

**MASTER DEVELOPMENT DRAINAGE PLAN
AMENDMENT No. 2**

**For
CORVALLIS**

Prepared for:
City of Fountain
116 S. Main Street
Fountain, CO 80817

On Behalf of:
HPHR Properties, LLC.
2360 Margaux Valley Way
Colorado Springs, CO 80921
Ed Houle



Prepared by:

Matrix

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208
Jesse Sullivan

August 2026

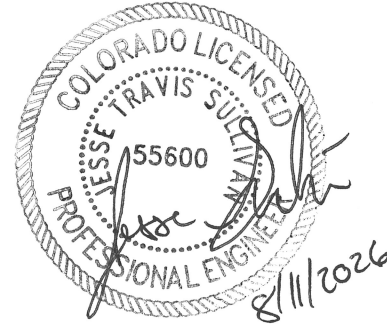
Project No. 23.1415.002

ENGINEER'S STATEMENT:

This report and plan for the drainage design of Corvallis was prepared by me (or under my direct supervision) and is correct to the best of my knowledge and belief. Said report and plan has been prepared in accordance with the City of Colorado Springs Drainage Criteria Manual and is in conformity with the master plan of the drainage basin. I understand that the City of Fountain does not and will not assume liability for drainage facilities designed by others. I accept responsibility for any liability caused by any negligent acts, error or omissions on my part in preparing this report.

Signature: _____

Jesse Sullivan
Colorado Professional Engineer No. 55600



DEVELOPER'S STATEMENT:

HPHR Properties, LLC. hereby certifies that the drainage facilities for Corvallis shall be constructed according to the design presented in this report. I understand that the City of Fountain does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that are submitted to the City of Fountain pursuant to the City Code; and cannot, on behalf of Corvallis, guarantee that final drainage design review will absolve **HPHR Properties, LLC.** and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat does not imply approval of my engineer's drainage design.

Name of Developer: HPHR Properties, LLC.

Authorized Signature: Ed Houle **Date:** 8-11-26

Printed Name: Ed Houle

Title:

Address: 2360 Margaux Valley Way
Colorado Springs, CO 80921

CITY OF FOUNTAIN STATEMENT:

Filed in accordance with the Code of the City of Fountain, as amended.

For the City Engineer

Date

Conditions:

Subsequent Final Drainage Reports must analyze the site(s) based on the proposed land use as described herein to ensure compliance with the changes approved in this MDDPA.

TABLE OF CONTENTS

I. INTRODUCTION	4
II. SUMMARY	6
III. REFERENCES	7

APPENDIX

I. Introduction

A. PURPOSE AND SCOPE OF STUDY

The purpose of this report is to amend the approved Master Development Drainage Plan (MDDP) to account for minor revisions to the land use within the development. Generally, these revisions maintain the previously approved unit number and reflect larger open areas within the development. The revision is anticipated to substantially maintain the required infrastructure demonstrated in previously approved MDDP and MDDPA for the Corvallis. This revision will be submitted to the City as an accompaniment to the Overall Development Plan Amendment. This Master Development Drainage Plan Amendment No. 2 (MDDPA) submittal fulfills the requirement for a drainage report accompany the ODP Amendment submittal and has been prepared based on the guidelines and criteria presented in the City of Colorado Springs Drainage Criteria Manual (DCM).

B. SUMMARY OF ODP AMENDMENT ALTERATIONS

Corvallis is a 297-acre mixed-use parcel located at the southwest intersection of Marksheffel Road and Fontaine Boulevard. The Corvallis ODP Amendment prepared by Matrix Design Group, Inc, and associated with this MDDP Amendment, includes single-family and multi-family residential units, commercial development, a school site, and dedicated open space. Figure 1 below displays, in further detail, the Land Use Summary breakdown and provides a relative comparison of the proposed land use to the combined values from the two previously approved ODP (Lacey Parcel & Corvallis):

Figure 1. Corvallis Land Use Summary

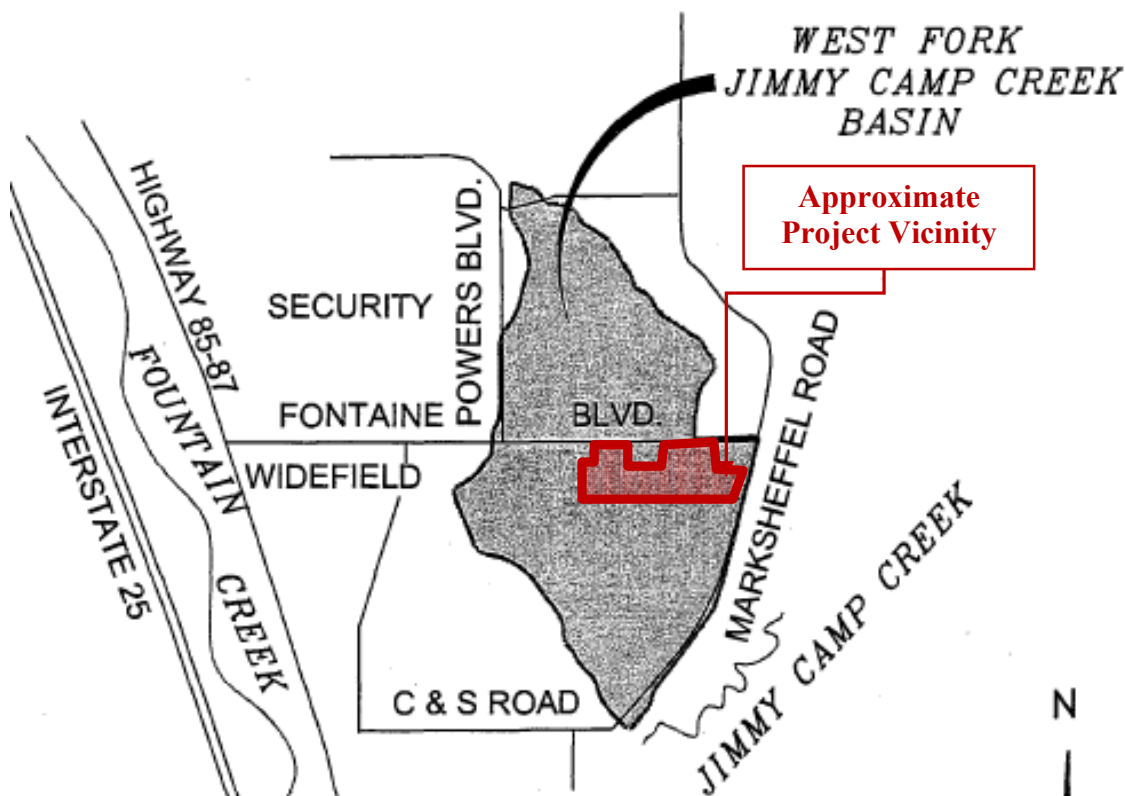
Land Use Summary & Comparison				
	Previous	Proposed		Change
Commercial (office/retail)	36	29.5	Acres	-6.5
Residential (single-family)	150.5	138.9	Acres	-11.6
Residential (multi-family)	16.1	19.5	Acres	+3.4
School Site	12	12	Acres	-
Collector Roadways	26.4	22.9	Acres	-3.5
Open Space	56	65	Acres	+9
Detention	-	9.5	Acres	+9.5

The changes summarized above do not affect drainage enough to substantially alter the analysis for the site and are in large part associated with the areas covered by the detention and FMIC Irrigation Ditch facilities included in the original MDDP and Lacey Parcel MDDP Amendment. Development filings within Corvallis will be required to provide Final Drainage Reports to provide a more detailed design and analysis of the relevant site infrastructure.

The site is located as follows:

1. General Location: Part of the Northeast $\frac{1}{4}$ of Section 21, and the Northwest $\frac{1}{4}$ and a Portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, all in Township 15 South, Range 65 West of the 6th P.M. in the City of Fountain, County of El Paso, State of Colorado.
2. Surrounding Streets: Fontaine Boulevard directly borders the parcel to the north, and a portion of the eastern boundary is bordered directly by Marksheffel Road. Powers Boulevard (State Highway 21) is located approximately $\frac{1}{2}$ mile to the west.
3. Drainageway: The proposed site lies entirely within the West Fork Jimmy Camp Creek Drainage Basin and is currently undeveloped land, mostly covered by natural vegetation. The Fountain Mutual Irrigation Company (FMIC) irrigation ditch also enters and exits the site multiple times.
4. Surrounding Developments: The site is bound by vacant land to the north, the Peaceful Valley Estates development to the West, The Glen at Widefield Subdivisions to the south, and Lorson Ranch to the east.

The Vicinity Map is below:



C. APPLICABLE CRITERIA AND STANDARDS

As required by the City of Fountain, Colorado, this report and the MDDP/MDDPA referenced herein were prepared in accordance with the criteria set forth in the ***City of Colorado Springs Drainage Criteria Manual Volume 1*** (Drainage Criteria Manual or DCM), dated May 2014,

updated January 2021 and ***Volume 2 Stormwater Quality Policies, Procedures, and BMP's***, dated May 2014, updated December 2020.

In addition to the DCM, the ***Urban Storm Drainage Criteria Manuals, Volumes 1-3*** (USDCM), published by the Mile High Flood District (formerly the Urban Drainage and Flood Control District), latest update, have been used to supplement the Drainage Criteria Manual for water quality capture volume (WQCV).

D. REFERENCED DRAINAGE REPORTS

West Fork Jimmy Camp Creek Drainage Basin Planning Study (WFJCC DBPS), by Kiowa Engineering Corp. October 2003.

Master Drainage Development Plan (MDDP) Corvallis, by Matrix Design Group, September 2021.

Master Drainage Development Plan Amendment (MDDPA) Corvallis, by Matrix Design Group, March 2022.

Preliminary/Final Drainage Report for Corvallis Phase I, by Matrix Design Group, May 2023

The MDDPA is the most recently approved report covering the entire Corvallis development and should be referenced for the Master Planning level storm water infrastructure.

The eastern portion of Corvallis has been analyzed in an approved PDR/FDR for Corvallis Phase I and a portion of Phase I is currently under review as Corvallis Phase I Filing No. 1 FDR Amendment which reflects further refinement of the design approved in the PDR/FDR for Corvallis Phase I to allow for different filings within Phase I.

II. Summary

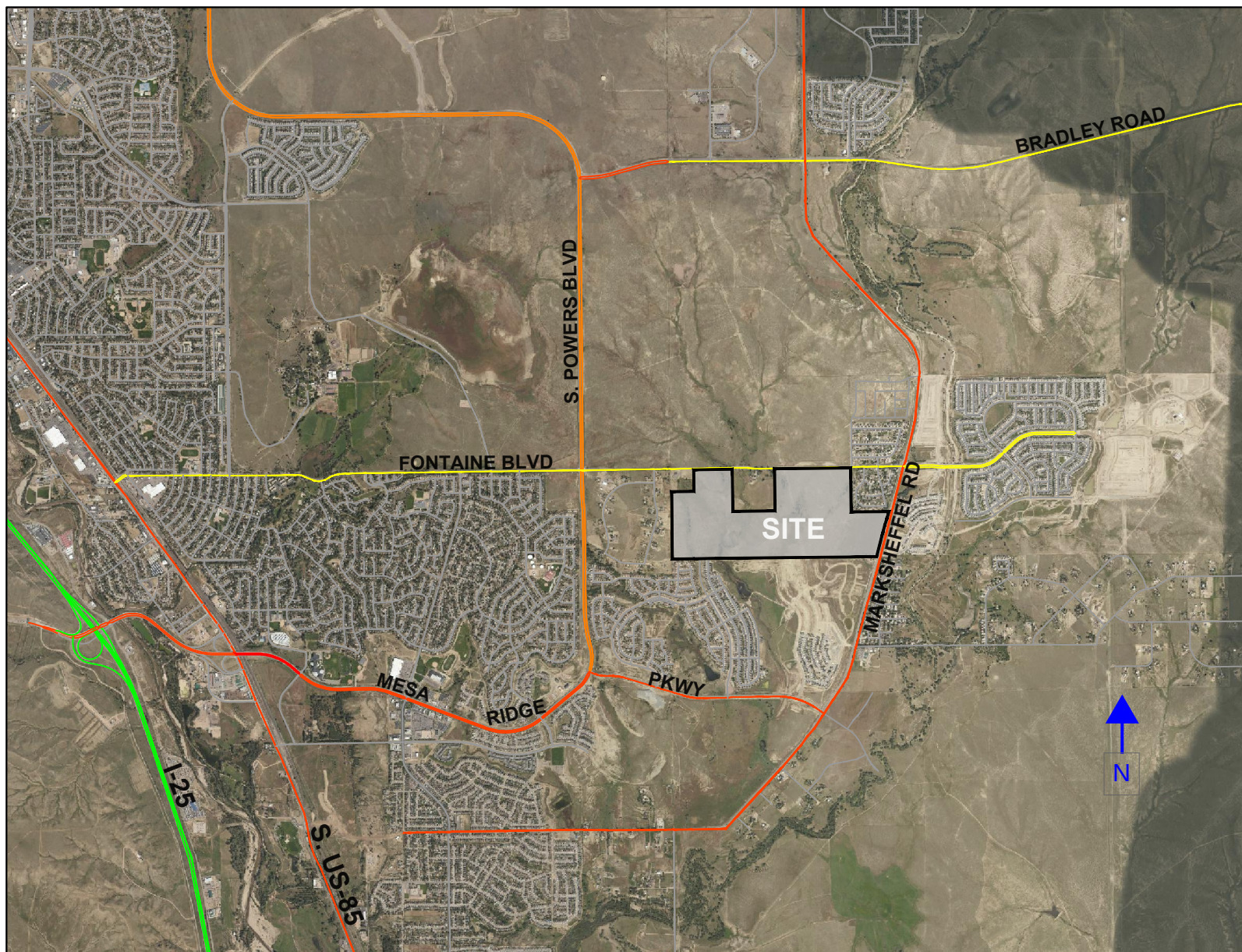
As described above, this report demonstrates compliance with the governing DCM, DBPS, and previously approved MDDP (September 2021) and MDDPA (March 2022) for this development. No negative effects on downstream infrastructure or Fountain Creek are anticipated to be a result of the discussion above.

III. References

1. ***City of Colorado Springs Drainage Criteria Manual***, City of Colorado Springs, May 2014, rev January 2021.
2. ***Urban Storm Drainage Criteria Manual, Vol. 1-3*** by Urban Drainage and Flood Control District (UDFCD), January 2016
3. ***West Fork Jimmy Camp Creek Drainage Basin Planning Study (WFJCC DBPS)***, by Kiowa Engineering Corp. October 2003.
4. ***Master Drainage Development Plan for Corvallis***, by Matrix Design Group, Dated September 2021
5. ***Master Drainage Development Plan Amendment (MDDPA) Corvallis***, by Matrix Design Group, March 2022.

APPENDIX

CORVALLIS MDDPA
VICINITY MAP
(NTS)



AUGUST 2026
ODP AMENDMENT
REVISIONS CLOUDED IN RED

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:

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 514 S16 N14 S21E15, R65W 1986"; THENCE S89°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 219300071, 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 ALTAÑS LAND TITLE SURVEY AS RECORDED UNDER RECEPTION NUMBER 219900206; THENCE ON THE BOUNDARY LINE OF SAID LAND SURVEY PLAT THE FOLLOWING FIVE (5) COURSES:

- 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°11'37"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 219900026; SAID POINT BEING THE SOUTHWEST CORNER OF COTTONWOOD GROVE FILING NO. 1, AS RECORDED AT PLAT BOOK 4-A 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 MARKSHEEL ROAD AS DESCRIBED AS PARCEL RW-53 IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 218628879; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THROUGH THE THREE (3) COURSES:

3. 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 S48°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 ATLANTIS LAND
TITLE SURVEY AS RECORDED UNDER RECEPTION NUMBER 219902006; THENCE N00°03'36"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;

1. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES WITHIN THE COMMERCIAL LAND USE DISTRICTS.
2. 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.
3. STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
5. THE OWNERSHIP AND MAINTENANCE OF COMMUNITY FENCES, OPEN SPACES/ PARKS, TRAILS, STORM WATER FACILITIES, COMMUNITY LANDSCAPE, AND SIGNAGE WILL BE BY A FUTURE METROPOLITAN DISTRICT.
6. ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY A FUTURE METROPOLITAN DISTRICT.
7. 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.
8. LANDSCAPING SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE FOUNTAIN ZONING CODE.
9. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME.
10. REFER TO THE MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) AMENDMENT NO 2. PREPARED BY MATRIX DESIGN GROUP DATED AUGUST 2026, FOR PRELIMINARY DRAINAGE INFORMATION.
11. EXISTING FMIC DITCH TO BE REMOVED AND CONVEYED VIA UNDERGROUND PIPE.

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.

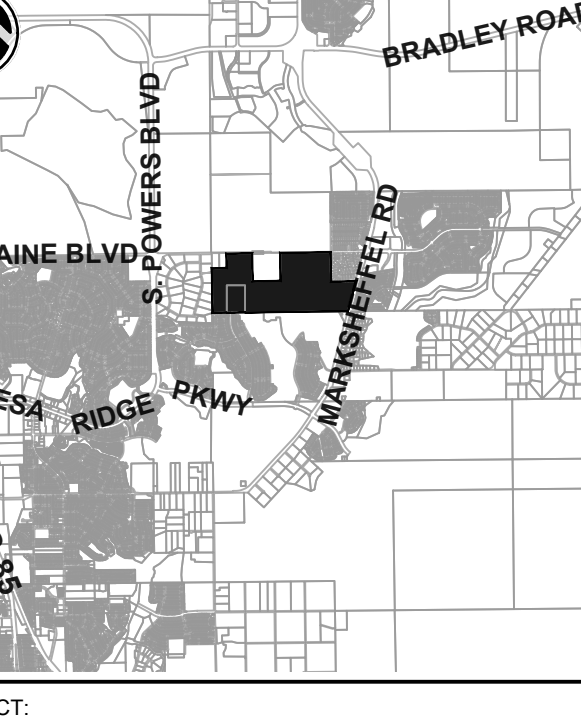
PARCEL	LAND USE	GROSS ACRES	DENSITY	APPROX. UNITS	% OF TOTAL AREA
PARCEL "A"	SINGLE FAMILY	41.3	1-10 DU/ AC	240	14%
PARCEL "B"	MULTI FAMILY	6.0	12-24 DU/ AC	90	2%
PARCEL "C"	MULTI FAMILY	6.0	12-24 DU/ AC	90	2%
PARCEL "D "	SINGLE FAMILY	13.6	1-10 DU/ AC	82	4.5%
PARCEL "E"	SINGLE FAMILY	21.5	1-10 DU/ AC	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	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'

1. 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.
2. FONTAINE BOULEVARD AND MARKSHEFFEL ROAD TO BE DESIGNED TO CITY OF COLORADO SPRINGS STANDARDS TRAFFIC CRITERIA MANUAL STANDARDS.
3. ALL INTERNAL PUBLIC ROADS LOCATED WITHIN THE FOUNTAIN CITY LIMITS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF FOUNTAIN.
4. INTERNAL STREET CROSS SECTIONS SHALL CONFORM TO THE CITY OF FOUNTAIN'S ENGINEERING STANDARDS AND REQUIREMENTS.
5. 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.
6. LOCATION OF CHANNEL/ FLOODPLAIN CROSSING CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE MORE DETAILED DESIGN.

1. 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.

By: _____
Chuck Broerman, Deputy

CONSULTANTS:			
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  Matrix 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX : (719) 575-0208			
OWNER/DEVELOPER:			
CORVALLIS DEVELOPMENT COMPANY 9540 FEDERAL DRIVE, STE 200 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	08/10/2026	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.:			

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 PLAN. 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.

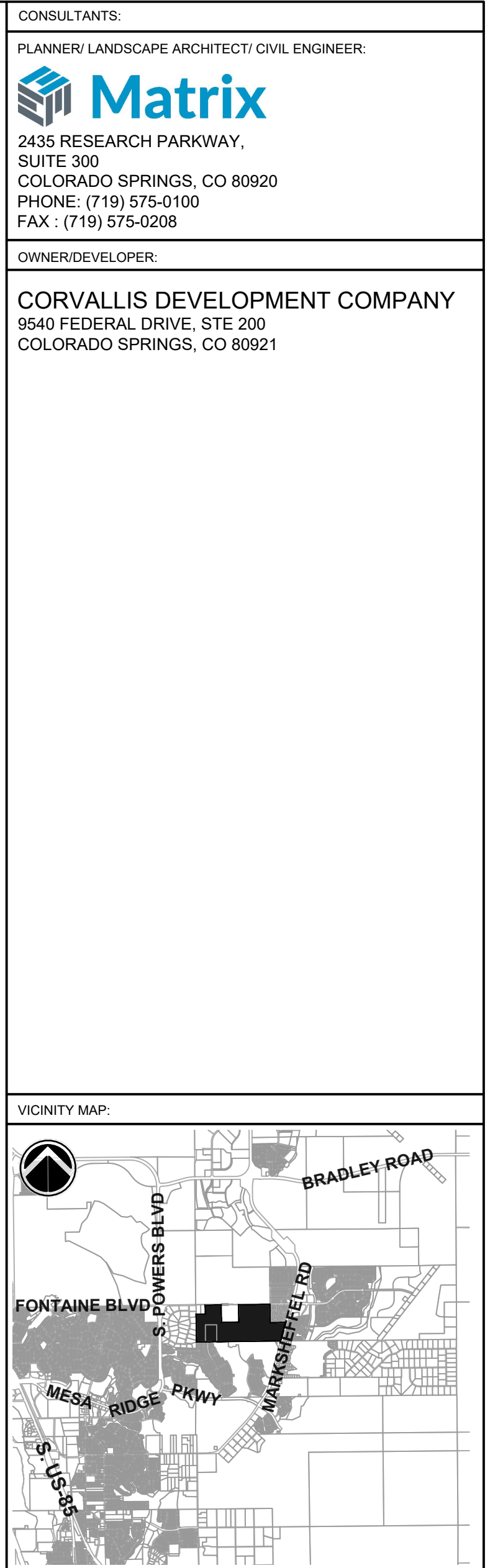
DIMENSIONAL STANDARDS AND GUIDELINES

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 COVERED 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&S AND/ OR DESIGN GUIDELINES



PROJECT:			
CORVALLIS CITY OF FOUNTAIN OVERALL DEVELOPMENT PLAN AMENDMENT NO.1			
DATE: SEPTEMBER 29, 2023			
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	08/10/2026	REVISED PER CITY COMMENTS	KMM

DRAWING INFORMATION:

PROJECT NO:	23.1415.002
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DRAWN BY: KM

CHECKED BY: LB

APPROVED BY: RF

SHEET TITLE:

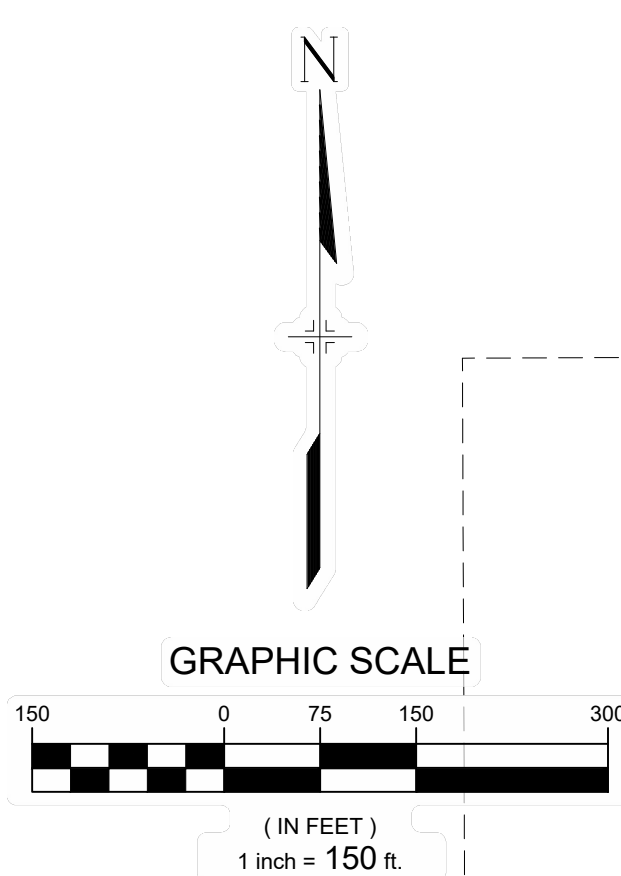
TITLE SHEET

ODP02

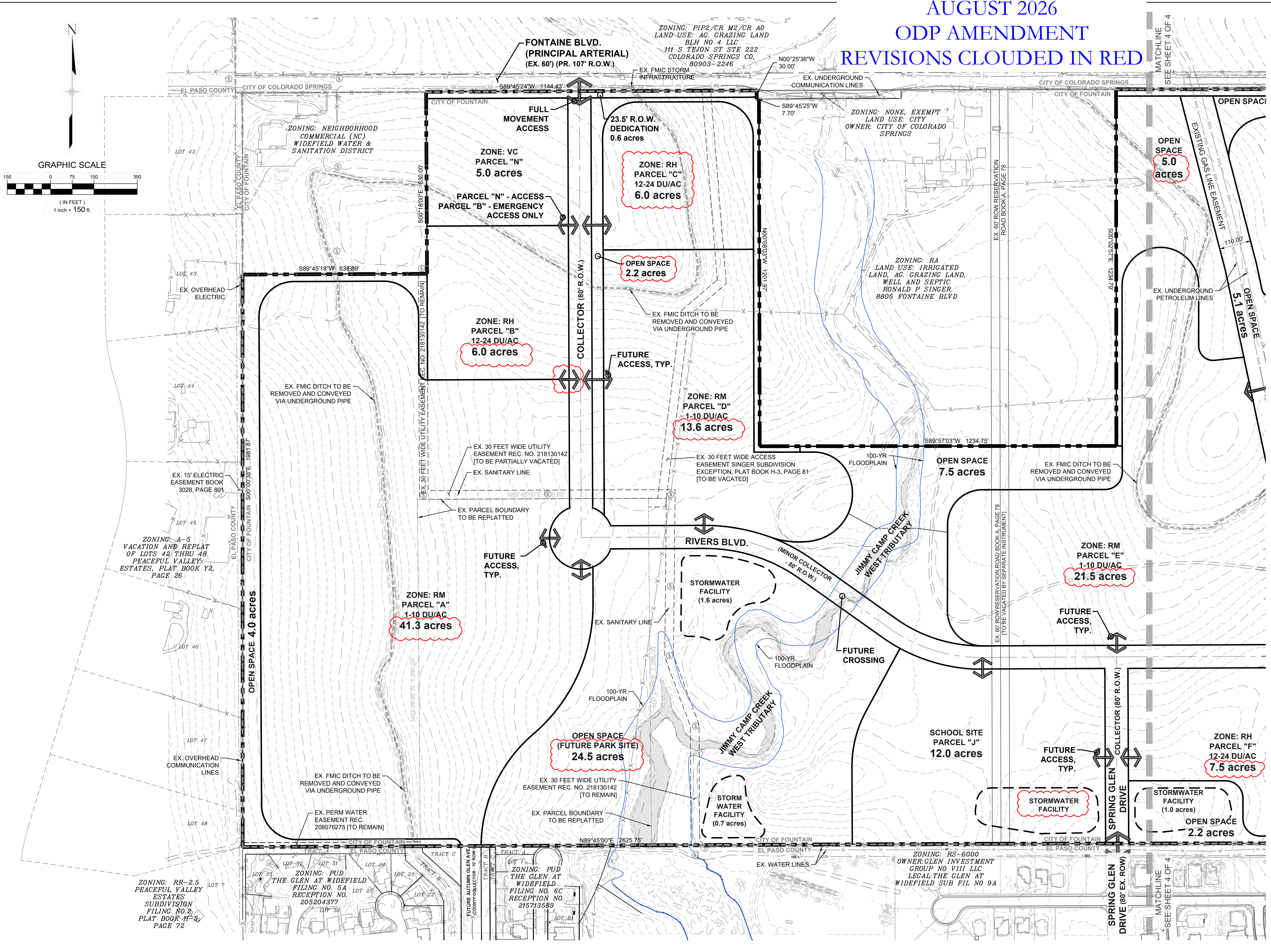
SHEET 2 OF 4

PCD FILE NO.:

FILE LOCATION: S:\31415\002 Corvallis ODP Amendment\002 CAD\002 Plan Set\002 Development Plan Amendment\ODP01.dwg



AUGUST 2026
ODP AMENDMENT
REVISIONS CLOUDED IN RED



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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

OWNER/DEVELOPER:

CORVALLIS DEVELOPMENT COMPANY
9540 FEDERAL DRIVE, STE 200
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	08/10/2026	REVISED PER CITY COMMENTS	KMM

DRAWING INFORMATION:

PROJECT NO: 23.1415.002

DRAWN BY: KM

CHECKED BY: LB

APPROVED BY: RF

SHEET TITLE:

**OVERALL
DEVELOPMENT
PLAN (1)**

ODP03

SHEET 3 OF 4

PCD FILE NO.:

CONSULTANTS:

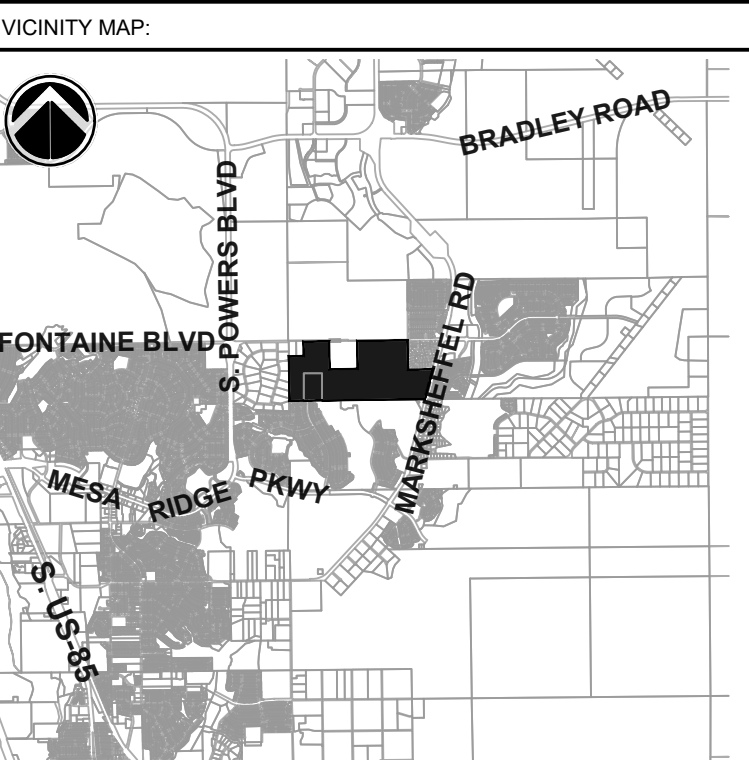
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

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

OWNER/DEVELOPER:

CORVALLIS DEVELOPMENT COMPANY
9540 FEDERAL DRIVE, STE 200
COLORADO SPRINGS, CO 80921



PROJECT:

CORVALLIS
CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN
AMENDMENT NO.1

DATE: SEPTEMBER 29, 2023

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	08/10/2026	REVISED PER CITY COMMENTS	KMM

DRAWING INFORMATION:

PROJECT NO: 23.1415.002

DRAWN BY: KM

CHECKED BY: LB

APPROVED BY: RF

SHEET TITLE:

SHEET TITLE: _____

OVERALL

OVERALL

DEVELOPMENT

DEVELOPMENT PLAN (C)

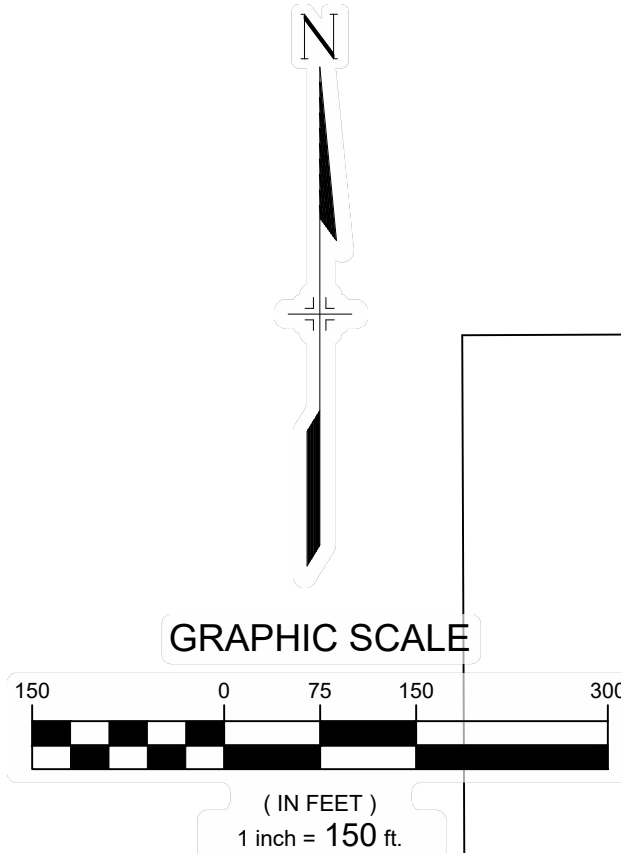
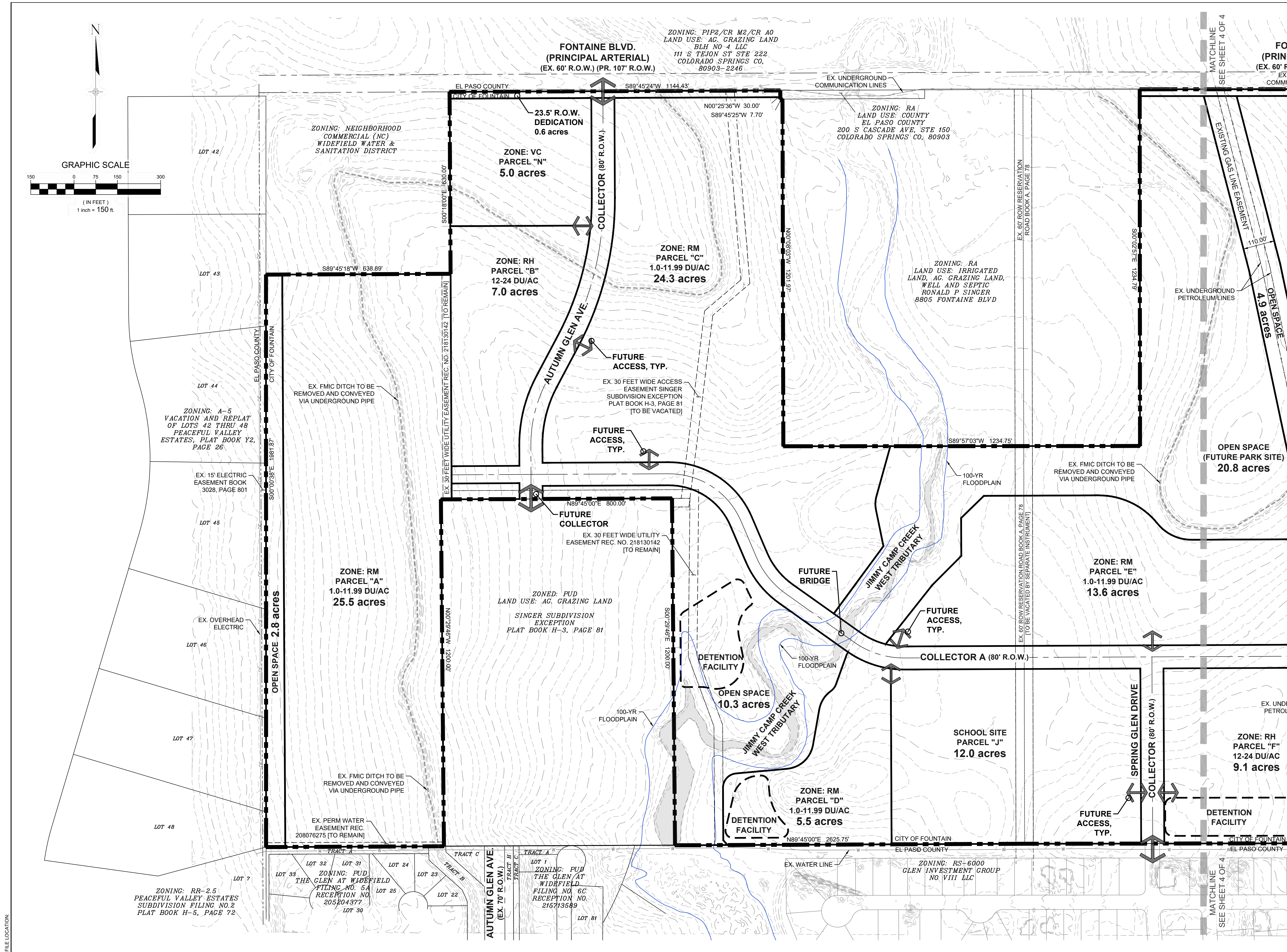
PLAN (2)

ODR04

ODF04

SHEET 4 OF 4

PCD FILE NO.: _____



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

CORVALLIS
CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: THIRD SUBMITTAL: 03/15/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/15/2020	INITIAL SUBMITTAL	RAF
1	01/08/2021	REVISED PER CITY COMMENTS	RAF
2	03/15/2021	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: RAF

CHECKED BY: JAA

APPROVED BY: JAA

SHEET TITLE:

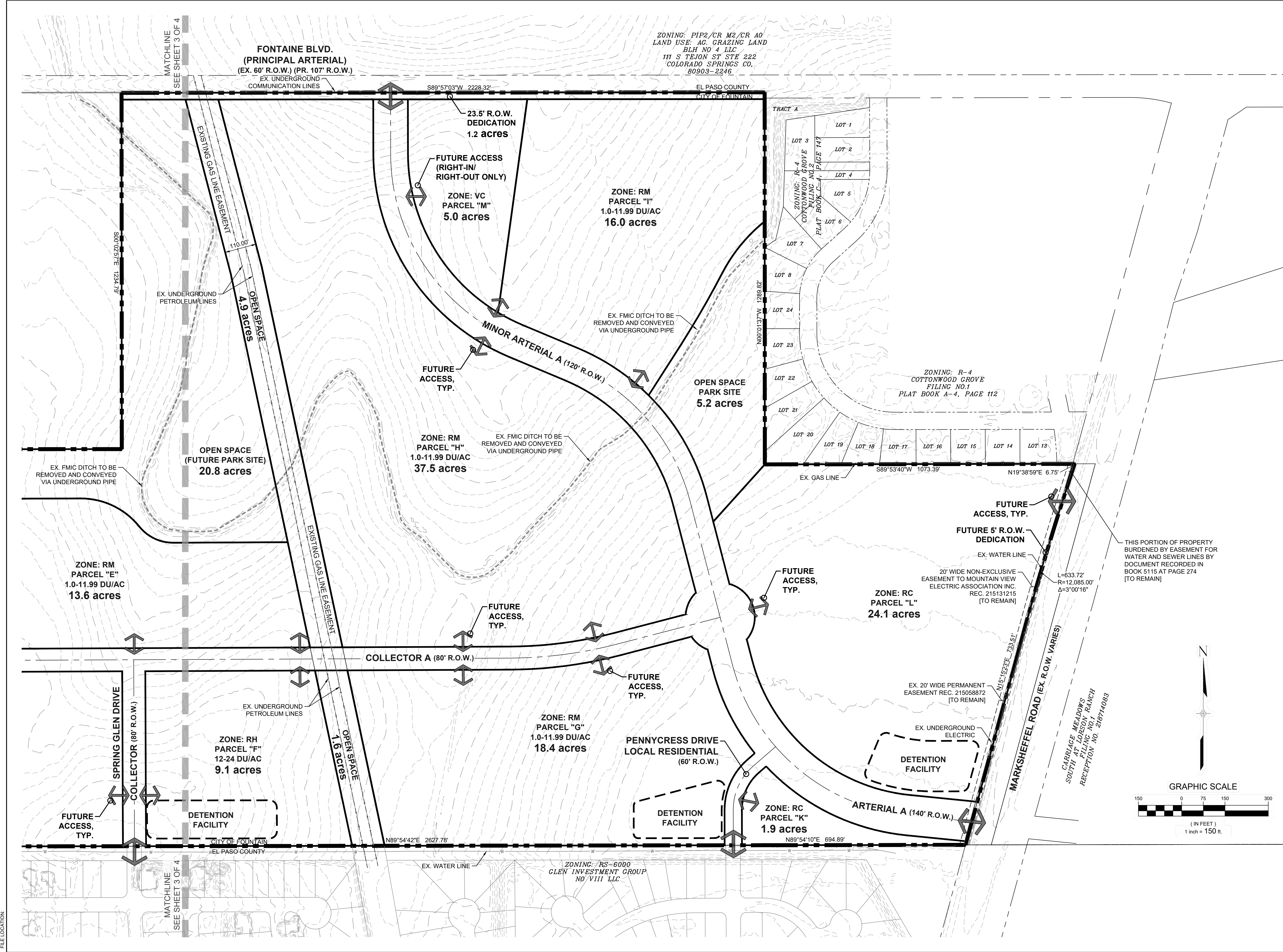
OVERALL DEVELOPMENT PLAN (1)

ODP03

SHEET 03 OF 04

PCD FILE NO.:

FILE LOCATION:



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

CORVALLIS
CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: THIRD SUBMITTAL: 03/15/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/15/2020	INITIAL SUBMITTAL	RAF
1	01/08/2021	REVISED PER CITY COMMENTS	RAF
2	03/15/2021	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: RAF

CHECKED BY: JAA

APPROVED BY: JAA

SHEET TITLE:

OVERALL DEVELOPMENT PLAN (2)

ODP04

SHEET 04 OF 04

PCD FILE NO.:

CORVALLIS - LACY PARCEL

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

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.

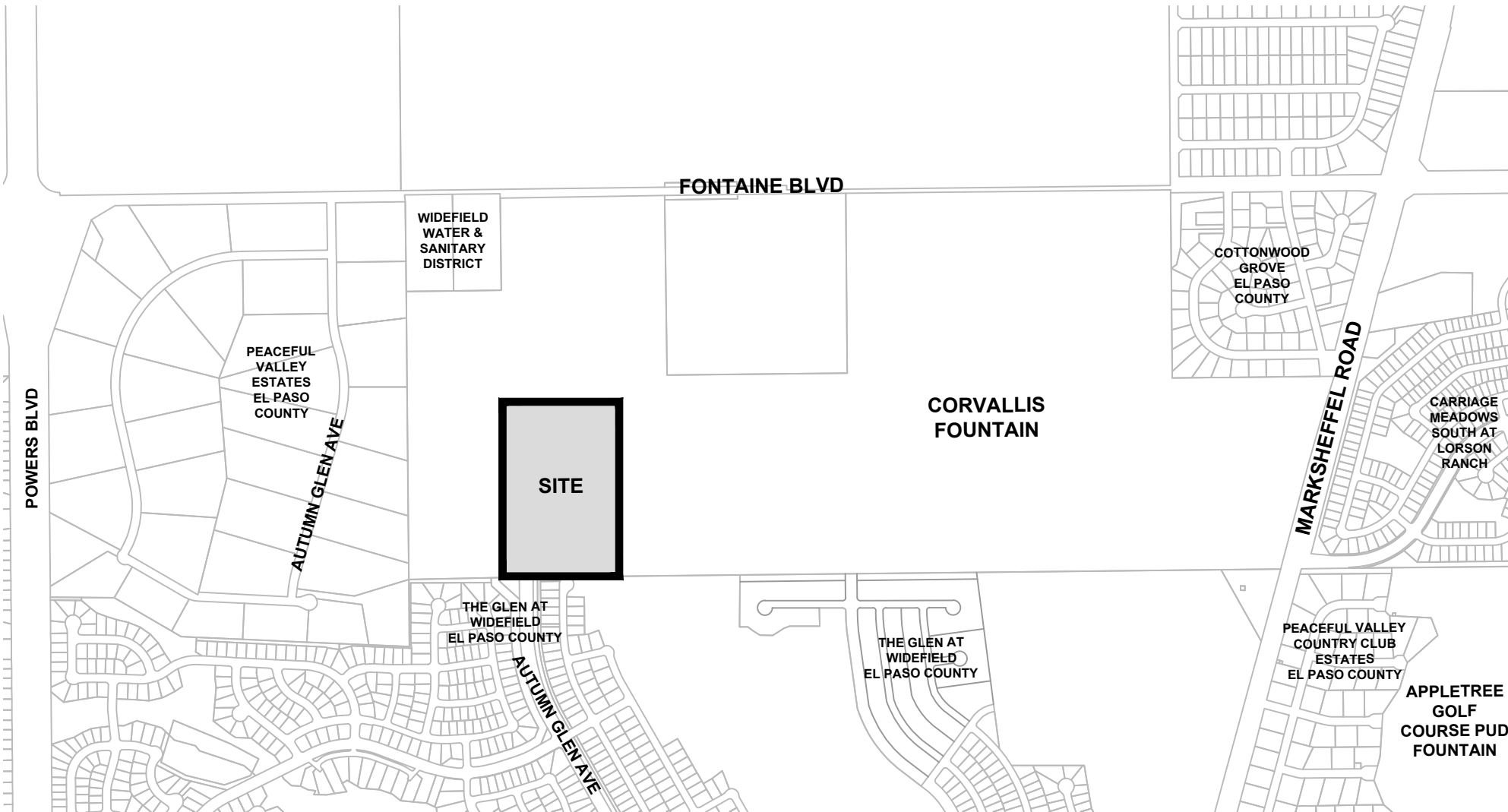
CONTAINING A CALCULATED AREA OF 22.04 ACRES MORE OR LESS.

