NORTH PARK
P.U.D. PLAN AND PRELIMINARY PLAT
PORTIONS OF SECTIONS 3, 4, 5, 6, 9, 10, TOWNSHIP 1 SOUTH, RANGE 60 WEST OF THE 105TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO

Sheet 1A of 14
P.U.D. Cover Sheet / Notes

OWNERS CERTIFICATE:
McWHINNEY CODB Land Investments, LLC, a Colorado Limited Liability Company
(FUNDA, M.A.R.C. MINES, Suite 205
LOVELAND, CO 80537-8060
16040417-1152

APPROVALS:
LAND USE REVIEW COMMISSIONER CERTIFICATE:
The Plan was approved for construction by the City and County of Broomfield Land Use Review Commission on the 23rd day of October, 2007.

GENERAL NOTES:
1. The developer will work with COCD and RTD to establish travel routes and appropriate facilities throughout the North Park P.U.D. area.
2. All right-of-way shall be set, including the design and alignment of internal roads within the P.U.D. plan, conceptually only and shall be subject to all applicable laws, including the general access patterns and stormwater regulations as adopted by the City and County of Broomfield. The PUD Plan and Preliminary Plat will be reviewed and approved by the City and County of Broomfield, planning and engineering staff.
3. Approval of this site-specific development plan requires a revised property line right-of-way to section 09-06-106, C.R.S. for a period of approximately one year.

Supplemental engineering reports:
Preliminary drainage, utility, traffic, and right-of-way have been prepared for the NORTH PARK PUD and are submitted to the City and County of Broomfield for submittal to the PUD Commission.

LAD USE INFORMATION:
Mixed Use: Urban Mixed (MU2)
These uses are appropriate for horizontal and vertical mixed uses that are consistent with Urban Center Development Guidelines that include mixed-use developments, including mixed-use, retail, and residential buildings.

Land use:
Mixed Use: Urban Mixed (MU2)
These uses are appropriate for horizontal and vertical mixed uses that are consistent with Urban Center Development Guidelines that include mixed-use developments, including mixed-use, retail, and residential buildings.

Development standards:
These standards are in compliance with the requirements of the PUD plan, as well as the general access patterns and stormwater regulations as adopted by the City and County of Broomfield. The PUD Plan and Preliminary Plat will be reviewed and approved by the City and County of Broomfield, planning and engineering staff.

SITE CONTENTS:
- Vicinity Map

VICTORY MAP
Scale: 1" = 1000'
NORTH PARK
P.U.D. PLAN AND PRELIMINARY PLAT

PORTIONS OF SECTIONS 3, 4, 5, 8, 9 AND 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 8TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 1C OF 14

P.U.D. PLAN AMENDMENTS

Amendments to portions of the North Park PUD Plan and Preliminary Plat are as listed below. These amendments, including modifications to the PUD Plan and Preliminary Plat and/or Supplemental Binder are hereby incorporated as part of the North Park PUD Plan.

1. Temporary Marketing and Directional Signs
   March 9, 2010
   PUD Plan Amendments
   - Sheet 1c, Introductions
   Supplemental Binder Amendments
   - 12.3.3.A Review Standards
   - Section 15, Appendix B Variances
   - Section 16, Appendix C Planned Sign Program
   - Section 16.1 Introductions

2. Permanent Community Identification & Directional Signs
   September 25, 2007
   PUD Plan Amendments
   - Sheet 6B, PUD Plan Introductions
   Supplemental Binder Amendments
   - Section 12.2.8.6 Street Signs
   - Section 12.2.8.6.1 North Park PUD Review
   - Section 12.2.8.6.1 North Park PUD Amendment
   - Section 12.2.8.6.1 North Park PUD Temporary Marketing and Directional Sign Planned Program
   - Section 12.2.8.6.1 Permanent Community Identification and Directional Sign

SUBMITTAL DATE: 12-23-09

McWHINNEY
NORTH PARK
P.U.D. PLAN AND PRELIMINARY PLAT
(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT AND THE ANTHEM - WEST P.U.D. PLAN AND PRELIMINARY PLAT) PORTIONS OF SECTIONS 3, 4, 5, 6, 8, 9, and 10, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO
Sheet 6A of 14
P.U.D. Street Sections

Local A (Curbside Dining Variation)

Local A

Local B

Local C

Service Drive/Alley

NOTE: SIDEWALK DIMENSION MAY VARY DEPENDING ON FINAL DEVELOPMENT PATTERN/ADJACENT USE(S), SUBJECT TO DRC AND CC&O APPROVAL. MINIMUM SIDEWALK DIMENSION SHALL BE FIVE (5) FEET EXCEPT WHERE OTHERWISE REQUIRED IN THE SUPPLEMENTAL BINDER. THE MINIMUM BUILDING TO BUILDING DIMENSION WILL REMAIN CONSTANT AND ANY DIFFERENCE BETWEEN SIDEWALK WIDTH AND BUILDING POSITION WILL BE LANDSCAPED.
NORTH PARK
P.U.D. PLAN AND PRELIMINARY PLAT
PORTIONS OF SECTIONS 3, 4, 5, 6, 9, AND 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOKFIELD, COLORADO
Sheet 6B of 14
P.U.D. Street Sections

Arterial Street

Prairie Creek Parkway

Connector A

Connector B

NOTE: SIDEWALK DIMENSION MAY VARY DEPENDING ON FINAL DEVELOPMENT PATTERN/ADJACENT USE(S), SUBJECT TO DRC AND COOB APPROVAL. MINIMUM SIDEWALK DIMENSION SHALL BE FIVE (5) FEET EXCEPT WHERE OTHERWISE REQUIRED IN THE SUPPLEMENTAL BINDER. THE MINIMUM BUILDING TO BUILDING DIMENSION WILL REMAIN CONSTANT AND ANY DIFFERENCE BETWEEN SIDEWALK WIDTH AND BUILDING POSITION WILL BE LANDSCAPED.
NORTH PARK
P.U.D. PLAN AND PRELIMINARY PLAT
PORTIONS OF SECTIONS 3, 4, 5, 9, and 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOKFIELD, COLORADO
Sheet 9 of 14

PARCEL 1 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 61,005 SQUARE FEET (1.412 ACRES), MORE OR LESS.

PARCEL 2 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 53,413 SQUARE FEET (1.246 ACRES), MORE OR LESS.

PARCEL 3 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 4 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 5 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 6 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 7 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 8 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 9 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 10 DESCRIPTION:
A PARCEL OF LAND BOUND LOT 1, BLOCK 1, NORTHWEST BROOKFIELD PLANE NO. 5, RECORDED AT THE CITY & COUNTY OF BROOKFIELD, CLERK & RECORDER'S OFFICE AT RECEPTION NO. 035502 ON MARCH 20, 2000.
CONTAINING 54,195 SQUARE FEET (1.294 ACRES), MORE OR LESS.

PARCEL 11 DESCRIPTION:
CONTAINING 10,805 SQUARE FEET (0.254 ACRES), MORE OR LESS.

PARCEL 12 DESCRIPTION:
CONTAINING 10,805 SQUARE FEET (0.254 ACRES), MORE OR LESS.

NOTE:
PARCELS IN TOTAL CONTENT 203.320 NET ACRES.
## NORTH PARK

**P.U.D. PLAN AND PRELIMINARY PLAT**


PORTIONS OF SECTIONS 3, 4, 5, 8, 9, and 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO

Sheet 13 of 14

### PARCEL 2A

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<th>AREA</th>
<th>4,500.101 SQUARE FEET, (91.998 ACRES) +/-</th>
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**LINO BEARING** | **DISTANCE** | **CHORD** | **ANGLE** | **CHORD** | **LENGTH** |
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**Submit Date:** 9-24-94

**MO. BY:** DATE

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3. T51S 079W 0000 FT W/C 0.000 FT
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