

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 PORCE OF LAND BEING A PART OF SPRINGFIELD GREEN, THE PART OF WHICH IS RECORDED IN PLAT BOOK 88 AT PAGES 40 THROUGH 42 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDED AND A PART OF 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:

BEHAVING AT THE EAST QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING A POINT ON THE SOUTHWEST CORNER OF SAID SECTION 25 TO BEAR SOUTH 07 DEGREE 58' 10" WEST WITH ALL BEHAVING CONTAINED HEREIN BEING RELATIVE THERE TO.

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

1. THENCE SOUTH 07 DEGREE 58' 10" WEST, A DISTANCE OF 100.00 FEET;
2. THENCE SOUTH 89 DEGREE 58' 10" WEST, A DISTANCE OF 100.00 FEET;
3. THENCE SOUTH 89 DEGREE 58' 10" WEST, A DISTANCE OF 100.00 FEET;
4. THENCE SOUTH 89 DEGREE 58' 10" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 45 DEGREE WEST, A DISTANCE OF 86.25 FEET TO A POINT ON A CURVE ON THE EASTERN RIGHT OF WAY LINE OF SOUTH MONTRE STREET:

THENCE ALONG SAID EASTERN 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 174.44°, A RADIUS OF 800.00 FEET, NORTH 87 DEGREE WEST, A CHORD DISTANCE OF 164.50 FEET;
2. THENCE NORTH 87 DEGREE WEST, A DISTANCE OF 173.71 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37 DEGREE, A RADIUS OF 100.00 FEET, NORTH 42 DEGREE WEST, A CHORD DISTANCE OF 64.28 FEET;
4. THENCE NORTH 32 DEGREE WEST, A DISTANCE OF 106.29 FEET;

THENCE NORTH 32 DEGREE WEST, A DISTANCE OF 106.29 FEET, AND THE NORTHERLY BOUNDARY LINE OF SAID SECTION 25 TO BEAR SOUTH 07 DEGREE 58' 10" WEST WITH ALL BEHAVING CONTAINED HEREIN BEING RELATIVE THERE TO.

THENCE NORTH 89 DEGREE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 174.84 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, OF SAID SPRINGFIELD GREEN.

THENCE ALONG THE EASTERN LINES OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 07 DEGREE WEST, A DISTANCE OF 112.17 FEET;
2. THENCE NORTH 07 DEGREE WEST, A DISTANCE OF 112.17 FEET;
3. THENCE NORTH 07 DEGREE WEST, A DISTANCE OF 112.17 FEET;

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

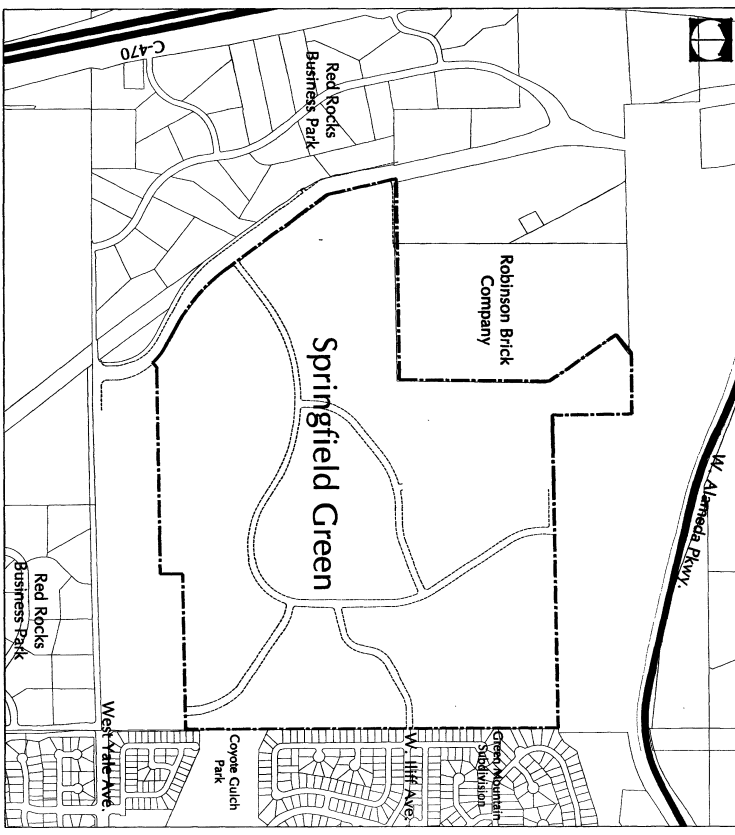
1. THENCE NORTH 87 DEGREE EAST, A DISTANCE OF 86.25 FEET;
2. THENCE NORTH 87 DEGREE EAST, A DISTANCE OF 86.25 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 87 DEGREE EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 273.71 FEET TO THE EASTERN BOUNDARY LINE OF SAID SPRINGFIELD GREEN.

