

CORVALLIS - CONCEPT PARKS AND OPEN SPACE PLAN

City of Fountain, Colorado

August 10, 2026

OPEN SPACE NOTES:

- The ownership and maintenance of community fences, open spaces/ parks, trails, storm water facilities, community landscape and signage will be maintained by the future Metropolitan District and / or a Home Owner's Association.
- All landscaping within the public right-of-way to be owned and maintained by the future Metropolitan District and/ or a Homeowner's Association.
- The open space area will be calculated based on residential & commercial acreage as illustrated below:
297.3 Acres - 12 Acres school site = 285.3 Acres
Residential open space to be calculated at 25% of land area:
255.8 Acres (residential) x 25% req. = 64.0 Acres of required open space.
Commercial open space to be calculated at 15% of land area:
29.5 Acres (commercial) x 15% req. =4.4 Acres of required open space.
Total required open space equals 68.4 Acres.
- The amount of Usable Open Space provided with this overall development plan (odp) is 68.4 acres, meeting the PUD Open Space requirements for the 285.3 acres.

PARKS AND OPEN SPACE DATA:

	ACRES
REQUIRED OPEN SPACE - RESIDENTIAL (25 % REQUIRED)	64.0
REQUIRED OPEN SPACE - COMMERCIAL (15% REQUIRED)	4.4
REQUIRED "USEABLE" OPEN SPACE TOTAL	68.4
PROVIDED "USEABLE" OPEN SPACE: - OPEN SPACE (100% CREDITABLE) - WATER RESOURCE/ FLOODPLAIN WITHIN OPEN SPACE - STORMWATER WITHIN OPEN SPACE*	58.6 6.4 3.4
PROVIDED OPEN SPACE TOTAL	68.4
PERCENT OF REQUIRED	100%

*5% OF THE TOTAL REQUIRED OPEN SPACE MAY BE PROVIDED IN THE FORM OF STORM WATER DETENTION FACILITIES.

