

FILE LOCATION: S:\201105-002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\CS01.DWG

# CORVALLIS - PHASE 1

## FOUNTAIN, COLORADO

### PRELIMINARY PLAT

A TRACT OF LAND BEING 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

#### LEGAL DESCRIPTION:

CORVALLIS PHASE 1

A TRACT OF LAND BEING 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 LINE BETWEEN THE MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS RLS 10377 S16 S16 S21 S22 T15S, R65W 1986", AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "S1/4 S15, N1/4 S22 T15S R65W", BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.68 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, 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°08'47"E, ON THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 30.00 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, THENCE N89°57'03"E ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 619.97 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N89°57'03"E ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD A DISTANCE OF 2,012.65 FEET TO A POINT ON THE EAST LINE OF THE NORTH HALF OF SAID SECTION 22, THENCE S00°01'37"E ON THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,289.82 FEET TO THE NORTH 1/16<sup>TH</sup> 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 UNDER 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 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 216026879; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S19°38'59"W, A DISTANCE OF 6.75 FEET TO A POINT ON CURVE;
2. 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;
3. S15°15'23"W, A DISTANCE OF 733.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE S89°54'10"W, ON SAID SOUTH LINE, A DISTANCE OF 694.89 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22, THENCE S89°54'42"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2,265.65 FEET; THENCE N00°15'00"W, A DISTANCE OF 686.02 FEET; THENCE N89°45'00"E, A DISTANCE OF 692.51 FEET; THENCE N11°58'34"W, A DISTANCE OF 1,276.83 FEET; THENCE N11°58'34"W, A DISTANCE OF 43.34 FEET; THENCE N14°32'29"W, A DISTANCE OF 651.95 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,147.971 SQUARE FEET OR 141.138 ACRES MORE OR LESS.

#### GENERAL NOTES:

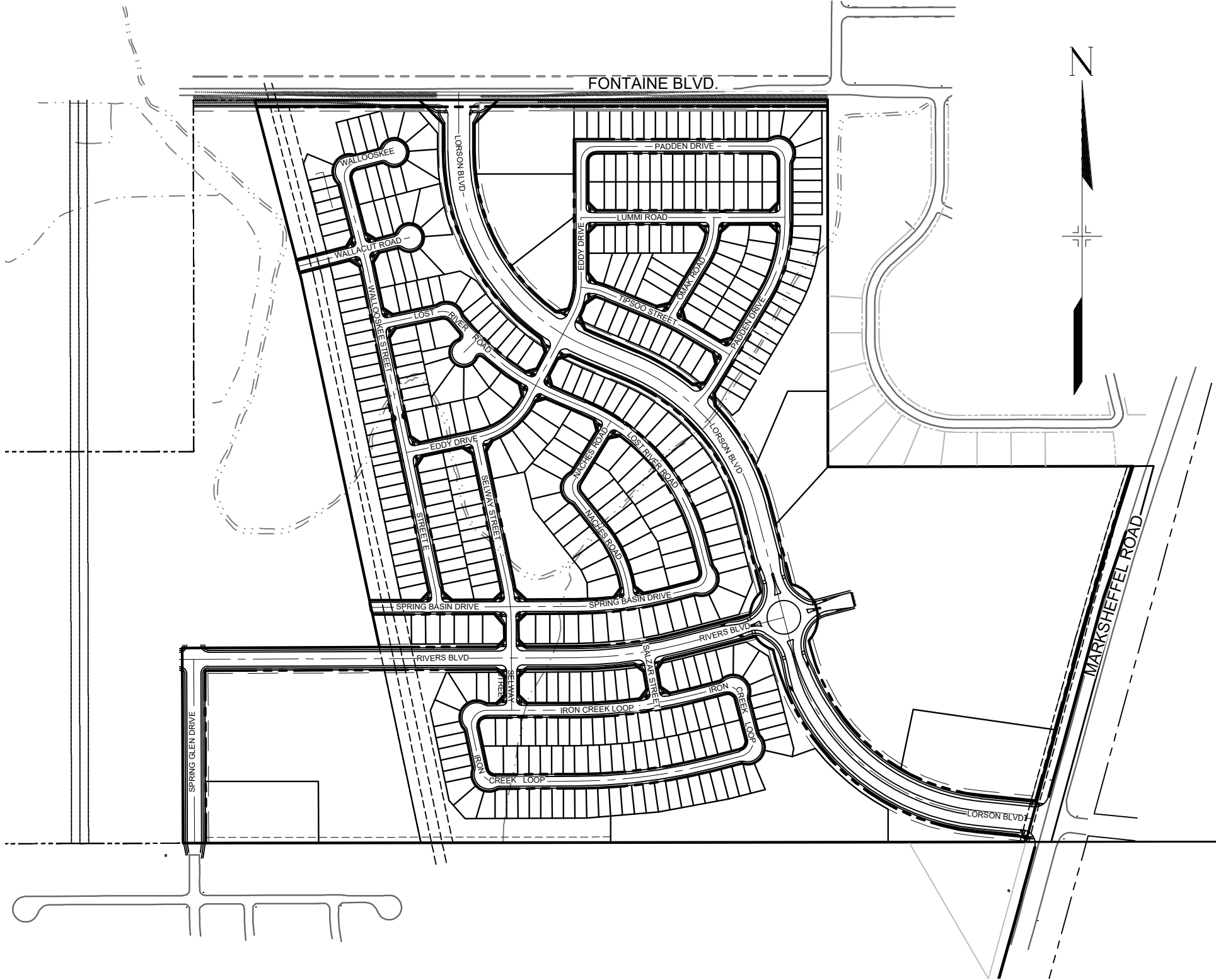
1. ROADWAY ALIGNMENTS, LOT LINES AND ACCESS LOCATIONS AS DEPICTED ON THE DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT SUBMITTALS.
2. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES WITHIN THE COMMERCIAL LAND USE DISTRICTS.
3. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
4. PERIMETER FENCING IS BEING PROVIDED AT THE REAR RESIDENTIAL LOT LINES AS SHOWN ON THE DRAWINGS CONSISTING OF A SIX (6) FOOT HIGH PRE-CAST FENCE ALONG FONTAINE BLVD AND LORSON BLVD, EXCLUDING COMMERCIAL LOT FRONTAGE, AND SIX (6) FOOT HIGH WOODEN PRIVACY FENCE ALONG RIVERS BLVD. THESE FENCES ARE TO BE INSTALLED BY THE DEVELOPER/ SUBDIVIDER AND SHALL BE OWNED AND MAINTAINED BY A FUTURE METROPOLITAN DISTRICT AND/ OR HOMEOWNER'S ASSOCIATION.
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 AND/ OR A FUTURE HOMEOWNER'S ASSOCIATION.
6. 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.
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. ALL INTERNAL PUBLIC ROADS SHALL BE DEDICATED, OWNED AND MAINTAINED BY THE CITY OF FOUNTAIN.
10. LANDSCAPING SHALL COMPLY WITH SECTION 17.370 LANDSCAPING REQUIREMENTS OF THE FOUNTAIN ZONING CODE. ALL LANDSCAPING PLANNED WITHIN THE PUBLIC RIGHTS-OF-WAY WILL REQUIRE A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CITY OF FOUNTAIN. THIS AGREEMENT WILL BE EXECUTED WITH THE FINAL PLAT.
11. ALL PARCELS ARE SUBJECT TO A PRIVATE DETENTION BASIN MAINTENANCE AND EASEMENT AGREEMENT TO BE EXECUTED AT TIME OF FINAL PLAT.
12. PUBLIC AND PRIVATE DRAINAGE EASEMENTS FOUND ON SINGLE FAMILY RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED ON THE PLAT. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN SAID DRAINAGE EASEMENTS.
13. DRAINAGE THROUGH AND AROUND THE PROPERTY IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
14. DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS, HOA OR THE METROPOLITAN DISTRICT UNLESS OTHERWISE INDICATED.
15. ANY REQUIRED SUBDIVISION IMPROVEMENT AGREEMENTS WILL BE EXECUTED AT TIME OF FINAL PLAT.
16. THE SAFETY CENTER/ PUBLIC SAFETY SITE (SHOWN AS TRACT E) WILL BE DEEDED TO THE CITY OF FOUNTAIN WITH FUTURE FINAL PLAT SUBMITTALS.
17. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA MAPS, 08041C0956G AND 08041C0957G BOTH EFFECTIVE 12/7/2018.
18. UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES WILL BE PLATTED WITH A 15 FOOT PUBLIC UTILITY AND PUBLIC IMPROVEMENTS EASEMENT. ALL SIDE LOT LINES WILL BE PLATTED WITH A 5 FOOT PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT. ALL REAR LOT LINES WILL BE PLATTED WITH A 8 FOOT PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
19. PEDESTRIAN CROSSING SHALL BE PROVIDED AT SPRING GLEN DRIVE AND RIVERS BLVD, AS PART OF THE SAFE ROUTE TO SCHOOLS REQUIREMENTS. THE PEDESTRIAN CROSSING SHOWN ON THE DRAWINGS IS PRELIMINARY IN NATURE AND SUBJECT TO FINAL DESIGN WITH FUTURE CONSTRUCTION DOCUMENT REVIEW AND APPROVALS.
20. A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WAS PREPARED BY MATRIX DESIGN GROUP DATED 09/11/2020 AND UPDATED JANUARY 8, 2021. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION.
21. EXISTING FMIC DITCH TO BE REMOVED AND CONVEYED VIA UNDERGROUND PIPE.

#### SOILS:

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.

#### OPEN SPACE NOTES:

1. THE CORVALLIS ODP OPEN SPACE AREA WILL BE CALCULATED BASED ON RESIDENTIAL & COMMERCIAL ACREAGE AS ILLUSTRATED BELOW:  
RESIDENTIAL OPEN SPACE TO BE CALCULATED AT 25% OF LAND AREA  
116.42 AC (RESIDENTIAL) X 25% REQ. = 29.10 ACRES OF REQUIRED OPEN SPACE.  
COMMERCIAL OPEN SPACE TO BE CALCULATED AT 15% OF LAND AREA  
24.71 AC (COMMERCIAL) X 15% REQ. = 3.71 ACRES OF REQUIRED OPEN SPACE.  
TOTAL REQUIRED OPEN SPACE EQUALS 32.81 ACRES.
2. THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS PRELIMINARY PLAT IS 18.41 ACRES. TOTAL OPEN SPACE BEING PROVIDED IS 56.1% OF THE 32.81 ACRES. THE TOTAL 16.77 ACRES OF USABLE OPEN SPACE BREAKS DOWN AS FOLLOWS: OPEN SPACE TRACTS = 16.77 ACRES (100% USABLE), STORMWATER FACILITY = 1.64 ACRES (5% OF TOTAL REQUIRED OPEN SPACE).
3. THE PROPOSED DEVELOPMENT IS SHORT 14.4 ACRES OF OPEN SPACE. SITE AMENITIES SHALL BE INCLUDED IN LIEU OF THE FULL REQUIREMENT FOR OPEN SPACE WITHIN THE ENTIRE CORVALLIS DEVELOPMENT.
4. AMENITIES IN THE AMOUNT OF \$1,728,000 (14.4 ACRES X \$120,000) TO BE PROVIDED BY THE DEVELOPER IN LIEU OF THE REQUIRED LAND.
5. NO MORE THAN 5% OF THE REQUIRED PERCENTAGE OF USABLE OPEN SPACE SHALL BE IN THE FORM OF STORM WATER DETENTION FACILITIES.
6. FINAL OPEN SPACE DEDICATION AND AMENITIES IN LIEU OF AMOUNTS TO BE PROVIDED WITH FINAL PLAT AND CONSTRUCTION DOCUMENT SUBMITTALS.



#### VICINITY MAP

N.T.S

#### TRAFFIC AND ROADWAYS:

1. FONTAINE BOULEVARD ALONG THE CORVALLIS FRONTAGE TO BE OWNED BY CITY OF COLORADO SPRINGS. CITY OF COLORADO SPRINGS TO MAINTAIN FONTAINE BLVD, UNLESS AN INTER-GOVERNMENTAL AGREEMENT IS EXECUTED WITH EL PASO COUNTY.
2. FONTAINE BOULEVARD TO BE DESIGNED TO CITY OF COLORADO SPRINGS STANDARDS TRAFFIC CRITERIA MANUAL STANDARDS.
3. MARKSHEFFEL ROAD TO BE OWNED AND MAINTAINED BY EL PASO COUNTY.
4. ALL INTERNAL PUBLIC ROADS LOCATED WITHIN THE FOUNTAIN CITY LIMITS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF FOUNTAIN.
5. INTERNAL STREET CROSS SECTIONS SHALL CONFORM TO THE CITY OF FOUNTAIN'S ENGINEERING STANDARDS AND REQUIREMENTS.
6. REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THE CORVALLIS ODP 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.

#### ODP DIMENSIONAL STANDARDS AND GUIDELINES

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC  
DIMENSIONAL STANDARDS FOR PARCELS 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: 15'  
D. CORNER YARD (NON-DRIVEWAY SIDE): 10'  
18' IF SIDE GARAGE ACCESS IS PROVIDED  
E. CHAMFERED CORNER FRONT SETBACK: 8'

#### ODP 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.

#### ODP 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.

#### CITY APPROVAL

ON BEHALF OF THE CITY OF FOUNTAIN PLANNING COMMISSION, THE UNDERSIGNED HEREBY APPROVES THE PRELIMINARY PLAT OF "CORVALLIS PHASE 1" AS APPROVED BY THE PLANNING COMMISSION AT ITS MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK

SITE SUMMARY DATA	
PROPERTY SIZE	141.14 ACRES
TAX SCHEDULE NUMBERS	5500000401
EXISTING LAND USE	AG. GRAZING LAND
PROPOSED LAND USE	SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING TO REMAIN	PUD
BUILDING SETBACKS	SETBACKS PER ODP ZONE DEVELOPMENT STANDARDS
PROPOSED TOTAL UNITS	412 UNITS
PROPOSED UNITY DENSITY	412 UNITS / 108.74 ACRES = 3.789 DU/AC
AVERAGE LOT SIZE	5,048 SF
LOT COVERAGE	2,079,880 SQ FT / 47.75 AC / 33.83%
R.O.W.	1,414,444 SQ FT / 32.47 AC / 23.00%
FUTURE DEVELOPMENT	1,410,935 SQ FT / 32.39 AC / 22.95%
OPEN SPACE (EXCLUDES DETENTION)	730,636 FT / 16.77 AC / 11.88%
DETENTION STORM WATER FACILITIES	512,076 SQ FT / 11.76 AC / 8.33%
DEVELOPMENT SCHEDULE	SUMMER 2022
DRAINAGE BASIN	JIMMY CAMP CREEK

ROADWAY RIGHT-OF-WAY DEDICATION INFORMATION					
ROADWAY	CLASSIFICATION TYPE	EXISTING R.O.W.	PLAT DEDICATED R.O.W.	INTERIM PROPOSED R.O.W.	ULTIMATE R.O.W.
FONTAINE BLVD	PRINCIPAL ARTERIAL (CITY OF COLO SPRGS)	25' R.O.W.	23.5'	48.5'	107'
MARKSHEFFEL ROAD	MAJOR ARTERIAL (EL PASO COUNTY)	200'-210'	5'	205'	210'

DEVELOPMENT AREAS (AS APPROVED WITH THE ODP)	
AREA G	LOTS 195-295 (SINGLE FAMILY RESIDENTIAL)
AREA H	LOTS 1-193 (SINGLE FAMILY RESIDENTIAL)
AREA I	LOTS 296-412 (SINGLE FAMILY RESIDENTIAL)
AREAS F, K, L, & M	TRACTS SUBJECT TO FUTURE DEVELOPMENT PLAN, REF TRACT TABLE ON DT01

SHEET INDEX		
SHEET DESCRIPTION	SHEET NUMBER	SHEET TITLE
COVER SHEET	1	CS01
DETAIL SHEET	2-6	DT01-DT05
PRELIMINARY SITE PLAN	7-23	SP01-SP17
GRADING PLAN	24-41	GR01-GR18
UTILITY PLAN	42-58	UT01-UT17

#### WIDEFIELD WATER AND SANITATION DISTRICT:

PLANS ARE RECOMMENDED FOR USE IN CONSTRUCTION OF WASTEWATER COLLECTION SYSTEM FOR THIS PROJECT. DESIGN ENGINEER OF RECORD TAKES SOLE RESPONSIBILITY FOR ALL DESIGN ASPECTS OF THE PROJECT.

ROBERT BANNISTER, P.E. DATE  
WIDEFIELD SANITATION DISTRICT - DISTRICT ENGINEER

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



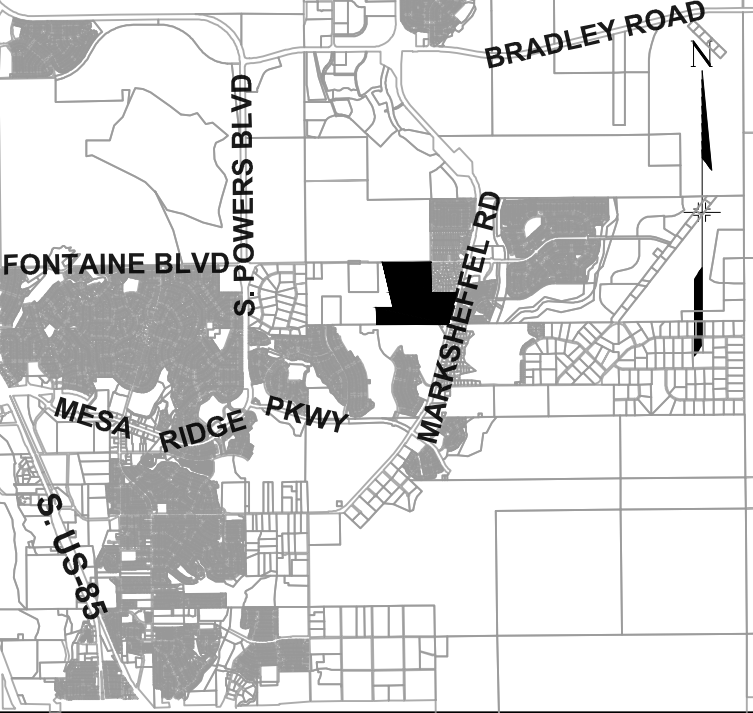
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO

DATE 09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

## COVER SHEET

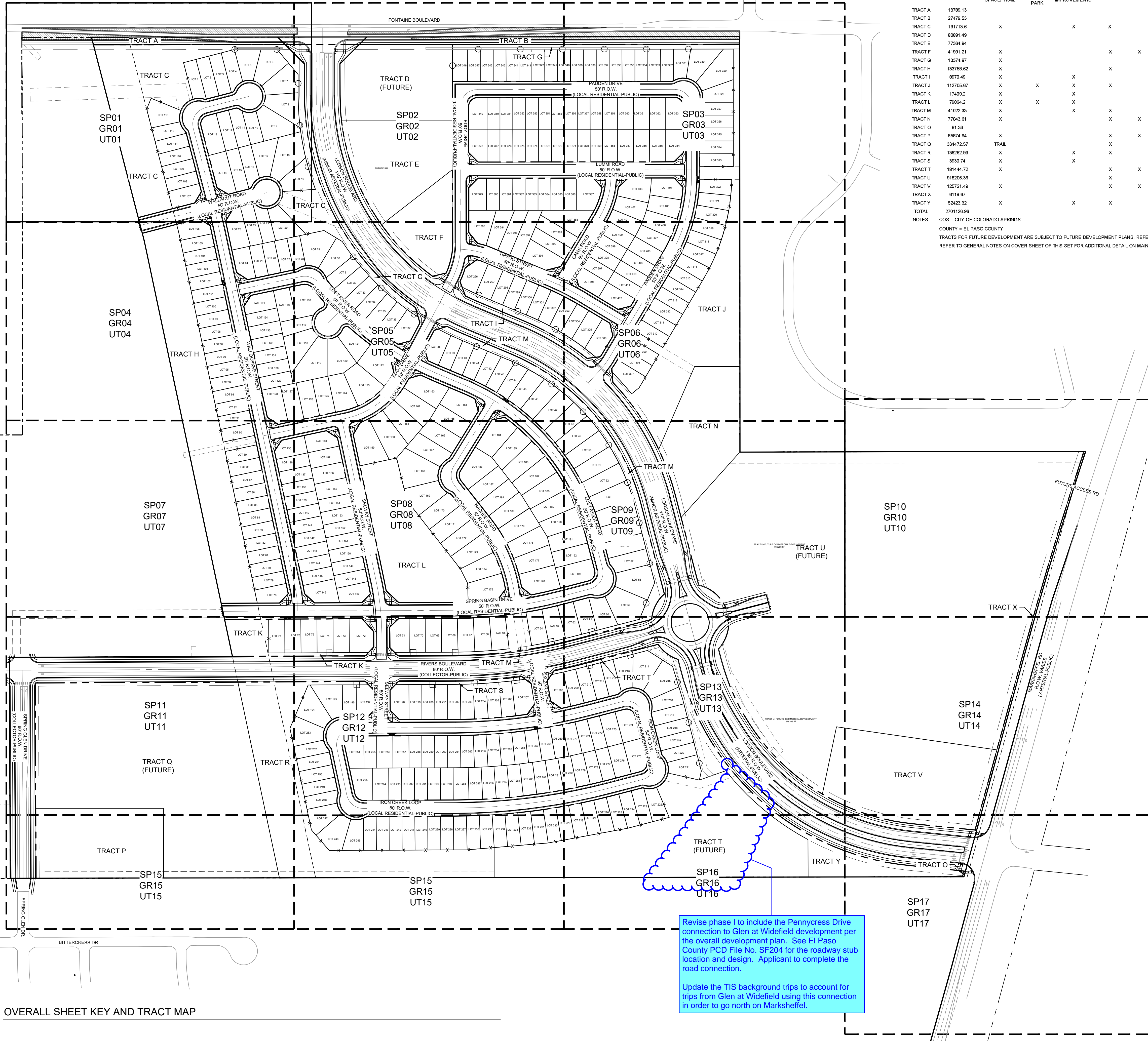
CS01

SHEET 1 OF 58

CITY FILE NO.:



FILE LOCATION: S:\201105-002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\DT01.DWG



TRACT NAME	AREA (SF)	LANDSCAPE/ OPEN SPACE/ TRAIL	PUBLIC POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE	DETENTION	PUBLIC UTILITIES	FUTURE DEVELOPMENT	DEDICATED RIGHT OF WAY	OWNED BY	MAINTAINED BY
TRACT A	13789.13								X	COS	COS
TRACT B	27479.53								X	COS	COS
TRACT C	131713.6	X		X	X		X			DISTRICT	DISTRICT
TRACT D	80891.49							X		DISTRICT	DISTRICT
TRACT E	77364.94							X		DISTRICT	DISTRICT
TRACT F	41991.21	X			X	X				DISTRICT	DISTRICT
TRACT G	13374.87	X								DISTRICT	DISTRICT
TRACT H	133758.82	X			X		X			DISTRICT	DISTRICT
TRACT I	8970.49	X		X	X					DISTRICT	DISTRICT
TRACT J	112705.67	X	X	X	X					DISTRICT	DISTRICT
TRACT K	17409.2	X		X			X			DISTRICT	DISTRICT
TRACT L	79964.2	X	X	X						DISTRICT	DISTRICT
TRACT M	41022.33	X		X	X		X			DISTRICT	DISTRICT
TRACT N	77043.61	X		X	X	X				DISTRICT	DISTRICT
TRACT O	91.33								X	COUNTY	COUNTY
TRACT P	85874.94	X			X	X				DISTRICT	DISTRICT
TRACT Q	334472.57	TRAIL			X			X		DISTRICT	DISTRICT
TRACT R	136262.93	X		X	X		X			DISTRICT	DISTRICT
TRACT S	3930.74	X		X						DISTRICT	DISTRICT
TRACT T	181444.72	X			X	X	X			DISTRICT	DISTRICT
TRACT U	918206.36				X			X		DISTRICT	DISTRICT
TRACT V	125721.49	X			X	X				DISTRICT	DISTRICT
TRACT X	6119.67								X	COUNTY	COUNTY
TRACT Y	52423.32	X		X	X					DISTRICT	DISTRICT
TOTAL	2701126.96										

NOTES:  
COS = CITY OF COLORADO SPRINGS  
COUNTY = EL PASO COUNTY  
TRACTS FOR FUTURE DEVELOPMENT ARE SUBJECT TO FUTURE DEVELOPMENT PLANS. REFERENCE GENERAL NOTES 2 ON COVER SHEET OF THIS SET.  
REFER TO GENERAL NOTES ON COVER SHEET OF THIS SET FOR ADDITIONAL DETAIL ON MAINTENANCE

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



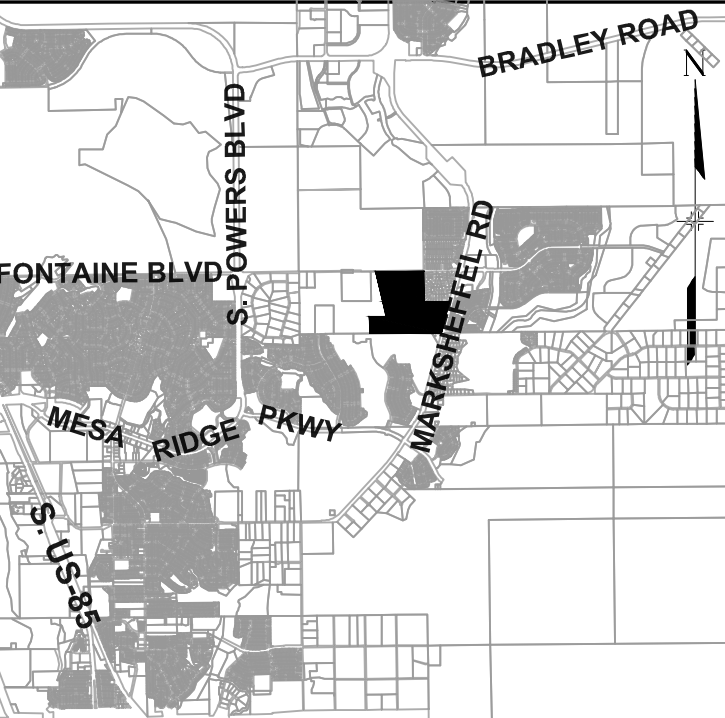
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO

DATE 09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

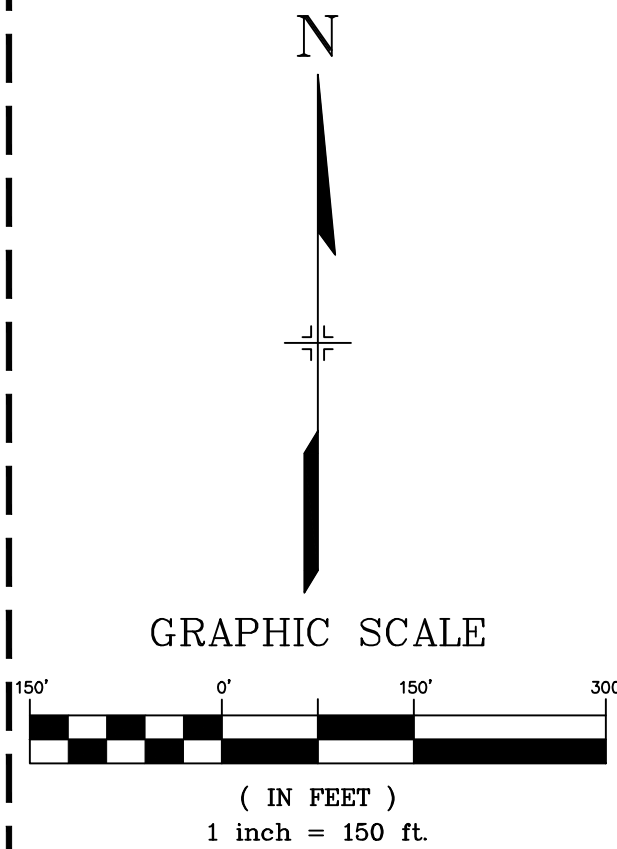
SHEET TITLE:

DETAIL SHEET

DT01

SHEET 2 OF 58

CITY FILE NO.:

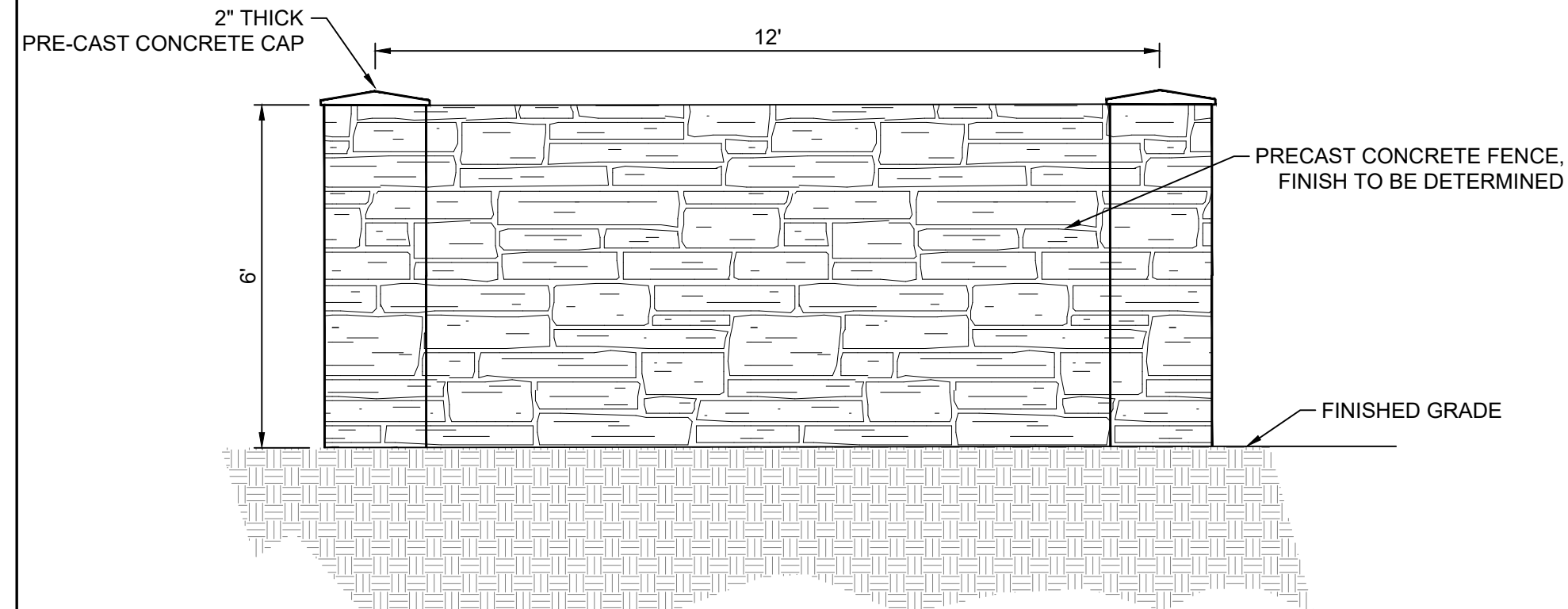
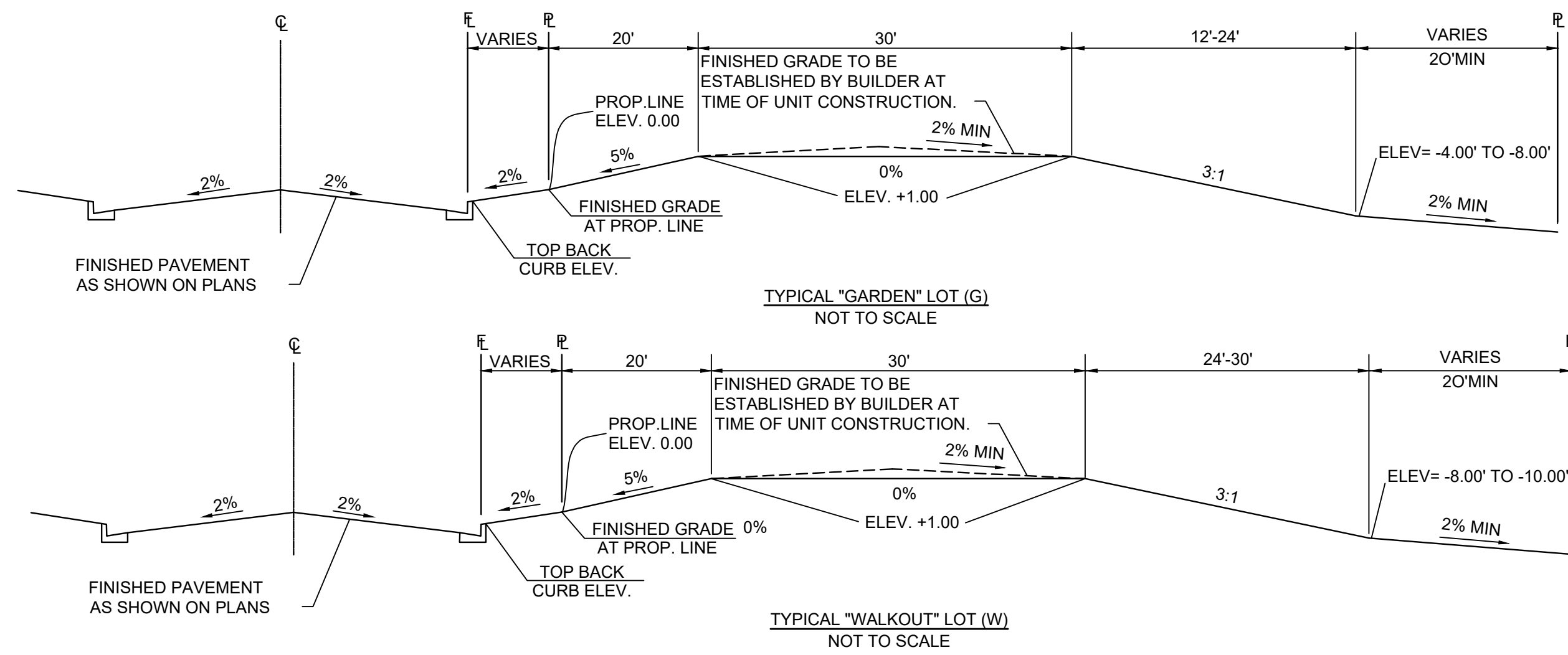




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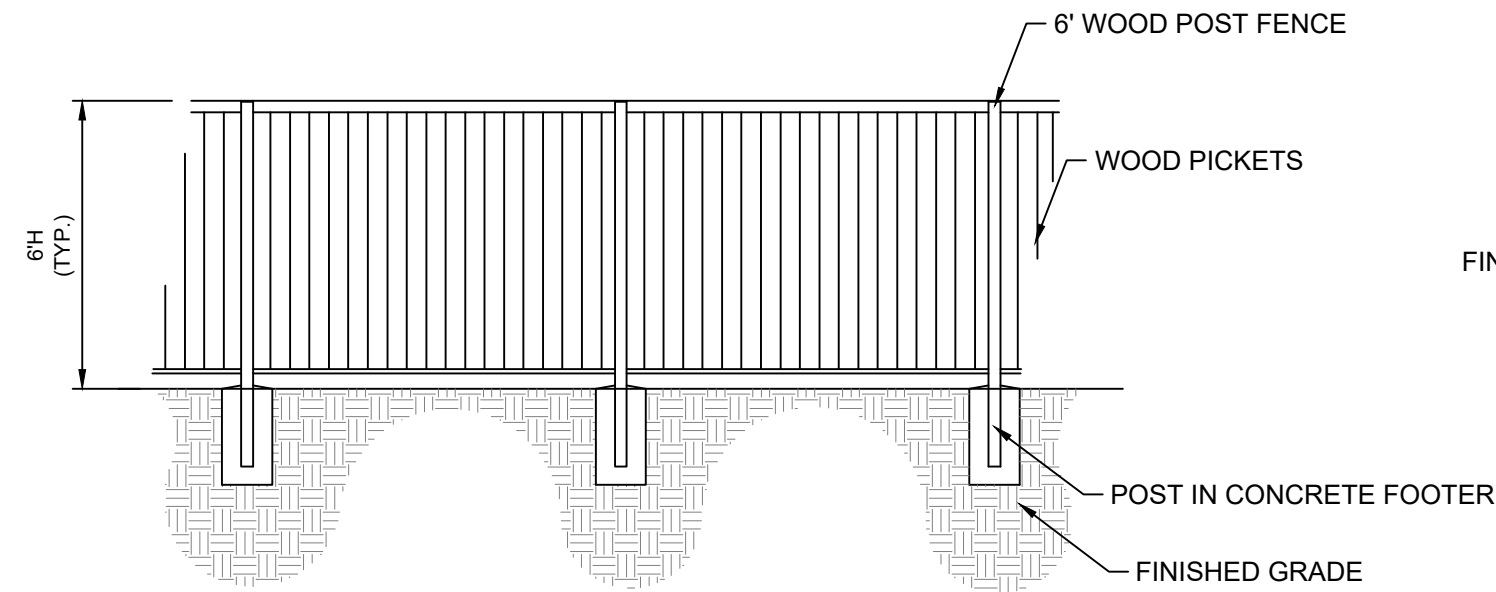
LOT TYPES

- A "A" LOT  
B "B" LOT  
G "GARDEN LEVEL" LOT  
W "WALKOUT" LOT  
T "TRANSITION" LOT

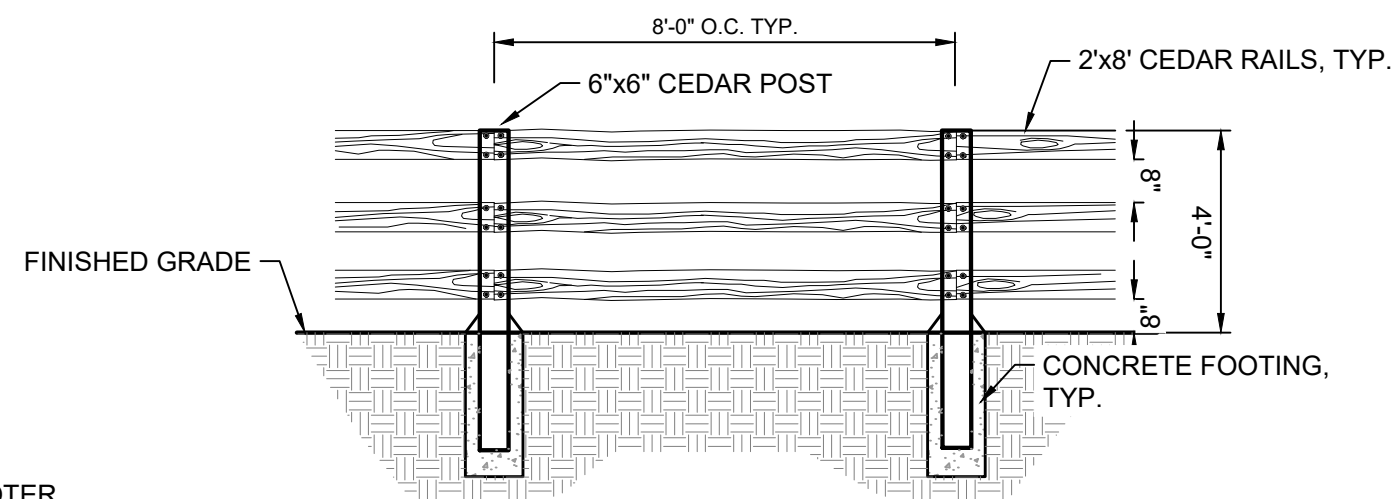


NOTE:  
1. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.  
2. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.  
3. FINAL COLOR, TEXTURE AND FINISH TO BE DETERMINED

6' PRE-CAST CONCRETE FENCE  
NOT TO SCALE

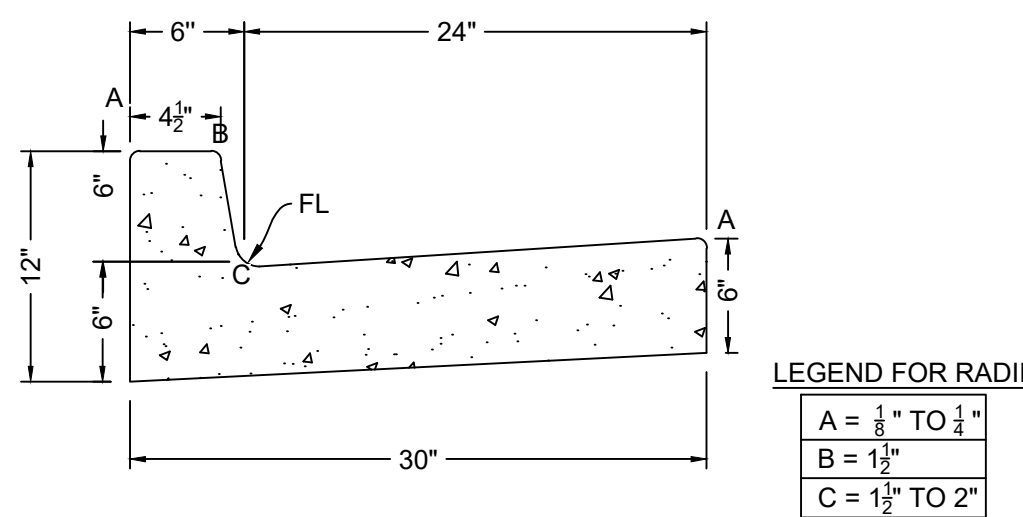


6' WOOD PRIVACY FENCE DETAIL  
NOT TO SCALE

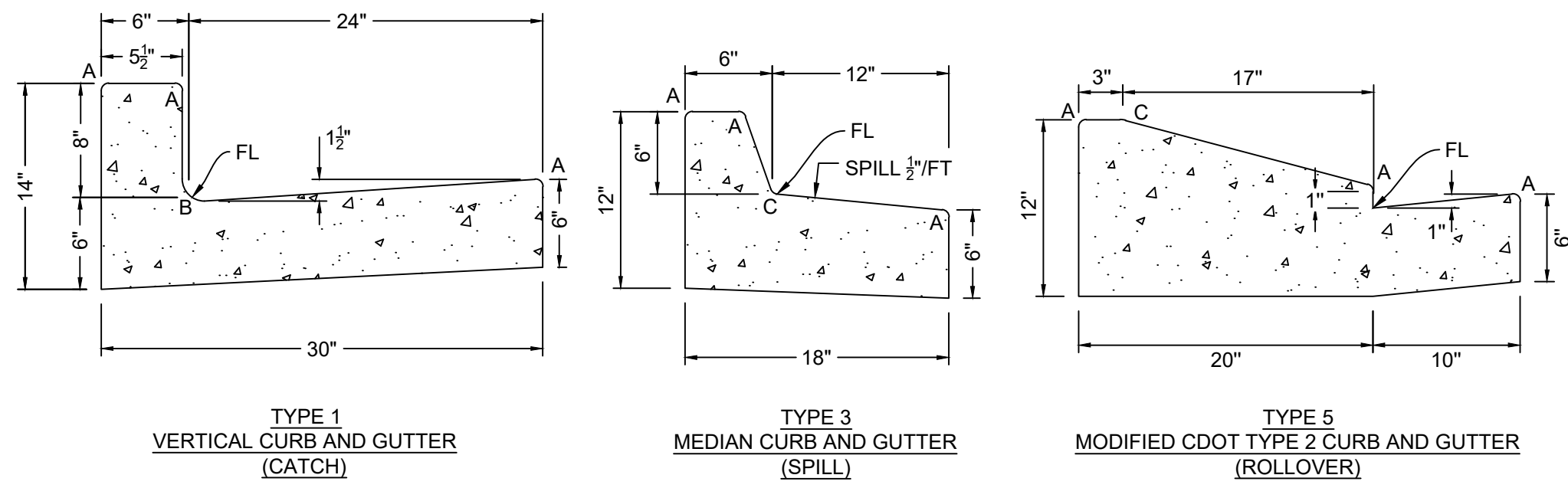


GENERAL NOTES:  
1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.  
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.

3-RAIL WOODEN FENCE DETAIL  
NOT TO SCALE

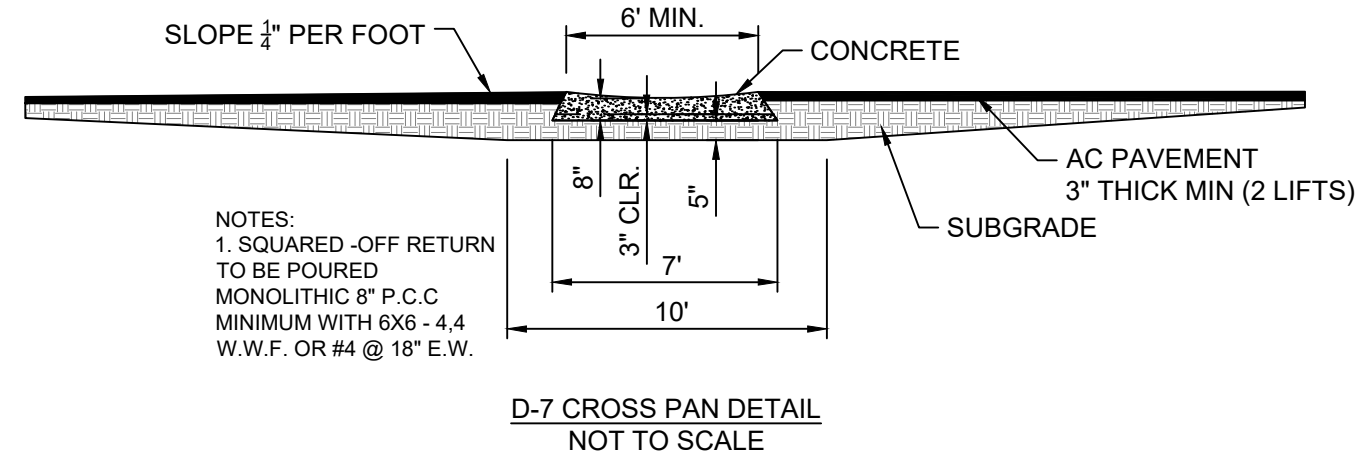


CURB AND GUTTER DETAILS - EL PASO COUNTY  
NOT TO SCALE

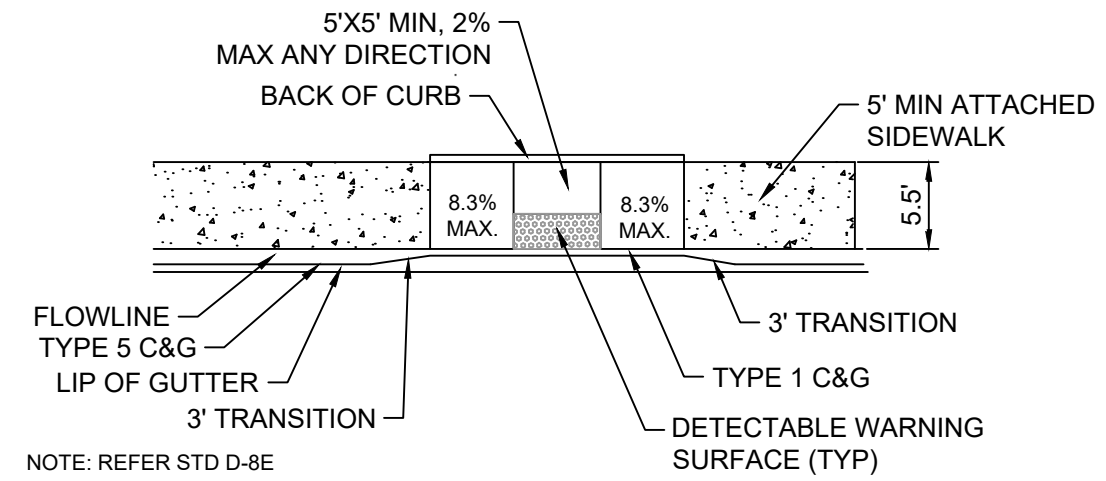


CURB AND GUTTER DETAILS - CITY OF FOUNTAIN/ CITY OF COLORADO SPRINGS  
NOT TO SCALE

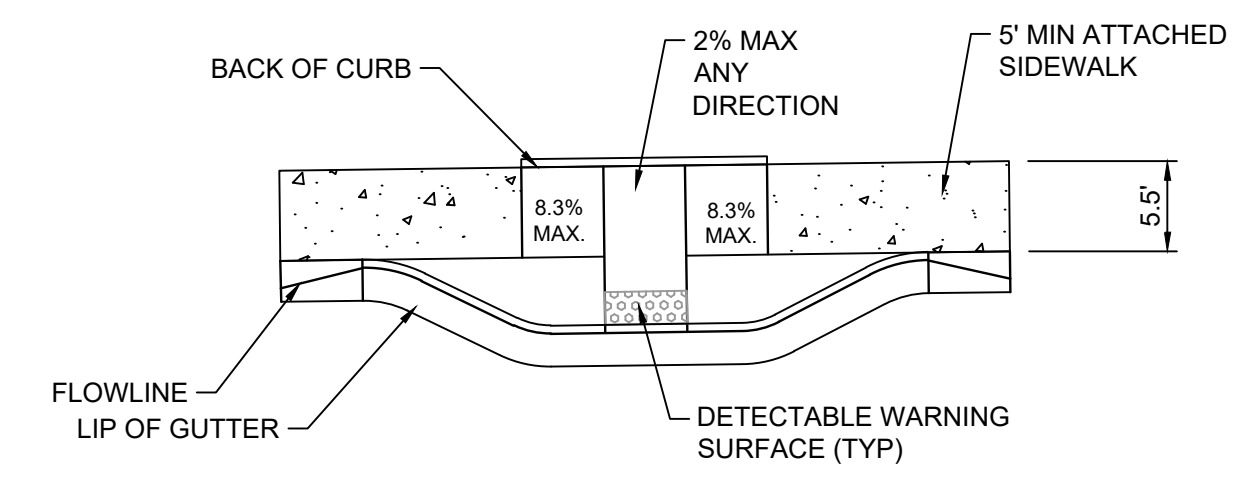
LEGEND FOR RADII  
A = 1/8" TO 1/4"  
B = 1/2"  
C = 1 1/2" TO 2"



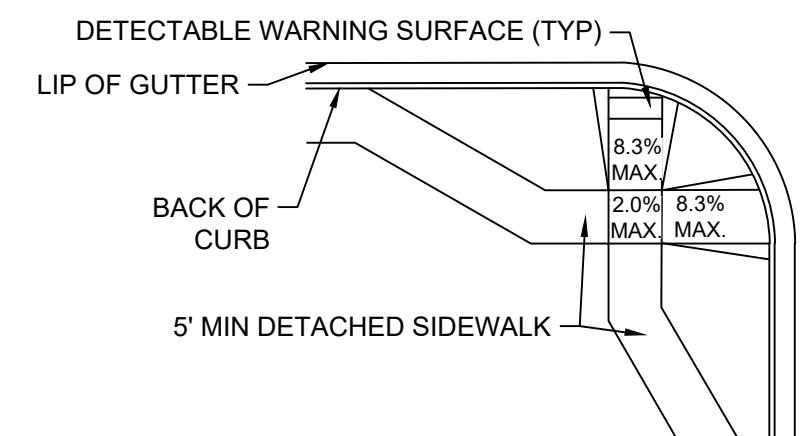
CROSS PAN DETAIL - CITY OF FOUNTAIN/ CITY OF COLORADO SPRINGS  
NOT TO SCALE



D-8E PEDESTRIAN RAMP DETAIL  
NOT TO SCALE



MODIFIED D-8E PEDESTRIAN RAMP DETAIL  
NOT TO SCALE

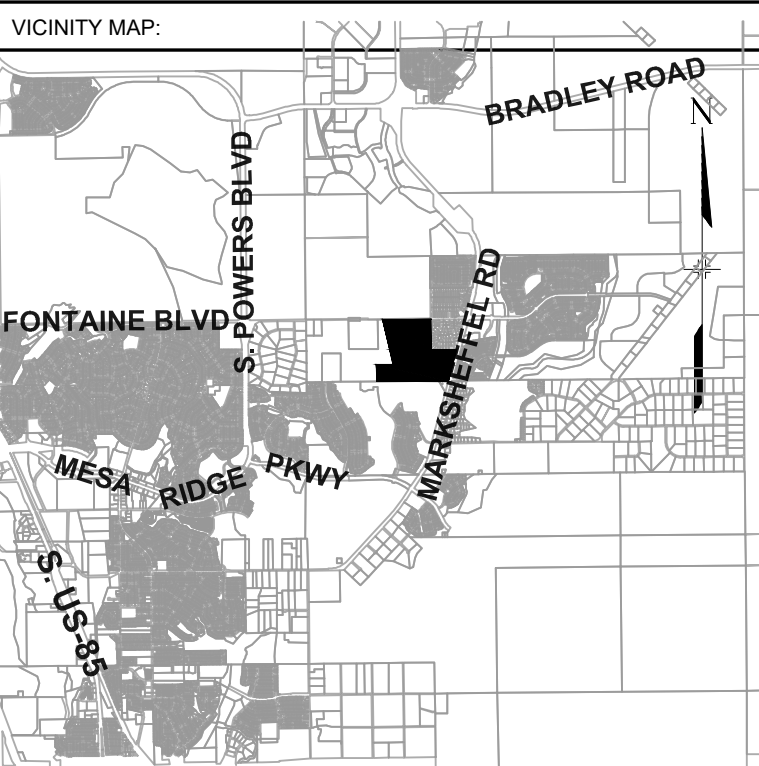


D-8B PEDESTRIAN RAMP DETAIL  
NOT TO SCALE

PEDESTRIAN RAMP DETAILS- CITY OF FOUNTAIN/ CITY OF COLORADO SPRINGS  
NOT TO SCALE

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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1 PRELIMINARY PLAT**  
FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

DETAIL SHEET

DT02

SHEET 3 OF 58

CITY FILE NO.:



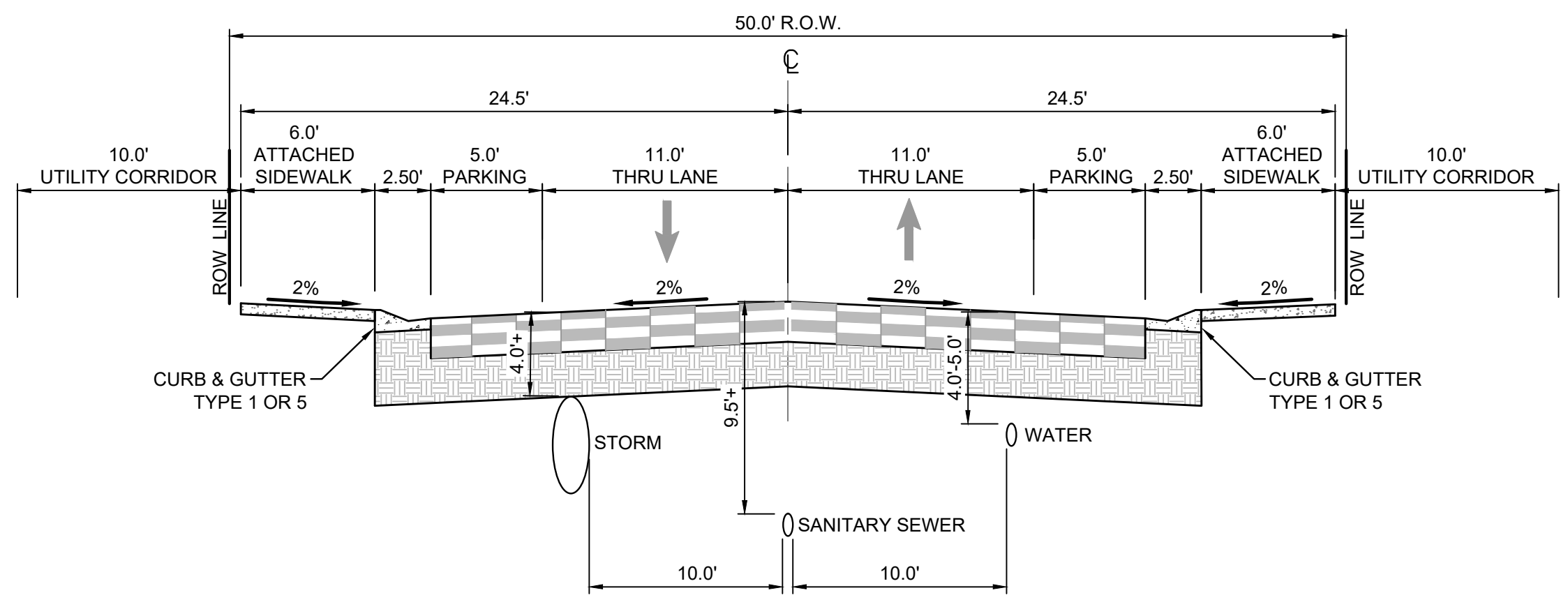
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER



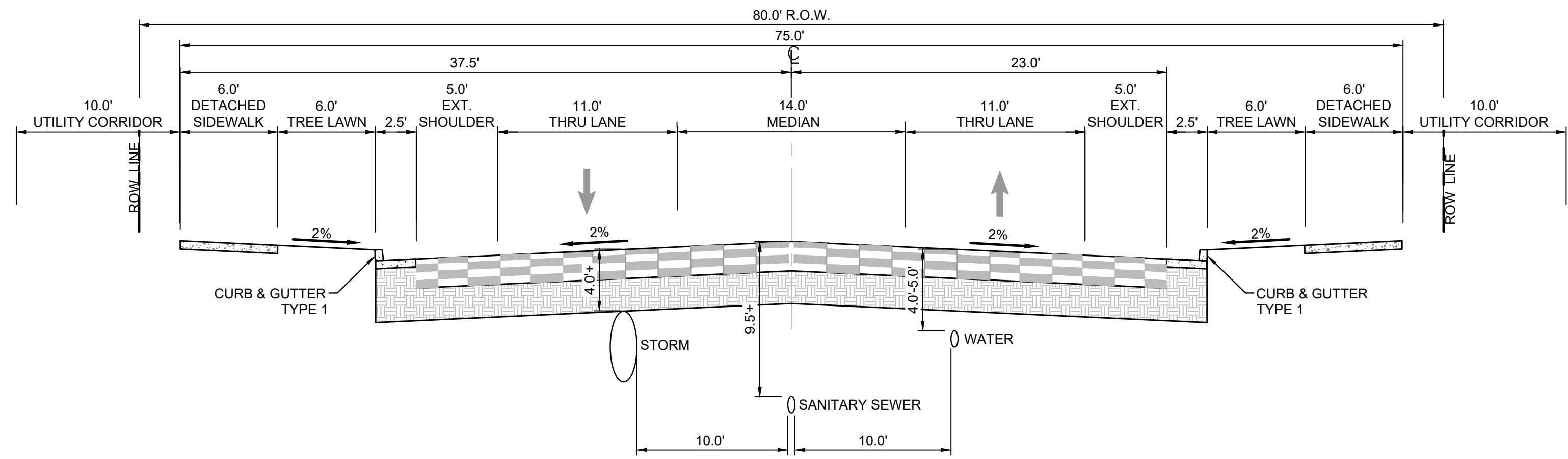
HPHR PROPERTIES, LLC

CITY FILE NO.:

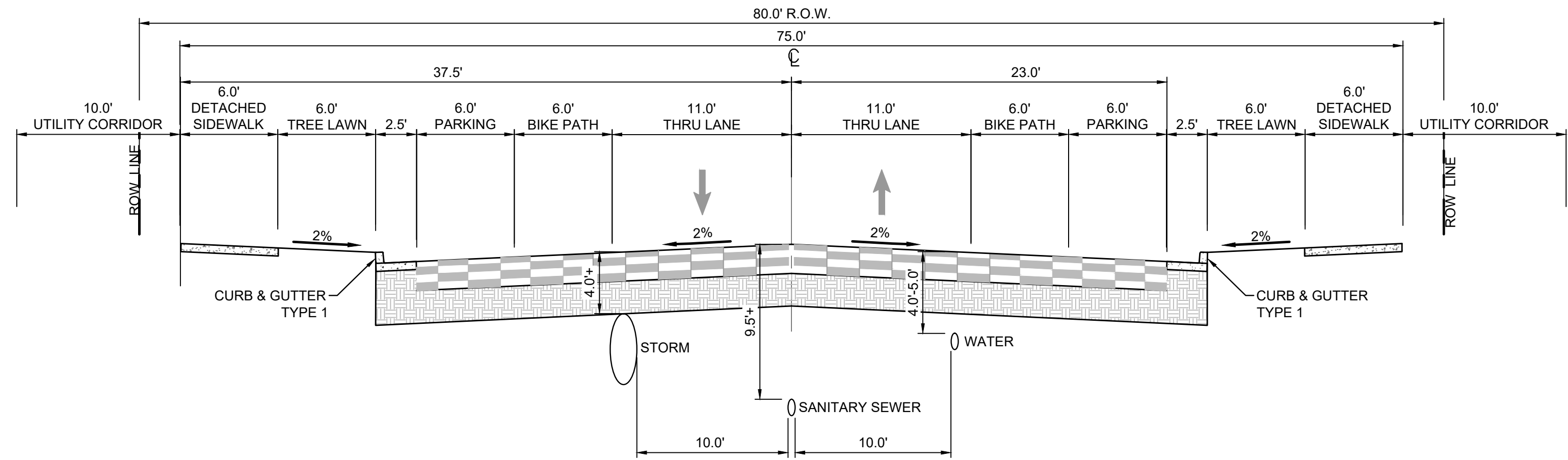




**RESIDENTIAL LOCAL ROADWAY (ATTACHED SIDEWALK)**  
NOT TO SCALE



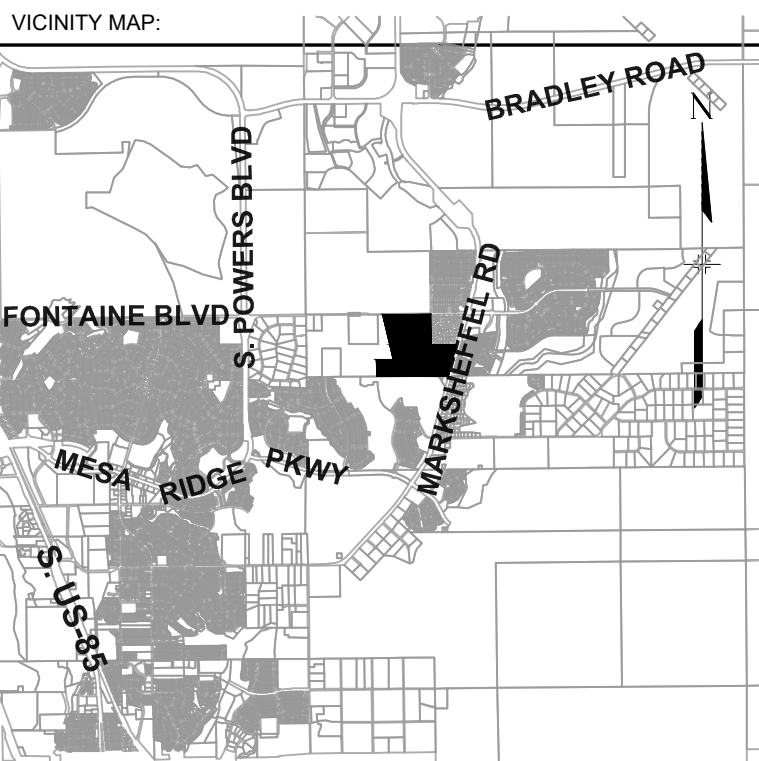
**COLLECTOR WITH NO PARKING**  
NOT TO SCALE



**MINOR COLLECTOR WITH PARKING**  
NOT TO SCALE

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 GLENASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

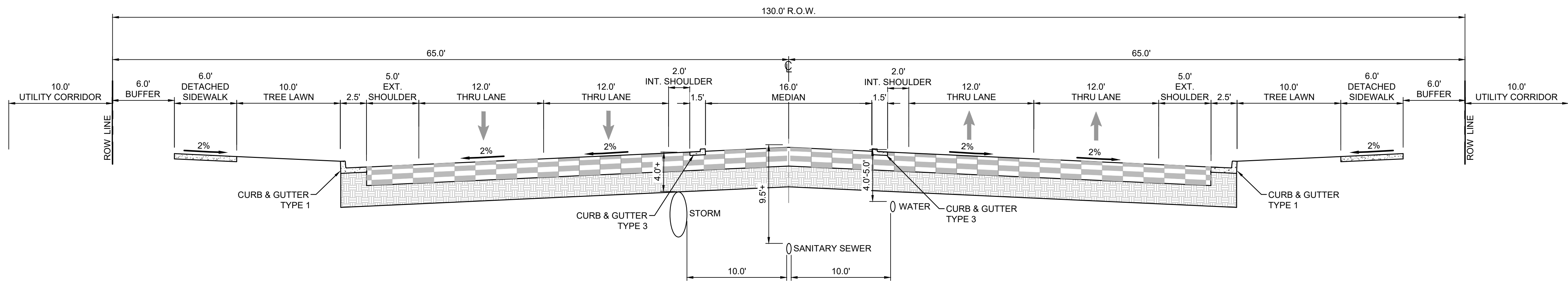
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**DT04**  
**SHEET 5 OF 58**

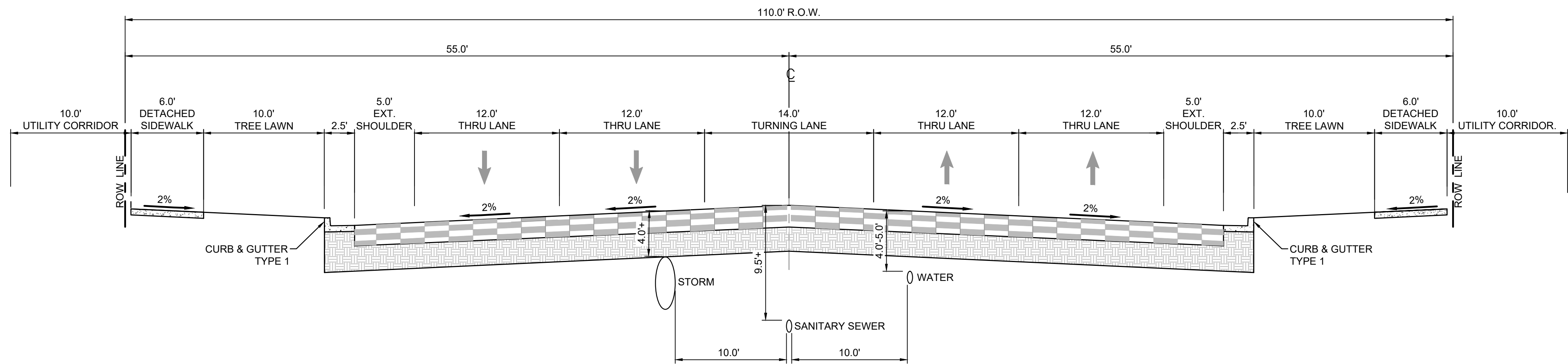
CITY FILE NO.:



FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\DT01.DWG



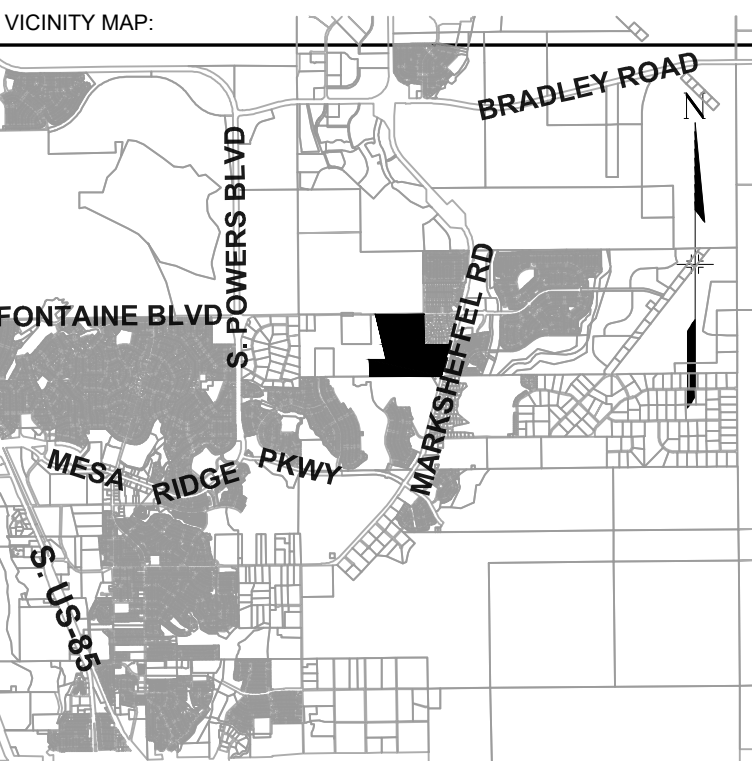
**ARTERIAL**  
NOT TO SCALE



**MINOR ARTERIAL**  
NOT TO SCALE

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:  
**HPRH PROPERTIES, LLC**  
14160 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**  
FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

**DETAIL SHEET**

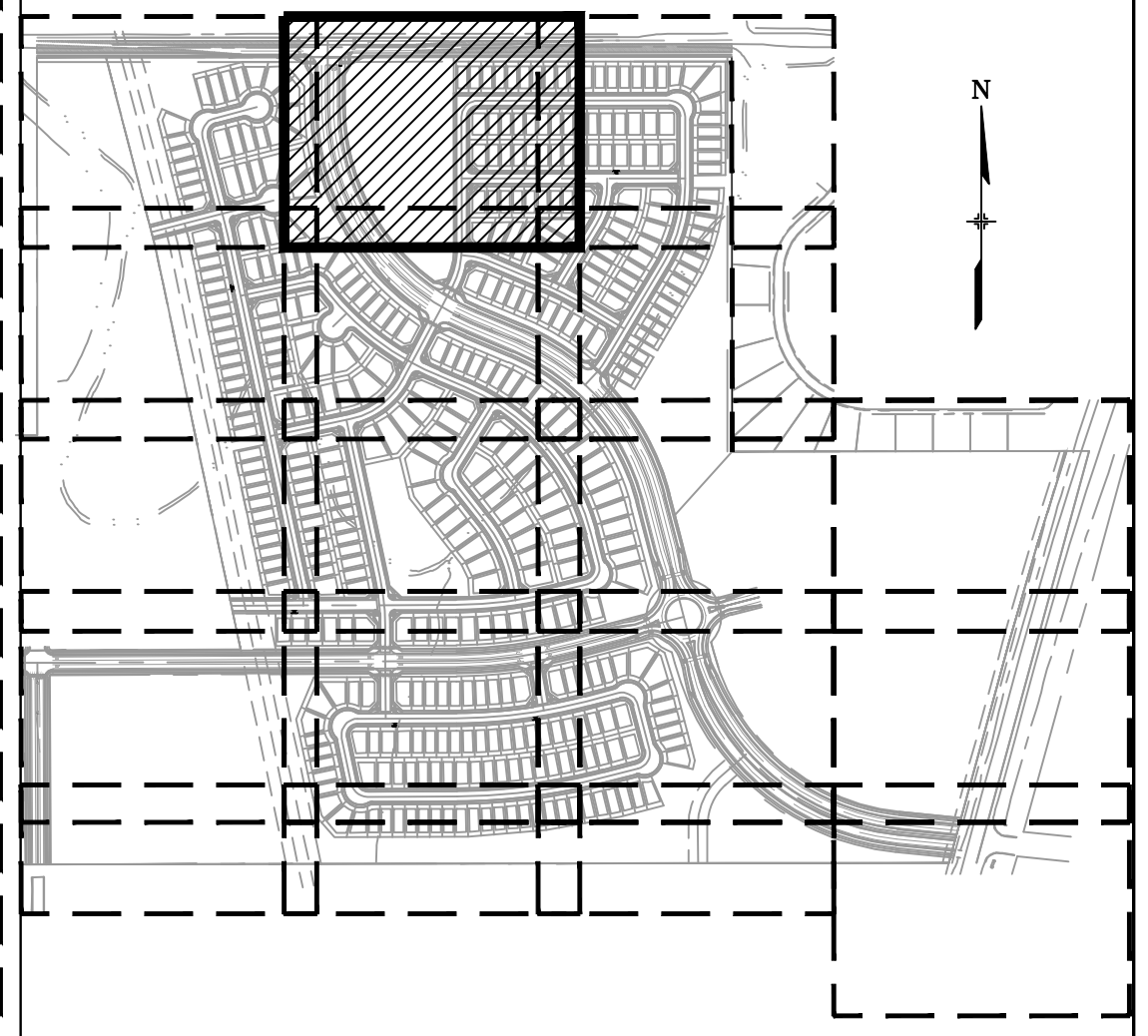
**DT05**  
**SHEET 6 OF 58**

CITY FILE NO.:



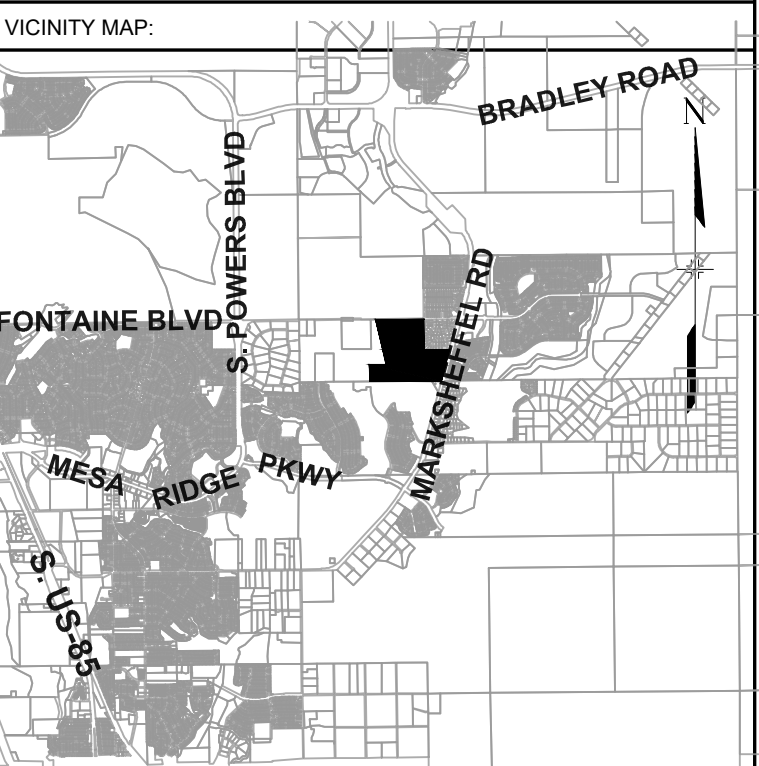






### LEGEND

- 

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO  
DATE 09/28/2021

NO.	DATE	DESCRIPTION	BY

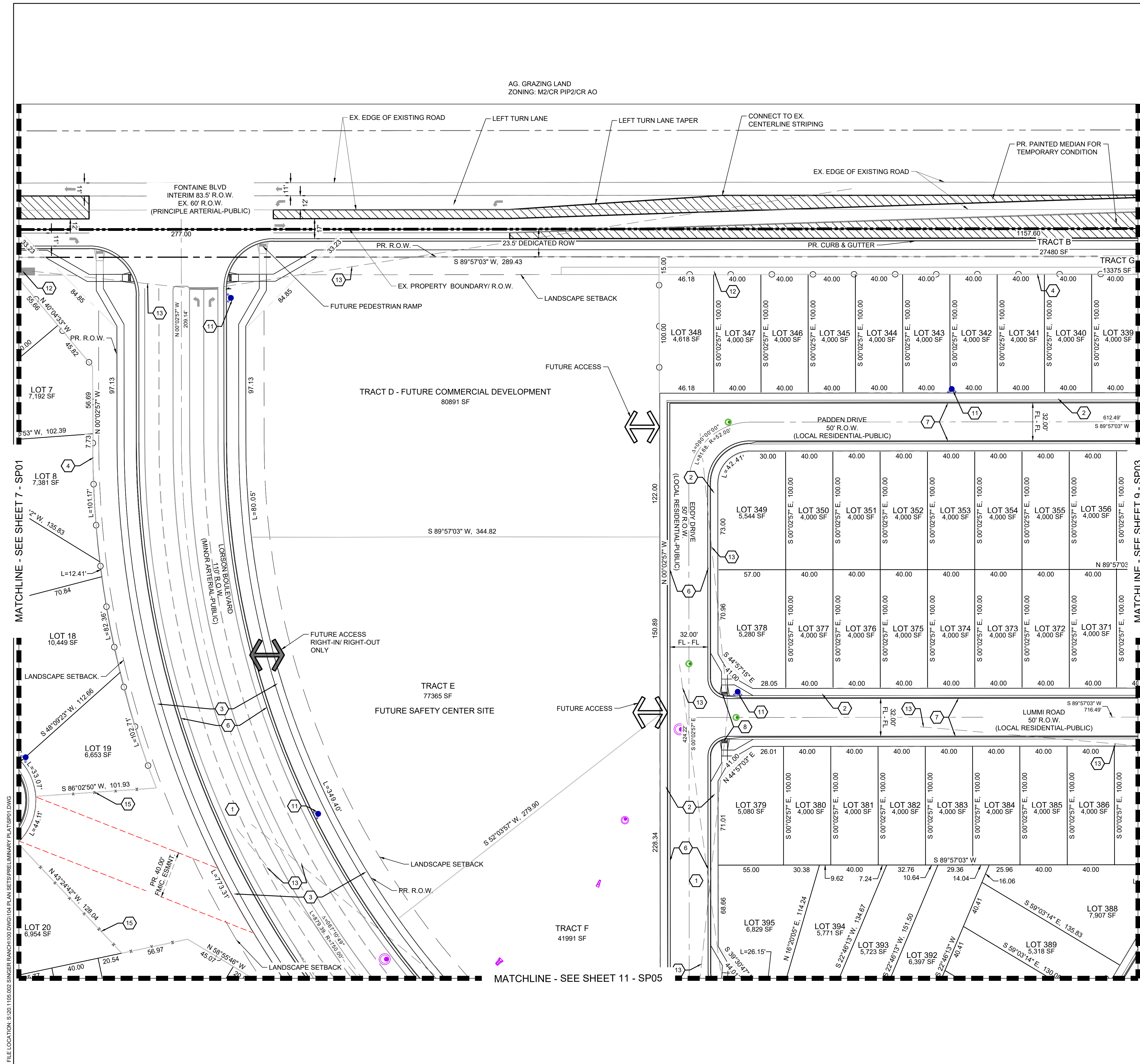
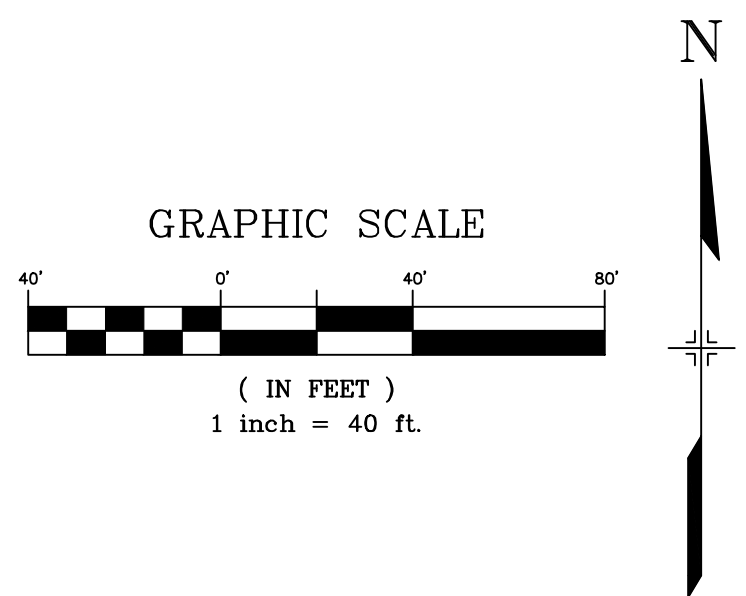
SHEET TITLE: \_\_\_\_\_

# PRELIMINARY SITE PLAN

SP02

SHEET 8 OF 58

CITY FILE NO.:



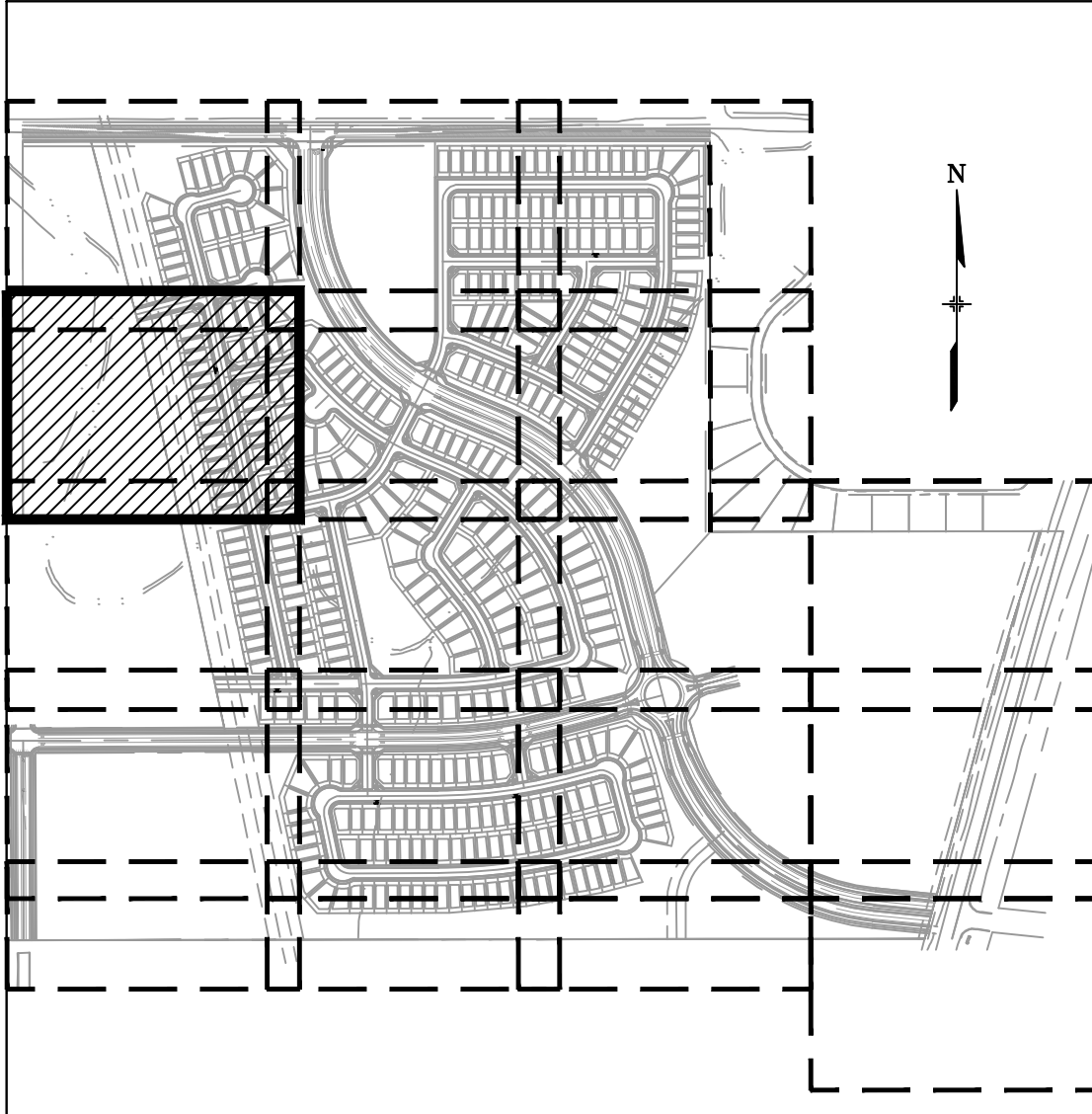
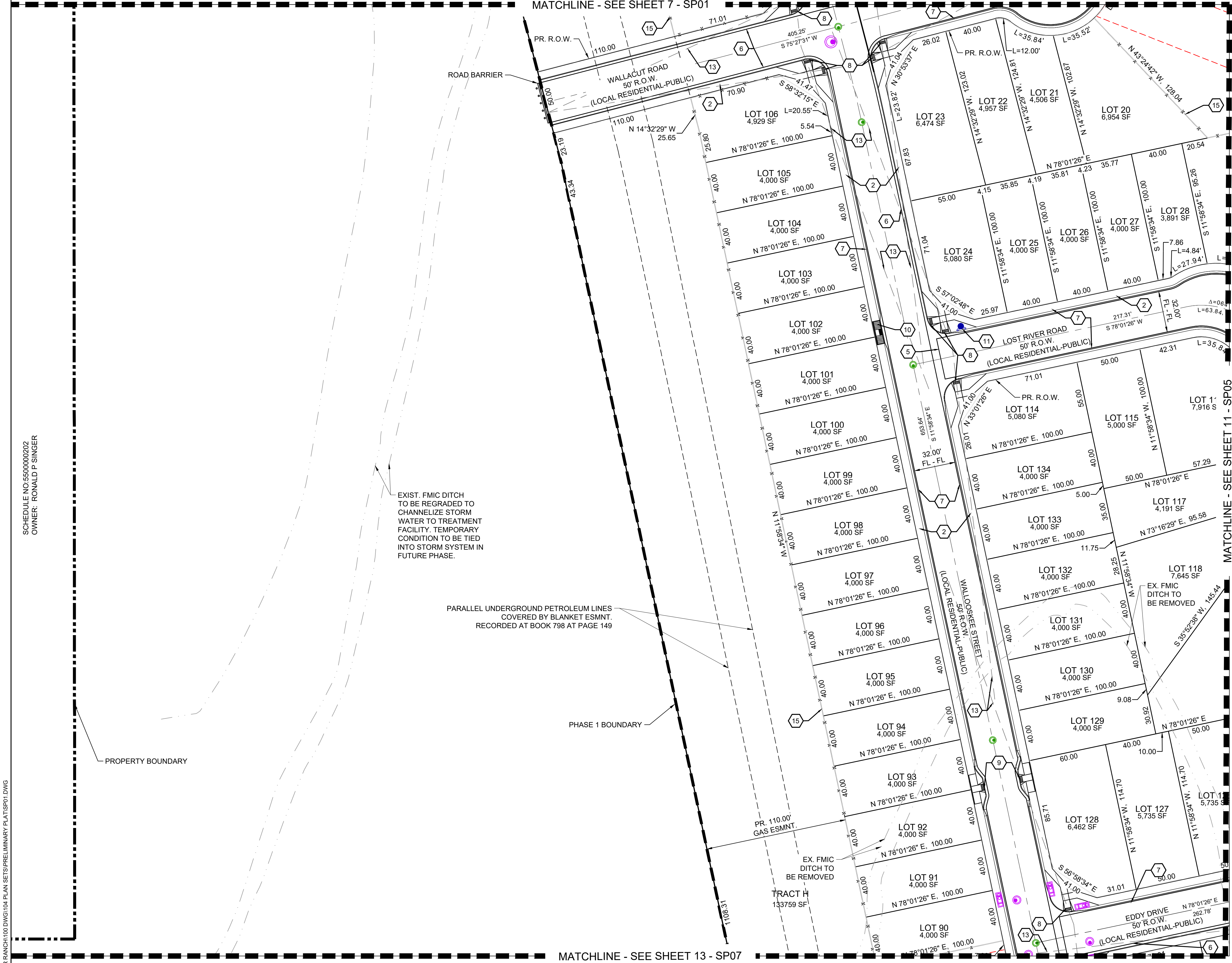






SCHEDULE NO:5500000202  
OWNER: RONALD P SINGER

FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\SP01.DWG

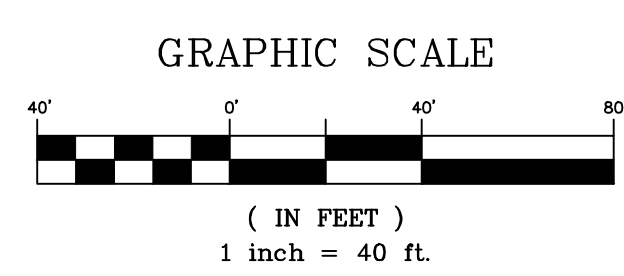


SHEET KEY

LEGEND

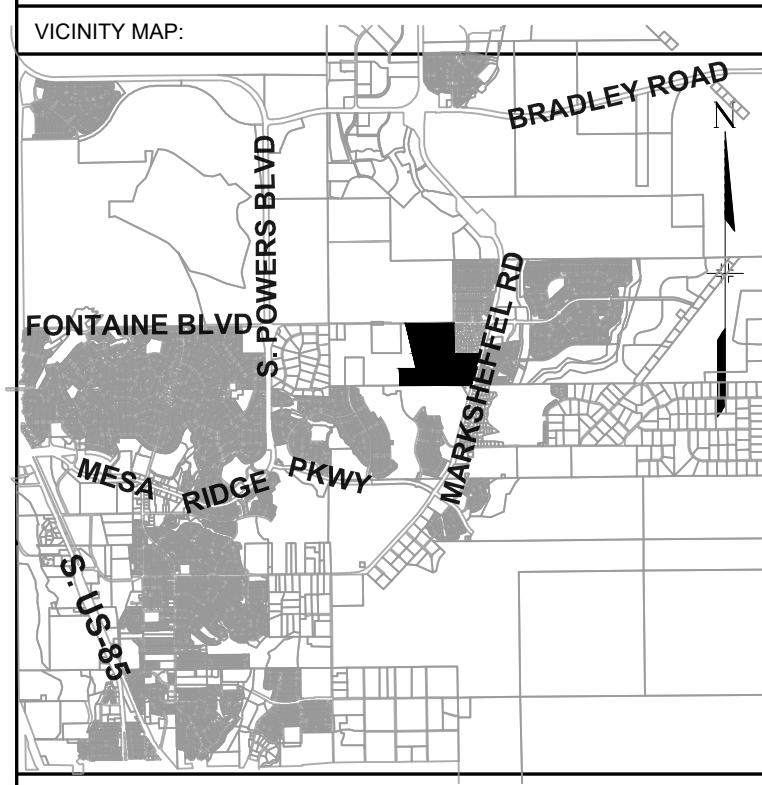
- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
- 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
- 5 CONCRETE CROSSSPAN (6' TYPICAL)
- 6 CURB AND GUTTER (TYPE 1)
- 7 CURB AND GUTTER (TYPE 5)
- 8 PEDESTRIAN RAMP (D-8B CITY STANDARD)
- 9 PEDESTRIAN RAMP (D-8C CITY STANDARD)
- 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 11 PROPOSED FIRE HYDRANT LOCATION
- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
- 13 SIGHT TRIANGLE
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
  - LANDSCAPE SETBACK
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - SIGHT TRIANGLE
  - PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

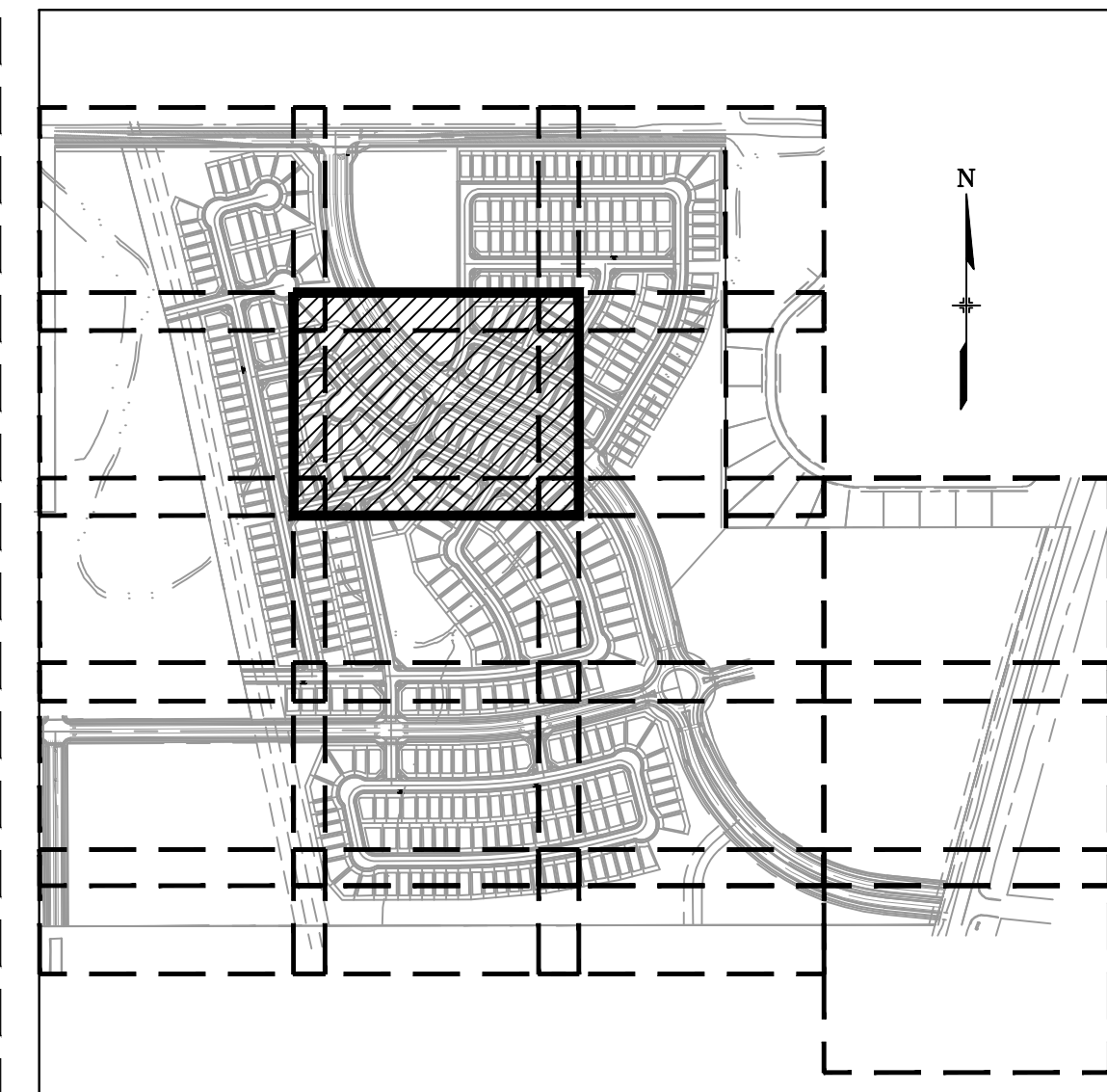
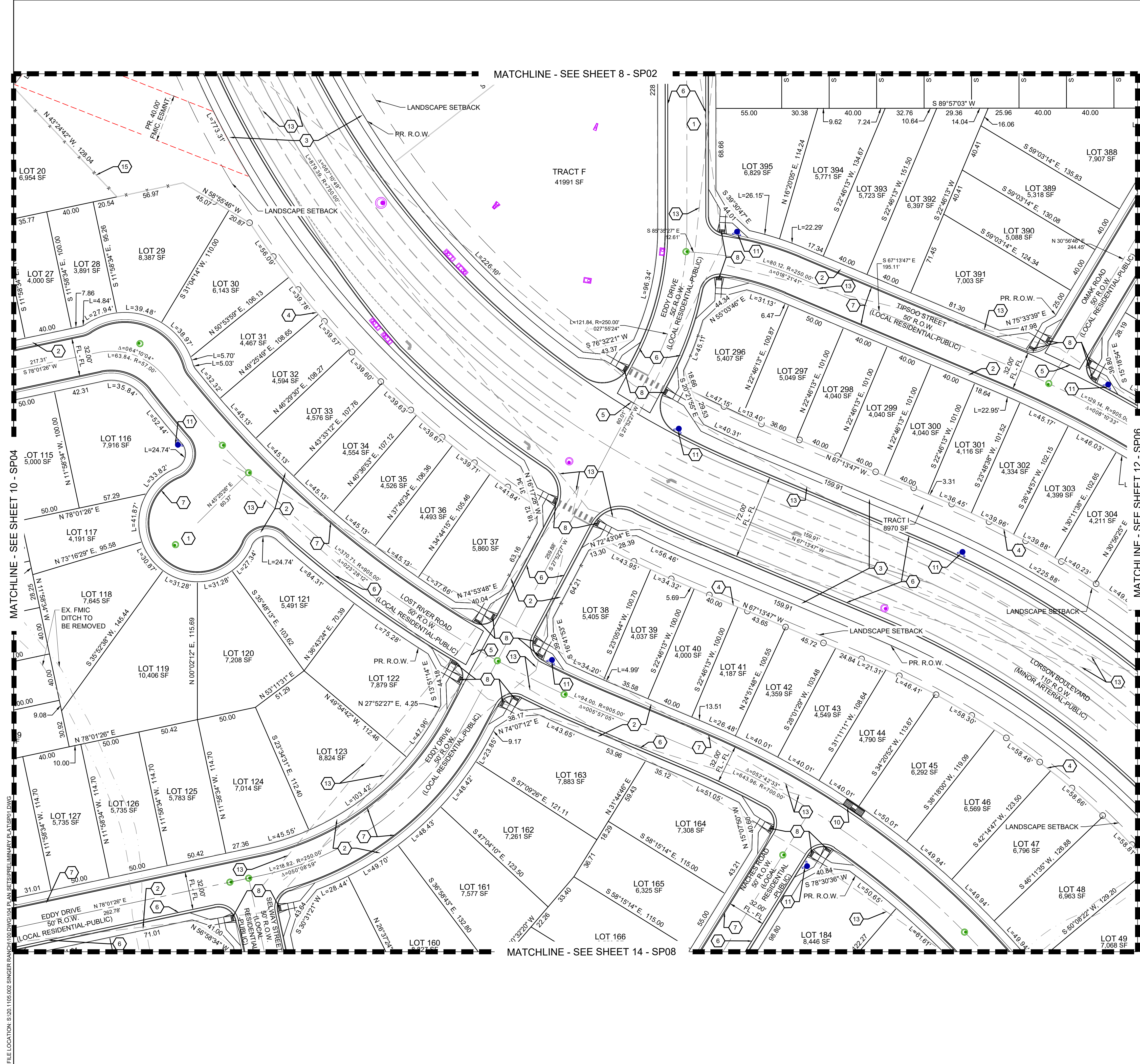
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

**PRELIMINARY SITE  
PLAN**  
  
**SP04**  
  
SHEET 10 OF 58  
  
CITY FILE NO.:





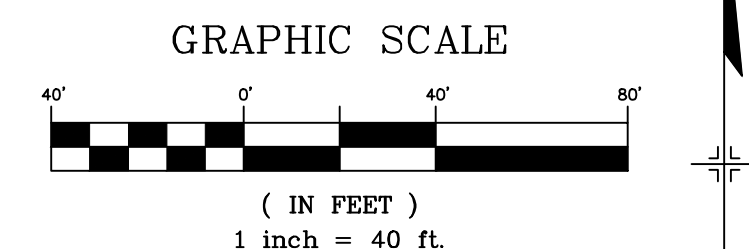
### SHEET KEY

### LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
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- 7 CURB AND GUTTER (TYPE 5)
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- 9 PEDESTRIAN RAMP (D-8C CITY STANDARD)
- 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 11 PROPOSED FIRE HYDRANT LOCATION
- 12 SIGHT TRIANGLE
- 13 RETAINING WALL (SEE DT03 FOR DETAIL)
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES

NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.



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 GLENEASLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

PRELIMINARY SITE  
PLAN

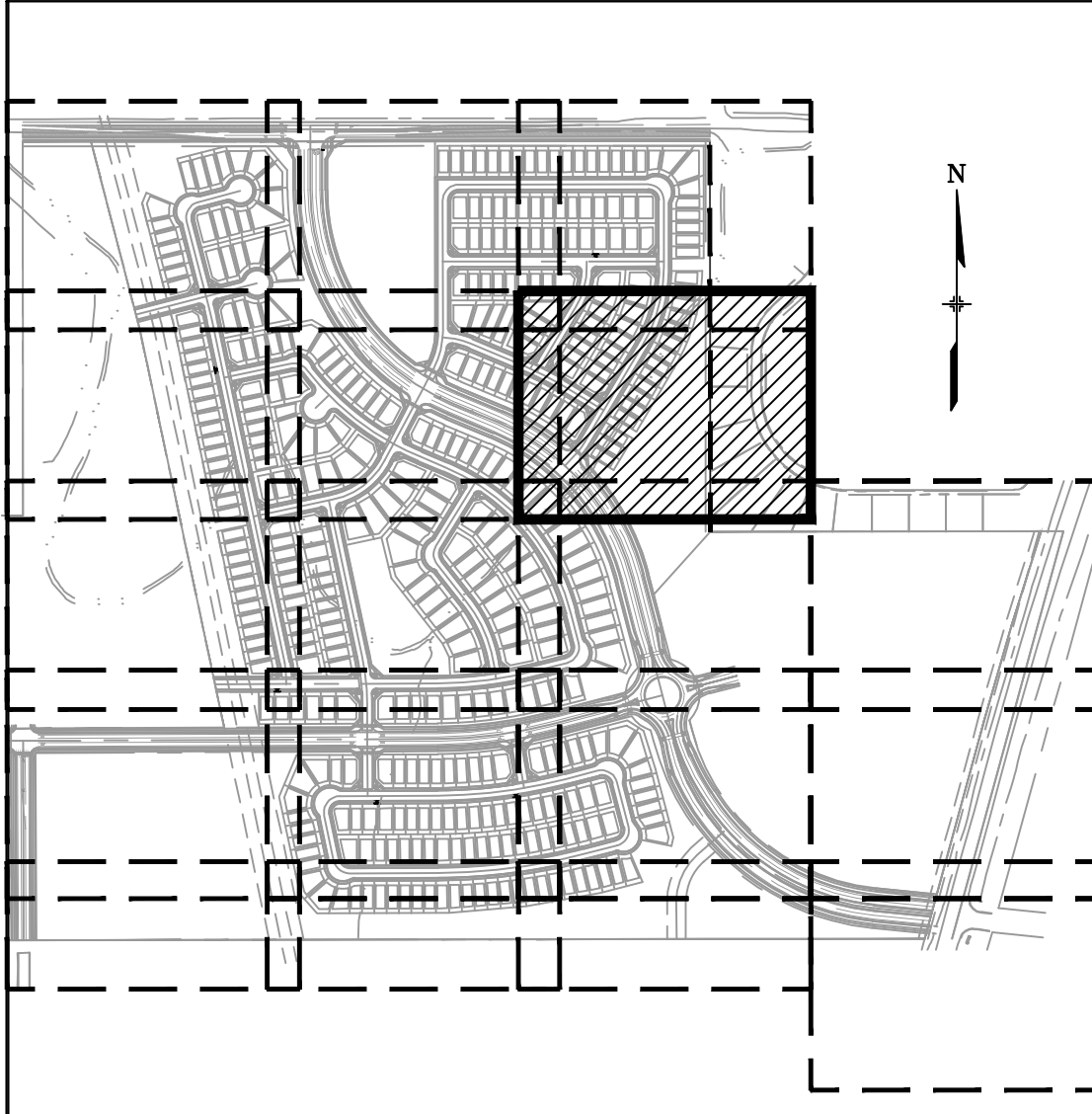
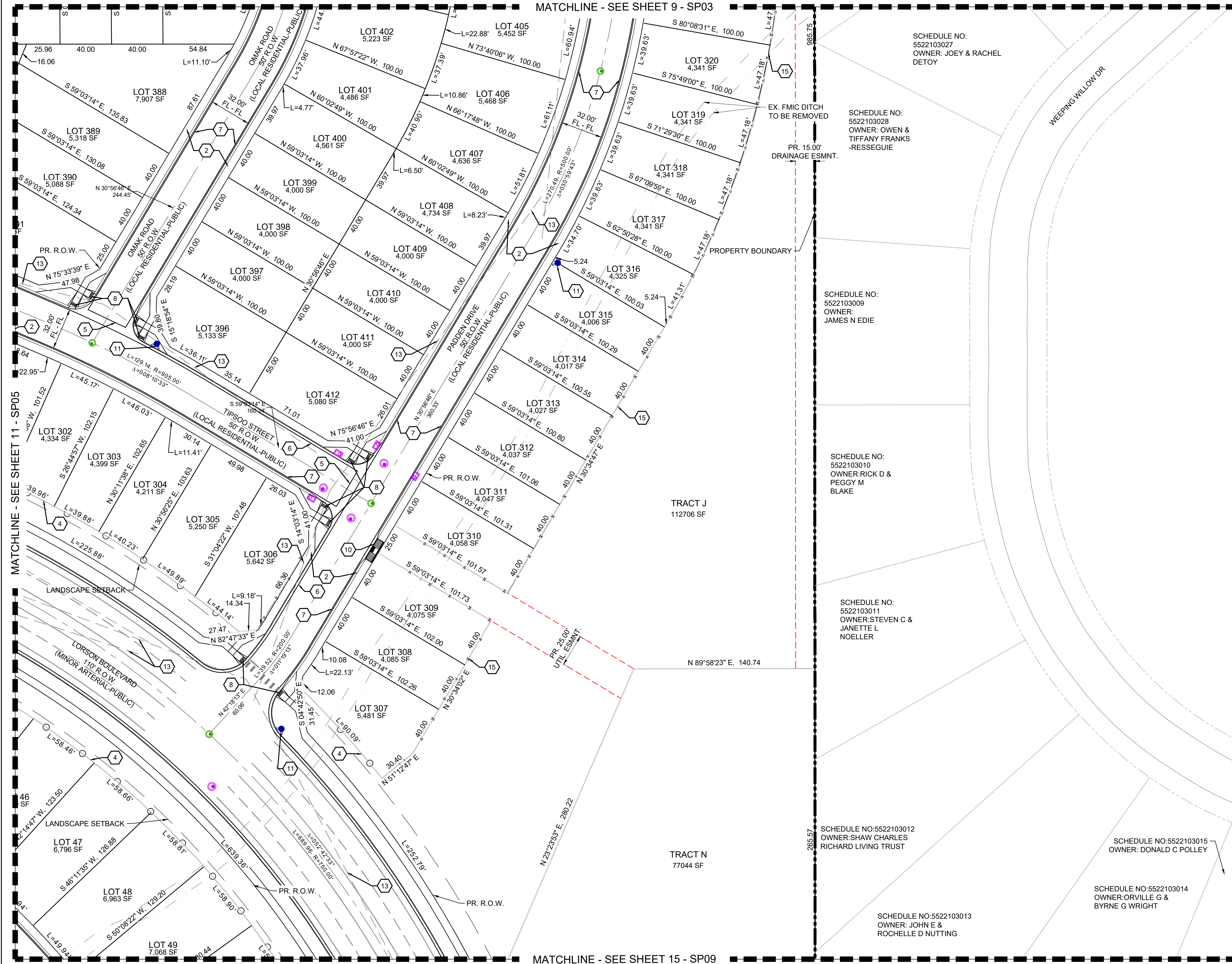
SP05

SHEET 11 OF 58

CITY FILE NO.:



FILE LOCATION: S:\201105\002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\SP01.DWG

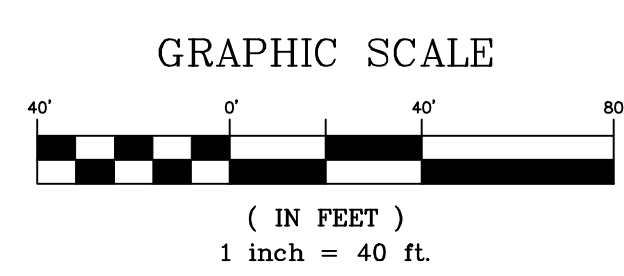


**SHEET KEY**

**LEGEND**

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
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- 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 11 PROPOSED FIRE HYDRANT LOCATION
- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
- 13 SIGHT TRIANGLE
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
  - LANDSCAPE SETBACK
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - SIGHT TRIANGLE
  - PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

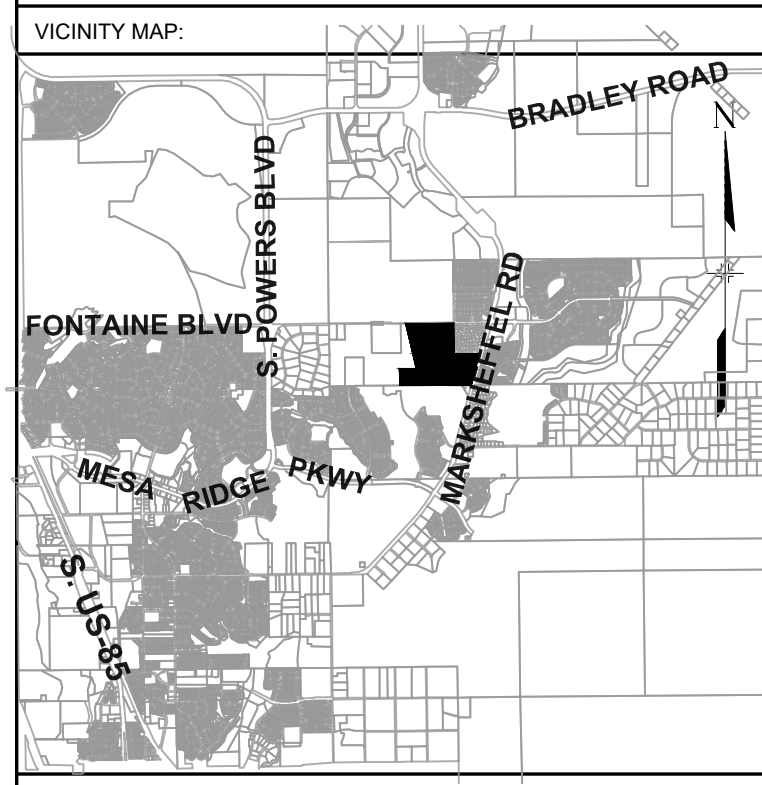
**Matrix**

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

OWNER/DEVELOPER:

**HPHR PROPERTIES, LLC**

14160 GLENEASLE DRIVE  
 COLORADO SPRINGS, CO 80921



PROJECT:

**CORVALLIS - PHASE 1  
 PRELIMINARY PLAT**

**FOUNTAIN, CO**  
**DATE 09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

**PRELIMINARY SITE  
 PLAN**

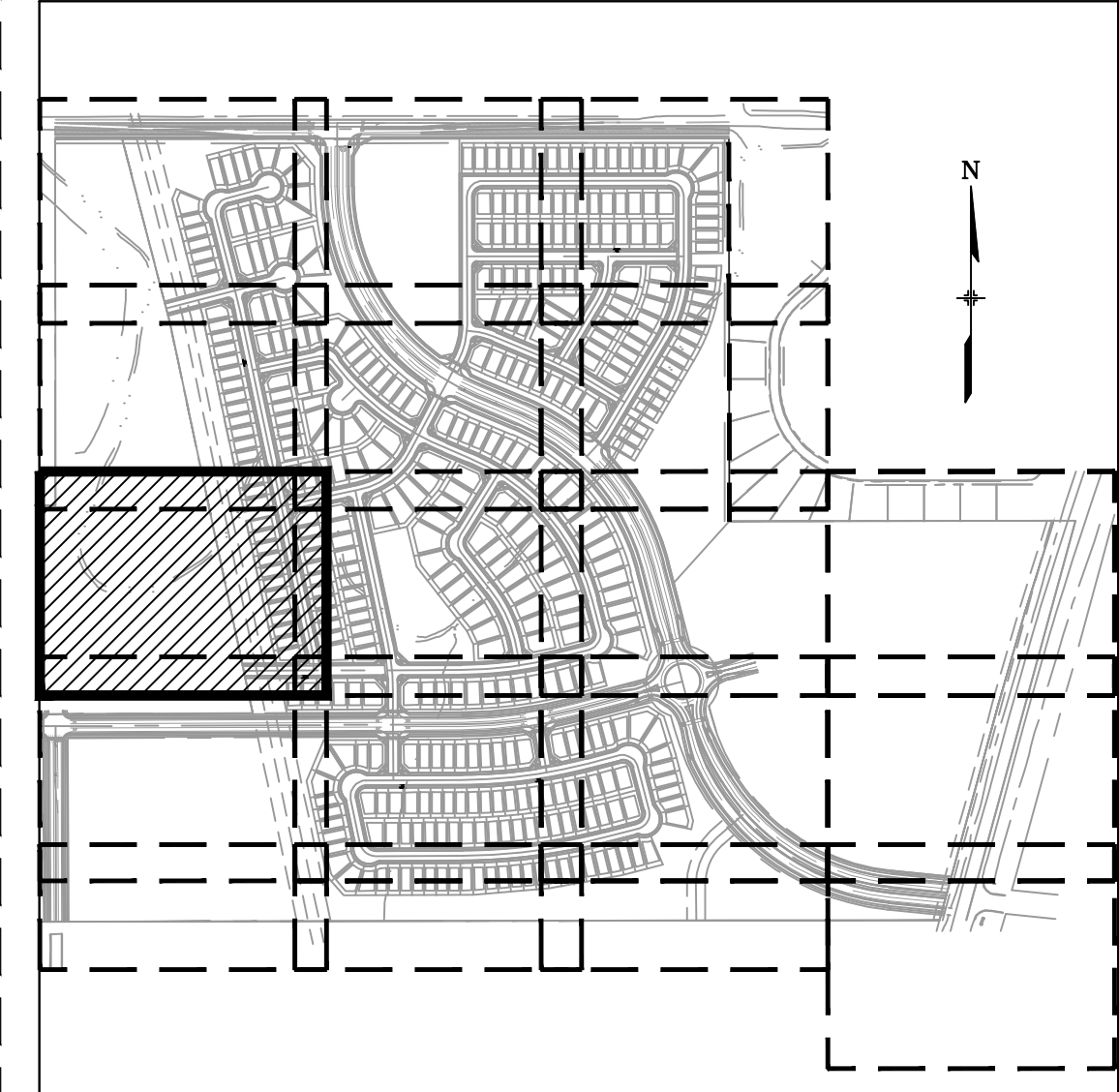
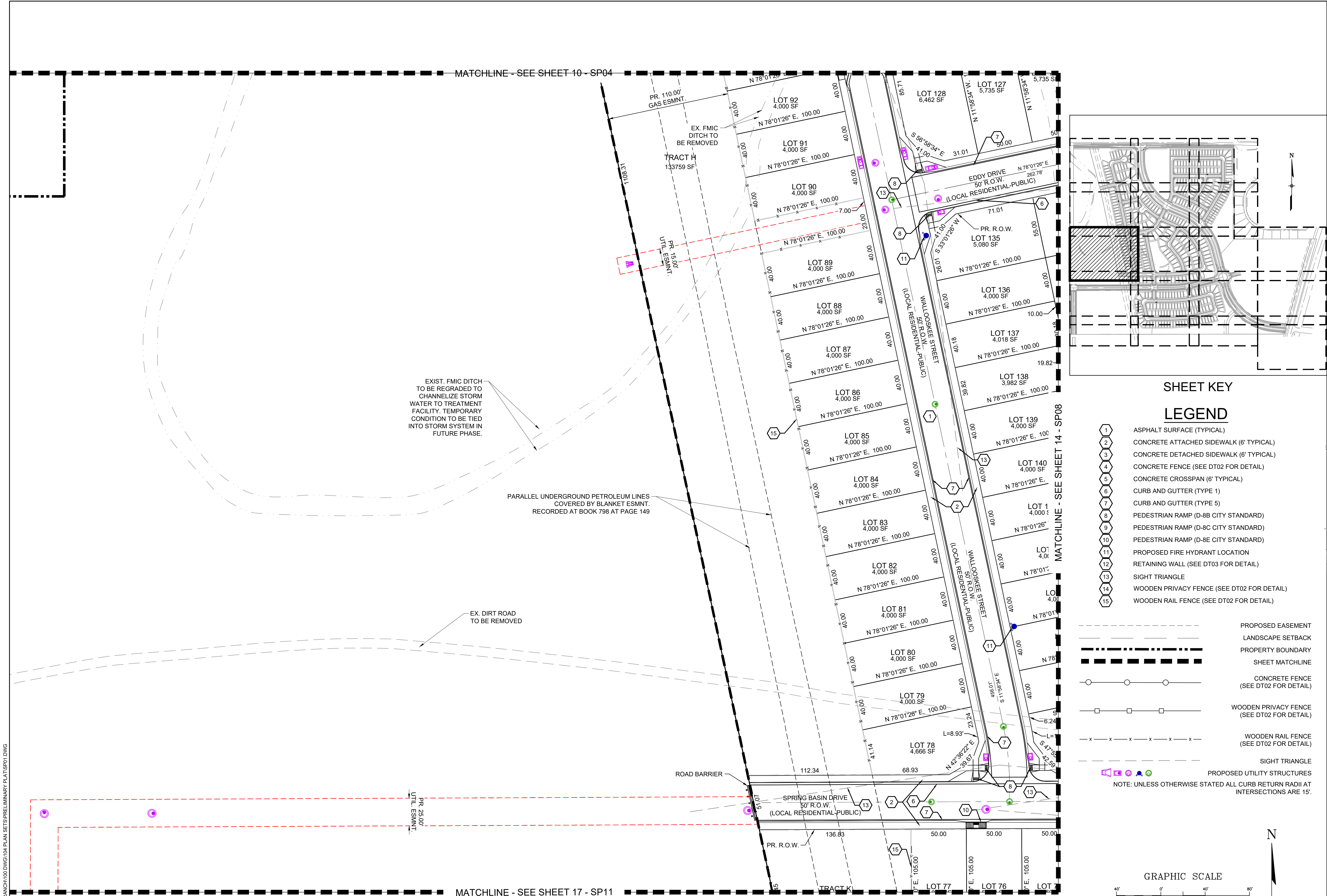
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**SHEET 12 OF 58**

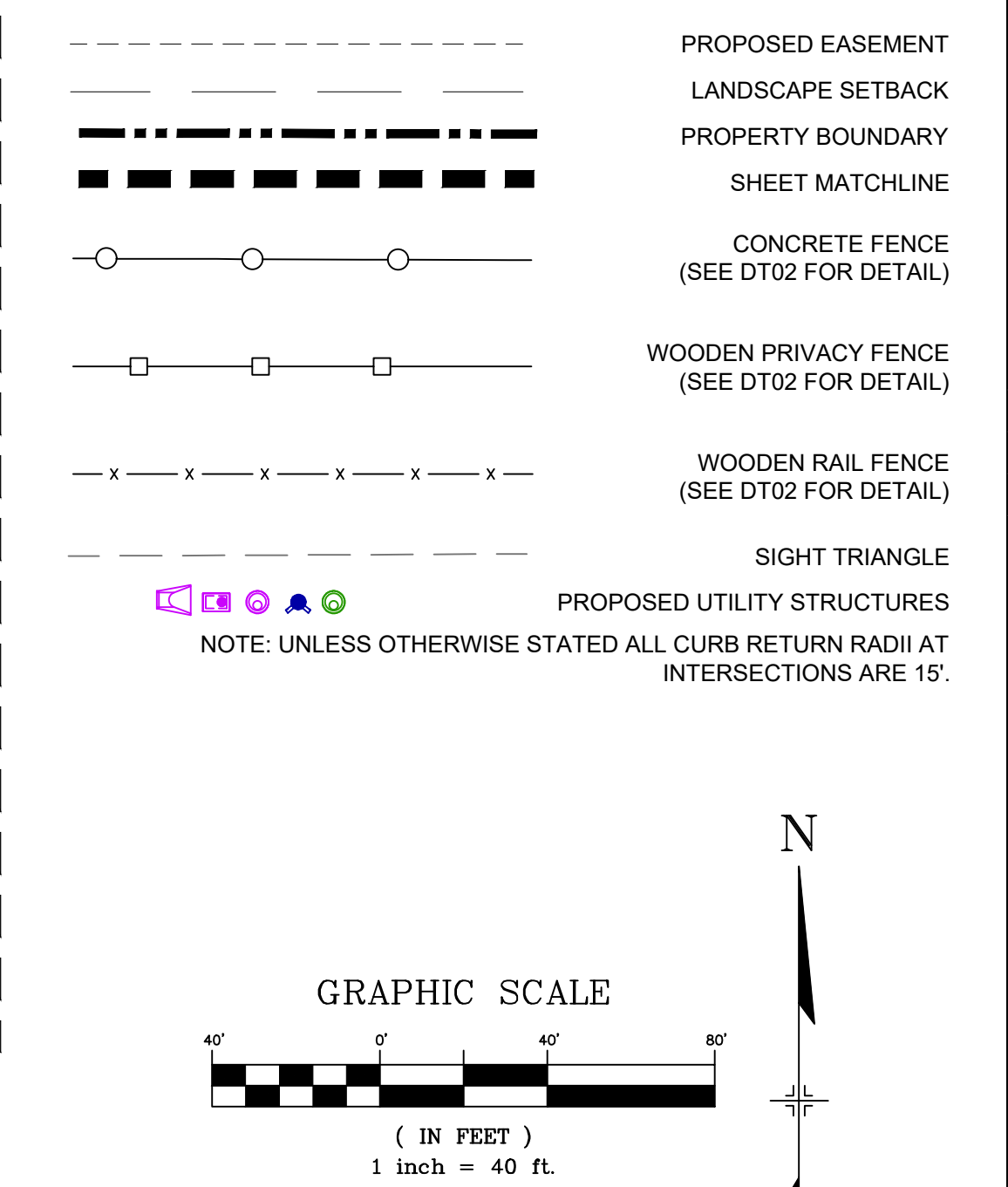
CITY FILE NO.:



FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\SP07.DWG



- ### SHEET KEY
- ### LEGEND
- 1 ASPHALT SURFACE (TYPICAL)
  - 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
  - 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
  - 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - 5 CONCRETE CROSSSPAN (6' TYPICAL)
  - 6 CURB AND GUTTER (TYPE 1)
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  - 8 PEDESTRIAN RAMP (D-8B CITY STANDARD)
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  - 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
  - 11 PROPOSED FIRE HYDRANT LOCATION
  - 12 RETAINING WALL (SEE DT03 FOR DETAIL)
  - 13 SIGHT TRIANGLE
  - 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- PROPOSED EASEMENT  
LANDSCAPE SETBACK  
PROPERTY BOUNDARY  
SHEET MATCHLINE  
CONCRETE FENCE (SEE DT02 FOR DETAIL)  
WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)  
WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)  
SIGHT TRIANGLE  
PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

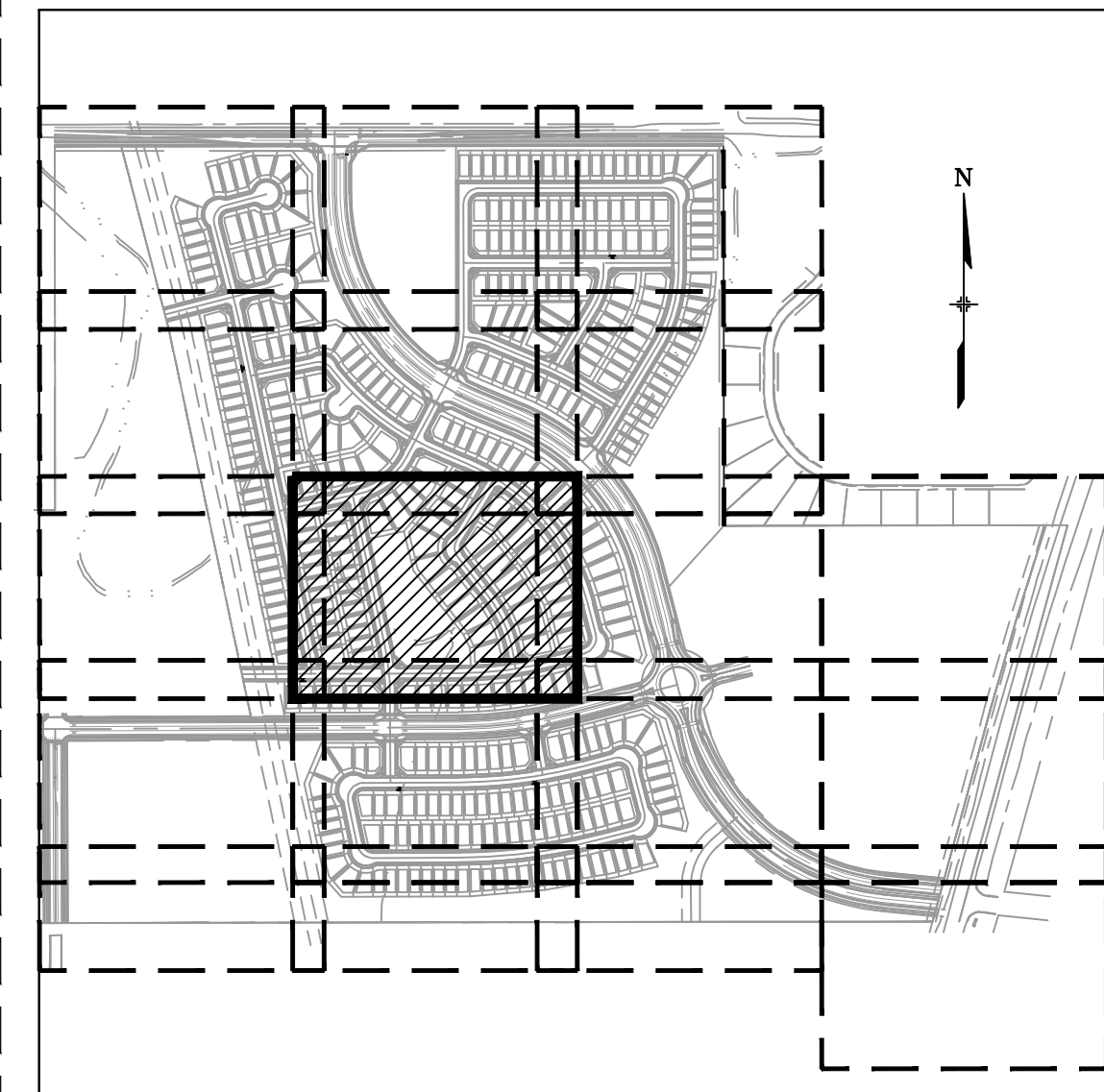
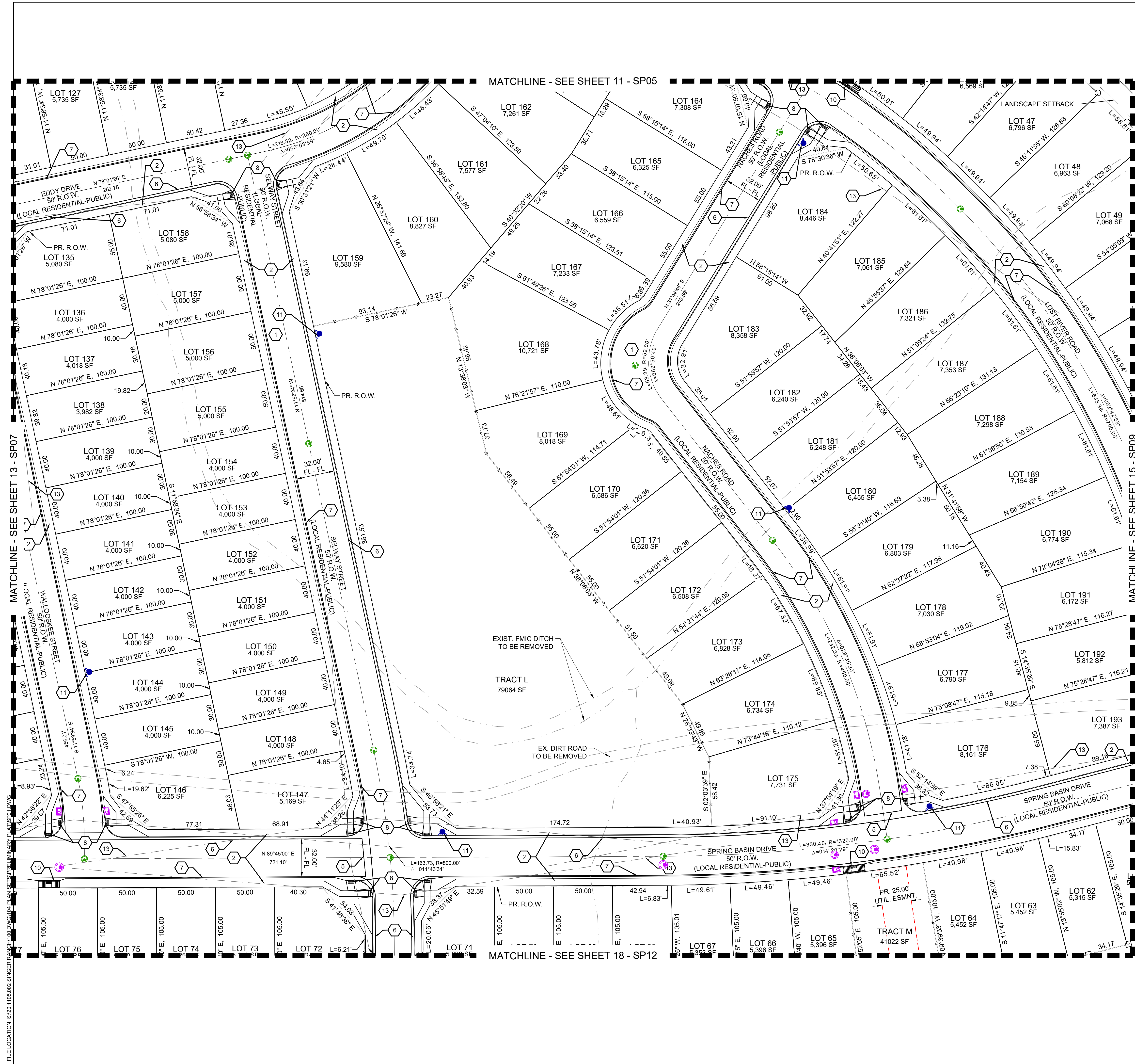
**PRELIMINARY SITE  
PLAN**

**SP07**

SHEET 13 OF 58

CITY FILE NO.:





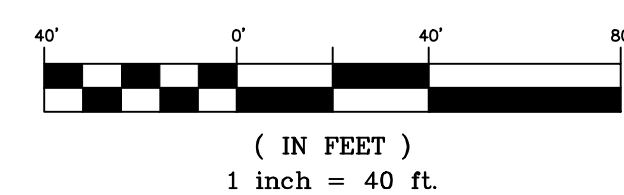
### SHEET KEY

### LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
- 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
- 5 CONCRETE CROSSSPAN (6' TYPICAL)
- 6 CURB AND GUTTER (TYPE 1)
- 7 CURB AND GUTTER (TYPE 5)
- 8 PEDESTRIAN RAMP (D-8B CITY STANDARD)
- 9 PEDESTRIAN RAMP (D-8C CITY STANDARD)
- 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 11 PROPOSED FIRE HYDRANT LOCATION
- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
- 13 SIGHT TRIANGLE
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

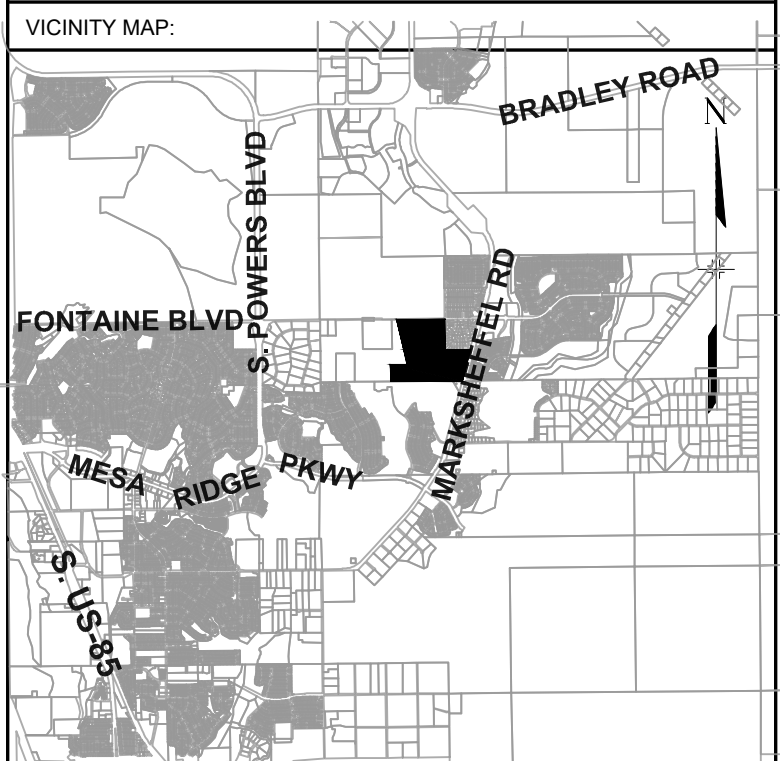
- PROPOSED EASEMENT  
LANDSCAPE SETBACK  
PROPERTY BOUNDARY  
SHEET MATCHLINE  
CONCRETE FENCE (SEE DT02 FOR DETAIL)  
WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)  
WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)  
SIGHT TRIANGLE  
PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.

### GRAPHIC SCALE



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 GLENEASLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

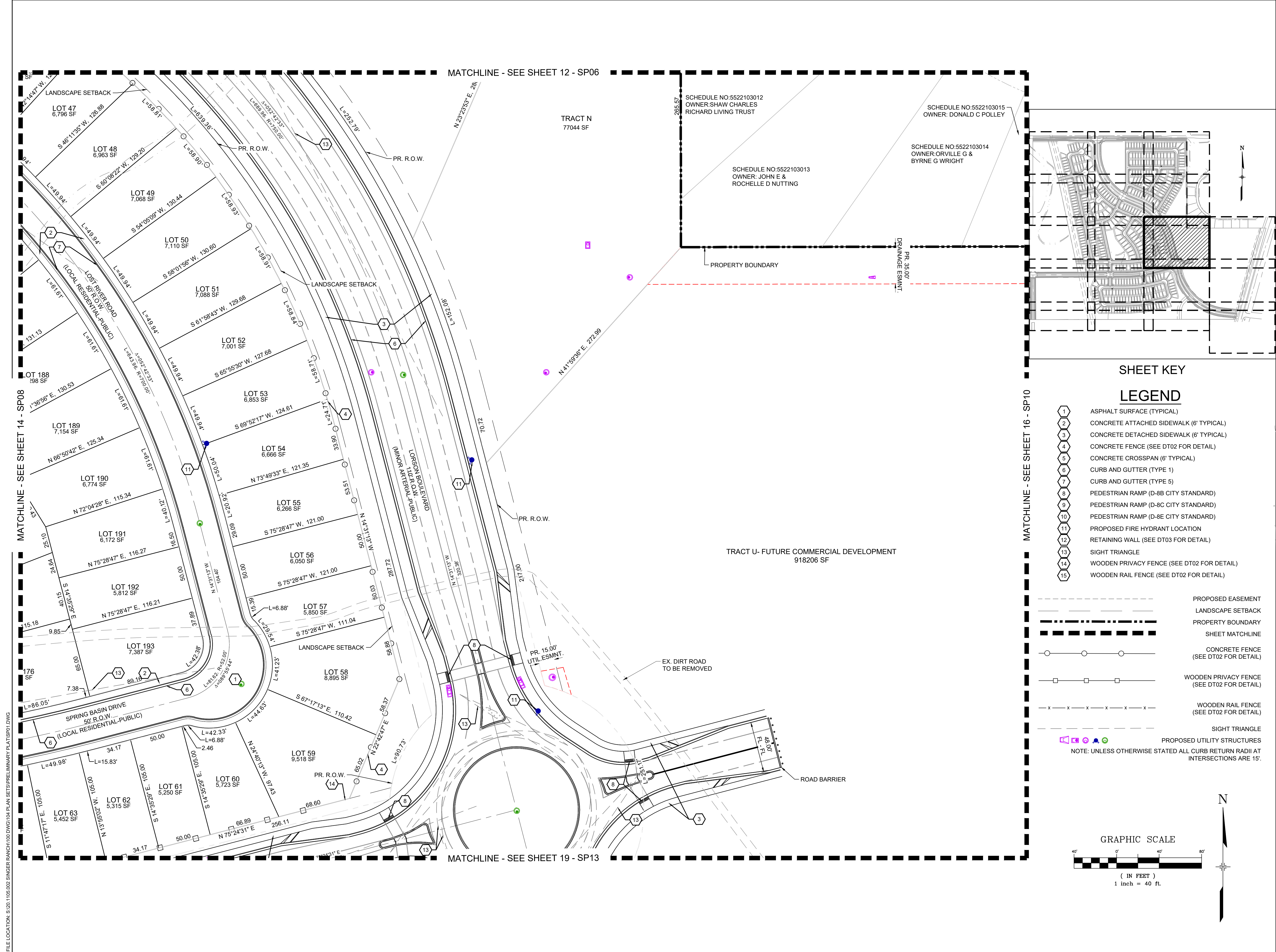
DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

## PRELIMINARY SITE PLAN

**SP08**  
SHEET 14 OF 58

CITY FILE NO.:





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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:  
CORVALLIS - PHASE 1  
PRELIMINARY PLAT  
FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:  

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:  

PRELIMINARY SITE PLAN

SP09

SHEET 15 OF 58

CITY FILE NO.:

SHEET KEY

LEGEND

1

ASPHALT SURFACE (TYPICAL)

2

CONCRETE ATTACHED SIDEWALK (6' TYPICAL)

3

CONCRETE DETACHED SIDEWALK (6' TYPICAL)

4

CONCRETE FENCE (SEE DT02 FOR DETAIL)

5

CONCRETE CROSSSPAN (6' TYPICAL)

6

CURB AND GUTTER (TYPE 1)

7

CURB AND GUTTER (TYPE 5)

8

PEDESTRIAN RAMP (D-8B CITY STANDARD)

9

PEDESTRIAN RAMP (D-8C CITY STANDARD)

10

PEDESTRIAN RAMP (D-8E CITY STANDARD)

11

PROPOSED FIRE HYDRANT LOCATION

12

RETAINING WALL (SEE DT03 FOR DETAIL)

13

SIGHT TRIANGLE

14

WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)

15

WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

PROPOSED EASEMENT

LANDSCAPE SETBACK

PROPERTY BOUNDARY

SHEET MATCHLINE

CONCRETE FENCE (SEE DT02 FOR DETAIL)

WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)

WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

SIGHT TRIANGLE

PROPOSED UTILITY STRUCTURES

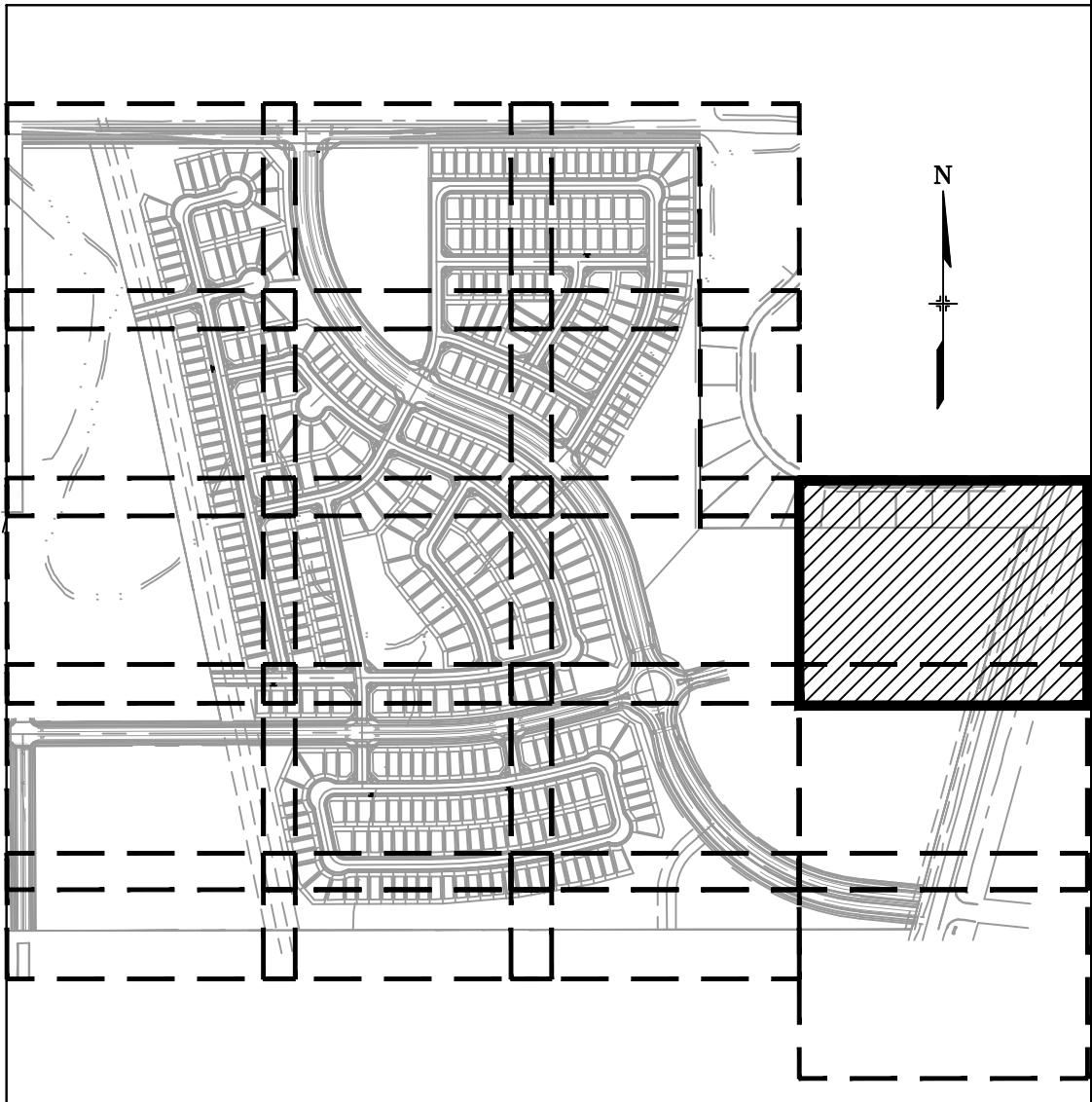
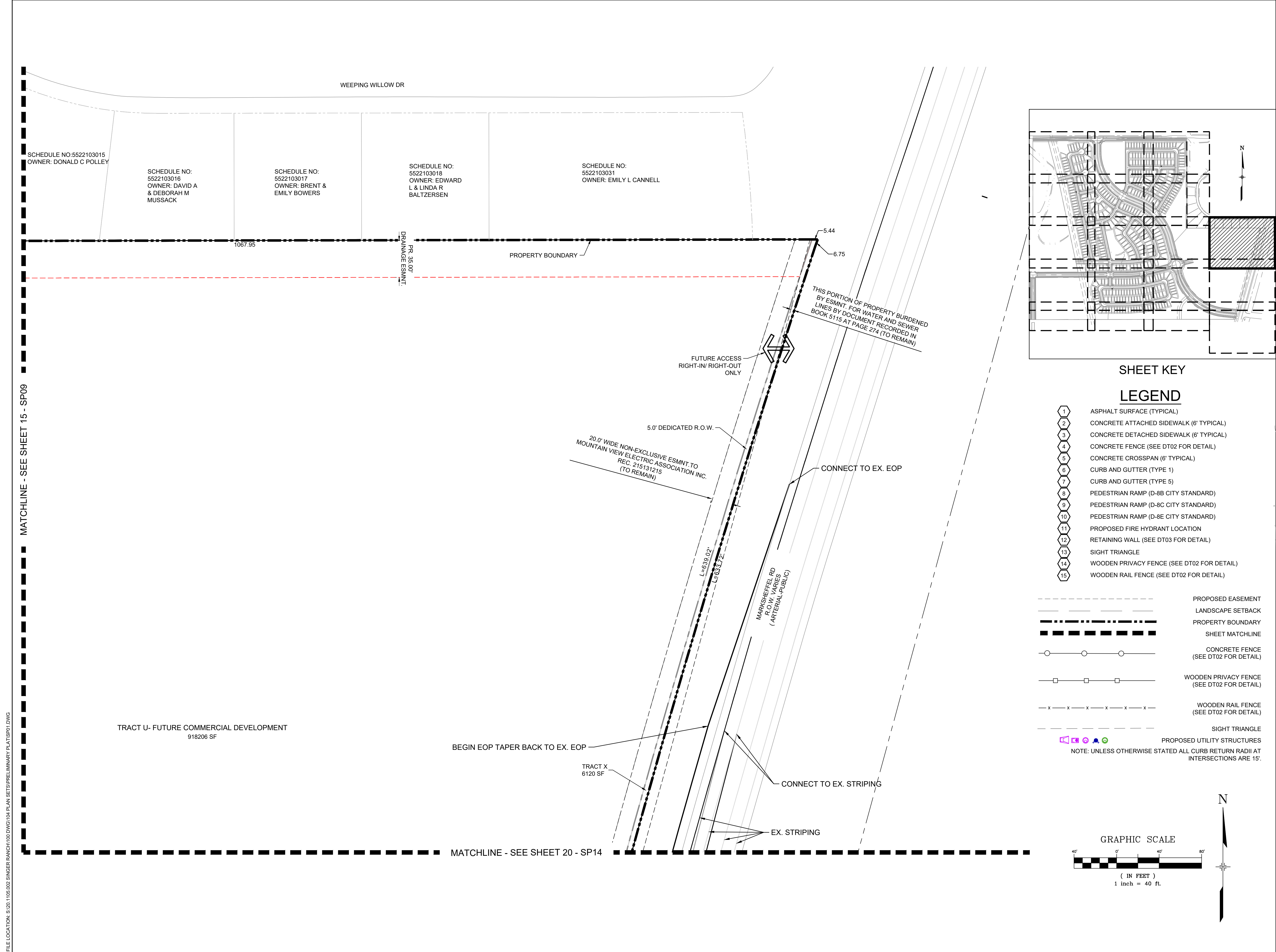
NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.

GRAPHIC SCALE

( IN FEET )

1 inch = 40 ft.





SHEET KEY

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
- 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
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- 7 CURB AND GUTTER (TYPE 5)
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- 9 PEDESTRIAN RAMP (D-8C CITY STANDARD)
- 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 11 PROPOSED FIRE HYDRANT LOCATION
- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
- 13 SIGHT TRIANGLE
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
  - LANDSCAPE SETBACK
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - SIGHT TRIANGLE
  - PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.

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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO

DATE 09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

PRELIMINARY SITE  
PLAN

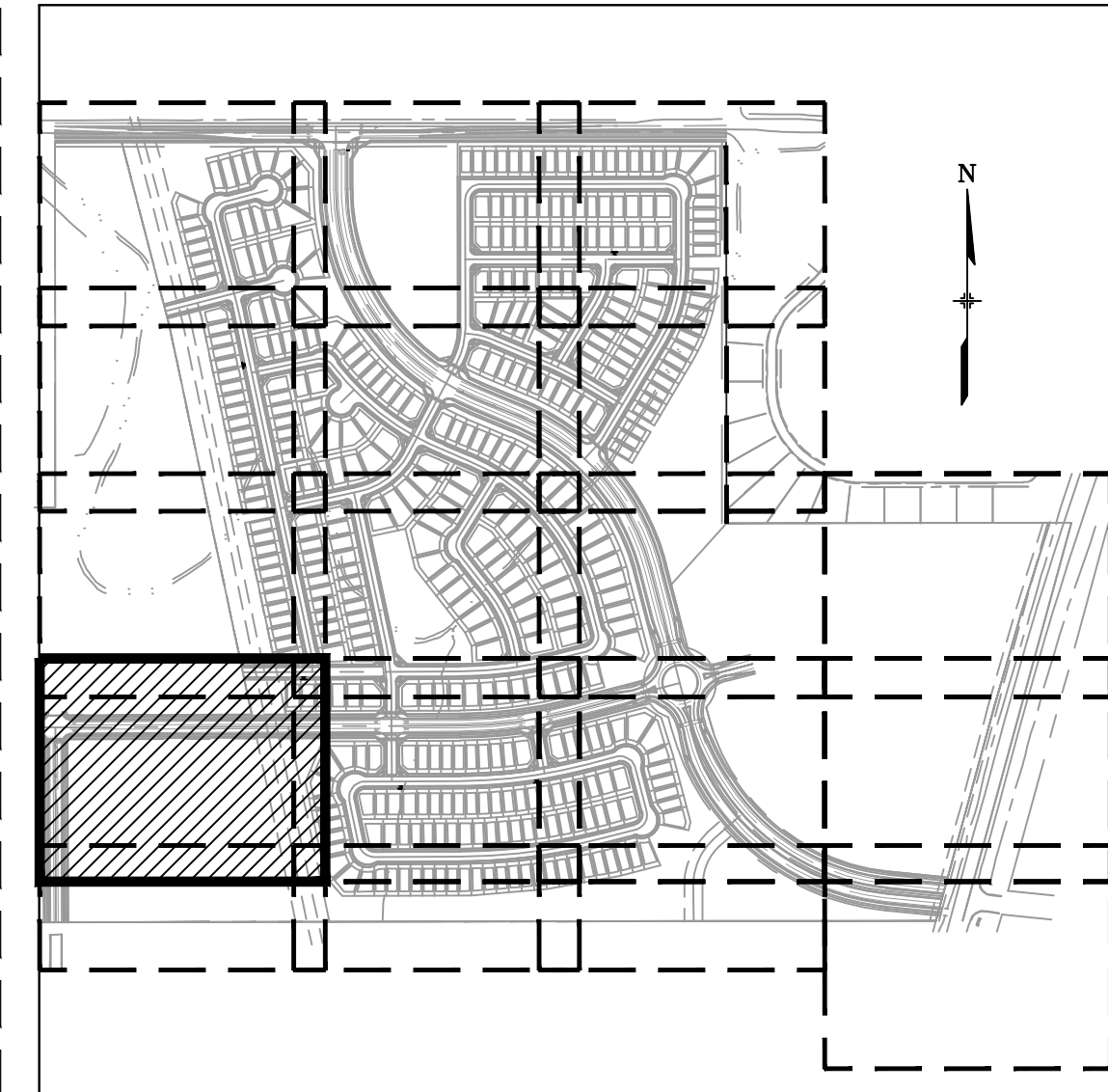
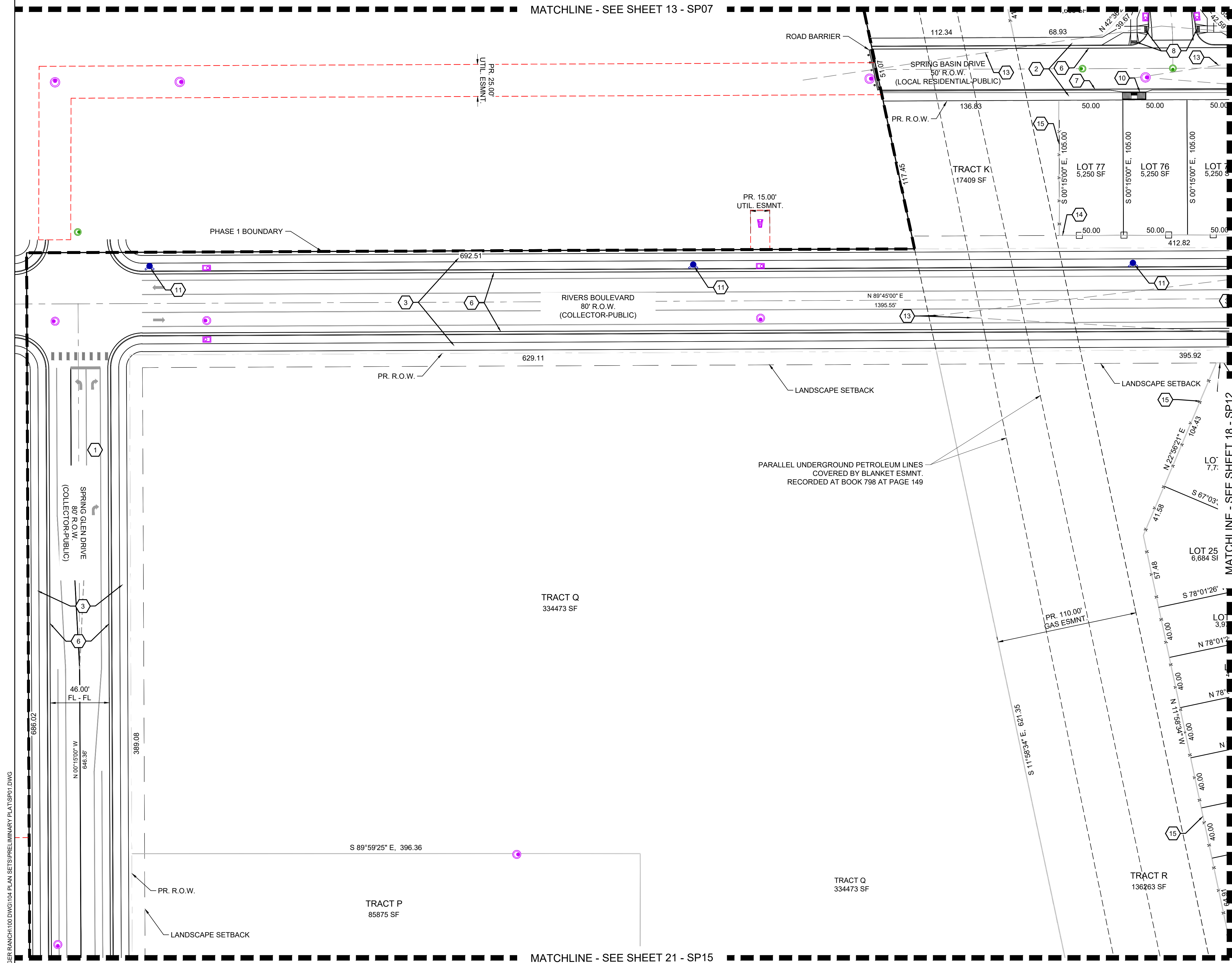
SP10

SHEET 16 OF 58

CITY FILE NO.:



FILE LOCATION: S:\20.1105.002 SINGER HANCH 100 DWG\104 PLAN SETS\PRELIMINARY PLAT\SP01.DWG

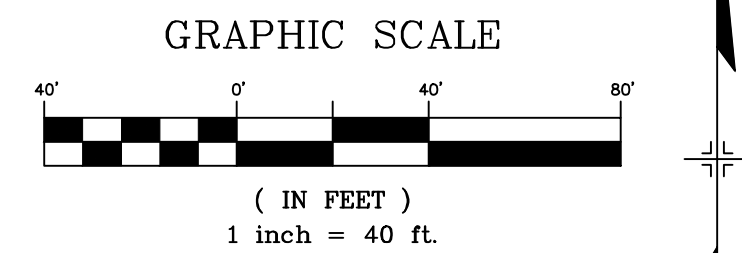


## SHEET KEY

## LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
- 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
- 5 CONCRETE CROSSSPAN (6' TYPICAL)
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- 7 CURB AND GUTTER (TYPE 5)
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- 9 PEDESTRIAN RAMP (D-8C CITY STANDARD)
- 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 11 PROPOSED FIRE HYDRANT LOCATION
- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
- 13 SIGHT TRIANGLE
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

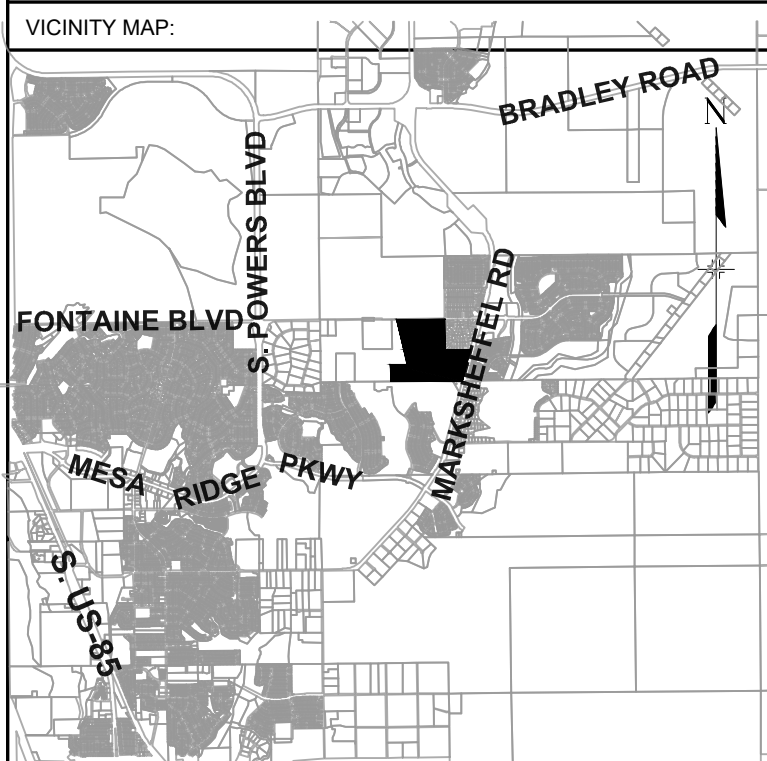
**Matrix**

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

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

PRELIMINARY SITE  
PLAN

SP11

SHEET 17 OF 58

CITY FILE NO.:



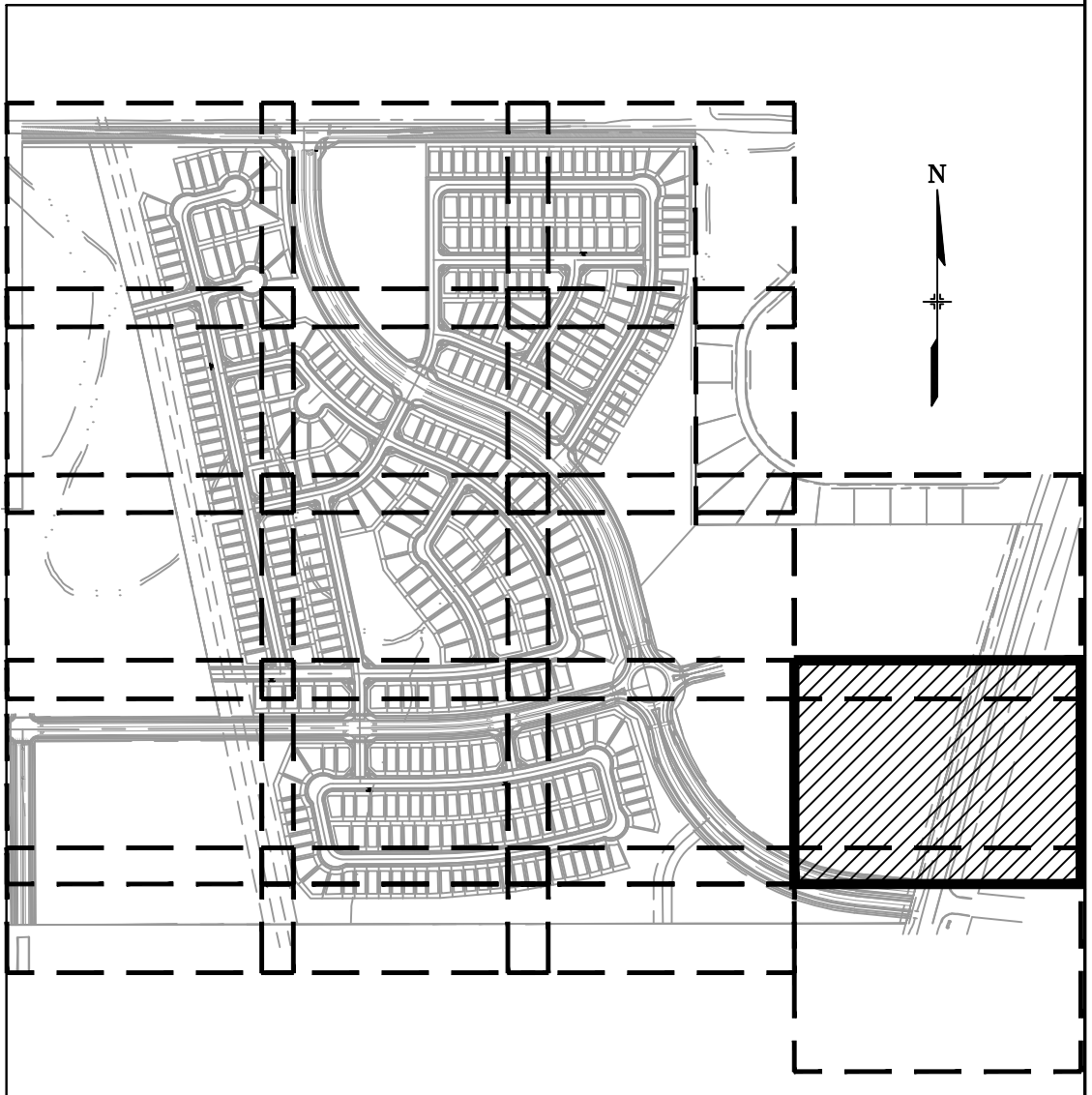
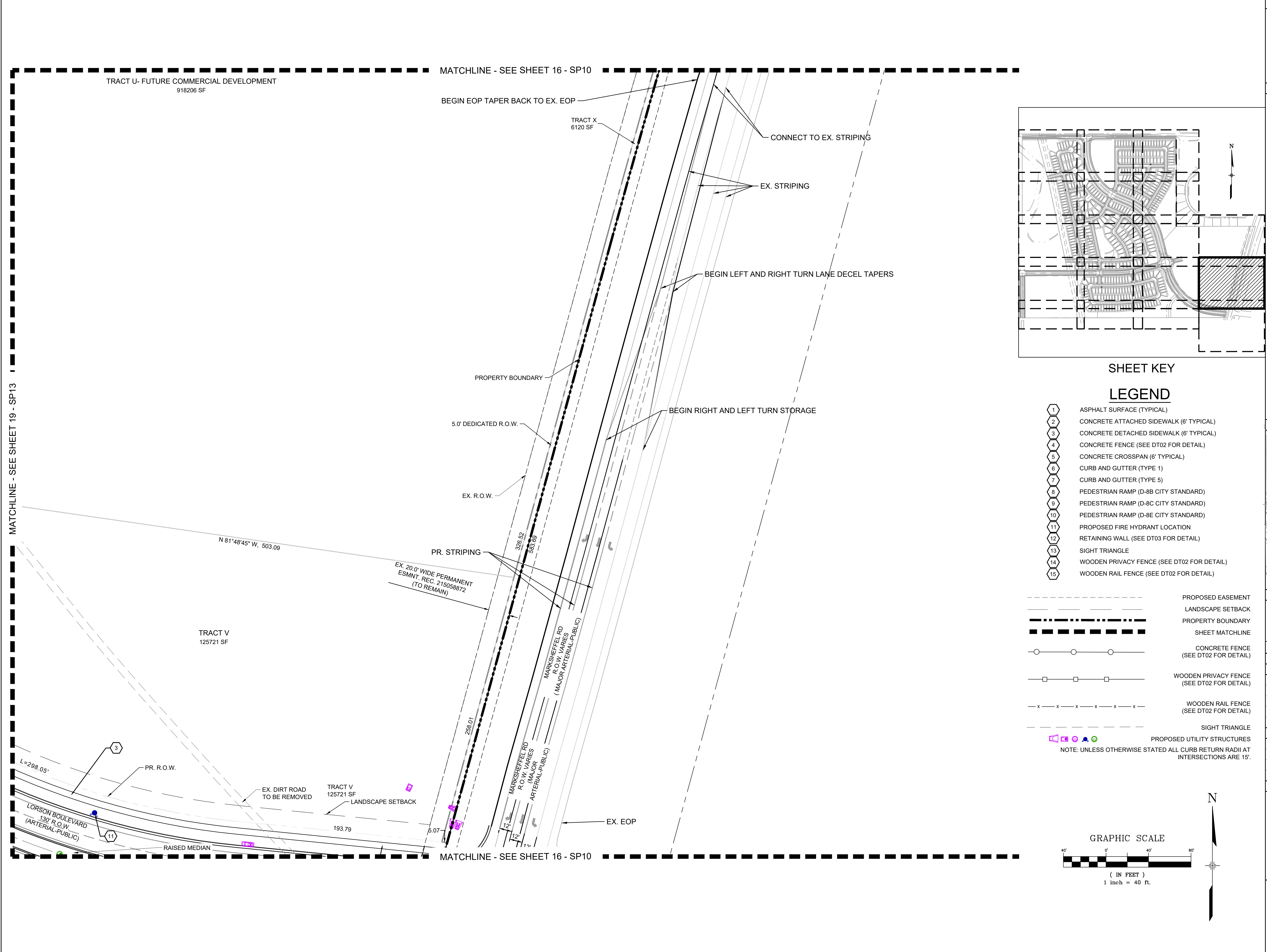








FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLATS\SP14.DWG

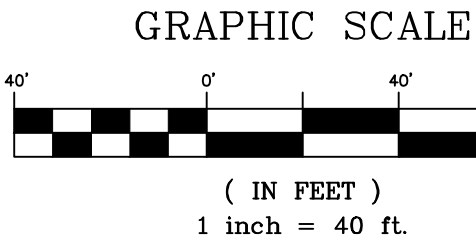


SHEET KEY

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
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- 7 CURB AND GUTTER (TYPE 5)
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- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
- 13 SIGHT TRIANGLE
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
  - LANDSCAPE SETBACK
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - SIGHT TRIANGLE
  - PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

PRELIMINARY SITE  
PLAN

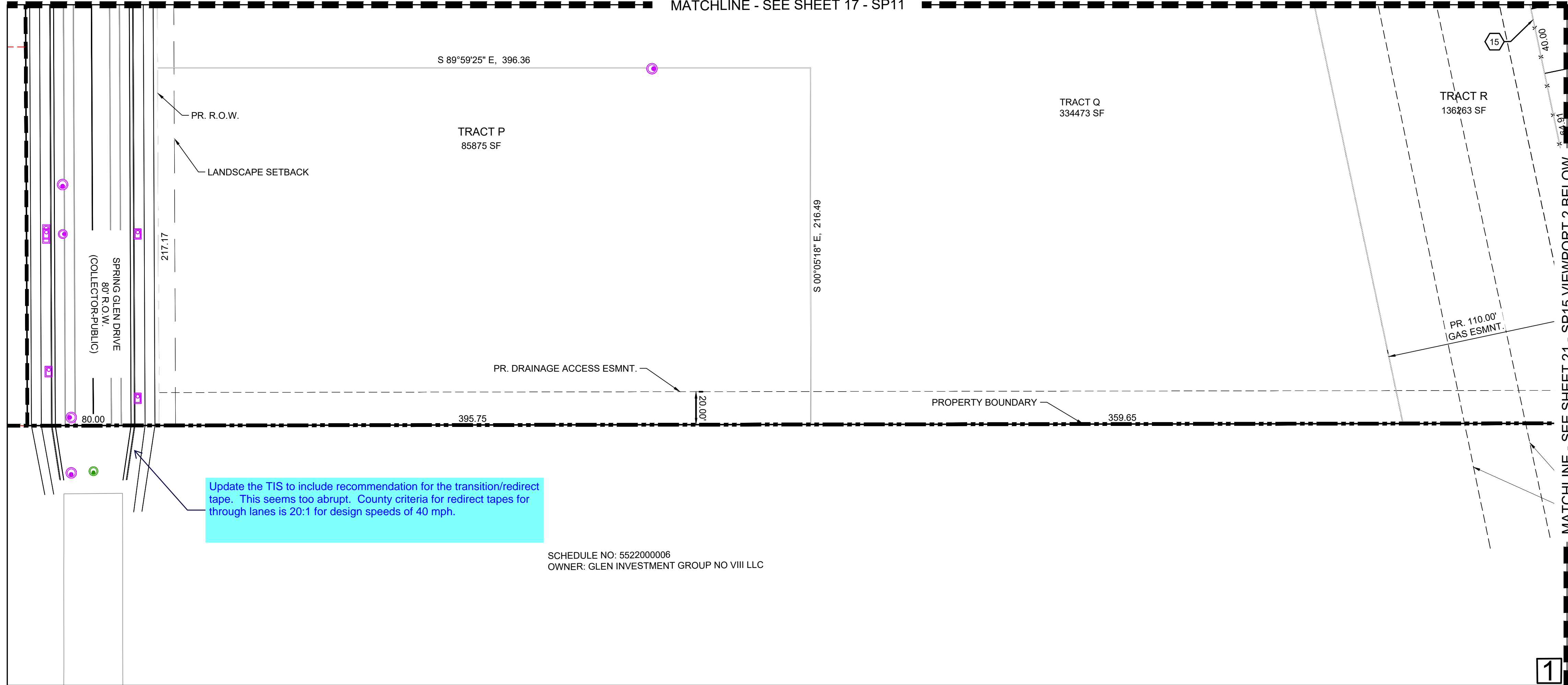
SP14

SHEET 20 OF 58

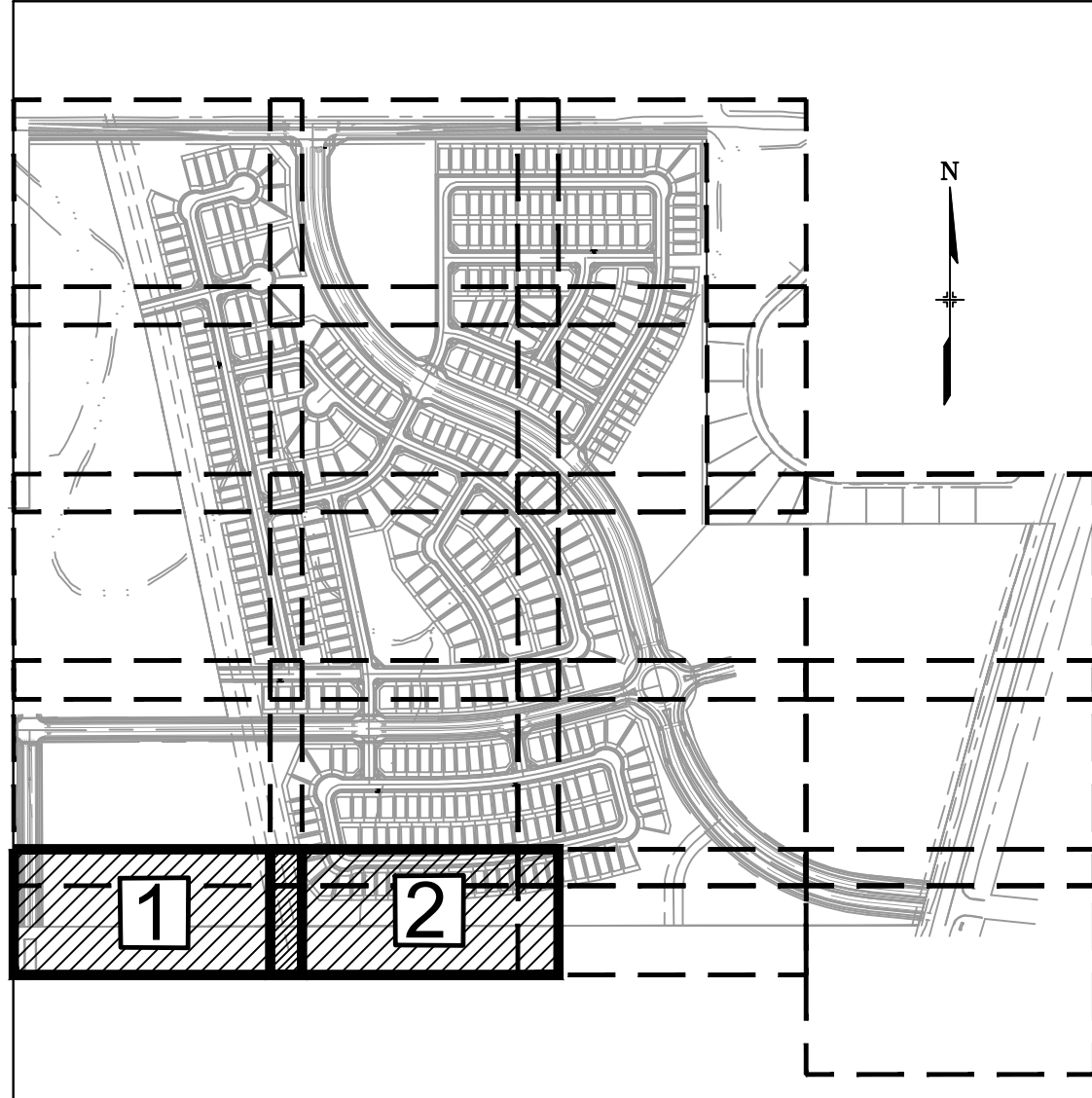
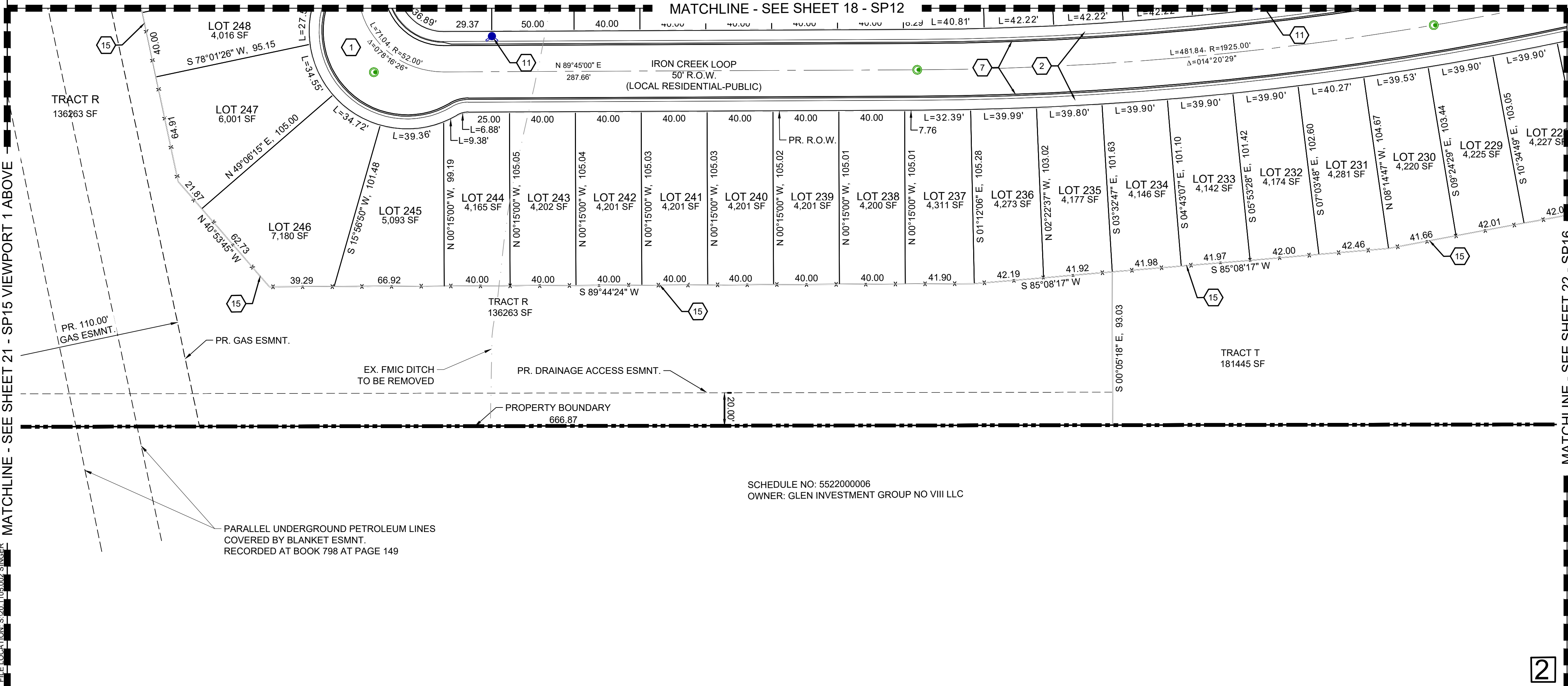
CITY FILE NO.:



MATCHLINE - SEE SHEET 17 - SP11



MATCHLINE - SEE SHEET 18 - SP12



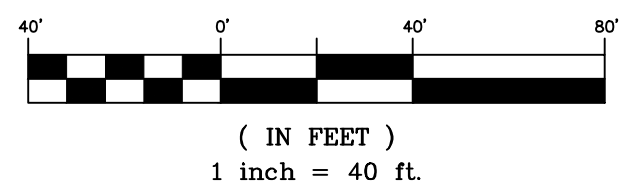
### SHEET KEY

### LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
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- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
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- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.

### GRAPHIC SCALE



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



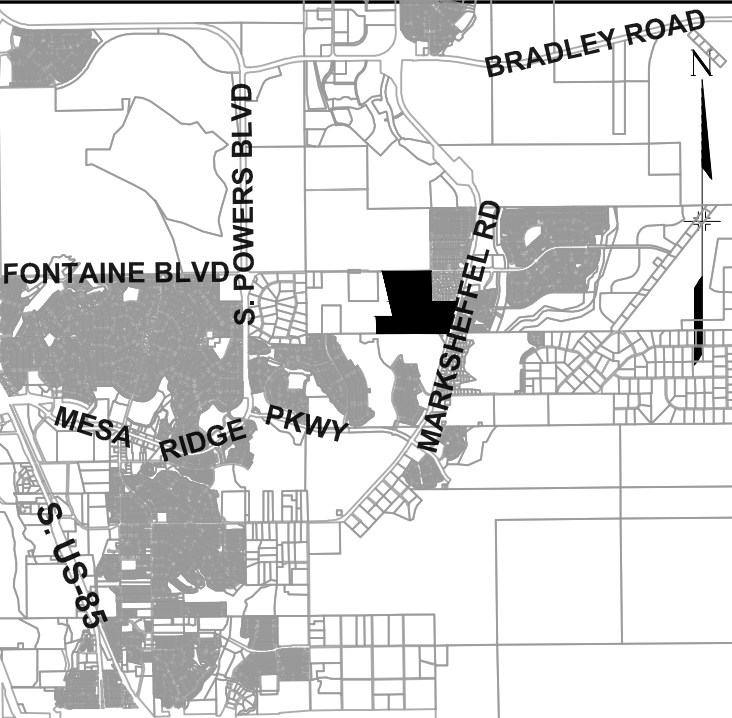
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO

DATE 09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

PRELIMINARY SITE  
PLAN

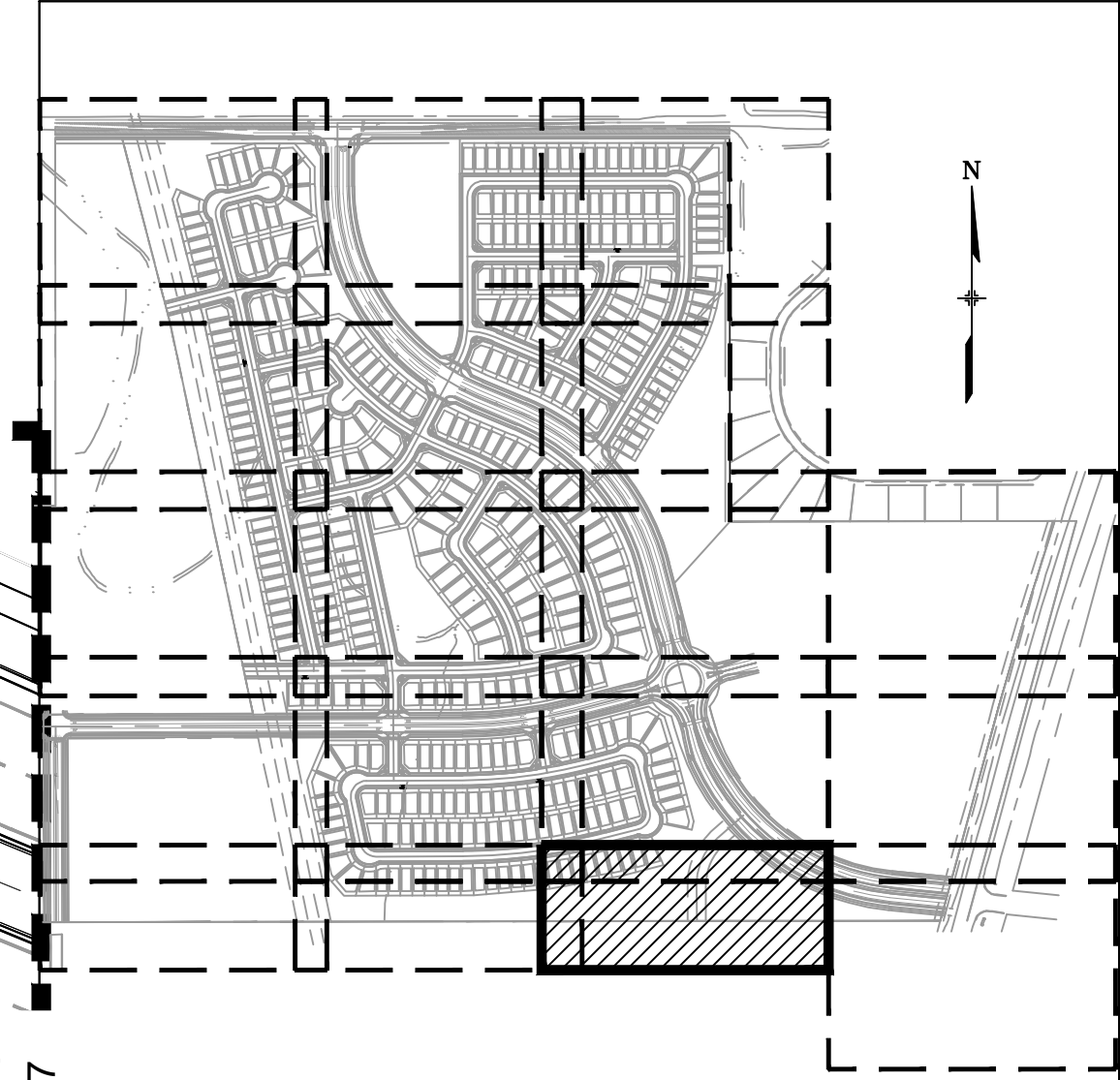
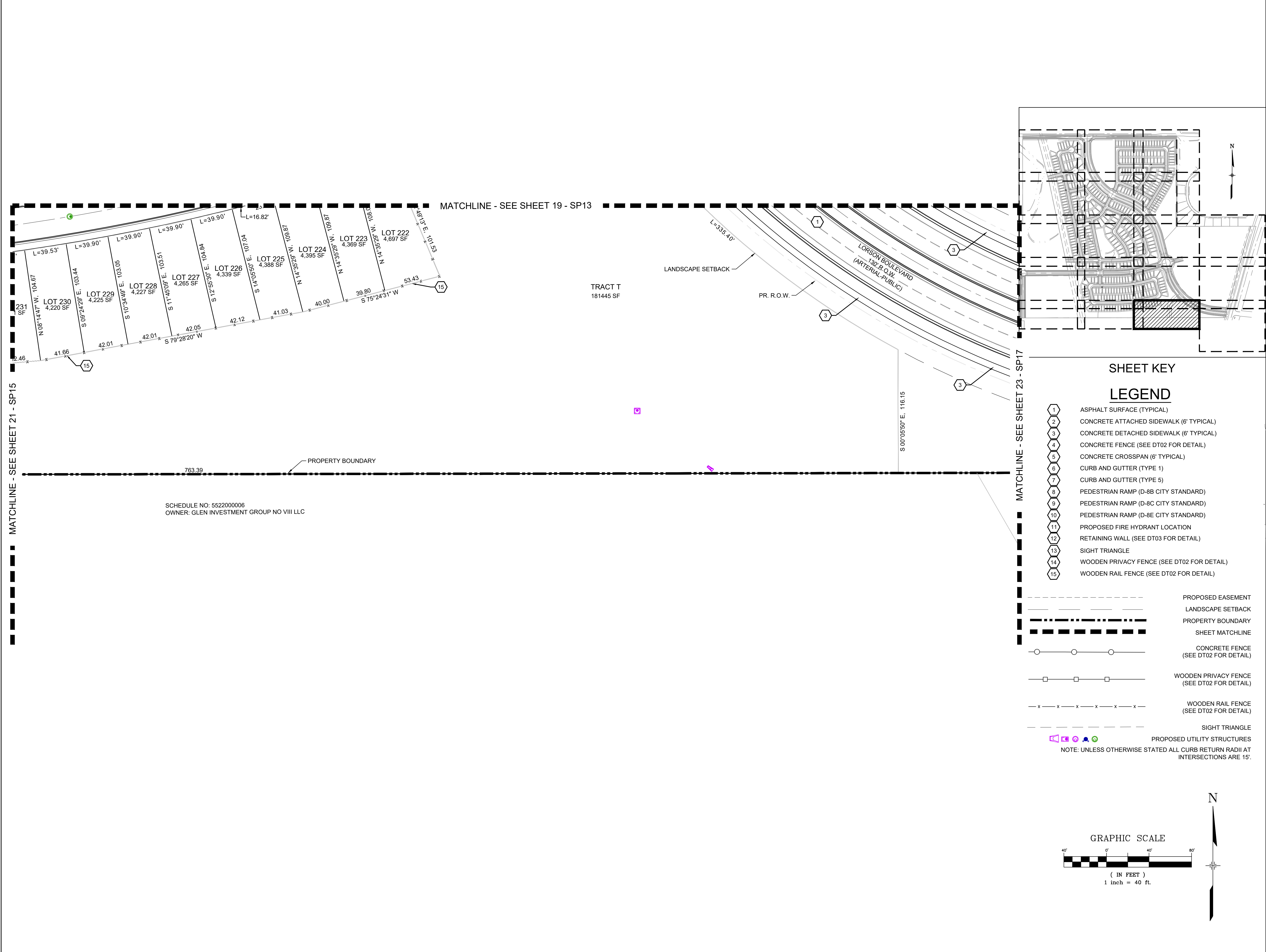
SP15

SHEET 21 OF 58

CITY FILE NO.:

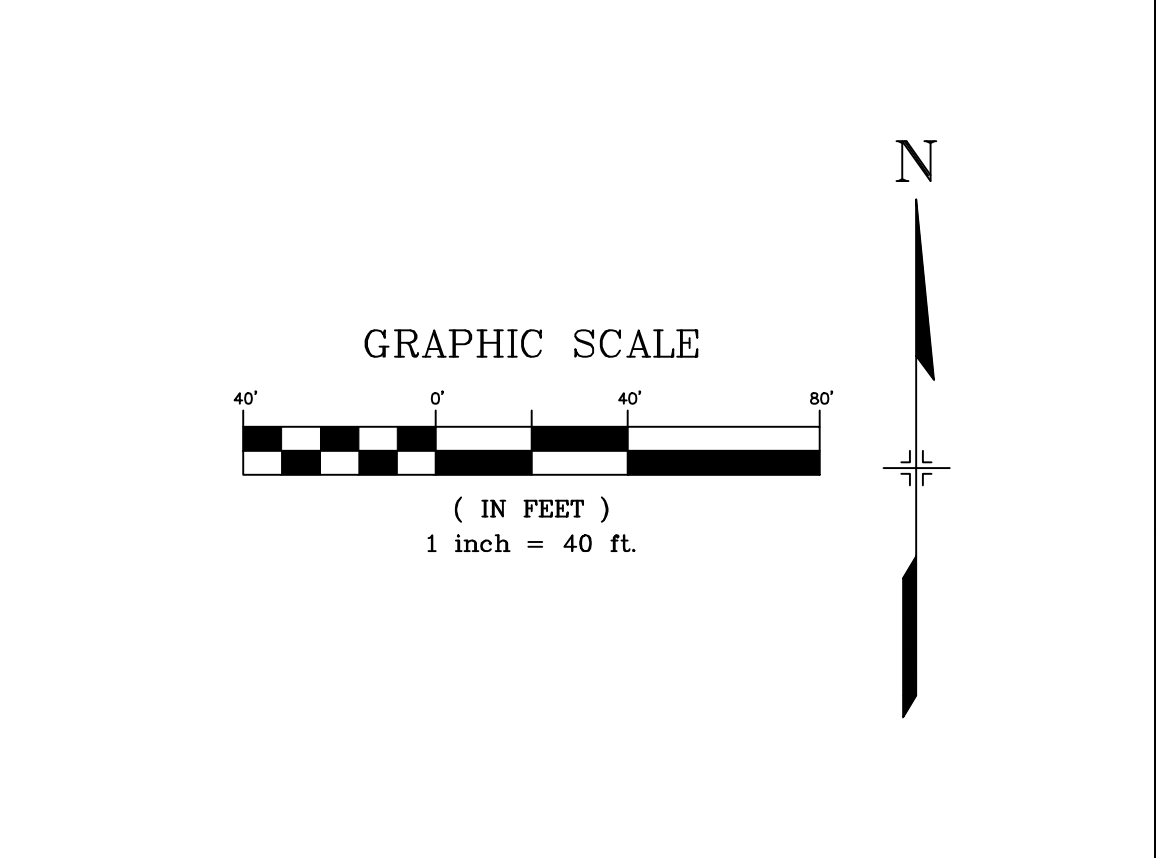


FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLATS\01.DWG



SHEET KEY	
LEGEND	
1	ASPHALT SURFACE (TYPICAL)
2	CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
3	CONCRETE DETACHED SIDEWALK (6' TYPICAL)
4	CONCRETE FENCE (SEE DT02 FOR DETAIL)
5	CONCRETE CROSSSPAN (6' TYPICAL)
6	CURB AND GUTTER (TYPE 1)
7	CURB AND GUTTER (TYPE 5)
8	PEDESTRIAN RAMP (D-8B CITY STANDARD)
9	PEDESTRIAN RAMP (D-8C CITY STANDARD)
10	PEDESTRIAN RAMP (D-8E CITY STANDARD)
11	PROPOSED FIRE HYDRANT LOCATION
12	RETAINING WALL (SEE DT03 FOR DETAIL)
13	SIGHT TRIANGLE
14	WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
15	WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

PROPOSED EASEMENT	LANDSCAPE SETBACK	PROPERTY BOUNDARY	SHEET MATCHLINE
CONCRETE FENCE (SEE DT02 FOR DETAIL)	WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)	WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)	SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES	NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.		



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

**CORVALLIS - PHASE 1**

**PRELIMINARY PLAT**

**FOUNTAIN, CO**

**DATE** 09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

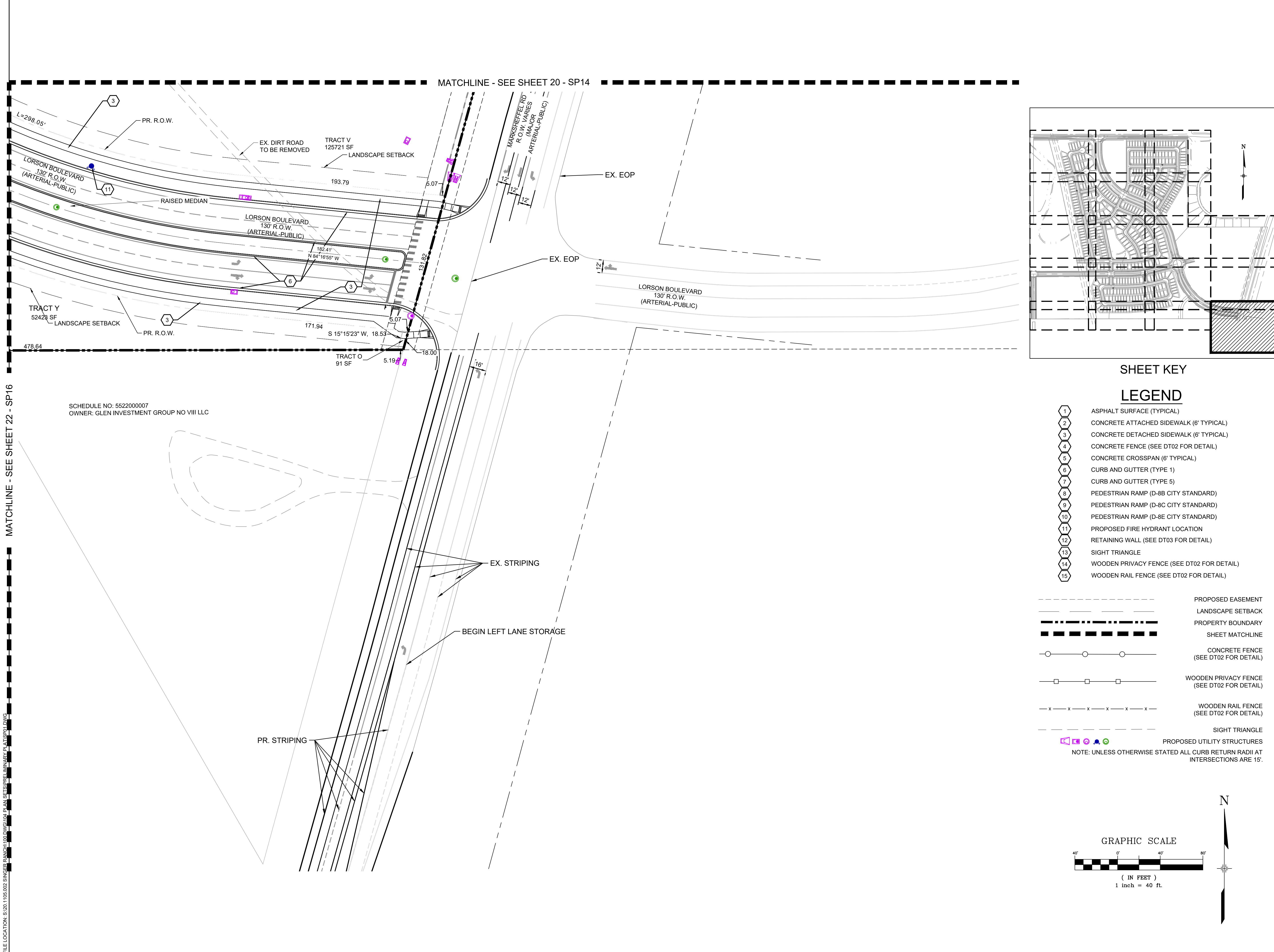
**PRELIMINARY SITE PLAN**

**SP16**

**SHEET 22 OF 58**

CITY FILE NO.:





MATCHLINE - SEE SHEET 22 - SP16

FILE LOCATION: S:\2011\05-002-Silver-Canyon\000-DWG\000-PLAN-SITE-PLAN-SP17-01.dwg

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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

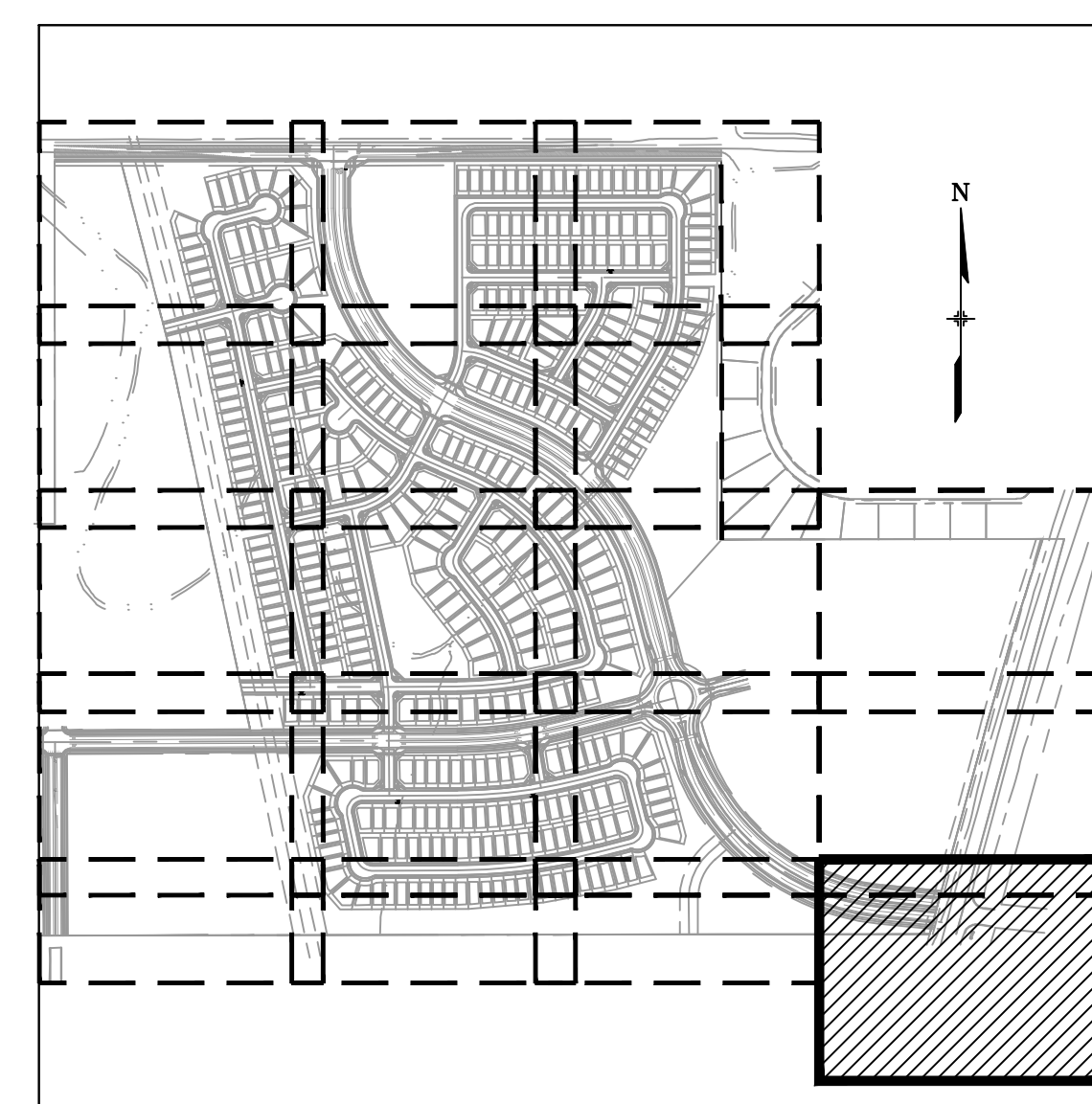
DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

**PRELIMINARY SITE  
PLAN**

**SP17**

SHEET 23 OF 58

CITY FILE NO.:

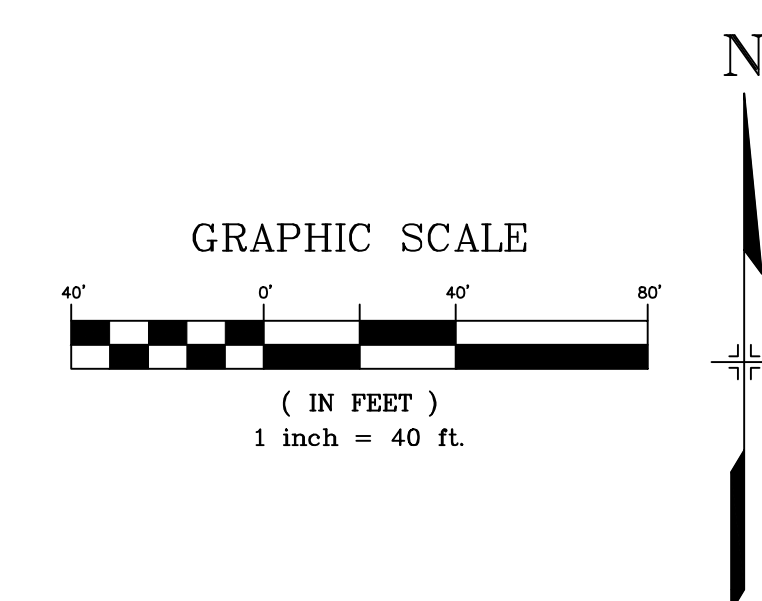


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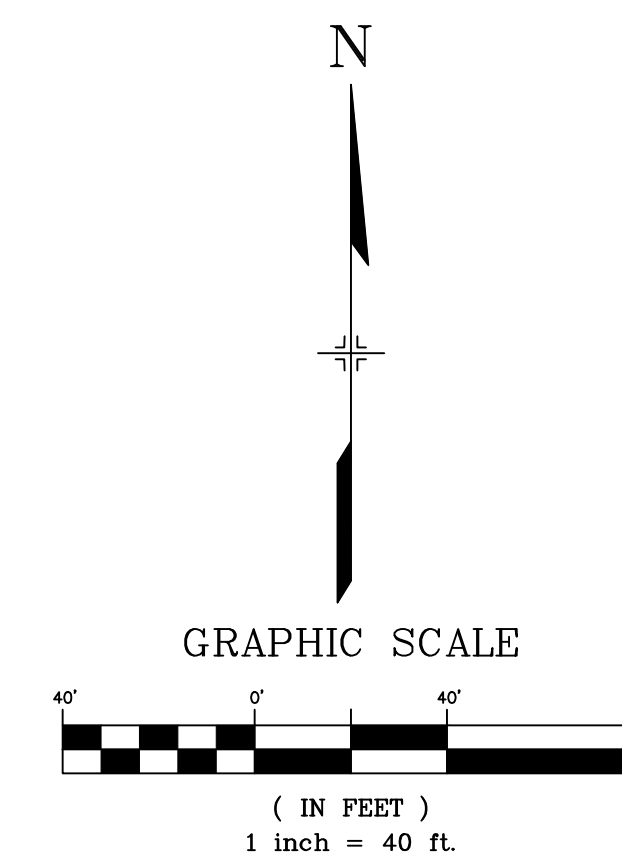
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
- 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
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- 11 PROPOSED FIRE HYDRANT LOCATION
- 12 RETAINING WALL (SEE DT03 FOR DETAIL)
- 13 SIGHT TRIANGLE
- 14 WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

- PROPOSED EASEMENT
  - LANDSCAPE SETBACK
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - SIGHT TRIANGLE
  - PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 15'.







CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

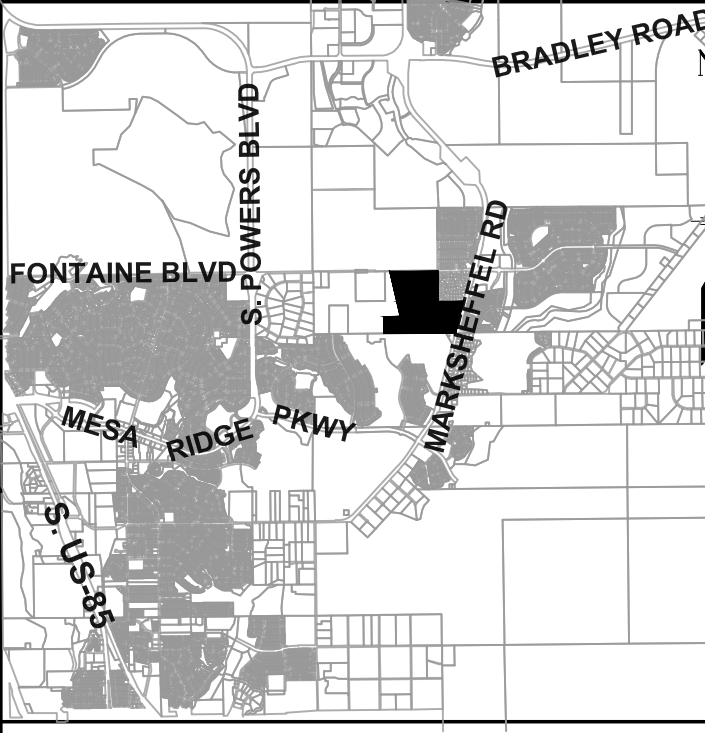
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE : (719) 575-0100  
FAX : (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO

DATE09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

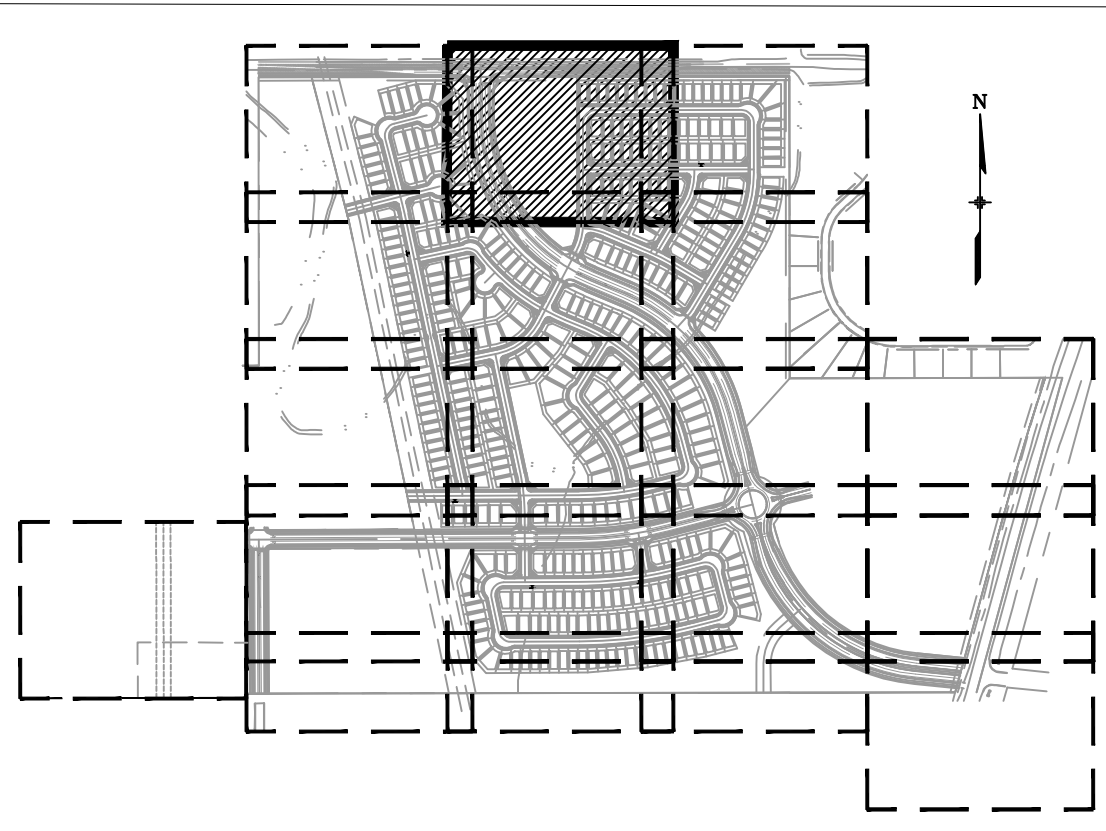
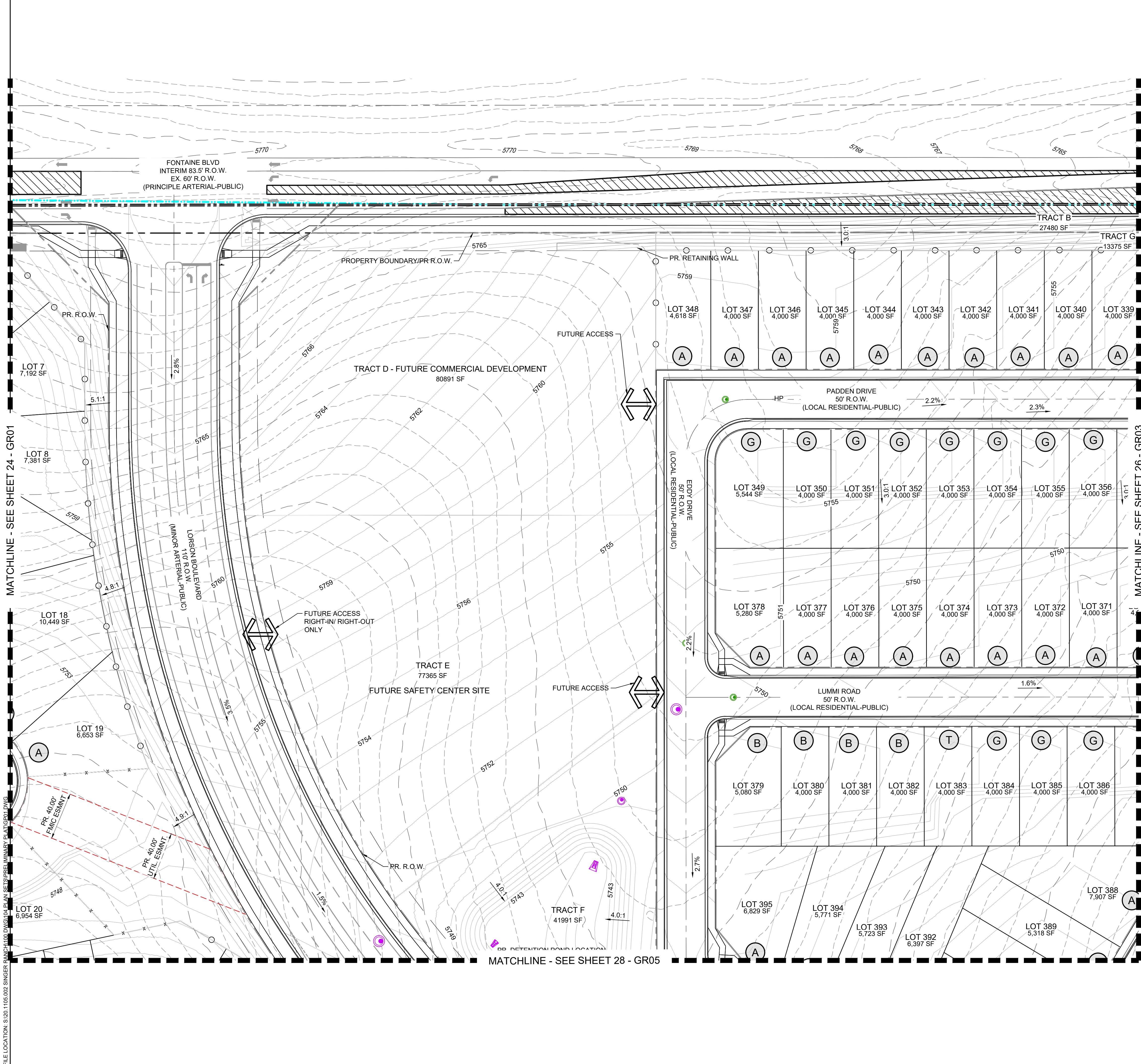
GRADING PLAN

GR01

SHEET 24 OF 58

CITY FILE NO.:

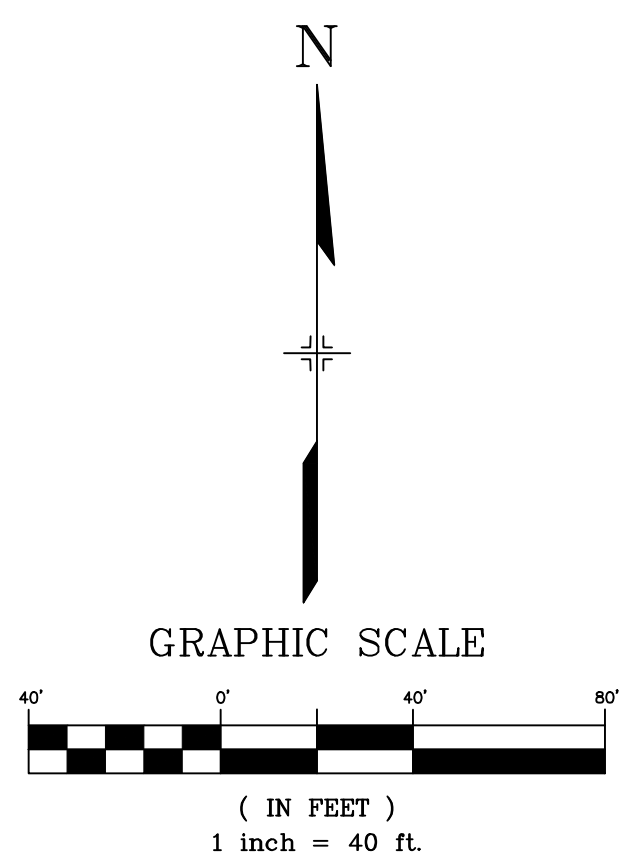




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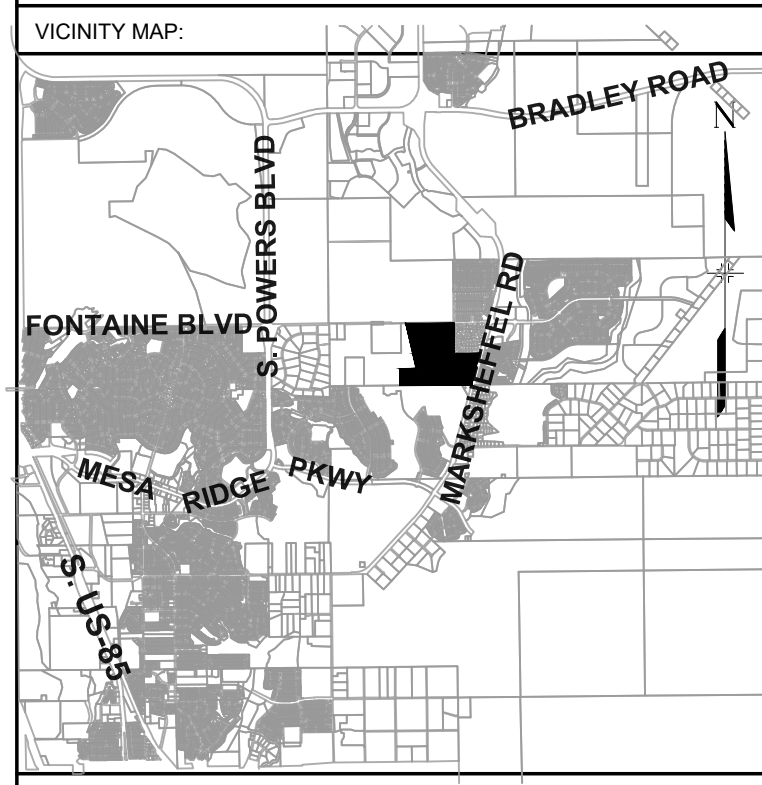
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- PROPOSED UTILITY STRUCTURES
- RETAINING WALL (SEE DT03 FOR DETAIL)



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**  
FOUNTAIN, CO  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM

SHEET TITLE:  
**GRADING PLAN**

**GR02**  
**SHEET 25 OF 58**  
CITY FILE NO.:





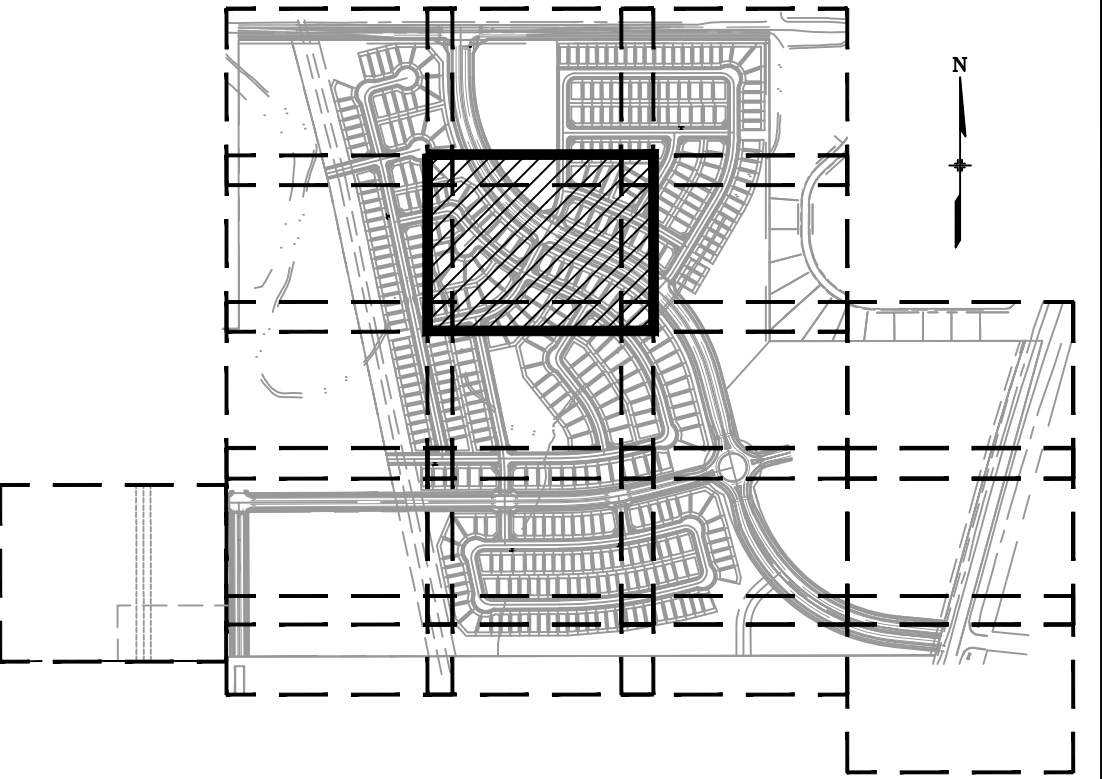
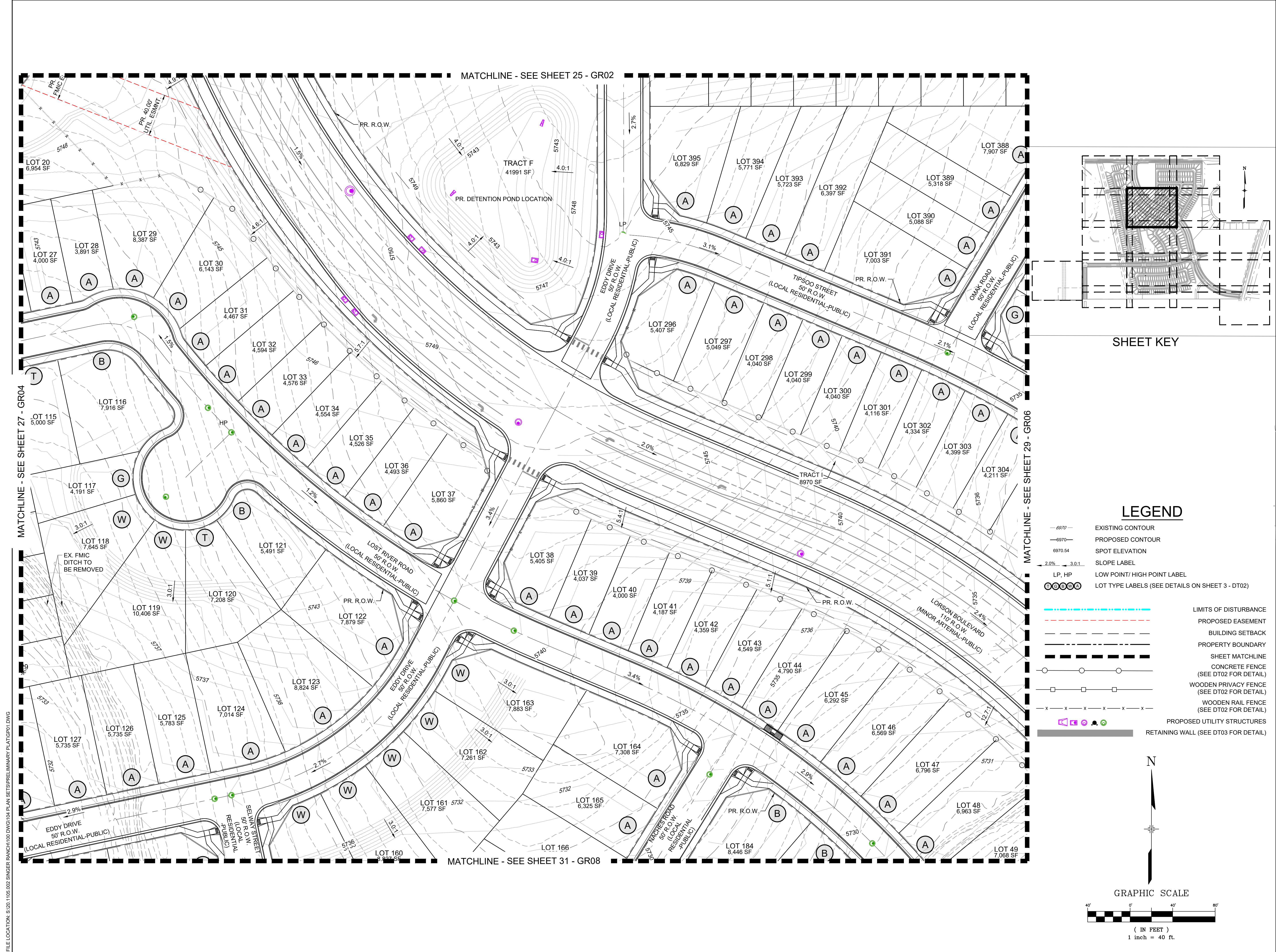
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CITY FILE NO.:





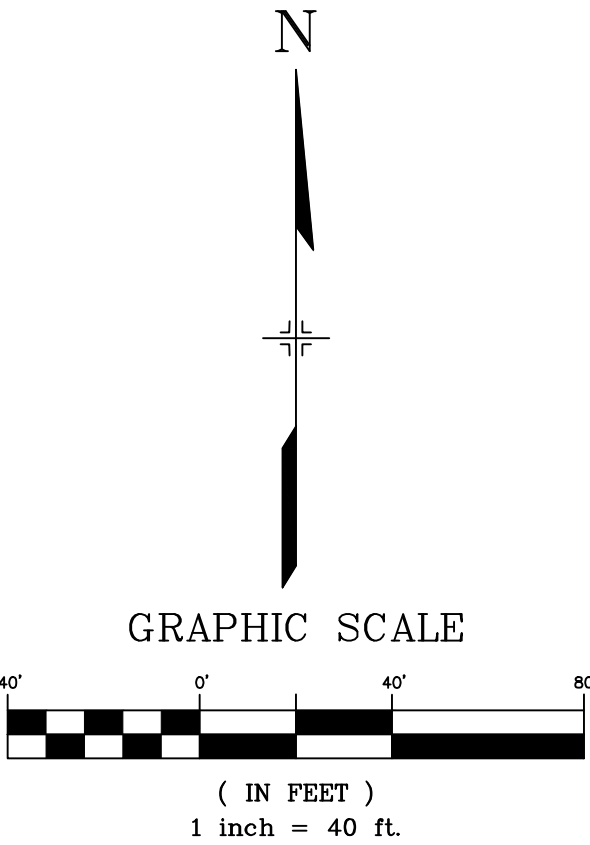




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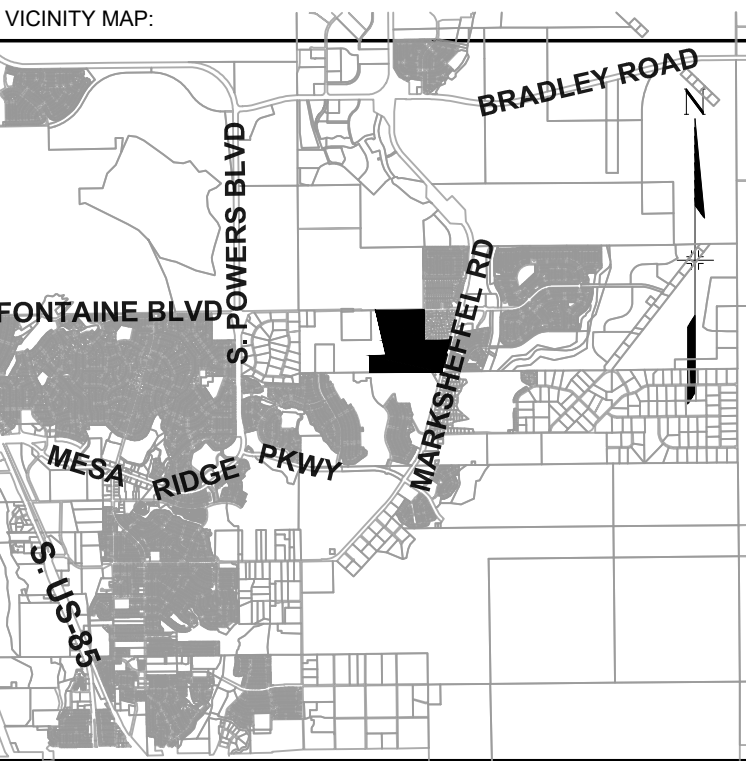
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- PROPOSED UTILITY STRUCTURES
- RETAINING WALL (SEE DT03 FOR DETAIL)



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 GLENEASGLE DRIVE  
 COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1**  
**PRELIMINARY PLAT**  
**FOUNTAIN, CO**  
**DATE 09/28/2021**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 20.1105.002  
 DRAWN BY: KMZ  
 CHECKED BY: CPM  
 APPROVED BY: CPM  
 SHEET TITLE:

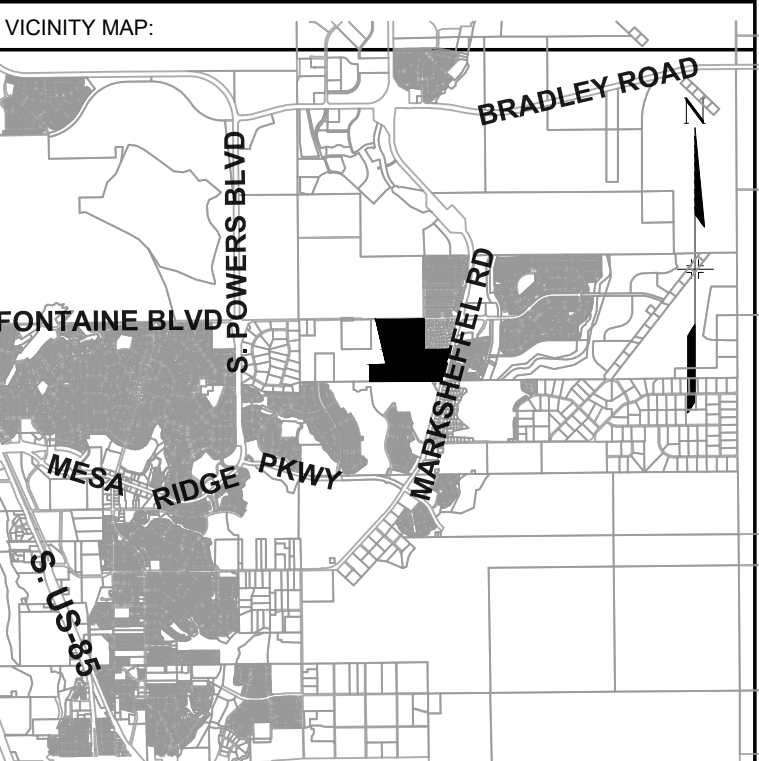
GRADING PLAN

GR05

SHEET 28 OF 58

CITY FILE NO.:

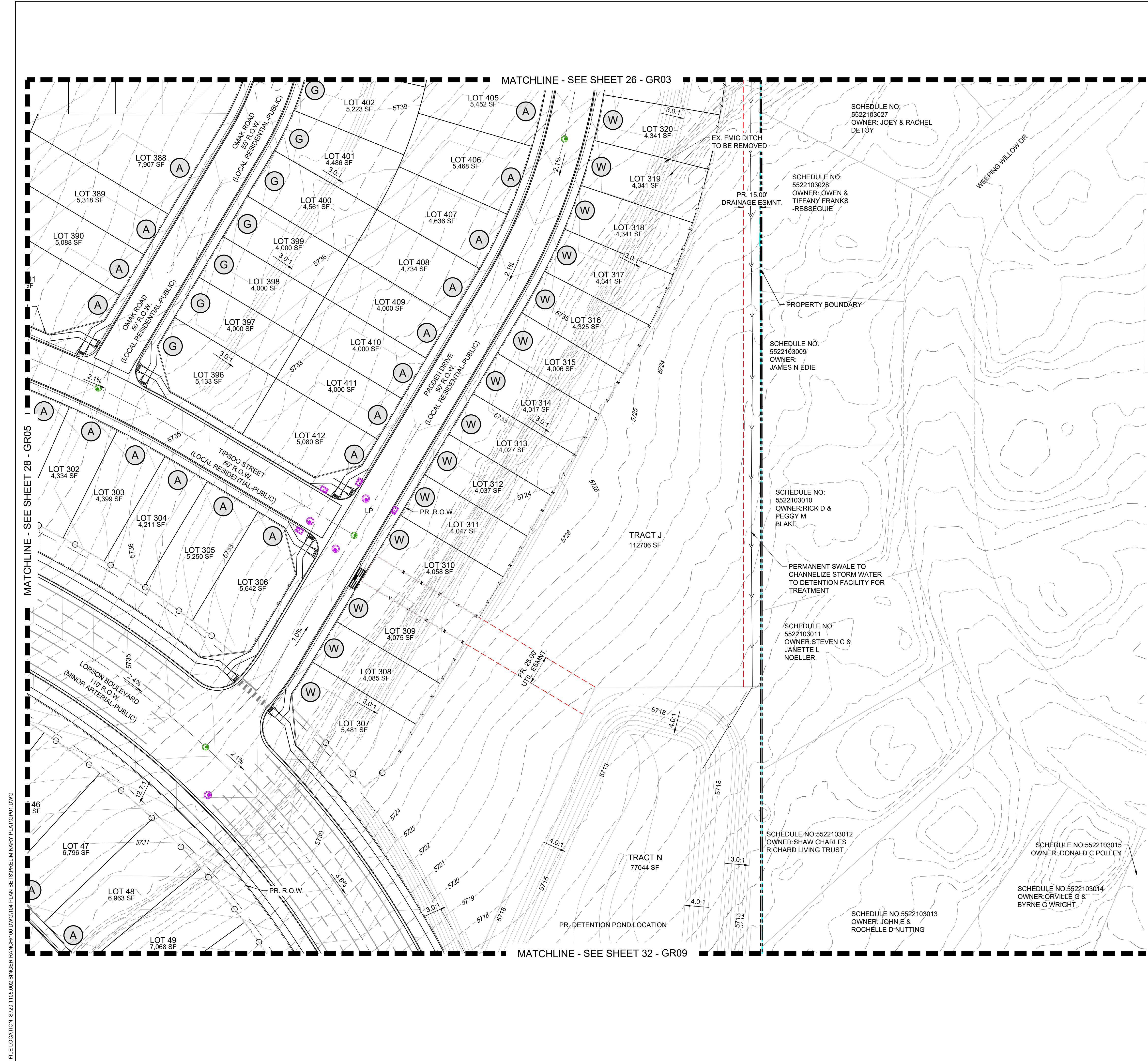


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SHEET TITLE: \_\_\_\_\_

SHEET 29 OF 58

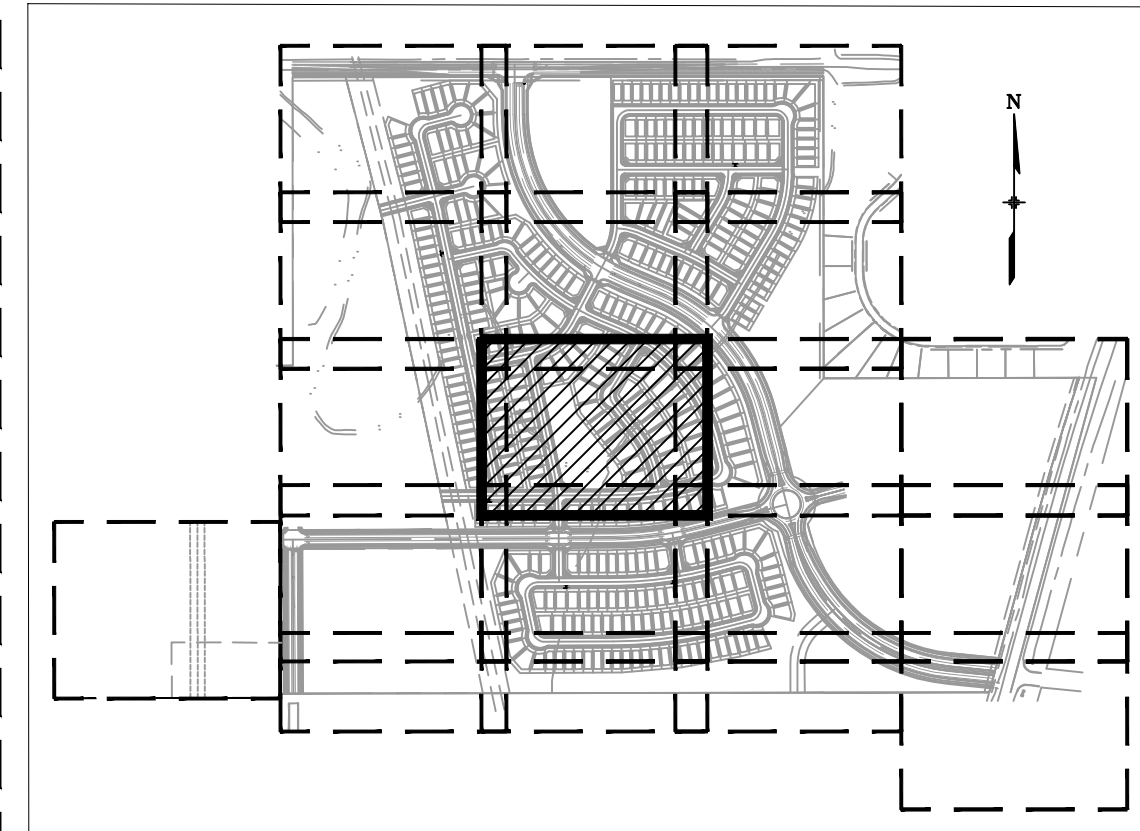
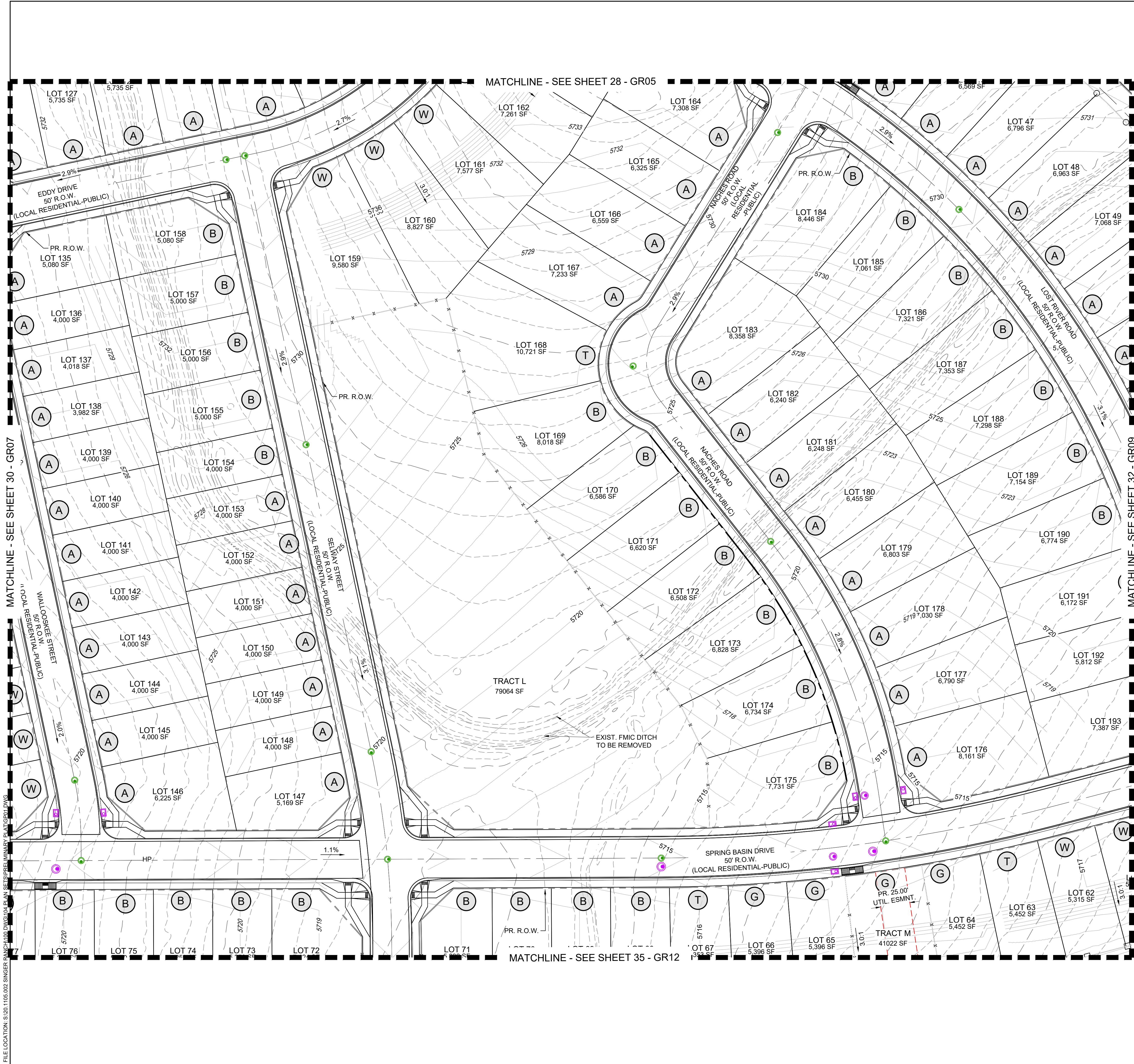
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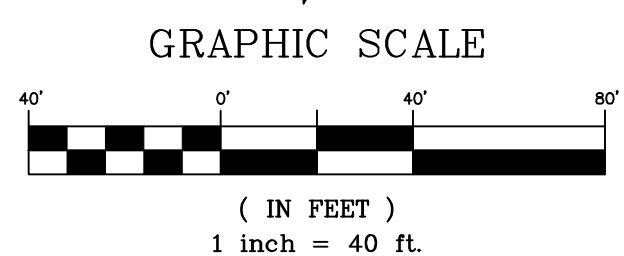
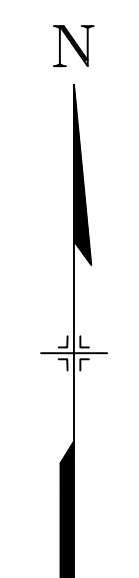




SHEET KEY

### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- PROPOSED UTILITY STRUCTURES
- RETAINING WALL (SEE DT03 FOR DETAIL)



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 GLENEASLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

**GRADING PLAN**

**GR08**

**SHEET 31 OF 58**

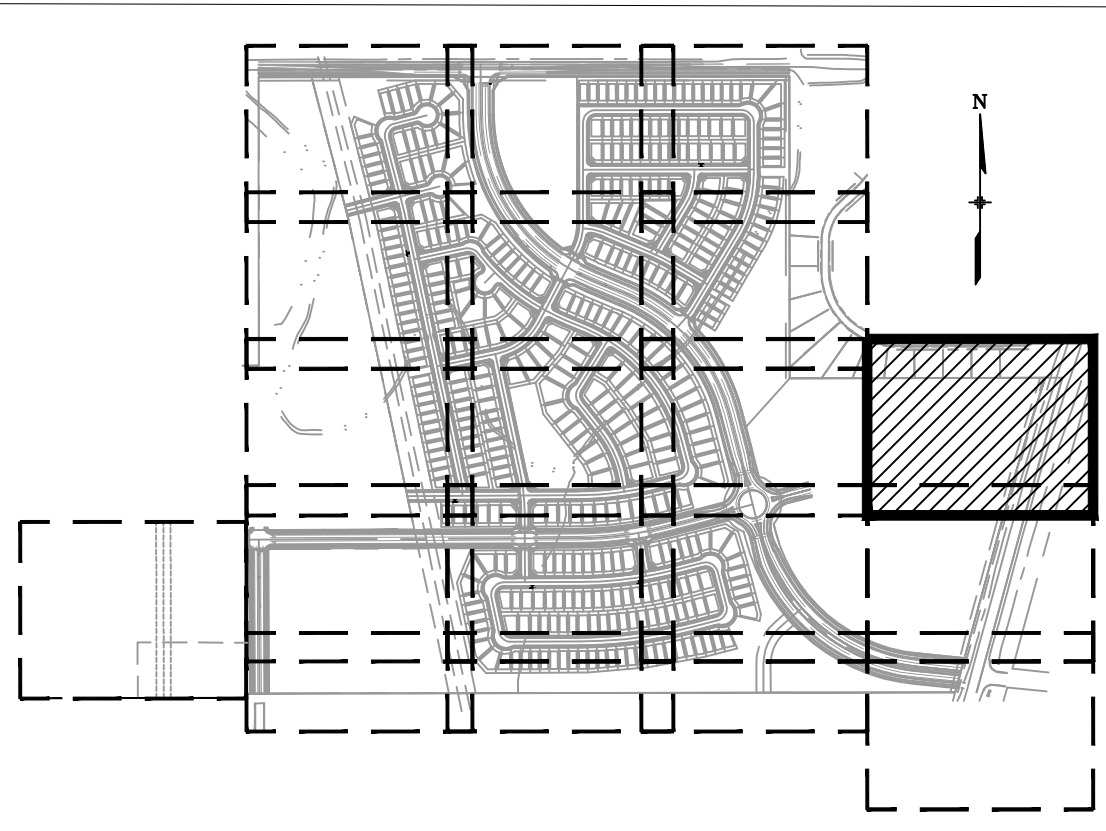
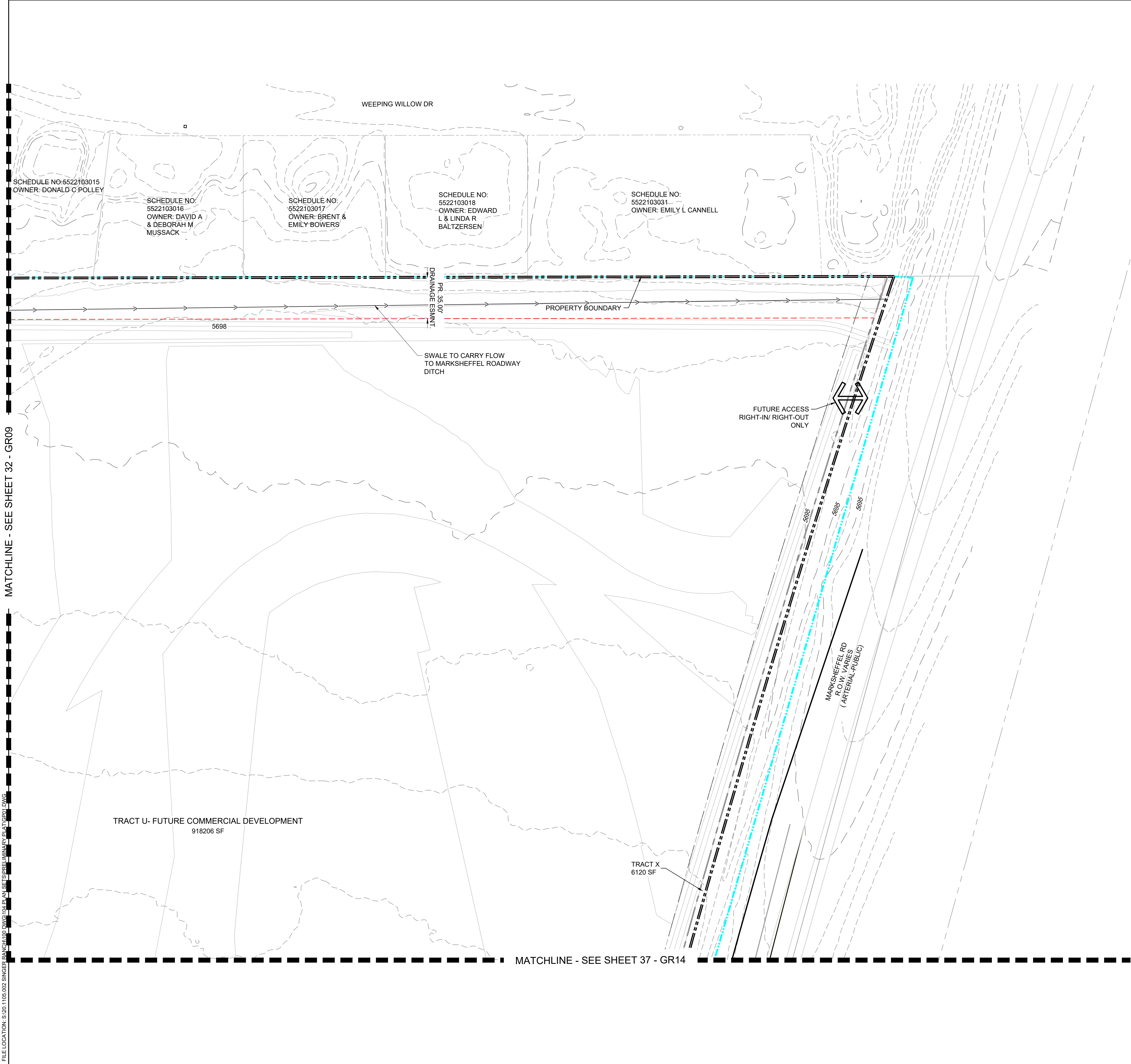
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FILE LOCATION: S:\20.1105.002 SINGER RANCH\000 Dwg\000 PLAN SET\PRELIMINARY PLAT\GR08.DWG





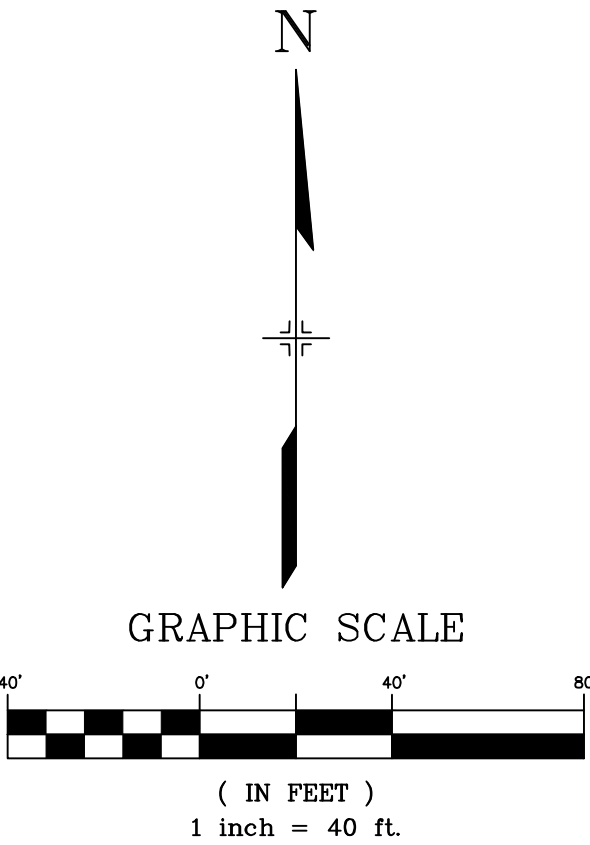




SHEET KEY

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- PROPOSED UTILITY STRUCTURES
- RETAINING WALL (SEE DT03 FOR DETAIL)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

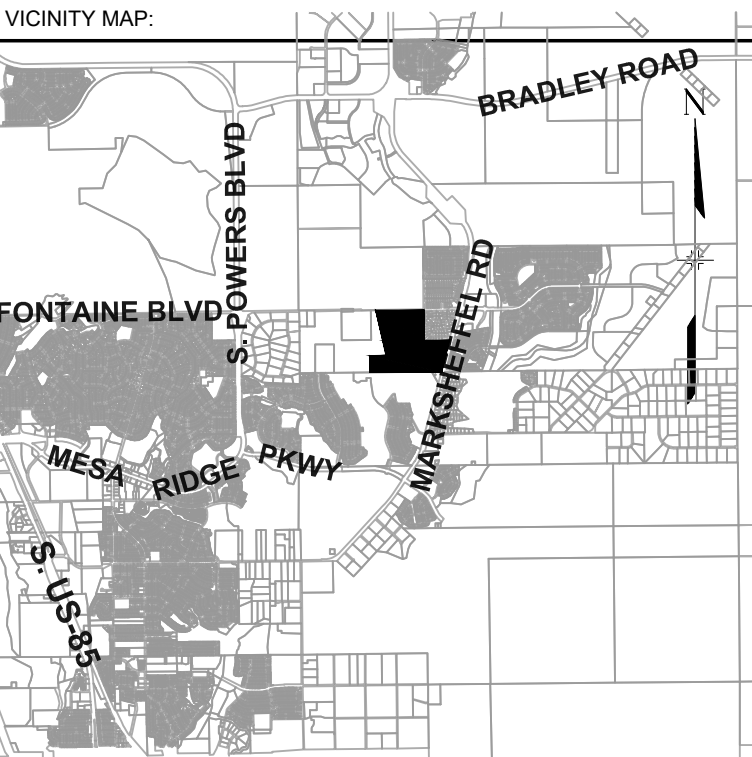
**Matrix**

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

OWNER/DEVELOPER:

**HPHR PROPERTIES, LLC**

14160 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:

**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

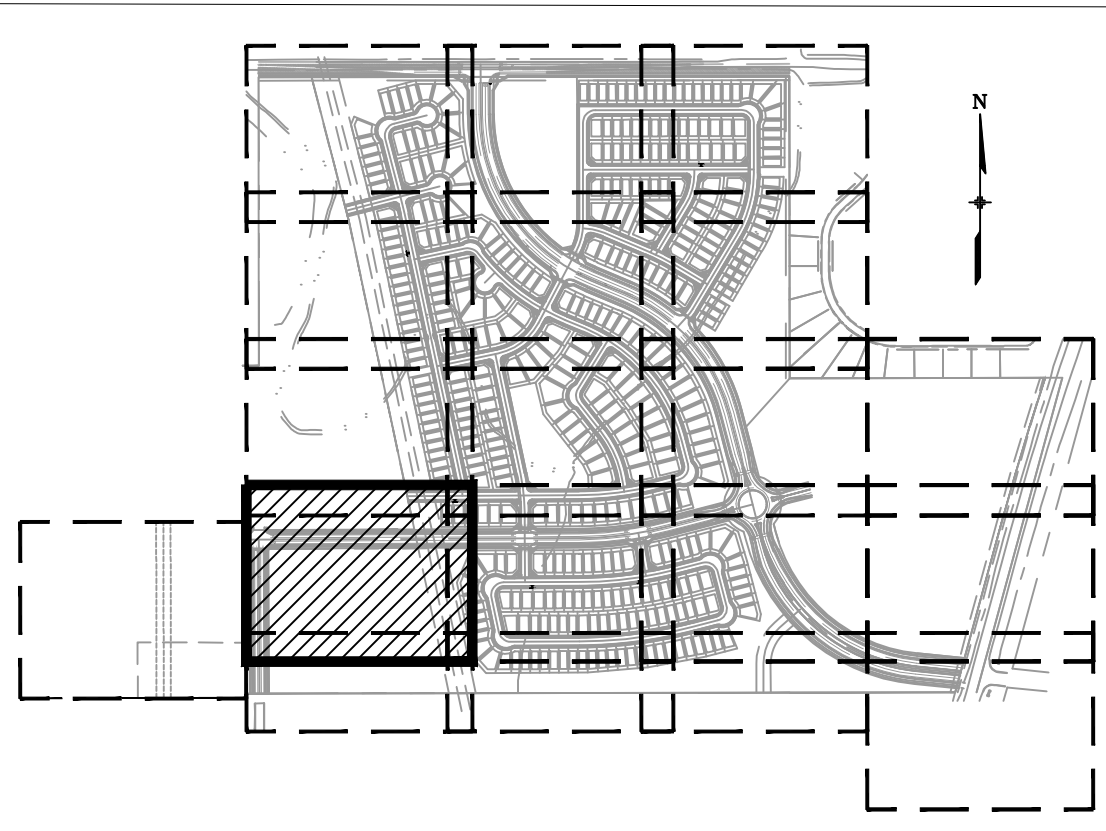
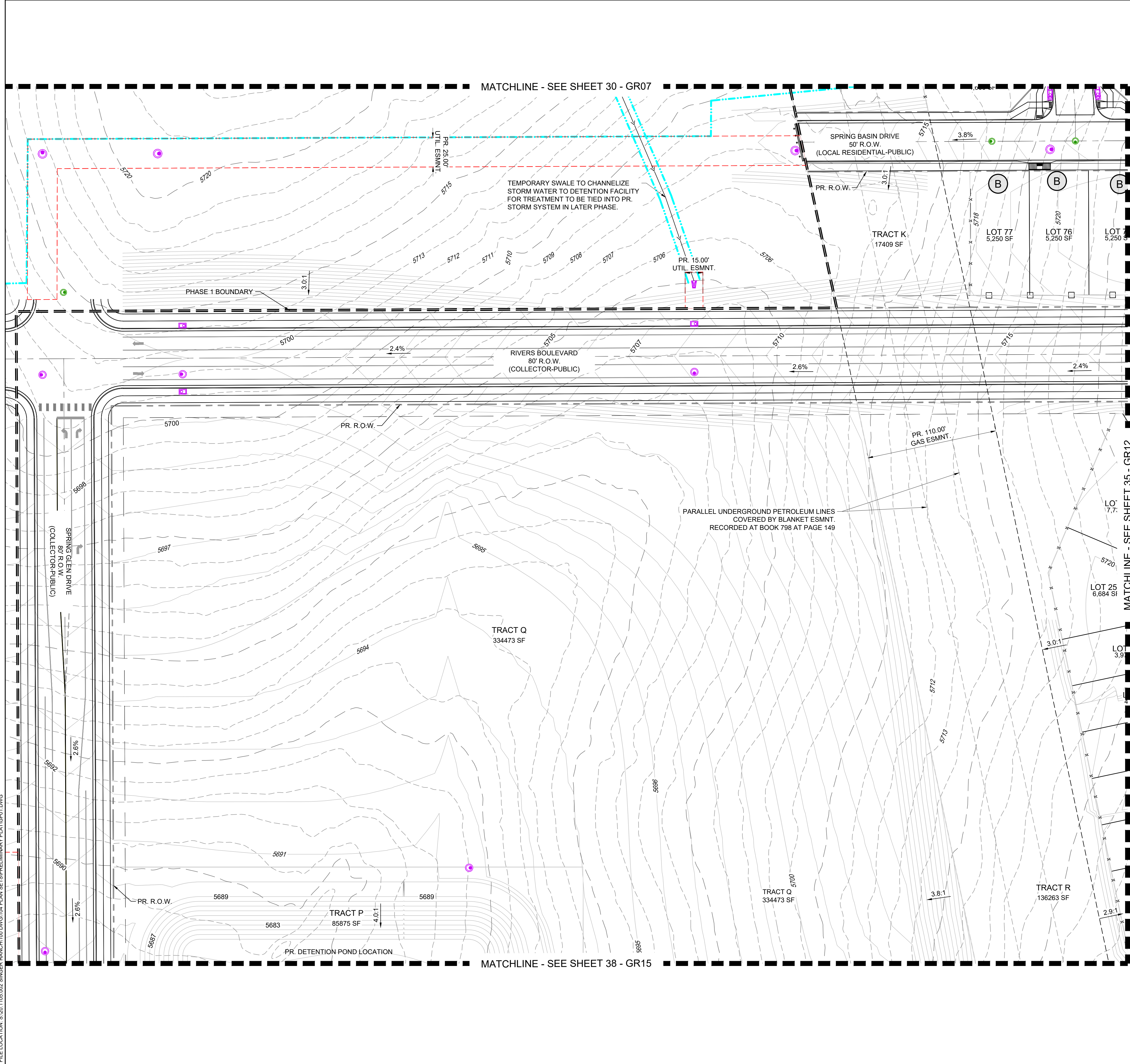
GRADING PLAN

**GR10**

**SHEET 33 OF 58**

CITY FILE NO.:

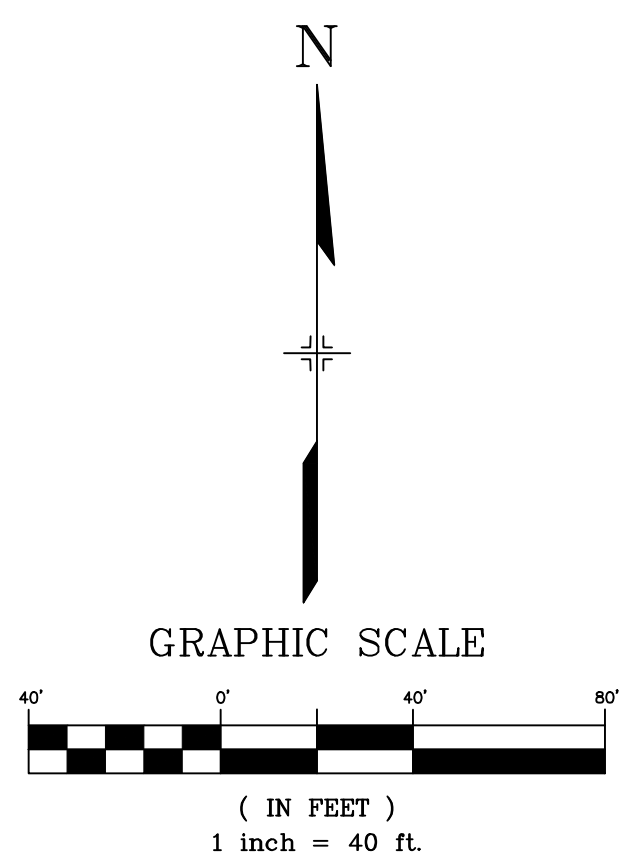




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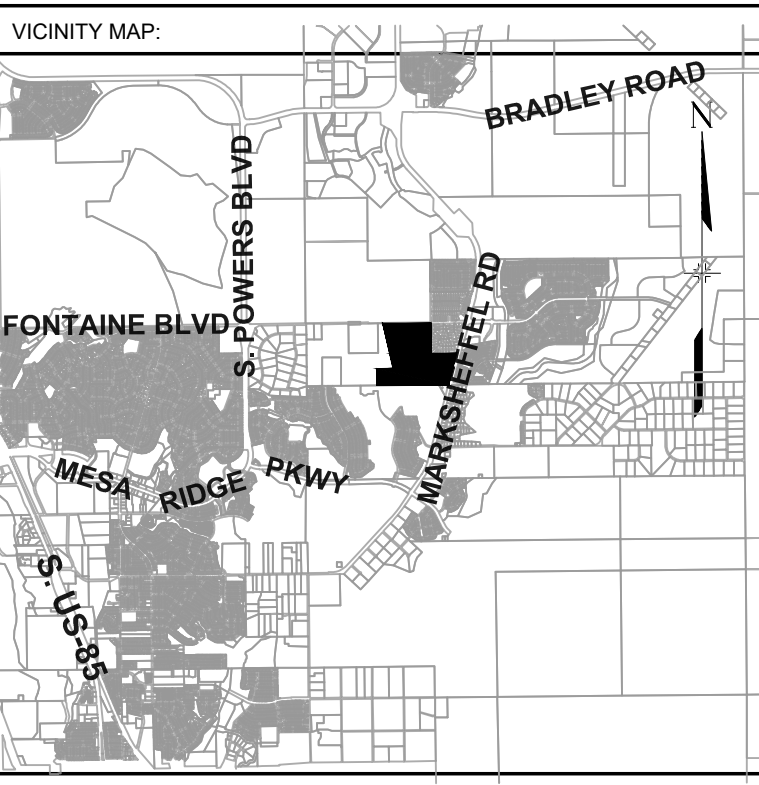
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- PROPOSED UTILITY STRUCTURES
- RETAINING WALL (SEE DT03 FOR DETAIL)



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM

SHEET TITLE:  
**GRADING PLAN**

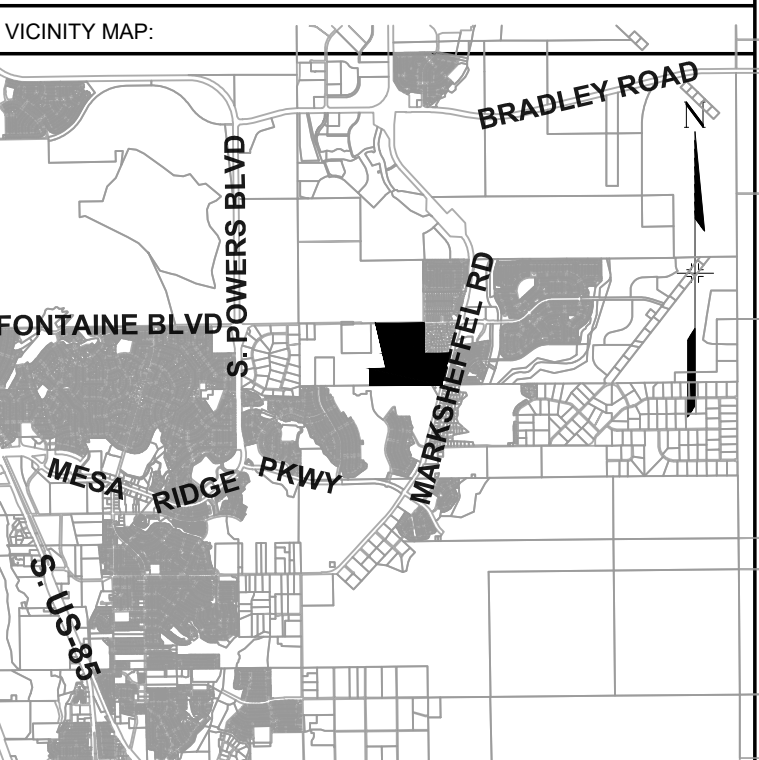
**GR11**  
**SHEET 34 OF 58**  
CITY FILE NO.:

FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SET\PRELIMINARY PLAT\GR11.DWG







CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE: \_\_\_\_\_

## GRADING PLAN

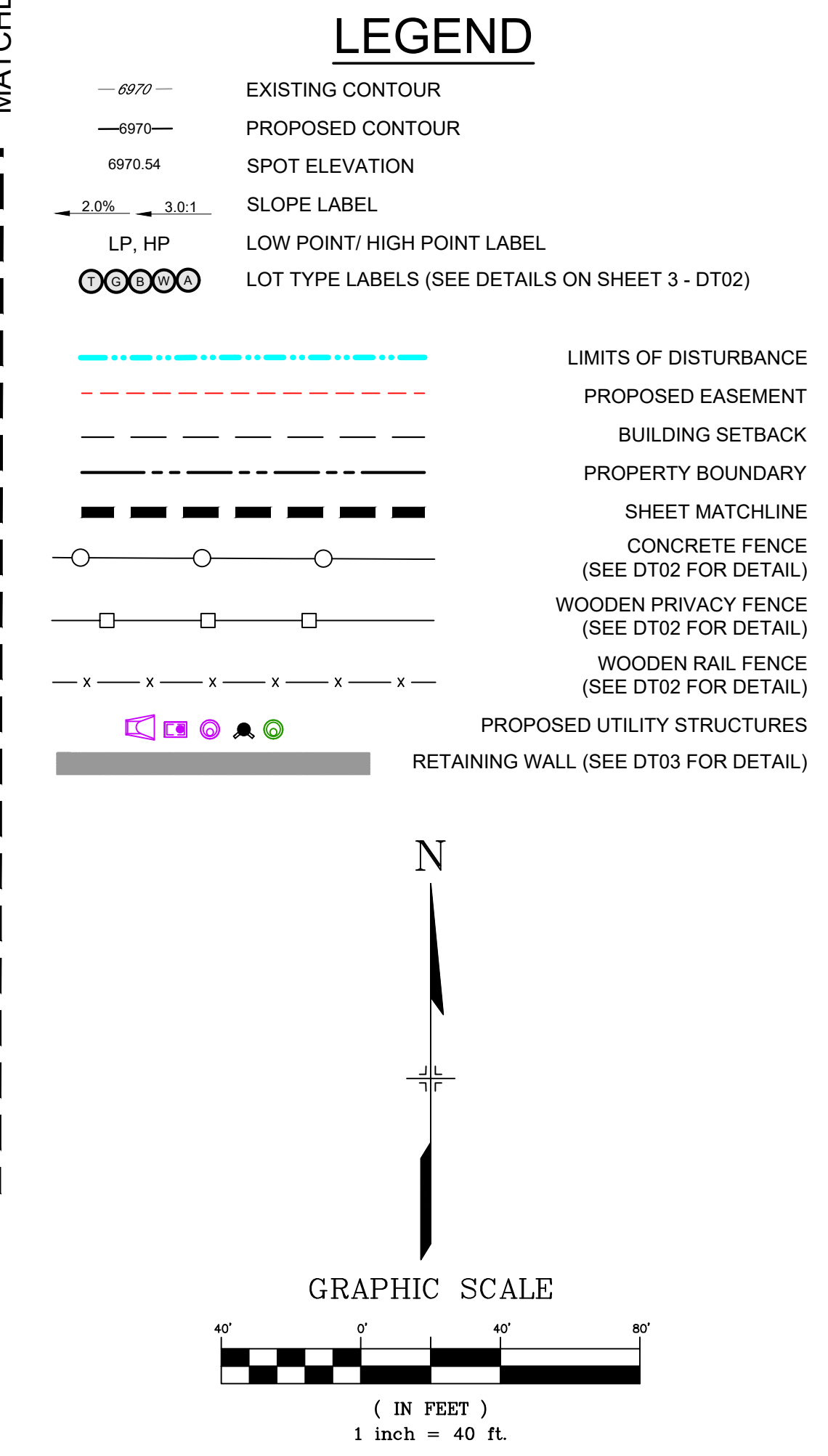
## GRADING PLAN

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OD12

GR 13

SHEET 36 OF 58



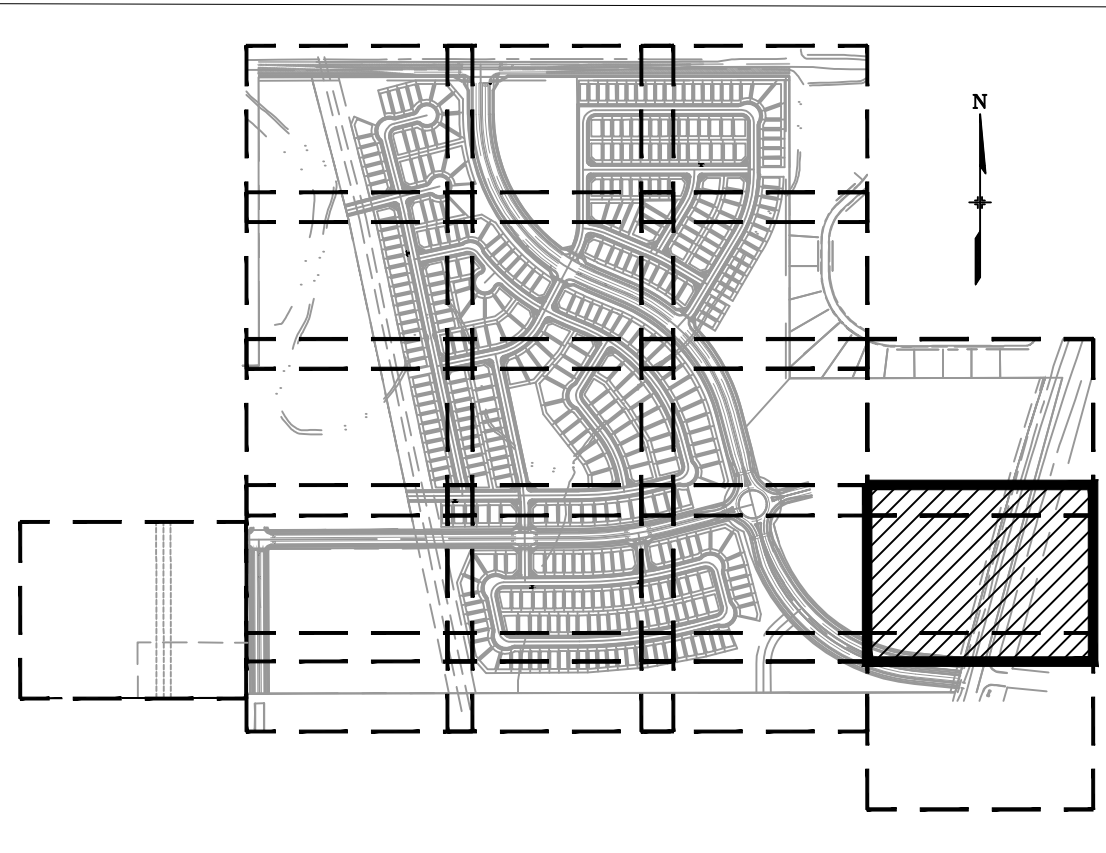
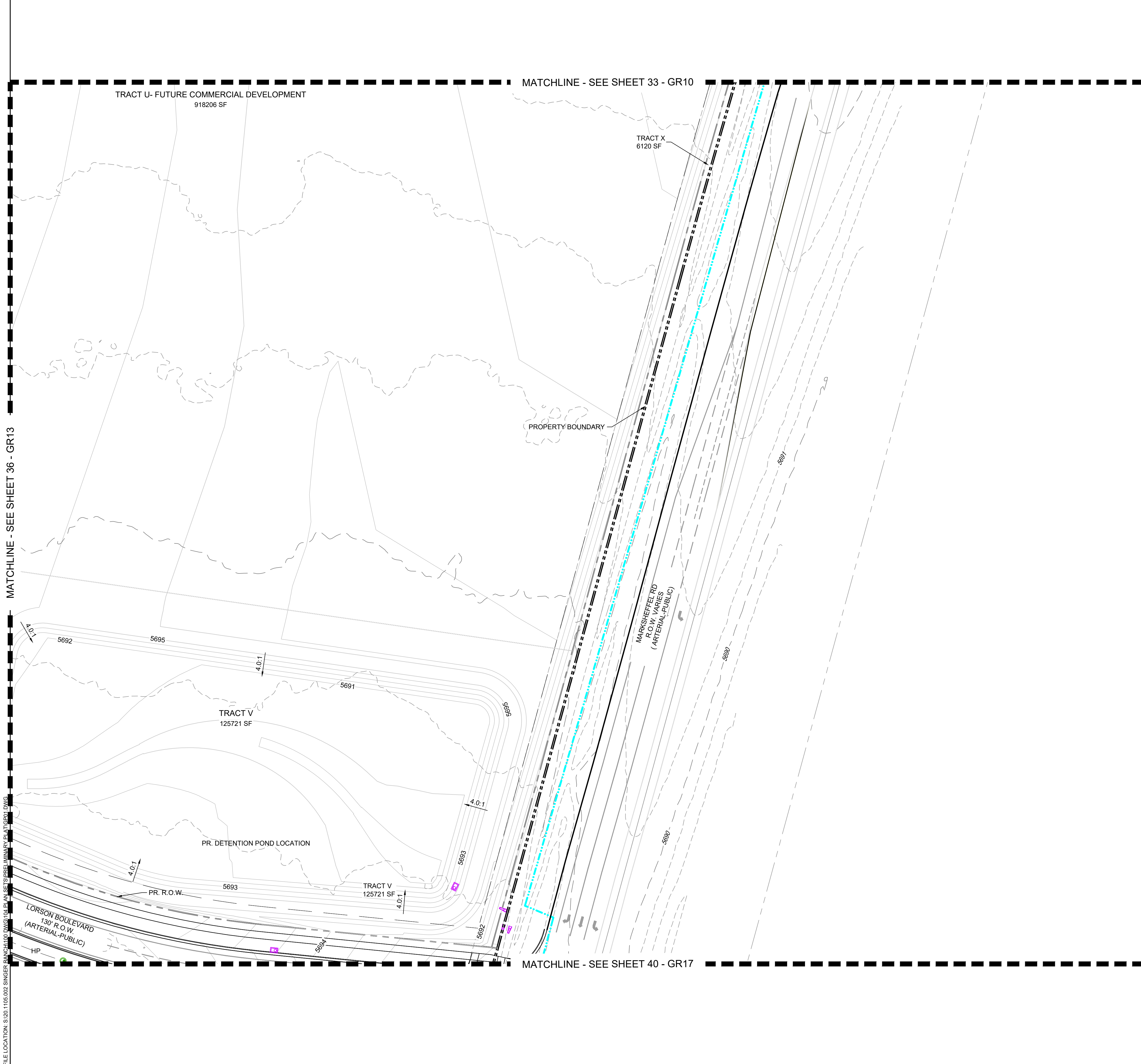
MATCHLINE - SEE SHEET 32 - GR09

MATCHLINE - SEE SHEET 39 - GR16

MATCHLINE - SEE SHEET 35 - GR12

FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SET\PRELIMINARY PLAT\GP01.DWG

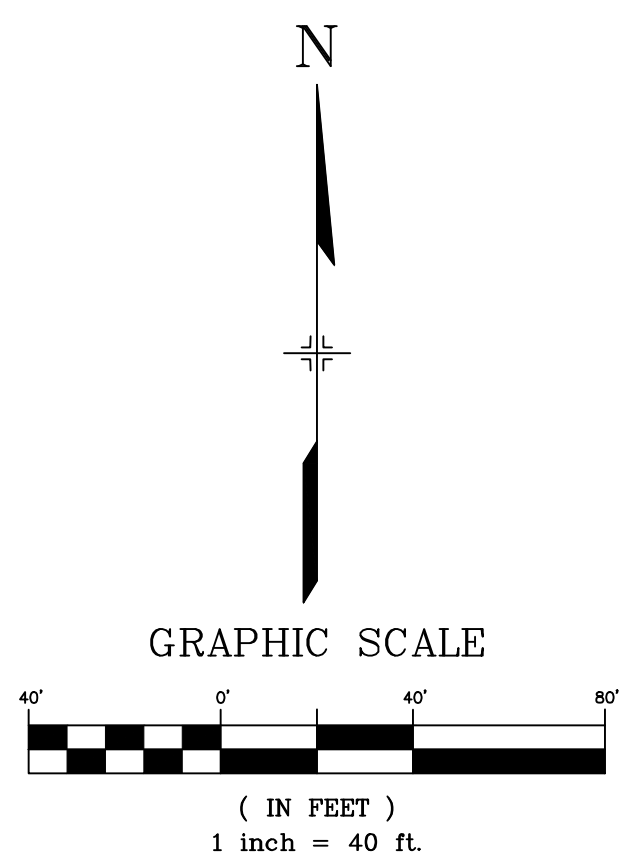




SHEET KEY

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- PROPOSED UTILITY STRUCTURES
- RETAINING WALL (SEE DT03 FOR DETAIL)



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

**GRADING PLAN**

**GR14**

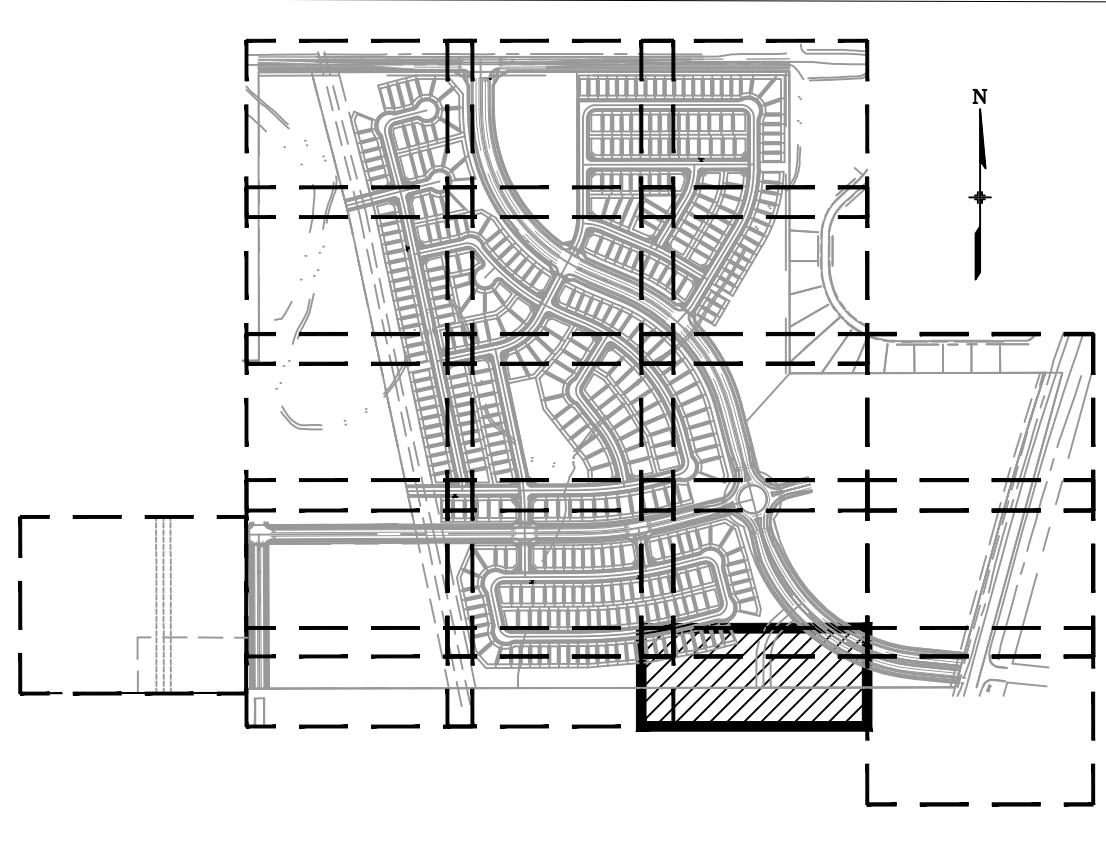
**SHEET 37 OF 58**

CITY FILE NO.:



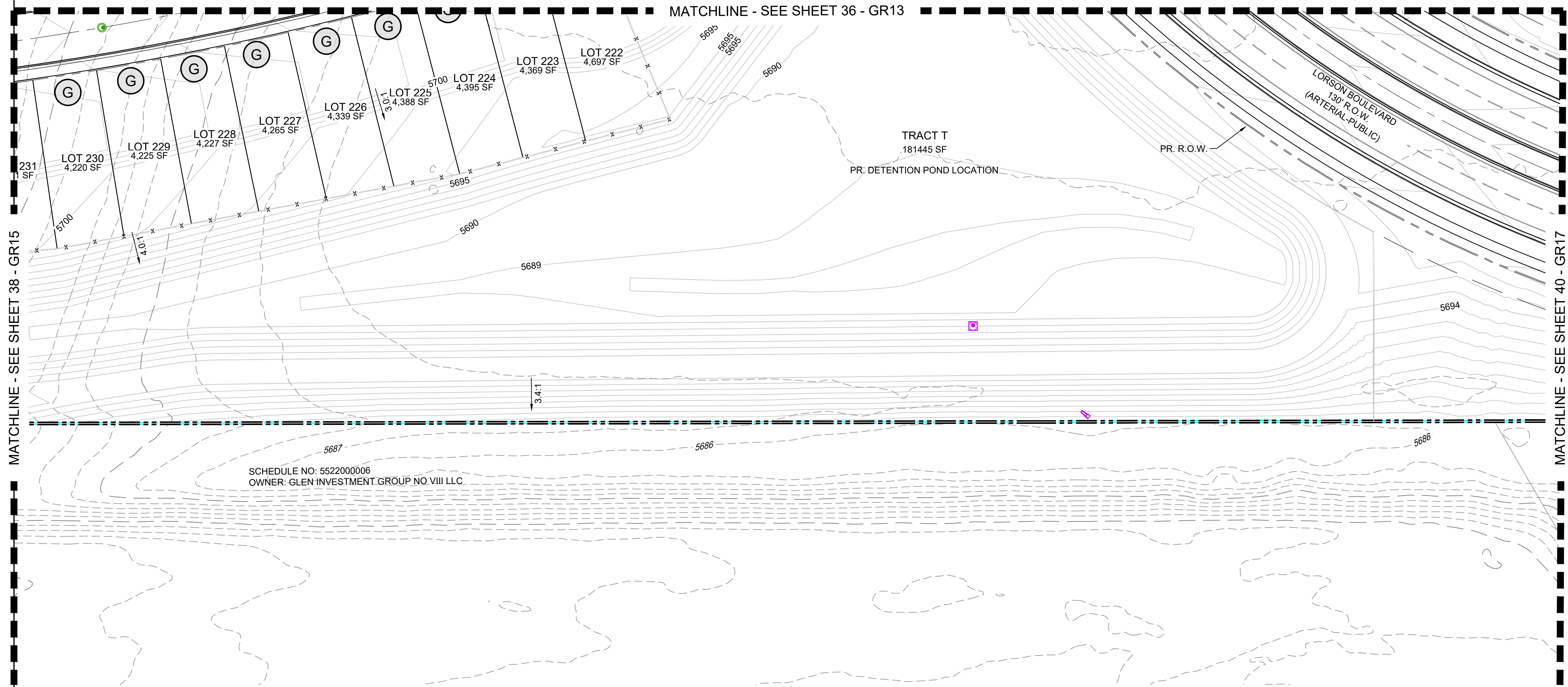
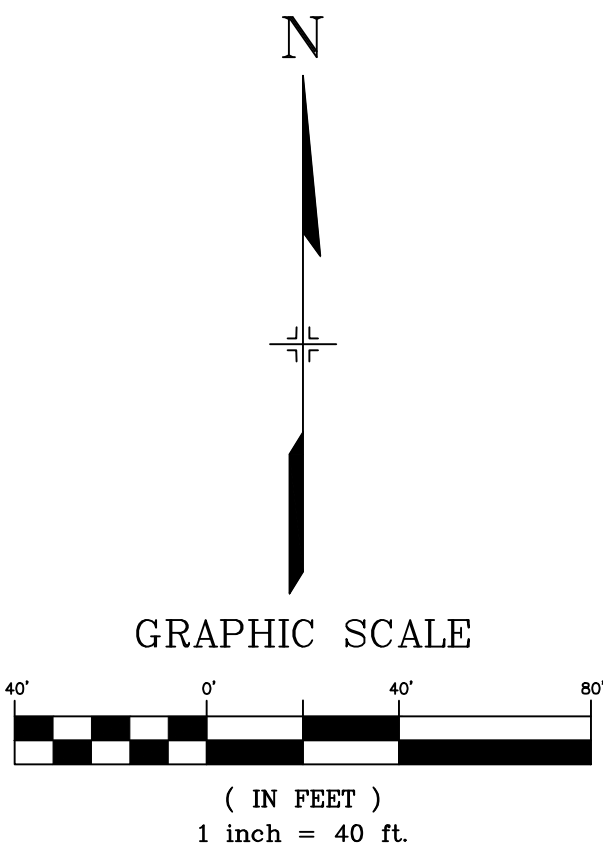
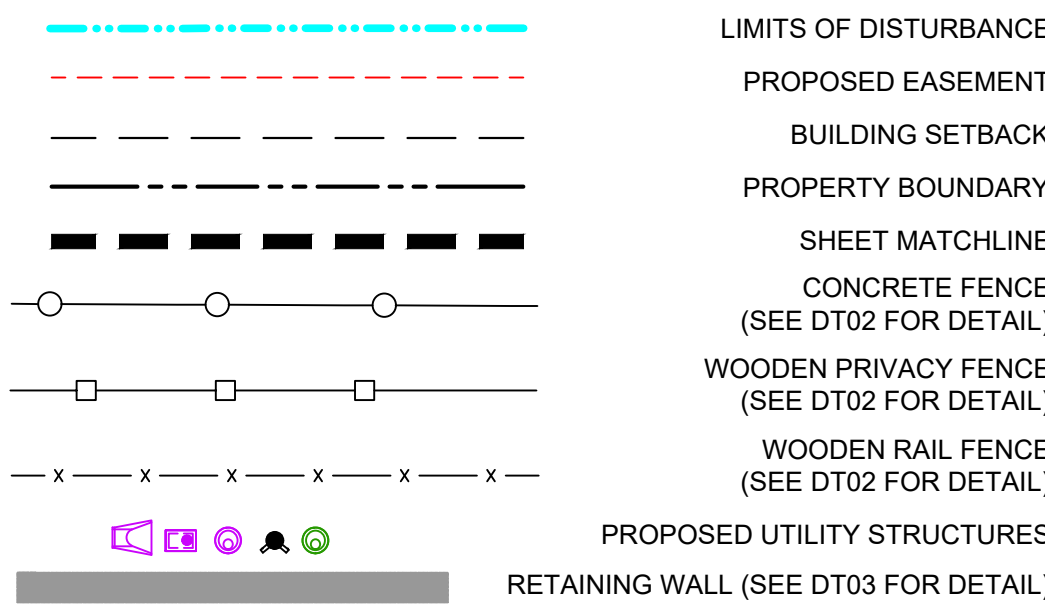
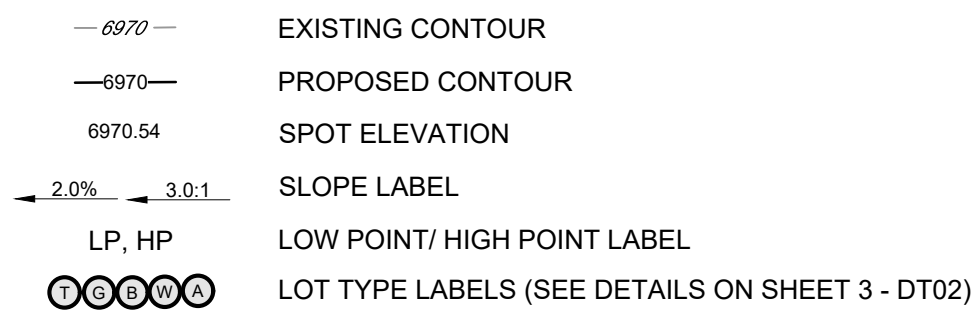






## SHEET KEY

## LEGEND



PROJECT:	
CORVALLIS - PHASE 1 PRELIMINARY PLAT	
FOUNTAIN, CO	
DATE	09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

## GRADING PLAN

GR16

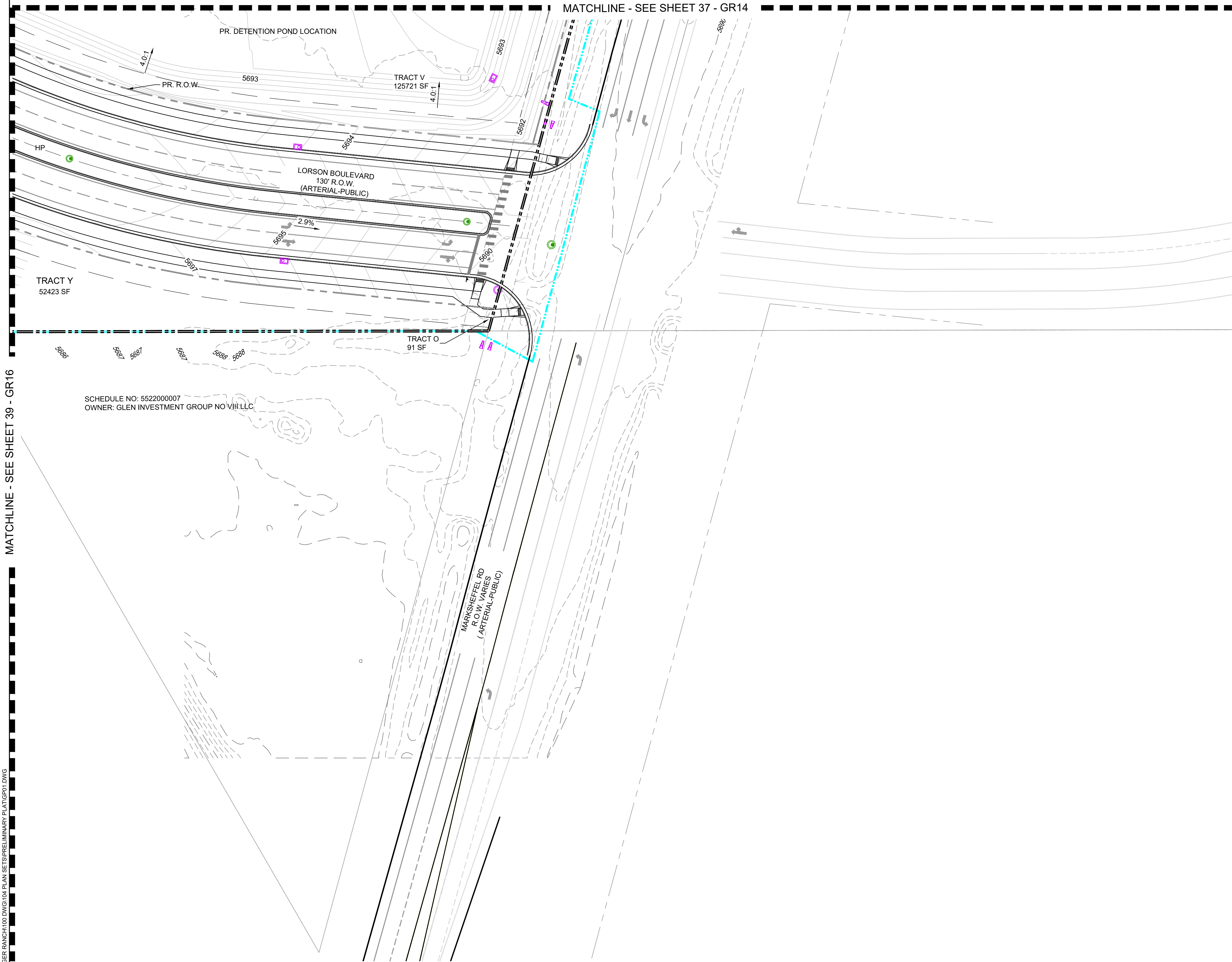
SHEET 39 OF 58

CITY FILE NO.:

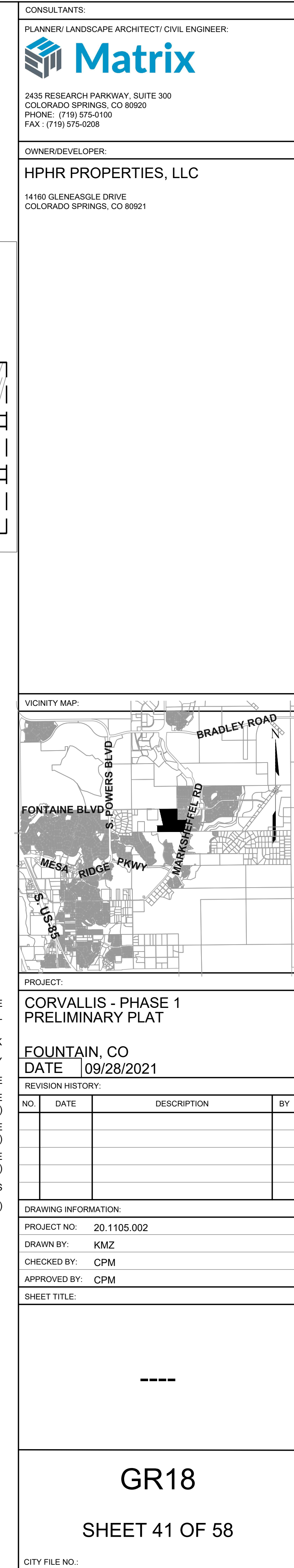
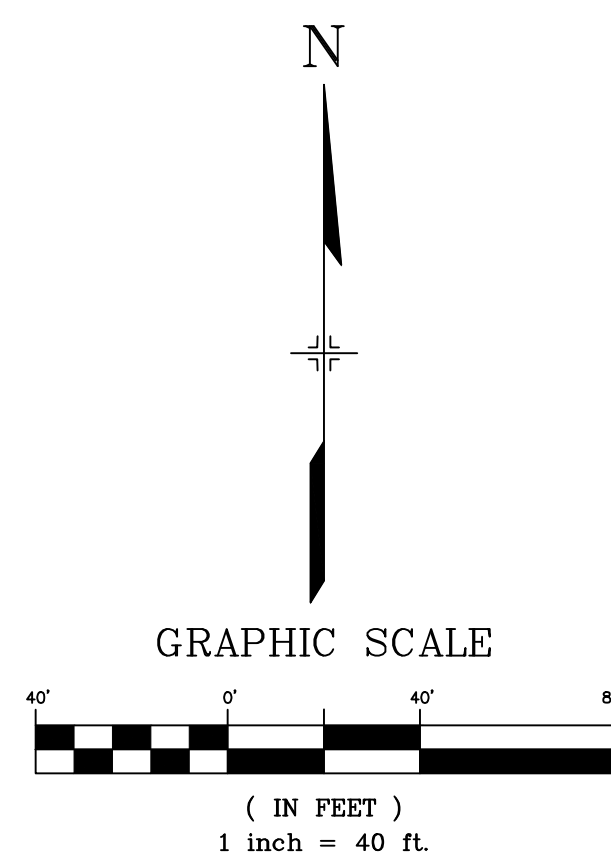
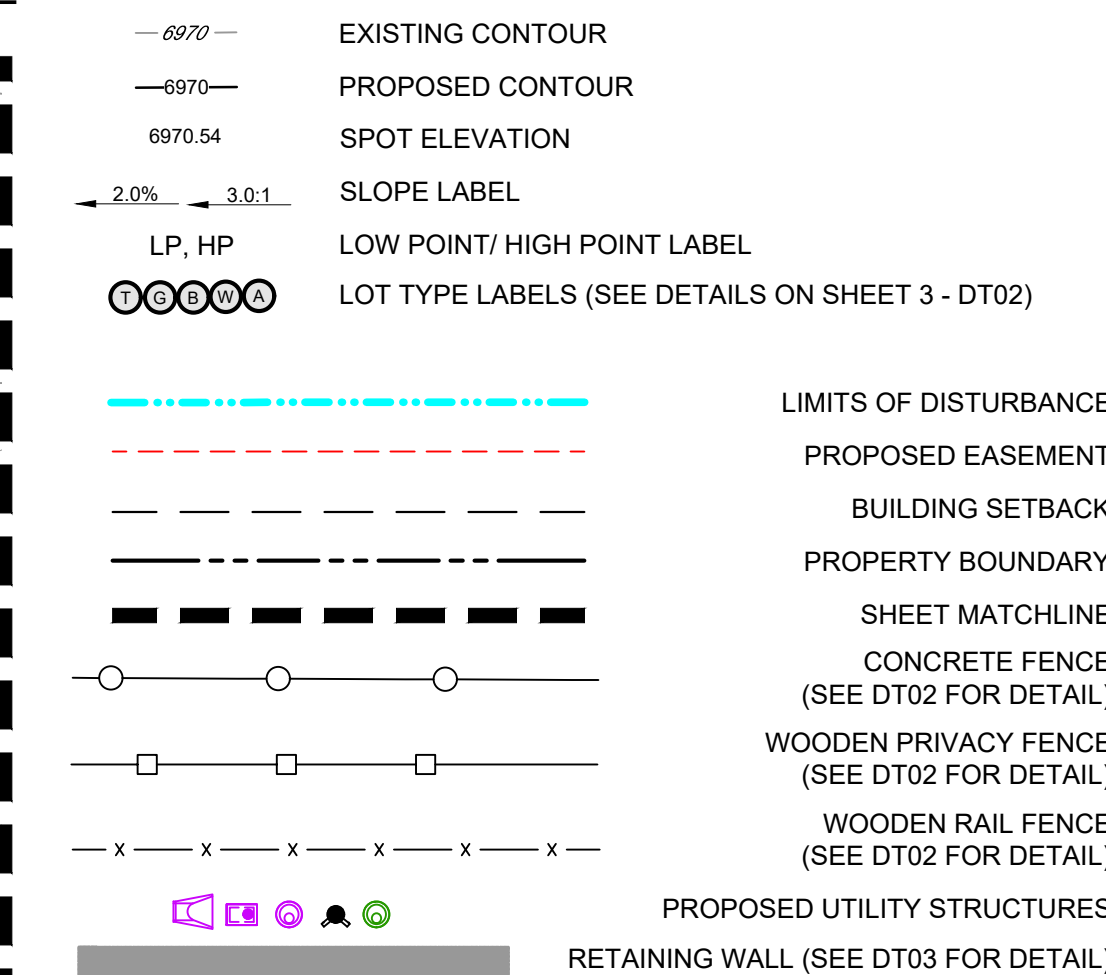
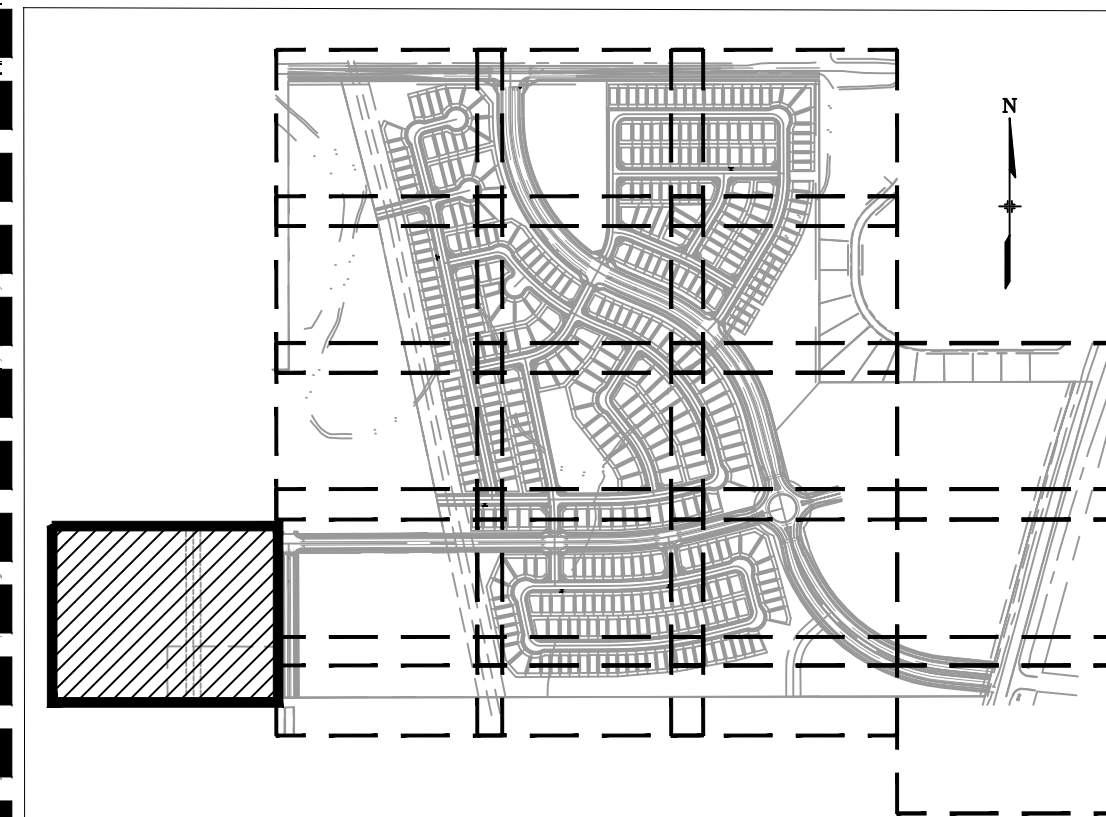
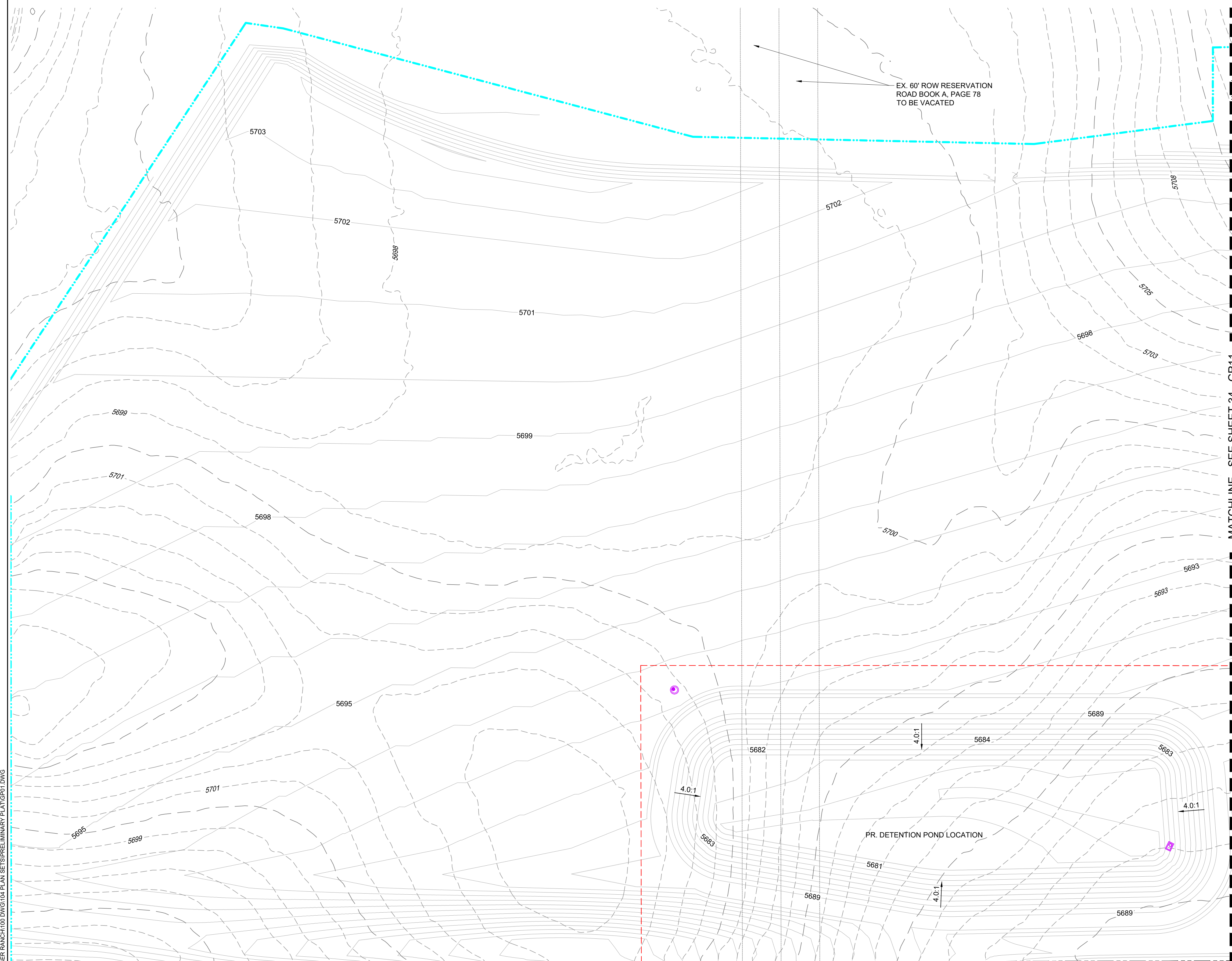


MATCHLINE - SEE SHEET 39 - GR16

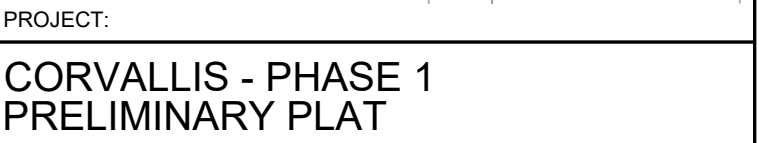
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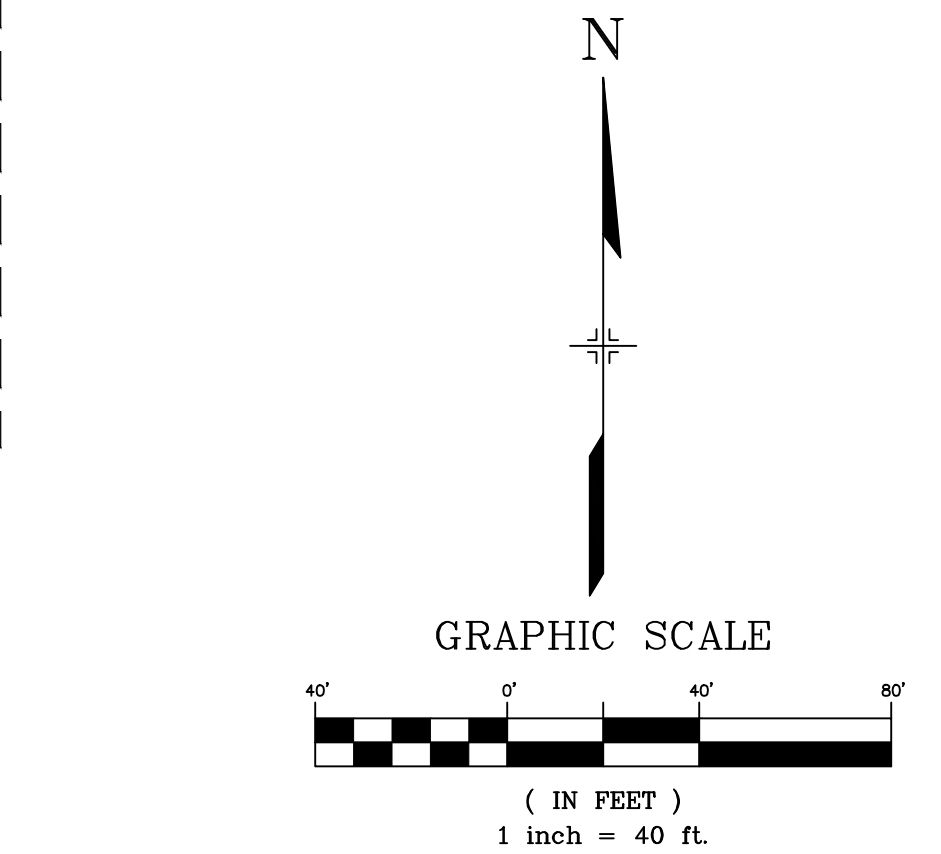


REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

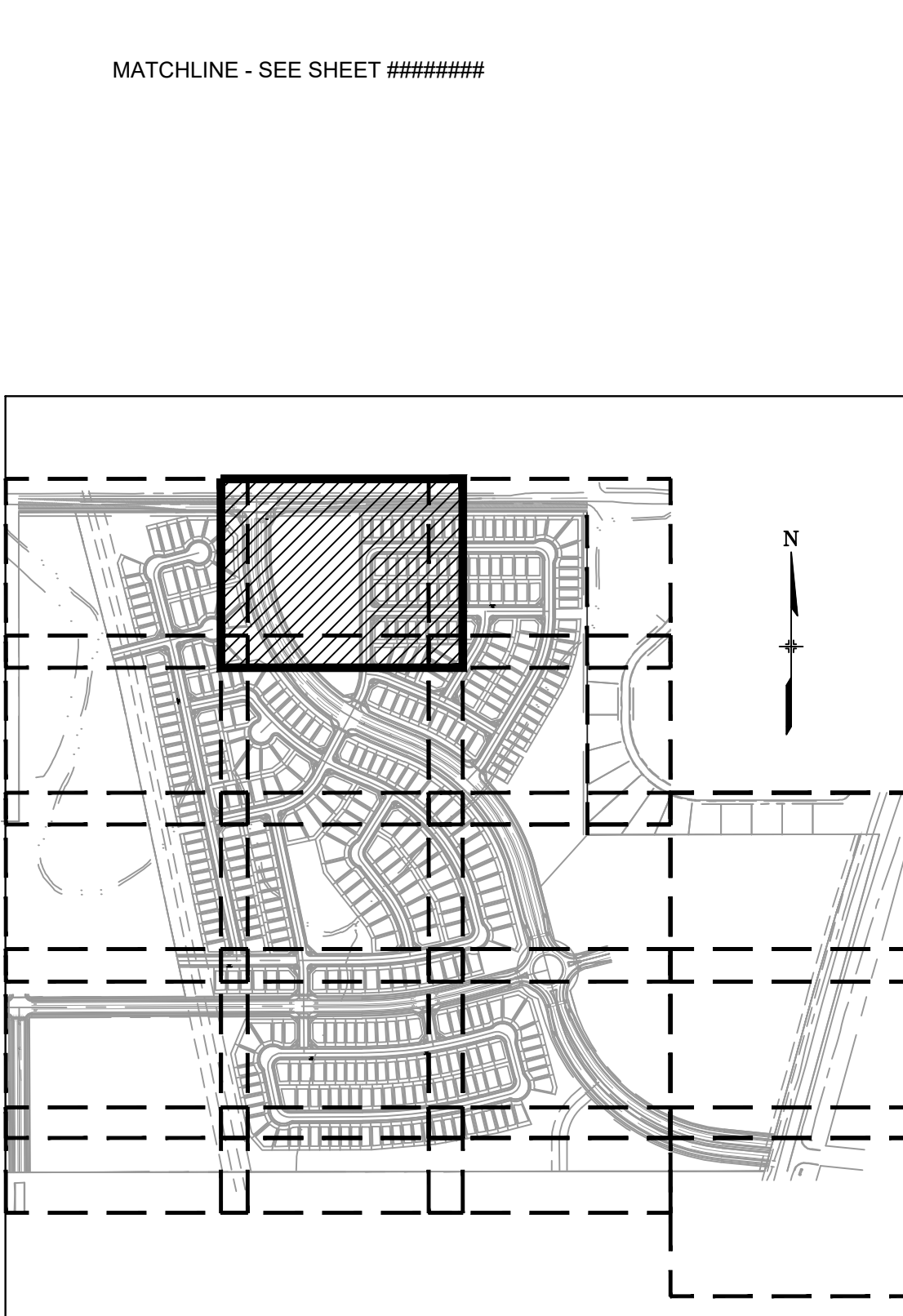
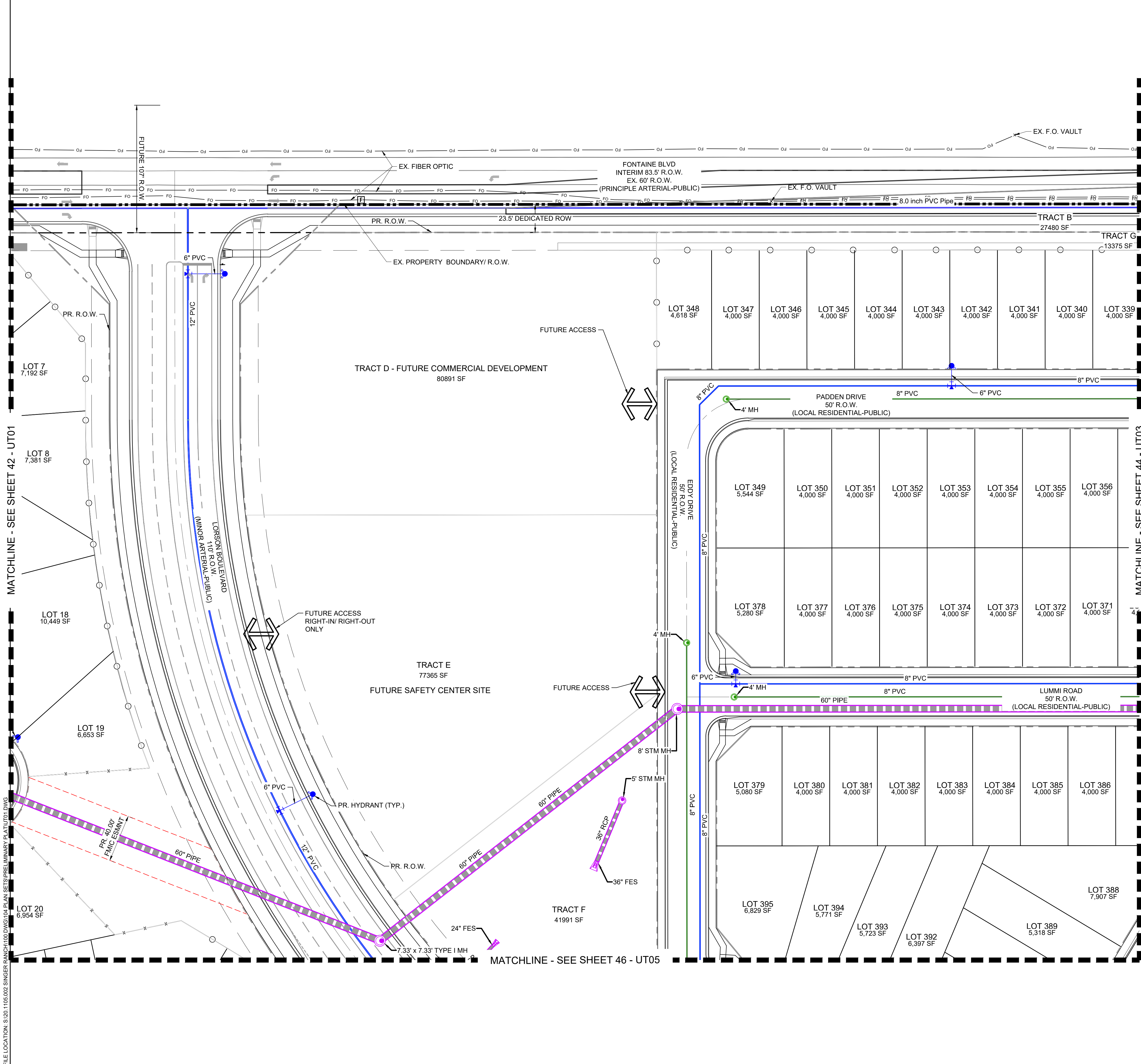
## UTILITY PLAN

CITY FILE NO.:

NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.

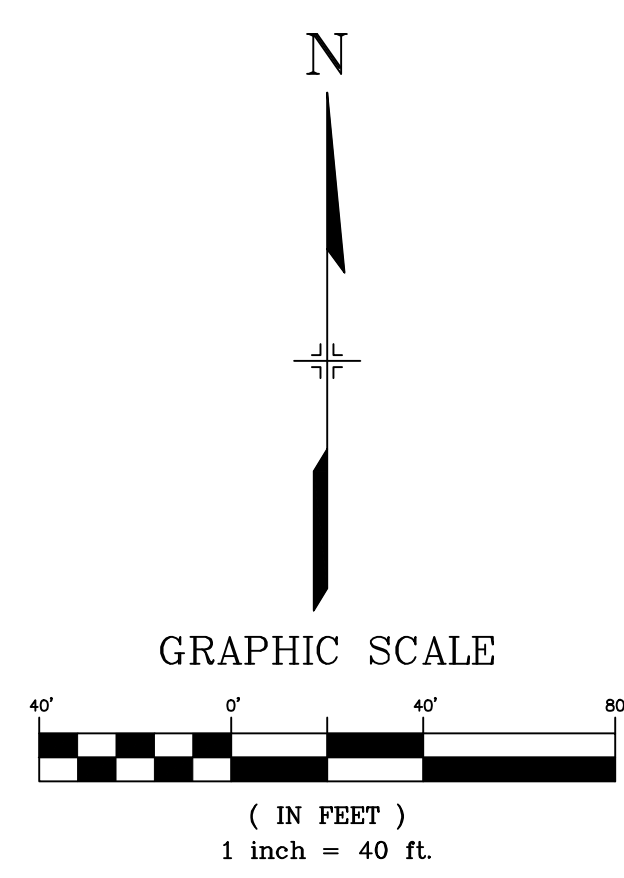






SHEET KEY

- LEGEND**
- SD SD SD EXISTING STORM DRAIN
  - PROF. STORM DRAIN
  - PROF. STORM FLARED END SECTION
  - PROF. STORM INLETS
  - PROF. STORM MANHOLE
  - W W W EXISTING WATER MAIN
  - PROF. PUBLIC PVC WATER MAIN
  - PROF. FIRE HYDRANT
  - SS SS SS EXISTING SANITARY SEWER MAIN
  - PROF. PUBLIC PVC SANITARY SEWER MAIN
  - PROF. SANITARY SEWER MANHOLE
  - PROF. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

FOUNTAIN, CO  
DATE **09/28/2021**

REVISION HISTORY:  

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

**UTILITY PLAN**

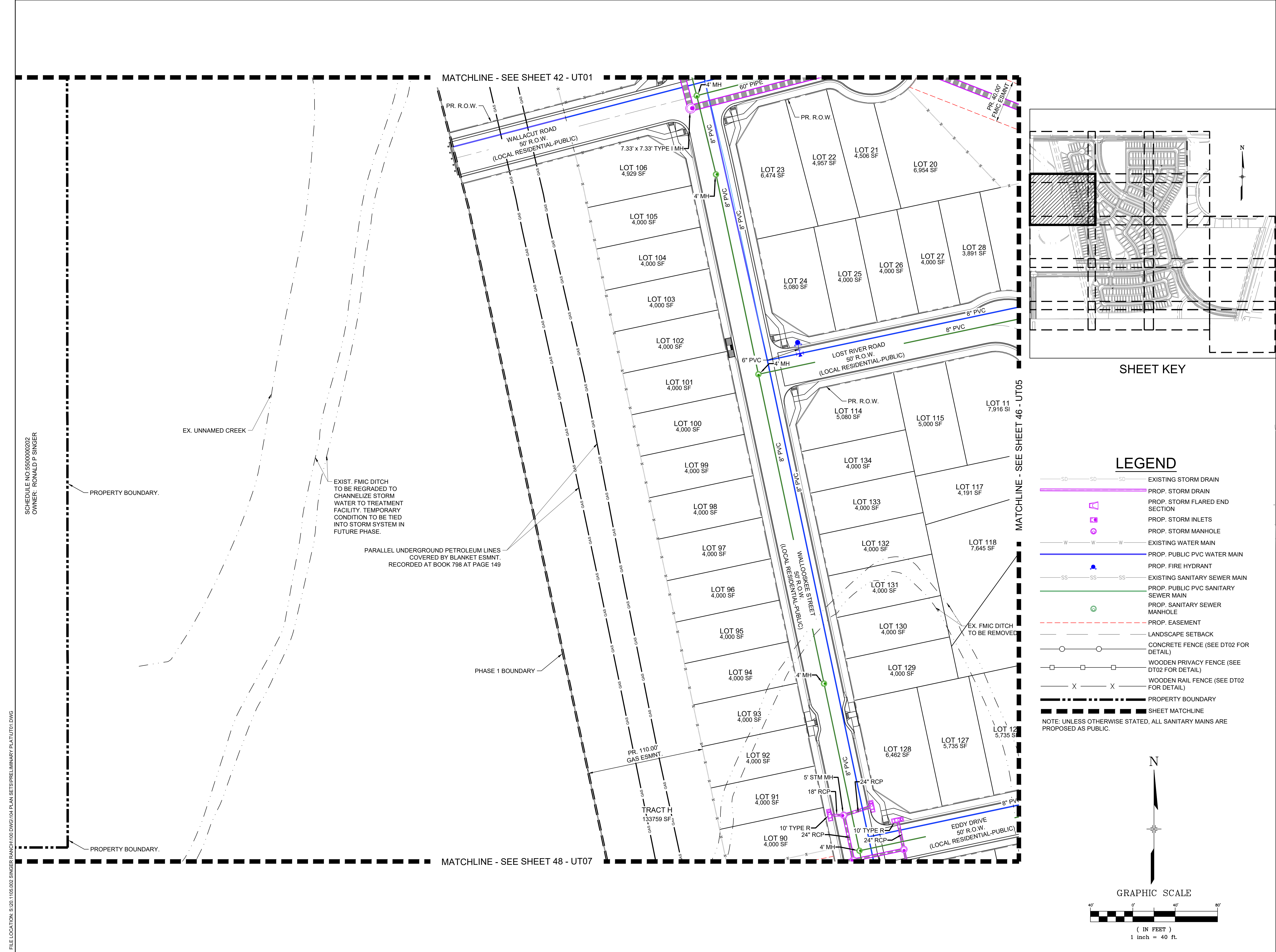
**UT02**  
SHEET 43 OF 58

CITY 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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

**CORVALLIS - PHASE 1 PRELIMINARY PLAT**

FOUNTAIN, CO  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

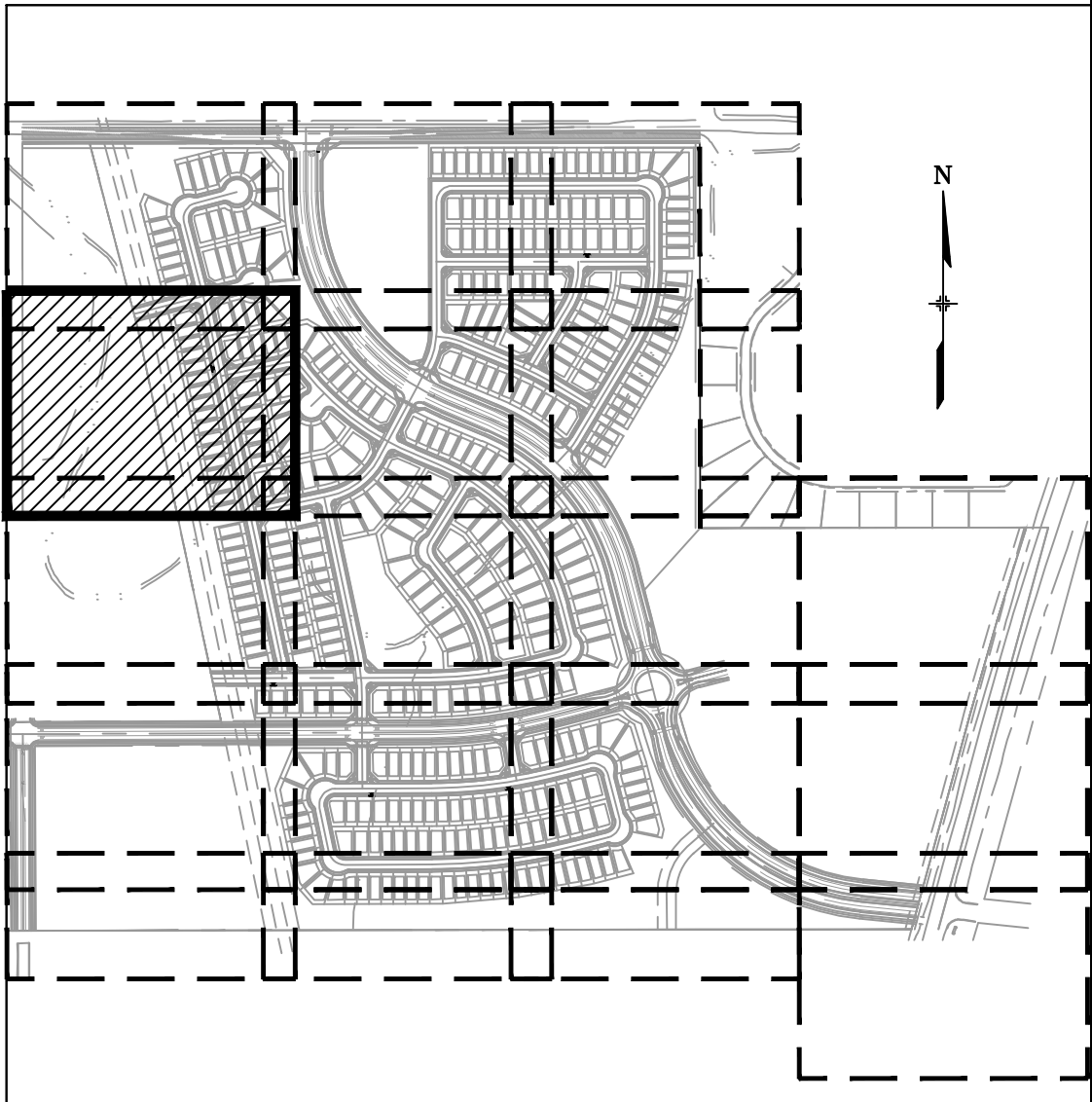
SHEET TITLE:

**UTILITY PLAN**

**UT04**

**SHEET 45 OF 58**

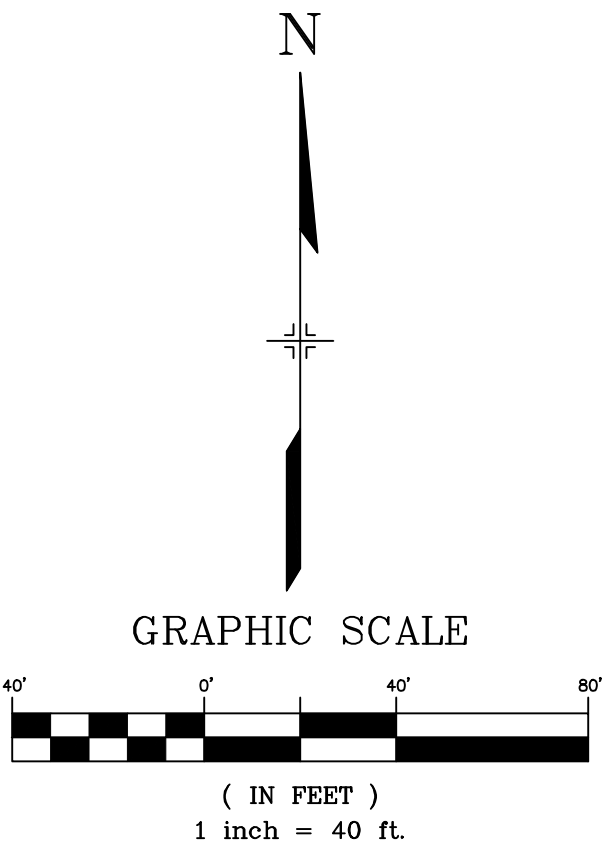
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SHEET KEY

LEGEND

- SD SD SD EXISTING STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. STORM FLARED END SECTION
  - PROP. STORM INLETS
  - PROP. STORM MANHOLE
  - EXISTING WATER MAIN
  - PROP. PUBLIC PVC WATER MAIN
  - PROP. FIRE HYDRANT
  - EXISTING SANITARY SEWER MAIN
  - PROP. PUBLIC PVC SANITARY SEWER MAIN
  - PROP. SANITARY SEWER MANHOLE
  - PROP. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.



SCHEDULE NO 5500000202  
OWNER: RONALD P SINGER

FILE LOCATION: S:\20.1105.002 SINGER WANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\UT01.DWG





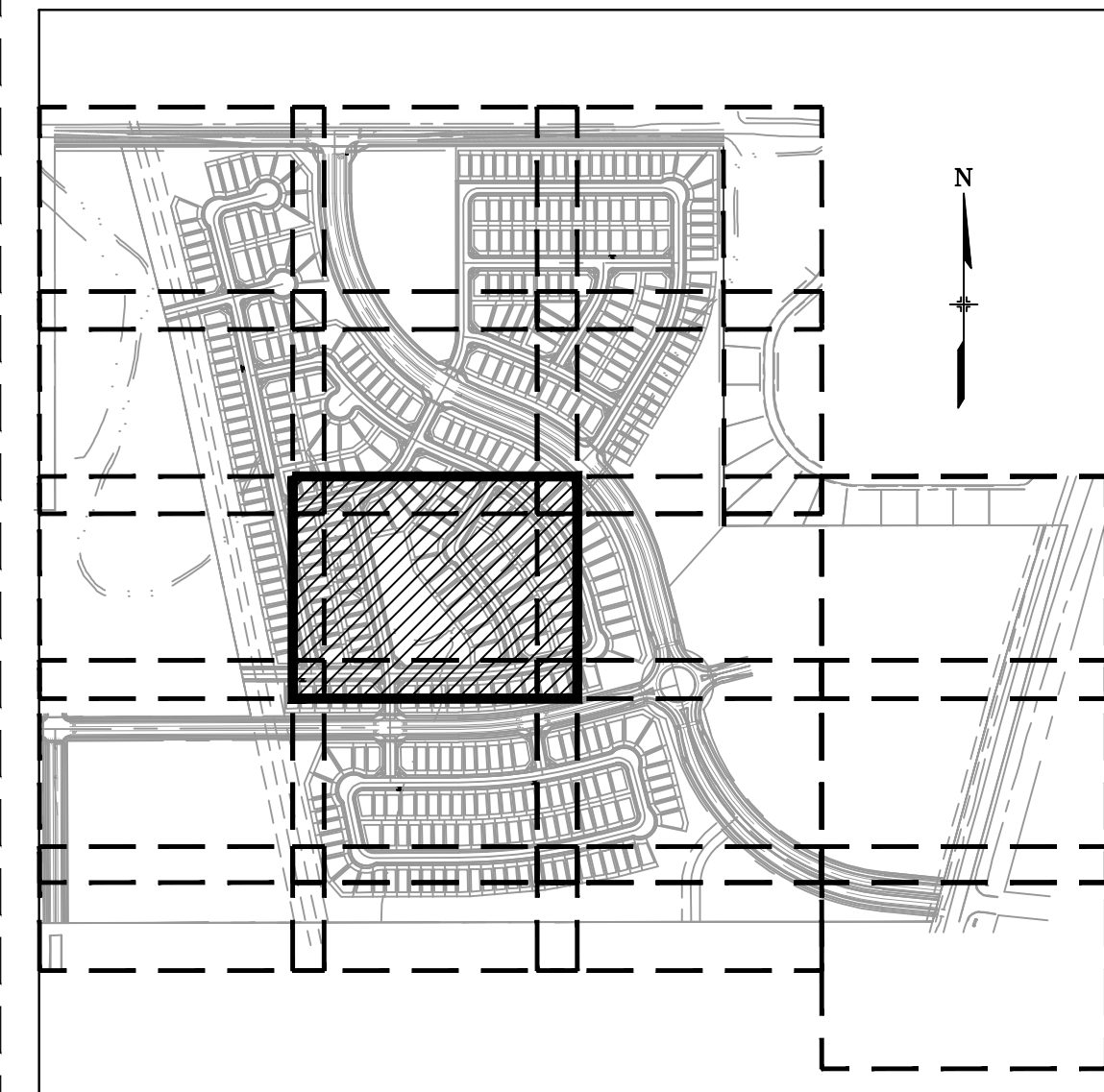
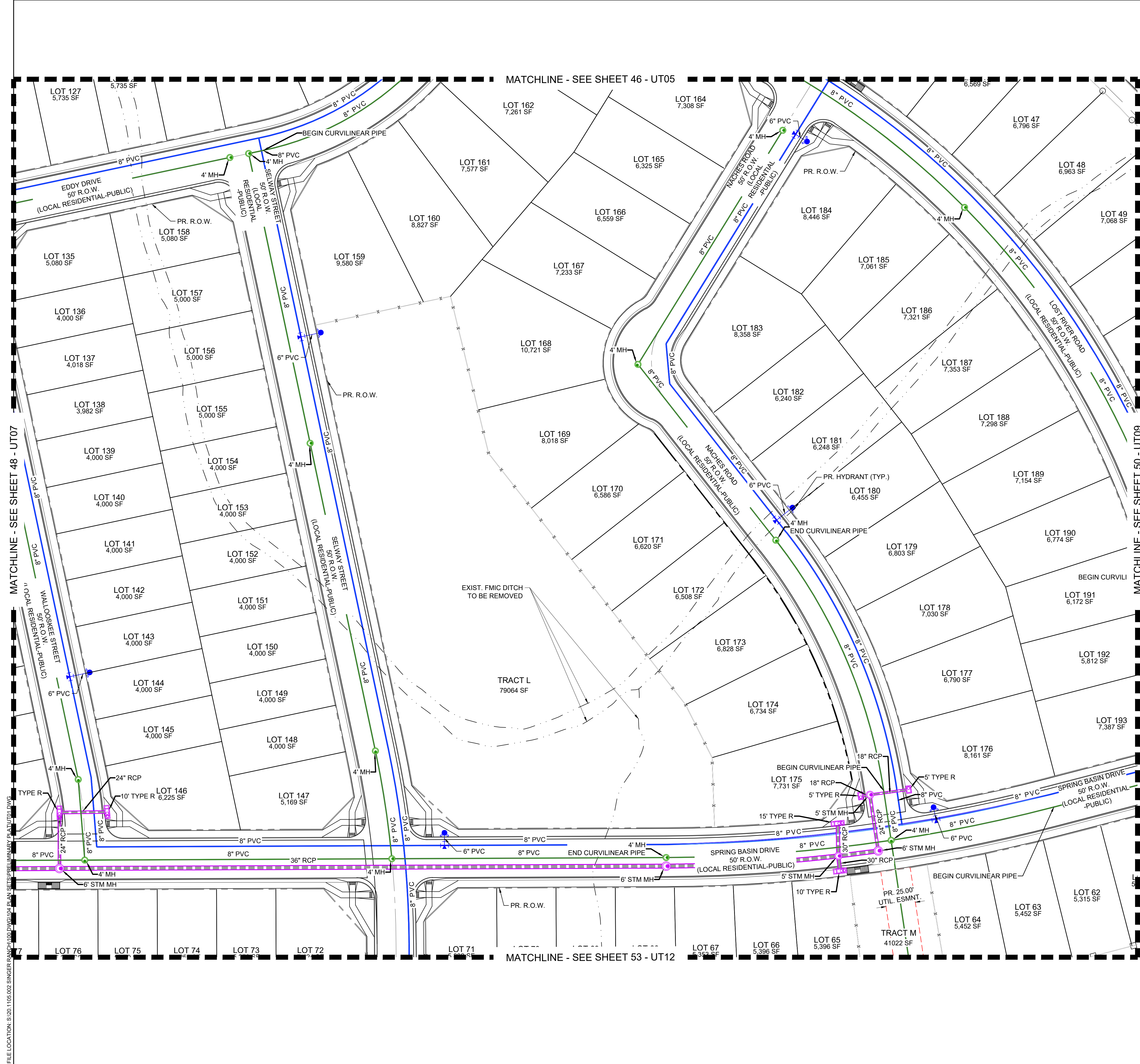












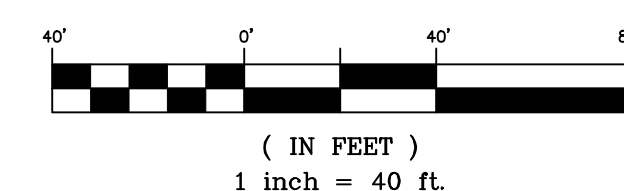
SHEET KEY

### LEGEND

- SD SD SD EXISTING STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. STORM FLARED END SECTION
  - PROP. STORM INLETS
  - PROP. STORM MANHOLE
  - PROP. STORM WATER MAIN
  - PROP. PUBLIC PVC WATER MAIN
  - PROP. FIRE HYDRANT
  - EXISTING SANITARY SEWER MAIN
  - PROP. PUBLIC PVC SANITARY SEWER MAIN
  - PROP. SANITARY SEWER MANHOLE
  - PROP. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.

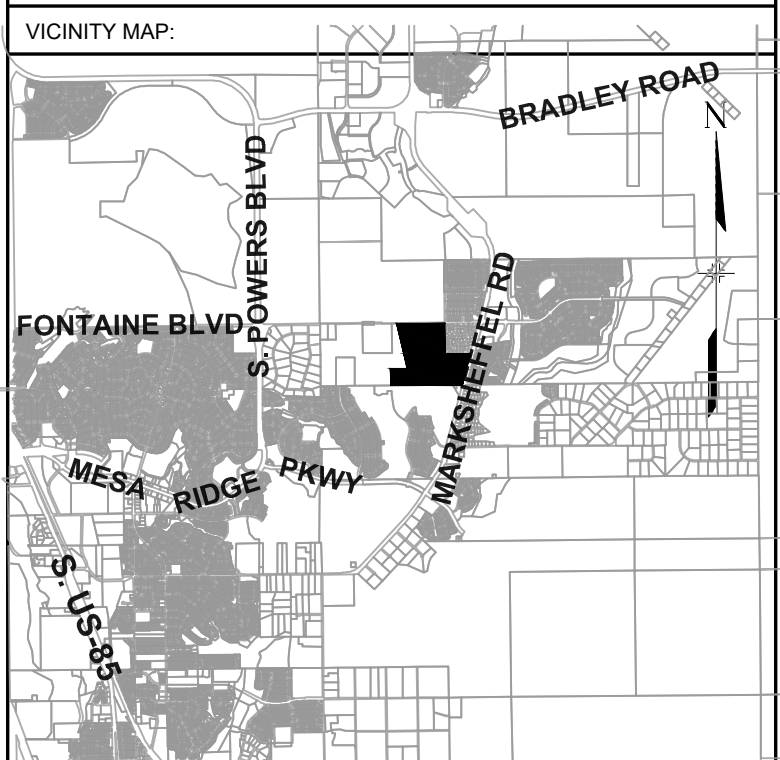


GRAPHIC SCALE



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

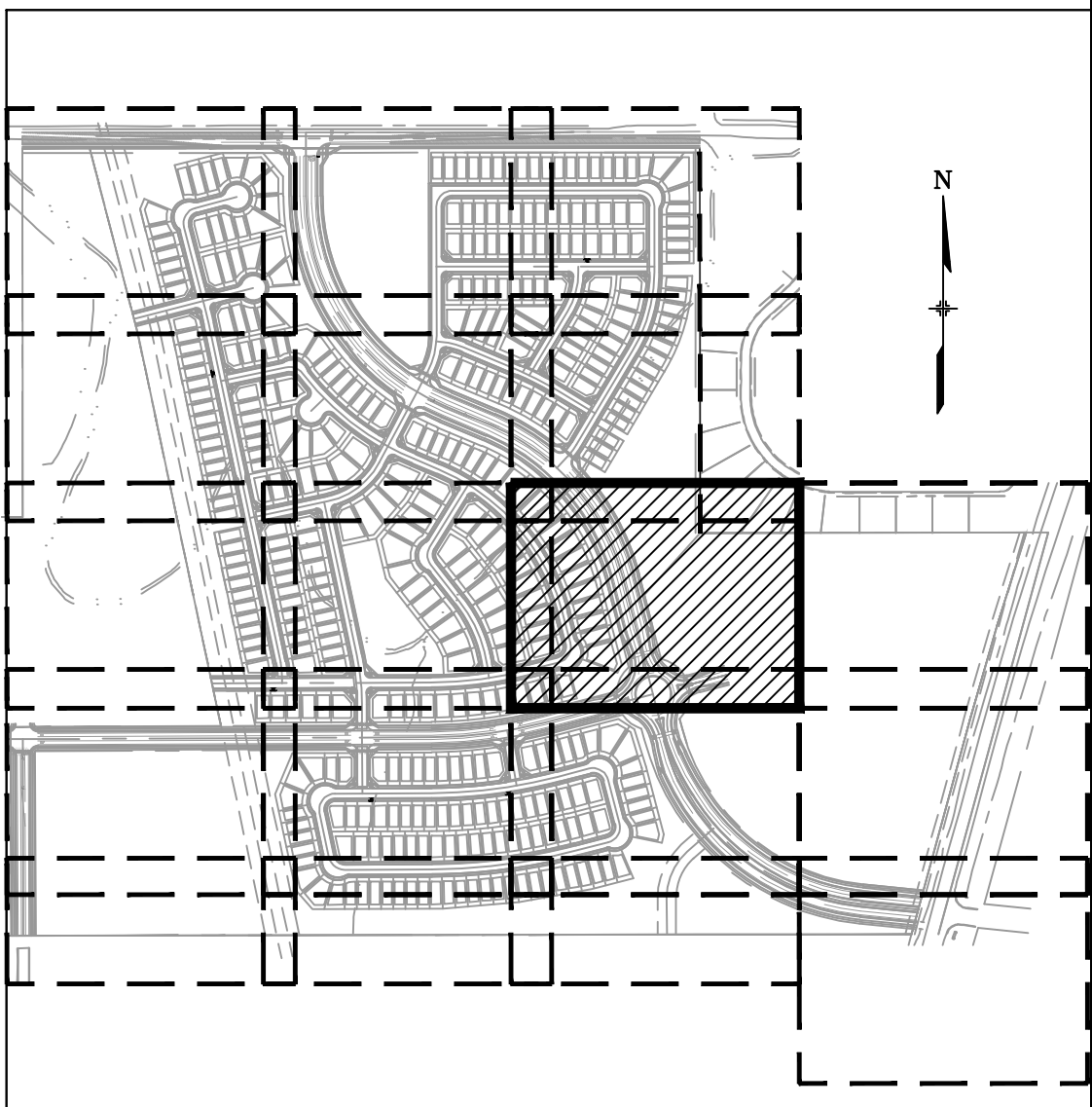
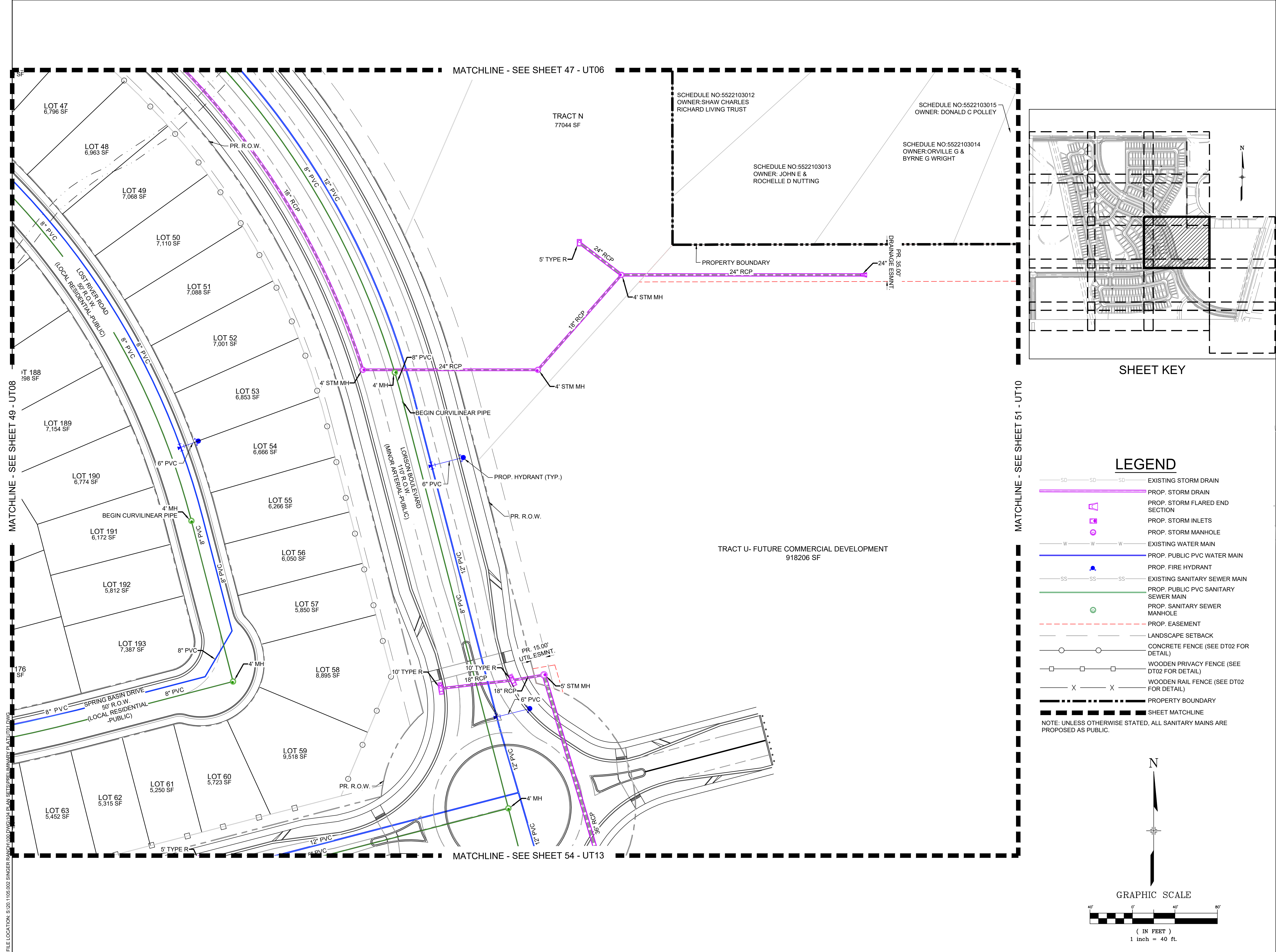
UTILITY PLAN

UT08

SHEET 49 OF 58

CITY FILE NO.:

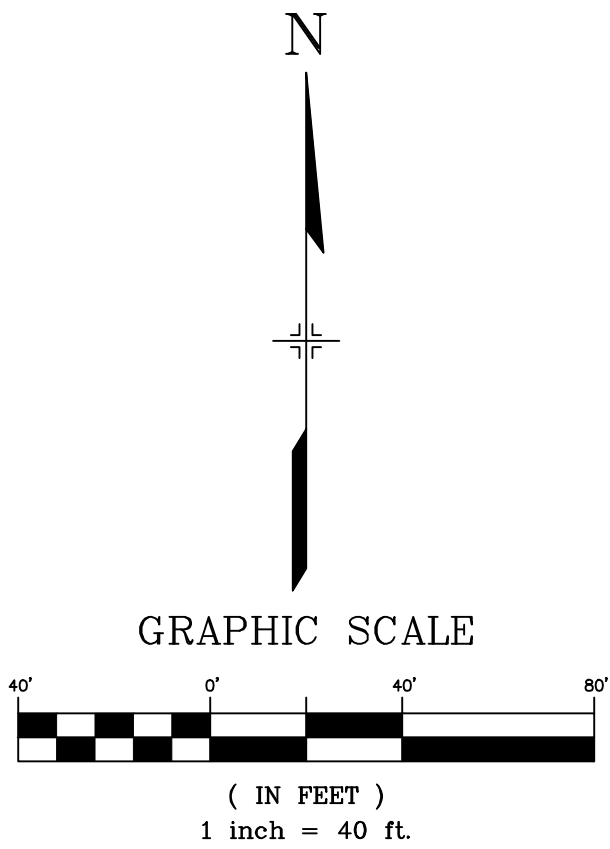




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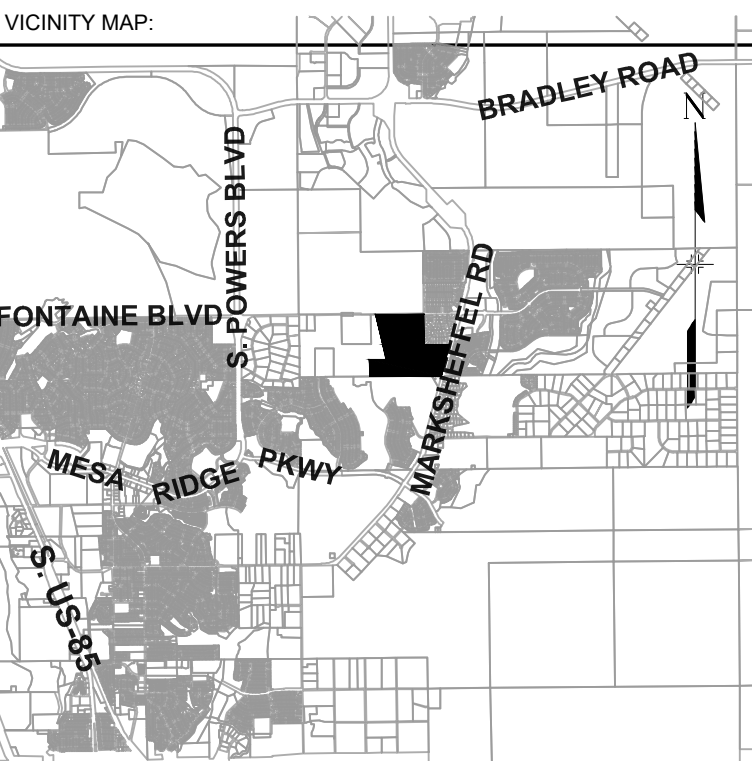
LEGEND

- SD SD SD EXISTING STORM DRAIN
  - PRO. STORM DRAIN
  - PRO. STORM FLARED END SECTION
  - PRO. STORM INLETS
  - PRO. STORM MANHOLE
  - W W W EXISTING WATER MAIN
  - PRO. PUBLIC PVC WATER MAIN
  - PRO. FIRE HYDRANT
  - SS SS SS EXISTING SANITARY SEWER MAIN
  - PRO. PUBLIC PVC SANITARY SEWER MAIN
  - PRO. SANITARY SEWER MANHOLE
  - PRO. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	20.1105.002
DRAWN BY:	KMZ
CHECKED BY:	CPM
APPROVED BY:	CPM
SHEET TITLE:	

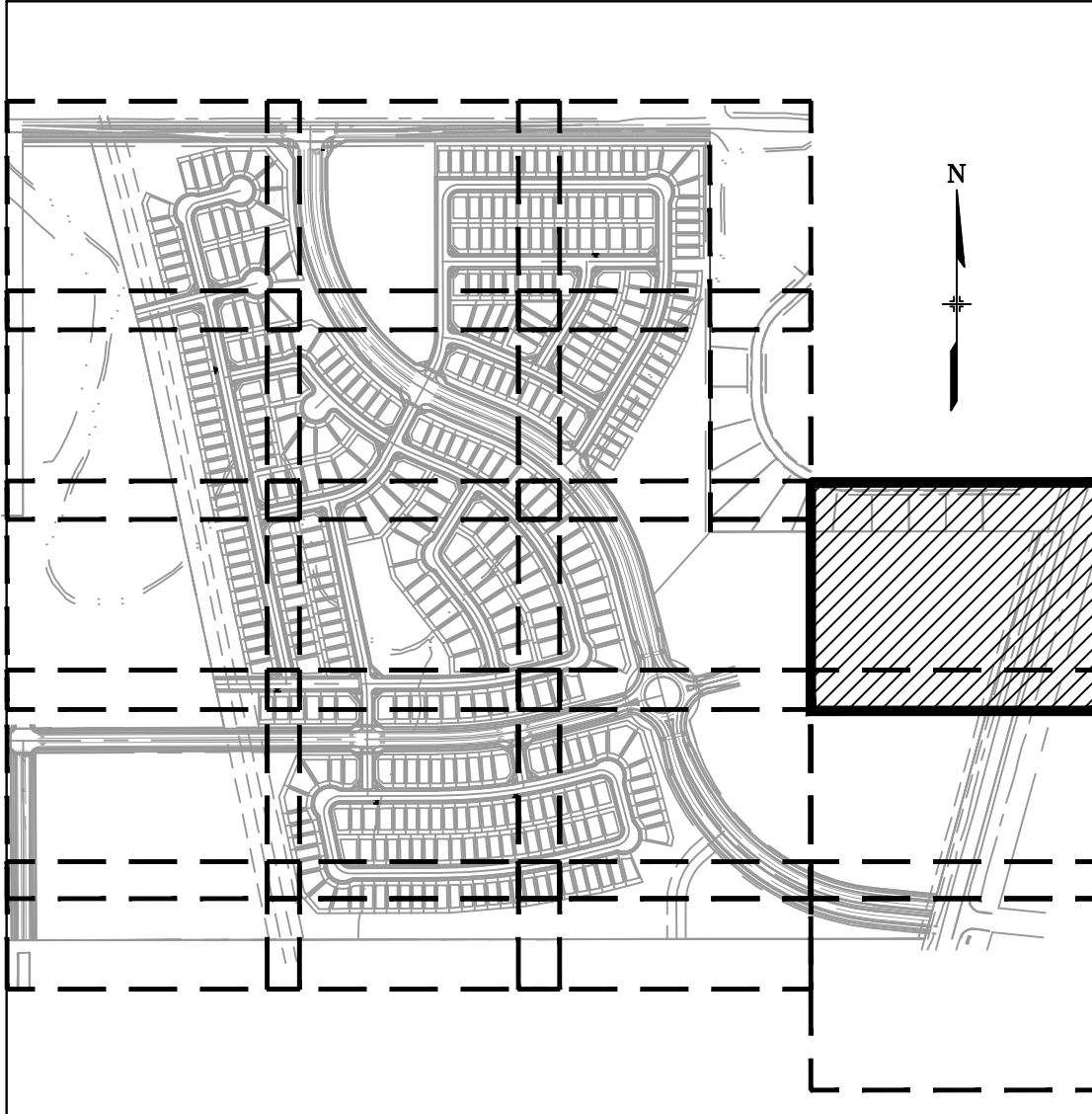
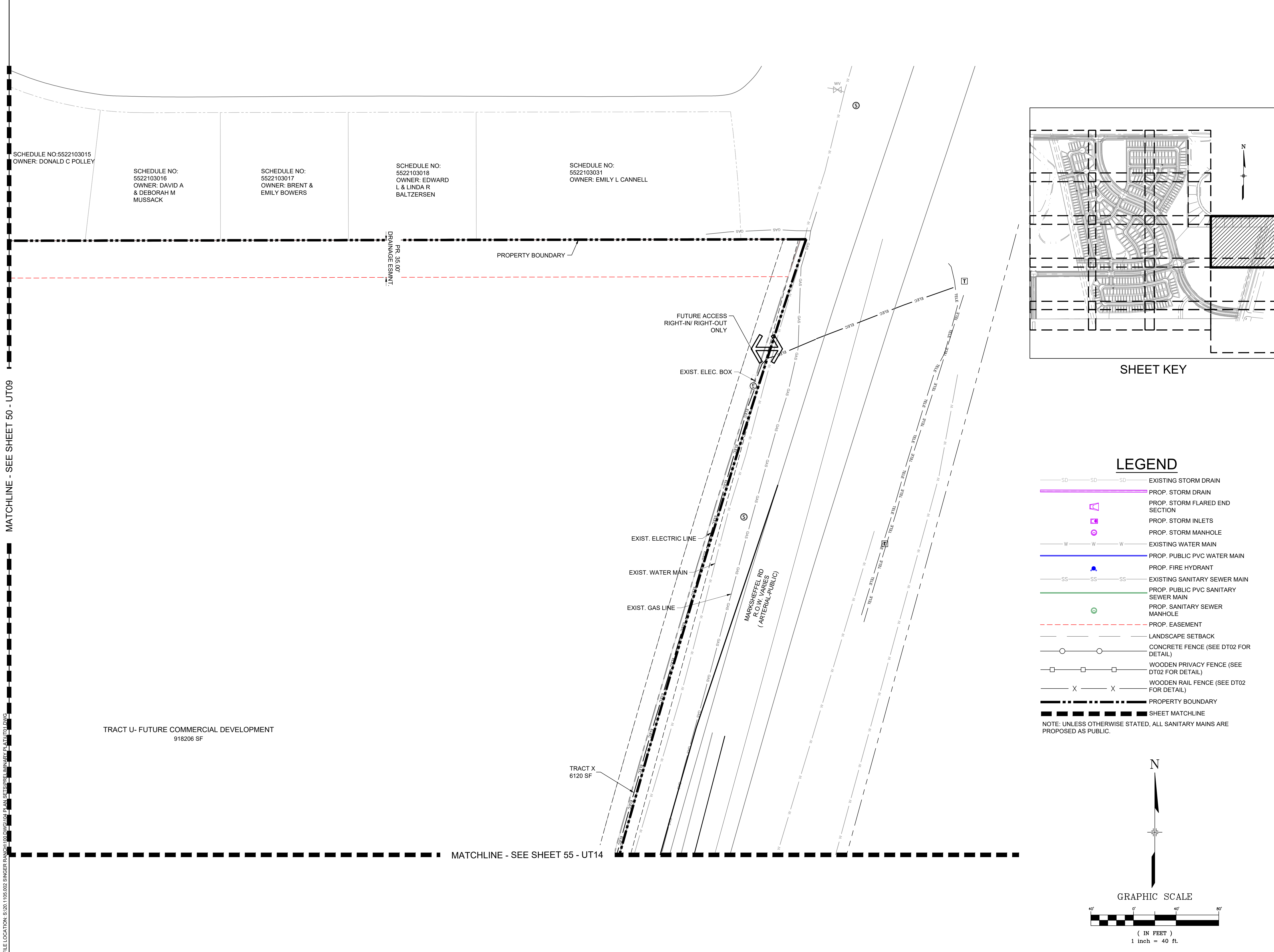
UTILITY PLAN

UT09

SHEET 50 OF 58

CITY FILE NO.:

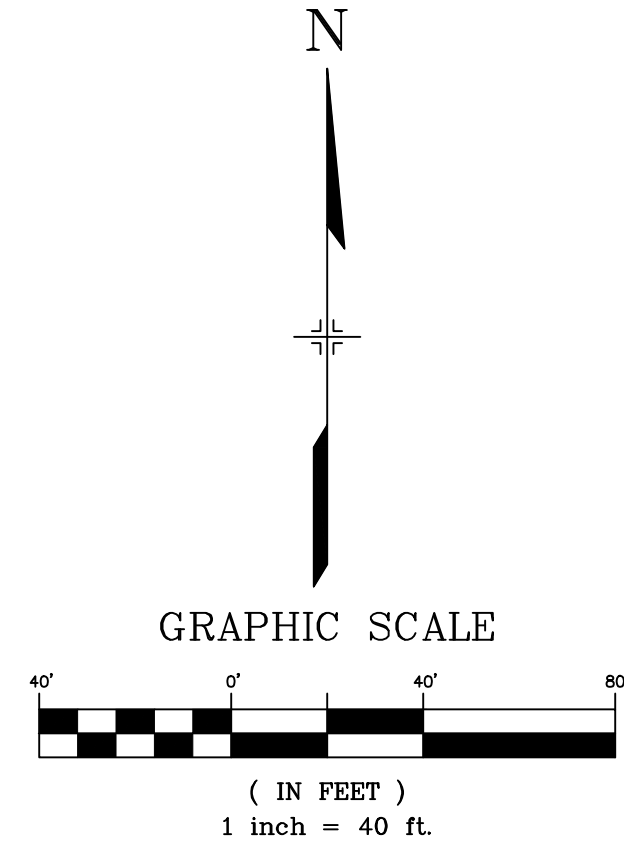




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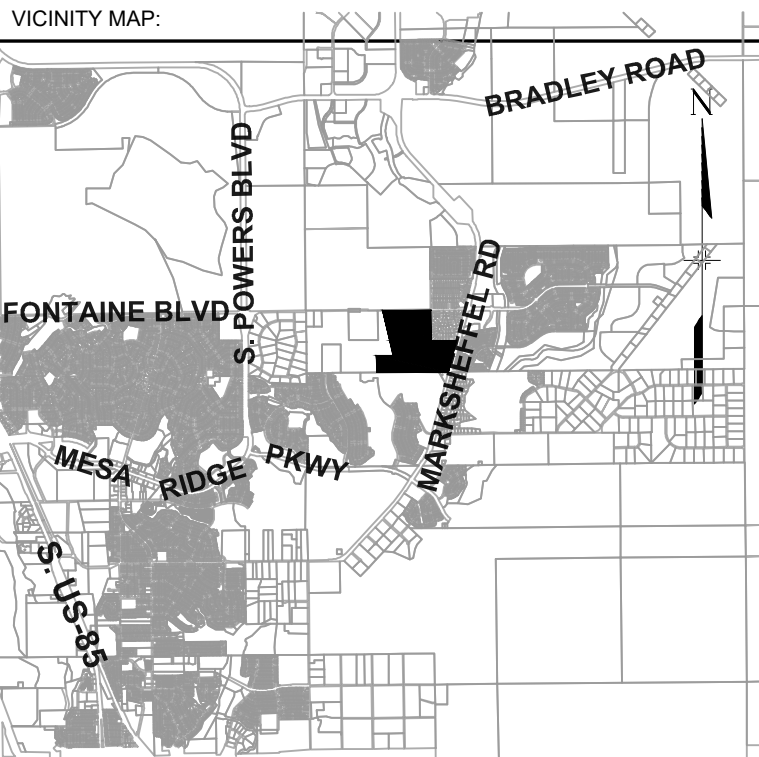
LEGEND

- SD SD SD EXISTING STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. STORM FLARED END SECTION
  - PROP. STORM INLETS
  - PROP. STORM MANHOLE
  - W W W EXISTING WATER MAIN
  - PROP. PUBLIC PVC WATER MAIN
  - PROP. FIRE HYDRANT
  - SS SS SS EXISTING SANITARY SEWER MAIN
  - PROP. PUBLIC PVC SANITARY SEWER MAIN
  - PROP. SANITARY SEWER MANHOLE
  - PROP. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - X X
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

UTILITY PLAN

**UT10**  
**SHEET 51 OF 58**

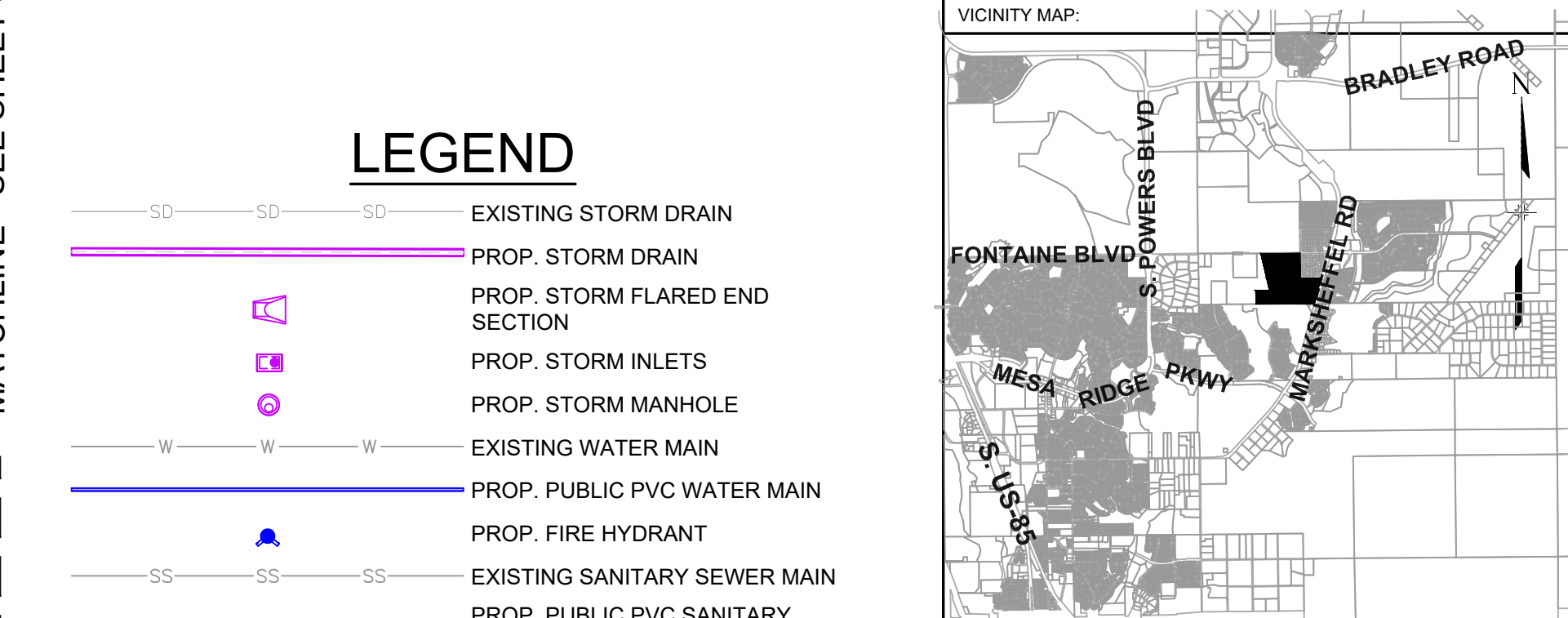
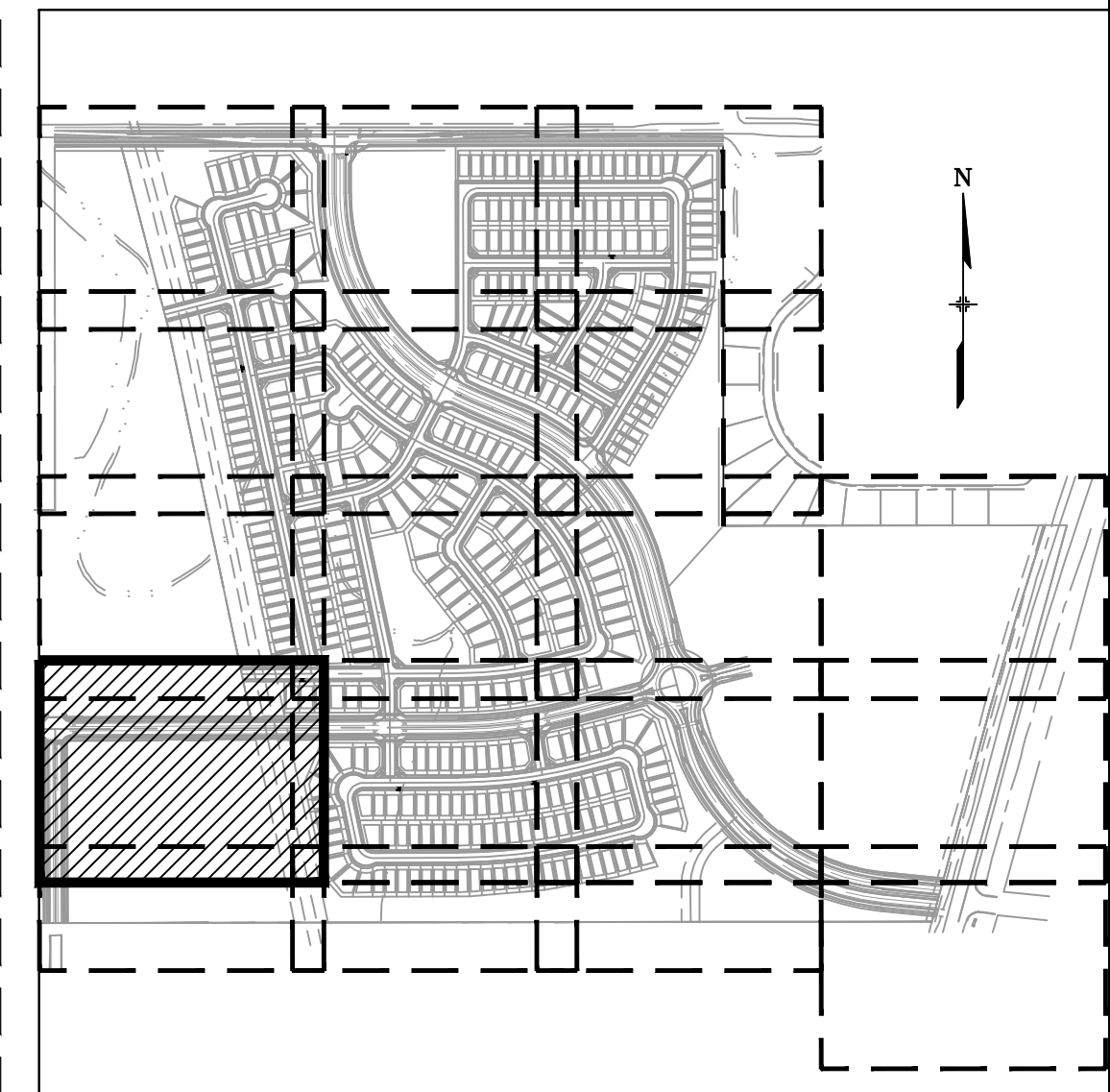
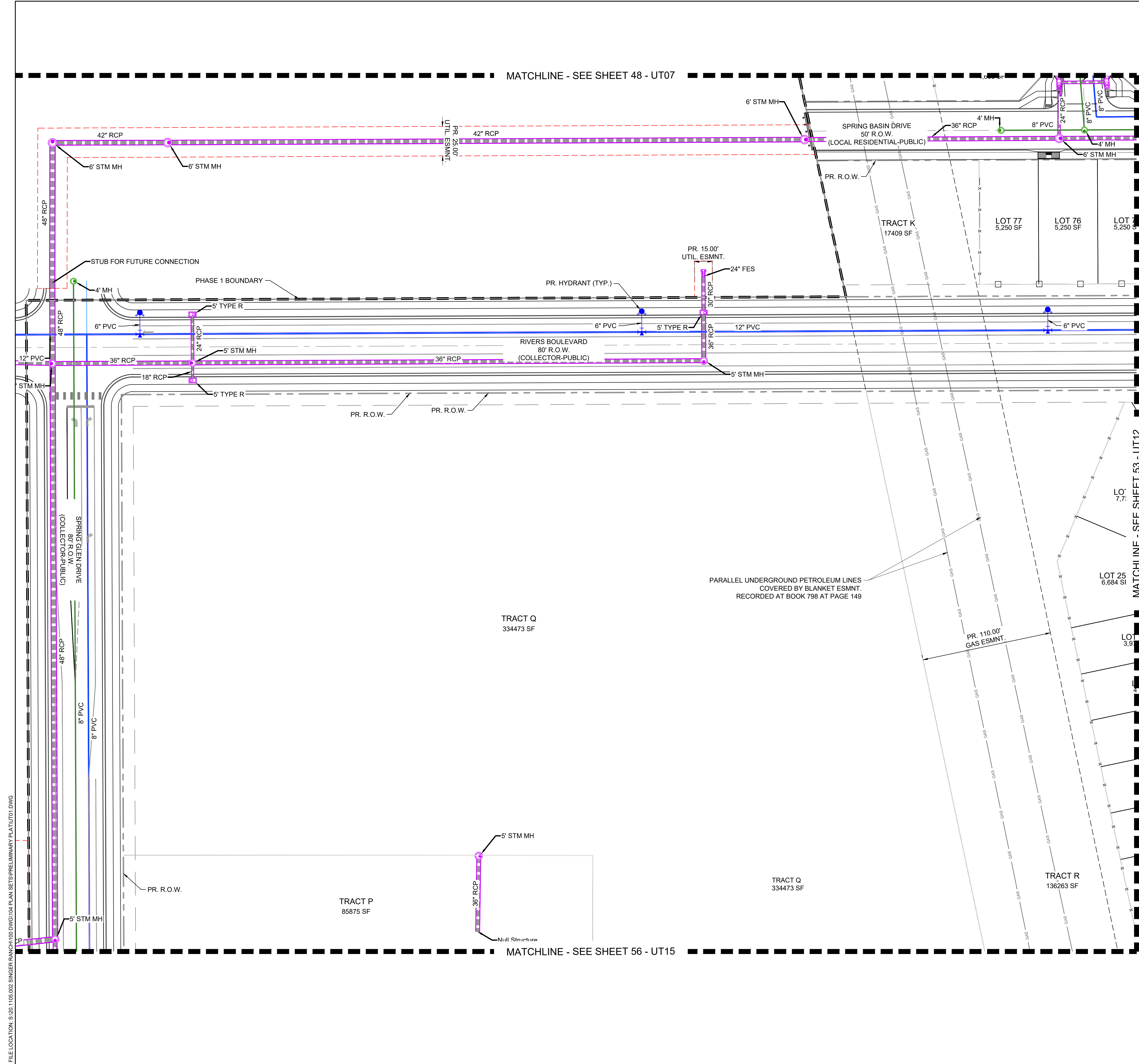
CITY FILE NO.:

MATCHLINE - SEE SHEET 50 - UT09

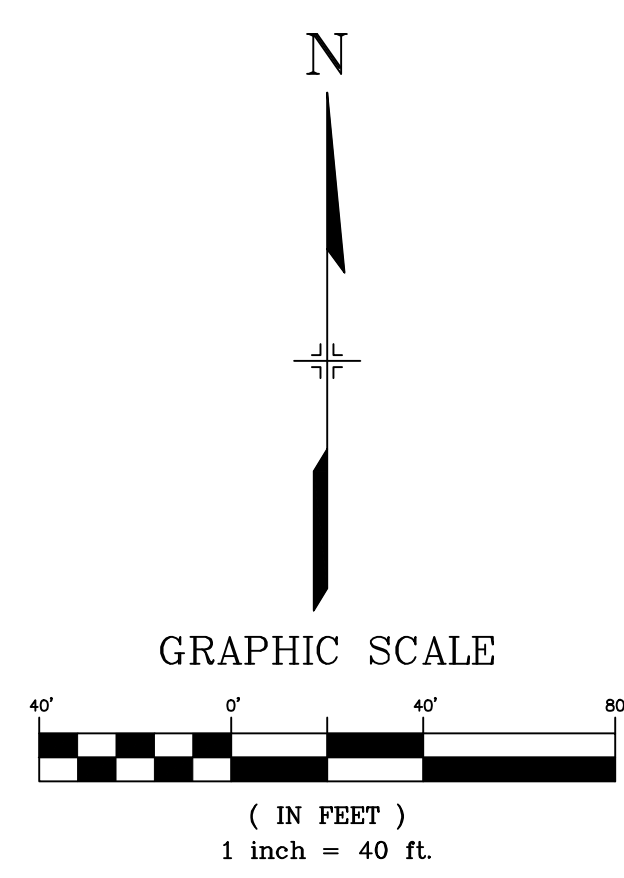
MATCHLINE - SEE SHEET 55 - UT14

FILE LOCATION: S:\20.1105.002 SINGER RANCH\000\00\0000 PLAN SET\PRELIMINARY\UT10.DWG





- LEGEND**
- SD SD SD EXISTING STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. STORM FLARED END SECTION
  - PROP. STORM INLETS
  - PROP. STORM MANHOLE
  - W W W EXISTING WATER MAIN
  - PROP. PUBLIC PVC WATER MAIN
  - PROP. FIRE HYDRANT
  - SS SS SS EXISTING SANITARY SEWER MAIN
  - PROP. PUBLIC PVC SANITARY SEWER MAIN
  - PROP. SANITARY SEWER MANHOLE
  - PROP. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921

VICINITY MAP:

PROJECT:

**CORVALLIS - PHASE 1 PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

**UTILITY PLAN**

**UT11**

**SHEET 52 OF 58**

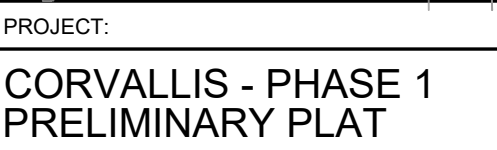
CITY FILE NO.:

FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\UT01.DWG









FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

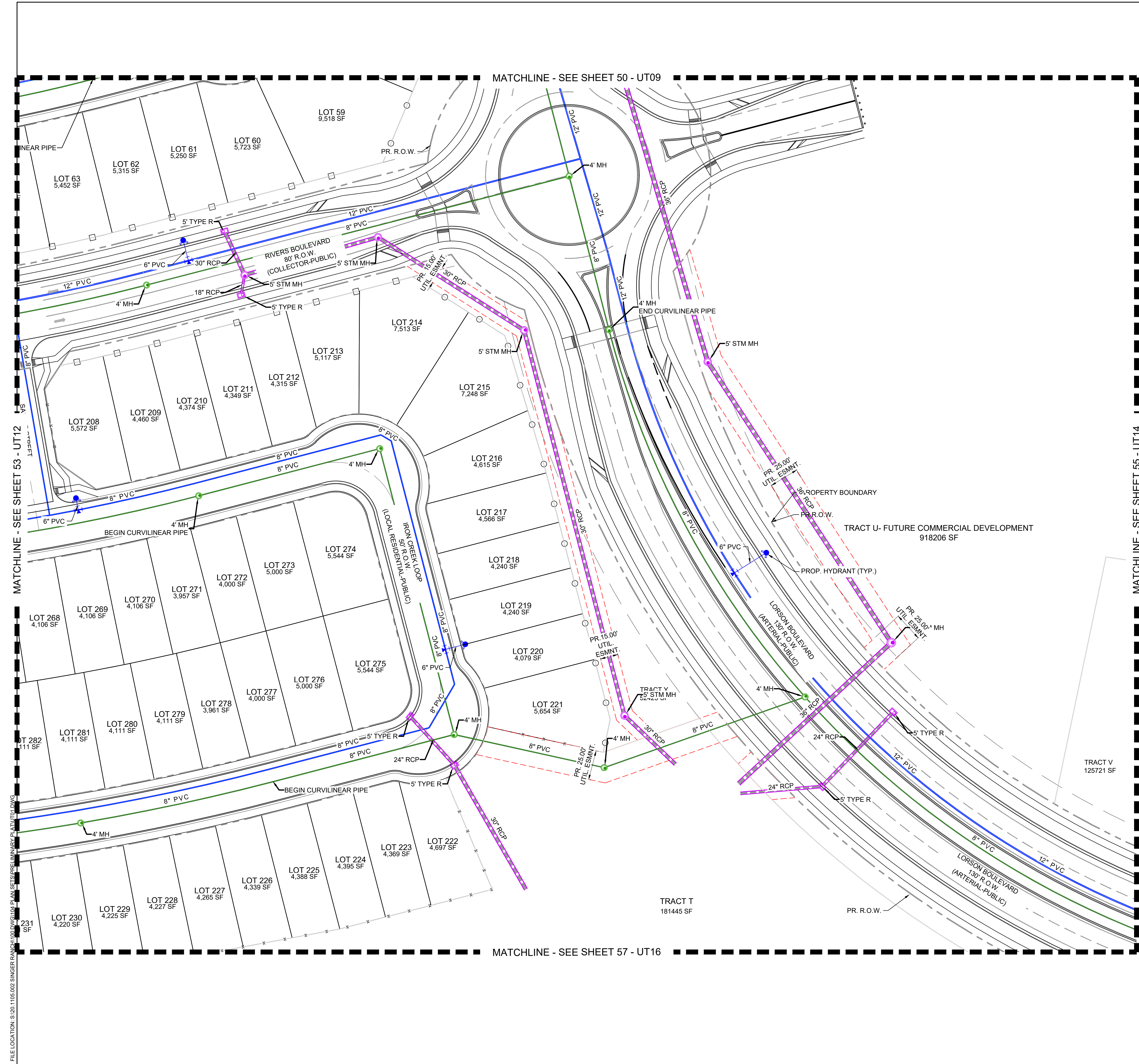
SHEET TITLE:

## UTILITY PLAN

UT13

SHEET 54 OF 58

CITY FILE NO.:





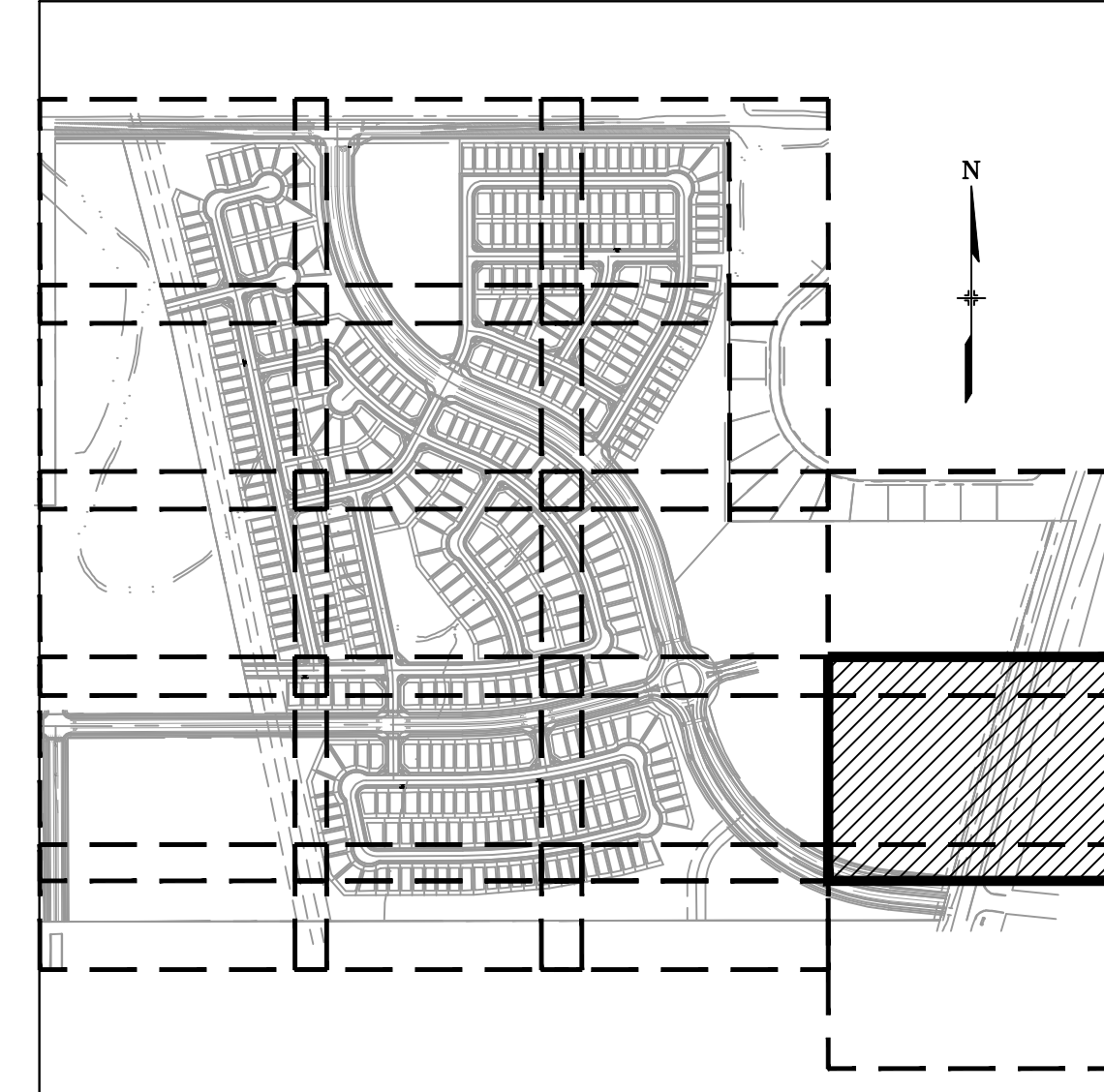
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MATCHLINE - SEE SHEET 54 - UT13

MATCHLINE - SEE SHEET 51 - UT10



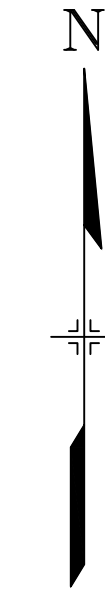
MATCHLINE - SEE SHEET 58 - UT17



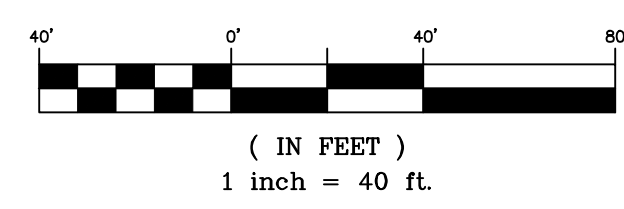
SHEET KEY

LEGEND

- SD SD SD EXISTING STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. STORM FLARED END SECTION
  - PROP. STORM INLETS
  - PROP. STORM MANHOLE
  - EXISTING WATER MAIN
  - PROP. PUBLIC PVC WATER MAIN
  - PROP. FIRE HYDRANT
  - EXISTING SANITARY SEWER MAIN
  - PROP. PUBLIC PVC SANITARY SEWER MAIN
  - PROP. SANITARY SEWER MANHOLE
  - PROP. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.

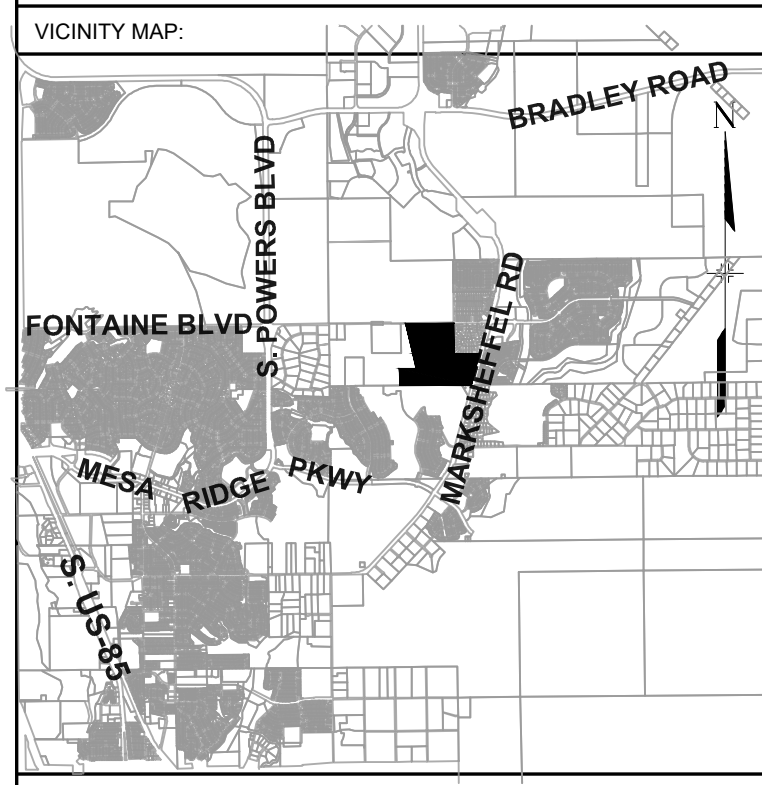


GRAPHIC SCALE



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**  
**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

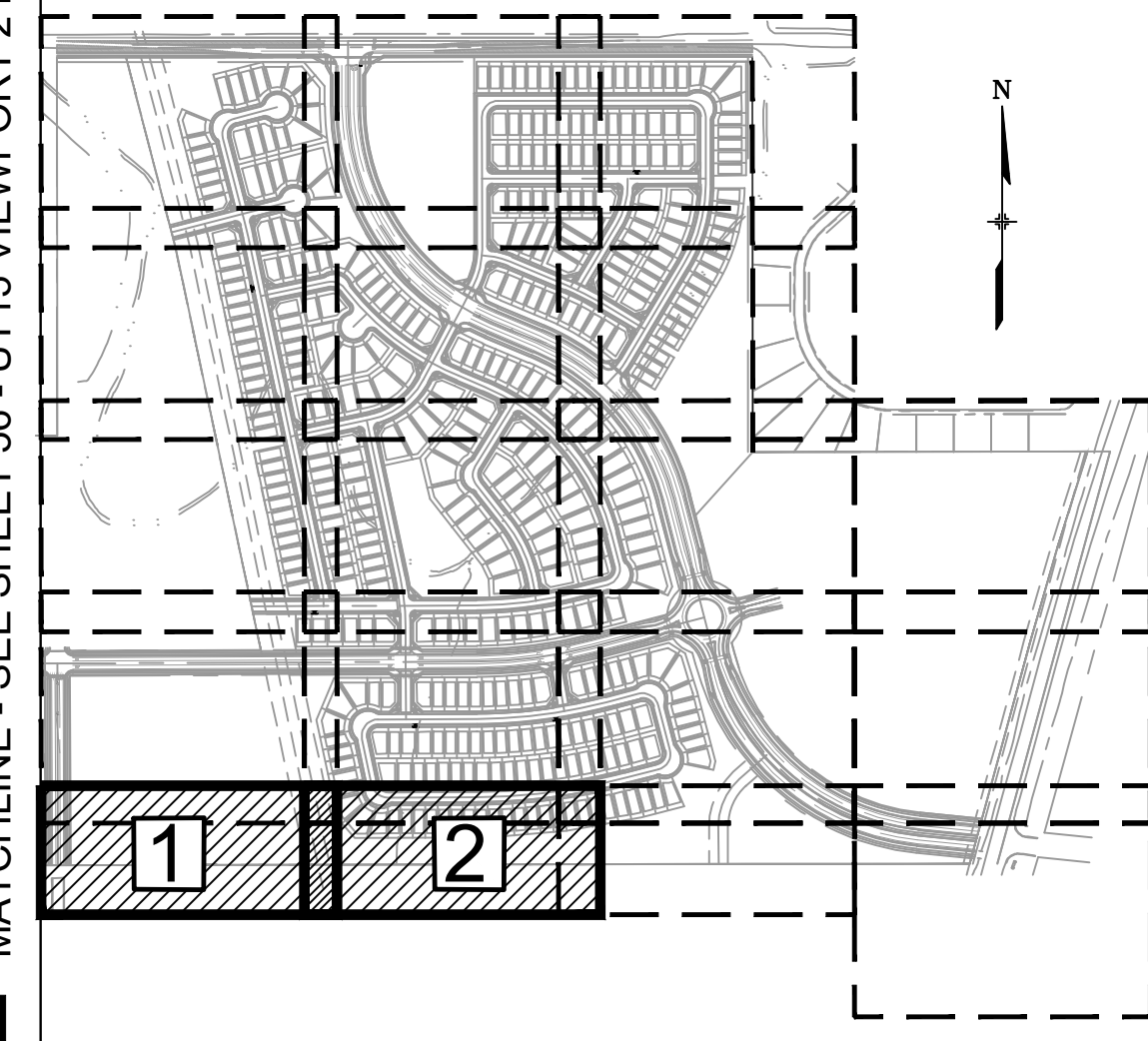
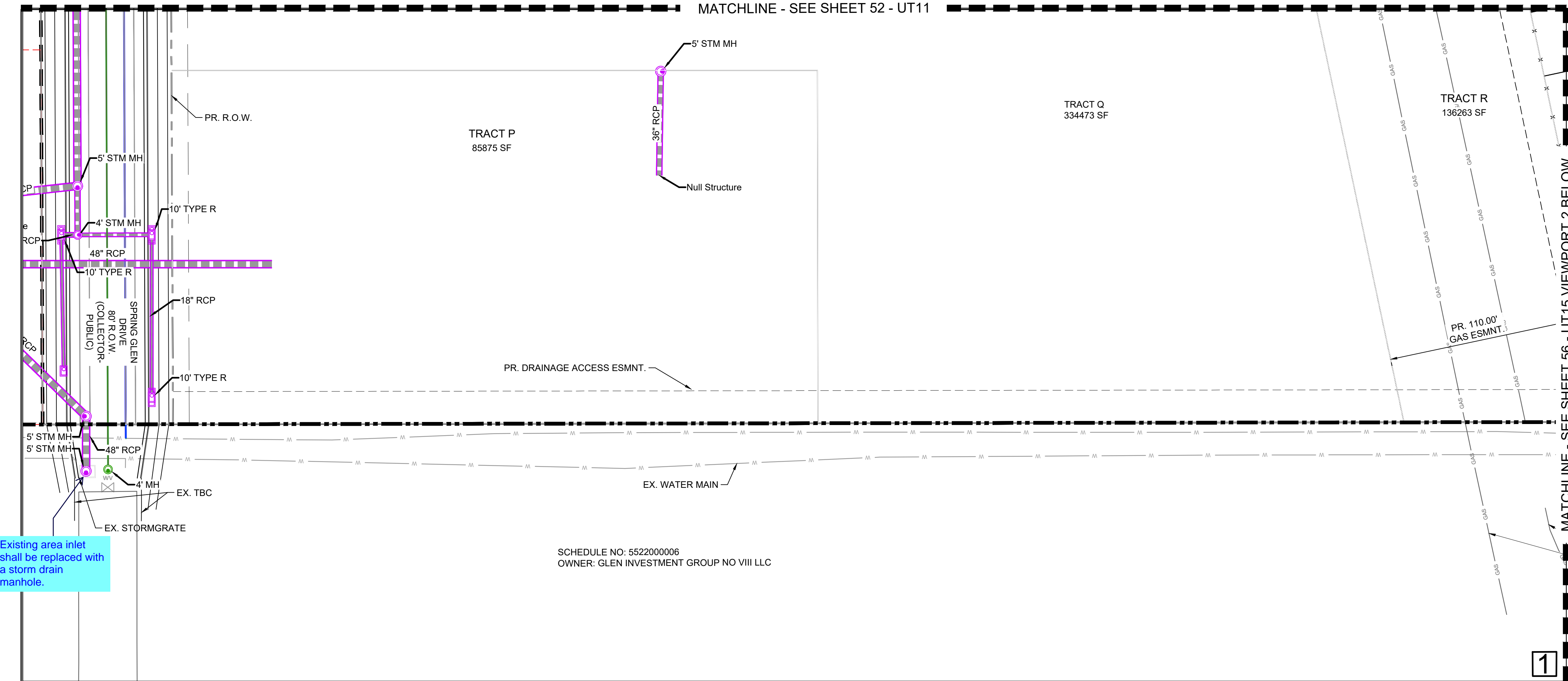
DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM  
SHEET TITLE:

UTILITY PLAN

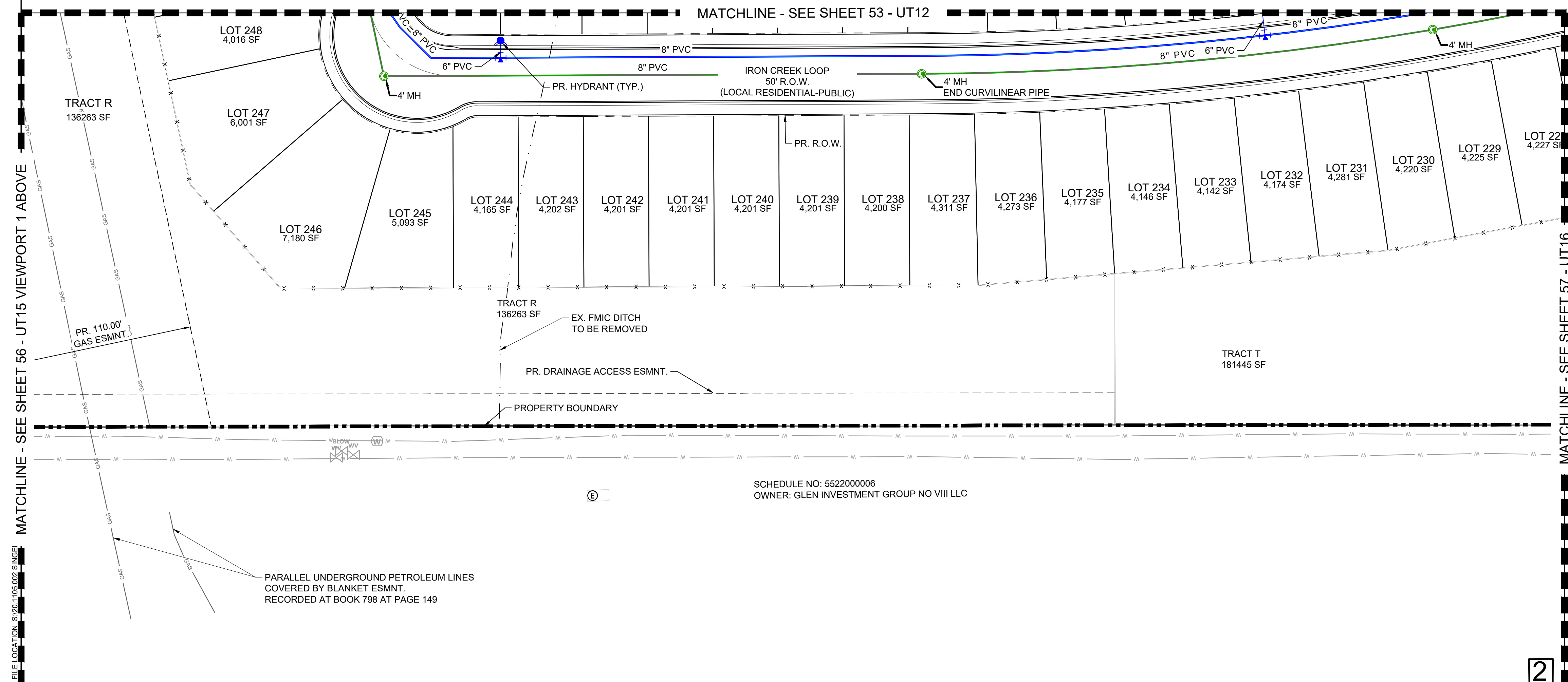
**UT14**  
**SHEET 55 OF 58**

CITY FILE NO.:





SHEET KEY

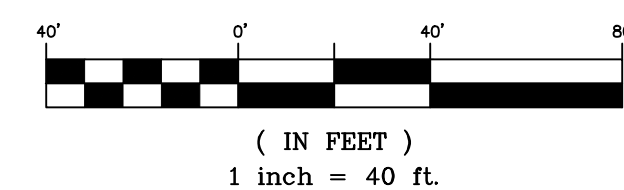


LEGEND

- SD SD SD EXISTING STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. STORM FLARED END SECTION
  - PROP. STORM INLETS
  - PROP. STORM MANHOLE
  - EXISTING WATER MAIN
  - PROP. PUBLIC PVC WATER MAIN
  - PROP. FIRE HYDRANT
  - EXISTING SANITARY SEWER MAIN
  - PROP. PUBLIC PVC SANITARY SEWER MAIN
  - PROP. SANITARY SEWER MANHOLE
  - PROP. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.

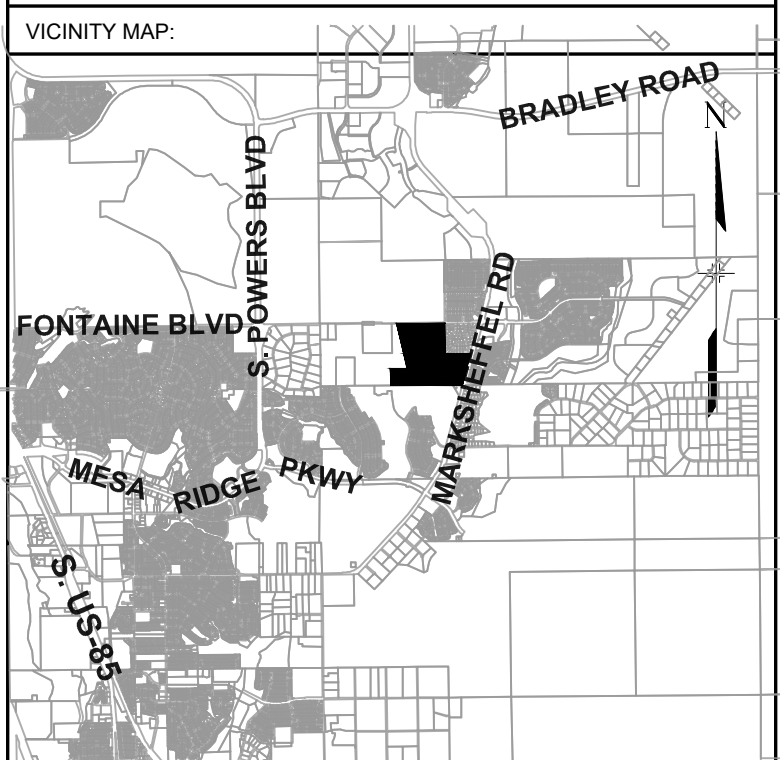
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GRAPHIC SCALE



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 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:  
**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

**FOUNTAIN, CO**  
DATE **09/28/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1105.002  
DRAWN BY: KMZ  
CHECKED BY: CPM  
APPROVED BY: CPM

SHEET TITLE:

UTILITY PLAN

UT15

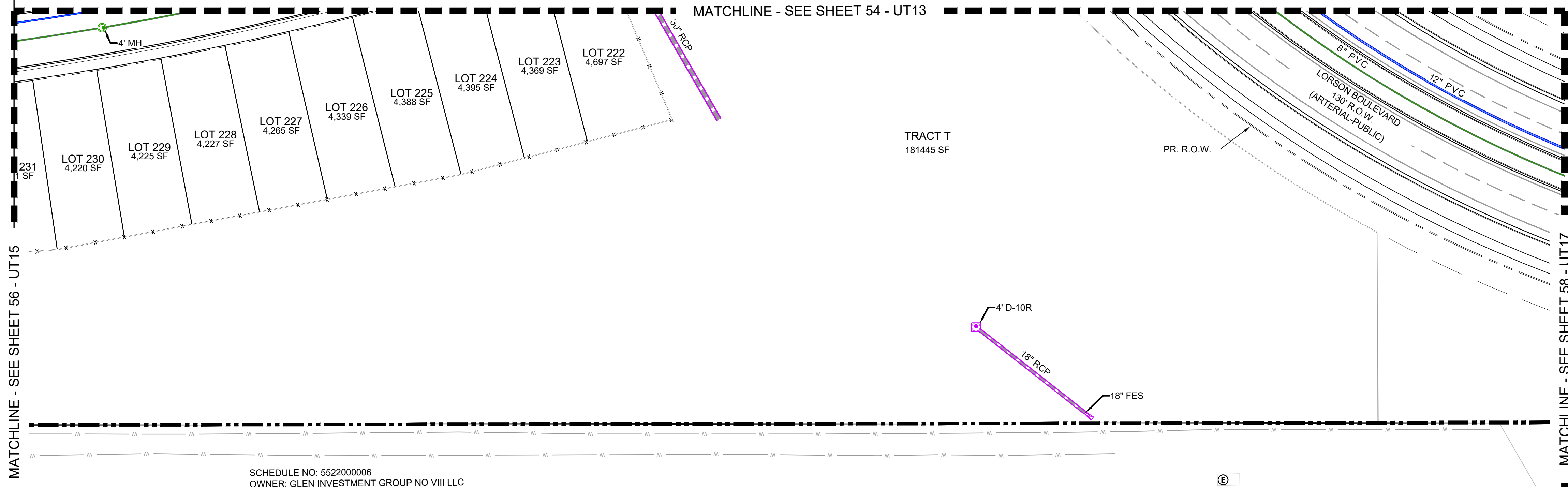
SHEET 56 OF 58

CITY FILE NO.:



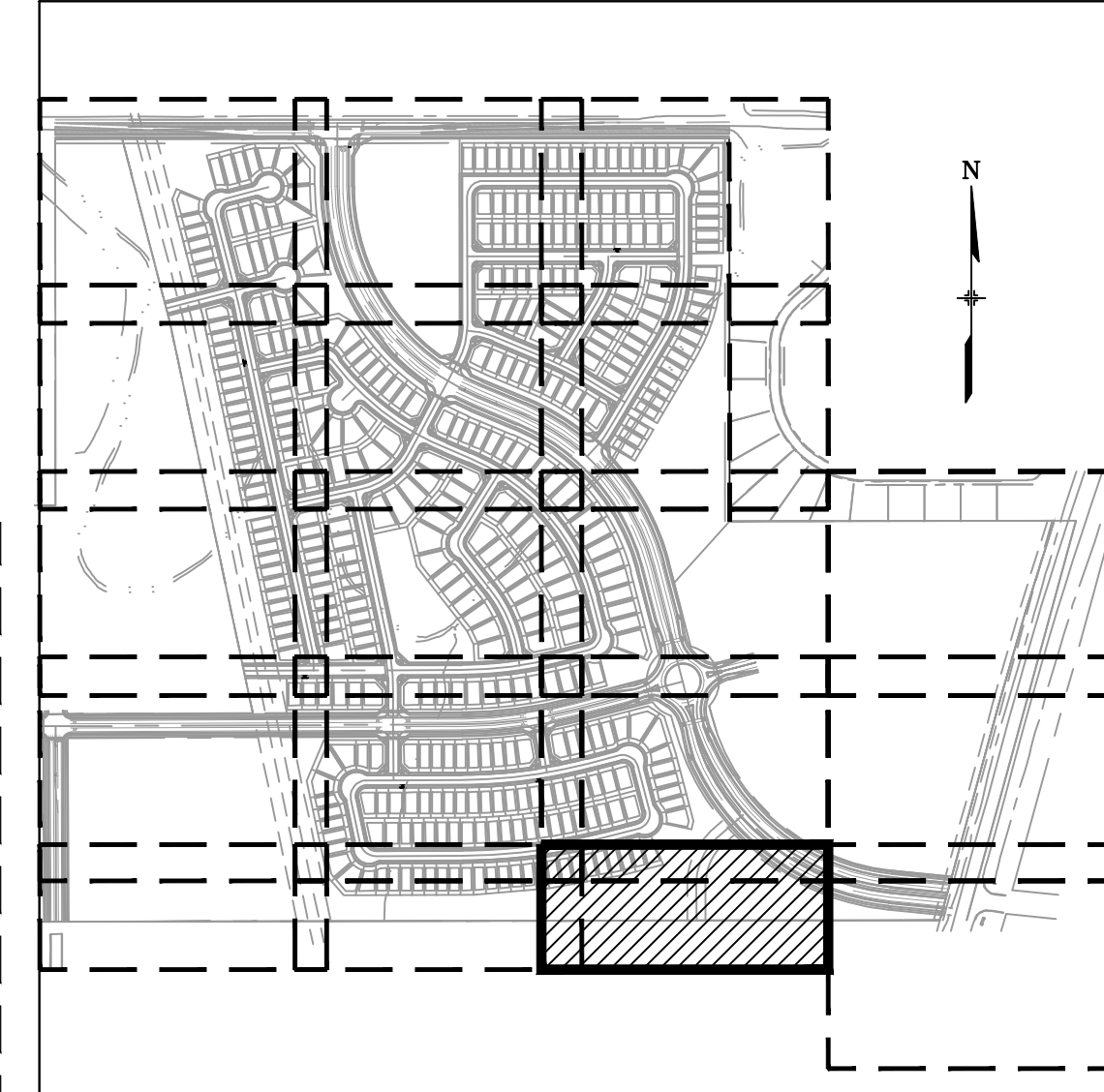
FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\UT01.DWG

MATCHLINE - SEE SHEET 56 - UT15



SCHEDULE NO: 5522000006  
OWNER: GLEN INVESTMENT GROUP NO VIII LLC

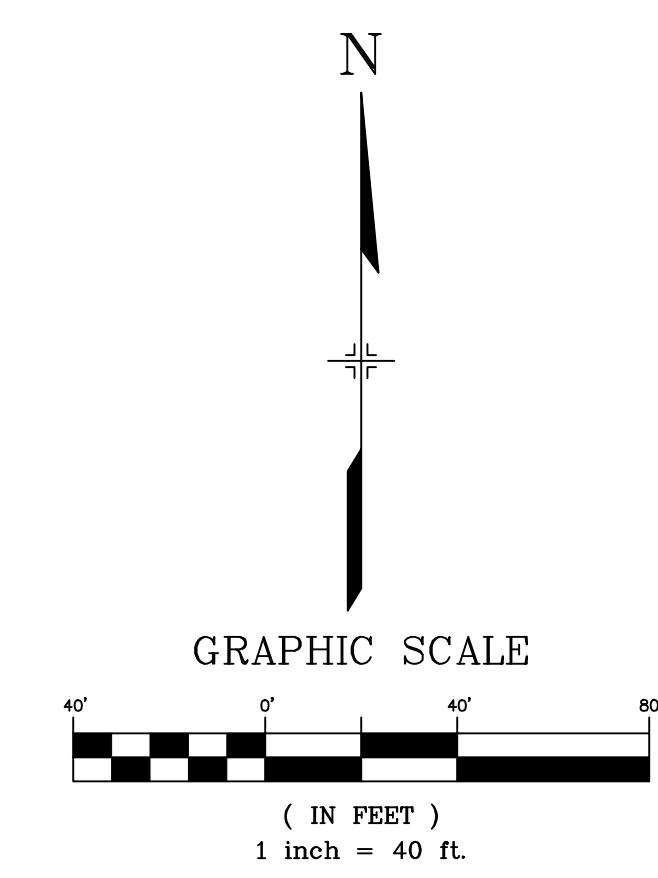
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SHEET KEY

LEGEND

- SD SD SD EXISTING STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. STORM FLARED END SECTION
  - PROP. STORM INLETS
  - PROP. STORM MANHOLE
  - W W W EXISTING WATER MAIN
  - PROP. PUBLIC PVC WATER MAIN
  - PROP. FIRE HYDRANT
  - SS SS SS EXISTING SANITARY SEWER MAIN
  - PROP. PUBLIC PVC SANITARY SEWER MAIN
  - PROP. SANITARY SEWER MANHOLE
  - PROP. EASEMENT
  - LANDSCAPE SETBACK
  - CONCRETE FENCE (SEE DT02 FOR DETAIL)
  - WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
  - WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
  - X X
  - PROPERTY BOUNDARY
  - SHEET MATCHLINE
- NOTE: UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

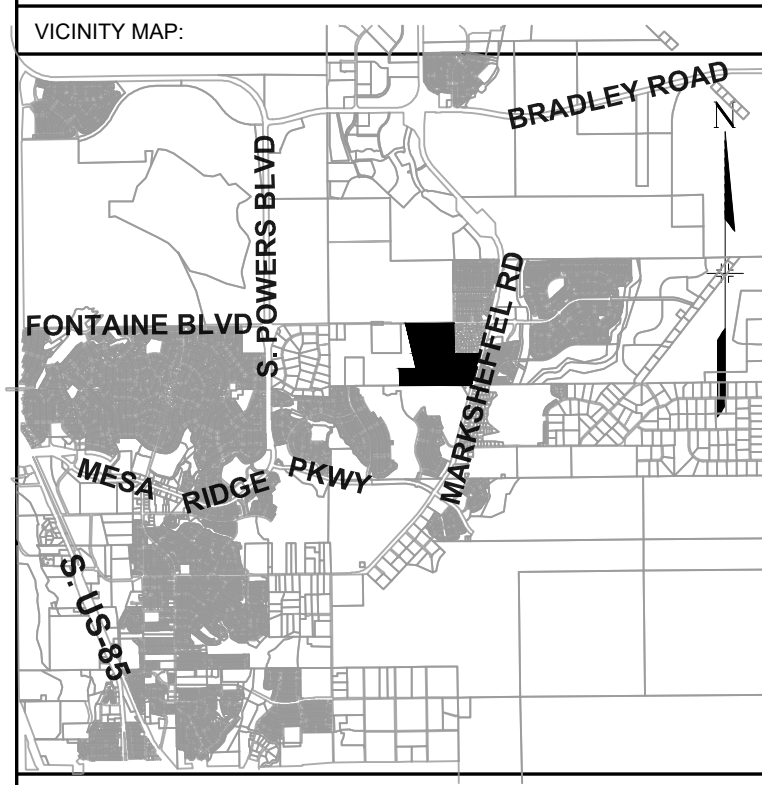
**Matrix**

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

OWNER/DEVELOPER:

**HPHR PROPERTIES, LLC**

14160 GLENEASGLE DRIVE  
COLORADO SPRINGS, CO 80921



PROJECT:

**CORVALLIS - PHASE 1  
PRELIMINARY PLAT**

FOUNTAIN, CO

DATE 09/28/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

SHEET TITLE:

UTILITY PLAN

UT16

SHEET 57 OF 58

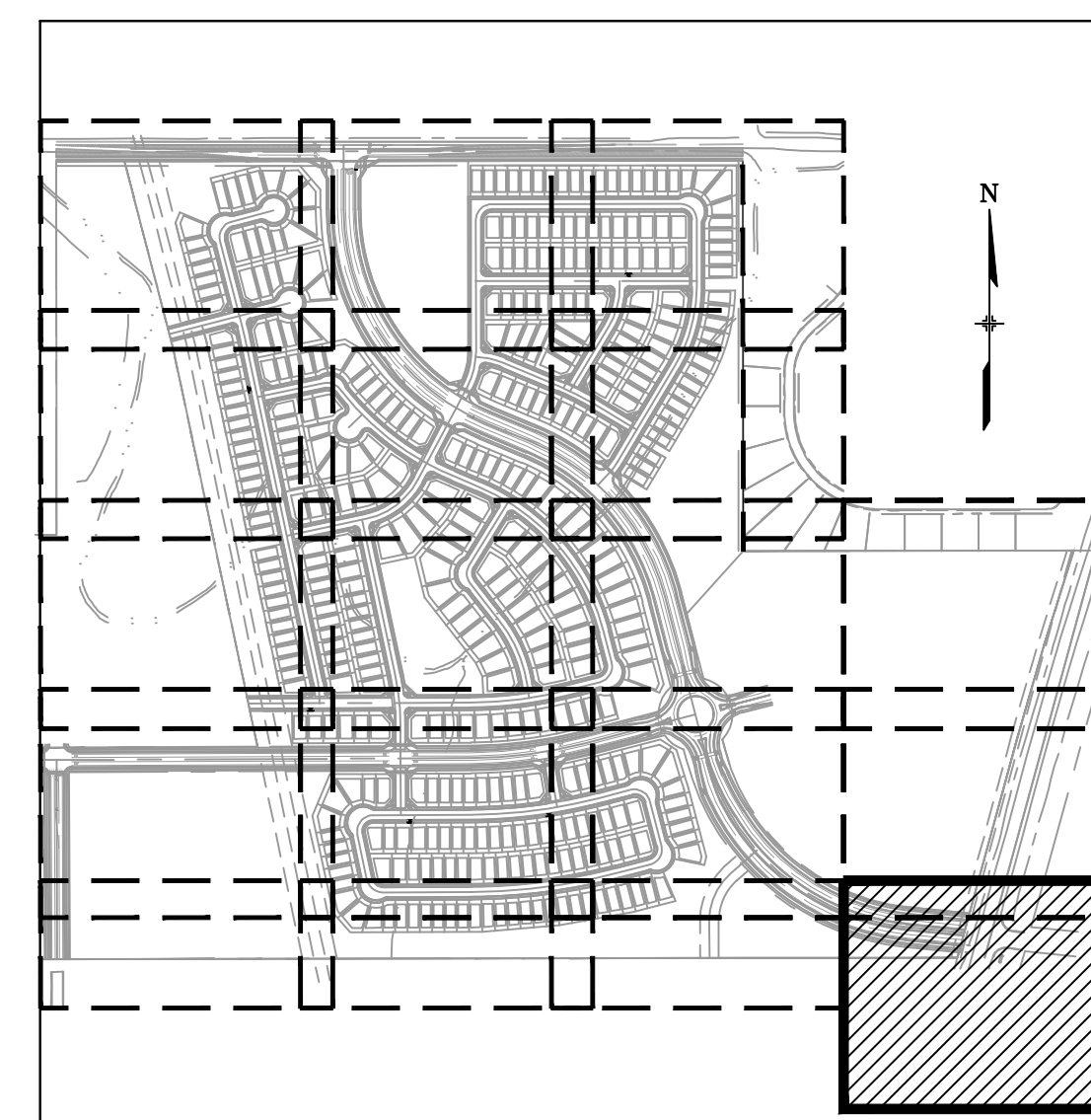
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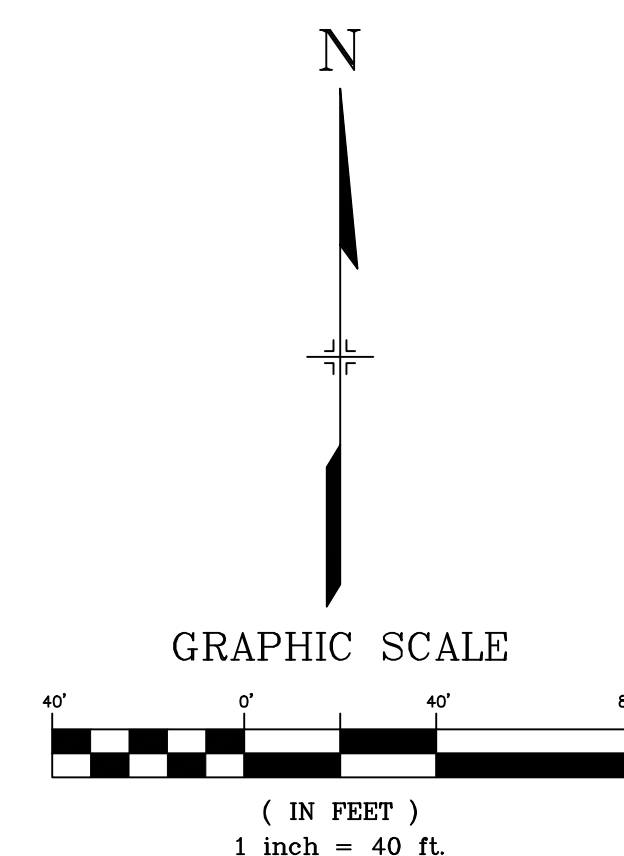
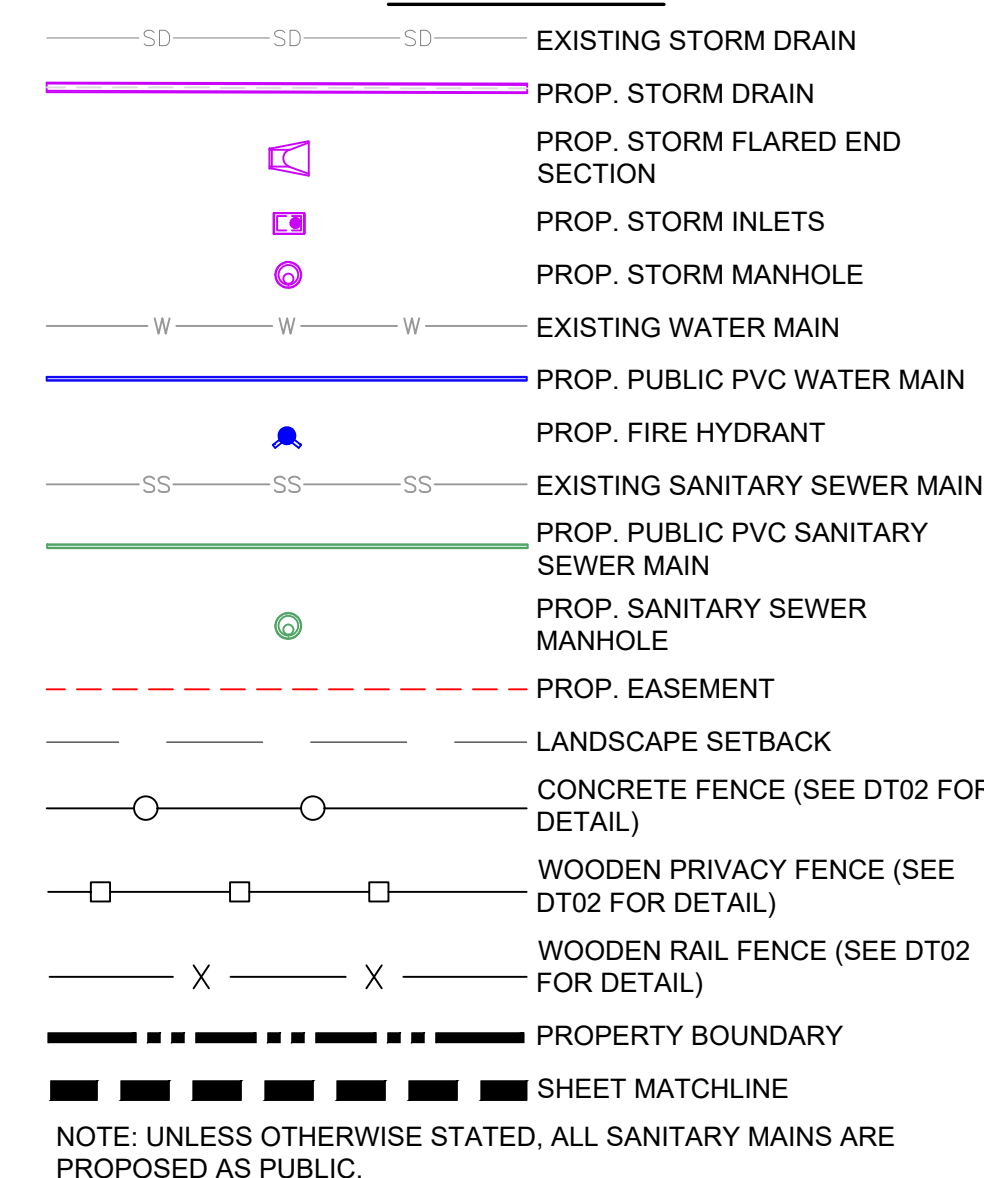


MATCHLINE - SEE SHEET 58 - UT17

SCHEDULE NO: 5522000007  
OWNER: GLEN INVESTMENT GROUP NO VIII LLC

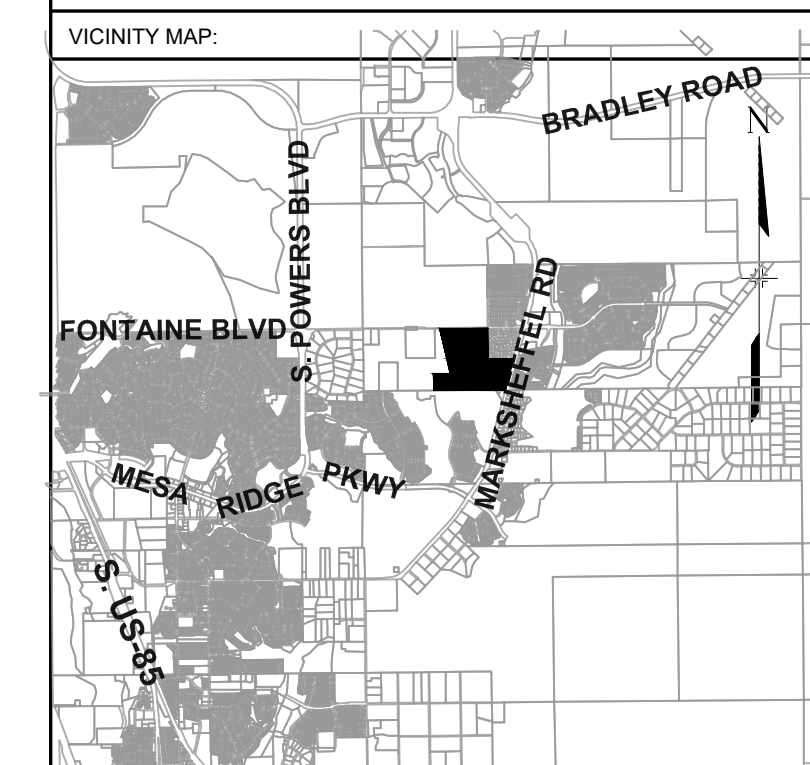


## SHEET KEY



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 GLENEASGLE DRIVE COLORADO SPRINGS, CO 80921	



PROJECT:

CORVALLIS - PHASE 1  
PRELIMINARY PLAT

FOUNTAIN, CO  
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	20.1105.002
DRAWN BY:	KMZ
CHECKED BY:	CPM
APPROVED BY:	CPM
SHEET TITLE:	

# UTILITY PLAN

UT17

SHEET 58 OF 58

CITY FILE NO.:

CITY FILE NO.: