

Lambertson Farms

Broomfield, Colorado



DEVELOPMENT SUMMARY

	TRACT 'A'	TRACT 'B'	TRACT 'C'	TRACT 'D'	TRACT 'E'	TRACT 'F'	TOTAL
PER TRACT PUD							
TRB - FUTURE STREET ROW DEDICATION AREA	61.95 AC	87.35 AC	49.55 AC	48.20 AC	27.27 AC	21.70 AC	295.99
PROPOSED LAND USE	RES. 20/AC	LOW DENSITY RES.	LOW DENSITY RES.	RES. 20/AC	NEIGHBORHOOD COMMERCIAL	COMMERCIAL	
MAXIMUM DENSITY / PAR	2.00/AC	0.40/AC	0.60/AC	0.60/AC	N/A	N/A	
MAXIMUM ALLOWABLE UNITS	120 D.U.	224 D.U.	297 D.U.	290 D.U.	N/A	N/A	
MINIMUM LOT AREA	10,000 SF	2000 SF	2000 SF	2000 SF			
MINIMUM LOT DIMENSIONS	20' x 120'	20' x 100' FRONT 40' x 110' REAR	20' x 100'	20' x 100'			
PER SKETCH PLAN							
FOOT-PRINTS OF P.O.U. DEDICATION AREA	64.60 AC	26.41 AC	48.01 AC	28.16 AC	22.55 AC	18.70 AC	181.77 (RES) 15.81 (COM)
LOTTED AREA	49.82 AC	10.75 AC	25.56 AC	16.89 AC			
OPEN SPACE/RETENTION PROVIDED	2.14 AC	0.17 AC	0.28 AC	0.24 AC			
RIGHT OF WAY (CONTIGUOUS STREETS ONLY - BOUNDARY SURVIVALS, ZUNI, & 130TH)							
TYPICAL LOT SIZE & DIMENSION	(+) 1/2 AC (60'x120')	(-) 2000 SF (20'x100')	(-) 2000 SF (20'x100')	1750 SF (25'x70')			
PROPOSED UNITS	120 D.U. (40%) + 20 D.U. = 140 D.U.	114 D.U. (40%) + 10 D.U. = 124 D.U.	170 D.U. (40%) = 170 D.U.	290 D.U. (40%) = 290 D.U.			728 D.U. PROPOSED (300 ATTACHED) (428 DETACHED)
LOT PREMIUMS - ALL 0.25 AC/LOT/SECTION/QUARTER - RES. TO OPEN SPACE	71 D.U. 28 D.U.	18 D.U. 47 D.U.	70 D.U. 20 D.U.				
OPEN SPACE REQUIRED (FORM COMMUNITY & OPEN SPACE)	3.33 AC	4.70 AC	5.59 AC	5.02 AC	5.04 AC	4.70 AC	32.61 AC
DETENTION REQUIRED (CAC-PT) (V.I.)	0.21 AC	2.51 AC	1.94 AC	2.45 AC	1.20 AC	1.20 AC	10.40 AC
DETENTION PROVIDED (SURFACE AREA)	1.50 AC	1.50 AC	0.80 AC	2.18 AC			
OPEN SPACE CREDIT @ 20%	0.75 AC	0.68 AC	0.90 AC	1.09 AC			
DESIGNABLE LOT (NOT CREDITED TO OPEN SPACE)					1.20 AC		2.50 AC
OPEN SPACE CREDIT (ESTIMATED)	1.77 AC	1.24 AC	15.47 AC	3.49 AC			32.96 AC (CREDITED) RESIDENTIAL 0.25 2.20 AC (CREDITED) COMMERCIAL 0.25 TO BE APPLIED TO COMMERCIAL TRACTS B & F AND/OR ADD'L RETENTION REQUIREMENTS
PROPOSED GROSS DENSITY	1.02 D.U./AC	2.26 D.U./AC	3.00 D.U./AC	0.80 D.U./AC			2.00 D.U./AC GROSS DENSITY
PROPOSED NET DENSITY	2.00 D.U./AC	0.21 D.U./AC	0.70 D.U./AC	1.84 D.U./AC			0.21 D.U./AC NET DENSITY
AVERAGE LOT SIZE	± 18,200 SF	± 3,000 SF	± 4,000 SF	± 2,750 SF			

A Project For:
Lambertson Family Limited Partnership
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LEXINGTON NEIGHBORHOOD

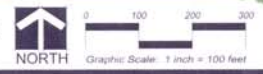
Community-wide Proposed Road Improvements

ZUNI STREET	— NONE
HURON STREET	— 11000 LF
130TH AVENUE	— 10000 LF
10' DIVIDED MEDIUM ENTRY COLLECTOR	— 11000 LF
10' COMMUNITY SPINE COLLECTOR	— 10000 LF
20' LOCAL STREET	— 50000 LF
20' PENDING STREET	— 10000 LF

Preliminary Sketch Plan

Base information provided by
 JR Engineering, Inc. - 09/27/02

DATE: 02/13/02
 REVISIONS: *js/ks*



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