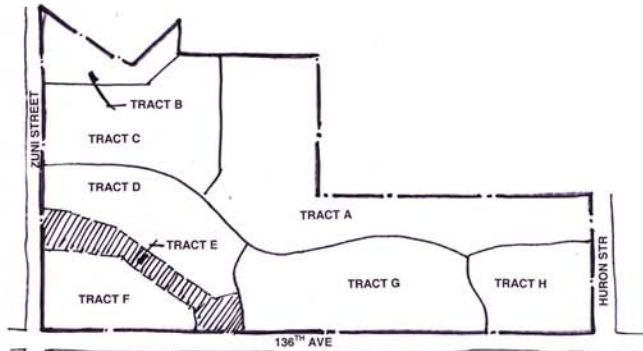


Lambertson Farms Planned Unit Development

City and County of Broomfield, Colorado

Prepared for:
 Lambertson Family Limited Partnership
 7120 E. Orchard Road, Suite 450
 Englewood, Colorado 80111
 (303) 796-7555 (Phone)
 (303) 796-7333 (Fax)
 Contact: Jerrie Eckelberger



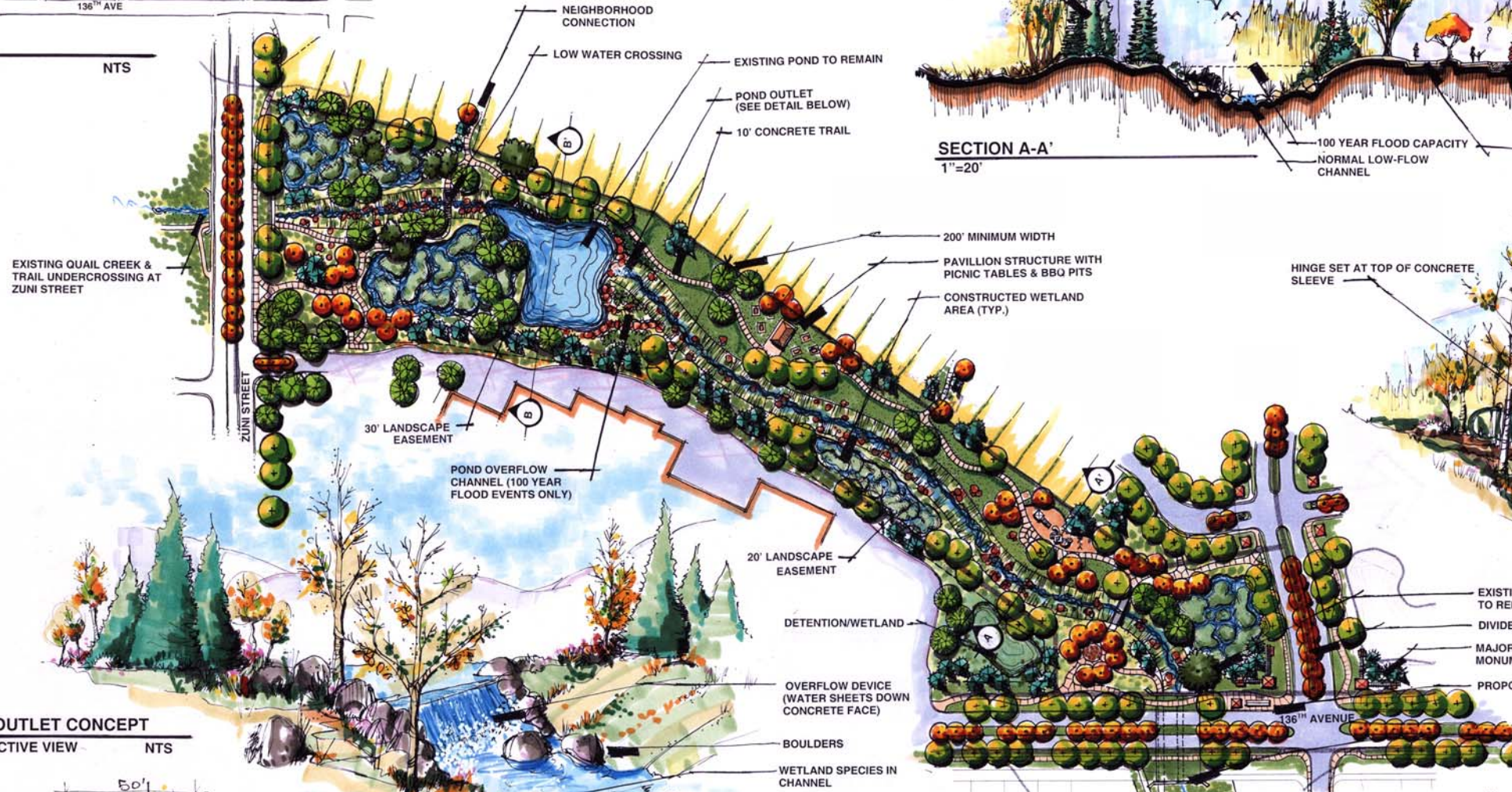
KEY MAP

NTS

PINE/SPRUCE (TYP.)
 LANDSCAPE BUFFER TO
 FILTER VIEWS FROM TRAIL
 SYSTEM TO 136TH AVENUE

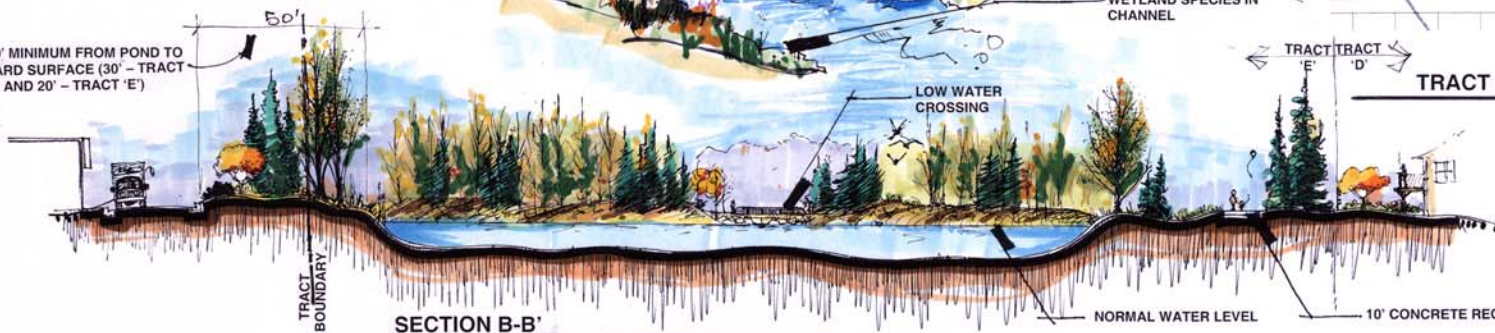


SECTION A-A'
 1"=20'

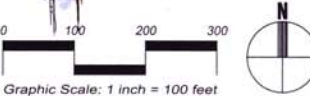


POND OUTLET CONCEPT
 PERSPECTIVE VIEW NTS

50' MINIMUM FROM POND TO
 HARD SURFACE (30' - TRACT
 'F' AND 20' - TRACT 'E')



SECTION B-B'
 1"=20'



Graphic Scale: 1 inch = 100 feet

EXISTING COTONWOOD
 TO REMAIN IN CHANNEL
 DIVIDED MEDIAN ENTRY
 MAJOR ENTRY
 MONUMENTATION
 PROPOSED RTD STOP

LOW WATER CROSSING
 PERSPECTIVE VIEW NTS



FOLD-DOWN HINGED SAFETY
 RAILINGS ALLOW FLOOD TO
 FLOW OVER LOW WATER
 CROSSING STRUCTURE
 UNIMPAIRED WHILE PROVIDING
 SAFE CROSSING FOR TRAIL USERS
 (NOTE THAT THIS PORTION OF THE
 TRAIL SYSTEM WILL NOT BE USEABLE
 IN A 100 YEAR EVENT)

NOTE:
 THIS GRAPHIC IS CONCEPTUAL IN NATURE AND
 ILLUSTRATES DESIGN INTENT. FINAL DESIGN FOR
 ALL TRACTS SHALL BE PRESENTED FOR APPROVAL
 DURING THE SITE DEVELOPMENT PLAN STAGE

Quail Creek Open Lands Tract Design Concept