

FILE LOCATION: S:\31-1416-002 Corvallis ODP Amendment\500 CAD\504 Plan Set\Overall Development Plan Amendment\ODP01.dwg

CORVALLIS

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

AMENDMENT NO.1

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 22, 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 MONUMENTED NORTH LINE 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 MONUMENTED ON THE WESTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS RLS 10377 S1/4 S16 N1/4 S21 T15S, R65W 1986" AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS PLS 10377 S16 S15 S21 S22 T15S, R65W 1986," BEING ASSUMED TO BEAR N89°45'24"E A DISTANCE OF 2,644.64 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS RLS 10377 S1/4 S16 N1/4 S21 T15S, R65W 1986"; THENCE S00°17'17"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD; THENCE N89°45'24"E ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 217900071, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°45'24"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,144.43 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE PARCEL RECORDED UNDER BOOK 5876 AT PAGE 182 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND AS SHOWN ON THE ALTANSPS LAND TITLE SURVEY AS RECORDED UNDER RECEPTION NUMBER 219900206; THENCE ON THE BOUNDARY LINE OF SAID LAND SURVEY PLAT THE FOLLOWING FIVE (5) COURSES:

- S00°25'36"E A DISTANCE OF 30.00 FEET;
- N89°45'25"E A DISTANCE OF 7.70 FEET;
- S00°08'03"E A DISTANCE OF 1,201.97 FEET;
- N89°57'03"E A DISTANCE OF 1,234.75 FEET;
- N00°02'57"W A DISTANCE OF 1,234.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD;

THENCE N89°57'03"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,228.32 FEET TO A POINT ON THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE S00°01'37"E ON SAID EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 1,289.82 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 22, AS SHOWN ON THE SURVEY RECORDED UNDER RECEPTION NUMBER 219900206, SAID POINT BEING THE SOUTHWEST CORNER OF COTTONWOOD GROVE FILING NO. 1, AS RECORDED AT PLAT BOOK A-4 PAGE 112; THENCE N89°53'40"E, ON THE SOUTHERLY LINE OF SAID COTTONWOOD GROVE FILING NO. 1, A DISTANCE OF 1,073.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED AS PARCEL RW-53 IN THE DOCUMENT RECEPTION NO. 216026879; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- S19°38'59"W A DISTANCE OF 6.75 FEET TO POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S71°44'21"E, HAVING A DELTA OF 03°00'16", A RADIUS OF 12,085.00 FEET, A DISTANCE OF 633.72 FEET TO A POINT OF TANGENT;
- S15°15'23"W A DISTANCE OF 733.51 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE S89°54'10"W ON SAID SOUTHERLY LINE A DISTANCE OF 694.89 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE S89°54'42"W ON SAID SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 2,627.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21; THENCE S89°45'00"W ON THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2,625.75 FEET TO THE EASTERLY LINE OF VACATION AND REPLAT OF LOTS 42 THRU 48 OF PEACEFUL VALLEY ESTATES PLAT, AS RECORDED UNDER BOOK Y-2 AT PAGE 26, AND AS SHOWN ON THE ALTANSPS LAND TITLE SURVEY AS RECORDED UNDER RECEPTION NUMBER 219900206; THENCE N00°00'38"W, ON SAID EASTERLY LINE, A DISTANCE OF 1,981.87 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NUMBER 217900071;

THENCE ON THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- N89°45'18"E A DISTANCE OF 638.89 FEET;
- N00°18'00"W A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,949,773 SQUARE FEET, OR 297.286 ACRES, MORE OR LESS.

GENERAL NOTES:

- FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES WITHIN THE COMMERCIAL LAND USE DISTRICTS.
- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE PRELIMINARY PLAN AND SITE DEVELOPMENT PLAN SUBMITTALS FOR EACH PARCEL.
- STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- THE OWNERSHIP AND MAINTENANCE OF COMMUNITY FENCES, OPEN SPACES/ PARKS, TRAILS, STORM WATER FACILITIES, COMMUNITY LANDSCAPE, AND SIGNAGE WILL BE BY CORVALLIS METROPOLITAN DISTRICTS 1-4.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY CORVALLIS METROPOLITAN DISTRICTS 1-4
- ALL FENCING SHALL BE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND WILL BE INCLUDED IN A TRACT OR EASEMENT TO ALLOW FOR FUTURE MAINTENANCE ACCESS.
- LANDSCAPING SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE FOUNTAIN ZONING CODE.
- DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME.
- REFER TO THE MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) AMENDMENT NO 2, PREPARED BY MATRIX DESIGN GROUP DATED AUGUST 2026, FOR PRELIMINARY DRAINAGE INFORMATION.
- EXISTING FMIC DITCH TO BE REMOVED AND CONVEYED VIA UNDERGROUND PIPE.

- FUTURE DENSITY TRANSFERS AND REVISIONS TO THE CONFIGURATION OF LAND USE AREAS WITHIN THE OVERALL DEVELOPMENT PLAN (ODP) BOUNDARY MAY BE REVIEWED AND APPROVED ADMINISTRATIVELY AS MINOR AMENDMENTS TO THIS ODP, PROVIDED THAT THE MAXIMUM PERMITTED DENSITY PER PLANNING AREA IS NOT EXCEEDED, OVERALL RESIDENTIAL DENSITY IS NOT INCREASED, AND APPROVED COMMERCIAL ACREAGE IS NOT INCREASED. ANY INCREASE TO OVERALL DENSITY OR COMMERCIAL ACREAGE MAY REQUIRE A MAJOR AMENDMENT TO THE ODP.

OPEN SPACE NOTES:

- THE OPEN SPACE AREA WILL BE CALCULATED BASED ON RESIDENTIAL & COMMERCIAL ACREAGE AS ILLUSTRATED BELOW:
297.3 AC - 12 AC SCHOOL SITE = 285.3 ACRES
RESIDENTIAL OPEN SPACE TO BE CALCULATED AT 25% OF LAND AREA
255.8 AC (RESIDENTIAL) X 25% REQ. = 64.0 ACRES OF REQUIRED OPEN SPACE.
COMMERCIAL OPEN SPACE TO BE CALCULATED AT 15% OF LAND AREA
29.5 AC (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.
- THE TOTAL 68.4 ACRES OF USABLE OPEN SPACE BREAKS DOWN AS FOLLOWS: OPEN SPACE = 58.6 ACRES (100% USABLE), WATER RESOURCE/ FLOODPLAIN AREAS WITHIN OPEN SPACE = 6.4 ACRES (PER CODE SECTION 17.248.B.1b AN OPEN SPACE REQUIREMENT CAN BE MET THROUGH ENVIRONMENTAL PRESERVATION OF SIGNIFICANT NATURAL AREAS SUCH AS WATER BODIES/WATER RESOURCE), STORMWATER FACILITY WITHIN OPEN SPACE = 3.4 ACRES (5% MAX OF TOTAL REQUIRED OPEN SPACE).
- ADDITIONAL OPEN SPACE MAY BE PROVIDED WITHIN INDIVIDUAL PARCEL AREAS INCREASING THE TOTAL AMOUNT OF OPEN SPACE PROVIDED. OPEN SPACE PROVIDED WILL BE CUMULATIVE ACROSS THE ENTIRE CORVALLIS DEVELOPMENT AREA.
- FINAL OPEN SPACE DEDICATION TO BE PROVIDED WITH FUTURE PRELIMINARY AND FINAL PLAT SUBMITTALS.
- AMENITIES PROPOSED MAY BE USED TOWARDS THE CALCULATION OF PARK FEES AT TIME OF SUBDIVISION PROCESS. AMENITIES MAY BE CONSIDERED TOWARDS A FUTURE CREDIT WITH CITY COUNCIL APPROVAL.
- OPEN SPACE LAND CREDIT AREA WITHIN THE EXISTING FLOODPLAIN SUBJECT TO CHANGE PENDING MORE DETAILED STUDY AND ANALYSIS OF THE EXISTING CHANNEL AS PART OF FUTURE LAND DEVELOPMENT APPLICATIONS. ADDITIONAL OPEN SPACE LANDS AND/ OR FEES IN LIEU OF MAY BE REQUIRED AS A RESULT OF THIS STUDY.

PROPOSED LAND USE CHART:

PARCEL	LAND USE	GROSS ACRES	DENSITY	APPROX. UNITS	% OF TOTAL AREA
PARCEL "A"	SINGLE FAMILY	41.3	1-10 DU/ AC	240	14%
PARCEL "B"	MULTI FAMILY	6.0	12-24 DU/ AC	90	2%
PARCEL "C"	MULTI FAMILY	6.0	12-24 DU/ AC	90	2%
PARCEL "D "	SINGLE FAMILY	13.6	1-10 DU/ AC	82	4.5%
PARCEL "E"	SINGLE FAMILY	21.5	1-10 DU/ AC	130	7%
PARCEL "F"	MULTI FAMILY	7.5	12-24 DU/ AC	140	2.5%
PARCEL "G"	SINGLE FAMILY	14.1	1-10 DU/ AC	102	5%
PARCEL "H"	SINGLE FAMILY	32.7	1-10 DU/ AC	198	11%
PARCEL "I"	SINGLE FAMILY	15.7	1-10 DU/ AC	108	5.5%
PARCEL "J"	SCHOOL SITE	12.0	-	-	4%
PARCEL "K"	PUBLIC SAFETY SITE	1.3	-	-	0.5%
PARCEL "L"	REGIONAL COMMERCIAL	19.4	-	-	6.5%
PARCEL "M"	VILLAGE COMMERCIAL	3.8	-	-	1.5%
PARCEL "N"	VILLAGE COMMERCIAL	5.0	-	-	1.5%
OPEN SPACE (EXCLUDES STORMWATER DETENTION)	-	65.0	-	-	22%
STORMWATER DETENTION	-	9.5	-	-	3%
DEDICATED R.O.W.	-	22.9			7.5%
TOTAL	-	297.3		1,180 MAX.	100%

ROADWAY RIGHTS-OF-WAY DEDICATION INFORMATION:

ROADWAY	CLASSIFICATION TYPE	EXISTING R.O.W.	ODP DEDICATED R.O.W.	INTERIM R.O.W.	ULTIMATE R.O.W.
FONTAINE BLVD.	PRINCIPAL ARTERIAL	60'	23.5'	83.5'	107'

TRAFFIC AND ROADWAYS:

- FONTAINE BOULEVARD ALONG THE CORVALLIS FRONTAGE TO BE OWNED BY CITY OF COLORADO SPRINGS. CITY OF COLORADO SPRINGS TO MAINTAIN FONTAINE BOULEVARD UNLESS AN INTER-GOVERNMENTAL AGREEMENT IS EXECUTED WITH EL PASO COUNTY.
- FONTAINE BOULEVARD AND MARKSHEFFEL ROAD TO BE DESIGNED TO CITY OF COLORADO SPRINGS STANDARDS TRAFFIC CRITERIA MANUAL STANDARDS.
- ALL INTERNAL PUBLIC ROADS LOCATED WITHIN THE FOUNTAIN CITY LIMITS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF FOUNTAIN.
- INTERNAL STREET CROSS SECTIONS SHALL CONFORM TO THE CITY OF FOUNTAIN'S ENGINEERING STANDARDS AND REQUIREMENTS.
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED DATED JUNE 14, 2021 AND TRAFFIC LETTER DATED SEPTEMBER 20, 2023 COMPLETED BY MATRIX DESIGN GROUP FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC IMPACT STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED FOR THE COMMERCIAL PARCELS OR FOR THE SCHOOL SITE.
- LOCATION OF CHANNEL/ FLOODPLAIN CROSSING CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE MORE DETAILED DESIGN.

