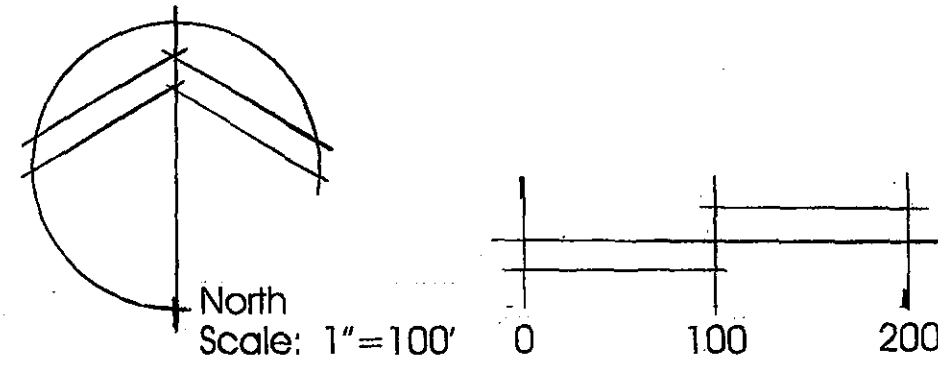


# Rocky Mountain Academy of Evergreen

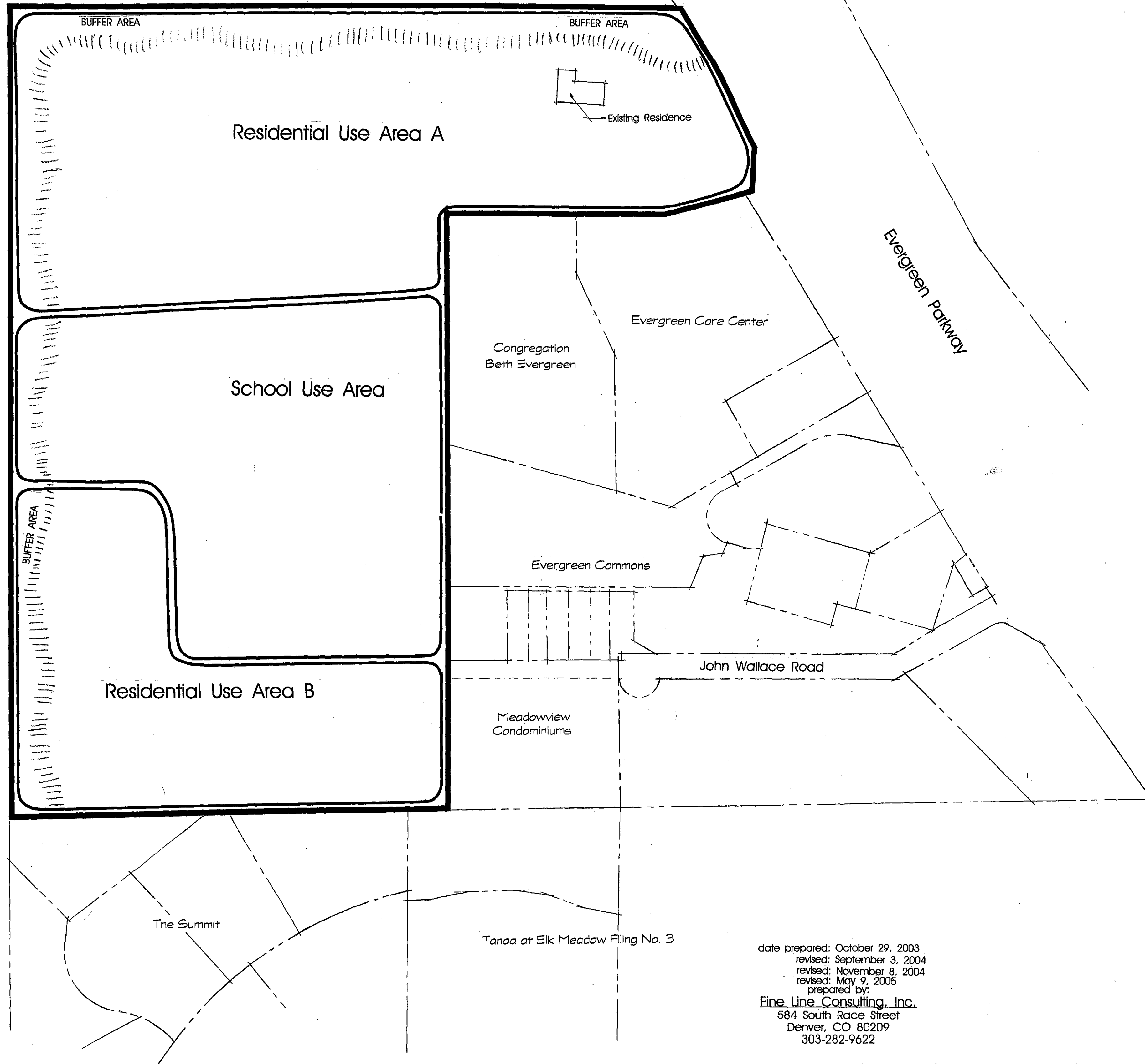
Official Development Plan  
Sheet 1 of 2