THENCE SOUTH 07 DEGREE WEST, A DISTANCE OF 112.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 264.84 ACRES, MORE OR LESS.

VICINITY MAP: SCALE 1" = 500'



SHEET INDEX:

1. OFFICIAL DEVELOPMENT PLAN
2. MASTER PLAN DEVELOPMENT STANDARDS MODIFICATIONS

PROJECT TEAM:

CLIENT/DEVELOPER
 CARMA LAKEWOOD, LLC
 148 W. INVERNESS DRIVE WEST, SUITE 100
 LAKEWOOD, COLORADO 80112
 (303) 765-4451 (FAX)
 CONTACT: CHRIS BREWER

PLANNER/LANDSCAPE ARCHITECT
 DESIGN STUDIOS WEST, INC.
 1717 LAMAR AVENUE, SUITE 100
 DENVER, COLORADO 80202
 (303) 852-5465
 CONTACT: MARK NEUBER

CIVIL ENGINEERS/SURVEYOR
 CARROLL & LANGE
 148 W. INVERNESS DRIVE WEST, SUITE 100
 LAKEWOOD, COLORADO 80112
 (303) 962-0200 (FAX)
 CONTACT: MIKE UNDER

FLEXIBILITY STATEMENT

THE OFFICIAL DEVELOPMENT PLAN MODIFICATION AND MASTER PLAN DEVELOPMENT STANDARDS MODIFICATIONS OF THIS PROJECT ARE SUBJECT TO THE FOLLOWING CONDITIONS AND ILLUSTRATIVE CONCEPTS OF THE FLEXIBILITY STATEMENT OF THE MASTER PLAN, IN ORDER TO ALLOW FUTURE VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONFIGURATION OF LOT AND TRACT
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND PARKING LOCATIONS
- E. 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. 2007072721, with the following changes:

1. Includes approximately 7.13 acres of property that was part of the original Springfield Green ODP, but not shown on Sheet Two of this ODP Modification No. 2. The following table shows the changes to the original ODP Modification No. 1. In the following table, "P" indicates a parcel that is to be added to the project, "D" indicates a parcel to be deleted, and "C" indicates a parcel to be changed. Parcel increases are by full acres and total to 6.97 acres.
2. Sheet Two of the Springfield Green ODP Modification No. 1, Changes of additions to the Springfield Green ODP Modification No. 1, are shown in bold text on Sheets 3-4

APPROVALS:

APPROVED BY THE CITY OF LAKEWOOD DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
 REBECCA P. CLARK
 DIRECTOR

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 09:26:05 AM.
 REBECCA P. CLARK
 JEFFERSON COUNTY CLERK AND RECORDER



OWNER'S CERTIFICATE
 SIGNED THIS 21st DAY OF September, 2007,
 RICHMOND AMERICAN HOUSE OF COLORADO, INC.
 6500 CRENSHAW BLVD., SUITE 200
 CENTENNIAL, CO 80111
 BY: *[Signature]*
 JONATHAN W. BRIDSON, VICE PRESIDENT