SOILS:

- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT AND PRELIMINARY GEOTECHNICAL ENGINEERING STUDY PREPARED BY KUMAR & ASSOCIATES, INC. DATED SEPTEMBER 1, 2020 AND UPDATED MARCH 15, 2021. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN SUBDIVISION FILE: CORVALLIS OVERALL DEVELOPMENT PLAN. CONTACT THE PLANNING AND ZONING DEPARTMENT, 116 S MAIN ST, FOUNTAIN, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.

OWNER'S STATEMENT:

The aforementioned _____ as acting agent for HPHR

Properties, LLC, has executed this instrument this _____ day of

_____ 20____ A.D.

_____, Authorized Agent

STATE OF COLORADO)

)SS.

EL PASO COUNTY)

The above and aforementioned instrument was acknowledged before me this

_____ day of _____ 20____ A.D. by

_____ as _____.

Witness my Hand and Official Seal:

My Commission Expires: _____

Notary Public

APPROVAL STATEMENT:

The City Council of the City of Fountain, Colorado approved this Overall

Development Plan pursuant to ordinance No. _____ at a meeting of the

said city council held on the _____ day of _____, 20____

A.D. and at the same time authorized the undersigned to acknowledge the same

which is done accordingly on behalf of the City of Fountain this _____ Day of

_____, 20____ A.D.

City of Fountain Mayor

Attest: _____
City of Fountain Clerk

CLERK AND RECORDER:

STATE OF COLORADO)

)SS.

EL PASO COUNTY)

I hereby certify that this instrument was filed for record in my office at

_____ O'Clock _____ this _____ day of _____, 20____

A.D., and his duly recorded at Reception Number _____

of the records of El Paso County, Colorado.

By: _____

Chuck Broerman, Deputy

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

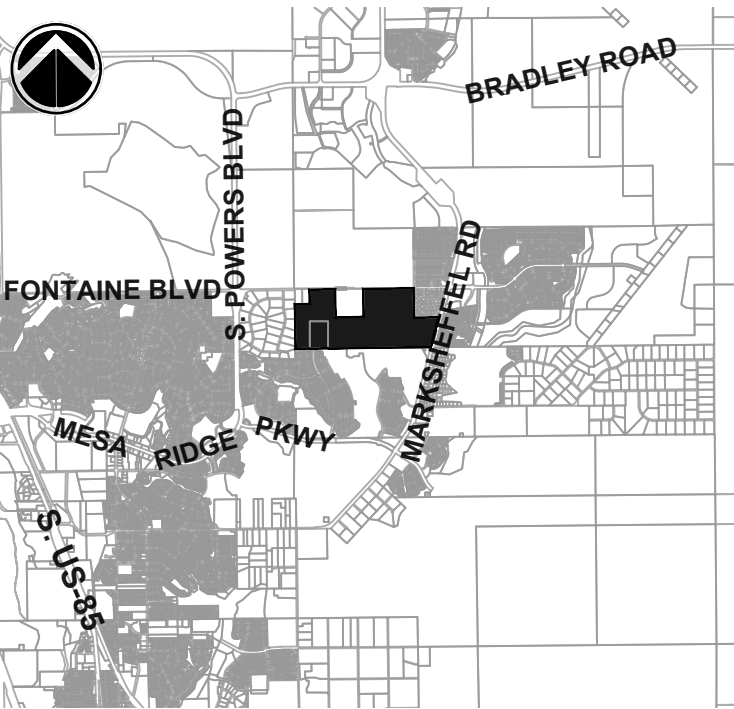


2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC.
2360 MARGAUX VALLEY WAY
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS
CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN
AMENDMENT NO.1

