

# **CORVALLIS-LACY PARCEL ANNEXATION**

## **ANNEXATION IMPACT REPORT**

**Annexation of Property to the City of Fountain, Colorado**

**October 25, 2021**

**Owner/ Developer:**

HPHR Properties, LLC  
14160 Gleneagle Drive  
Colorado Springs, CO 80921

**Planners/ Civil Engineer:**

Matrix Design Group, Inc.  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

**INTRODUCTION**

The following has been prepared pursuant to section 31-12-108.5 of the Colorado Revised Statutes (C.R.S.) regarding the proposed annexation (the “Annexation”) to the City of Fountain (the “Municipality”) of certain real property known as Singer’s Subdivision Annexation Plat, as shown on Exhibit A attached hereto (the “Property”). The Property comprises a total of 22.04 acres more or less, and is located in portions of sections 21, Township 15 south, Range 65, west of the 6th Principal Meridian, El Paso County, Colorado. The Property is located generally south of Fontaine Boulevard and west of Marksheffel Road.

**CURRENT ZONING**

The subject property is currently El Paso County jurisdiction zoned A-5 (Agriculture) with CAD-O (Commercial Airport District) overlay. In connection with the Annexation, a zoning request to zone the property PUD within the City of Fountain is being submitted.

**EXISTING AND PROPOSED LAND USE PATTERN IN THE AREA TO BE ANNEXED**

The current land use is Vacant being used as ranchland. There are no structures found on site.

The proposed land use will permit residential and open space uses. The proposed land uses remain consistent with The Comprehensive Plan for the City of Fountain as the Future Land Use Map currently shows the site to be developed with Single-family Residential.

**ANNEXATION IMPACT REPORT REQUIREMENTS**

1. This section is divided into the six elements corresponding to sections 31-12- 108.5(1)(a) through (f), C.R.S., as follows:
  - (a) A map of the Municipality and adjacent territory to show the following:
    - (i) The present and proposed boundaries of the Municipality in the vicinity of the proposed Annexation; see the attached annexation map.
    - (ii) The present streets, major trunk water mains, sewer interceptors and

outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; see the attached drawings.

- (iii) The existing and proposed land use pattern in the areas to be annexed; see the attached drawing.
  - (b) A copy of any draft or final pre-annexation agreement, if available. At this time, no pre-annexation agreement exists.
  - (c) A statement setting forth the plans of the Municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the Municipality at the time of Annexation; see Section 4 below.
  - (d) A statement setting forth the method under which the Municipality plans to finance the extension of the municipal services into the area to be annexed; see Section 5 below.
  - (e) A statement identifying existing districts within the area to be annexed; see Section 6 below.
  - (f) A statement on the effect of Annexation upon local public-school district systems including the estimated number of students generated and the capital construction required to educate such students. See Section 7 below.
2. C.R.S. § 31-12-108.5(1)(a) – REQUIRED MAPS
- (a) The Property is currently located within unincorporated El Paso County. The Annexation Map shows the municipality and adjacent territory.
  - (b) The present and proposed boundaries of the Municipality in the vicinity of the proposed Annexation. See the attached drawings.
  - (c) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the extension of such street and utility lines in the vicinity of the proposed Annexation. See the attached drawings.
  - (d) The existing and proposed land use pattern in the areas proposed to be annexed. See the attached drawings.
3. C.R.S. § 31-12-108.5 (1)(b) – PRE-ANNEXATION AGREEMENT
- (a) No pre-annexation agreement is available at this time.

