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SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO.2

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO
 OFFICIAL DEVELOPMENT PLAN MODIFICATION
 SHEET 1 OF 6

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SPRINGFIELD GREEN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 88, AT PAGES 40 THROUGH 46 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER AND A PART OF SOLITERRA SUBDIVISION FILING NO. 1 THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 200708880, OF SAID RECORDS, FURTHER LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR SOUTH 00°00'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID SPRINGFIELD GREEN THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1801.85 FEET;
2. THENCE SOUTH 89°00'00" WEST, A DISTANCE OF 1303.48 FEET;
3. THENCE SOUTH 00°14'41" EAST, A DISTANCE OF 192.23 FEET;
4. THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 1792.45 FEET;

THENCE SOUTH 49°34'00" WEST, A DISTANCE OF 62.22 FEET TO A POINT ON A CURVE ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MCINTYRE STREET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°44'49", A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 159.38 FEET, AND THE CHORD OF WHICH BEARS NORTH 61°58'21" WEST, A CHORD DISTANCE OF 168.62 FEET;
2. THENCE NORTH 61°50'48" WEST, A DISTANCE OF 179.71 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°0'10", A RADIUS OF 1034.89 FEET, AN ARC LENGTH OF 482.78 FEET, AND THE CHORD OF WHICH BEARS NORTH 49°25'14" WEST, A CHORD DISTANCE OF 847.88 FEET;
4. THENCE NORTH 38°59'42" WEST, A DISTANCE OF 1062.20 FEET;

THENCE NORTH 12°44'19" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 827.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 80°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1748.59 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 6, OF SAID SPRINGFIELD GREEN;

THENCE ALONG THE EASTERLY LINES OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 03°32'20" WEST, A DISTANCE OF 1278.15 FEET;
2. THENCE NORTH 38°10'18" WEST, A DISTANCE OF 713.77 FEET;
3. THENCE NORTH 63°48'28" EAST, A DISTANCE OF 203.76 TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SPRINGFIELD GREEN THE FOLLOWING TWO (2) COURSES:

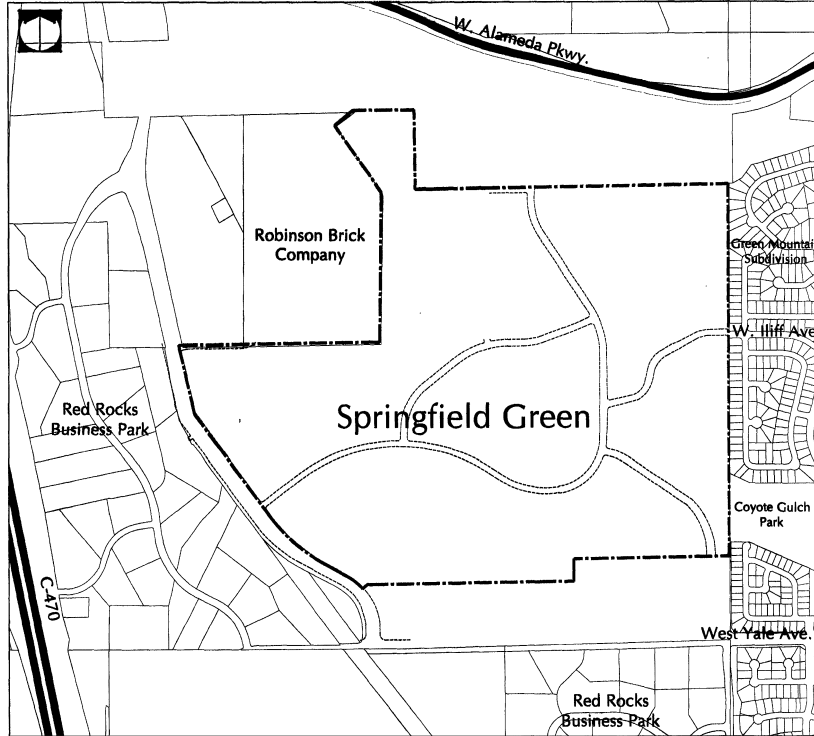
1. THENCE NORTH 89°11'47" EAST, A DISTANCE OF 378.18 FEET;
2. THENCE SOUTH 00°21'31" EAST, A DISTANCE OF 658.38 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°12'18" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2713.71 FEET TO THE EASTERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN;

THENCE SOUTH 00°00'00" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN, A DISTANCE OF 1315.23 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 298.08 ACRES, MORE OR LESS.

VICINITY MAP: SCALE 1" = 500'



SHEET INDEX:

- 1 COVER SHEET/LEGAL NOTES/SIGNATURES
- 2 MASTER PLAN MAP/PLANNING AREAS
- 3 MASTER PLAN DEVELOPMENT STANDARDS MODIFICATIONS

PROJECT TEAM:

APPLICANT/DEVELOPER
 CARMA
 188 INVERNESS DRIVE WEST, SUITE 100
 ENGLEWOOD, COLORADO 80112
 (303) 790-6584
 (303) 708-9453 (FAX)
 CONTACT: CHRIS BREMMER

PLANNER/LANDSCAPE ARCHITECT
 DESIGN STUDIOS WEST, INC.
 1476 LAWRENCE AVENUE, SUITE 100
 DENVER, COLORADO 80202
 (303) 823-3465
 (303) 823-3758 (FAX)
 CONTACT: MARK NEMSER

CIVIL ENGINEER/SURVEYOR
 CARROLL & LANGE
 105 S. UNION BLVD., SUITE 156
 LAKEWOOD, COLORADO 80228
 (303) 980-0200
 (303) 980-0917 (FAX)
 CONTACT: MIKE UNGER

FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS MASTER PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTURAL PROVISIONS OF THIS MASTER PLAN. IN GRANTING PLAT APPROVAL, THE CITY STAFF MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND PARKING LOCATIONS
- E. LANDSCAPING ADJUSTMENTS
- F. STORMWATER FACILITIES

INTENT OF MODIFICATION NO.2

This Springfield Green Official Development Plan (ODP) Modification No. 2 amends the approved Springfield Green Official Development Plan Modification No. 1, recorded at reception No. 2007012727, with the following changes:

1. Includes approximately 13.8 acres of property that was part of the original Springfield Green ODP, but not included in the Springfield Green ODP Modification No. 1 due to different ownership. The addition of this 13.8 acre changes the Planning Areas of the Springfield Green ODP Modification No. 1 in the following ways, as shown on Sheet Two of this ODP Modification No. 2:
 - PA-3: Increase area by 1.44 acre and adds 5 dwelling units
 - PA-10: Increase area by 8.46 acre and adds 63 dwelling units
 - Tract C: Increase open space area by 3.90 acre
2. Sheet 2 of 6 of this document shall replace Sheet 2 of 6 of the Springfield Green ODP Modification No. 1.
3. Changes or additions to the Springfield Green ODP Modification No. 1 are shown in bold text on Sheets 3-6

APPROVALS:

APPROVED BY THE CITY OF LAKEWOOD DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT THIS 20th DAY OF ~~SEPT~~ SEPTEMBER, 2007.

Rebecca P. Clark
 DIRECTOR: REBECCA P. CLARK

RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER, AT GOLDEN, COLORADO, ON THIS 21st DAY OF September, 2007 AT 02:24 O'CLOCK P.M.

Pam Anderson
 JEFFERSON COUNTY CLERK AND RECORDER

BY: *Carol L. Buecher*
 DEPUTY CLERK



OWNER'S CERTIFICATE

SIGNED THIS 21st DAY OF September, 2007.