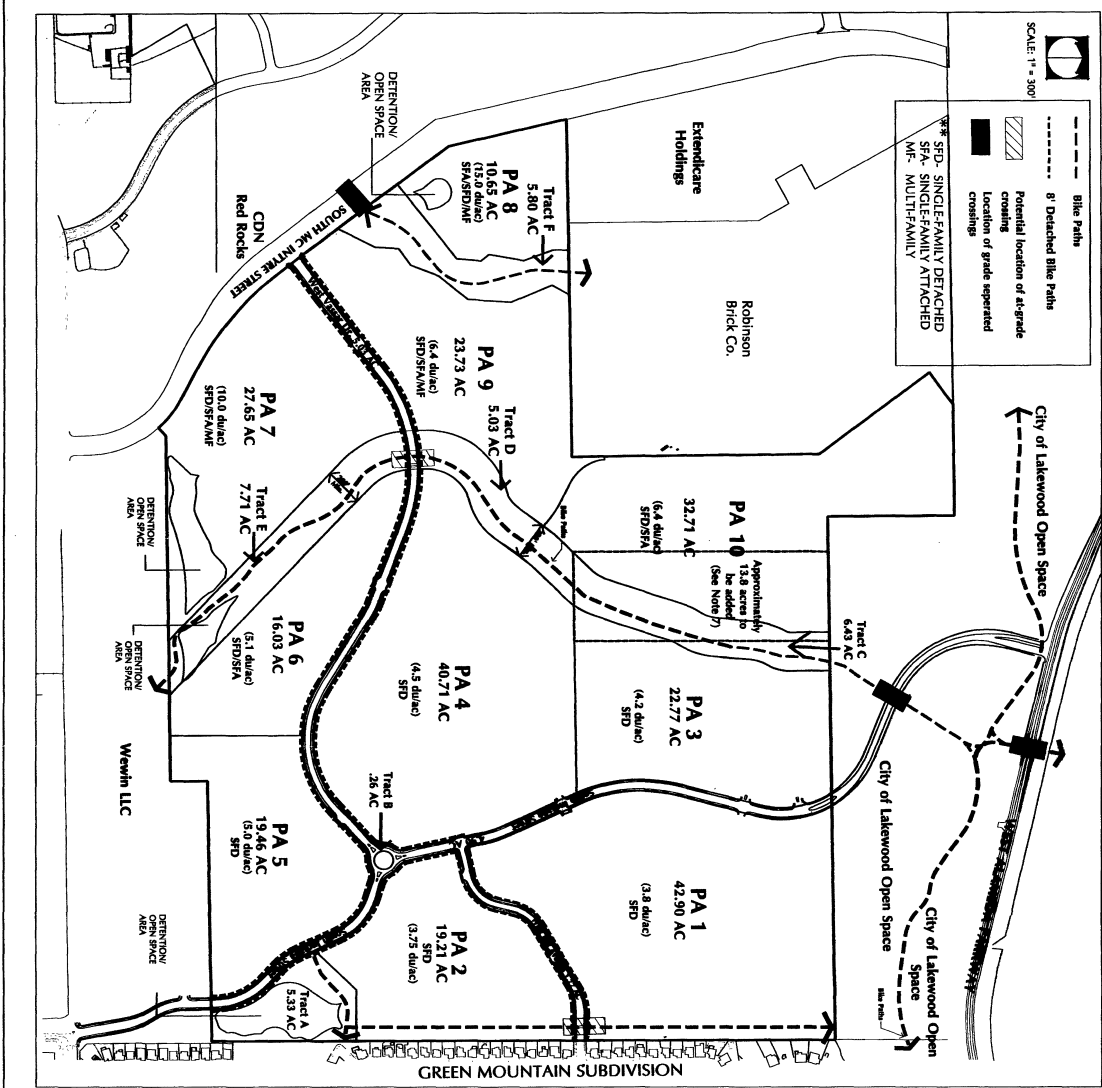
NOTARY CERTIFICATE
 COUNTY OF Jefferson
 STATE OF COLORADO
 I, LINDSAY B. DODDA, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE ABOVE SIGNATURE OF RICHMOND AMERICAN HOUSE OF COLORADO, INC. WAS ACKNOWLEDGED BEFORE ME BEFORE THE EXPIRATION OF MY COMMISSION AS A NOTARY PUBLIC FOR RICHMOND AMERICAN HOUSE OF COLORADO, A DELAWARE CORPORATION, OWNER, Jonathan W. Bridson, VICE PRESIDENT.
 ANY COMMISSION EXPIRES: September 2010
 WITNESS MY HAND AND OFFICIAL SEAL
 (SEAL) *[Signature]*
 LINDSAY B. DODDA
 NOTARY PUBLIC