DATE: SEPTEMBER 29, 2023

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	08/12/2026	REVISED PER CITY COMMENTS	KMM

DRAWING INFORMATION:

PROJECT NO:

DRAWN BY: KM

CHECKED BY: LB

APPROVED BY: RF

SHEET TITLE:

TITLE
SHEET

ODP01

SHEET 1 OF 4

PCD FILE NO.:

FILE LOCATION: S:\31 1415 002 Corvallis ODP Amendment\500 CAD\504 Plan Set\Overall Development Plan Amendment\ODP01.dwg

CORVALLIS

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

AMENDMENT NO.1

DIMENSIONAL STANDARDS AND GUIDELINES

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC
DIMENSIONAL STANDARDS FOR PARCELS A, C, D, E, G, H, I

1. 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.
2. MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED:
 - A. SINGLE FAMILY DWELLING: 3,800 SF
3. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 50%
4. MAXIMUM STRUCTURAL HEIGHT: 40'
5. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: 30' OR AS OTHERWISE SHOWN
6. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED
7. MINIMUM SETBACK REQUIREMENTS:
 - A. FRONT YARD: 18' TO FACE OF GARAGE FROM PROPERTY LINE
15' TO FRONT PROJECTION OF HOUSE FROM PROPERTY LINE
 - B. SIDE YARD: 5'
 - C. REAR YARD: 10'
 - D. CORNER YARD (NON-DRIVEWAY SIDE): 10'
18' IF SIDE GARAGE ACCESS IS PROVIDED
 - E. CHAMFERED CORNER FRONT & REAR SETBACK: 8'

DEVELOPMENT STANDARDS AND GUIDELINES

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

GENERAL LOT DEVELOPMENT NOTES:

1. LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. 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.

VILLAGE COMMERCIAL ZONE DEVELOPMENT STANDARDS & GUIDELINES

ZONE: VILLAGE COMMERCIAL
DIMENSIONAL STANDARDS FOR PARCELS M & N

- THIS DISTRICT REPRESENTS AND PERMITS COMMERCIAL DEVELOPMENT PER THE VILLAGE COMMERCIAL ZONING (VC).
- ALL USES IN THESE AREAS SHALL FOLLOW THE APPLICABLE STANDARDS AND GUIDELINES AS OUTLINED IN THE VILLAGE COMMERCIAL (VC) ZONING CODE AND RELATED SECTIONS, AS AMENDED.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL DETERMINE FINAL USE, LAYOUTS, ACCESS LOCATIONS, BUILDINGS, PARKING AREAS, ETC. FOR INDIVIDUAL PARCELS.

REGIONAL COMMERCIAL ZONE DEVELOPMENT STANDARDS & GUIDELINES

ZONE: REGIONAL COMMERCIAL
DIMENSIONAL STANDARDS FOR PARCELS K & L

- THIS DISTRICT REPRESENTS AND PERMITS COMMERCIAL DEVELOPMENT PER THE REGIONAL COMMERCIAL ZONING (RC).
- ALL USES IN THESE AREAS SHALL FOLLOW THE APPLICABLE STANDARDS AND GUIDELINES AS OUTLINED IN THE REGIONAL COMMERCIAL (RC) ZONING CODE AND RELATED SECTIONS, AS AMENDED.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL DETERMINE FINAL USE, LAYOUTS, ACCESS LOCATIONS, BUILDINGS, PARKING AREAS, ETC. FOR INDIVIDUAL PARCELS.