RICHMOND AMERICAN HOMES OF COLORADO, INC.
 6550 GREENWOOD PLAZA BLVD., SUITE 200
 CENTENNIAL, CO 80111

BY: *Joshua N. Brooch*
 JOSHUA N. BROOCH, VICE PRESIDENT

NOTARY CERTIFICATE

COUNTY OF Jefferson
 STATE OF COLORADO

LINDSAY B. DOIDA
 NOTARY PUBLIC
 STATE OF COLORADO

THE ABOVE SIGNATURE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BEFORE ME THIS 21st DAY OF September, 2007, BY JOSHUA N. BROOCH, AS VICE PRESIDENT, FOR RICHMOND AMERICAN HOMES OF COLORADO, A DELAWARE CORPORATION, OWNER.

MY COMMISSION EXPIRES: 8/23/2010

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL)

Lindsay B. Doida
 NOTARY PUBLIC

OWNER'S CERTIFICATE

SIGNED THIS 21st DAY OF SEPT, 2007.

CARMA LAKEWOOD, LLC, A COLORADO LIMITED LIABILITY COMPANY
 188 INVERNESS DRIVE WEST, SUITE 100
 ENGLEWOOD, COLORADO 80112

BY: *Tom Morton*
 TOM MORTON, SR. VICE PRESIDENT

NOTARY CERTIFICATE

COUNTY OF Jefferson
 STATE OF COLORADO



THE ABOVE SIGNATURE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BEFORE ME THIS 21st DAY OF SEPT, 2007, BY TOM MORTON AS SR. VICE PRESIDENT FOR CARMA LAKEWOOD, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER.

MY COMMISSION EXPIRES: 12/31/10

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL)

Lindsay B. Doida
 NOTARY PUBLIC

SPRINGFIELD GREEN ODP MODIFICATION NO. 2

Applicant / Developer: CARMA Lakewood, LLC.
 Planner / Landscape Architect: Design Studios West, Inc.
 Engineer/ Surveyor: Carroll & Lange, Inc.

MO-02-002

ORD-

QS - ID 40 - 251
 QS - ID 40 - 252
 QS - ID 40 - 253
 QS - ID 40 - 254

Date of Approval:

Date of Revision: July 9, 2007

Springfield Green Official Development Plan (ODP) Modification No. 2

SPRINGFIELD GREEN ODP
 MODIFICATION NO.2

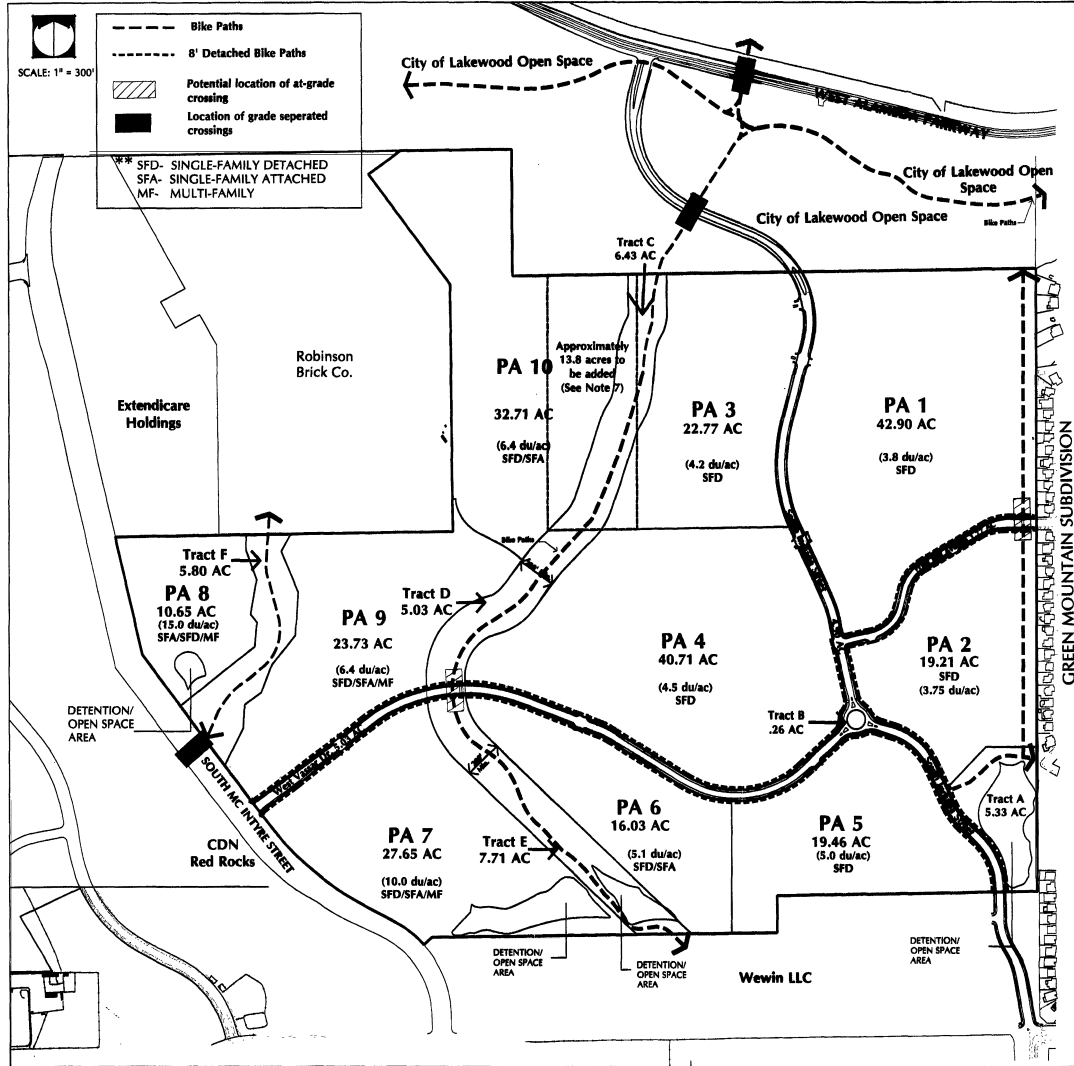
SHEET 1 OF 6

rec/CO

SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 2

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO
 OFFICIAL DEVELOPMENT PLAN MODIFICATION

SHEET 2 OF 6



Planning Area (PA)	Land Use**	Density (du/ac)		Units	Acreage (AC)		
		Max	Max				
1	SFD	3.8		163	42.90		
2	SFD	3.75		72	19.21		
3	SFD	4.2		95	22.77		
4	SFD	4.5		183	40.71		
5	SFD	5.0		97	19.46		
6	SFD/SFA	5.1		82	16.03		
7	SFD/SFA/MF	10.0		276	27.65		
8	SFA/SFD/MF	15.0		160	10.65		
9	SFD/SFA/MF	6.4		152	23.73		
10	SFD/SFA	6.4		209	32.71		
SUBTOTAL					MAX. 1,489	255.82	
Tract A					Detention/Open Space	5.33	
Tract B					Open Space	.26	
Tract C					Open Space	6.43	
Tract D					Open Space	5.03	
Tract E					Detention/Open Space	7.71	
Tract F					Open Space	5.80	
SUBTOTAL						30.56	
Vassar Drive					R.O.W.	5.03	
Indiana Street					R.O.W.	4.90	
Iliff Avenue					R.O.W.	1.77	
SUBTOTAL						11.70	
TOTAL					5 du/ac*	MAX. 1,489	298.08 acres

*The Maximum Allowable Units for this Master Plan area is 1,489 dwelling units, based on a gross density of 5 units/acre and net density of 7 units/acre which meets the density per the Springfield Green Official Development Plan.