Case No.: 04-130468RZ  
Map No.: 271



ODP Graphic

Jefferson County Open Space



## Certificates

COUNTY COMMISSIONER'S CERTIFICATE:  
This Official Development Plan, filed by Rocky Mountain Academy of Evergreen, was approved by the Board of County Commissioners on the 23 day of June, 2005, and is accepted by the Board of County Commissioners on the 23 day of June, 2005.

BOARD OF COUNTY COMMISSIONERS  
Jefferson County, Colorado  
By: *Shirley Wadley*  
Chairman

CLERK AND RECORDER'S CERTIFICATE:  
Accepted for filing in the office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 6th day of July, 2005, at 10:56 o'clock A.M.

By: *Faye Shaffer* Jefferson County Clerk  
By: *Melanie J. Wadley* Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:  
The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners 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

APPLICABILITY STATEMENT:  
Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

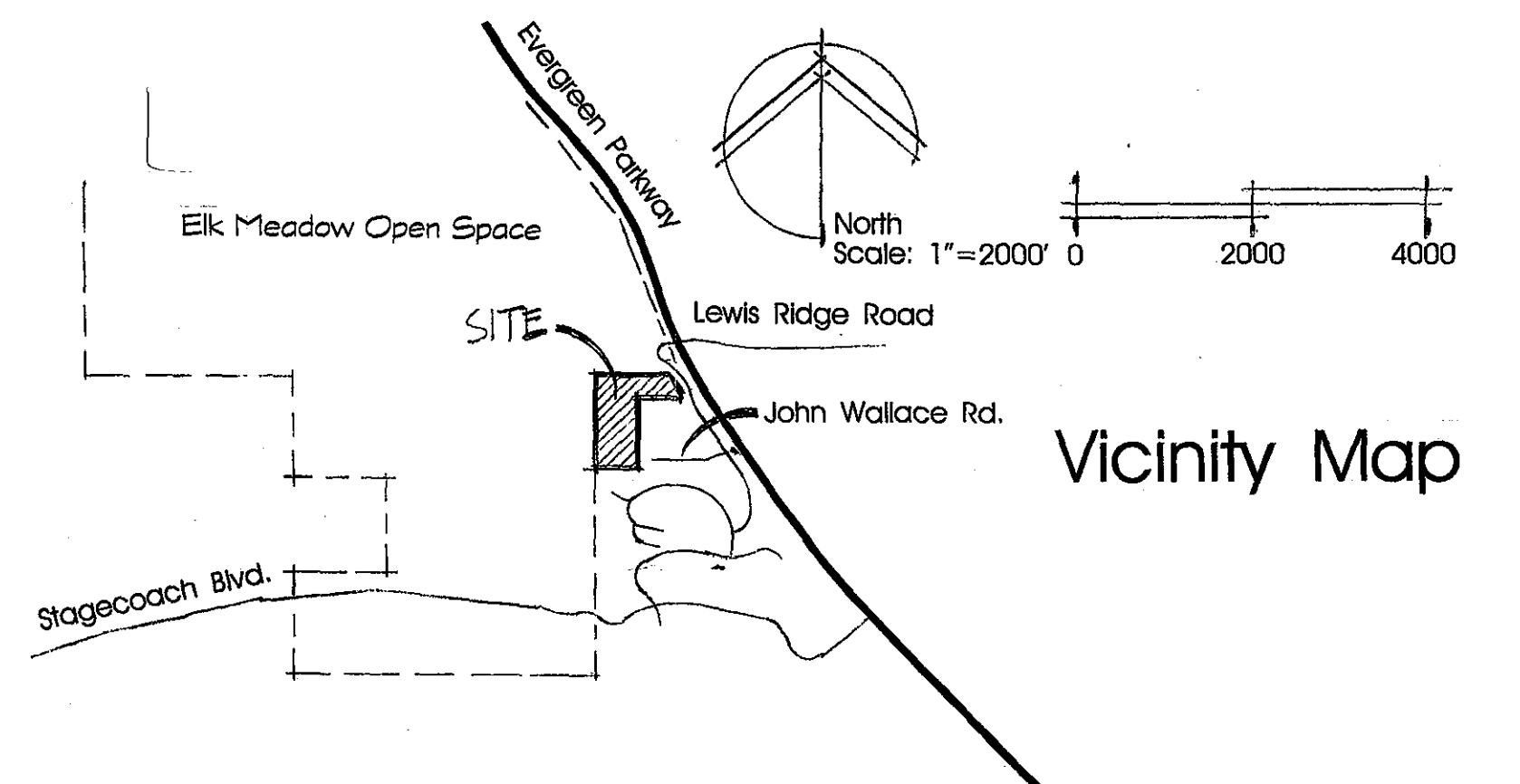
OWNER'S CERTIFICATE:  
We, Warren Thomas Lewis and Virginia L. Lewis, as owners of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owners:  
*Warren Thomas Lewis* and *Virginia L. Lewis* Date: 6/10/05

County of Jefferson } ss  
State of Colorado }

The foregoing instrument was acknowledged before me this 10th day of June, 2005, by Warren T. Lewis and Virginia L. Lewis.

Witness my hand and seal. My commission expires: 2005  
Notary Public: *[Signature]*



Vicinity Map

date prepared: October 29, 2003  
revised: September 3, 2004  
revised: November 8, 2004  
revised: May 9, 2005  
prepared by:  
Fine Line Consulting, Inc.  
584 South Race Street  
Denver, CO 80209  
303-282-9622

Unofficial

This is to certify notary seal  
is submitted at time of recording.  
Faye Shaffer, Clerk/Recorder  
by Melanie J. Wadley, Deputy Clerk