4. C.R.S. § 31-12-108.5(1)(c) – EXTENSION/PROVISION OF MUNICIPAL SERVICES. With successful approval of the annexation request, at the time of future more detailed design and construction the extension and provision of municipal services to the proposed development will be accomplished as required by the Municipality. The extension of services includes streets, water and sewer lines, and dry utilities.
- (a) STREETS: There are currently no streets present within or surrounding the annexation area. As part of the future development of this parcel, roadway extensions will be provided as required, particularly Autumn Glenn a collector roadway. All internal roadways will be designed to City of Fountain standards and upon completion will be owned and maintained by the City of Fountain.
  - (b) WATER AND WASTEWATER: The proposed annexation development area will receive water and wastewater services from the Widefield Water and Sanitation District (WWSD) for water service and sanitary sewer service. WWSD has adequate water supply and treatment capacity to serve the development as illustrated with previously completed development submittals for this area. Water and wastewater improvements will be designed and constructed in accordance with the Standards and Specifications of the (WWSD) and will be dedicated upon satisfactory completion and acceptance.
  - (c) ELECTRIC AND GAS: City of Fountain Electric will provide electric services for the annexation development area. Black Hills Energy will provide natural gas services. Electric and gas facilities are planned to be extended from existing City of Fountain Electric and Black Hills Energy facilities as required to serve the development.
  - (d) COMPLETION OF SERVICE EXTENSIONS: The owner/ developer will install infrastructure and facilities as required to serve the development.
  - (e) EMERGENCY SERVICES: Fire and Police Protection will be provided by the City of Fountain.
  - (f) OPEN SPACE & PARKS: The City of Fountain entitlement documents and agreement(s) approved in connection with the Annexation will set forth any required dedications of open space, parks and/or public lands.

5. C.R.S. § 31-12-108.5(1)(d) – FINANCING SERVICE EXTENSIONS  
The financing of the extension of services and streets may occur through one or more of the following 1) Metropolitan Districts 2) Cost Recovery Agreements and/ or 3) As otherwise agreed to, between the Municipality and the owners of the Property as appropriate.
6. C.R.S. § 31-12-108.5(1)(E) - EXISTING DISTRICTS IN THE AREA TO BE ANNEXED  
The El Paso County Treasurer's office records reflect that the Property is currently subject to the following taxing authorities:

<u>Tax District</u>	<u>Levy</u>
El Paso County	7.755
El Paso County Road & Bridge (unshared)	0.330
Widefield School District 3	56.164
Southeastern Colorado Water Conservancy	0.942
El Paso County Conservation	0.000

Following the Annexation, one or more of the taxing entities noted above may no longer serve the property. In addition, one or more additional districts may serve the Property after Annexation.

7. C.R.S. §31-12-108.5(1)(F) – IMPACT ON WIDEFIELD SCHOOL DISTRICT 3  
As residential use is proposed for the annexation area, the development will generate students. Coordination with Widefield School District 3 has taken place as part of the Corvallis ODP adjacent to this parcel. A 12-acre school site has been identified within that overall development, east of this parcel. The school district will be responsible for the timing and construction of any new school buildings.



October 12, 2021  
Job No. 2166-00  
Page 1 of 1

**EXHIBIT "A"**

**LEGAL DESCRIPTION:** SINGER'S SUBDIVISION ANNEXATION

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

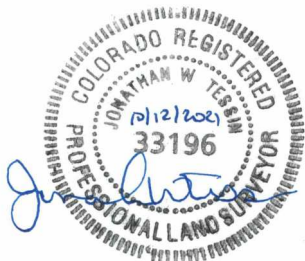
**BASIS OF BEARINGS:** THE NORTHERLY BOUNDARY LINE OF TRACT 1, SINGER'S SUBDIVISION, RECORDED IN PLAT BOOK H-3 AT PAGE 81 OF THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585" AND AT THE EASTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585", ASSUMED TO BEAR S89°46'22"E A DISTANCE OF 800.00 FEET-FOUND AT GROUND LEVEL.

TRACT 1, SINGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK H-3 AT PAGE 81, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 22.04 ACRES MORE OR LESS.