DIMENSIONAL STANDARDS AND GUIDELINES

ZONE DISTRICT: RESIDENTIAL HIGH (RH) 12-24 DU/AC
DIMENSIONAL STANDARDS FOR PARCELS B & F

1. PERMITTED LAND USE: MULTI-FAMILY APARTMENT DWELLING, TOWNHOMES, 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.
2. MINIMUM LOT AREA: 10,000 SF
3. LOT AREA PER INDIVIDUAL RESIDENTIAL LOT: 1,000 SF
4. MAXIMUM STRUCTURAL COVERAGE FOR TOWNHOME LOTS: 80%
5. MINIMUM OPEN SPACE REQUIREMENT: 250 SF PER UNIT
6. MINIMUM LOT WIDTH MULTI-FAMILY RESIDENTIAL: 75' (APPLIES TO THE PERIPHERY OF DEVELOPMENT AND DOES NOT APPLY WHEN PLATTING AROUND INDIVIDUAL UNIT(S) OR ALONG A COMMON WALL)
7. MAXIMUM STRUCTURAL HEIGHT:
 - 7.1. MULTIFAMILY APARTMENT BUILDING: 45'
 - 7.2. TOWNHOME DWELLING: 40'
8. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
9. DEVELOPMENT SETBACKS: (APPLIES TO PERIPHERY OF DEVELOPMENT PROJECT AND DOES NOT APPLY WHEN PLATTING AROUND INDIVIDUAL UNIT(S) OR ALONG A COMMON WALL)
 - A. FRONT: 25'
 - B. REAR: 20'
 - C. SIDE: 5' FOR THE FIRST STORY, PLUS AND ADDITIONAL 5' FOR EACH ADDITIONAL STORY
 - D. COMMON/ PARTY WALLS: 0', APPLIES TO SHARED OR COMMON WALL RESIDENTIAL UNITS

DEVELOPMENT STANDARDS AND GUIDELINES

1. OFF-STREET PARKING WITHIN SUBJECT PARCELS SHALL BE PROVIDED PER THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
2. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
3. ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
4. FENCING GUIDELINES TO BE PER THE FUTURE CORVALLIS CC&R'S AND/ OR DESIGN GUIDELINES

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

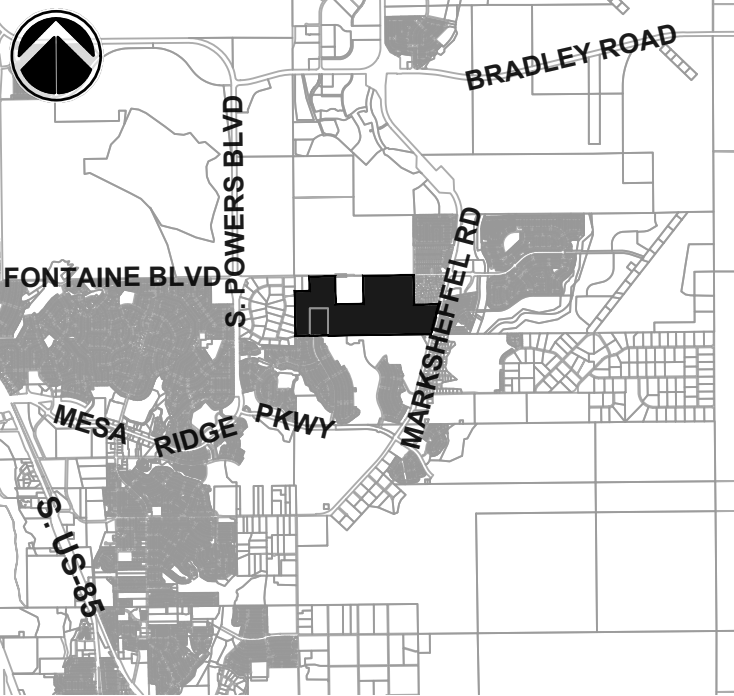


2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC.
2360 MARGAUX VALLEY WAY
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS
CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN
AMENDMENT NO.1

DATE: SEPTEMBER 29, 2023

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	08/12/2026	REVISED PER CITY COMMENTS	KMM

DRAWING INFORMATION:

PROJECT NO: 23.1415.002

DRAWN BY: KM

CHECKED BY: LB

APPROVED BY: RF

SHEET TITLE:

TITLE
SHEET

ODP02

SHEET 2 OF 4

PCD FILE NO.:

