Open Lands Calculation

Publicly Dedicated Open Lands (Type 1)
The North Park PUD has agreed to dedicate a minimum of 0.95 acres of the required 5.75 acres of open space land to the public as open space. This dedication will be in accordance with the requirements of the North Park PUD Development Agreement and will be located in the PUD as specified in Public Lands Section 1.2.3.

Open Lands Summary

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Publicly Dedicated Open Lands Acres</th>
<th>Other Publicly Accessible Open Lands Acres</th>
<th>Private Open Land Acres</th>
<th>Phasing Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>5.23</td>
<td>11.95</td>
<td>7.48</td>
<td>A1 is substantially developed at this time.</td>
</tr>
<tr>
<td>A2</td>
<td>36.7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>50.15</td>
<td>10.95</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B2</td>
<td>23.48</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B3</td>
<td>23.48</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B4</td>
<td>3.07</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1</td>
<td>0</td>
<td></td>
<td>13.63</td>
<td></td>
</tr>
<tr>
<td>D1</td>
<td>0.90</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total 139.95

Note: For Parcel A1, A2, B1, B2, B3, and B4, the acreage values are approximate. The acreage shall not be less than 135.95 acres, but the dedication of the open lands may vary from this value.

Other Publicly Accessible Open Lands (Type 2)

In addition to the 0.95 acres of Open Lands dedicated to the public, the PUD shall also provide a minimum of 1.2 acres of open space land to the public in accordance with the requirements of the North Park PUD Development Agreement. This dedication will be located in the PUD as specified in Public Lands Section 1.2.3.

Private Open Lands (Type 3)

The PUD shall also provide a minimum of 0.75 acres of private open land to the public. This dedication shall be located in the PUD as specified in Public Lands Section 1.2.3.
NORTH PARK
P.U.D PLAN AND PRELIMINARY PLAT - AMENDMENT NO. 5
AN AMENDMENT TO THE NORTH PARK P.U.D. PLAN AND PRELIMINARY PLAT
PORTIONS OF SECTIONS 3, 4, 5, 6, 7, 8, 9, 10, TOWNSHIP 15 SOUTH, RANGE 26 WEST OF THE PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 3 OF 25
PUD PLAN AMENDMENTS

1. TEMPORARY MARKETING AND DIRECTIONAL SIGNS
APPROVED MARCH 8, 2016.
RE: 2015062261
PUD PLAN AMENDMENTS
 SHEET 1A, INTRODUCTION
 SHEET 1C, AMENDMENT HISTORY
 PUD SUPPLEMENTAL BINDER AMENDMENTS
 SECTION 1, 1.1 INTRODUCTION
 SECTION 1C, 12.3 A.R.M. RESIDENTIAL
 SECTION 16, APPENDIX D VARIATIONS 98 TO 99
 SECTION 16, APPENDIX D PLANNED SIGN PROGRAM

2. PERPENDICULAR LIMITATIONS & CONDITIONAL USES, HIGHWAY NUMBER, NUMBER OF REQUIRED VOTING MEMBERS OF SDA,
AND APPENDIX C SECTION NUMBERING.
APPROVED SEPTEMBER 30, 2013.
RE: 2013013782
PUD PLAN AMENDMENTS
 SHEET 6A, P.U.D. STREET SECTIONS
 PUD SUPPLEMENTAL BINDER AMENDMENTS
 SECTION 8.2.5. STREET TYPES
 SECTION 11, MAP 6-B OF P.U.D. STREET SECTIONS
 SECTION 13.3.1.C, NORTH PARK VRC REVIEW
 SECTION 16, VARIANCES
 SECTION 16, APPENDIX C TEMPORARY MARKETING AND DIRECTIONAL SIGNS PLANNED SIGN PROGRAM
 SECTION 16, APPENDIX D PERMANENT COMMUNITY IDENTIFICATION AND DIRECTIONAL SIGNS PLANNED SIGN PROGRAM

3. SINGLE FAMILY DETACHED DWELLINGS AS A USE BY RIGHT UNDER MIXED-USE SECUNDARY LAND USE WITH THE ADDITIONAL SPECIAL CONDITION THAT SINGLE FAMILY DETACHED DWELLING SHALL BE PERMITTED USE ONLY IN SUB PARCEL A.
APPROVED FEBRUARY 27, 2016.
RE: 2016016002
PUD PLAN AMENDMENTS
 SHEET 10, AMENDMENT HISTORY
 PUD SUPPLEMENTAL BINDER AMENDMENTS
 SECTION 1, SINGLE FAMILY DETACHED DWELLING ADDENDUM TO MIXED-USE SECUNDARY "MUD"
 SECTION 2, SPECIAL CONDITION ADDENDUM TO ALLOWING SINGLE FAMILY DETACHED ONLY IN SUB PARCEL A1
 SECTION 16, STANDARDS FOR SINGLE FAMILY DETACHED DWELLING ADDENDUM
 SECTION 16, APPENDIX D-L Y 7
 SECTION 10, DEFINITION FOR SINGLE FAMILY DETACHED DWELLING ADDENDUM

4. SINGLE FAMILY DETACHED DWELLINGS ARE ALLOWED TO HAVE UP TO 12-FOOT ENCROACHMENT FOR EAVES/OVERHANGS INTO SIDE YARD/RETREAT.
APPROVED JANUARY 22, 2019.
RE: 2018011627
PUD PLAN AMENDMENTS
 SHEET 10, AMENDMENT HISTORY
 PUD SUPPLEMENTAL BINDER AMENDMENTS
 SECTION 16, APPENDIX D PLANNED SIGN PROGRAM

5. THE PURPOSE OF THE FIFTH AMENDMENT INCLUDES THE FOLLOWING:
A. ADD AN ADDITIONAL 175 ACRES TO THE PUD AND PRELIMINARY PLAT WHICH HAVE BEEN ACQUIRED BY THE DEVELOPER SINCE 1999 RESULTING IN A TOTAL OF 719 ACRES.
B. ADDitions SHALL BE COMPLETELY ENCLOSED IN PVC FENCING AND ANKENY AMENDMENT BUS.
C. ADD 316 RESIDENTIAL UNITS TO THE PREVIOUSLY APPROVED 412 UNITS WHICH TOTALS 728 RESIDENTIAL UNITS.
D. ADD SINGLE FAMILY DETACHED DWELLING USES TO MIXED USE URBAN DISTRICT (MU) ALLOWED USES WITH SPECIAL CONDITION ADDED TO SECTION 1 PlANNING, ALLOWING A MAXIMUM OF 375 SINGLE FAMILY DETACHED DWELLINGS IN SUB-PARCELS, BY A MAXIMUM LOT SIZE OF 5,000 SQUARE FEET.
E. INCREASE BUILDING HEIGHTS IN RUO.
F. UPDATE THE OPEN LAND DESIGNATION AND TRAILS REQUIREMENTS.
G. UPDATER THE CONCEPTUAL LAND USE MASTER PLAN, APPENDIX E OF SECTION 1 OF THE NORTH PARK PUD SUPPLEMENTAL BINDER.
H. INCREASE THE STAND-OFF RESIDENTIAL ALLOWABLE TO 4% OF THE TOTAL PUD AREA.
I. REFINED AND IMPROVE THE DESIGN STANDARDS RELATED TO MIXED USE RESIDENTIAL DISTRICTS.
J. UPDATE THE MAPS IN SECTION 11 OF THE NORTH PARK PUD SUPPLEMENTAL BINDER TO REFLECT THE ADDITIONAL PROPERTY AND CONCEPTUAL LAND USE MASTER PLAN.
K. UPDATE THE PROJECT ORIENTATION AND KEY DESIGN GUIDES IN SECTION 1 OF THE NORTH PUD SUPPLEMENTAL BINDER.
L. UPDATE THE APPENDIX E OF SECTION 1 OF THE NORTH PARK PUD SUPPLEMENTAL BINDER.
RE: 2020061421
PUD PLAN AMENDMENTS
 SHEET 1 THROUGH 15
 PUD SUPPLEMENTAL BINDER AMENDMENTS
 SECTION 1, OVERALL PUD NARRATIVE
 SECTION 2, PARCEL A
 SECTION 3, PARCEL B
 SECTION 4, PARCEL C
 SECTION 5, PARCEL D
 SECTION 6, HIGH-RESIDENTIAL SITE PLAN DIRECTOR
 SECTION 7, ACCESS, CIRCULATION AND PARKING
 SECTION 8, MAX NON-RESIDENTIAL ARCHITECTURAL STANDARDS
 SECTION 9, MIXED-USE URBAN DISTRICT
 SECTION 10, MUD RESIDENTIAL
 SECTION 11, MAPS - ALL
 SECTION 12, REGULATORY PROCEDURES
 SECTION 13, TERMS AND CONDITIONS
 SECTION 15, APPENDIX B VARIATIONS LIST FROM BROOMFIELD MUNICIPAL CODE.

6. THE SIXTH AMENDMENT MODIFIED THE PLANNED SIGN PROGRAMS FOR PERMANENT AND TEMPORARY SIGNS DUE TO THE BRANDING OF THE COMMUNITY AS BASELINE.
RE: 2020061421
PUD PLAN AMENDMENTS
 SHEET 2 AMENDMENT HISTORY
 PUD SUPPLEMENTAL BINDER AMENDMENTS
 SECTION 16, APPENDIX C TEMPORARY MARKETING AND DIRECTIONAL SIGNS PLANNED SIGN PROGRAM
 SECTION 16, APPENDIX D PERMANENT COMMUNITY IDENTIFICATION AND DIRECTIONAL SIGNS PLANNED SIGN PROGRAM
NORTH PARK
P.U.D PLAN AND PRELIMINARY PLAT - AMENDMENT NO. 5
AN AMENDMENT TO THE NORTH PARK P.U.D. PLAN AND PRELIMINARY PLAT
PORTIONS OF SECTIONS 3, 4, 5, 6, 9, & 10 TOWNSHIP 1 SOUTH, RANGE 59 WEST OF THE 96 PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOKFIELD, COLORADO
SHEET 4 OF 25
PUD PLAN

SUMMARY BY PARCEL
PARCEL
ACRES

A1
RENOUS USE - RECINGT MERVIS
93.22

A2
RENOUS USE - RESIDENTIAL (19)
107.76

A3
OPEN LANDS (0)
15.73

B1
MURED USE - MINN DISTRICT (19)
538.04

B2
OPEN LANDS (0)
2.66

B3
OPEN LANDS (0)
5.87

D1
OPEN LANDS (0)
4.36

B4
MURED USE - URBAN DISTRICT (19)
48.99

C1
MURED USE - URBAN DISTRICT (19)
233.65

C2
OPEN LANDS (0)
101.61

TOTAL
1218.71

SUMMARY OF LAND USE
LAND USE
ACRES

M/LA
MURED USE - URBAN DISTRICT (19)
538.04

M/US
MURED USE - RESIDENTIAL (19)
107.76

OL
OPEN LANDS (0)
15.73

RW
ROADWAY (0)
12.87

TOTAL
1218.71

(2) MILLION SQUARE FEET OF NON-RESIDENTIAL SPACE
(32) RESIDENTIAL UNITS WITHIN THE WOUD-RD-MAIN PARCELS

WEST OF WAY DEVIATED TO DATE

LEGEND

PUD Property Line
Potential Access Point (Full Movement)
Potential Access Point (Partial Movement)
Parcel Boundary
Possible Tiled Center Location
Possible Bus Turnout Knee Location

GENERAL NOTES:
1. THE LOCATION SHOWN ON THIS SHEET OF PLAT MAY NOT BE EXACTLY AS SHOWN ON THE PRELIMINARY PLAT, AND THE CITY OF BROOKFIELD RESERVES THE RIGHT TO MAKE CHANGE THEREIN, WITHOUT CONFORMITY TO THE PRELIMINARY PLAT, FOR THE REASON OF IMPROVEMENT OF THE PROPERTY AND TO FURTHER THE PURPOSE OF THE DEVELOPMENT.
2. THE ACCURACY OF THE LOCATION SHOWN ON THIS SHEET OF PLAT IS LIMITED TO THE ACCURACY OF THE DATA PROVIDED TO THE CITY OF BROOKFIELD. THIS SHEET OF PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A LEGAL DOCUMENT.

DATE
SUBMISSION
McWHINNE
MTRIX
EXCELLENCE BY DESIGN
10/08/2020
1800/20
0
9/20/2020
1800/20
1