**LEGAL DESCRIPTION STATEMENT**

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

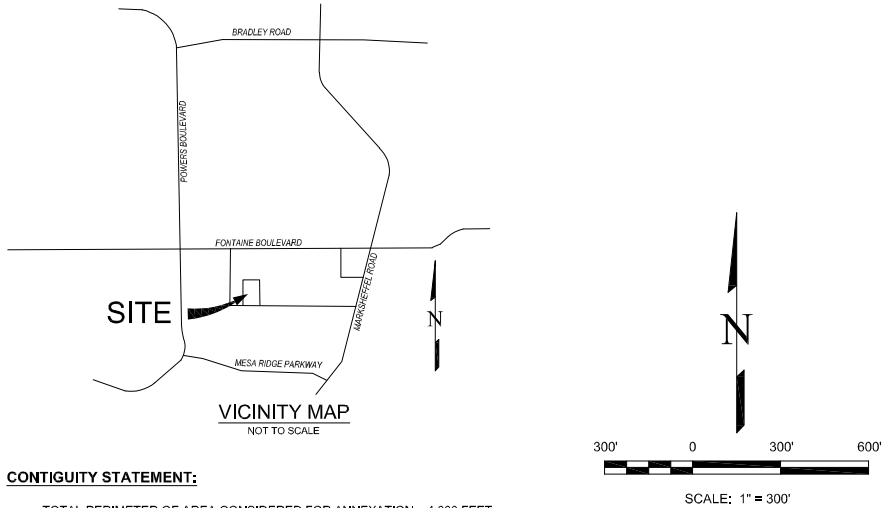
SINGER'S SUBDIVISION ANNEXATION PLAT  
TRACT 1, SINGER'S SUBDIVISION  
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

TRACT 1, SINGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK H-3 AT PAGE 81, RECORDS OF EL PASO COUNTY,  
STATE OF COLORADO.

GENERAL NOTES:

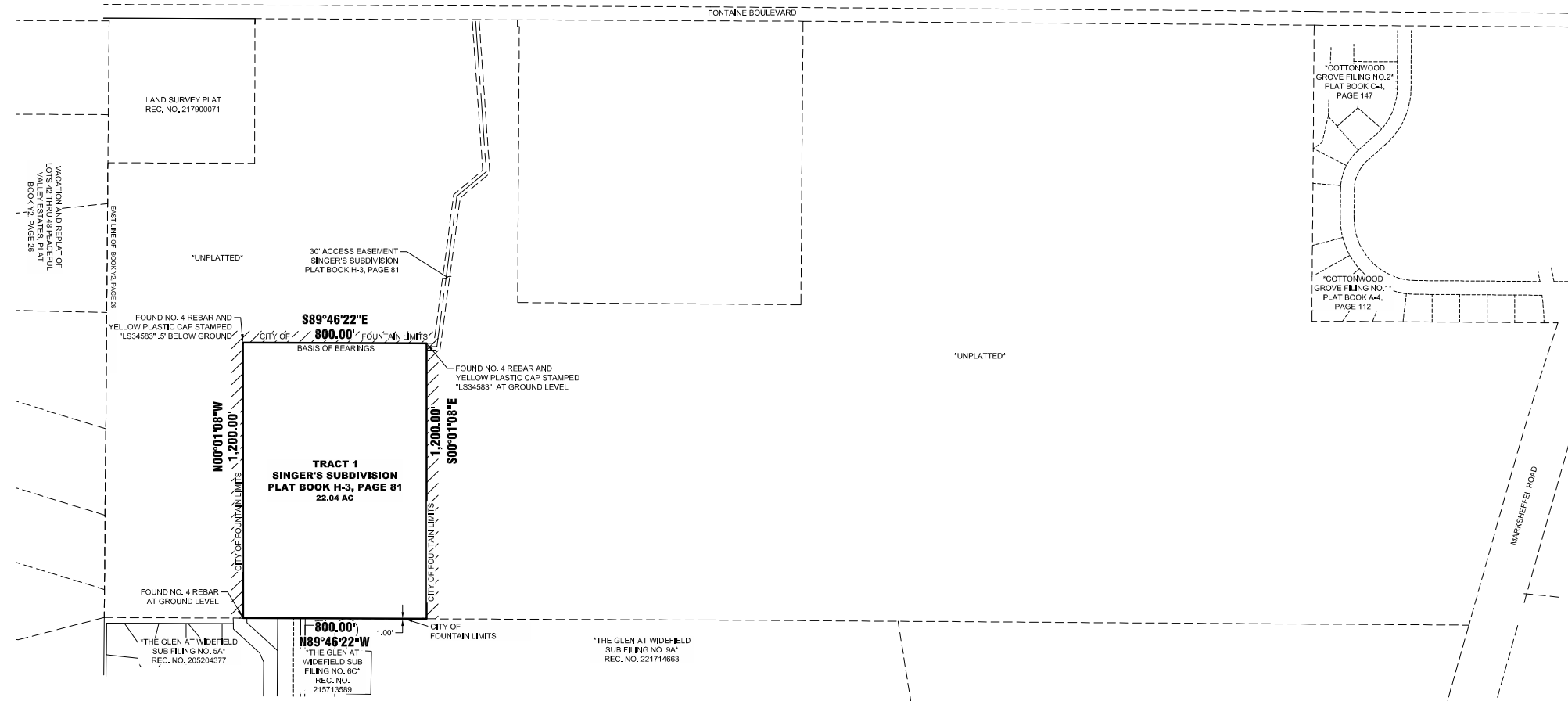
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. SC55094295, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 5, 2021 AT 5:00 P.M.
- BASIS OF BEARINGS:** THE NORTHERLY BOUNDARY LINE OF "TRACT 1, SINGER'S SUBDIVISION, RECORDED IN PLAT BOOK H-3 AT PAGE 81 OF THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585" AND AT THE EASTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585", ASSUMED TO BEAR S89°46'22"E A DISTANCE OF 800.00 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS MAP IS NOT A LAND SURVEY PLAT OR AND IMPROVEMENT SURVEY PLAT, THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF FOUNTAIN.
- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- DATE OF PREPARATION IS SEPTEMBER 15, 2021.



CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,000 FEET.
- TOTAL AREA TO BE ANNEXED = 959,991 SQUARE FEET
- ONE-SIXTH OF THE TOTAL PERIMETER AREA = 666.67 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 4,000 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 100% WHICH EXCEEDS THE  $\frac{1}{6}$  AREA REQUIRED.



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER:

THE OWNER OF THE DESCRIBED PARCEL HEREBY REQUEST ANNEXATION TO THE CITY OF FOUNTAIN COLORADO.

BY: \_\_\_\_\_  
OWNER, TRACT 1, SINGER'S SUBDIVISION

NOTARIAL:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 202\_\_ A.D., BY \_\_\_\_\_ OWNER, TRACT 1, SINGER'S SUBDIVISION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

IN WITNESS THEREOF:

THE CITY OF FOUNTAIN HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THIS PLAT APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 202\_\_ A.D., PURSUANT TO THE ORDINANCES OF THE CITY OF FOUNTAIN, COLORADO ANNEXING SAID REAL PROPERTY.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION DEPUTY CITY CLERK

CITY OF FOUNTAIN, EL PASO COUNTY, STATE OF COLORADO BY THE ACTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN AT IT'S MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_ 202\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR OF FOUNTAIN DEPUTY CITY CLERK

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN \_\_\_\_ OF 202\_\_, A ANNEXATION MAY WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF FOUNTAIN AND MEETS THE REQUIREMENTS SET FORTH IN THE COLORADO REVISED STATUTES 1973, 31-12-104-1(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 202\_\_ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ CHUCK BROEMAN, RECORDER  
SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

FILE NO. \_\_\_\_\_

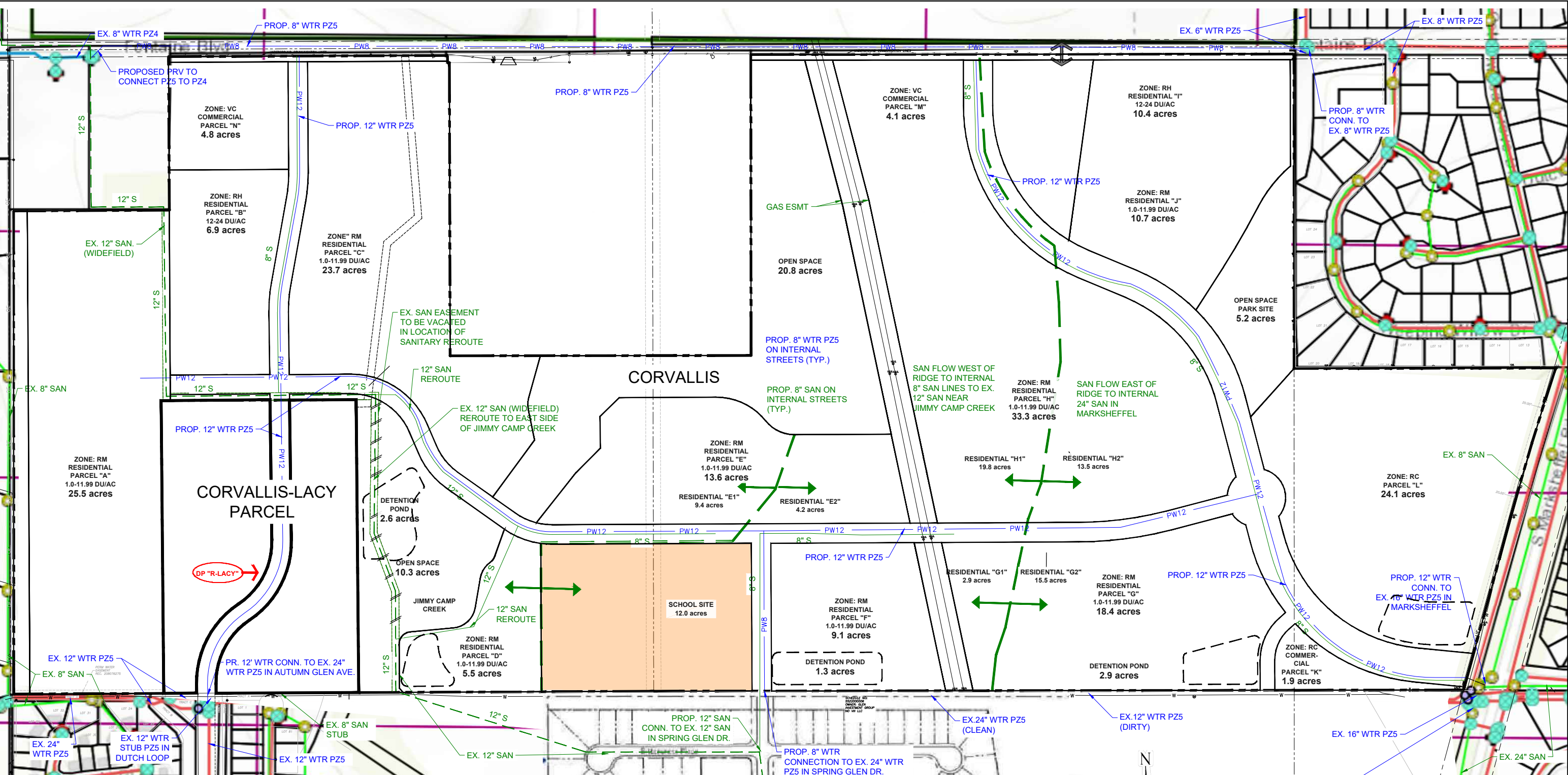
NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES  
SURVEYING, INC.  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

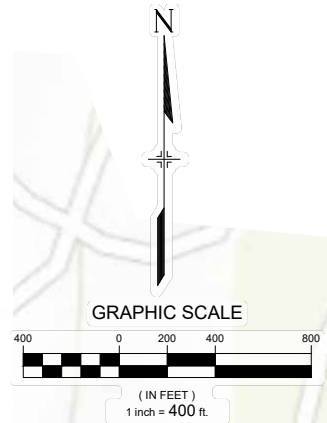


ANNEXATION PLAT  
TRACT 1, SINGER'S SUBDIVISION  
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 300'
JOB NO.	2166-00
DATE CREATED	9-15-2021
DATE ISSUED	10-8-2021
SHEET NO	1 OF 1



BASIN ID	PARCEL	AREA (ACRES)	SINGLE FAMILY EQUIVALENT (SFE)	WATER DEMAND		WASTEWATER DEMAND	
				MAX DAILY FLOW (GPD) (0.47 GPM/SFE)	PEAK HOUR FLOW (GPM) (0.7 GPM/SFE)	AVE. DAILY DEMAND (GDP) (250 GPD/SFE)	PEAK HOUR FLOW (GPM) (2.5 PEAK FACTOR)
RESIDENTIAL	DP "R-LACY"	9.90	99	67,003	69	24,750	43
RESIDENTIAL	CORVALLIS ODP	140.60	761	515,045	533	190,250	330
	MULTI FAMILY	16.10	320	216,576	224	80,000	139
SUBTOTAL RESIDENTIAL		166.60	1,180	798,624	826	295,000	512
COMMERCIAL	CORVALLIS	48.00	192	129,946	134	48,000	83
SUBTOTAL COMMERCIAL		48.00	192	129,946	134	48,000	83
TOTAL		214.60	1,372	928,570	960	343,000	595



CORVALLIS-LACY

**Matrix**  
Excellence by Design

2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Contact: Jason Alwine  
Phone (719) 575-0100  
Fax (719) 575-0208

# CORVALLIS - LACY PARCEL

CITY OF FOUNTAIN

## OVERALL DEVELOPMENT PLAN

### DIMENSIONAL STANDARDS AND GUIDELINES:

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC  
DIMENSIONAL STANDARDS FOR PARCEL A

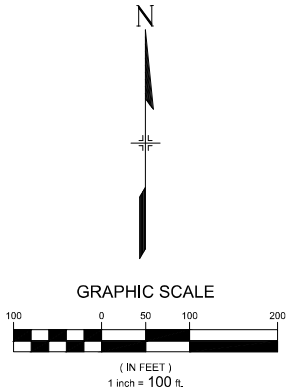
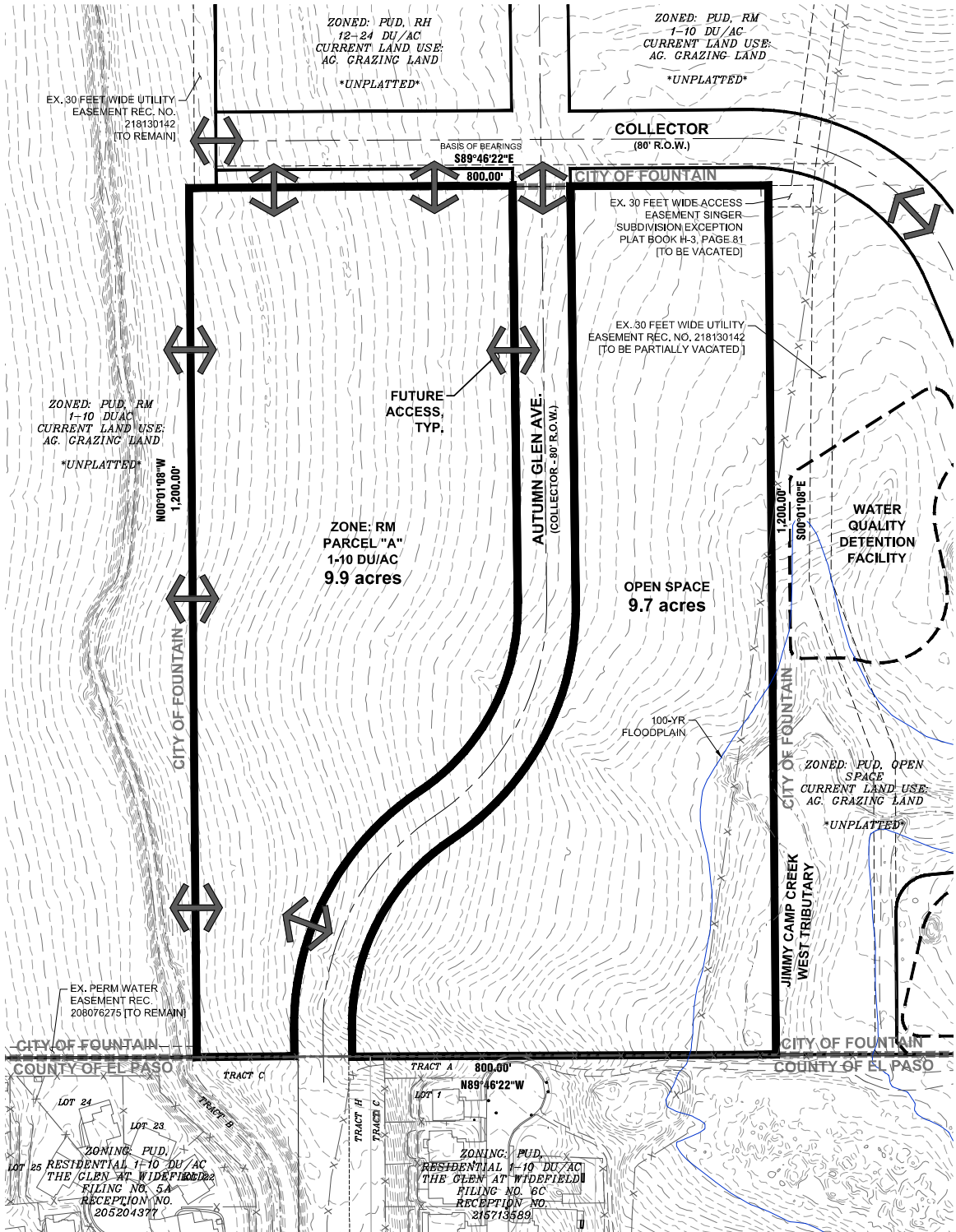
- PERMITTED LAND USE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT MAINTENANCE FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, COMMUNITY CLUBHOUSE.
- MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED:
  - SINGLE FAMILY DWELLING: 3,800 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 50%
- MAXIMUM STRUCTURAL HEIGHT: 40'
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: 30' OR AS OTHERWISE SHOWN
- PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED
- MINIMUM SETBACK REQUIREMENTS:
  - FRONT YARD: 18' TO FACE OF GARAGE FROM PROPERTY LINE  
15' TO FRONT PROJECTION OF HOUSE FROM PROPERTY LINE
  - SIDE YARD: 5'
  - REAR YARD: 15'
  - CORNER YARD (NON-DRIVEWAY SIDE): 10'  
18' IF SIDE GARAGE ACCESS IS PROVIDED
  - CHAMFERED CORNER FRONT SETBACK: 8'

### DEVELOPMENT STANDARDS AND GUIDELINES

- TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
- ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
- FENCING GUIDELINES TO BE PER THE FUTURE CORVALLIS CC&R'S AND/ OR DESIGN GUIDELINES
- A MINIMUM 4' FRONT YARD BUILDING STAGGER IS REQUIRED BETWEEN ADJACENT UNITS.

### GENERAL LOT DEVELOPMENT NOTES:

- LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A 'SIGHT DISTANCE EASEMENT' SHALL BE DEDICATED TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE CITY OF FOUNTAIN.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

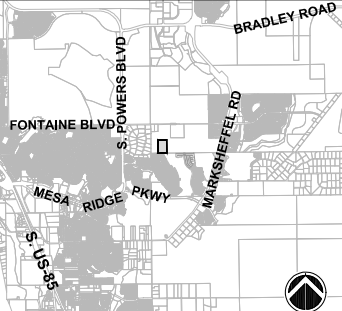
OWNER/DEVELOPER:

HPRH PROPERTIES, LLC

14160 GLENEAGLE DRIVE  
COLORADO SPRINGS, CO 80921  
(XXX) XXX-XXXX

APPROVAL:

VICINITY MAP:



PROJECT:

CORVALLIS - LACY PARCEL  
OVERALL DEVELOPMENT PLAN

SOUTH SEGMENT OF CORVALLIS  
10/25/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

PROJECT NO.: 21.1105.009

DRAWN BY: KMM

CHECKED BY: JAA

APPROVED BY: JAA

SHEET TITLE:

OVERALL  
DEVELOPMENT  
PLAN

ODP02

SHEET 2 OF 2

CITY FILE NO.: X