** SFD-SINGLE FAMILY DETACHED; SFA-SINGLE FAMILY ATTACHED; MF-MULTI-FAMILY

- NOTE 1: This Springfield Green ODP Modification No. 2 makes the following adjustments: PA-3 acreage increase of 1.44 acres and unit increase of 5 d.u.; PA-10 acreage increase of 8.46 acres and unit increase of 63 d.u.; Tract C acreage increase of 3.90 acres.
- NOTE 2: Roads, trails, and access points are conceptual. Final placement will be determined at time of final plat of land within this Springfield Green Official Development Plan Modification No. 2.
- NOTE 3: Planning Areas 3 and 4 shall provide for 2.5 acres of neighborhood private parkland per 1,000 population, as is required for the rest of Springfield Green as per the Springfield Green Subdivision (General Note: #13).
- NOTE 4: A final plat is required with this proposal and will need to be completed prior to the issuance of a building permit.
- NOTE 5: The owners of this property, their successors, heirs and assigns shall be responsible for maintenance of the property, with the exception of City of Lakewood property (including Tracts A and B). These areas shall be deemed to include an area as measured from the back of the curb of any adjacent right-of-way. A Special Metropolitan District shall own and be responsible for the maintenance of all common areas and/or tracts.
- NOTE 6: A Private Recreational Facility for the use of this development's residents, will be located in either Planning Area 3 or Planning Area 4.
- NOTE 7: 68 dwelling units have been added with the addition of the 13.8 acre parcel; this area shall abide by the standards of this document, the Springfield Green ODP and Springfield Green ODP Modification No. 1.
- NOTE 8: Acre discrepancy of 0.116 acres as a result of the Indiana Right-of-Way realignment.

SPRINGFIELD GREEN ODP MODIFICATION NO. 2

Applicant / Developer:	CARMA Lakewood, LLC.	MO-02-002	QS - ID 40 - 251
Planner / Landscape Architect:	Design Studios West, Inc.	ORD-_____	QS - ID 40 - 252
Engineer/ Surveyor:	Carroll & Lange, Inc.		QS - ID 40 - 253
			QS - ID 40 - 254
Date of Approval:		SPRINGFIELD GREEN ODP MODIFICATION NO.2	
Date of Revision:	July 9, 2007		
Springfield Green Official Development Plan (ODP) Modification No.2			
			SHEET 2 OF 6

SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 2

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO
 OFFICIAL DEVELOPMENT PLAN MODIFICATION
 SHEET 3 OF 6

SECTION I: GENERAL PROVISIONS
A. INTENT

To amend the approved Springfield Green Official Development Plan Modification No. 1 to reduce building setbacks by 1-foot for lots between 65' & 75' and include additional acreage in PA-3, PA-10, and Tract C that were not a part of the original Springfield Green ODP.

B. PROVISIONS

This Master Plan contains the following provisions:

- Section I: General Provisions
- Section II: Administration, Review, Approval, Amendment and Appeal Process
- Section III: Development Regulations

C. APPLICABILITY

This Master Plan shall apply to all real property described by the legal description contained herein.

D. RELATIONSHIP TO OTHER REGULATIONS

The provisions of the Springfield Green ODP (1982) and Springfield Green Addition ODP, along with this Master Plan, shall prevail and govern the development of the property described herein. In addition to complying with this master plan, all development of the Property shall be subject to other applicable City regulations to the extent that they do not conflict with this Master Plan or any standard, plan or established here under or other related agreements between the City and the Developer. If there is a conflict, this Master Plan, and related agreements shall govern.

E. DEFINITIONS

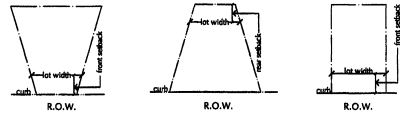
- Activity Node** - Widened areas along the drainage corridor that may include a park, entry feature, play fields, natural areas, or water features.
- Alley-Load Garage** - A home design having the garage accessed by an alley.
- Alternate-Load Garage** - A home design having garage doors facing in a direction other than toward the street on which the home fronts (this includes alley-load garages).
- Building Height** - The height of a building shall be the vertical distance measured from the lowest finished floor elevation of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof, the highest point of the highest gable of a pitched or hipped roof, or the highest point of any other roof. The height of a building shall not include mechanical equipment, screening for mechanical equipment, spires, chimneys and architectural features.
- City** - Refers to the City of Lakewood.
- Cul-De-Sac** - A dead-end street which provides at the closed end a special enlarged turning and maneuvering space for vehicular traffic.
- Developer** - Refers to the signatory entities (collectively) who are owners of portions of the Property, or any entity or person designated as Developer by the signatory entities.
- Director** - Refers to the Director of the Department of Community Planning and Development, City of Lakewood, or her designee.
- HOA** - The Home Owners Association (HOA) will be responsible for enforcing covenants in the community, it functions by collecting assessments from homeowners and maintains an annual budget that includes managerial costs, insurance, social events, and trash service.

- Lot** - A unit or area of land within this Master Plan area to be developed or built upon. The classification of lots for this development are as follows:

- corner** - a lot, of which at least two adjacent sides abut for their full length upon a right-of-way and one side is considered a rear lot line. The side which abuts the right-of-way which is narrower in dimension shall be considered the front yard; the side which abuts the right-of-way which is wider in dimension shall be considered the non-primary front yard. Both the primary and non-primary front yard must meet the front setback requirements for a principal structure.
- cul-de-sac** - a lot which fronts onto a cul-de-sac, as defined above.
- flag** - a lot having access to a street by means of a parcel of land, included as a part of the lot, having a depth greater than its frontage and a width less than the minimum required lot width.
- pie** - a lot which is wider at the rear lot line than at the front lot line.
- reverse pie** - a lot which is wider at the front lot line than at the rear lot line.

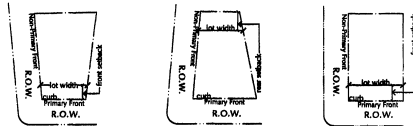
- Lot Width** - Lot width for the purposes of this Master Plan will be used to determine the setback criteria for lots. The lot width will be measured from the side lot line to opposite side lot line at the setback line. On a corner lot, the lot width is measured from the side lot line on the street side to the opposite side lot line at the front property line. Once the lot width dimension is determined, refer to the "Building Setback and Separation Standards" in Section III.C. The lot width is measured on the following types of lots in this Master Plan in the following manner:

- typical lot** (1) pie - measured at front setback
(2) reverse pie - measured at rear setback
(3) other - measured at front setback



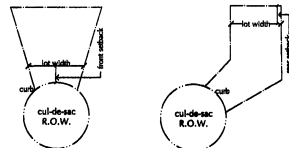
a(1) - typical pie lot a(2) - typical reverse pie lot a(3) - typical other lot

- corner lot** (1) pie - measured at front setback
(2) reverse pie - measured at rear setback
(3) other - measured at front setback



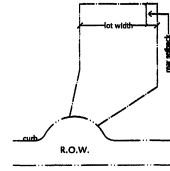
b(1) - corner pie lot b(2) - corner reverse pie lot b(3) - corner other lot

- cul-de-sac lot** (1) pie - measured at front setback
(2) flag - measured at rear setback*



c(1) - cul-de-sac pie lot c(2) - cul-de-sac flag lot

- d(1) - flag lot



*If the front portion of the lot (not the cul-de-sac access portion) is narrower than the rear portion of the lot, this measurement is taken from the front property line.

12. Master Plan - See Sheet 2

- Metropolitan District** - is created to help construct major infrastructure like public utilities (such as water and sewer) and roads, and to develop the common areas within the community. It also is responsible for maintenance of all common area landscaping, monuments and recreational facilities. The District is a governmental entity, governed by a Board of Directors, and has the authority to impose property taxes and other fees. A new Metropolitan District will be formed called Fossil Ridge Metropolitan District for this development.

- Multi-Family** - Refers to a building designed for occupancy by three (3) or more households living in separate dwelling units, but not including motels or hotels. Uses include condominiums and apartment buildings.

- New Development** - Refers to structural and physical improvements on land that is vacant, undeveloped or used for agricultural purposes on the effective date of this Master Plan.

- Open Space Area or Landscaped Area** -

- Open space areas or landscaped areas include:

- Walkways, pedestrian paths, open plazas and malls, concourses, passageways, terraces, natural drainage ways, playgrounds, improved rooftops and similar structures designed specifically for active and passive recreational use and which are not designed to be used by motor vehicles except for emergency and service purposes;
- Areas used for design purposes, such as planted or landscaped areas, flowerbeds and planters;
- Landscaping over underground buildings or parking.

- Open space areas or landscaped areas do not include:

- Unused or leftover portions of a property which are capable of being developed and which are specifically used for storage or reserved for future expansion, or outdoor areas which are developed for use as a storage area;
- Motor vehicle uses such as parking lots, open-air showrooms, roads, or service areas at, above, or below ground level.
- Open Space - Usable** - Land which, by its size, configuration and improvements, is deemed capable of providing passive and active use.

- Usable open space includes:

- A landscaped area with a minimum dimension of twelve (12) feet, to be used for active and passive recreational activities;
- Common or "public" yards or areas;
- Private yards, patios, decks, or balconies, defined and/or screened by landscaping, fences, and/or building walls, except those areas of balconies and decks above the first level, may not be counted toward the open space requirement.
- Club houses, swimming pools, tennis or other courts (a club house is considered a recreational amenity and therefore may be counted as usable open space).
- Recreational areas with a minimum size determined by types of activities and by project density.
- Land areas with a slope steeper than 1 foot (vertical) in 5 feet (horizontal) and terraces between retaining walls shall be allowed to be counted as usable open space.
- Usable open space may include ponds, drainage ways and water areas, including floodplains and floodways which are developed as amenities and located so that they are either physically or visually accessible from the residential units. The Director of Community Planning & Development will decide whether to allow part of all of these areas to count toward the usable open space requirement depending on the quality of the amenity and the amount of usable open space provided in other parts of the development.
- Permeable** - means surfaces through which water infiltrates. Exclude, for example, building footprints, driveways, paved sidewalk, parking lots, patios, and roofs.
- Planning Area** - Refers to a portion of the property designated by this Master Plan.
- Recessed Garage** - A home design having all its street-facing garage doors recessed at least five feet behind the home's front facade.
- Setback** - An open space of fixed width within a parcel along the front, side or rear property line which shall remain free of any primary building structure. For purposes of this development, setbacks are measured from the side and rear lot lines; the front setback line is measured from the back of the curb. The following architectural features may extend into setbacks:
 - Cornices, sills and ornamental features, not to exceed twelve (12) inches;
 - Roof eaves, and chimneys with foundations not to exceed twenty-four (24) inches;
 - Uncovered porches, slabs and patios; walks and steps; all when less than thirty-six (36) inches above the grade;
 - Fire escapes and individual balconies (open on a minimum of two sides) not used as passageways may project eighteen (18) inches into any required side yard, or four (4) feet into any required front or rear yard;
 - Cantilevers, solar collection devices and equipment, not to exceed eighteen (18) inches.
 - A covered balcony or deck (open on a minimum of two sides) above an alternate load garage may not be located closer than 10 feet from the back of walk.
 - Mall Kiosks shall be located a minimum of 2' from back of walk and may be located within the front, non-primary front, and side yard setbacks.
- Single-Family Attached** - Refers to duplex and townhome buildings that have no greater than 10 attached units.
- Single-Family Detached** - Refers to one building designed for occupancy by not more than one (1) single family household.
- Turf** - means a surface layer of earth containing mowed grass with its roots.

SPRINGFIELD GREEN ODP MODIFICATION NO. 2

Applicant / Developer: CARMA Lakewood, LLC.
 Planner / Landscape Architect: Design Studios West, Inc.
 Engineer/ Surveyor: Carroll & Lange, Inc.

MO-07-002
 ORD-
 QS - ID 40 - 251
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Date of Approval:
 Date of Revision: July 9, 2007
 Springfield Green Official Development Plan (ODP) Modification No.2

SPRINGFIELD GREEN ODP
 MODIFICATION NO.2
 SHEET 3 OF 6

SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 2

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO
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SHEET 4 OF 6

SECTION II: ADMINISTRATION, REVIEW, APPROVAL, AMENDMENT AND APPEAL PROCESS
A. FINAL PLAT

A Final Plat will be required to be completed prior to the issuance of any building permit. Subsidance as referenced in the approved Geological Hazards Assessment Report under the May 26, 2006 JA Cesare findings indicates a Hazard Boundary for Habitable Dwelling. No foundations of habitable structures shall be constructed within the Hazard Boundary. This boundary will be shown directly on any plat of the area.

B. DEVELOPMENT AGREEMENT

A Development Agreement has been signed with the Springfield Green ODP Modification No. 1.

C. SCHOOL LAND FEES

School Land fees will be collected at the time of building permit.

D. PARK LAND FEES

This Master Plan will meet the neighborhood park requirement per note #13 of the Springfield Green Subdivision.

E. DESIGN REVIEW COMMITTEE

A Design Review Committee (DRC) shall be established to review and approve all proposed residential development within the boundaries of this master plan, as well as any proposed changes to an existing home or lot by a homeowner. Design guidelines shall be established prior to time of final plat of the Springfield Green ODP Modification No.2 land area. The DRC shall consist of three (3) persons (at least one licensed architect, one person with experience in land planning, and a representative of the developer). Until such time that the Developer may elect in writing to relinquish such rights, the Developer shall appoint all members of the DRC, and may remove and replace any such members as it seems appropriate. After expiration or termination of the Developer's appointment rights, the DRC shall be comprised completely of homeowners without regard to special qualifications, and the members of the DRC shall then be appointed by the HOA. The term of office of the members of the DRC shall be for one year and shall run from the first day of January each year, through the last day of December. In the event of resignation, death, incapacitation or temporary absence of a member, the Developer or the HOA may appoint a successor member, or temporary successor.

F. ROONEY VALLEY DEVELOPMENT STANDARDS

The purpose of the Rooney Valley Development Standards is to implement the goals of the Rooney Valley Master Plan. This Document sets forth standards which recognize and protect the environmental, geographic, historic, and visual qualities of the Rooney Valley. The standards are intended to promote the general health, safety and welfare of the area by encouraging environmentally-sensitive development within the Rooney Valley.

1. On-Site Circulation System and Parking:

- a. The circulation system, including parking lots, contributes to the order and aesthetic quality of the site;
- b. Provisions have been made to limit the effects of vehicular noise and exhaust;
- c. The negative impacts of parking areas are minimized, including excessive heat absorption, aesthetics, compatibility with the overall site design, convenience, and safety for users and pedestrians have been considered in parking lot design.

2. Building Scale and Design:

- a. Scale is appropriate to the site and function of the project;
- b. Promotes harmonious transitions in scale and character in areas between different land uses;
- c. Quality and overall design are compatible with the site location and proposed use as demonstrated by building elevations;
- d. Diverse architectural treatments are integrated to avoid a cluttered appearance.

3. Open Space Consideration:

- a. Will preserve site features and major drainage areas;
- b. The landscape design will encourage water conservation and landscaped areas

- should be irrigated in a manner that conserves water;
- c. The overall landscape treatment of exterior spaces enhances the quality of the project and creates usable open space;
- d. Landscape design incorporates consideration of the function and use of outdoor spaces;
- e. Lighting and signage is of a scale, style, and material appropriate to the development, with negative impacts minimized.

4. Vicinity Considerations:

- a. Logical on-site/off-site pedestrian, auto and bike linkages;
- b. Landscaping on or near the border of the site is an amenity to the adjacent use as well as the project.

G. REQUIRED ARCHITECTURAL SUBMITTALS TO THE DRC

The following materials and information shall be submitted to the DRC in connection with the required approval for each building(s):

- 1. Architectural drawings (preliminary) for the proposed building or buildings, which shall include outline specifications designating materials, a description of the proposed mechanical, electrical and other utilities as required and structural systems and samples of exterior materials and colors.
- 2. Any other information as may be required by the DRC in order to insure compliance with requirements contained in this Master Plan.
- 3. Application form and review fee.
- 4. Letter of authorization when the owner is represented by an agent.
- 5. Legal description.
- 6. Property ownership information.
- 7. Existing and proposed structures, maximum gross floor area (if applicable), common areas and all other improvements.
- 8. Lot width calculations shown on specific final site plan.
- 9. Phasing plan, as applicable.
- 10. All necessary engineering plans and studies.

H. REVIEW WITH OWNER OR BUILDER

Upon receipt of a complete set of the materials and information described above, the DRC shall meet with the owner or builder to discuss such materials and information and any necessary changes that the DRC requires for approval prior to submitting documents to the City for review and approval.

I. DECISIONS/RECORDS OF DETERMINATION

The DRC shall exercise its best judgment to see that all improvements for each planning area conform and harmonize with requirements contained in this document and with existing structures and site development as to external design, quality, type of construction, materials, color, citing, height, grade and finished ground elevation.

After review with the owner or builder, receipt of referral comments and review of all materials and information, the DRC shall give its approval, conditional approval or rejection of the proposed application in writing, based upon this Master Plan, the general development regulations set forth herein and the design guidelines.

All such decisions of the DRC shall be conclusive and binding on all interested parties except the City. If approved, the DRC shall prepare a statement of compliance with regulations and plans.

J. REPLY COMMITMENT

The DRC shall reply to all submittals, made in accordance herewith, in writing to the applicant within thirty (30) days of receipt thereof.

K. CITY REVIEW OF SITE PLANS

1. Submittal of Final Site Plan

The applicant shall submit, in writing, its relevant records of determination for each site plan to the City. Such submittals shall include letters of acceptance by all appropriate utility agencies and referral agencies. The site plan will be processed in accordance with the procedure outlined in Article 15 of the Lakewood Zoning Ordinance.

2. Presumption of Compliance

The City may deny approval upon substantial evidence of material noncompliance

with the standards set forth in this Master Plan, the design guidelines, substantial evidence of a material error or omission, or noncompliance with any other applicable standard.

3. Review and Action

The City shall take administrative action to review and approve or reject a final site plan. Upon approval of final site plan, the City shall place the approved final site plan on file in the City's planning division. In the event of denial, the owner may appeal the denial in accordance with "4. Appeal" below.

4. Appeal

Upon denial of a site plan, the applicant may request in writing delivered to the Director within five (5) working days after denial, that the Director reconsider her decision. The request shall state the grounds for reconsideration. A decision upon the request for reconsideration will be given by the Director within ten (10) working days after receipt of the request. No appeal to the Planning Commission shall be permitted unless a request for reconsideration was timely filed with and denied by the Director. See Section 17-15-4 of the City of Lakewood Zoning Ordinance for further appeal procedure.

L. AMENDMENTS TO FINAL SITE PLAN

If an applicant or property owner desires to amend an approved site plan, Section 17-15-6 of the City of Lakewood Zoning Ordinance shall be used to evaluate such a request. However, if such a request is submitted or requested during the construction of a site in any way but not limited to changing the landscape materials, landscape design, architectural character, landscape quantities or other similar requests as determined by the Director, a fee may be required. In addition, such amended plans must be in compliance with the standards in the Zoning Ordinance.

The Director in her sole discretion shall not approve amendments to site plans related to specific commitments made in a rezoning case unless she finds exceptional circumstances to warrant such a request. Such a consideration may be forwarded to the Planning Commission at the Director's discretion.

M. MODIFICATIONS TO THE MASTER PLAN

1. Provisions of the Master Plan, authorized to be enforced by the City of Lakewood, may be modified, removed or released subject to the following provisions:

- a. If such modification, removal or release involves an increase in the residential density by an amount of ten percent (10%) or more of the overall, original residential density as set forth on this Master Plan, or if it involves a specific change in use within the Planned Development Zone District that would not be allowed within a comparable standard zone district, the Applicant shall be required to submit a new application for rezoning the parcel as provided for within Article 17 of the City of Lakewood Zoning Ordinance.
- b. If such modification, removal or release involves a change to the development, including but not limited to building setback, height or architectural design, landscaping, fencing or a specific change in use permitted within Section 17-5-22(5)(a) of the City of Lakewood Zoning Ordinance, the Director of Community Planning and Development shall review the application with respect to the criteria included in Section 17-5-22(5)(d) of the Zoning Ordinance. Written notice of the application shall be provided at the Applicant's expense to the owners of all property adjacent to the site, disregarding public right-of-way. If a written objection to the application is filed with the Director within ten (10) days of notification, the application shall be referred to the Planning Commission in accordance with Section 17-5-22(5)(e) of the Zoning Ordinance. If no objection is filed, the Director may approve the application.

c. Modifications not covered in subsections a. or b. above may be granted by the Director if it is determined that the modification meets the following criteria:

- 1) It is consistent with the efficient development and preservation of the entire Planned Development;
 - 2) It does not affect the enjoyment of land abutting or across the street from the Planned Development in a substantially adverse manner;
 - 3) It does not affect the public interest in a substantially adverse manner;
 - 4) It is not granted solely to confer special benefit upon any person;
 - 5) The application for such administrative review is accompanied by a fee in an amount that is established by City Council Resolution.
- d. If such modification, removal or release involves only a change in the site plan, the Applicant shall be required to submit a new site plan indicating such changes in conformance with Article 15 of the Zoning Ordinance for review and action by the Director of the Department of Community Planning and Development.

SECTION III: DEVELOPMENT REGULATIONS

A. LAND USES AND DENSITIES PERMITTED WITHIN THIS MASTER PLAN

1. Planning Areas 1 - 5

a. These Planning Areas shall be composed of single-family detached dwelling units.

2. Planning Areas 6 and 10

a. These Planning Areas shall allow single-family detached and single family attached dwelling units.

3. Planning Areas 7, 8 and 9

a. These planning areas shall allow single family attached, single family detached, and multi-family dwelling units.

4. The following uses shall be allowed in all planning areas.

- a. Recreational Uses shall be permitted in these Planning Areas. Uses may include a clubhouse, trails, pools, open space, picnic areas, playgrounds and other indoor/outdoor recreational uses of a similar nature.
- b. Temporary Sales Centers shall be permitted in these Planning Areas.

SPRINGFIELD GREEN ODP MODIFICATION NO. 2

Applicant / Developer: CARMA Lakewood, LLC. Planner / Landscape Architect: Design Studios West, Inc. Engineer/ Surveyor: Carroll & Lange, Inc.	MO-07-002 ORD-	QS - ID 40 - 251 QS - ID 40 - 252 QS - ID 40 - 253 QS - ID 40 - 254
Date of Approval:	SPRINGFIELD GREEN ODP MODIFICATION NO. 2	
Date of Revision: July 9, 2007	SHEET 4 OF 6	
Springfield Green Official Development Plan (ODP) Modification No.2		

SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 2

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

OFFICIAL DEVELOPMENT PLAN MODIFICATION

SHEET 5 OF 6

5. Uses Not Listed: Use Determinations

Uses that are typically allowed in residentially zoned districts, such as home occupations, shall be allowed as long as they are in conformance with the City of Lakewood's Zoning Code. Furthermore, any use in question or not specifically mentioned in the Master Plan or the City's Zoning Code, may be allowed if determined by the Director to be similar in character and operation, and having the same or less impact as uses that are listed as allowed, based on the procedure as set forth in this subsection. The use determination procedure will not be used as a substitute for a zoning amendment.

a. Submittal of Request

A request for a use determination shall be submitted in writing to the Director by the Property Owner or authorized agent, accompanied by the following information:

- 1) A written description of the use, including the character, size and operation and an explanation of why the proposed use should be allowed.
- 2) The proposed location of the use and a location map
- 3) Other information as deemed relevant by the Director

b. Action on Request

Within fifteen (15) calendar days from the date of the request, the Director shall make a determination in writing as to whether or not the use is permitted, based on the criteria set forth above. A denial of the use shall be appealable to the Planning Commission with a final appeal to the City Council, using the same procedures as for appeals of decisions on final site plans as set forth in Section II.K.4.

B. PERMITTED HEIGHT STANDARDS AND OPEN SPACE STANDARDS

1. Maximum building height for single-family attached and detached dwellings: 35' (please see definitions to determine building height).
2. Maximum building height for multi-family dwelling structures: 50'
3. Maximum building height for a non-habitable, architectural feature, such as a tower or spire (to be located in Planning Area 3 or 4), shall be 50'.
4. Minimum open space required for any Planning Areas with Multi-Family and/or Single-Family Attached is 55% (35% to be useable open space), location to be determined at site plan approval.

C. BUILDING SETBACK AND SEPARATION STANDARDS

See Section I.E. for the definition of "Lot Width" to determine the lot type to be used to determine the setback criteria in the chart below. All platted lots shall have a minimum lot frontage of 50 feet at the front property line adjacent to a street, except that a flag lot off of local street may be a minimum of 25 feet and a cul-de-sac lot may be a minimum of 30 feet, as per the City of Lakewood's Subdivision Ordinance and Article 5 of the City of Lakewood's Zoning Ordinance.

(See Revised SF Minimum Setback Chart)

	SF Detached* (lot width < 50')	SF Detached* (lot width 50' - 75')	SF Detached* (lot width > 75')
Minimum Setback of Structures:			
Front Yard**			
Local (Public) Streets	25'	25'	25'
Collector (Public) St.	35'	35'	35'
Private Street	25'	25'	25'
Non-Primary Front***	5'	6'	7'
Side Yard	5'	6'	7'
Rear Yard	20'	20'	20'
Minimum Garage Setback:			
Alternate load garage: 10' back of sidewalk to garage side wall	Alternate load garage: 10' back of sidewalk to garage side wall	Alternate load garage: 10' back of sidewalk to garage side wall	
Front load garage: 18' back of sidewalk to garage door	Front load garage: 18' back of sidewalk to garage door	Front load garage: 18' back of sidewalk to garage door	

* SF Detached refers to Single-Family Detached Units
 ** Front yard setbacks are measured from the back of curb of the adjacent street. Front yard setbacks on a flag lot are measured from a line that is parallel to the front lot line, where the lot becomes the bulk of the lot, not a part of the "flag pole".
 *** Non-Primary Front setbacks (on a corner lot) are measured from the back of curb of the adjacent street.

	Single-Family Attached	Multi-Family
Minimum Setback of Structures:		
Front Yard*		
Local (Public) Streets	17'	25'
Private Streets	6'	6'
Non-Primary Front Yard**	12'	20'
Side Yard	5'	15'
Rear Yard	15'	15'
Minimum Separation Between Buildings:		
	15'	15' side to side 35' side to rear 40' rear to rear
Minimum Garage Setback***		
Front load garage: 18' back of sidewalk to garage door	Front load garage: 18' back of sidewalk to garage door	
Alternate load: Determined at site plan	Alternate load: Determined at site plan	

*Front yard setbacks are measured from the back of curb of the adjacent street.
 **Non-Primary Front setbacks are measured from the back of curb of the adjacent street.
 ***As measured from public streets only.

D. DESIGN STANDARDS

1. Applicability:

These standards shall apply to all development within the boundary of this Master Plan. More detailed and specific design standards for this development shall be provided as a separate document.

2. Architectural Intent

The hillside context of this development speaks to the architecture and vernacular of a European hillside town and shall mimic the spirit and feeling of one. Varied roof forms shall add to the built-over-time feel and materials shall be selected to reinforce this. The dominant building material shall be stone, with the use of siding, stucco, brick, and other materials to complement the stone. Colors shall primarily consist of earth tones that are innate to the existing site, with brighter colors being used as accents. Door and windows shall be designed to be in vertical proportion and in proper massing to the structure. Fenestration and other architectural details shall be used to convey a European hillside structure. Towers and other vertical elements shall punctuate the horizontal and provide an interesting site line. In keeping with the Rooney Valley Development Standards, building structures shall have low peaked roofs to harmonize with the topography of the valley.

3. Buildings

a. All Planning Areas and all residential building types:

- 1) Exterior finish colors of walls and roofs shall be predominantly natural earth tones, including brown, tan, muted red, beige, gray and green. High intensity colors, bright primary colors, metallic colors, fluorescent colors and black are not permitted
- 2) Exterior finish materials shall be predominantly brick, stone, split faced block, tile, stucco and wood or cultured materials that simulate the appearance of these materials, emphasizing low reflectance and varied textures.
- 3) Exterior finishes and building materials shall be consistent and complimentary on all sides of a building.

b. Single-Family Detached:

- 1) Garage doors shall not comprise more than 40% of the front facade of the building.
- 2) Buildings that are located along a straight section (rather than along a curve) of a street shall be varied so that the front building setback of adjacent buildings is varied by at least two (2) feet.
- 3) Buildings that have the same or reversed facades are not allowed to be located on lots that share a common side lot line.
- 4) Garage orientation shall be varied so that a minimum of 40% of the lots along a single street, as established by a Subdivision Plat, shall have recessed garages or alternate-load garages (refer to section 1 for the definition of alternate load garage). This does not apply to blocks that have four (4) or fewer lots.
- 5) Roof eaves shall extend from the supporting wall by a maximum of twenty-four (24) inches.

- 6) Roofs shall be natural earth tone and neutral colors, using thick textured shingles or tiles. No shake or wood shingles shall be allowed. Any proposed metal roofing material shall be reviewed and approved by the Director. Roof pitches shall be a minimum of 4:12 and a maximum of 7:12.

c. Single-Family Attached:

- 1) Roof eaves shall extend from the supporting wall by a maximum of twenty-four (24) inches.
- 2) Primary building entries shall be clearly defined and highly visible.
- 3) Roofs shall be natural earth tone and neutral colors, using thick textured shingles, tiles or standing seam metal. No shake or wood shingles shall be allowed. Any proposed metal roofing material shall be reviewed and approved by the Director. Roof pitches shall be a minimum of 4:12 and a maximum of 7:12.

4. Site Development and Grading

- a. This Master Plan, subsequent final plats and site plans, shall comply with the Rooney Valley Development Standards regarding hillside development.
- b. All graded slopes shall be "landform graded". Landform graded means grading that results in finished slopes that are rounded and blend into the surrounding landscape, with curving surfaces and varying slope ratios. The intent is to create finished slopes that appear to be natural, rather than angular and artificial.
- c. All graded slopes shall be protected from erosion, and shall be revegetated within six (6) months of the completion of grading or before a Certificate of Occupancy is issued, whichever occurs first.

5. Landscaping

Article 20-11 of the City of Lakewood Ordinance requires that developments in the Rooney Valley (a) comply with a comprehensive landscaping plan, (b) be irrigated in a manner that conserves water, and (c) use landscape materials approved by the City. The following criteria implement these provisions. The City of Lakewood Director of Community Planning and Development shall resolve any situations in which the following criteria are incompatible with Article 15 and / or Article 20 of the City of Lakewood Zoning Ordinance or other provisions of the Springfield Green Official Development plan, as modified.

a. Soil preparation

- 1) Topsoil shall be stripped and stockpiled prior to site grading.
- 2) A minimum of six inches of topsoil shall be provided in all planting areas. Topsoil shall be imported as necessary to supplement stockpiled topsoil.
- 3) A minimum of four cubic yards of organic material shall be added to topsoil per 1000 square feet of planting area. Organic material shall be aged compost; wood humus from soft, non-toxic trees; sphagnum peat moss (excluding that of Colorado origin); or aged manure.
- 4) Organic material shall be tilled to a minimum depth of eight inches.
- 5) In areas that will receive sod, superphosphate shall be added at the rate of 15 pounds per 1000 square feet, evenly spread, after organic matter is tilled in and prior to sod placement. Superphosphate shall be ranked into the top one inch of topsoil.

SPRINGFIELD GREEN ODP MODIFICATION NO. 2

Applicant / Developer:	CARMA Lakewood, LLC.	MO-02-002	QS - ID 40 - 251
Planner / Landscape Architect:	Design Studios West, Inc.	ORD-_____	QS - ID 40 - 252
Engineer/ Surveyor:	Carroll & Lange, Inc.		QS - ID 40 - 253
			QS - ID 40 - 254
Date of Approval:		SPRINGFIELD GREEN ODP MODIFICATION NO.2 SHEET 5 OF 6	
Date of Revision:	July 9, 2007		
Springfield Green Official Development Plan (ODP) Modification No.2			

SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 2

LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

OFFICIAL DEVELOPMENT PLAN MODIFICATION

SHEET 6 OF 6

b. Irrigation

- 1) Planted areas shall have automatic irrigation. Automatic irrigation systems may be temporary for Tracts A, C, D, E, F and native vegetation areas of Iron Spring Park. Such temporary systems shall be operated until the vegetation has adequately established as determined by the City.
- 2) Special attention shall be given to avoid runoff from slopes, and to avoid overspray onto impermeable areas.
- 3) Each irrigation zone shall:
 - i. Have matched precipitation rate heads. Bubblers, drip and /or spray heads shall not be combined within any zone.
 - ii. Have plant materials with similar water needs
 - iii. Irrigate turf or non-turf areas, but not both.
- 4) All irrigation systems shall include moisture sensors that automatically interrupt irrigation cycles when irrigation is unnecessary.
- 5) Planting areas with irrigation systems that spray above-ground shall be of adequate width to ensure no over spray onto impermeable areas. Irrigation heads shall minimize evaporation loss, wind-blown water loss and overspray onto impermeable surfaces. (A recommended example would include using gear driven rotor heads for planting areas greater than 25 feet wide and using pop-up spray heads with a minimum rise of four inches and appropriately sized nozzles for areas less than 25 feet wide.)
- 6) Irrigation shall not occur between 10:00am and 6:00 p.m. nor, during periods of sustained winds in excess of 20 mph.
- 7) Property owners, with established landscaping, shall comply with irrigation budgets for the following:
 - i. Multi-family properties,
 - ii. Properties owned or maintained by a Homeowners' Association,
 - iii. Properties owned or maintained by a Metropolitan District.
 Irrigation budgets shall be no more than 15 gallons per square foot per year for turf areas and no more than 10 gallons per square foot per year for non-turf planting areas.

c. Plant Material

- 1) Use of indigenous and xeric species is encouraged. Selection of plant species shall comply with Article 15 of the City of Lakewood Zoning Ordinance.
- 2) Plant species shall vary and shall include deciduous and coniferous trees and deciduous and coniferous shrubs.
- 3) Plantings, except in Tracts A, C, D, E, F and native vegetation areas of Iron Springs Park shall comply with the Following:

	Non-residential land owned or maintained by an association or district	Lot containing a single dwelling unit	Residential Land Owned or Maintained by an Association
Maximum Turf (% of permeable surfaces)	40% **	45%*	60%**
Minimum Turf Width	8 feet	8 feet*	8 feet
Living Ground Cover (% of permeable surfaces)	50% Minimum	50% Minimum	50% Minimum

* Turf limitations do not apply to the area between the public sidewalk and curb of a public street adjacent to single-family home lots.
**Turf limitation does not apply to any lot intended for community recreation use.

- d. Shrubs and Trees - The quantities and sizes of shrubs and trees, except in Tracts A, C, D, E, F and native vegetation areas of Iron Spring Park shall be no less than enumerated in Article 15 of the City of Lakewood Zoning Ordinance and in the Springfield Green Official Development Plan Modification No.2.
- e. Mulch- Permeable areas, other than turf areas, shall have a minimum of three inches of mulch, except in Tracts A, C, D, E, F and native vegetation areas of Iron Spring Park. Mulch shall be rock or organic meeting the following criteria:

Shredded, fibrous material capable of "knitting" together to form a mat that is wind and erosion resistant. Generally the shredded mulch or peelings are 3" in length on average. Examples include shredded cedar mulch, shredded redwood mulch, or pole peelings. Bark and wood chip mulches are not allowed

Weed barrier is not required. If used, weed barrier shall be permeable, spun fabric equal or exceeding the quality of DuPont Commercial Grade Landscaping Fabric. Plastic weed barrier is not permitted.

- f. Plantings in Tracts A, C, D, E, F and native vegetation areas of Iron Spring Park shall conform to a plan approved by the City. The plan shall include a seed mix of indigenous grasses and wildflowers. Tracts A,C,D,E,F and Iron Spring Park shall also include indigenous or xeric trees and shrubs.
- g. Maintenance shall comply with Article 15 of the City of Lakewood Zoning Ordinance and this Springfield Green Development Plan Modification No.2
- h. Implementation
 - 1) A copy of this document, or more restrictive criteria imposed by any other duly constituted authority such as Homeowners' Association, shall be provided to each property purchaser prior to a purchase contract being signed. A list of acceptable plant species shall be provided concurrent with this document.
 - 2) Irrigation and landscape shall not be installed prior to City approval of detailed plans. City review shall occur subsequent to approval by the Design Review Committee. City review and approval procedures shall be as defined in Article 15 of the City of Lakewood Zoning Ordinance and this Springfield Green Official Development Plan Modification No.2
 - 3) Install of landscaping shall occur at the time defined in Article 15 of the City of Lakewood Zoning Ordinance and this Springfield Green Official Development Plan Modification No. 2.

- i. Street trees along public streets in this Master Plan shall be provided by the developer, except on those streets designated as Local streets, where street trees shall be provided by the builder. A specific Landscape Plan will be required with each Site Plan submitted for review and approval by the City. The Landscape Plan shall identify and locate all types and sizes of trees, shrubs and planting material. The following items should be utilized in the Landscape Plan for any development located in this Master Plan:
 - 1) Native and drought tolerant plant materials and landscape design shall be used whenever possible.
 - 2) The principles and plant materials described in Lakewood's Watersmart Landscaping program shall be used whenever possible.
 - 3) Service areas shall be screened with appropriate plant materials from views from streets and adjacent properties.
 - 4) Street trees along arterial and collector streets shall be required at a quantity that is calculated at one (1) tree for every thirty-five (35) lineal feet. The minimum size of street trees for collector, arterial, and local streets shall be 3" caliper.
 - 5) The adjacent lot owner shall maintain the right-of-way landscaping to the back of the curb.
 - 6) The following variations are allowed to the City's Article 15 Standards for landscaping:
 - a. At a minimum, street trees shall be provided along arterial and collector streets, with an average spacing of thirty-five (35) feet. shrubs shall be provided along non-arterial public streets, with an average spacing of four (4) shrubs per twenty-five (25) lineal feet of street frontage.
 - b. Landscaping shall be installed in buffer areas along arterial and collector streets, with the buffers being a minimum of twenty (20) feet wide.
 - c. One (1) street tree shall be provided by the homeowner for single-family lots that are less than fifty (50) feet wide (lot width as measured in chart in Section III.C). For lots greater than fifty (50) feet wide or corner lots, a minimum of two trees will be provided by the homeowner.
 - d. In order to maintain an open, natural appearance, trees and shrubs may not be required in non-perimeter, landscaped open space areas.

6. Lighting

- a. Pole lights shall be a maximum height of twenty (20) feet (as measured from grade level to the top of the light fixture), and shall use downcast, shielded fixtures.

7. Fences

- a. Fences shall conform to the Rooney Valley Master Plan and Rooney Valley Development Standards or as may be amended in the future.
- b. Fences that are adjacent to public areas (parks, open space or street right-of-way) shall be installed by the builder and shall be maintained, but not be altered, by the lot owner.
- c. Fencing shall be allowed along open space, buffers and project perimeters, subject to approval by the DRC and City.
- d. Where fencing is installed by either the developer or builder, the location shall be shown on the landscape plans and construction plans and will include who is responsible for the installation and maintenance.
- e. All maintenance of common area fencing shall be the responsibility of the HOA or District and shall be identified on the landscape plans.

8. Retaining Walls

- a. For retaining/accnt walls located in commonly owned tracts:
 - 1) Walls shall be constructed of natural materials or DRC and City approved alternate (no masonry, wood or concrete walls) and shall be a maximum of five (5) feet in height (measured vertically from finished grade at the bottom of the wall to the top of the natural material). See 8.a.6 below.
 - 2) Each retaining wall shall be separated by a minimum horizontal distance that is equal to the height of the tallest wall.
 - 3) Each retaining wall shall be setback a minimum distance from the property line equal to the height of the closest wall.
 - 4) All terraces between walls shall be landscaped.
 - 5) Where these walls are developer installed, they shall be shown on the landscape plans and construction plans.
 - 6) Walls higher than thirty inches (30") (exposed height) are structural walls and shall be designed by a professional engineer and approved by the City Engineer prior to construction. These structures shall be placed outside all sight distances, easements or rights-of-way, and placed a minimum of two feet (2') past the back of a public walk (unless formal permission is granted by the affected entities or jurisdiction).
- b. For retaining/accnt walls inside privately owned lots:
 - 1) Landscaping timbers such as sunwood, as a minimum treatment, is an acceptable material everywhere except front yards, non-primary front yards, side yards, and lots that are located adjacent to high visibility corridors. Landscaping timbers may not be used to construct structural walls over thirty(30) inches. In those areas of exceptions, walls shall be constructed of natural materials or DRC and City approved alternate (no masonry or concrete walls) in earth-toned colors.

- 2) These walls shall not exceed thirty inches (30") in height (measured vertically from finish grade at the bottom of the wall to top of natural material).
- 3) Each retaining wall shall be separated by a minimum horizontal distance equal to the height of the tallest wall.
- 4) Each retaining wall shall be setback a minimum distance from the property line equal to the height of the closest wall.
- 5) All terraces between walls shall be landscaped.
- 6) Where these walls are homeowner installed, they shall be shown on the resident's landscaping plans, which shall be reviewed and approved by the DRC.
- 7) If the terrain necessitates a wall greater than thirty inches (30"), the wall shall be designed by a professional engineer and approved by the City Engineer prior to construction and shall be composed of natural stone. These structures shall be placed outside all easements or rights-of-way, and placed a minimum of two feet (2') past the back of a public walk (unless formal permission is granted by the affected entities or jurisdiction).

9. Signage

- a. A comprehensive sign plan will be submitted prior to final plat approval in accordance with the Rooney Valley Design Standards.
- b. Sign materials and colors shall be compatible with the character of the area. Quality materials and components shall be utilized including, but not limited to, natural wood, stone and brick.
- c. No signs shall blink, flash, rotate or revolve.
- d. All signs shall conform to the City of Lakewood Sign Code in effect at the time of sign permit application. Permits shall be obtained from the City of Lakewood, prior to the erection of any sign.
- e. All proposed signs shall be approved by the DRC prior to applying for a building permit.
- f. All signs shall be placed on private property or where approved by the city in street rights-of-way. No project signs or neighborhood entry signs shall be allowed on City park and/or City open space properties.
10. Pedestrian and Bike Paths
 - a. Pedestrian and Bike Paths shall be installed within this Master Plan in accordance with the City's Engineering design and construction standards and to conform to the design intent of the paths shown on Sheet 2. Final alignment shall be determined at Final Plat
11. Mail Kiosks
 - a. Mail kiosks material and colors shall be compatible with the character of the area. Quality material and components shall be utilized including, but not limited to natural wood, stone, stucco, and brick.
 - b. Final location of all mail kiosks to be approved during site plan review.
 - c. A single mail kiosk unit can be constructed on and/or across the lot line of two adjacent lots.
 - d. Mail Kiosks shall be located a minimum of 2' from back of walk and may be located within the front, non-primary front, and side yard setbacks.

SPRINGFIELD GREEN ODP MODIFICATION NO. 2

Applicant / Developer:	CARMA Lakewood, LLC.	MO-02-__002__	QS - ID 40 - 251
Planner / Landscape Architect:	Design Studios West, Inc.	ORD-_____-_____	QS - ID 40 - 252
Engineer/ Surveyor:	Carroll & Lange, Inc.		QS - ID 40 - 253
			QS - ID 40 - 254
Date of Approval:		SPRINGFIELD GREEN ODP MODIFICATION NO.2	
Date of Revision:	July 9, 2007	SHEET 6 OF 6	
Springfield Green Official Development Plan (ODP) Modification No.2			