OWNER'S CERTIFICATE
 SIGNED THIS 21st DAY OF Sept., 2007,
 CARMA LAKEWOOD, LLC, A COLORADO LIMITED LIABILITY COMPANY
 I, CHRIS BREWER, VICE PRESIDENT, DO HEREBY CERTIFY THAT THE ABOVE SIGNATURE OF CARMA LAKEWOOD, LLC WAS ACKNOWLEDGED BEFORE ME BEFORE THE EXPIRATION OF MY COMMISSION AS A NOTARY PUBLIC FOR CARMA LAKEWOOD, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER, Chris Brewer, VICE PRESIDENT.
 ANY COMMISSION EXPIRES: 11/11/10
 WITNESS MY HAND AND OFFICIAL SEAL
 (SEAL) *[Signature]*
 CHRIS BREWER
 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.
Date of Approval:	MO-07-002
Date of Revision:	July 9, 2007
SPRINGFIELD GREEN ODP MODIFICATION NO. 2 SHEET 1 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 2 OF 6



Planning Area (PA)	Land Use**	Density (du/ac)	Units	Acreage (AC)
1	SFD	Max 3.8	163	43.90
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/SFAMF	5.1	82	16.03
7	SFD/SFAMF	10.0	276	27.85
8	SFASFD/MF	15.0	160	10.65
9	SFD/SFAMF	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 acre and unit increase of 9 du/ac; PA-10 acreage increase of 8.46 acre and unit increase of 1.44 du/ac. Final placement will be determined at time of final plat of land within this Springfield Green Official Development Plan Modification No. 2.
- 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 parking 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 owner of this property, their successors, heirs and assigns shall be responsible for maintenance of the driveway with the exception of the driveway from the existing building to the driveway to the street.
- 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. Direct trail access and be responsible for the maintenance of all common areas and/or trails.
- NOTE 7: Standards of this document for the Springfield Green ODP and Springfield Green ODP Modification No. 1. Acre discrepancy of 0.116 acres as a result of the Indiana Right-of-Way realignment.
- NOTE 8:

SPRINGFIELD GREEN ODP MODIFICATION NO. 2	
Applicant / Developer:	CARMA Lakewood, LLC
Planner / Landscape Architect:	Design Studios West, Inc.
Engineer / Surveyor:	Cornell & Lange, Inc.
Date of Approval:	MO-02-002
Date of Revision:	July 9, 2007
Springfield Green Official Development Plan (ODP) Modification No. 2	SPRINGFIELD GREEN ODP MODIFICATION NO. 2
	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 1 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 P-3, P-4-10, 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 also comply with the City of Lakewood's zoning code, the City of Lakewood's ODP, and any other applicable laws, rules, regulations, ordinances, and other related agreements between the City and the Developer. If there is a conflict, this Master Plan, and related agreements shall govern.

E. DEFINITIONS

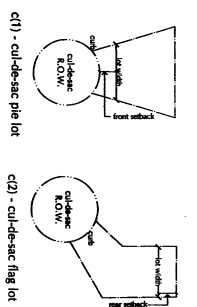
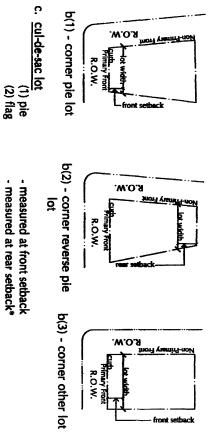
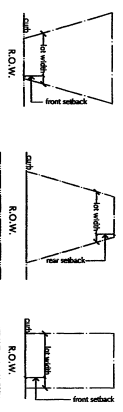
- Activity Node - A defined area along the drainage corridor that may include a park, entry feature, play field, natural area, or water features.
- Alley/Land Garage - A home design having the garage accessed by an alley.
- Alternate Land Garage - A home design having garage doors facing in a direction other than toward the street on which the home fronts (this includes alley-land 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 features, 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, including any covenants, conditions, restrictions, easements, and other similar covenants that include managerial fees, insurance, social events, and trash service.

