at least 8 inches in diameter and be compatible with the colors of the main structure. The columns shall be of the same material as the primary roof material.

- c. Roof Fins:
  - Roof fins shall be of the same material as the primary roof material and shall be compatible with the overall architectural style and elevation.

6. Facade Articulation

Principle: Design homes to provide variations of small roof planes and vertical massing elevations. A home shall use building elements, such as plane changes and building projections, that help define the building mass into smaller building elements, and breakup large expanse of hard wall.

Standards:
- a. Wall Articulation (Front Elevations):
  - Front elevation shall provide the following vertical wall plane articulation requirements:
    - One Story Homes: Two horizontal or vertical wall planes (separated by a minimum of 4 feet)
    - Two Story Homes: Three horizontal or vertical wall planes (separated by a minimum of 4 feet)

- b. Building Projections:
  - Combined building projections, such as bay windows or fireplace boxes, shall project a minimum of 12 inches from the facade surface.

7. Windows and Doors

Principle: Design doors and windows that are consistent with small window planes and do not pose the prominent feature of the structure. For new window homes, the window mass shall be less than 50% of the total window area.

Standards:
- a. Windows:
  - A home’s window design, including style, proportion, and detailing, shall be compatible with the overall architectural style and elevation.
  - Horizontal window openings located on front elevations shall be divided by mullions into a group of not more than 12.50 square feet for two or more.
  - All street-facing windows shall use muntins (window grids) to divide windows into individual window openings.
  - Horizontal openings in masonry walls shall be a maximum of 4 inches wide.
  - Windows above public views shall be divided by mullions into a group of not more than 12.50 square feet for two or more.
  - All window openings associated with wood-clad homes shall be trimmed with decorative moldings and a minimum of 4 inches wide.
  - Windows shall be "F" rated, double pane, and single clad.

- b. Doors:
  - All doors shall be designed to be decorative, compatible with masonry materials, and colors as home or home as a transition between different siding materials on outdoor and inside doors.

8. Building Elements

Principle: Design homes to provide variations of small roof planes and vertical massing elevations. A home shall use building elements, such as plane changes and building projections, that help define the building mass into smaller building elements, and breakup large expanse of hard wall.

Standards:
- a. Siding and Exterior Finishes:
  - Siding material shall be compatible with the overall architectural style and elevation.

- b. Roofing:
  - Roofing shall be compatible with the overall architectural style and elevation.

9. Building Materials and Color

Principle: Use building materials that are natural wood, brick, stone, and stucco that characterize the various architectural styles.

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 painted with traditional exterior colors that reflect the architectural style of the home.

- b. Roof Materials and Color:
  - Strong roof materials that are consistent with the architectural style of the home shall be used. Roof materials shall be compatible with the overall architectural style and elevation.

10. Site Development Plan

Principle: Design homes to provide variations of small roof planes and vertical massing elevations. A home shall use building elements, such as plane changes and building projections, that help define the building mass into smaller building elements, and breakup large expanse of hard wall.

Standards:
- a. Front Yard Development:
  - A home’s front entrance shall be compatible with the overall architectural style and elevation.

- b. Site Development Plan:
  - Site development plans shall be consistent with the overall architectural style and elevation.
The Parkside Collection includes homes that are 40 feet wide on 70-foot lots. These homes range in square footage from 2,691 to 3,060. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is representative of the Anatolia floor plan shown in the Woodland Style Architecture.
Parkside Collection
- (40-foot wide homes)

The Parkside Collection includes homes that are 40-foot wide on 70-foot wide lots. These homes range in square footage from 2,291 to 3,825. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado’s rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is representative of the Berlioiz floor plan shown in the Woodland Style Architecture.
Anthem - Filing No. 6
Anthem Highlands Entry
6th Model Area
Site Development Plan
Amendment to a portion of the Pebble Creek
Filing No. 1 and No. 2 Site Development Plans
Waterfront Collection - Architecture
Sheet 19 of 23

Waterfront Collection - (50-foot wide homes)

The Waterfront Collection includes homes that are 50 feet wide on 80-foot wide lots. These homes range in square footage of 2,715 to 2,456. This series includes 4 distinct floor plans (one ranch and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mission, Woodland and Craftsman. The architectural elevation represented here is a representative of the Monterverdi floor plan in the Mountain Style Architecture.
Anthem - Filing No. 6
Anthem Highlands Entry & Model Area
Site Development Plan
A DMA Group Project

Waterfront Collection - (50-FOOT WIDE HOMES)

The Waterfront Collection includes homes that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,715 to 3,456. This series includes 6 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is a representative of the Laurel floor plan shown in the Mountain Style Architecture.
The Parkside Collection includes homes that are 40-foot wide or 70-foot wide lots. These homes range in square footage from 2,091 to 2,983. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevations represented here is representative of the Anatevka, Berliz, Ascott, and Brahms floor plans.

BRAHMS - ONI STORY WITH 2-CAR SIDE-LOADED GARAGE 2,109 SQUARE FEET

Anatevka - TWO STORY WITH 3-CAR GARAGE 2,421 SQUARE FEET

ASCOTT - TWO STORY WITH 3-CAR GARAGE 2,414 SQUARE FEET
The Waterfront Collection includes homes that are 50'-foot wide or 80'-foot wide and have square footage ranging from 2,715 to 3,456. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountains, Woodland and Craftsman. The architectural elevation represented here is a representative of the Carrage Place floor plan in the Craftsman Style Architecture.

CARRAGE PLACE - ONE STORY WITH 3-CAR SIDE-LOAD GARAGE 2,308 SQUARE FEET

LAUREL - TWO STORY WITH 3-CAR GARAGE COURTYARD 2,807 SQUARE FEET

MONTEVERDI - TWO STORY WITH 3-CAR GARAGE COURTYARD 2,983 SQUARE FEET

WILLOWBROOK - ONE STORY WITH 3-CAR SIDE-LOAD GARAGE 2,508 SQUARE FEET

MOUNTAIN STYLE
WOODLAND STYLE
CRAFTSMAN STYLE

MOUNTAIN STYLE
WOODLAND STYLE
CRAFTSMAN STYLE

MOUNTAIN STYLE
WOODLAND STYLE
CRAFTSMAN STYLE

MOUNTAIN STYLE
WOODLAND STYLE
CRAFTSMAN STYLE