GENERAL NOTES:

- 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 SEPARTE 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 A FUTURE METROPOLITAN DISTRICT AND/ OR A FUTURE HOMEOWNER'S ASSOCIATION.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY A FUTURE METROPOLITAN DISTRICT AND/ OR A FUTURE HOMEOWNER'S ASSOCIATION.
- 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.
- A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WAS PREPARED BY MATRIX DESIGN GROUP DATED 09/11/2020, UPDATED JANUARY 8, 2021, AND _____. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION.

OPEN SPACE NOTES:

- THE OPEN SPACE AREA REQUIREMENT ACREAGE IS ILLUSTRATED BELOW:
RESIDENTIAL OPEN SPACE TO BE CALCULATED AT 25% OF LAND AREA
9.9 AC X 25% REQ. = 2.475 ACRES OF REQUIRED OPEN SPACE.
- THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS OVERALL DEVELOPMENT PLAN (ODP) IS 9.7 ACRES, EXCEEDING THE 2.475 ACRES REQUIRED.
- USABLE OPEN SPACE: THE TOTAL 9.7 ACRES OF USABLE OPEN SPACE BREAKS DOWN AS FOLLOWS; OPEN SPACE = 8.7 ACRES (100% USABLE), WATER RESOURCE/ FLOODPLAIN AREAS WITHIN OPEN SPACE = 1.0 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).
- OPEN SPACE PROVIDED ABOVE THE REQUIRED OPEN SPACE MAY COUNT TOWARD REQUIRED OPEN SPACE WITHIN THE OVERALL CORVALLIS AND LACY PARCEL AREAS. OPEN SPACE PROVIDED WILL BE CUMULATIVE ACROSS THE ENTIRE CORVALLIS AND LACY DEVELOPMENT AREAS.
- SITE AMENITIES SHALL BE INCLUDED IN LIEU OF THE FULL REQUIREMENT FOR OPEN SPACE AREA WITHIN THE CORVALLIS AND CORVALLIS-LACY OVERALL DEVELOPMENT PLANS (ODP) AND THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.
- AMENITIES TO BE PROVIDED BY THE DEVELOPER IN LIEU OF THE REQUIRED LAND MAY POTENTIALLY INCLUDE PLAY EQUIPMENT; BENCHES; SHADE STRUCTURES/ PAVILIONS; PLAY FIELDS; INTERNAL SIDEWALKS/ TRAILS; LANDSCAPE IMPROVEMENTS; AND OTHER SITE IMPROVEMENTS THAT MAY BE APPROVED BY THE CITY OF FOUNTAIN.
- FINAL OPEN SPACE DEDICATION AND AMENITIES IN LIEU OF AMOUNTS TO BE PROVIDED WITH FUTURE PRELIMINARY AND FINAL PLAT SUBMITTALS.
- AMENITIES PROPOSED IN LIEU OF THE FULL OPEN SPACE REQUIREMENTS MAY NOT BE USED TOWARDS THE CALCULATION OF PARK FEES AT TIME OF SUBDIVISION PROCESS. ONLY THOSE AMENITIES IN EXCESS OF THE REQUIRED OPEN SPACE 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.



CONTEXT MAP

PROPOSED LAND USE CHART:

PARCEL	LAND USE	GROSS ACRES	DENSITY	APPROX. UNITS (MAX.)	% OF TOTAL AREA
PARCEL "A"	SINGLE FAMILY RESIDENTIAL	9.9	1-10 DU/ AC	99	45%
OPEN SPACE	-	9.7	-	-	44%
DEDICATED R.O.W.	-	2.4	-	-	11%
TOTAL	-	22.0		99	100%

TRAFFIC AND ROADWAYS:

- 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 WITH THIS OVERALL DEVELOPMENT PLAN 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.

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 MAY 20, 2021. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN SUBDIVISION FILE: CORVALLIS-LACY PARCEL OVERALL DEVELOPMENT PLAN. CONTACT THE PLANNING AND ZONING DEPARTMENT, 116 S MAIN ST, FOUNTAIN, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.

ORIGINALLY APPROVED ODP

LACEY PARCEL

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 afromentioned 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

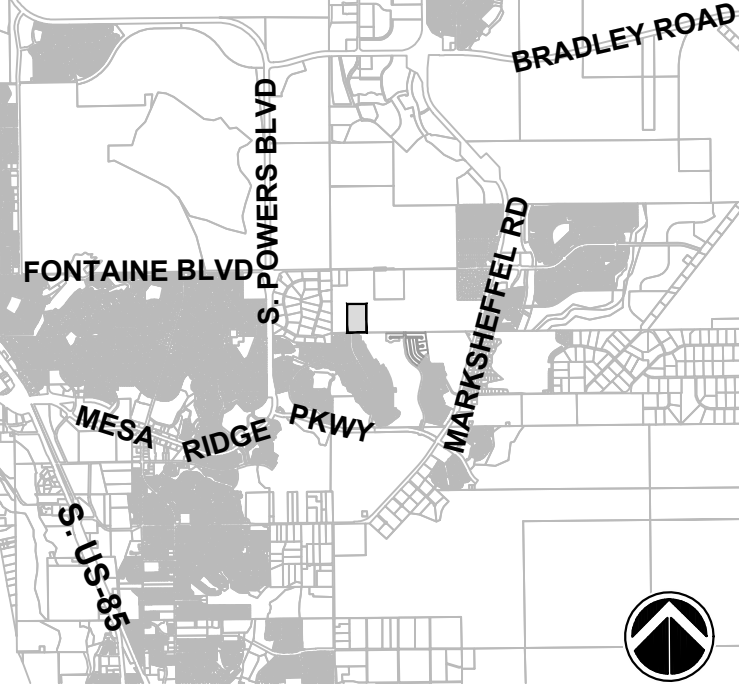
OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

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

APPROVAL:

VICINITY MAP:



PROJECT:

CORVALLIS - LACY PARCEL
OVERALL DEVELOPMENT PLAN

SOUTH SEGMENT OF CORVALLIS
10/22/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: 21.1105.009

DRAWN BY: KMM

CHECKED BY: JAA

APPROVED BY: JAA

SHEET TITLE:

COVER SHEET

ODP01

SHEET 1 OF 2

CITY FILE NO.: X

CORVALLIS - LACY PARCEL

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

ORIGINALLY APPROVED ODP

LACEY PARCEL

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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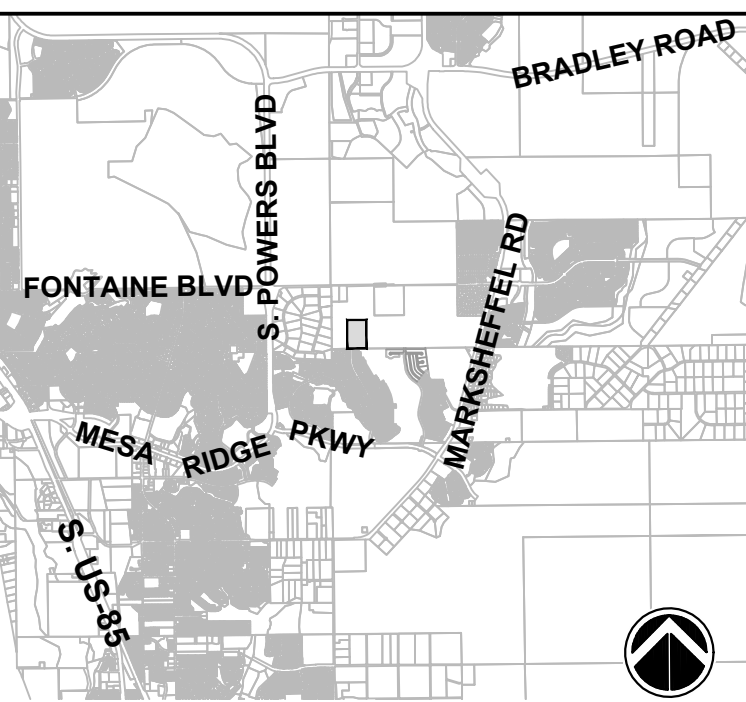
OWNER/DEVELOPER:

HPHR 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

10/22/2021

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

DIMENSIONAL STANDARDS AND GUIDELINES:

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC

DIMENSIONAL STANDARDS FOR PARCEL A

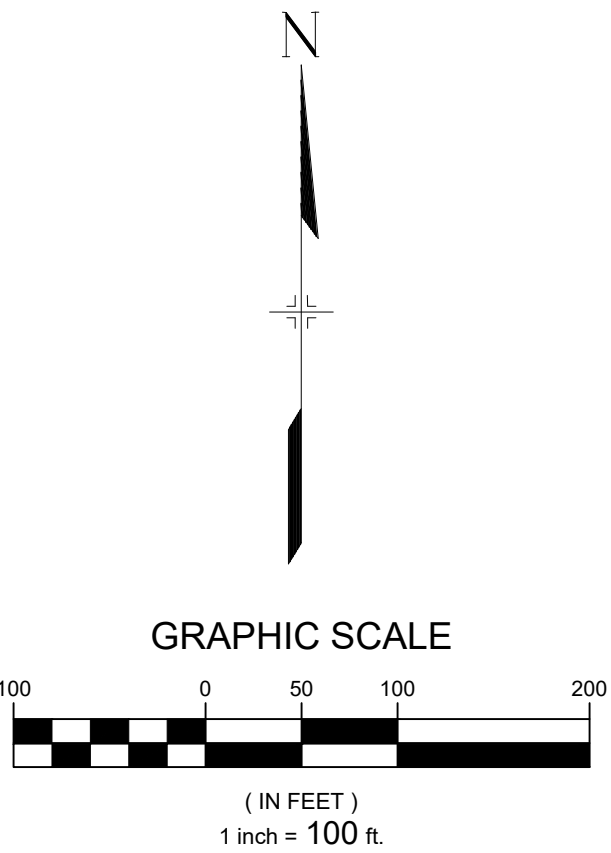
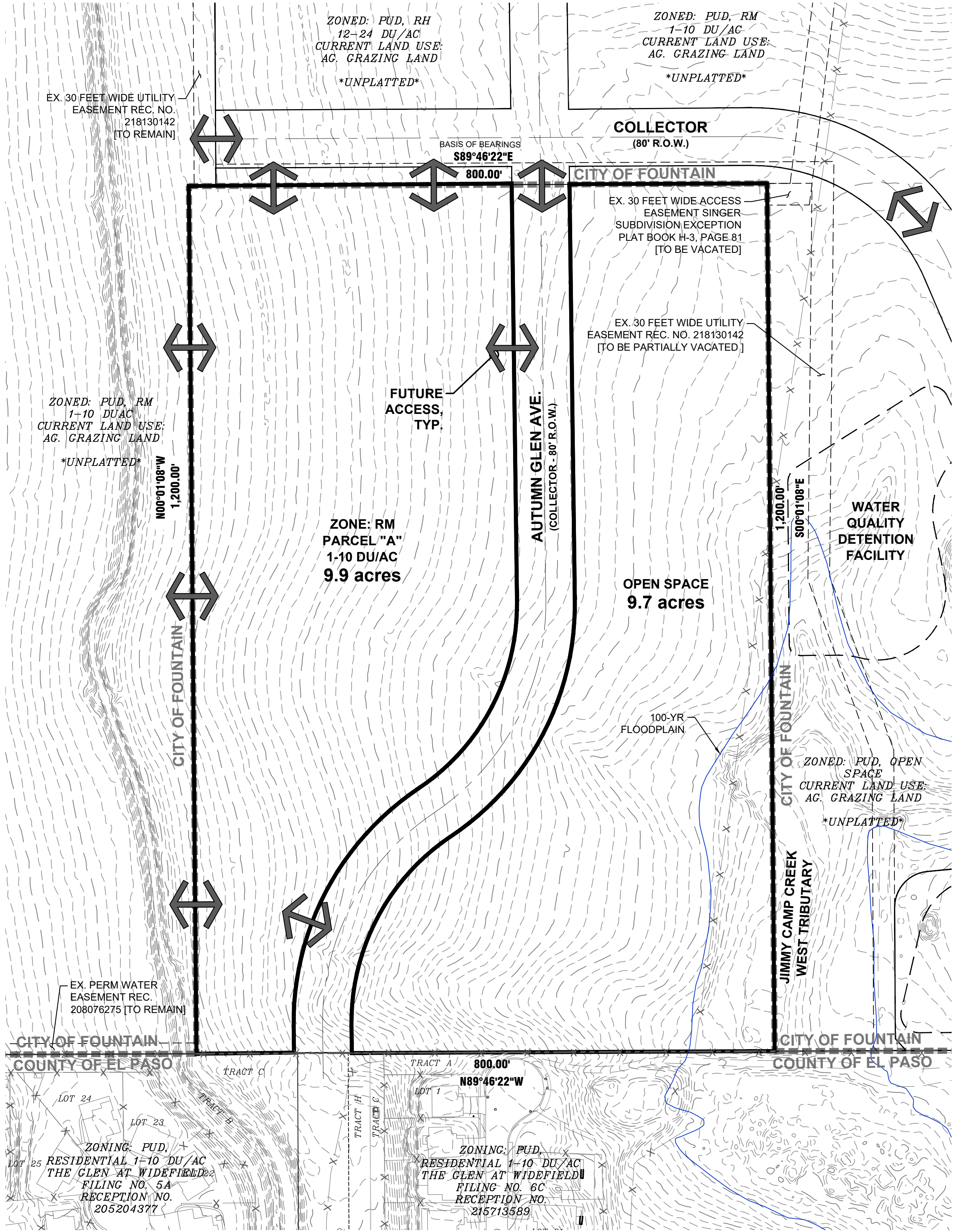
- PERMITTED LAND USE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT MAINTENANCE FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED 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.



City of Fountain
Engineering Department
116 South Main St.
Fountain, CO 80817

August 2026

RE: Corvallis MDDP

Dear Mr. Sheets,

Please find enclosed MDDP Amendment No. 2 for the proposed Corvallis development. This MDDPA accompanies an ODP Amendment which revises some land uses to accommodate the open space and detention areas designated in the previously approved MDDPA. Because the changes are relatively minor and are not anticipated to substantially alter the master planning level drainage infrastructure for the site, we are submitting this MDDPA in a more simplified conformance letter format.

Drainage analysis for the project was completed in accordance with the current City of Colorado Springs drainage criteria manual, which the city of Fountain has adopted as its governing drainage criteria, in the previous MDDPA (March 2022).

If there are any comments or questions regarding this submittal, please feel free to contact me by phone: 719-575-0100 or email: jesse.sullivan@matrixdesigngroup.com.

Thank you,



Jesse Sullivan, P.E.

Enclosures.