10. Lot - A unit or area of land within this Master Plan area to be developed or built upon.

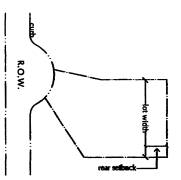
- Corner - A lot of which at least two adjacent sides abut their full length upon the right-of-way which it abutters. In dimension shall be considered the front yard; the side which abuts the right-of-way which is wider in dimension shall be considered the non-primary front yard. Both the primary and 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.

11. 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 the opposite side lot line on the street side of the lot. Once the lot line on the street side to the opposite side lot line at the front property line. Once the Standard in Section III.C. The lot width is measured on the following types of lots:

- Typical lot
 - measured at front setback
 - measured at rear setback
 - other - measured at front setback
- Corner lot
 - measured at front setback
 - measured at rear setback
 - other - measured at front setback
- Reverse pie lot
 - measured at front setback
 - measured at rear setback
 - other - measured at front setback
- Other lot
 - measured at front setback
 - measured at rear setback
 - other - measured at front setback



d(1) - Flag lot



12. Master Plan - See Sheet 2

13. 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 Forest Ridge Metropolitan District for this development.

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

15. 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.

16. Open Space Area or Landscaped Area -

- Open space areas or landscaped areas include:
 - Walkways, pedestrian paths, open plazas and malls, courtyards, passageways, terraces, natural drainage ways, playgrounds, improved recreational lawns and lawns, and other landscaped areas, improved recreational lawns and lawns, and other landscaped areas, improved 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 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.

17. Open Space - Usable - Land which, by its size, configuration and improvements, is deemed capable of providing passive and active use.

- Usable open space includes:
 - 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.
 - Use - Means a surface layer of earth containing mowed grass with its roots.

1. 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 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.

6. Usable open space may include ponds, drainage ways and water areas, including foodpans and foodways which are developed as amenities and located so that they are either physically or visually accessible from the surrounding area. The design of ponds, drainage ways and water areas will be subject to review and approval by the City of Lakewood. The design of ponds, drainage ways and water areas will be subject to review and approval by the City of Lakewood. The design of ponds, drainage ways and water areas will be subject to review and approval by the City of Lakewood.

7. Permeable - means surfaces through which water infiltrates. Exclude, for example, building footprints, driveways, paved sidewalk, parking lots, patios, and roofs.

8. Planning Area - Refers to a portion of the property designated by this Master Plan.

9. Accessible Garage - A home design having all its street-facing garage doors recessed at least five feet behind the home's front facade.

10. 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;
- Rear 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 escape and individual balconies (open on a minimum of two sides) not used as passageways may project eighteen (18) inches into any required setback;
- Chimneys, or two (2) feet into any required front or rear yard;
- Chimneys, stair 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 land garage may not be located closer than 10 feet from the back of walk.

11. Mail Boxes 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.
- Use - Means a surface layer of earth containing mowed grass with its roots.

SPRINGFIELD GREEN ODP MODIFICATION NO. 2	
Applicant / Developer: Planner / Landscape Architect: Engineer / Surveyor:	CARMA Lakewood, LLC. Design Studios West, Inc. Carnoll & Lange, Inc.
Date of Approval:	MO-07-002
Date of Revision: July 9, 2007	OS - ID 40 - 251 OS - ID 40 - 252 OS - ID 40 - 253 OS - ID 40 - 254
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
OFFICIAL DEVELOPMENT PLAN MODIFICATION

SHEET 4 OF 6

SECTION II: ADMINISTRATION, REVIEW, APPROVAL, AMENDMENT AND APPEAL PROCESS

A. FINAL PLAN

A Final Plan will be required to be completed prior to the issuance of any building permit. Subsequent to the Master 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.

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 composed of members of the City of Lakewood. The DRC shall be appointed by the HOA. The term of office of the members of the DRC shall be for one year and shall begin on 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 protect the general character of the Rooney Valley and to encourage 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 for 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 incorporate 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:

1. Architectural drawings (optional) 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. Elevation drawings, maximum gross floor area (if applicable).
8. Lot width calculations shown on specific final site plan.
9. Posing plan, as applicable.
10. All necessary engineering plans and studies.

H. REVIEW WITH OWNER OR BUILDER

Upon receipt of a complete set of the material 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 issue its final, confidential approval for retention or 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. REVIEW COMMITMENT

The DRC shall apply 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 items 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. See Section 17-5-4 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 17-5-6 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 that does not include changing the landscape or other site features, the request shall be reviewed by the Director. In addition, 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)(a) 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)(b) of the Zoning Ordinance. If no objection is filed, the Director may approve the application.

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 materially adverse manner;
- 4) It does not cause a public interest benefit; and
- 5) The application for such administrative review is accompanied by a fee in an amount that is established by City Council Resolution.

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	MO-07-0022	QS - ID 40 - 251
Planner / Landscape Architect:	Design Studios West, Inc	OR0	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 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 6 OF 6

b. Irrigation

- 1) Planned 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 over-irrigation zone shall be:

 - 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 over-spray onto adjacent areas. Irrigation systems shall be designed to provide a minimum flow rate of 25 feet wide and using gear driven motor 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 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.
 8. 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) Permits will require a list of included deciduous and coniferous trees and deciduous and coniferous shrubs.
 - 3) Planting, except in Tracts A, C, D, E, F and native vegetation areas of Iron Spring Park shall comply with the following:

Maximum Turf (% of permeable surfaces)	Non-residential land owned or maintained by an association or district unit	Lot containing a single dwelling unit	Residential Land Owned or Maintained by an Association
40% **	45%*	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. Much. 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 peatlings are 3" in length on average. Examples include shredded cedar mulch, shredded redwood mulch, or pine peatlings. Bark and wood chip mulches are not allowed.

- 1) Planting in Tracts A, C, D, E, F and native vegetation areas of Iron Spring Park. Vented barrier is not required. If used, weed barrier shall be permeable spun fabric. Plastic weed barrier is not permitted.
- f. Planting 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.

8. 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 ordinance, 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 procedure 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.
1. 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 Landscaping Plan will be required with each the Plan submitted for review and approval by the City. The Landscaping Plan shall identify and locate all types and sizes of trees, shrubs and planting material. The following items should be utilized in the Landscaping 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) linear feet. The size of street trees for collector, arterial, and local streets shall be 2", 4", 6", 8", 10", 12", 14", 16", 18", 20", 22", 24", 26", 28", 30", 32", 34", 36", 38", 40", 42", 44", 46", 48", 50", 52", 54", 56", 58", 60", 62", 64", 66", 68", 70", 72", 74", 76", 78", 80", 82", 84", 86", 88", 90", 92", 94", 96", 98", 100".
 - 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) linear 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. The street trees shall be provided by the homeowner for single-family lots that are less than fifty (50) feet wide with as measured in detail 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-permeable, 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 downcasts, 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 DDC 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/accents 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") (equest 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. Retaining/accents 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.

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 DDC prior to applying for a building permit.
- f. All signs shall be placed on private property or where approved by the city in street right-of-way. No project signs or neighborhood entry signs shall be allowed on City Park and/or City owned 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 minimum standards of the plans shown on Sheet 2. Final alignment shall be determined at Final Plat.
11. Mail Kiosks
 - a. Mail kiosk materials 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, masonry and brick.
 - b. Final location of all mail kiosks to be approved during the 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.

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

SPRINGFIELD GREEN ODP MODIFICATION NO. 2

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