# Rocky Mountain Academy of Evergreen

## Official Development Plan

Sheet 2 of 2

### Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 71 WEST, OF THE 6<sup>TH</sup> P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE CENTER NORTH 1/16 CORNER OF SAID SECTION 32; THENCE N 89° 42' 21" E, AND ALONG THE SOUTHERLY LINE OF THE JEFFERSON COUNTY OPEN SPACE PARK, ELK MEADOW, A DISTANCE OF 1112.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 74 AS RECORDED AT RECEPTION NO. 89069600; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 3 (THREE) COURSES; THENCE S 30° 27' 04" E, A DISTANCE OF 106.11 FEET TO A POINT; THENCE 151.14' FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08° 53' 07" A RADIUS OF 974.63 FEET AND WHOSE CHORD BEARS S 26° 00' 31" E, A DISTANCE OF 150.99 FEET TO A POINT; THENCE S 21° 33' 58" E, A DISTANCE OF 6.11 FEET TO A POINT; THENCE S 4° 29' 06" W, A DISTANCE OF 70.87 FEET TO A POINT; THENCE FROM THE NORTHEAST CORNER OF EVERGREEN CARE CENTER FILING NO. 1 AND ALONG THE NORTHERLY AND WESTERLY LINES OF SAID SUBDIVISION THE FOLLOWING 3 (THREE) COURSES; THENCE S 74° 15' 54" W, A DISTANCE OF 166.01 FEET TO A POINT; THENCE S 89° 58' 19" W, A DISTANCE OF 349.83 FEET TO A POINT; THENCE S 0° 22' 05" E, A DISTANCE OF 380.86 FEET TO THE NORTHWEST CORNER OF EVERGREEN COMMONS; THENCE ALONG THE WESTERLY LINE OF SAID EVERGREEN COMMONS THE FOLLOWING 2 (TWO) COURSES; THENCE S 0° 12' 57" E, A DISTANCE OF 238.35 FEET TO A POINT; THENCE S 0° 16' 00" E, A DISTANCE OF 117.13 FEET TO THE NORTHWEST CORNER OF MEADOW VIEW CONDOMINIUM; THENCE S 0° 22' 04" E, AND ALONG THE WESTERLY LINE OF SAID CONDOMINIUM, A DISTANCE OF 235.18 FEET TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM, AND A POINT ON THE NORTHERLY LINE OF THE SUMMIT; THENCE S 89° 18' 34" W, AND ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 729.45 FEET TO THE CENTER 1/4 OF SAID SECTION 32; THENCE N 0° 11' 40" E, AND ALONG THE EASTERLY LINE OF SAID JEFFERSON COUNTY OPEN SPACE PARK, ELK MEADOW, A DISTANCE OF 1323.29 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 25.66 ACRES (1,117,835 SQUARE FEET), MORE OR LESS.

### Written Restrictions

#### A. TITLE AND NAMES:

- This Official Development Plan (ODP) was prepared by:  
Fine Line Consulting, Inc.  
584 South Race Street  
Denver, Colorado 80209  
303-282-9622
- The name of this ODP is Rocky Mountain Academy of Evergreen.

#### B. STATEMENT OF INTENT:

- The intent of this ODP is to allow the property to be used for single family residential use and school use.

#### C. PERMITTED USES:

- Residential Use Area A:  
a. Single Family Detached Dwellings
- Residential Use Area B:  
a. Single Family Detached Dwellings
- School Use Area:  
a. School Facilities, with the following limitations:  
1) preschool through eighth grade students only  
2) maximum school population shall be limited to 420 students

#### D. ACCESSORY USES:

- Residential Use:  
a. All accessory residential uses allowed in the Mountain Residential-One zone district shall be allowed.
- School Use:  
a. All facilities commonly associated with a school shall be allowed, including but not limited to parking, recreational facilities and fields, playgrounds, community meeting facilities, food service, childcare services, etc.
- Parking:  
a. Parking facilities will be allowed for any use on site or for any use on an adjacent property (i.e., parking may be provided for the temple and/or Meadowview Condominiums).

#### E. LOT AND BUILDING STANDARDS:

- Lot standards:  
a. The minimum lot size shall be 30,000 square feet.
- Density:  
a. The maximum number of dwelling units allowed shall be:  
1) Residential Use Area A: 9  
2) Residential Use Area B: 8
- Building height:  
a. The maximum building height allowed shall be:  
1) 35 feet for residential buildings  
2) 45 feet for school buildings, except that one entry or identification feature (such as a "bell tower") will be allowed at 55'. This feature shall have a floor area containing less than 2,500 sq. ft.
- Building Floor Area:  
a. The school building footprint shall be a maximum of 50,000 sq. ft. of ground floor area.
- Building setbacks:  
a. The minimum building setbacks shall be:  
1) Residential use:  
a) front: 20 feet  
b) side: 10 feet  
c) rear: 30 feet  
2) School use:  
a) front: 30 feet  
b) side: 40 feet  
c) rear: 40 feet
- Landscaped Area:  
a. A minimum of 25% of the land within this PD shall be landscaped area or open space.
- Slope Restriction:  
a. Buildings are not allowed in areas where the existing natural slope exceeds 30%.

#### F. PARKING REQUIREMENTS:

- The minimum number of parking spaces to be provided on site shall be:  
a. Single family residential: 2 spaces per dwelling unit  
b. Preschool: 3 spaces per 1,000 square feet of Gross Floor Area (GFA)  
c. Elementary school: 3 spaces per classroom
- Parking spaces associated with the school are allowed to be shared with uses on adjacent properties that occur outside of normal school operating hours (i.e., school parking areas can be used by the adjacent temple).
- Parking spaces are allowed to be provided and used for adjacent off-site uses (i.e., a parking area may be developed for the adjacent Meadowview Condominiums).
- All parking standards contained within the Jefferson County Zoning Resolution shall apply to this PD, except as modified by this ODP.

#### G. FENCES AND RETAINING WALLS:

- The maximum fence height shall be 6 feet, except that fences associated with athletic and play fields or courts are allowed up to 12 feet.
- No fence over 42 inches in height and no chain link fence shall be allowed within the required front yard building setback for any residential use.
- Permits are required for the construction of any fence over 42 inches in height.
- All retaining walls over 36 inches in height shall be constructed in accordance with a design prepared by a registered professional engineer.
- Fences must comply with the corner vision clearance requirements contained in the Jefferson County Zoning Resolution.

#### H. LIGHTING:

- Lighting shall not cast glare on adjacent or neighboring property.
- Pole lights shall not exceed 12 feet in height, and shall be downcast, cut-off type fixtures.
- Building mounted lights must be directed downward or toward the building.
- Lighting will not be allowed for athletic fields.
- Exterior lighting will not be allowed after 10:00 PM except as necessary to provide security.
- All lighting standards contained within the Jefferson County Zoning Resolution shall apply to this PD, except as modified by this ODP.

#### I. SIGNS:

- Residential Use Area A:  
a. two project identification signs are allowed, with the following restrictions:  
1) maximum size of face: 32 sq. ft.  
2) signs may be single or double faced.  
3) maximum height: 6 feet  
4) the minimum setback from a road right-of-way or access easement shall be 10 feet.  
b. one sign identifying the school use in the adjacent School Use Area is allowed with the following restrictions:  
1) maximum size of face: 32 sq. ft.  
2) sign may be single or double faced.  
3) maximum height: 6 feet  
4) the minimum setback from a road right-of-way or access easement shall be 10 feet.  
c. one sign identifying other uses gaining vehicular access from a shared access road is allowed with the following restrictions:  
1) maximum size of face: 32 sq. ft.  
2) sign may be single or double faced.  
3) maximum height: 6 feet  
4) the minimum setback from a road right-of-way or access easement shall be 10 feet.
- Residential Use Area B:  
a. two project identification signs are allowed with the following restrictions:  
1) maximum size of face: 32 sq. ft.  
2) signs may be single or double faced.  
3) maximum height: 6 feet  
4) the minimum setback from a road right-of-way or access easement shall be 10 feet.
- School Use Area:  
a. two monument style identification signs with the following restrictions:  
1) maximum size of face: 50 sq. ft.  
2) signs may be single or double faced.  
3) maximum height: 6 feet  
4) the minimum setback from a road right-of-way or access easement shall be 10 feet.  
b. wall mounted building identification signs are allowed with the following restrictions:  
1) maximum size of face: 60 sq. ft.  
2) no more than three signs per building.  
c. directory and informational signs are allowed with a maximum size of 6 sq. ft. per face.  
d. scoreboards are allowed in association with athletic facilities, with a maximum size of 60 sq. ft. per face.  
e. one sign identifying a residential use within this Use Area is allowed with the following restrictions:  
1) maximum size of face: 32 sq. ft.  
2) sign may be single or double faced.  
3) maximum height: 6 feet  
4) the minimum setback from a street right-of-way or access easement shall be 10 feet.
- General:  
a. All signs larger than 6 square feet require permits from Jefferson County.  
b. Street and traffic control signs will be allowed according to Jefferson County requirements.  
c. No signs with internally illuminated panels are allowed. Internal illumination is allowed where the sign panels are opaque, so that only individual letters, numbers, logos, etc. are illuminated.  
d. Signs (other than traffic control signs) are not allowed within the Vision Clearance Triangle.
- All sign standards contained within the Jefferson County Zoning Resolution shall apply to this PD, except as modified by this ODP.

#### J. ARCHITECTURE:

- All architectural standards contained within the Jefferson County Zoning Resolution shall apply to this PD.
- Specific architectural requirements for the school building(s) shall be:  
a. All roofs around the perimeter of the building shall be pitched or sloped.  
b. The building facade on the side and rear walls shall have an architectural treatment and building materials that are similar to the front of the building, excluding window areas.  
c. At least two types of finish materials shall be used on the building facade. These materials may include brick, stone, stucco, wood, and textured or color-tinted concrete. Alternative materials may be used upon review and approval by the Zoning Administrator.

#### K. LANDSCAPING:

- Due to the density of existing vegetation, site constraints and wildfire thinning requirements, the overall landscaping density required by the Jefferson County Zoning Resolution (currently Section 14, item F.1.b.(1), requiring 1 tree and 5 shrubs per 1,000 square feet of the total internal landscaped area) shall not apply to this PD.
- Landscaping for school facilities shall be installed in accordance with the "institutional" standards contained within the Jefferson County Zoning Resolution.
- All landscaping standards contained within the Jefferson County Zoning Resolution shall apply to this PD, except as modified by this ODP.
- A weed and pest management plan shall be completed at the time that the property is platted. This plan shall consist of a list of noxious weeds that occur on site, and an identification of the methods that will be used to control the weeds.

#### L. TRANSITION AREA:

- In order to provide a smooth transition between future development on this property and the adjacent Open Space park, the edge of the property that is adjacent to the Elk Meadow Open Space Park shall be subject to the following restrictions:  
a. A buffer area shall be preserved in its natural condition. The buffer area shall be an irregular, natural shape of varying width, with a minimum width of 30', and shall be designed in order to protect the existing wetlands and significant vegetation along the edges of the property. The conceptual location of the buffer is shown on the ODP graphic. The final buffer shall be established at the time of platting.  
b. Existing mature Ponderosa Pine trees along the edges of the property shall be preserved, unless they are required to be removed due to disease or damage or for wildfire mitigation.  
c. The buffer area is allowed to be contained within a lot or lots, and is allowed to be included in the calculation of lot area and density.  
d. Buildings, roads, fences, decks and similar structures are not allowed to be built within this buffer area, but trails are allowed.

#### M. GENERAL REQUIREMENTS:

- Other requirements and standards not specifically include within this ODP will apply in accordance with the Jefferson County Zoning Resolution and the standard zone district that is most similar to this PD.
- Development in School Use Area and/or Residential Use Area B may not be completed until there is an easement to that property, so that access will come from other than John Wallace Road, except in emergency conditions.
- A lane modification which may be needed at the location of northbound Bergen Peak Drive at the State Highway 74 intersection shall be constructed to provide adequate storage for traffic to enter or exit that lane during peak hour traffic conditions. The design and construction is required at the time of access permit approval on Bergen Peak Drive for the proposed school and/or platting of the property, whichever occurs first.
- A Site Development Plan will be completed prior to the commencement of construction on the School Use Area.
- In order to encourage pedestrian circulation within the Evergreen area and with other neighboring areas, trail easement/connections will be determined at the time of platting.