

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 6TH 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 1/16TH 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:

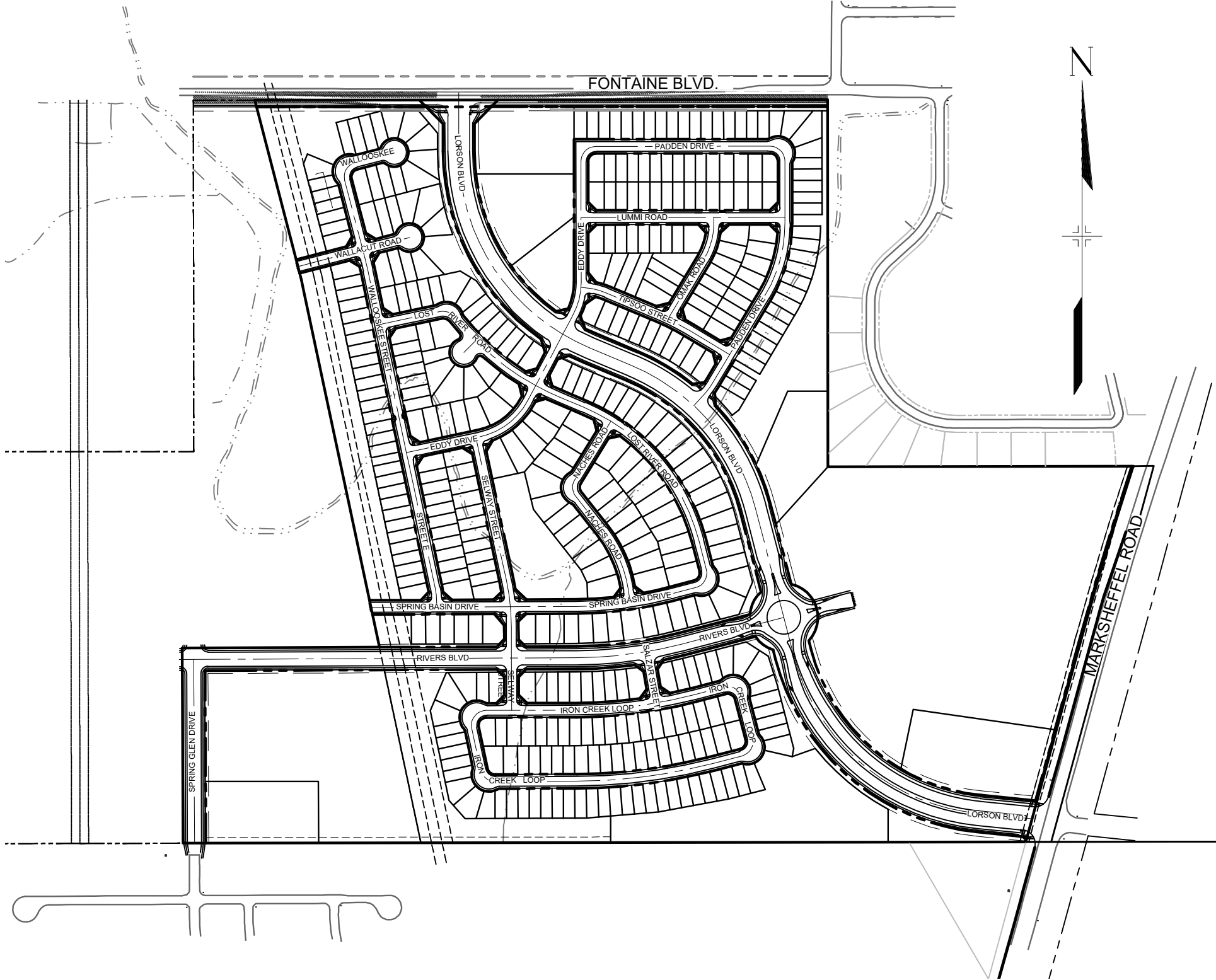
1. ROADWAY ALIGNMENTS, LOT LINES AND ACCESS LOCATIONS AS DEPICTED ON THE DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL PLAT SUBMITTALS.
2. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES WITHIN THE COMMERCIAL LAND USE DISTRICTS.
3. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE 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:



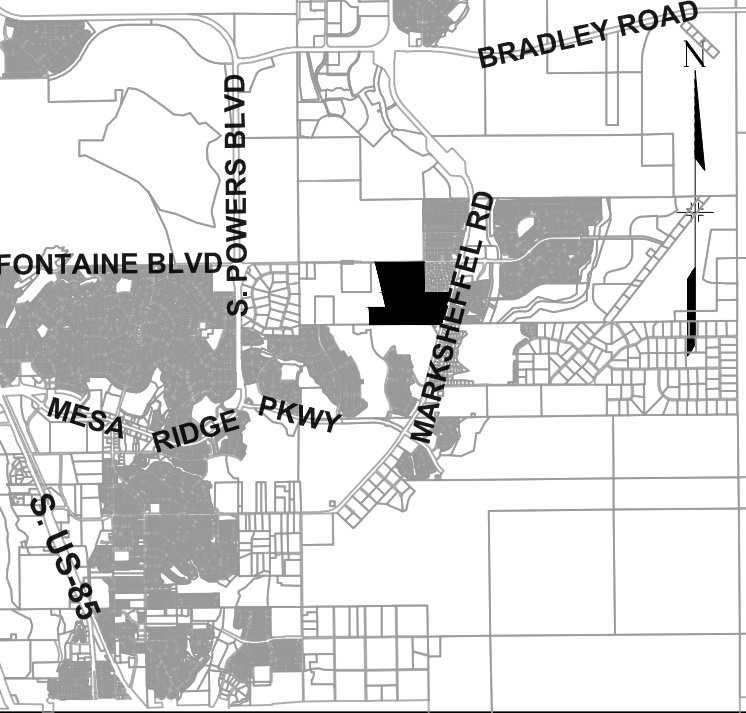
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

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:

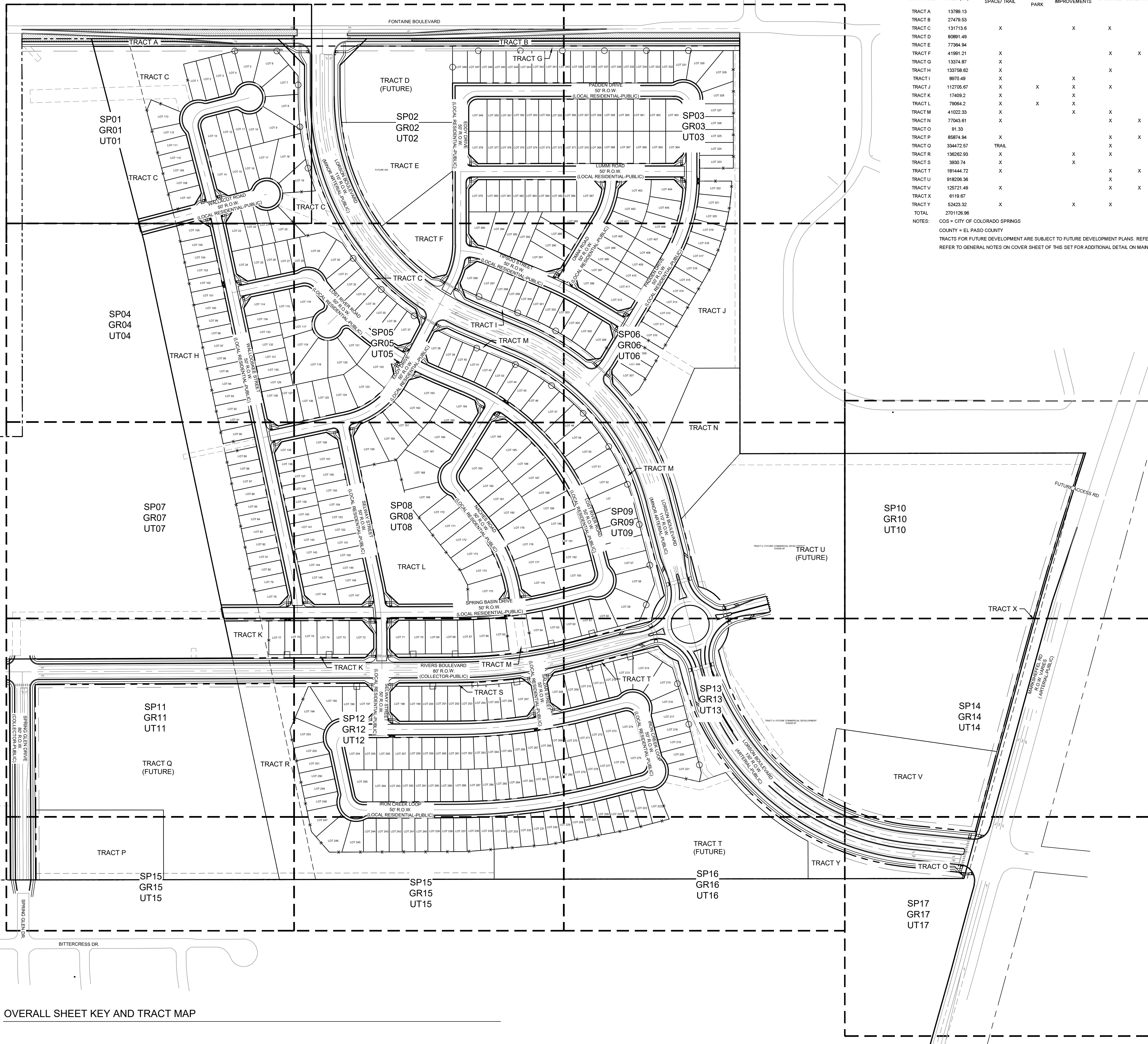
COVER SHEET

CS01

SHEET 1 OF 58

CITY FILE NO.:

FILE LOCATION: S:\201105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\DT01.DWG



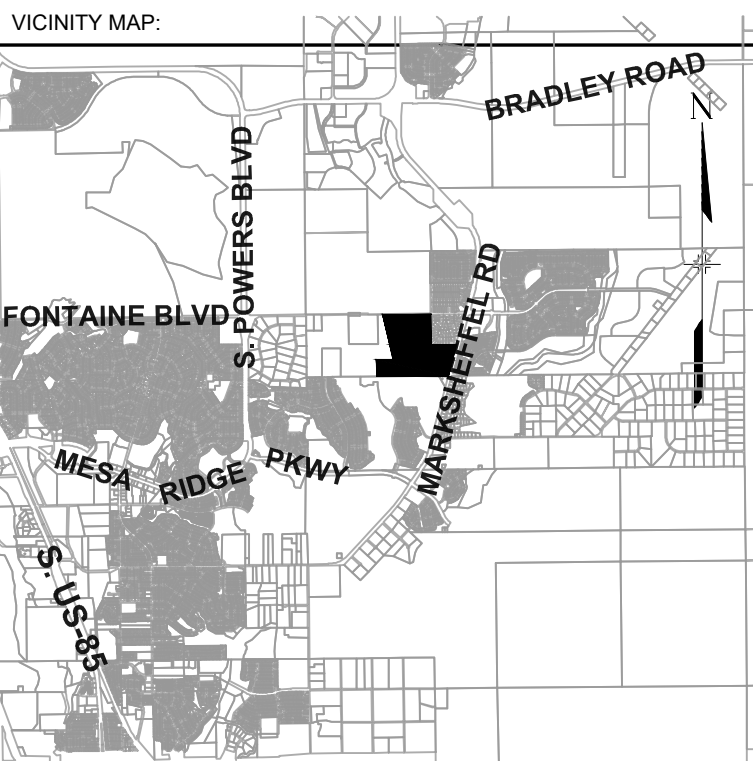
TRACT NAME	AREA (SF)	LANDSCAPE/ OPEN SPACE/ TRAIL	PUBLIC POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE	DETENTION	PUBLIC UTILITIES	FUTURE DEVELOPMENT	DEDICATED RIGHT OF WAY	OWNED BY	MAINTAINED BY
TRACT A	13789.13								X	COS	COS
TRACT B	27479.53								X	COS	COS
TRACT C	131713.6	X		X	X		X			DISTRICT	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



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

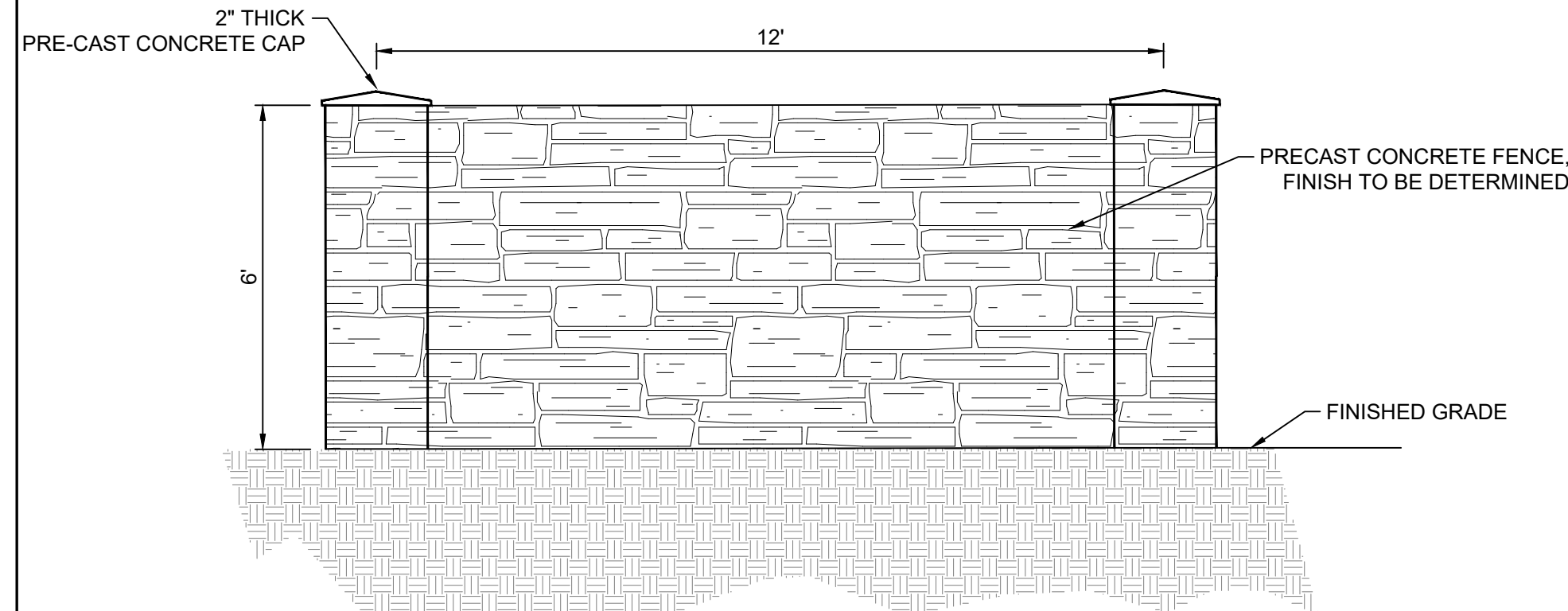
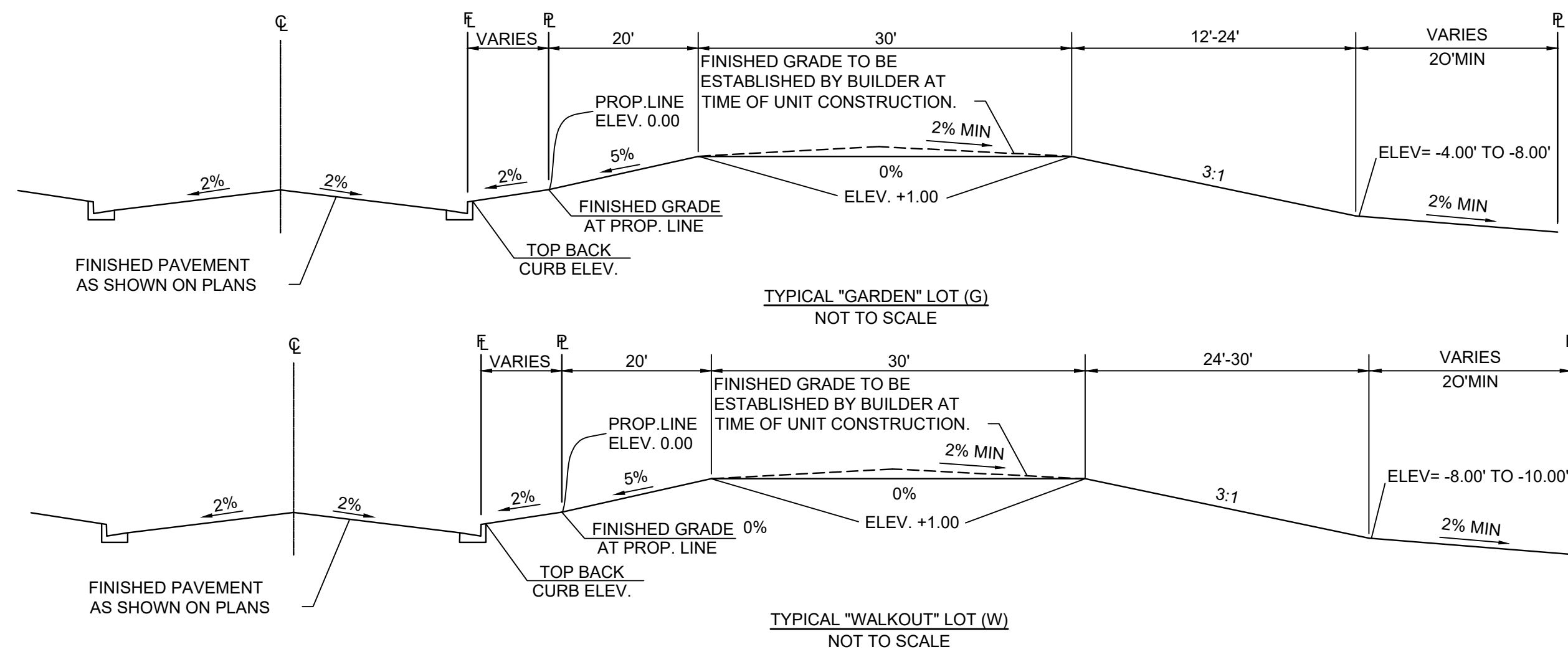
DT01
SHEET 2 OF 58

CITY FILE NO.:

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

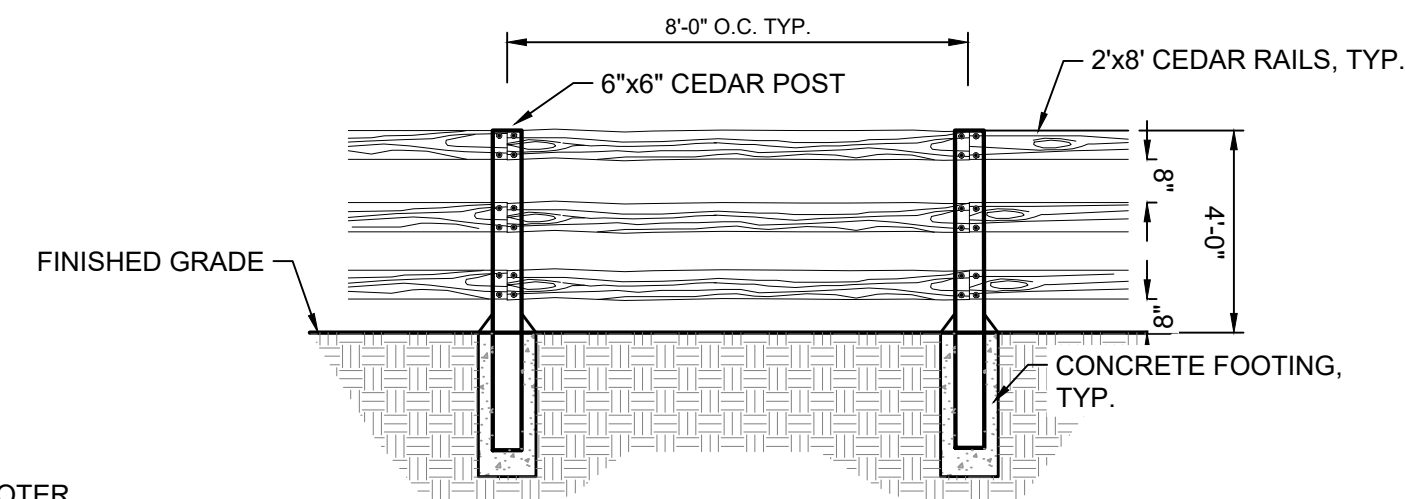
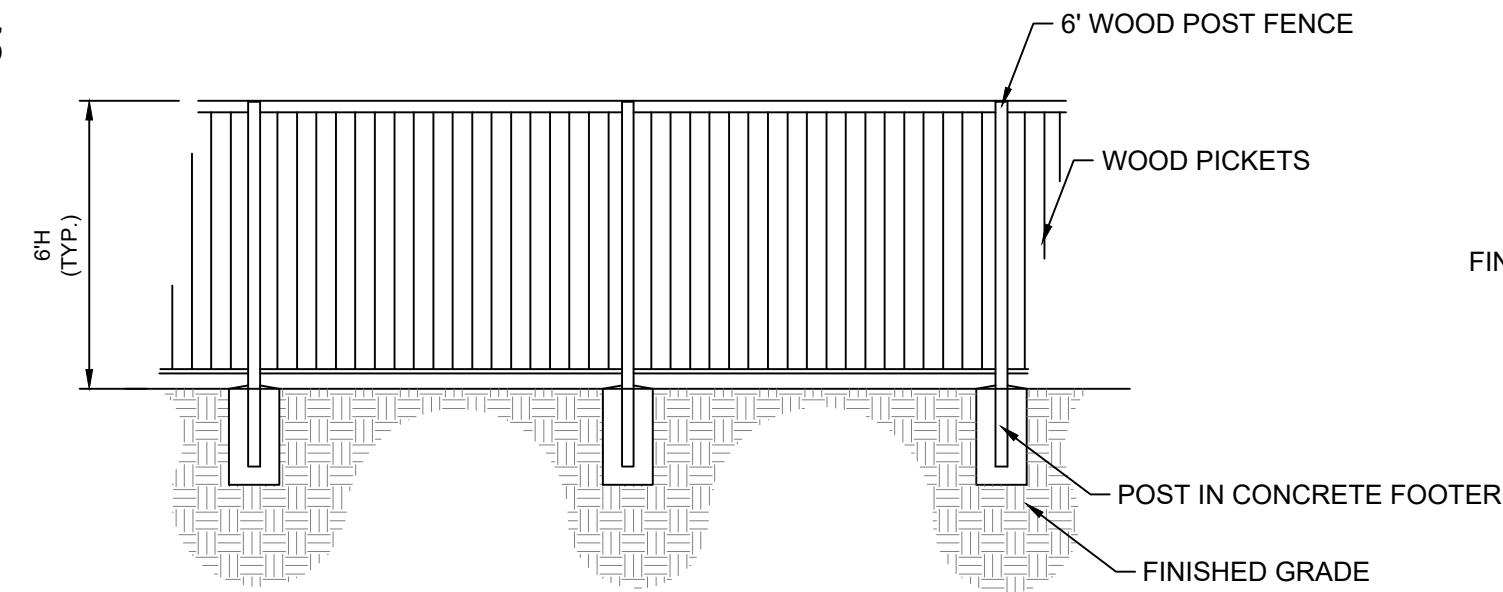
LOT TYPES

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

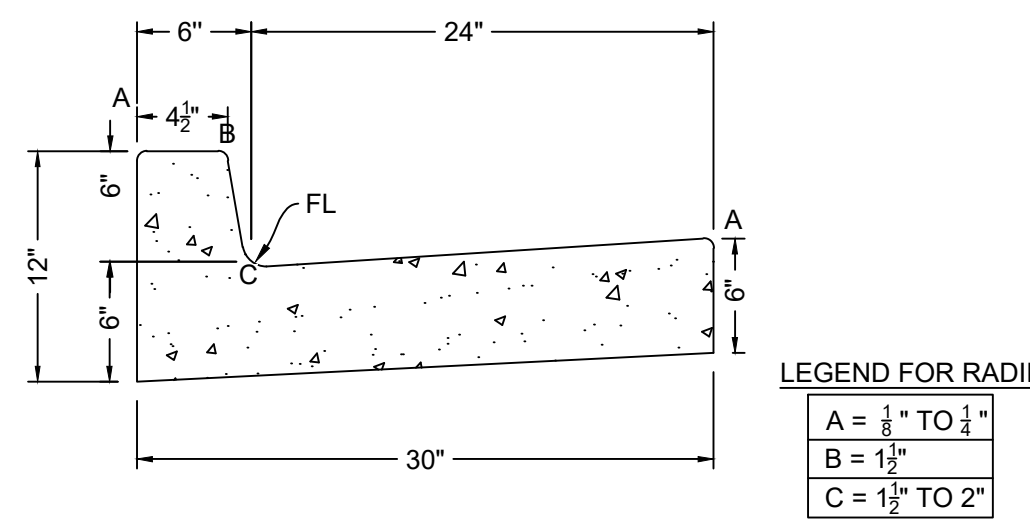


- NOTE:
1. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.
 2. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.
 3. FINAL COLOR, TEXTURE AND FINISH TO BE DETERMINED

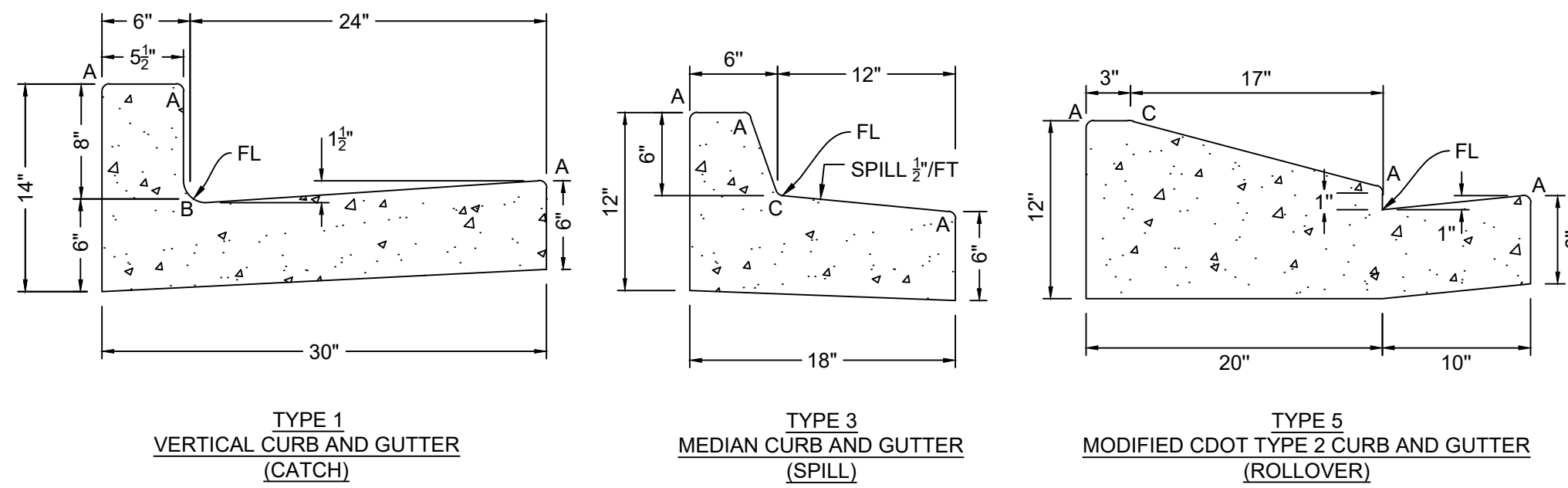
6' PRE-CAST CONCRETE FENCE
NOT TO SCALE



- 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.

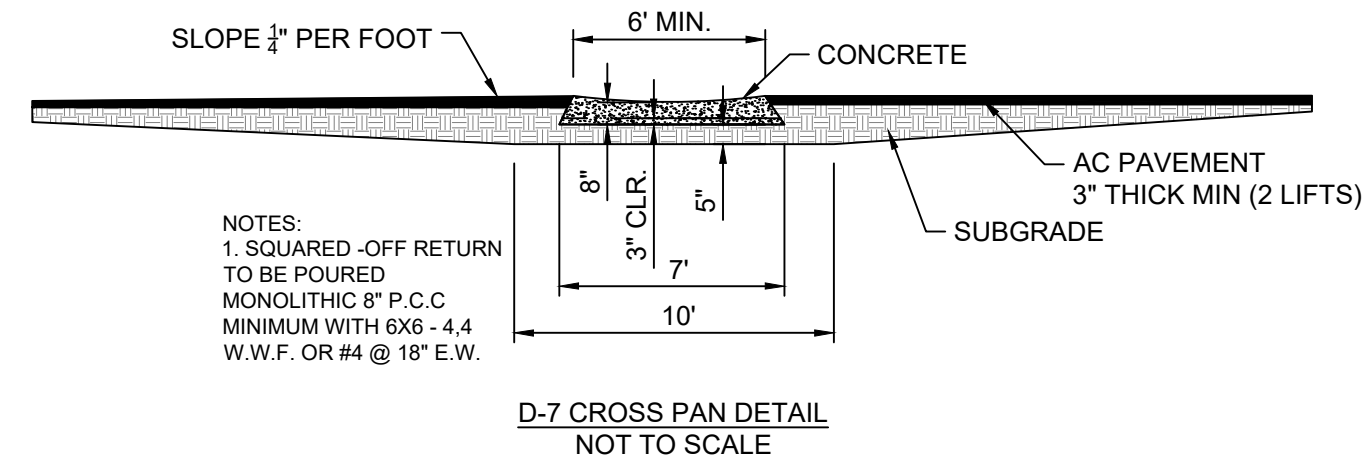


CURB AND GUTTER DETAILS - EL PASO COUNTY
NOT TO SCALE

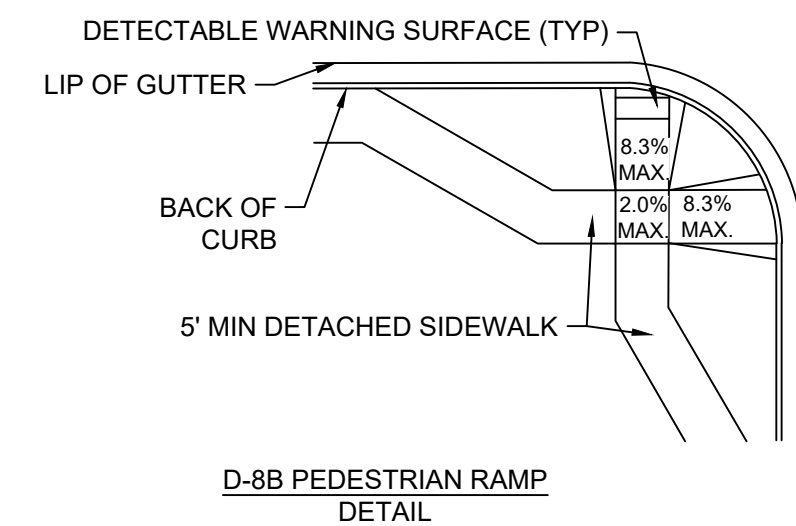
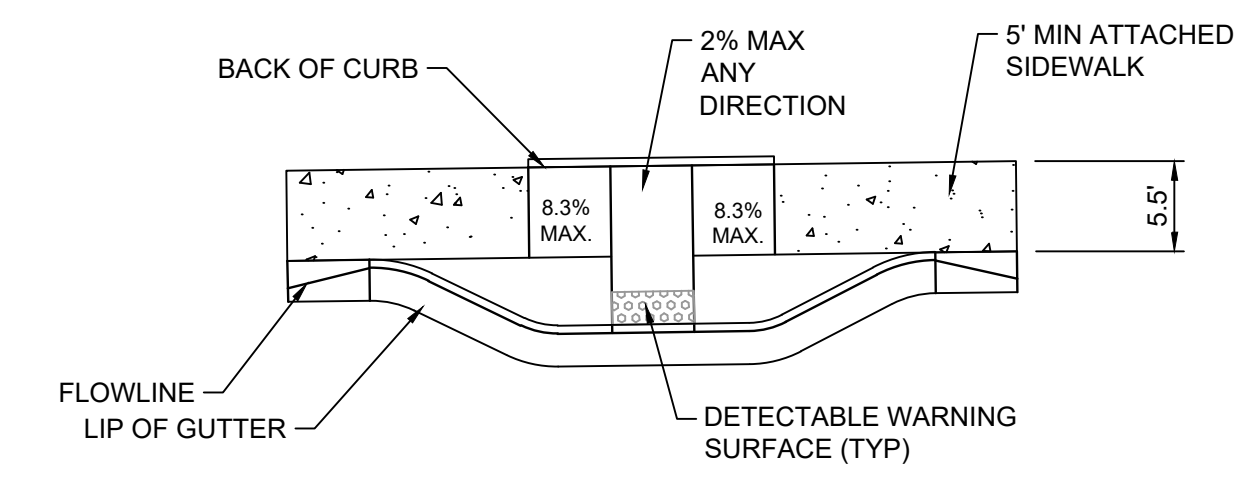
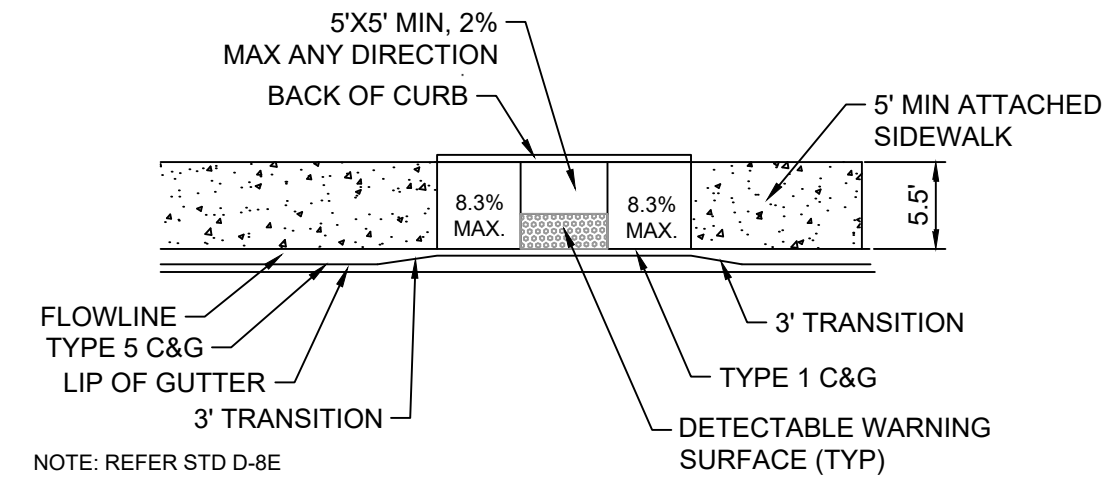


CURB AND GUTTER DETAILS - CITY OF FOUNTAIN/ CITY OF COLORADO SPRINGS
NOT TO SCALE

- 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



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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

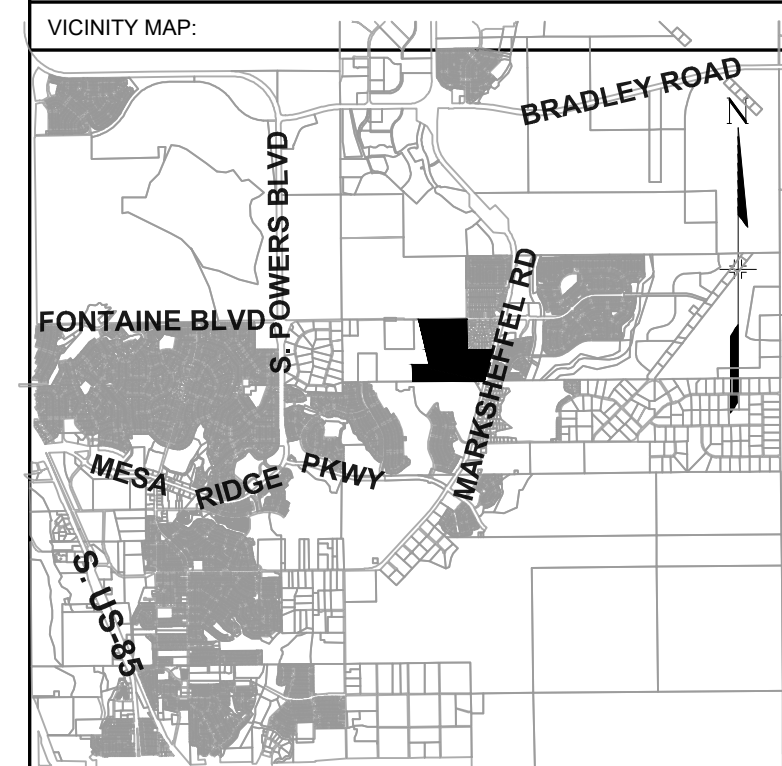
Matrix

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

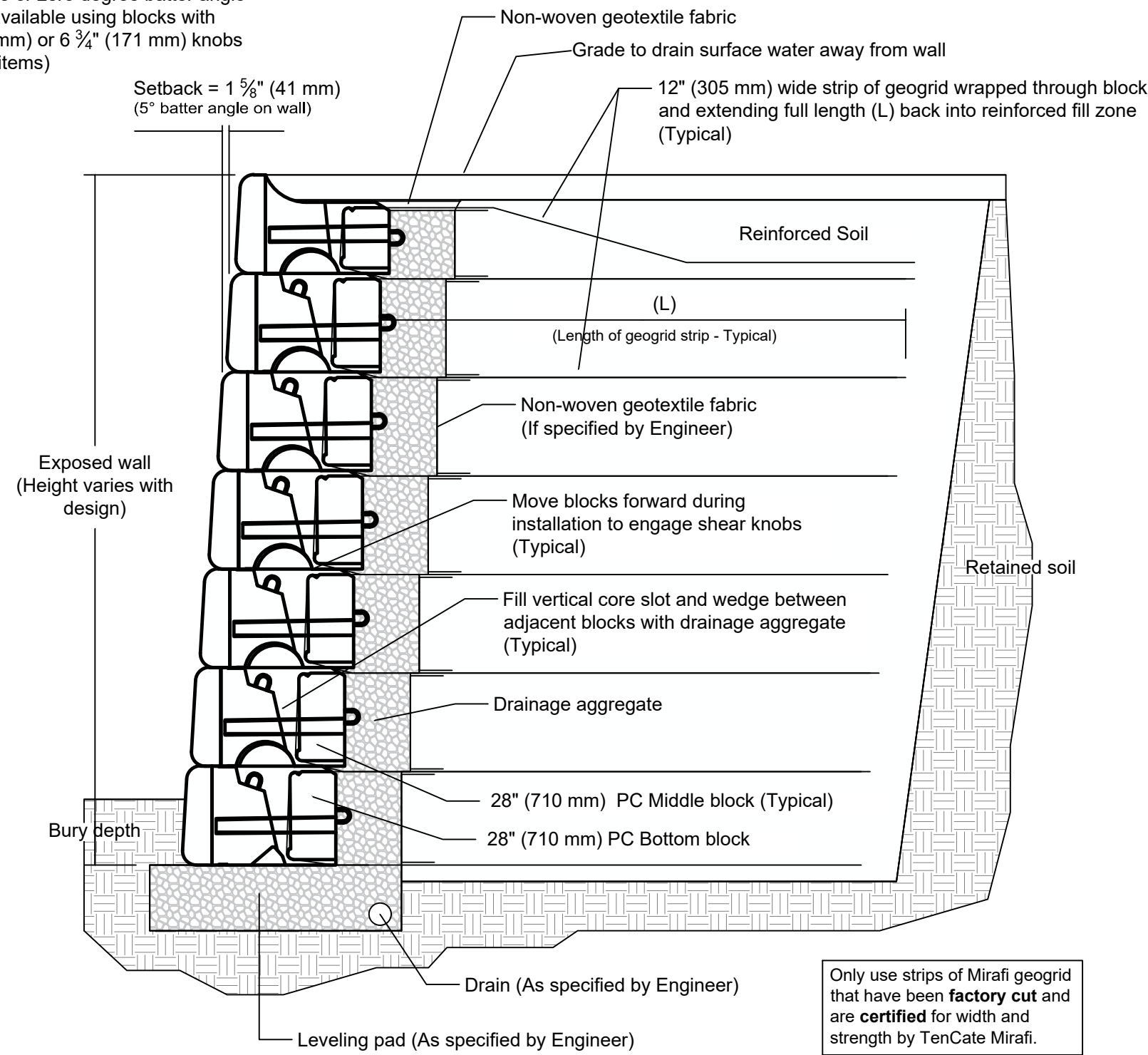
DT02

SHEET 3 OF 58

CITY FILE NO.:

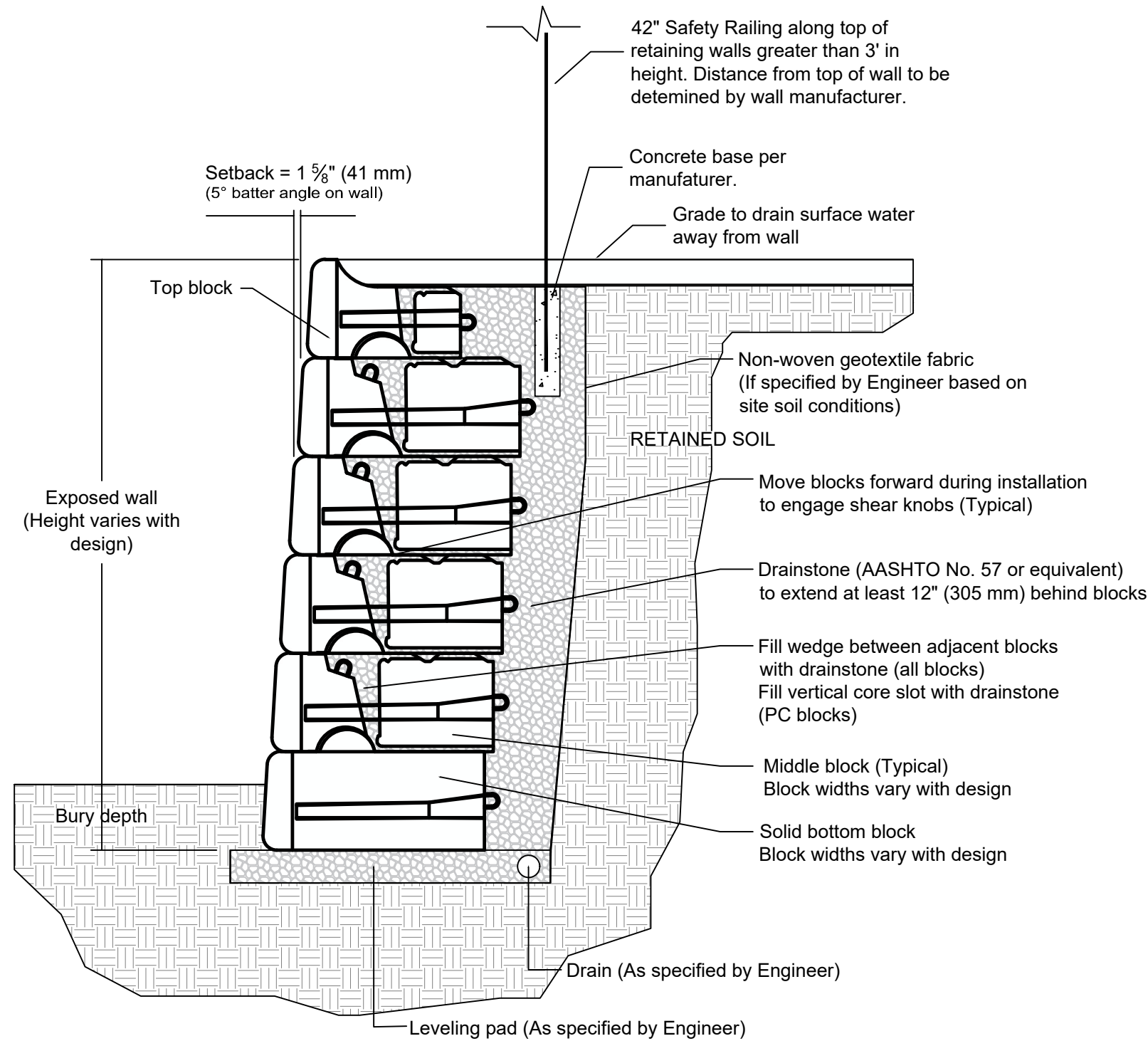
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Note:
One degree or zero degree batter angle walls are available using blocks with 7 1/2" (190 mm) or 6 3/4" (171 mm) knobs (Specialty items)



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

REINFORCED BLOCK
RETAINING WALL SECTION
NOT TO SCALE



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

STANDARD BLOCK
RETAINING WALL SECTION
NOT TO SCALE

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



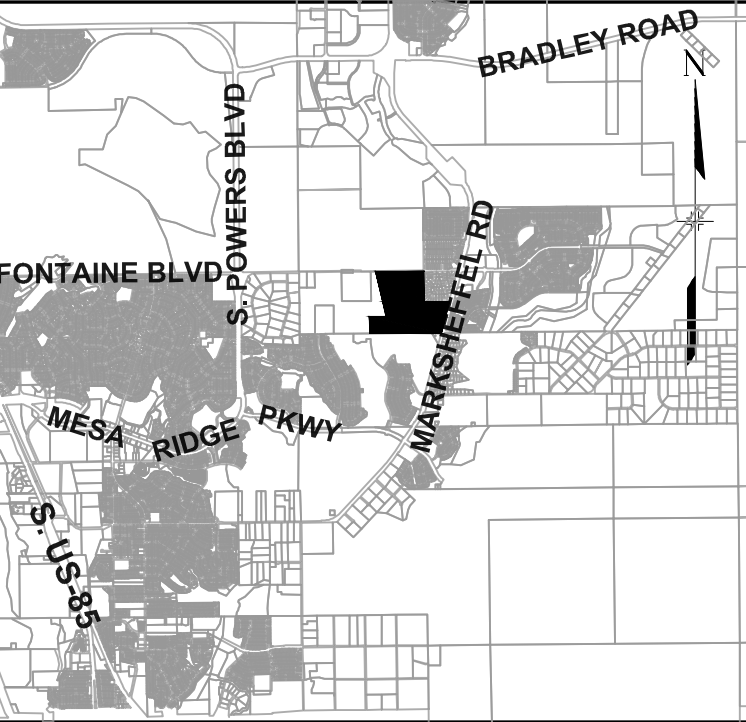
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

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

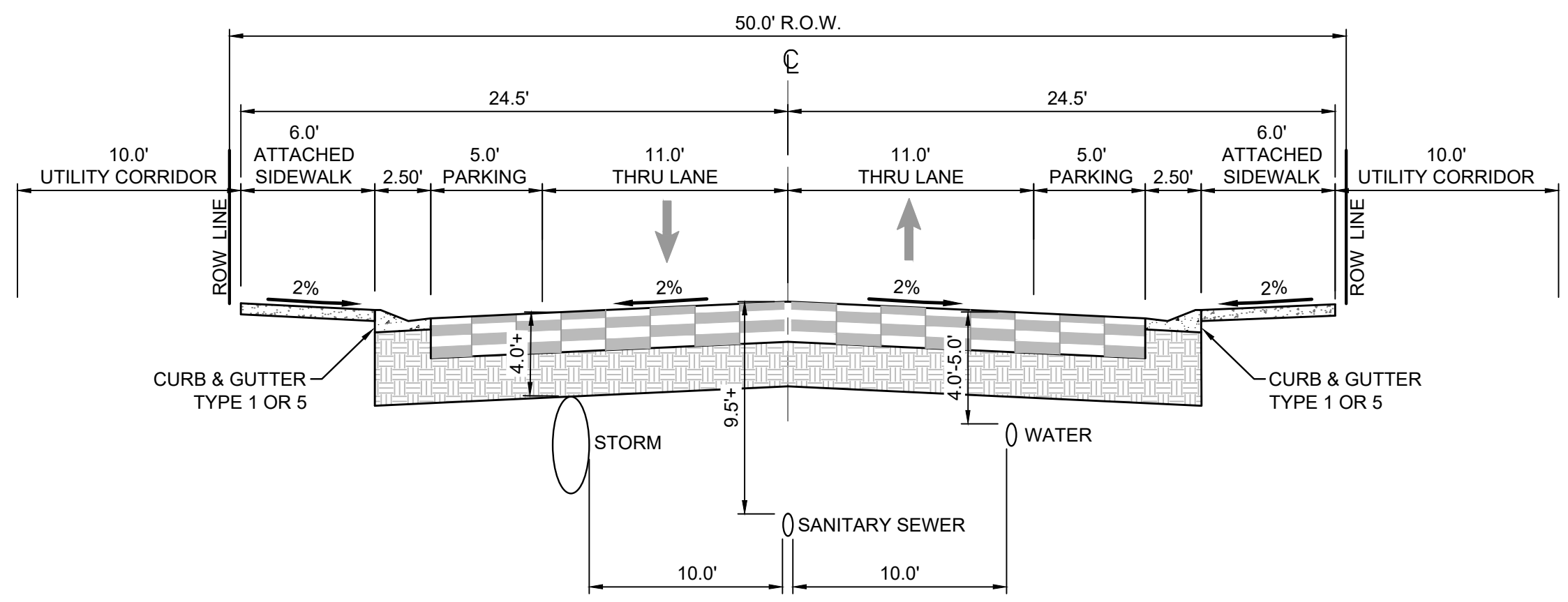
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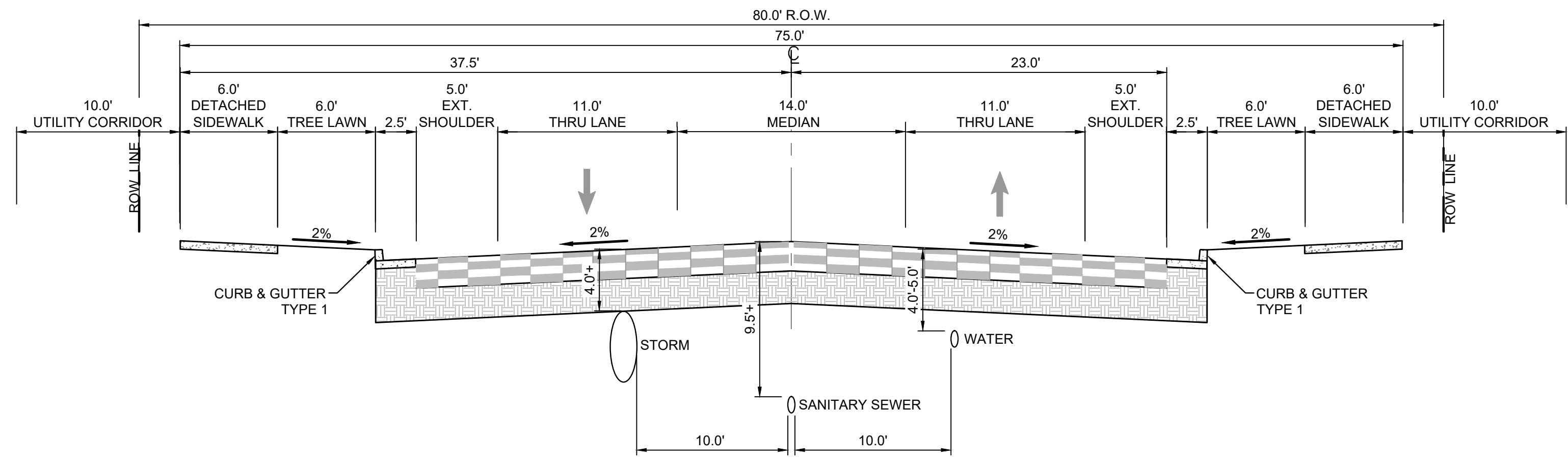
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SHEET 4 OF 58

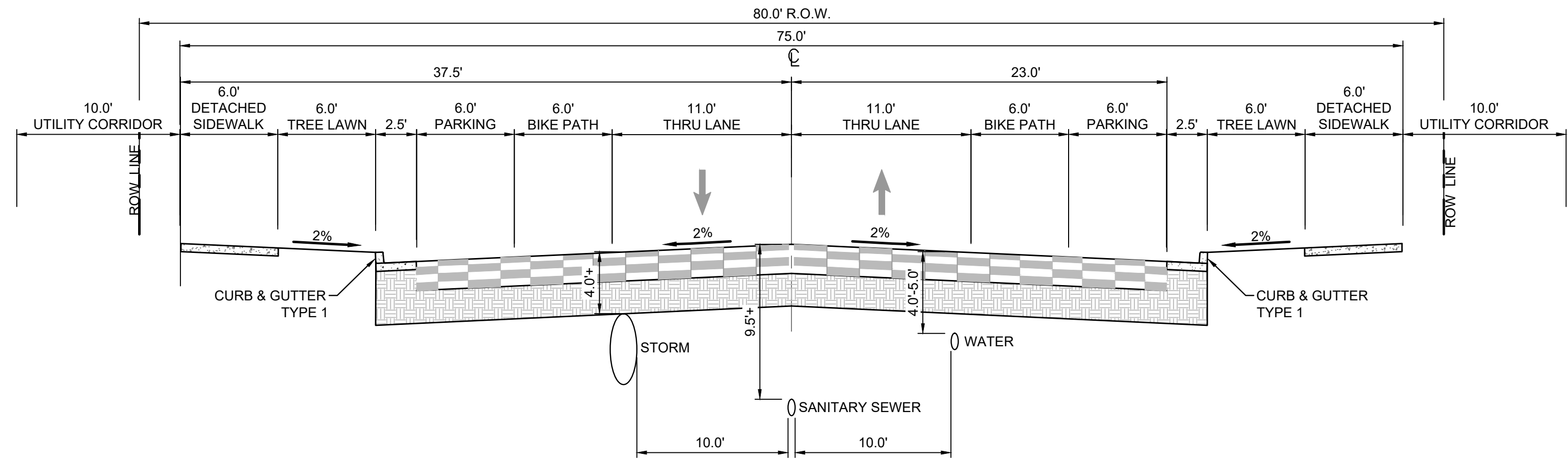
CITY FILE NO.:



RESIDENTIAL LOCAL ROADWAY (ATTACHED SIDEWALK)
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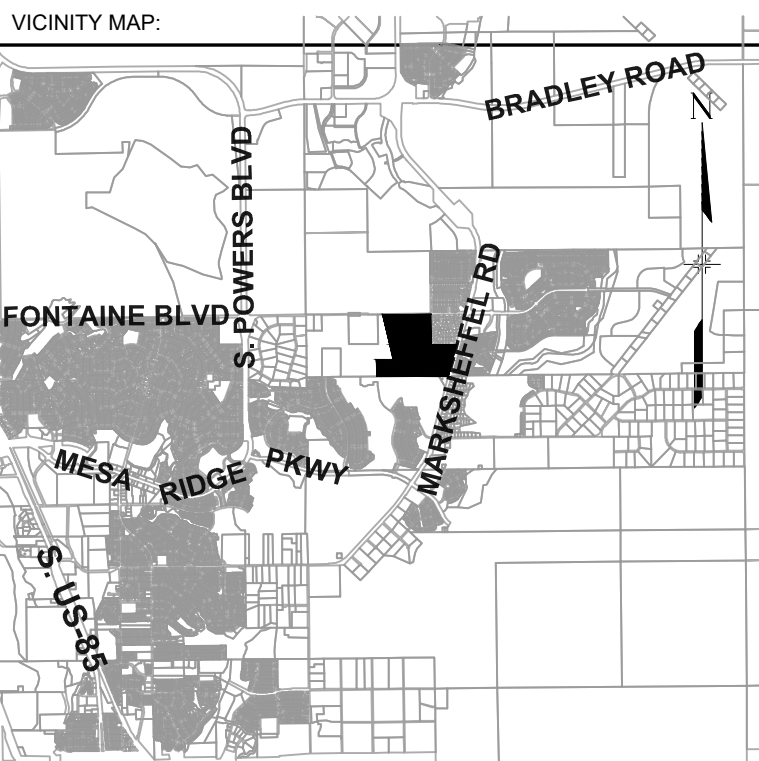
COLLECTOR WITH NO PARKING
NOT TO SCALE



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:
HPRH 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

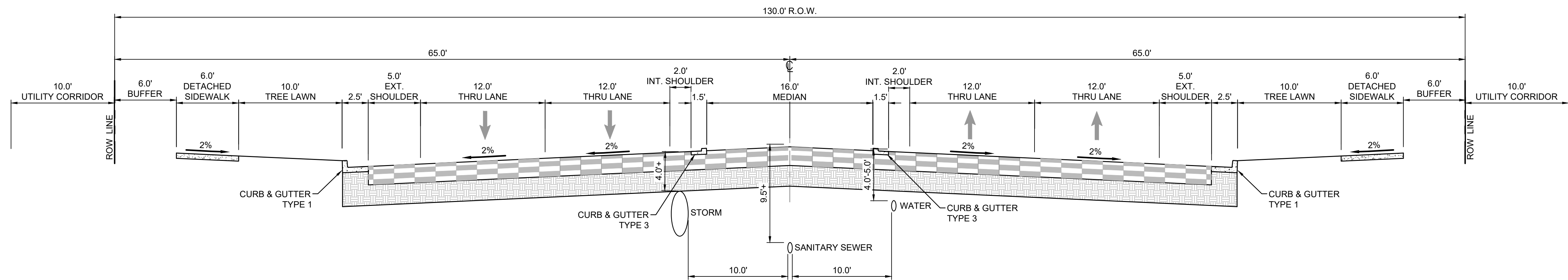
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CHECKED BY: CPM
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DETAIL SHEET

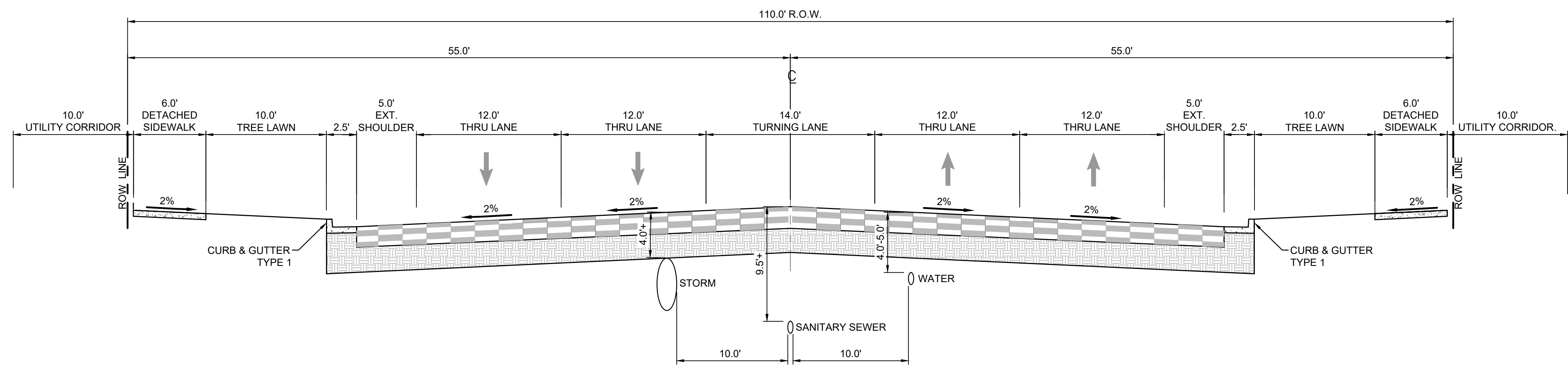
DT04
SHEET 5 OF 58

CITY FILE NO.:

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



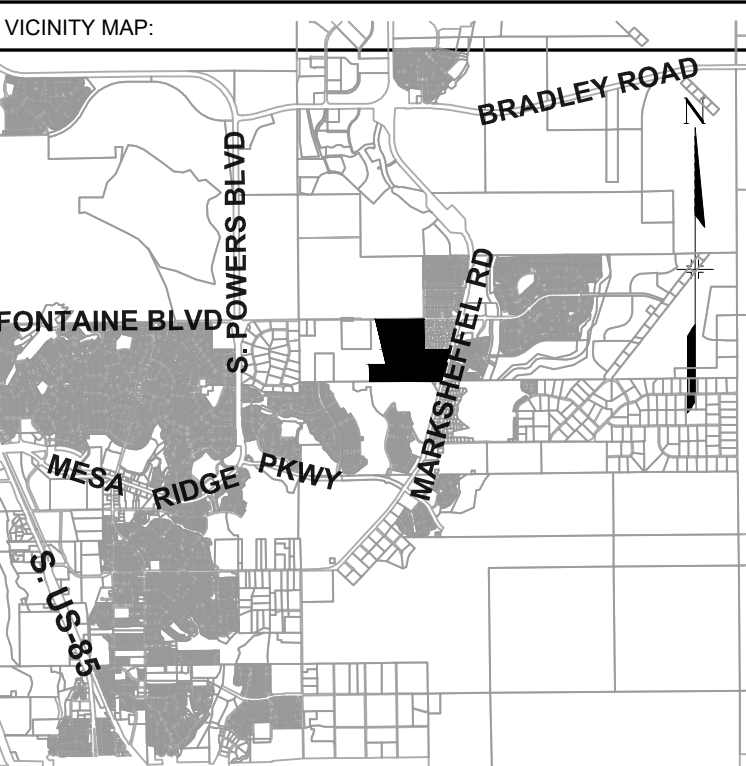
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MINOR ARTERIAL
NOT TO SCALE

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

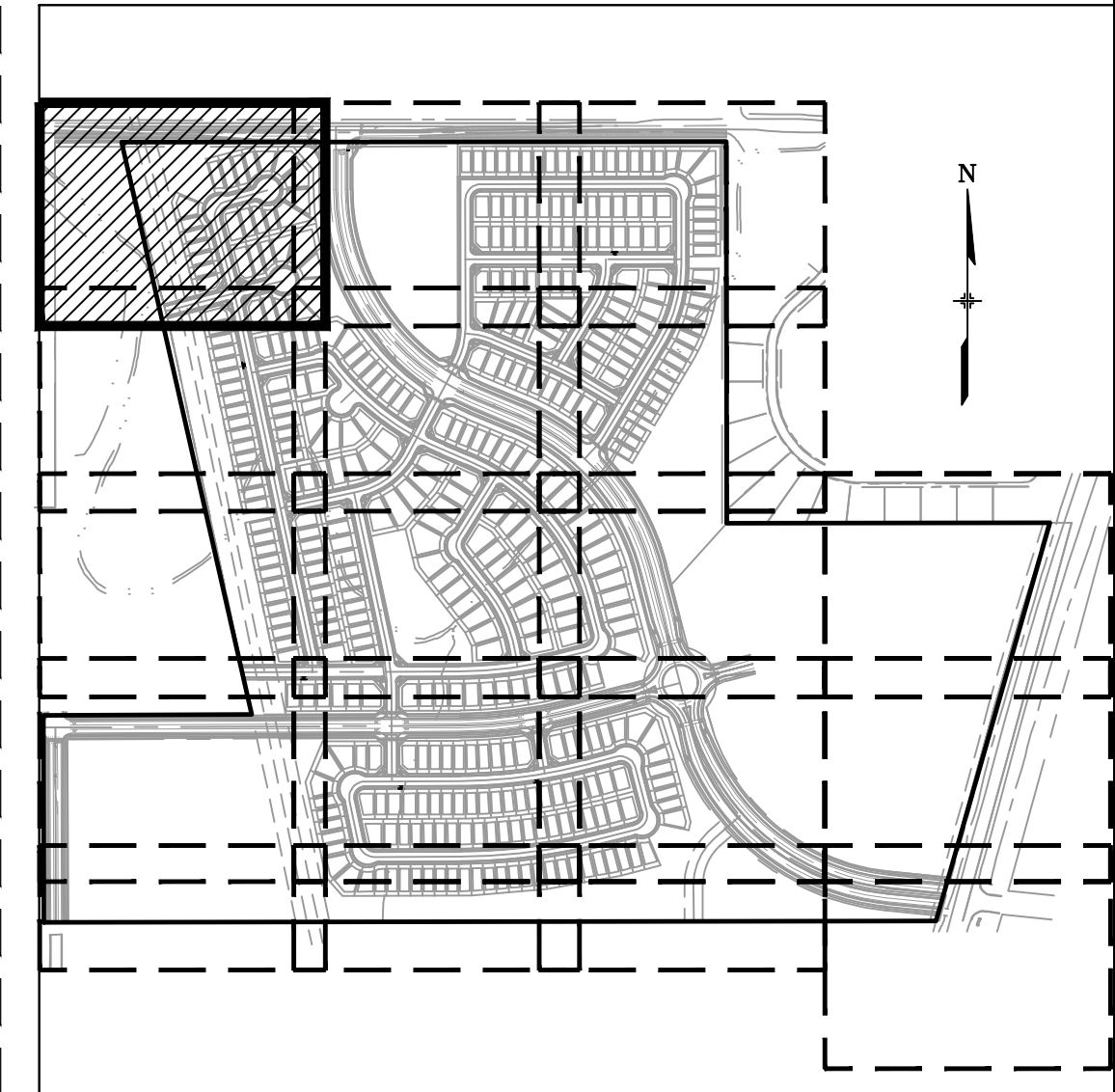
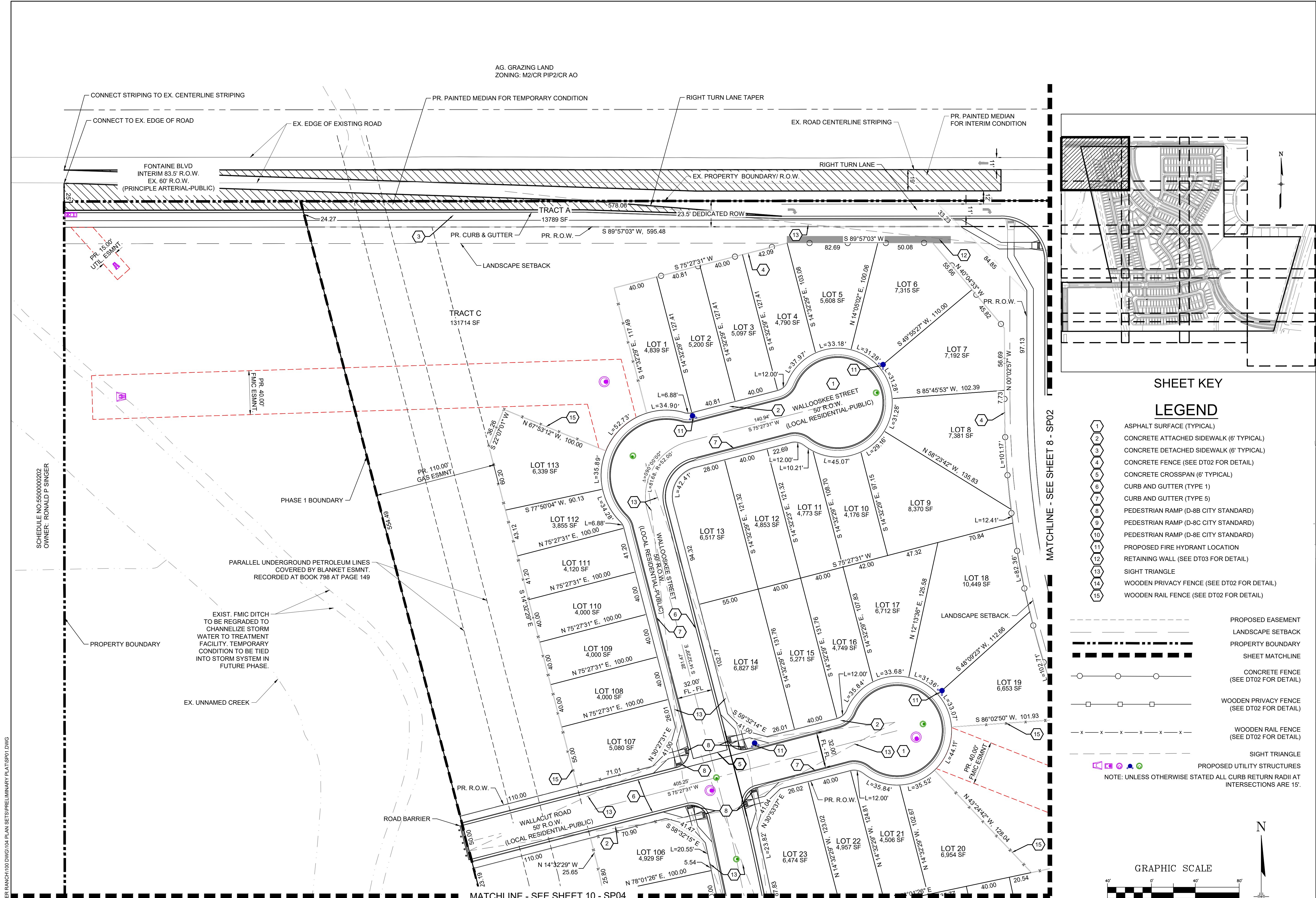
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DRAWN BY: KMZ
CHECKED BY: CPM
APPROVED BY: CPM
SHEET TITLE:

DETAIL SHEET

DT05
SHEET 6 OF 58

CITY FILE NO.:

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



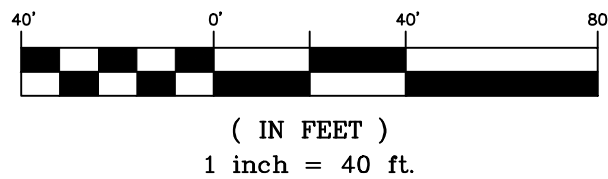
SHEET KEY

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'.

GRAPHIC SCALE



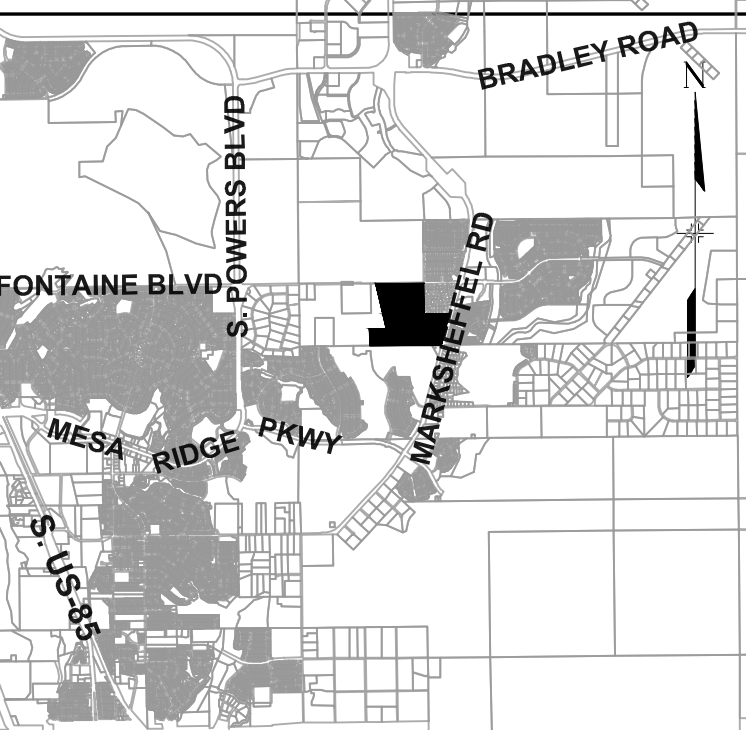
CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENEASGLE DRIVE
COLORADO SPRINGS, CO 80921

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:


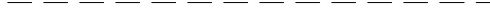





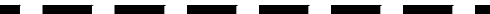

PRELIMINARY SITE
PLAN

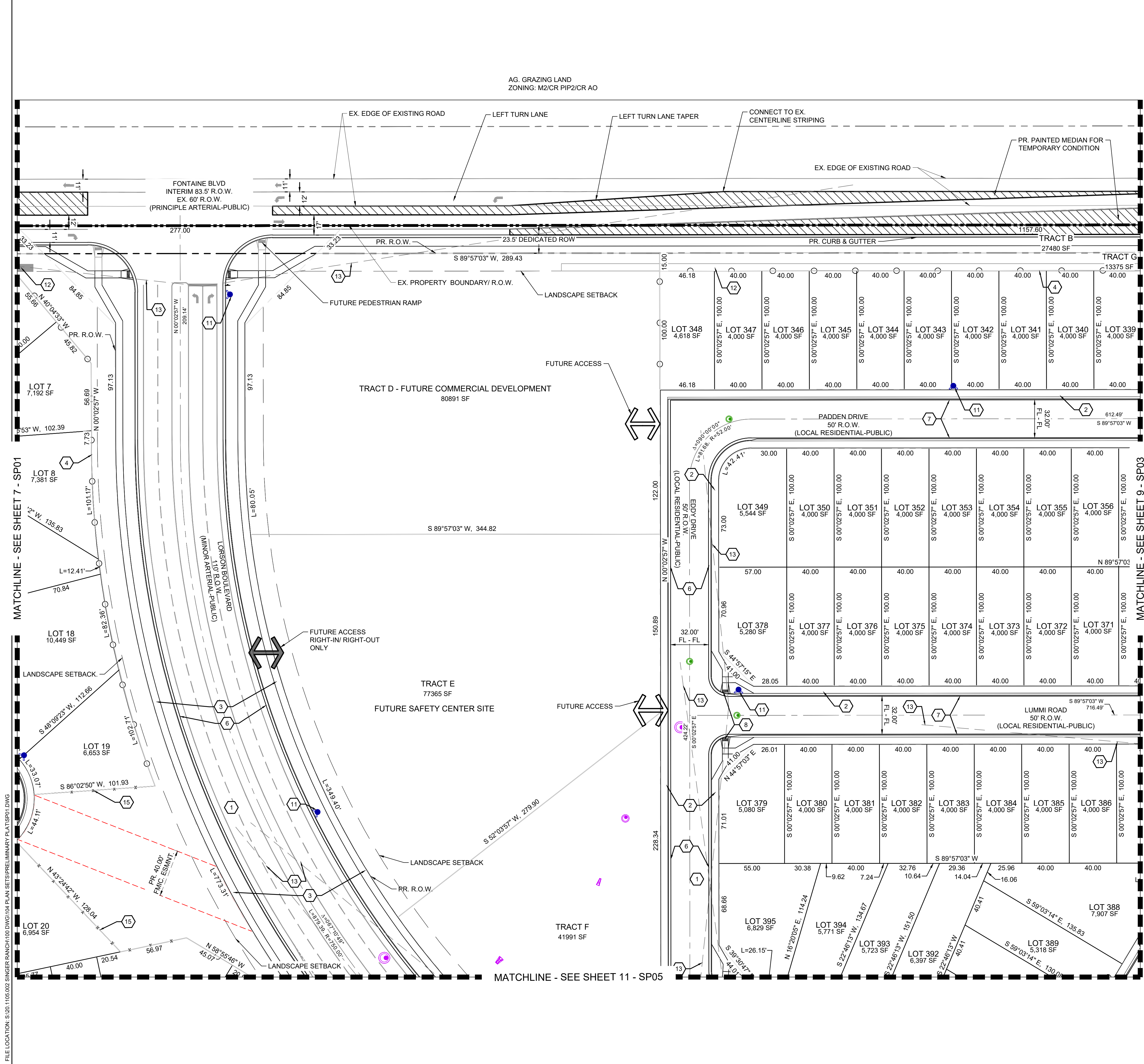
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SHEET 7 OF 58

CITY FILE NO.:

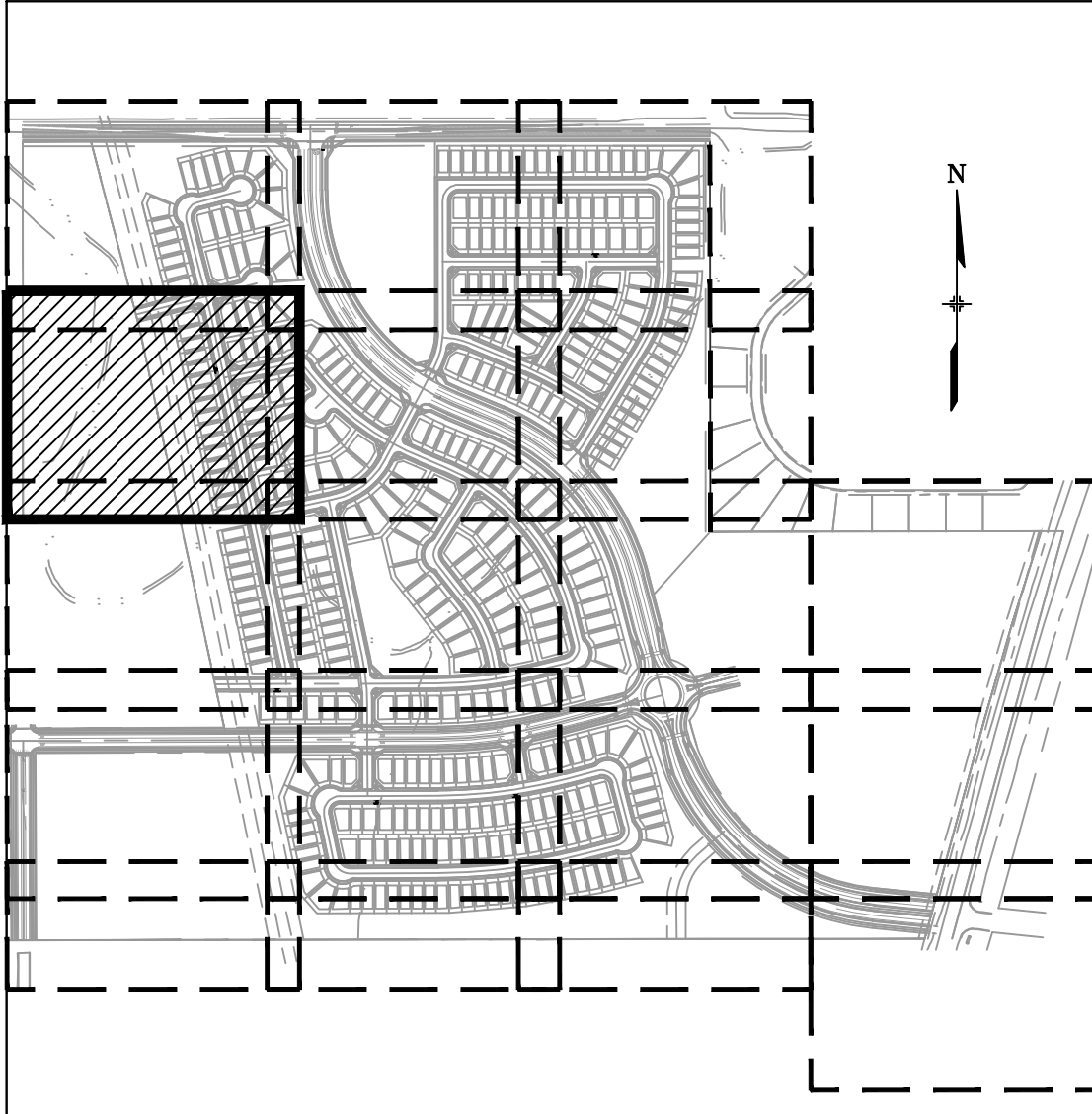
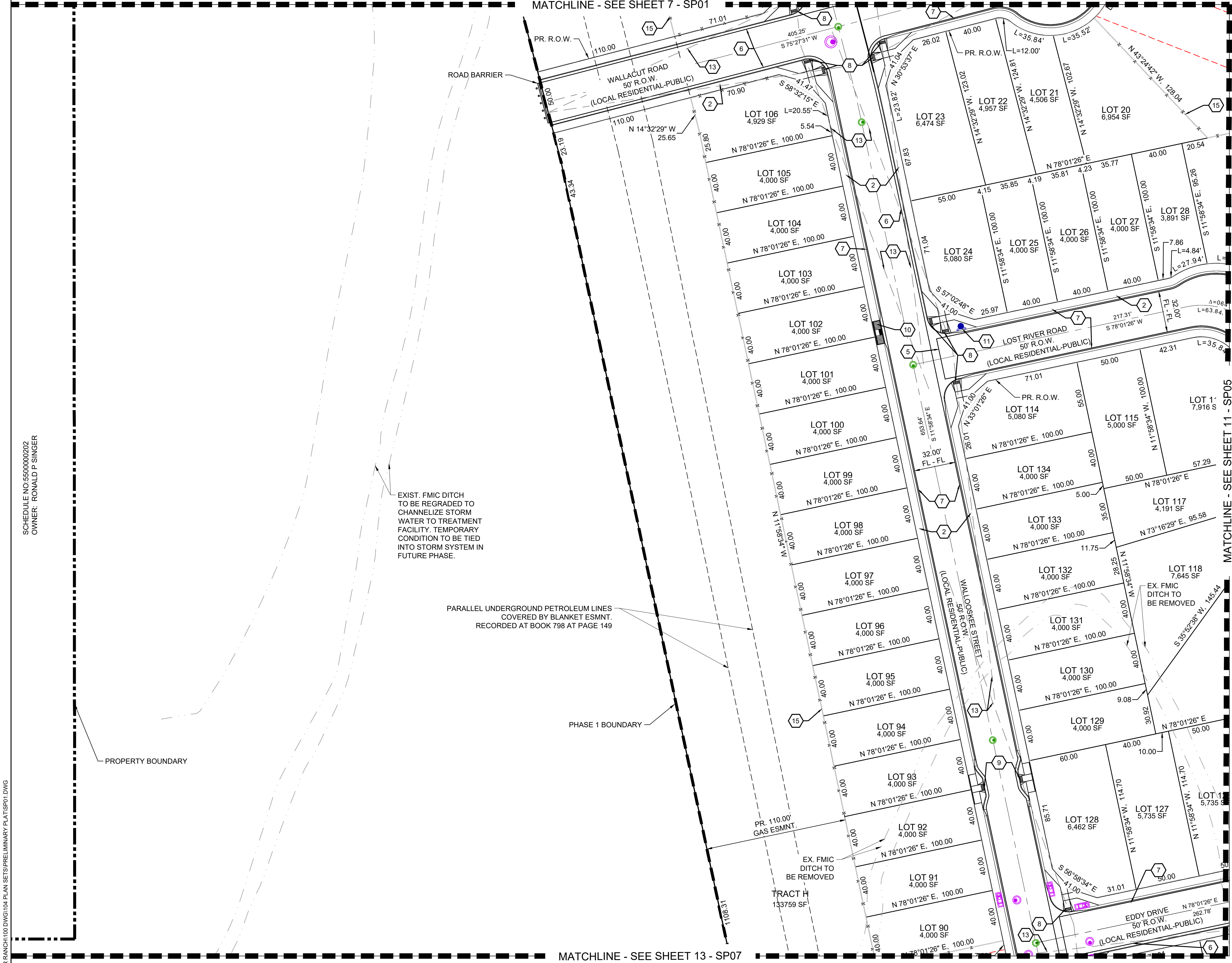


- | | |
|---|---|
|  | PROPOSED EASEMENT |
|  | LANDSCAPE SETBACK |
|  | PROPERTY BOUNDARY |
|  | SHEET MATCHLINE |
|  | CONCRETE FENCE
(SEE DT02 FOR DETAIL) |
|  | WOODEN PRIVACY FENCE
(SEE DT02 FOR DETAIL) |
|  | WOODEN RAIL FENCE
(SEE DT02 FOR DETAIL) |
|  | SIGHT TRIANGLE |
|  | PROPOSED UTILITY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



SCHEDULE NO:5500000202
OWNER: RONALD P SINGER

FILE LOCATION: S:\20.115.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\SP01.DWG

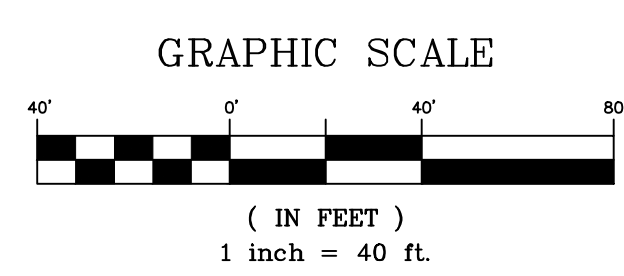


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LEGEND

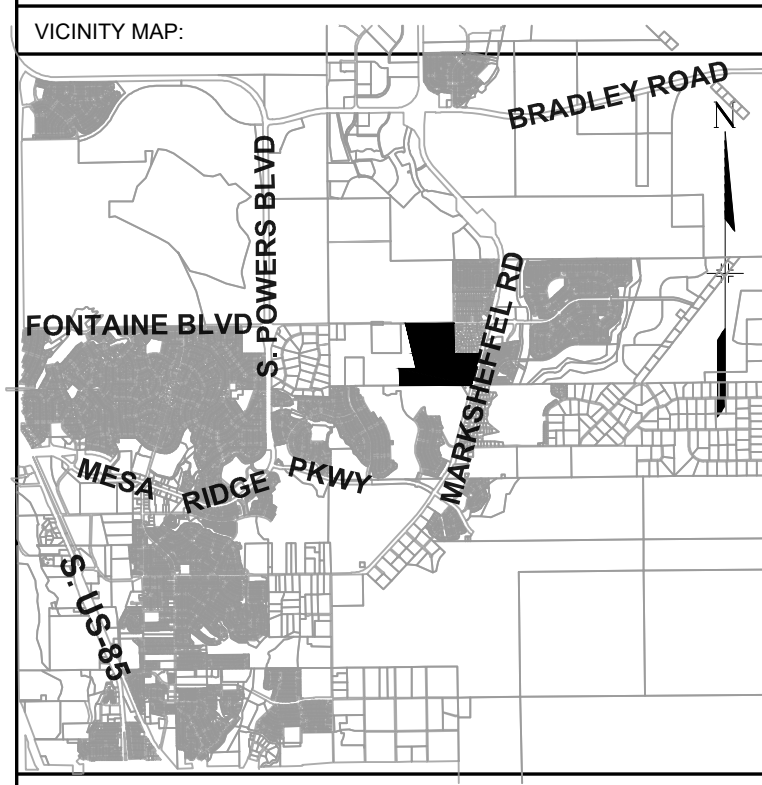
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- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
- 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
- 5 CONCRETE CROSSSPAN (6' TYPICAL)
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- 7 CURB AND GUTTER (TYPE 5)
- 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)
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 - 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

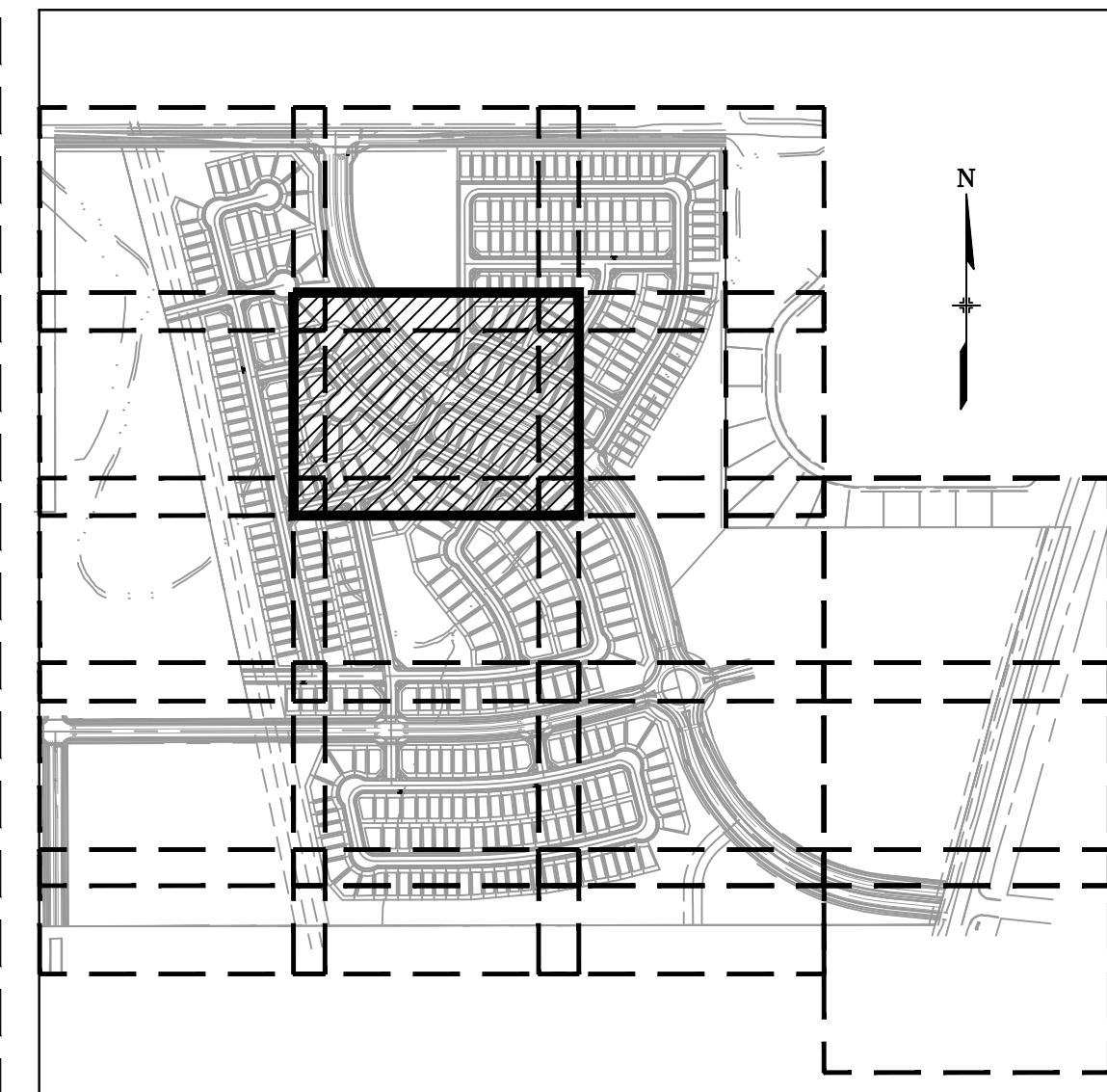
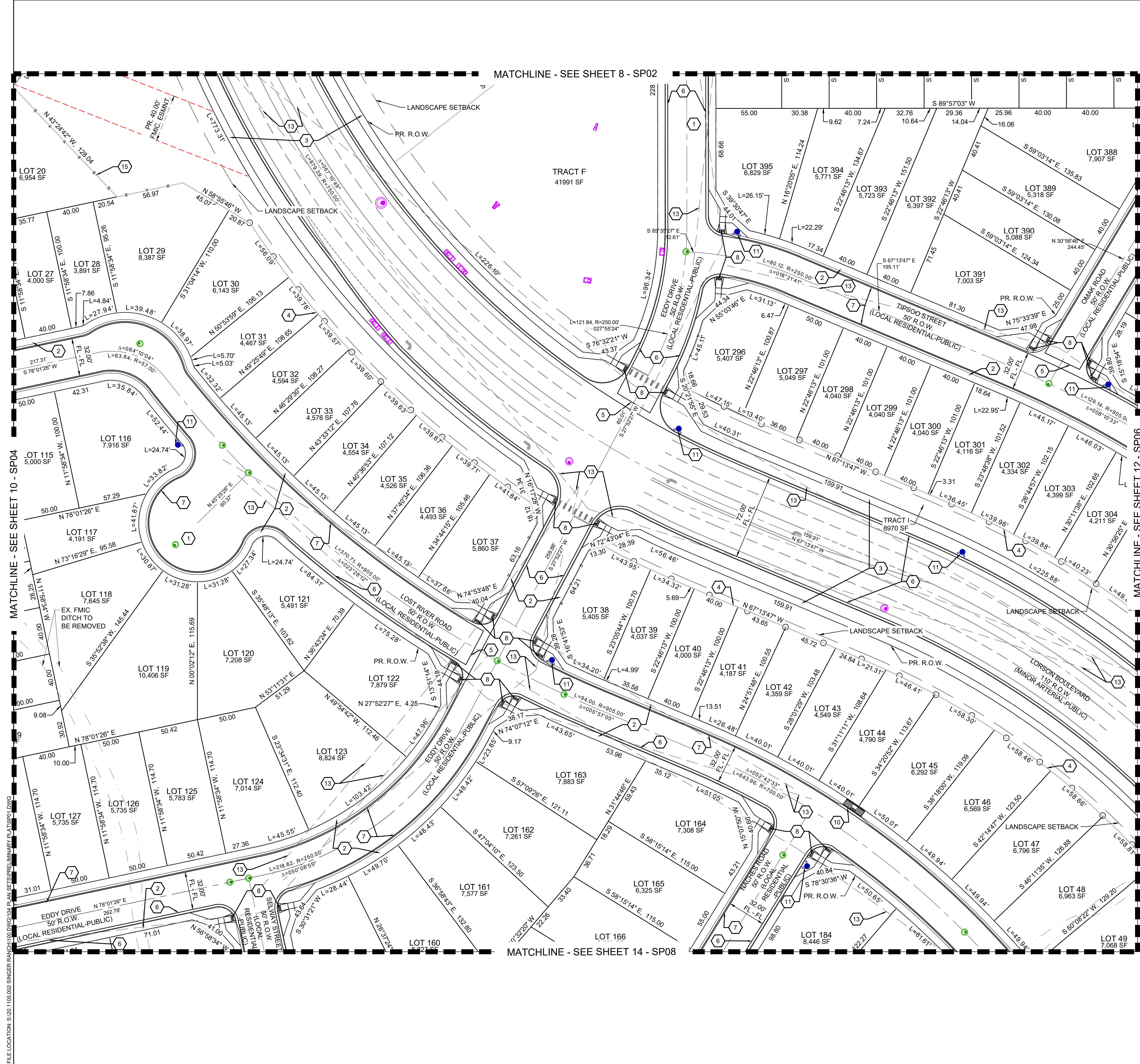
DRAWING INFORMATION:
PROJECT NO: 20.1105.002
DRAWN BY: KMZ
CHECKED BY: CPM
APPROVED BY: CPM
SHEET TITLE:

**PRELIMINARY SITE
PLAN**

SP04

SHEET 10 OF 58

CITY FILE NO.:



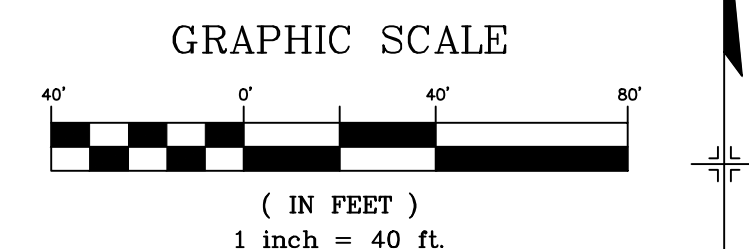
SHEET KEY

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
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- 11 PROPOSED FIRE HYDRANT LOCATION
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- 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:

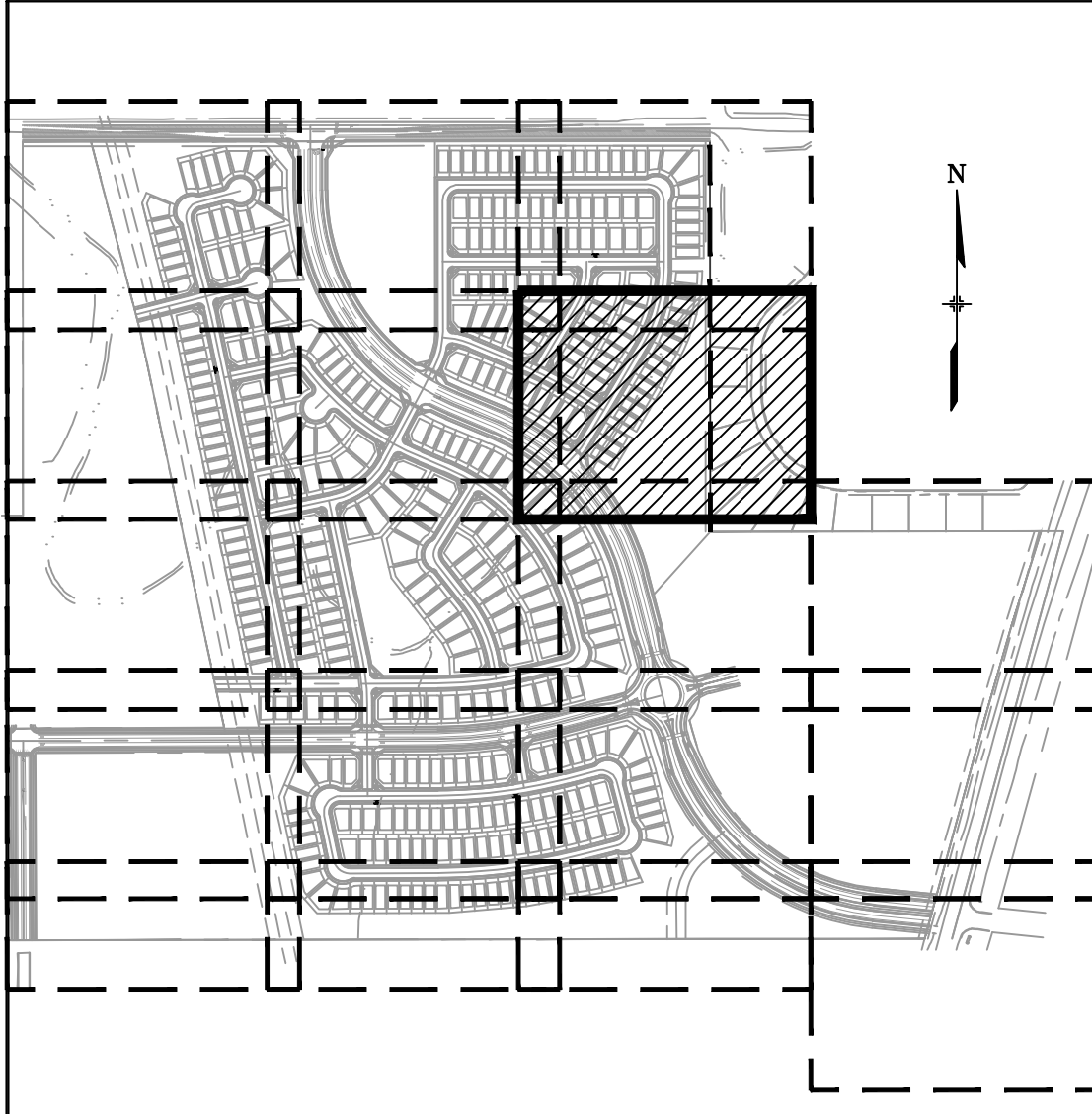
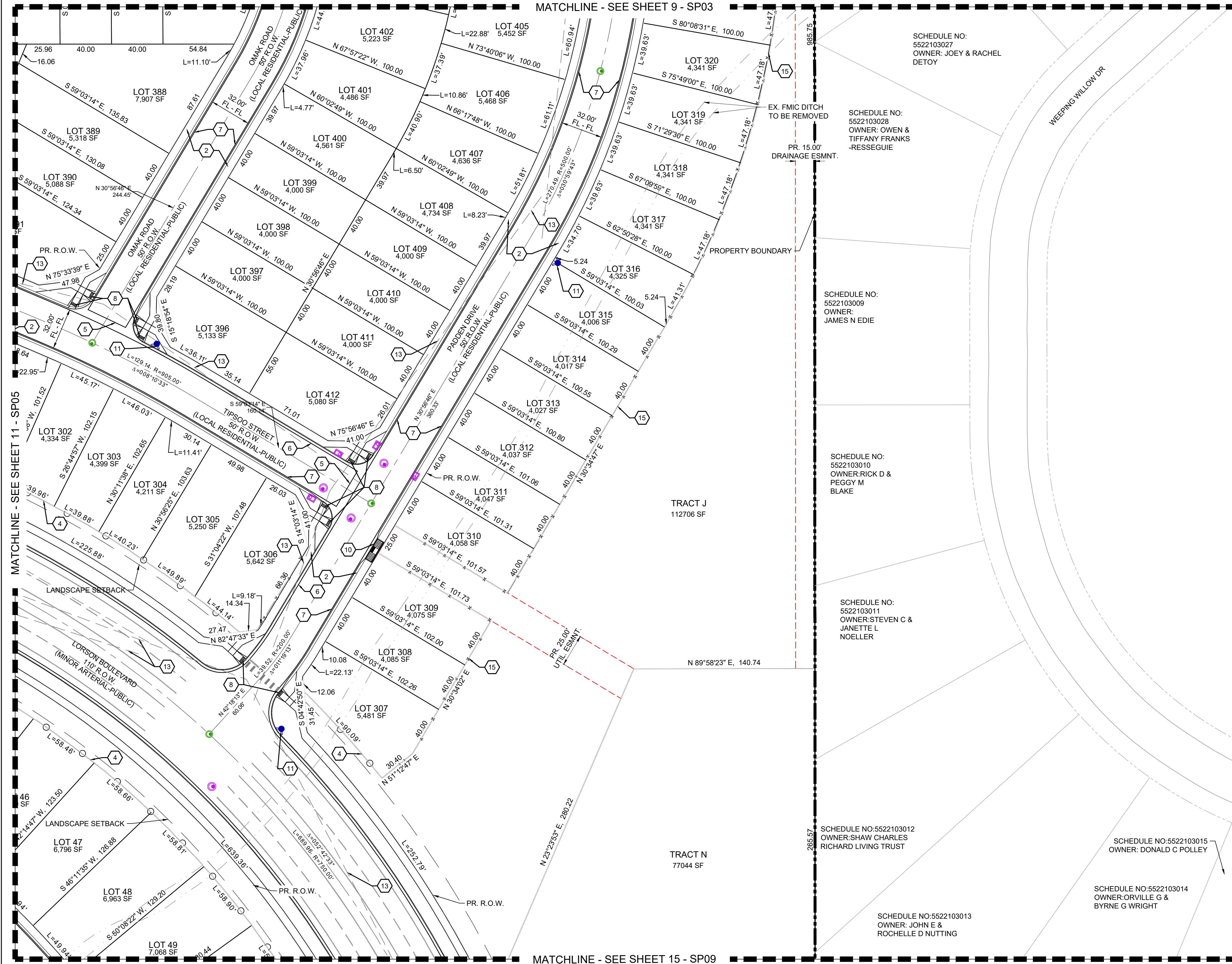
PRELIMINARY SITE
PLAN

SP05

SHEET 11 OF 58

CITY FILE NO.:

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

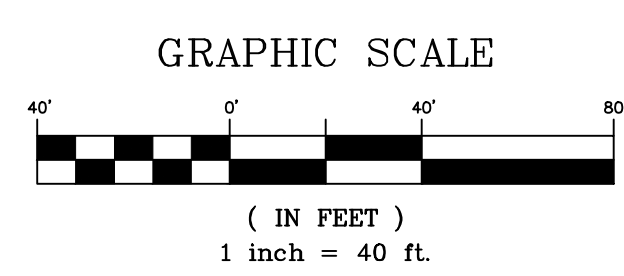


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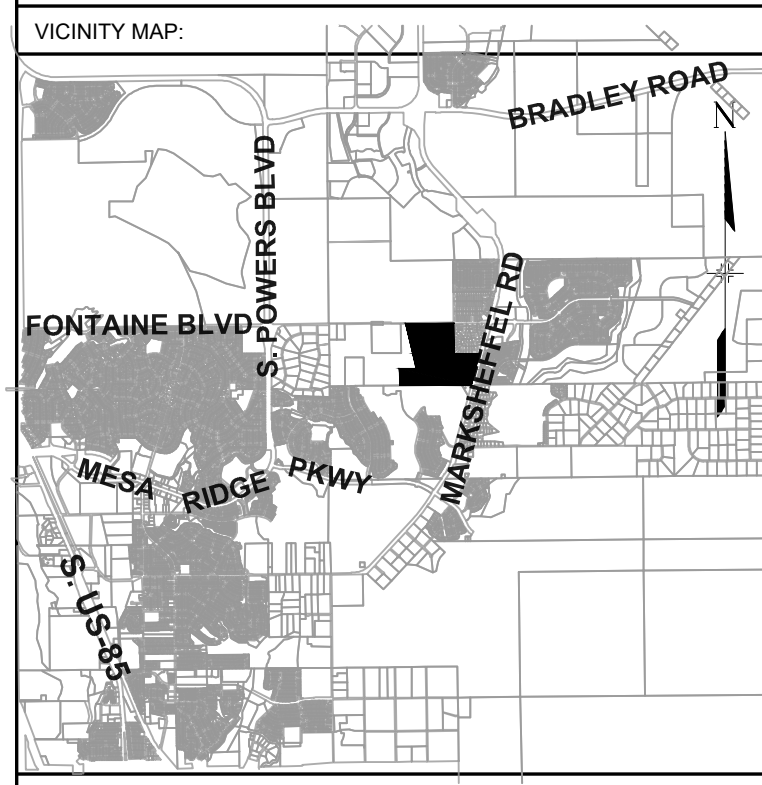
- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
- 3 CONCRETE DETACHED SIDEWALK (6' TYPICAL)
- 4 CONCRETE FENCE (SEE DT02 FOR DETAIL)
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- 15 WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)

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



CONSULTANTS:
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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

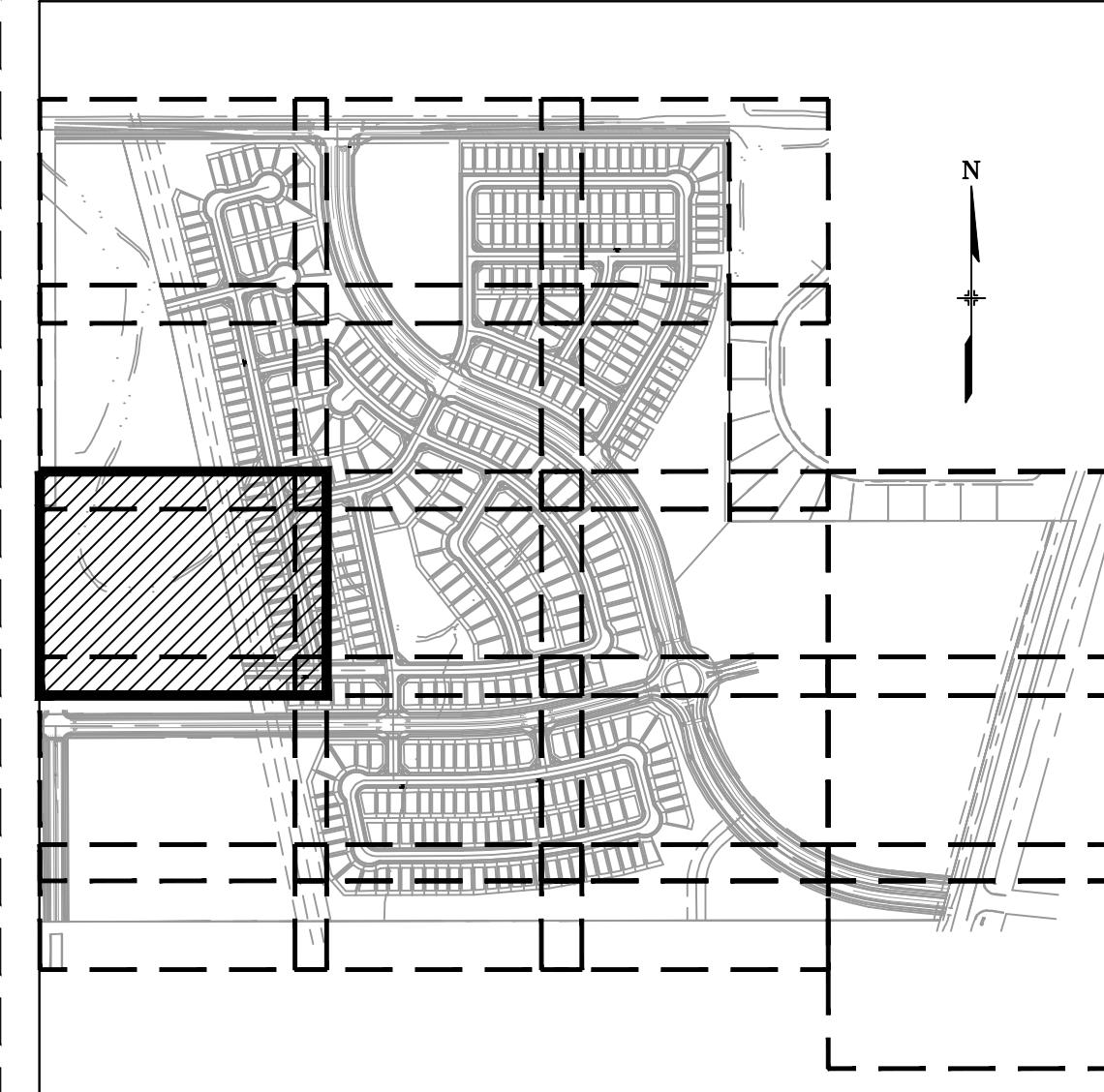
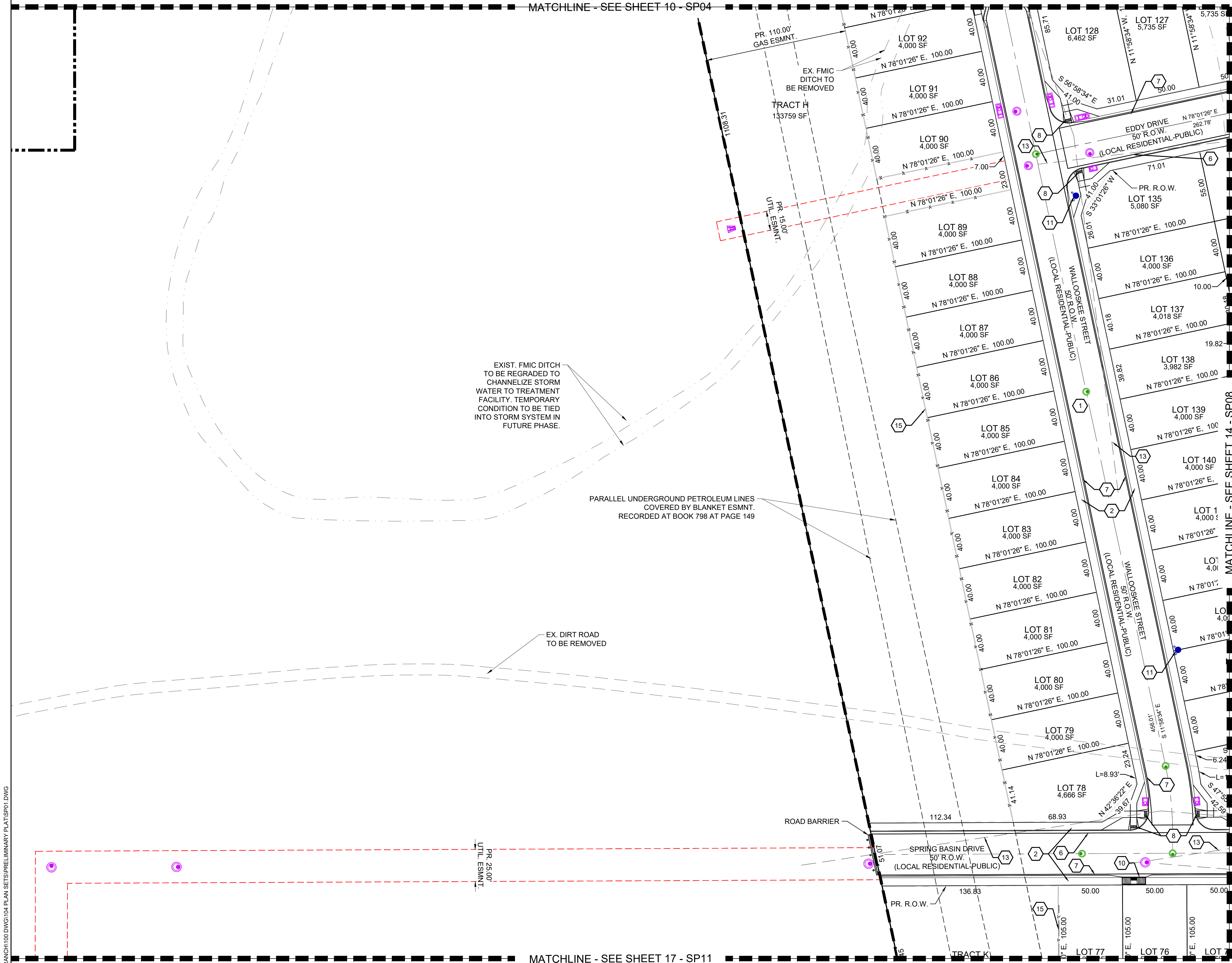
DRAWING INFORMATION:
PROJECT NO: 20.1105.002
DRAWN BY: KMZ
CHECKED BY: CPM
APPROVED BY: CPM
SHEET TITLE:

**PRELIMINARY SITE
PLAN**

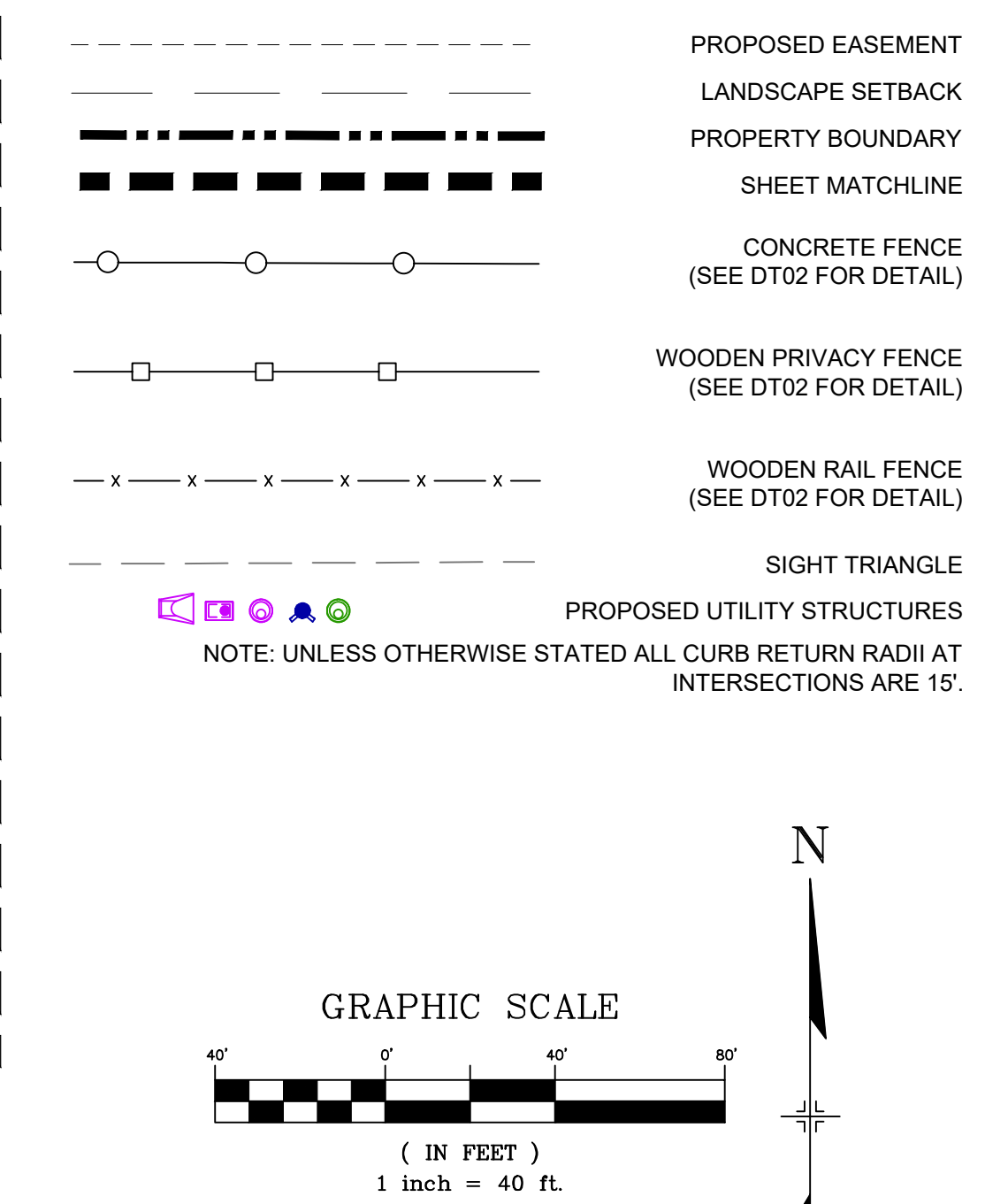
SP06
SHEET 12 OF 58

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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- 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
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- 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:

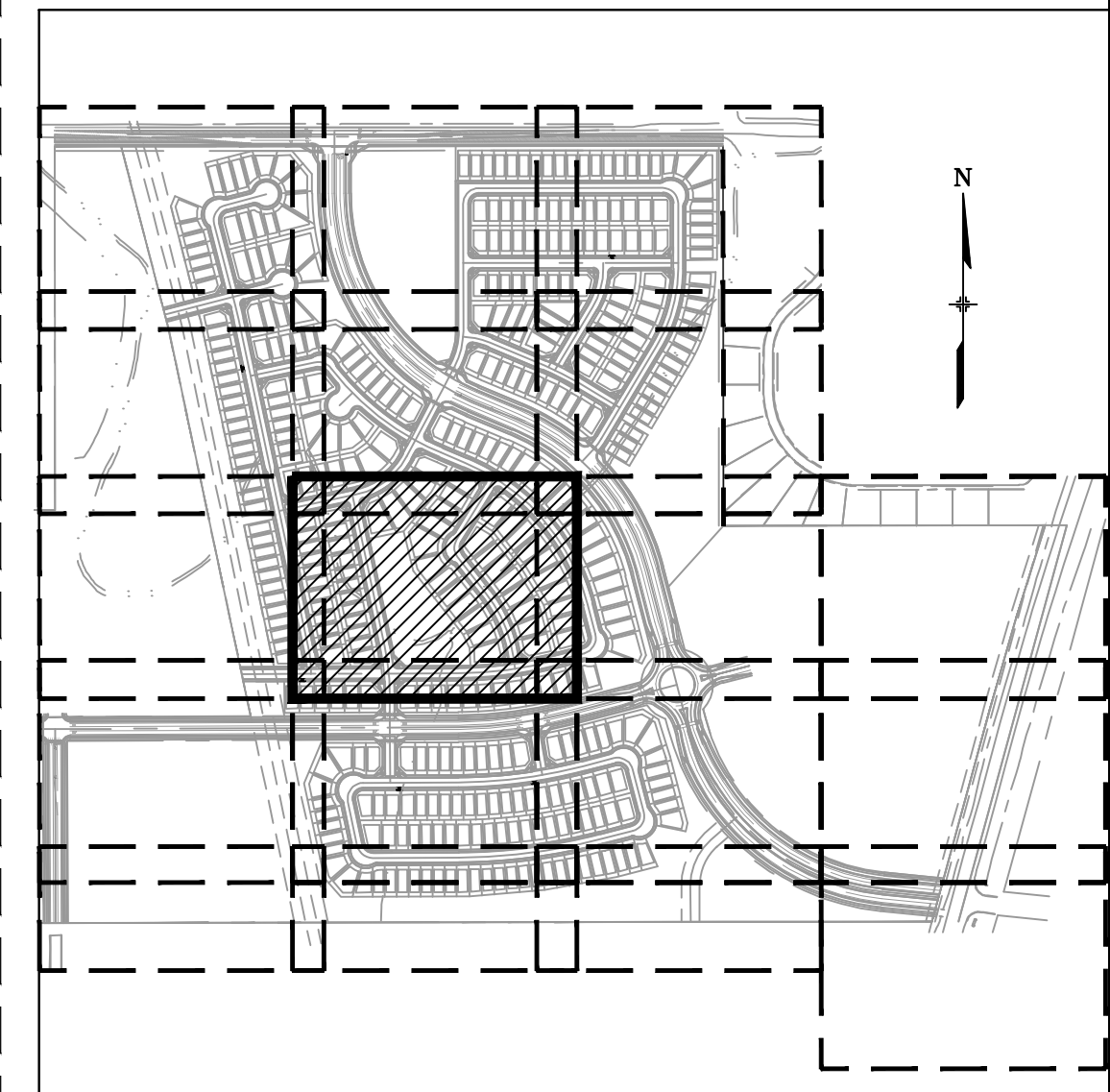
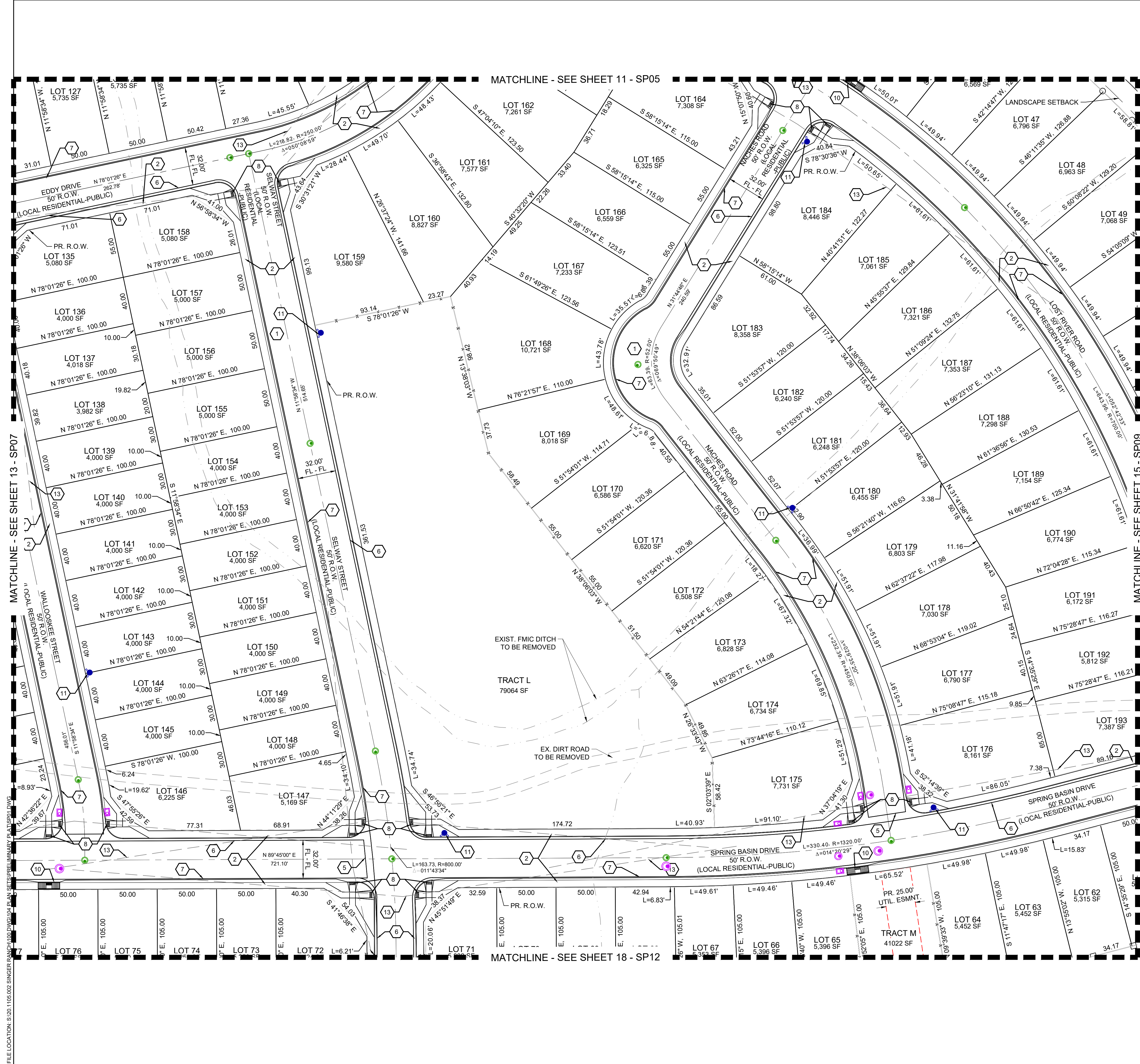
NO.	DATE	DESCRIPTION	BY

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.:



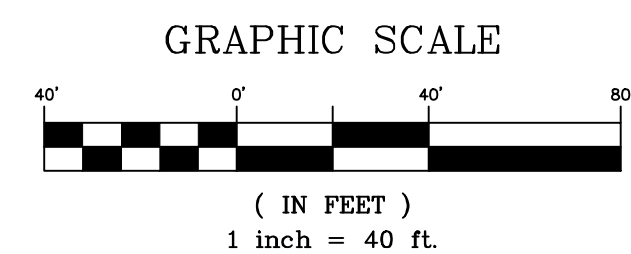
SHEET KEY

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)
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- 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)

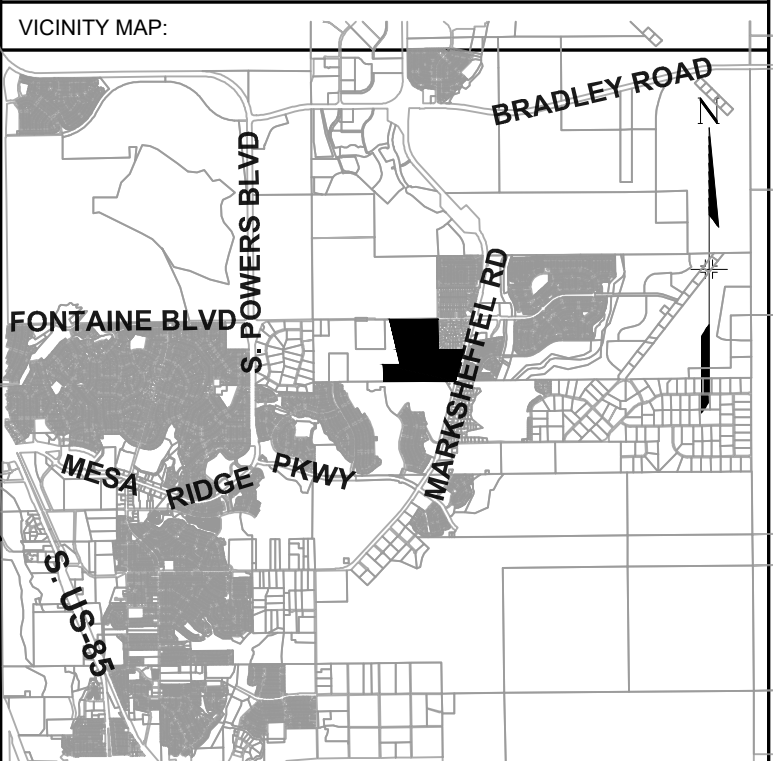
- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE (SEE DT02 FOR DETAIL)
- WOODEN PRIVACY FENCE (SEE DT02 FOR DETAIL)
- WOODEN RAIL FENCE (SEE DT02 FOR DETAIL)
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES

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



CONSULTANTS:
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2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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OWNER/DEVELOPER:
HPHR PROPERTIES, LLC
14160 GLENEASLE DRIVE
COLORADO SPRINGS, CO 80921



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

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

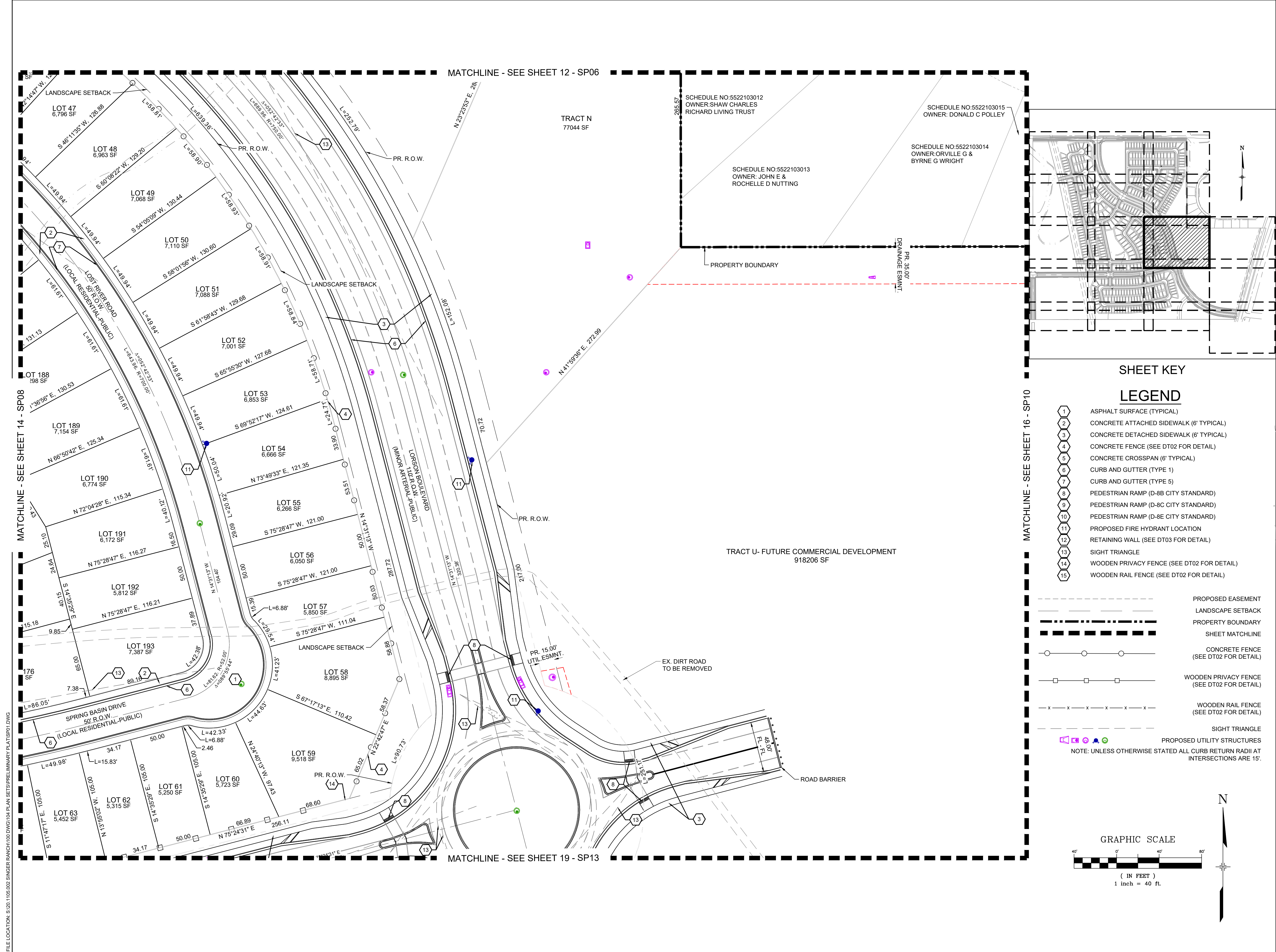
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NO.	DATE	DESCRIPTION	BY

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:

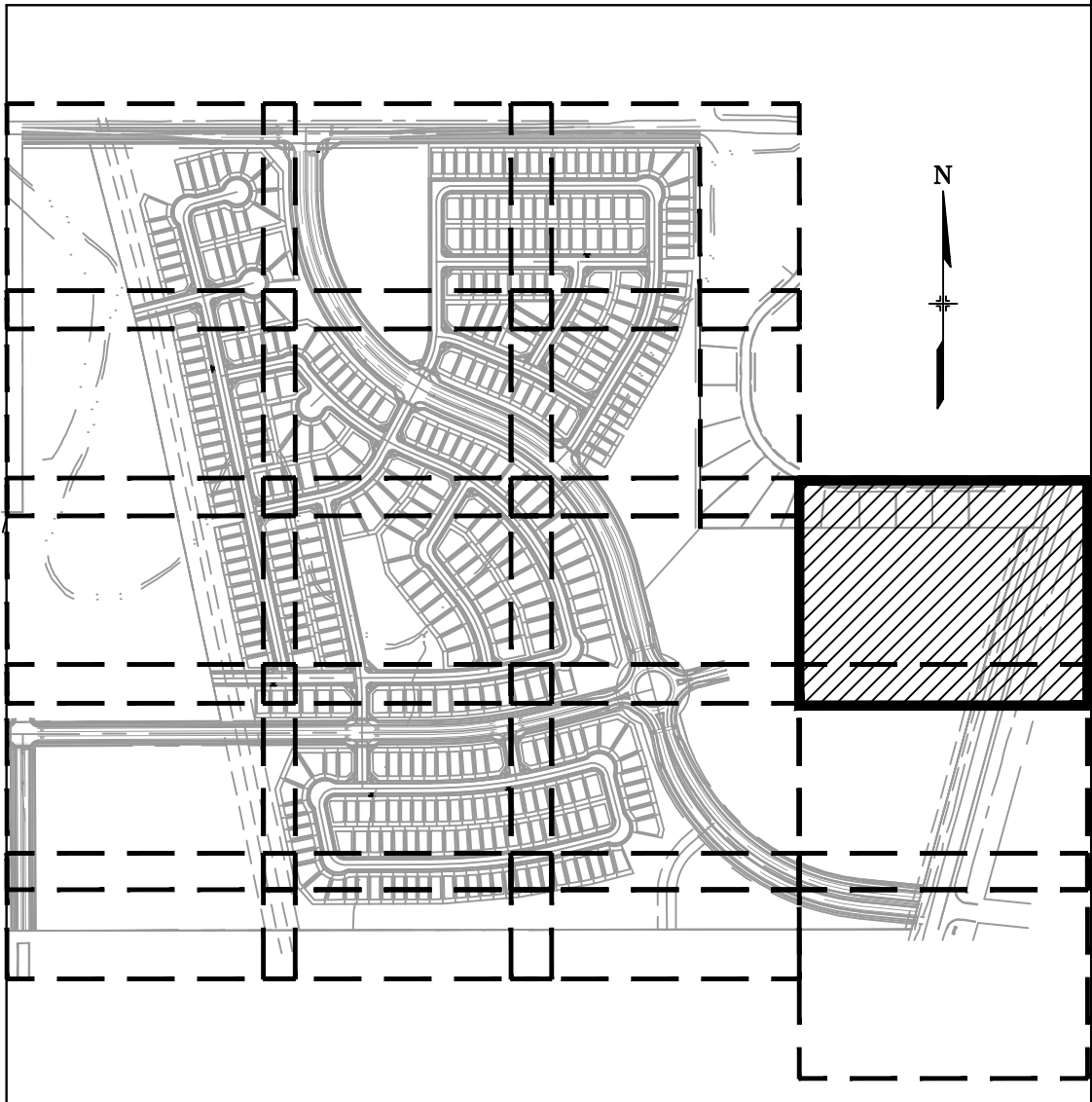
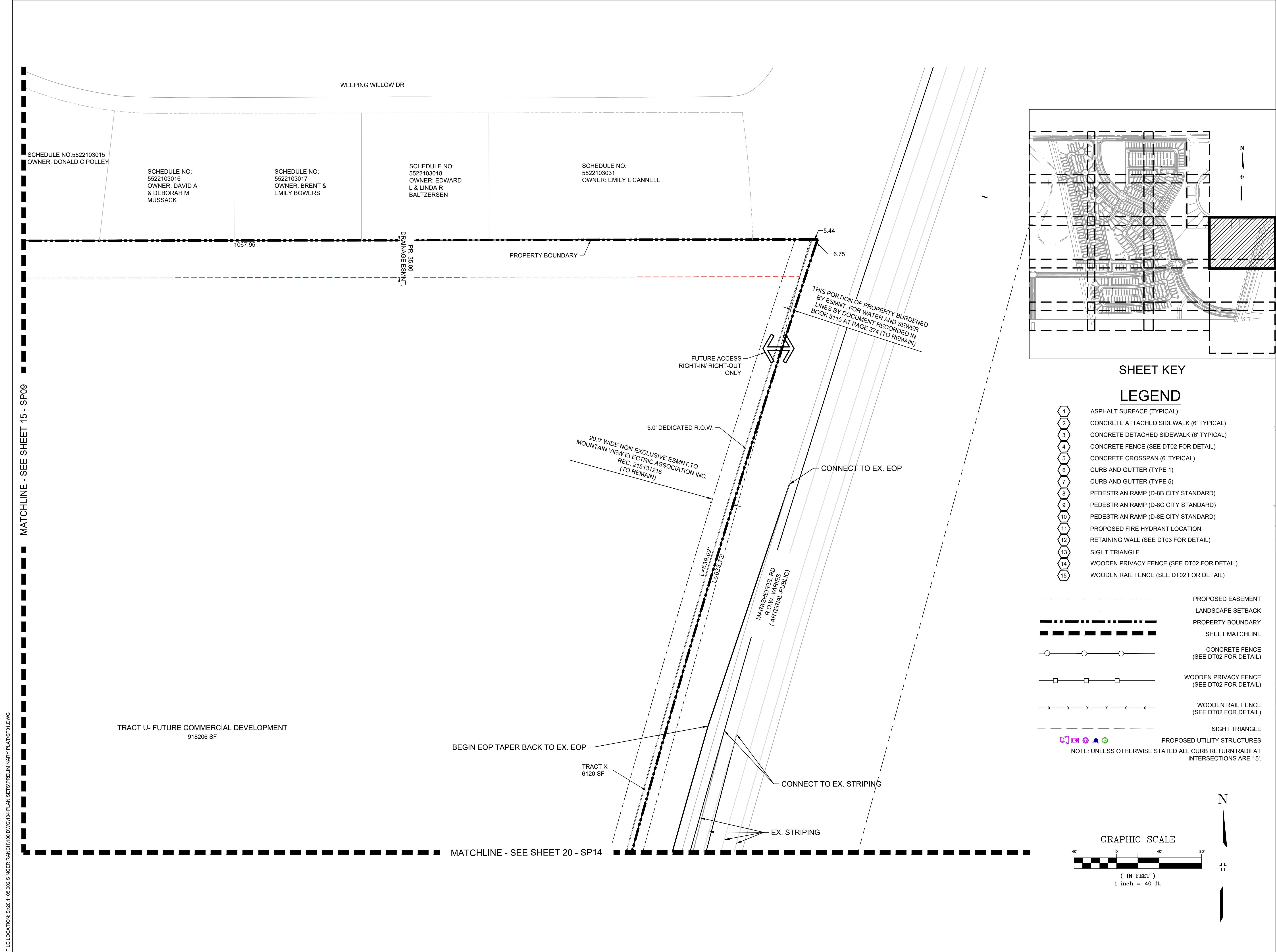
PRELIMINARY SITE PLAN

SP09

SHEET 15 OF 58

CITY FILE NO.:

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)
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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)
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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
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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:

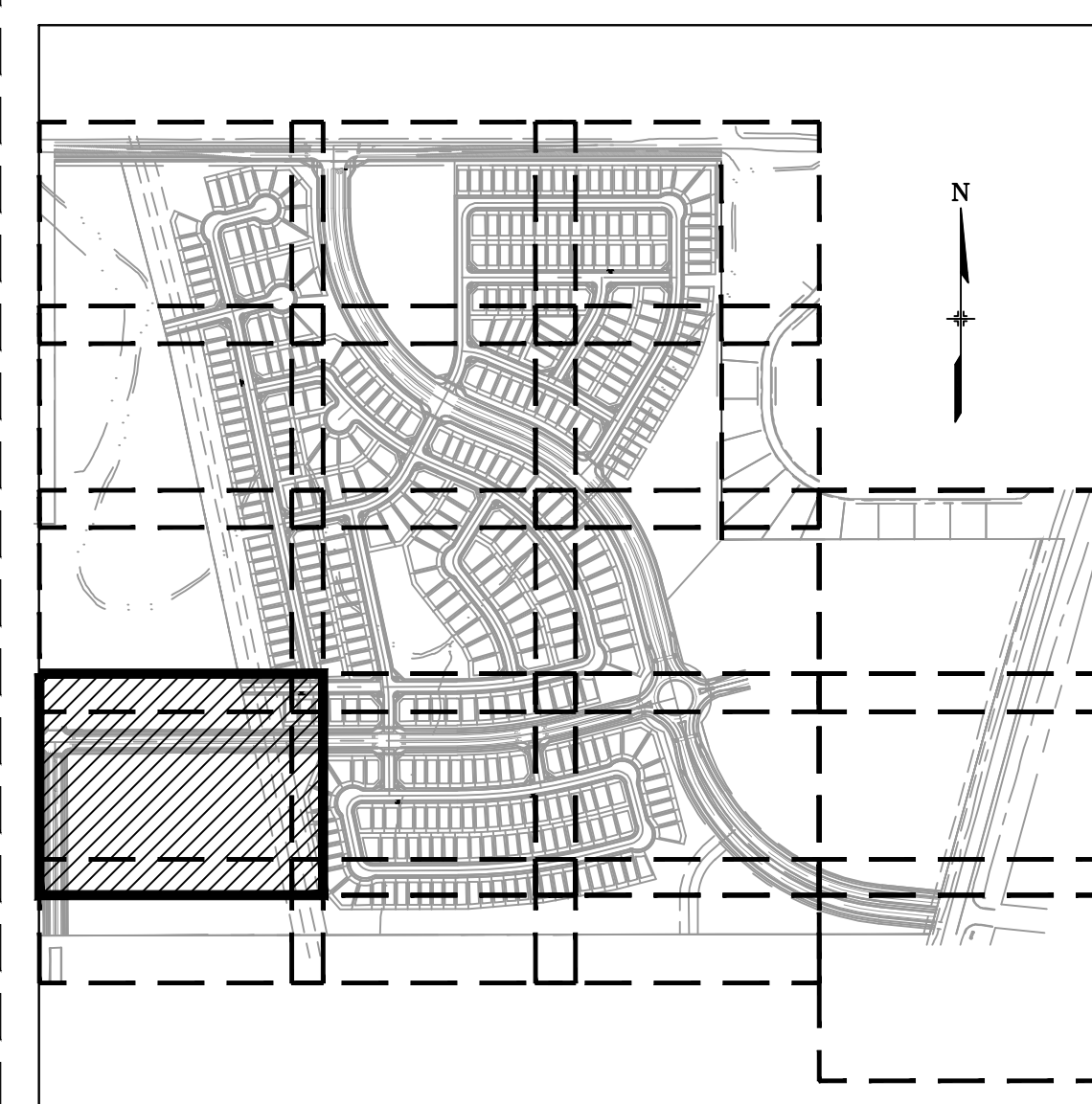
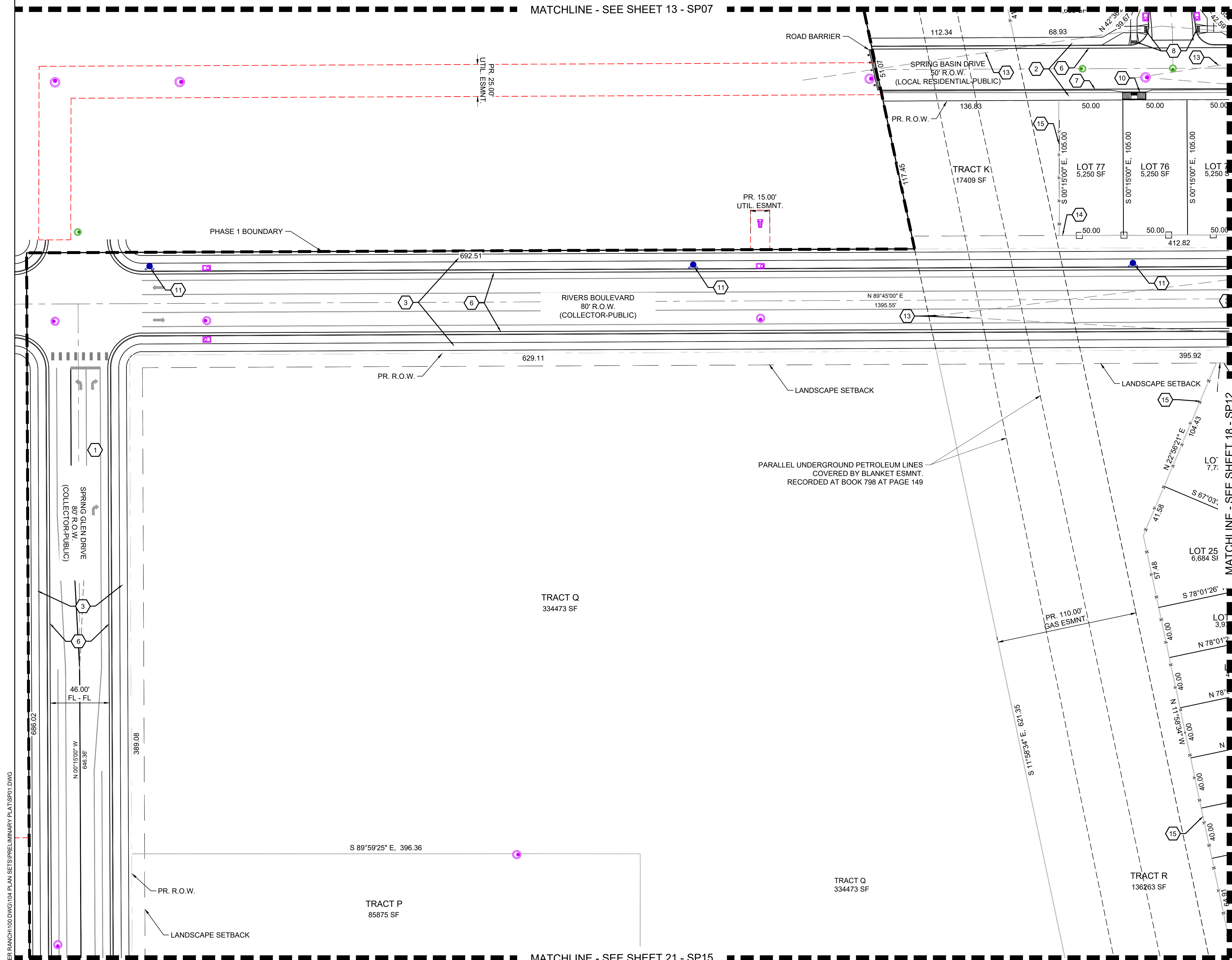
PRELIMINARY SITE
PLAN

SP10

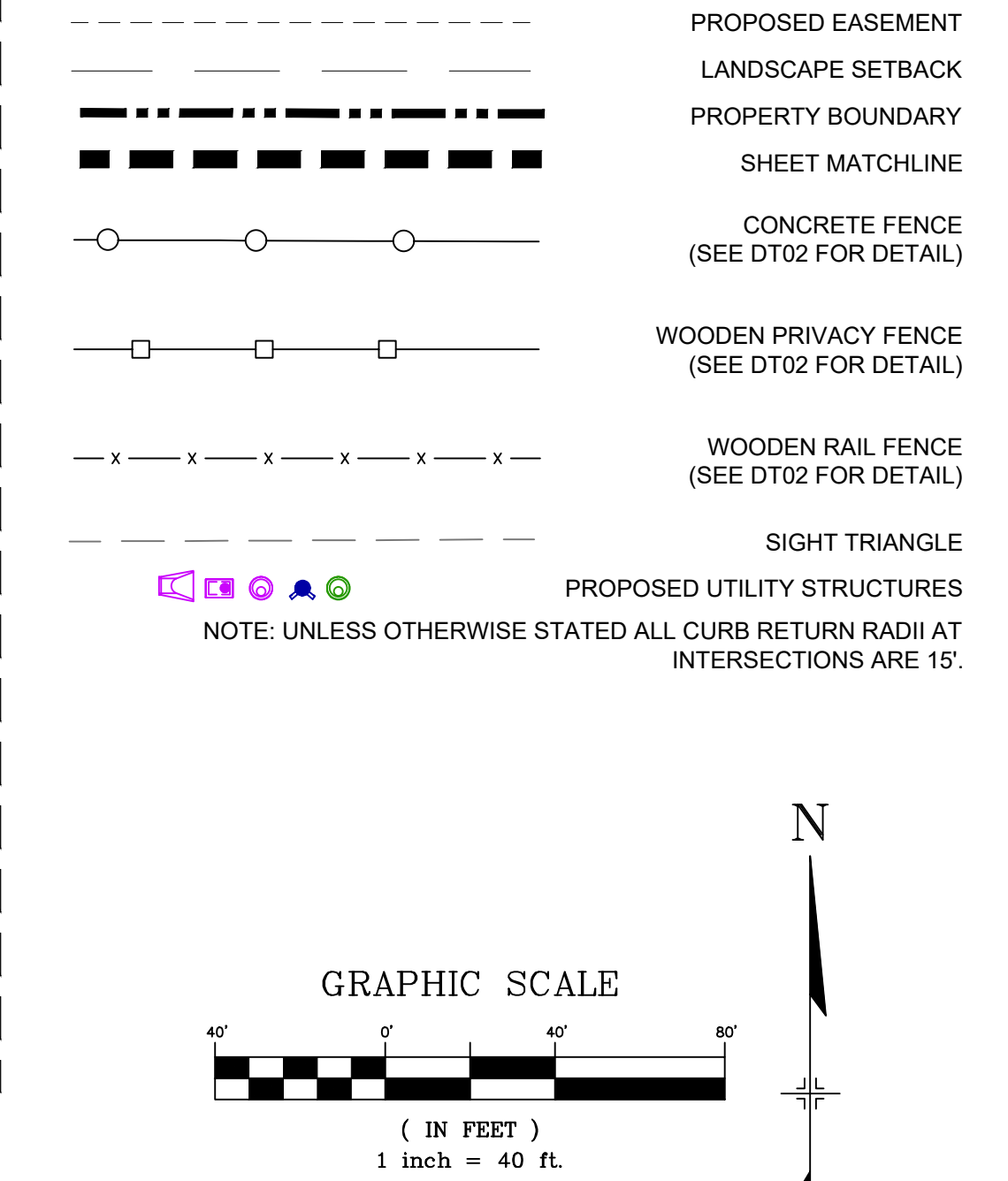
SHEET 16 OF 58

CITY FILE NO.:

FILE LOCATION: S:\20.1105.002 SINGER HATCH\100 DWG\104 PLAN SETS\PRELIMINARY PLATS\SP11.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)
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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'.



CONSULTANTS:
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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

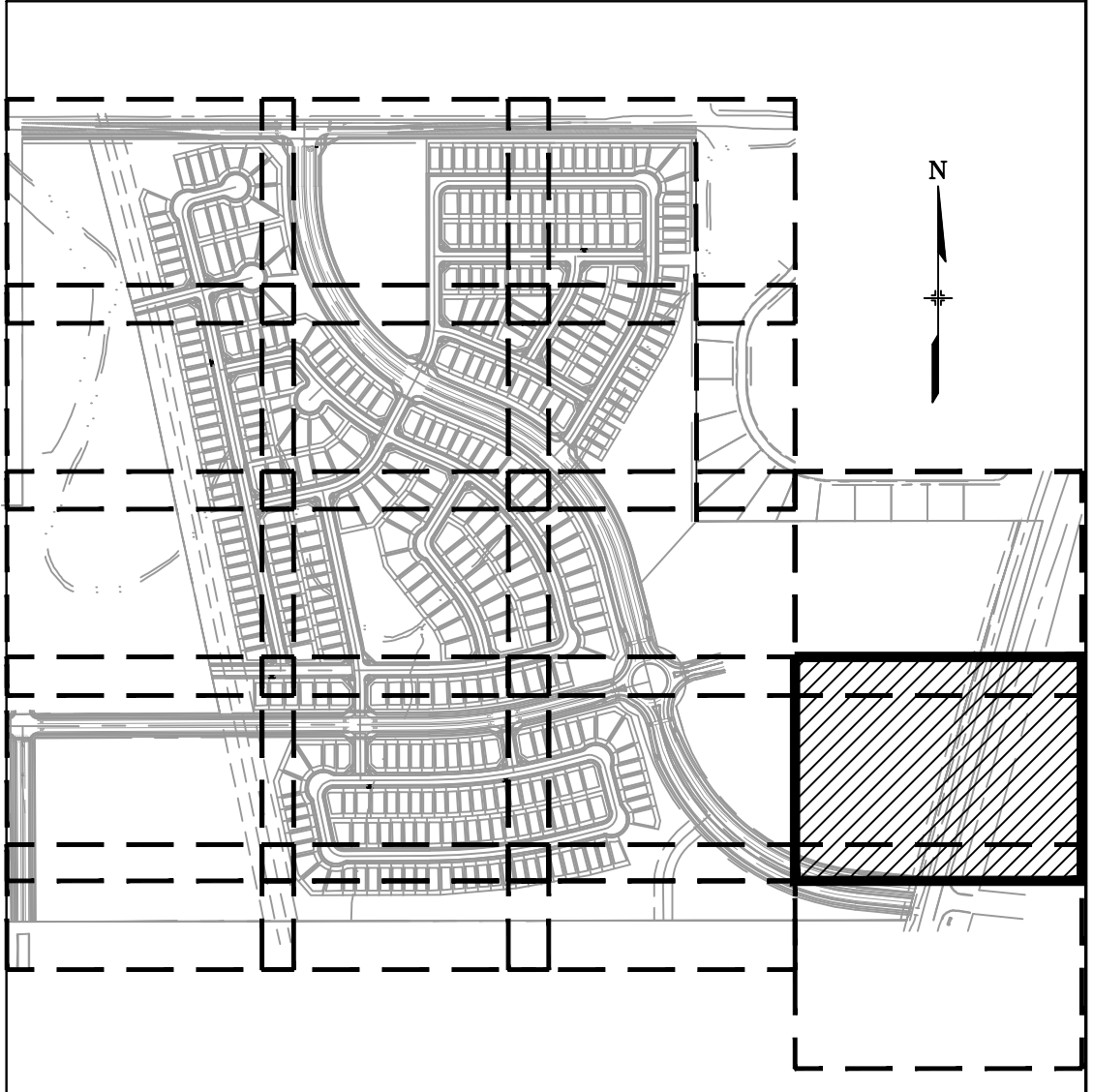
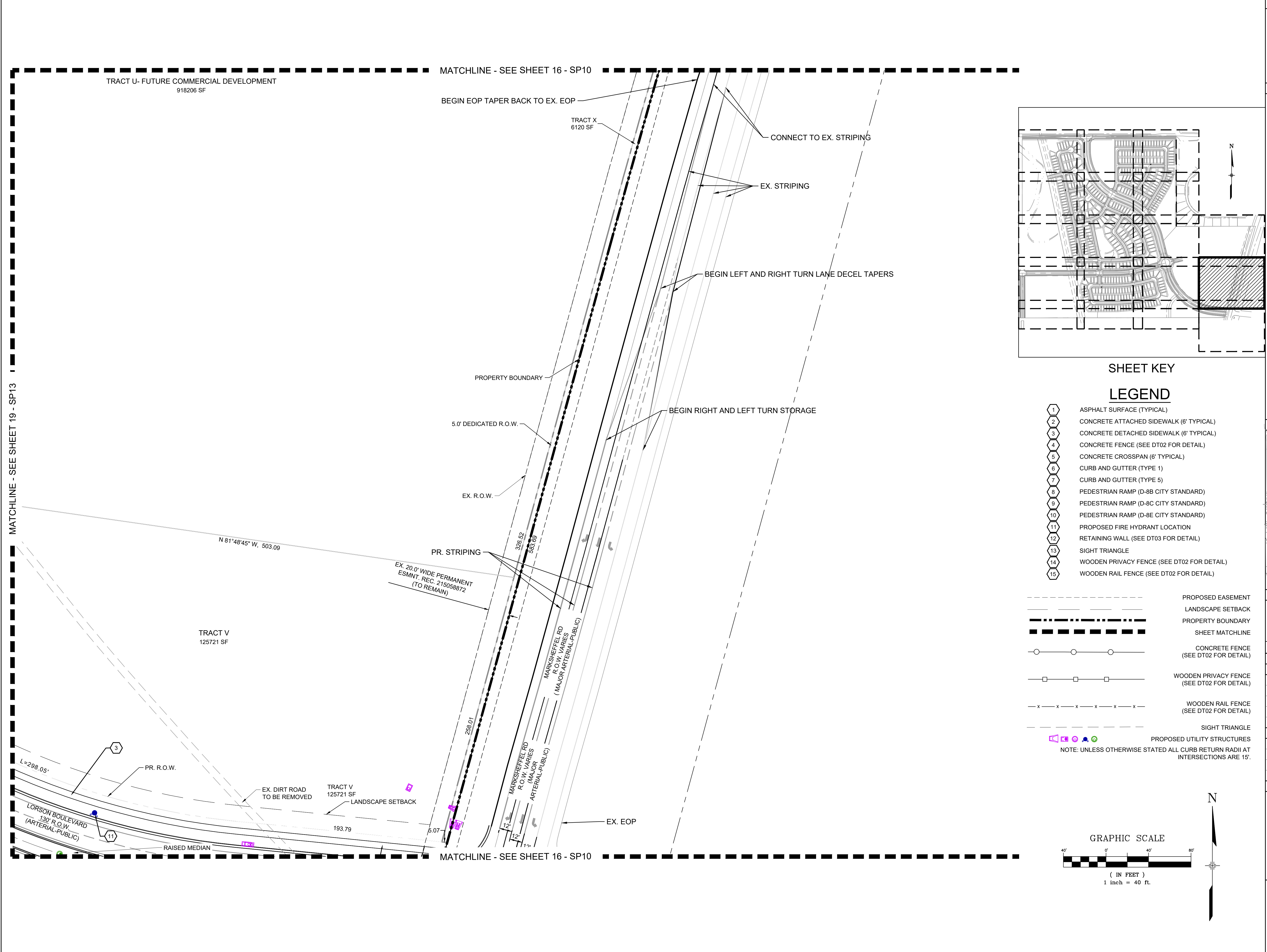
DRAWING INFORMATION:
PROJECT NO: 20.1105.002
DRAWN BY: KMZ
CHECKED BY: CPM
APPROVED BY: CPM

SHEET TITLE:
**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

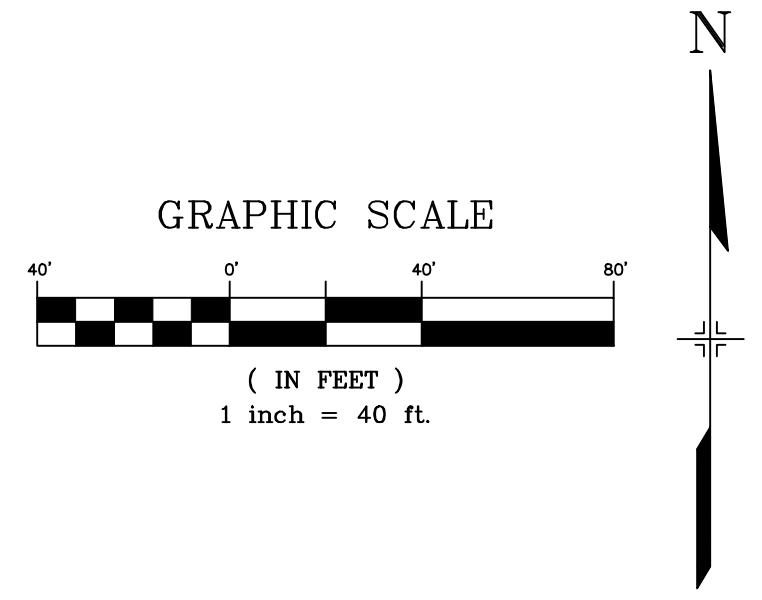


SHEET KEY

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
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- 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

MATCHLINE - SEE SHEET 21 - SP15 VIEWPORT 1 ABOVE

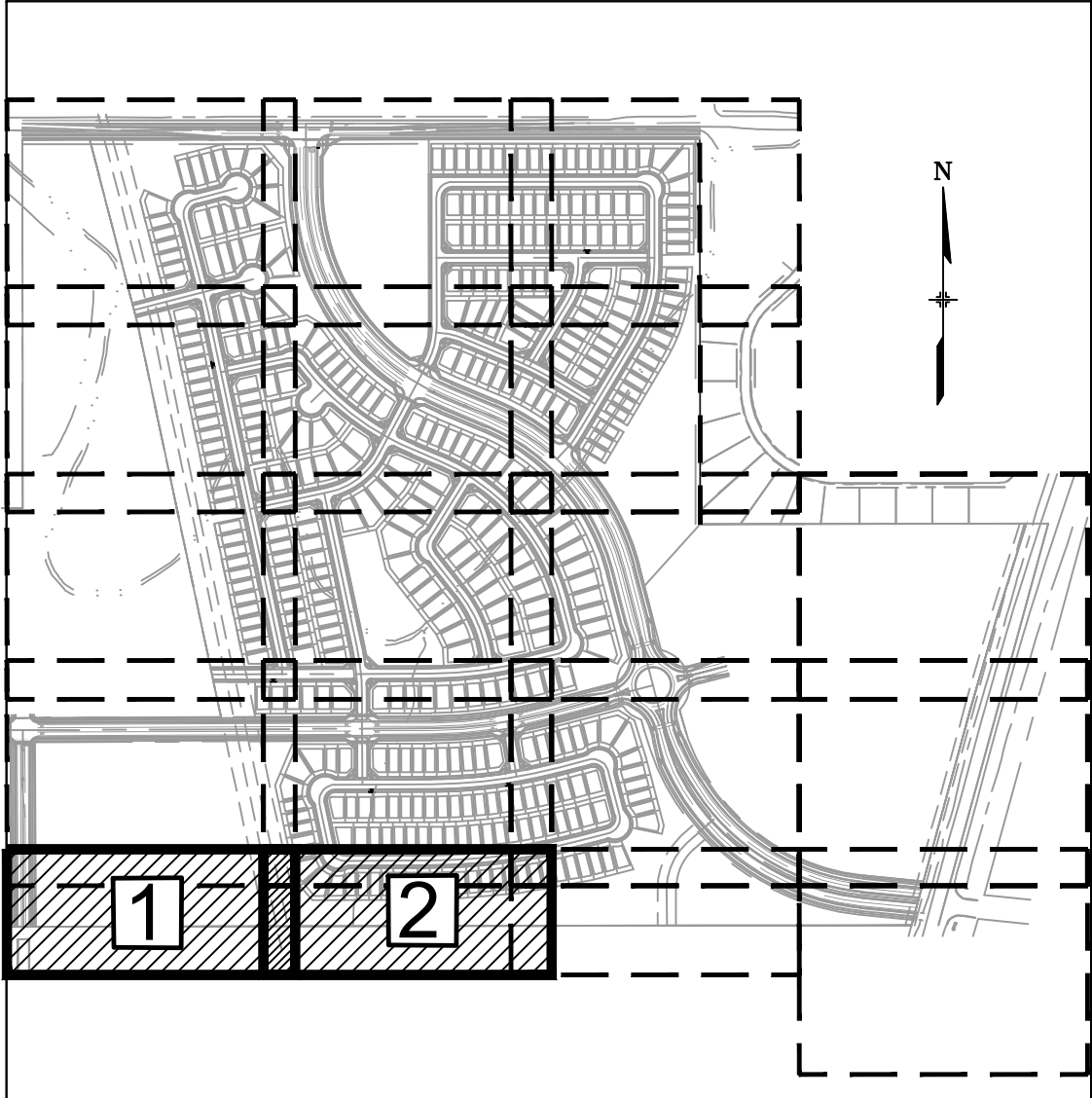
MATCHLINE - SEE SHEET 21 - SP15 VIEWPORT 2 BELOW

MATCHLINE - SEE SHEET 22 - SP16

FILE LOCATION: S:\01\05\0001\SP15

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

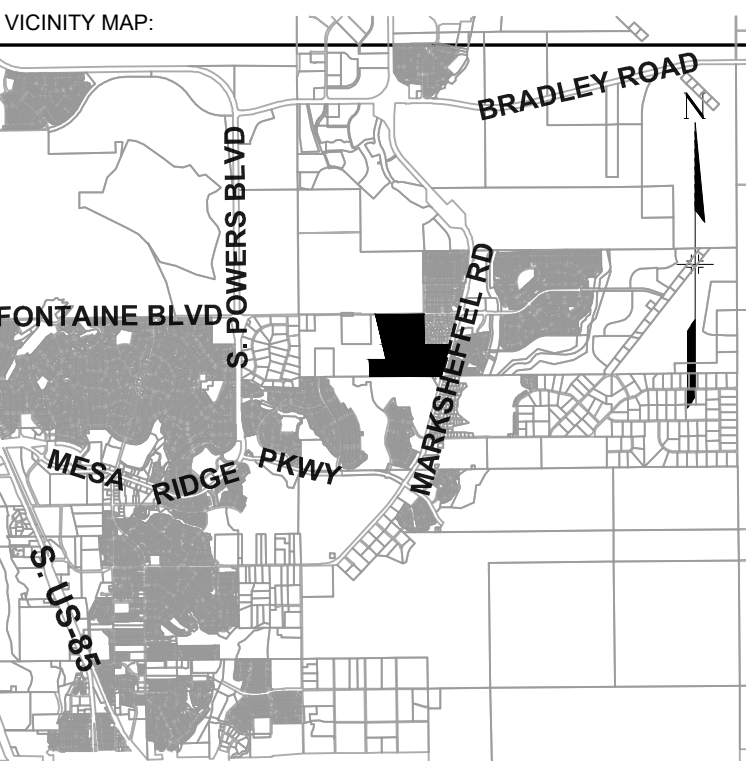
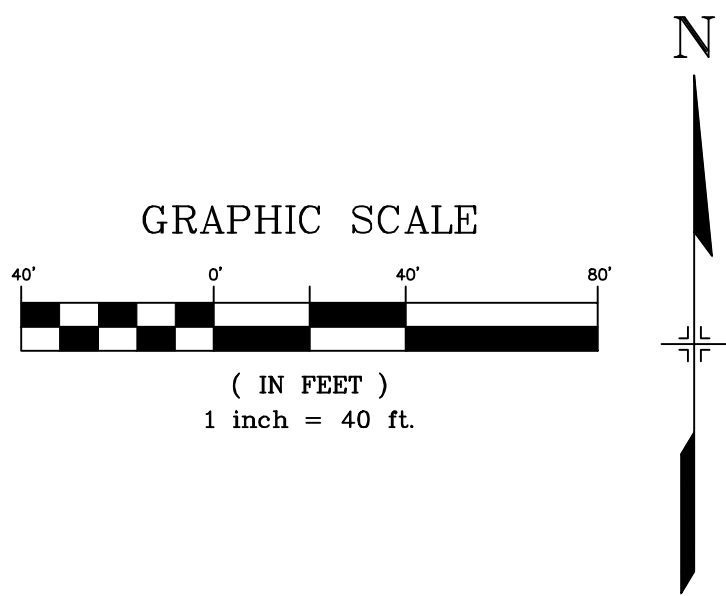


SHEET KEY

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
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- 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
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PROJECT:
**CORVALLIS - PHASE 1
PRELIMINARY PLAT**

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

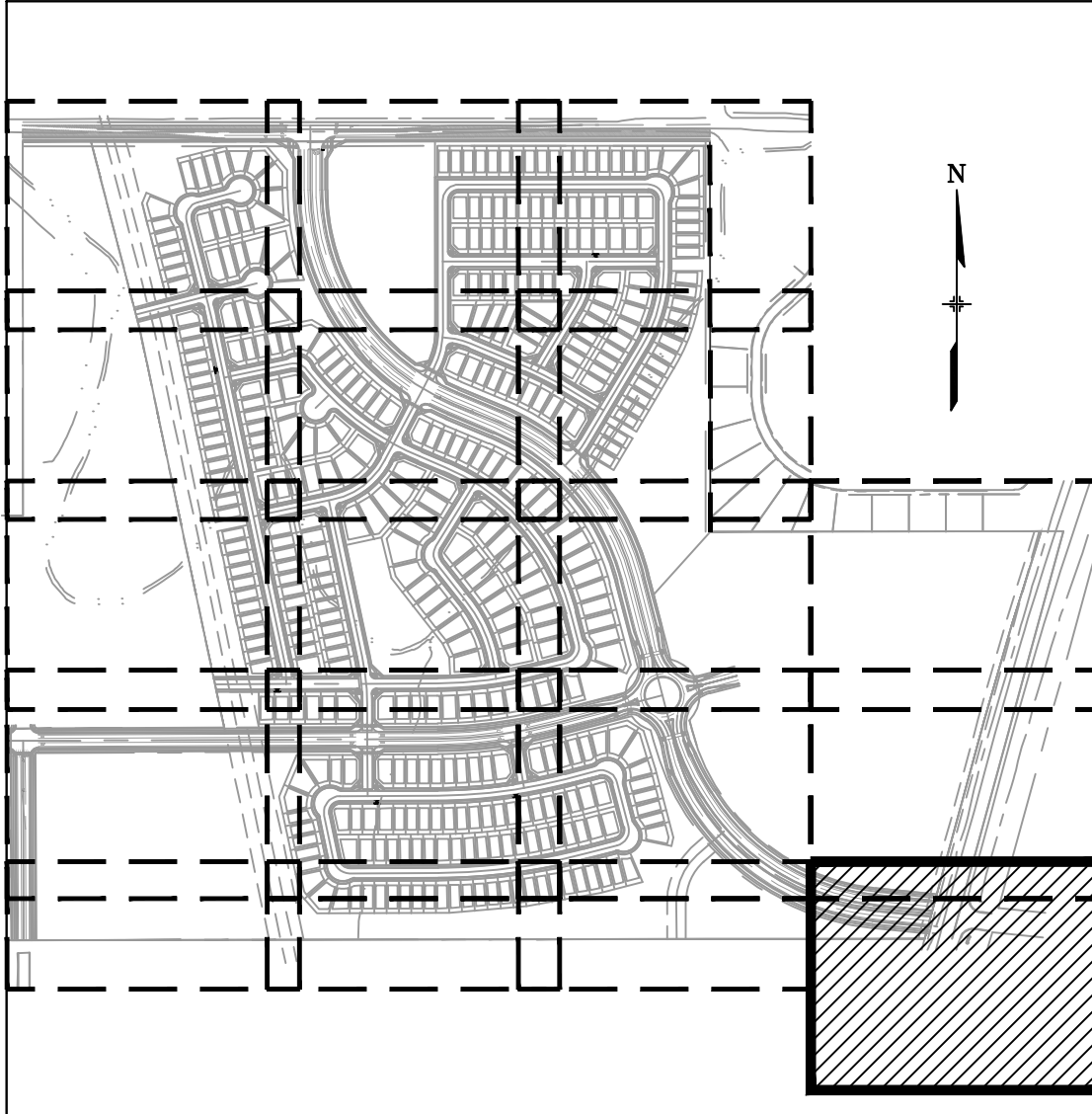
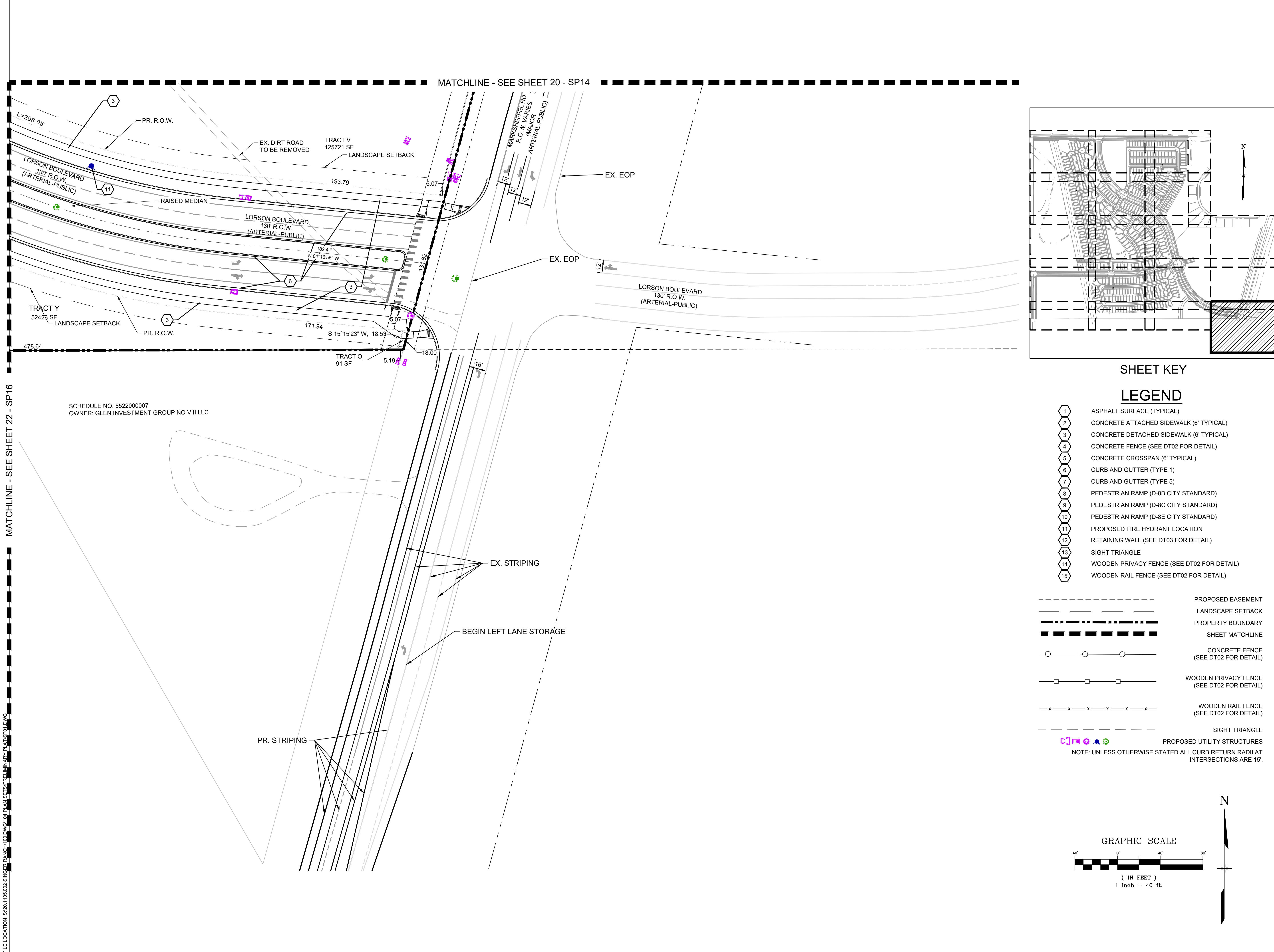
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

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

**PRELIMINARY SITE
PLAN**

SP15
SHEET 21 OF 58

CITY FILE NO.:



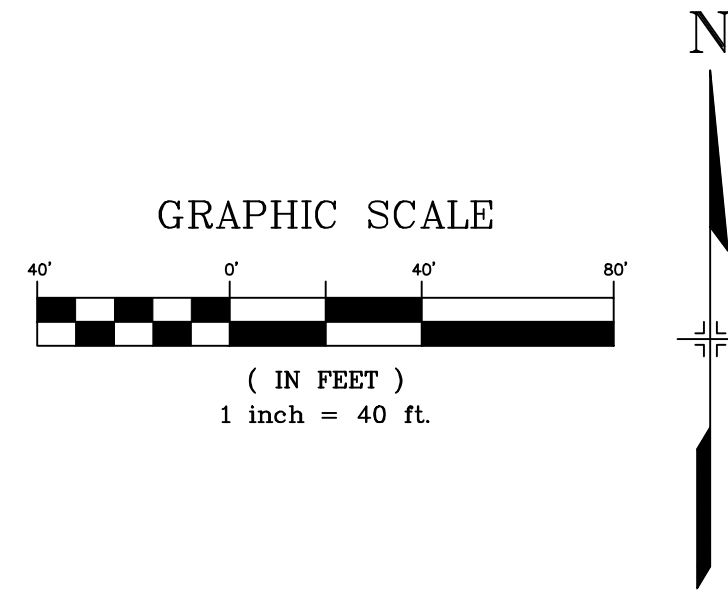
SHEET KEY

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6' TYPICAL)
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- 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

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CONSULTANTS:
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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

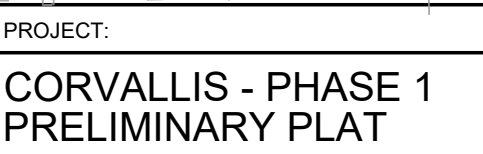
SP17

SHEET 23 OF 58

CITY FILE NO.:

MATCHLINE - SEE SHEET 22 - SP16

FILE LOCATION: S:\20.1105.002\SP17\SP17.DWG
DRAWN BY: KMZ
CHECKED BY: CPM
APPROVED BY: CPM



FOUNTAIN, CO
DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	20.1105.002

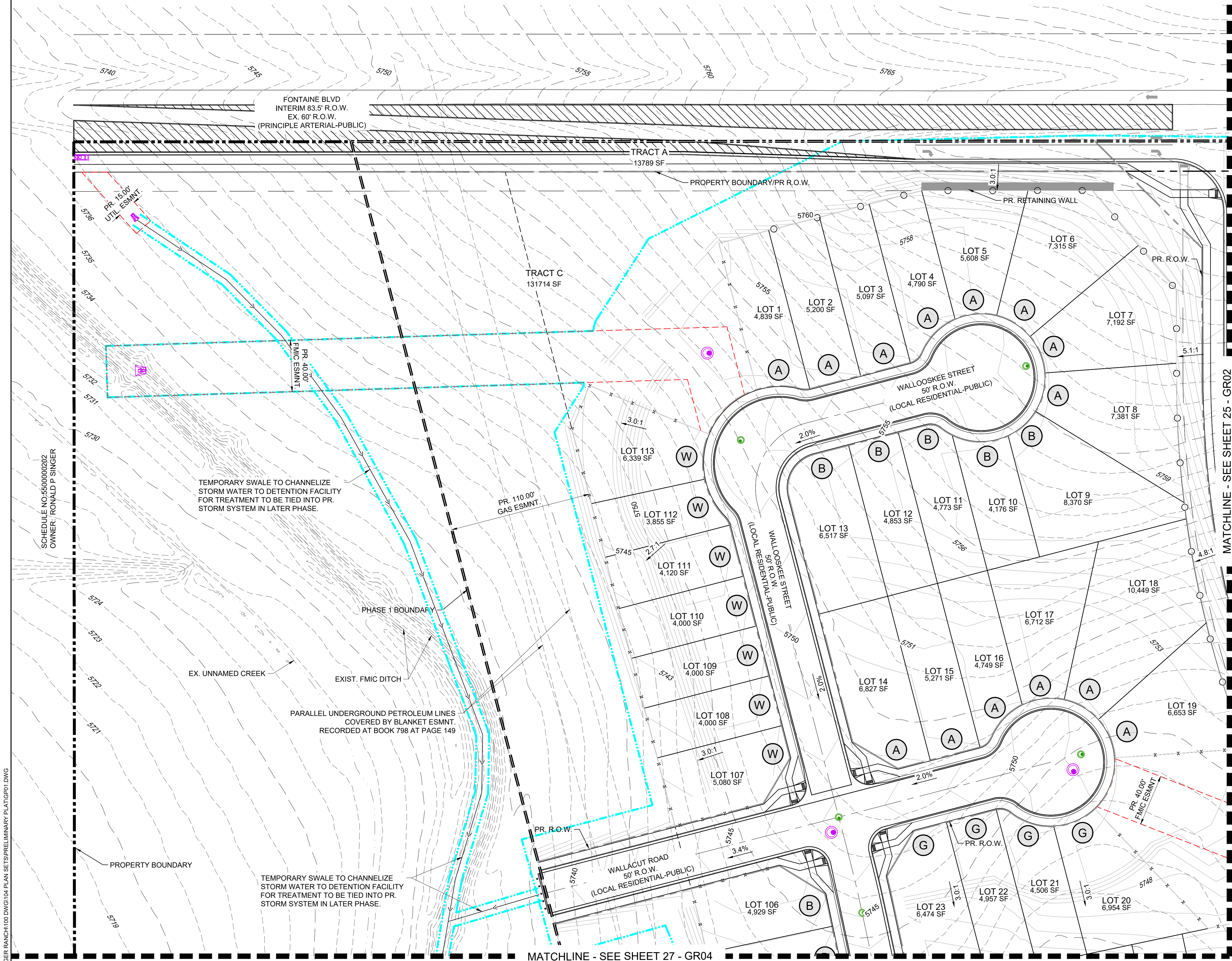
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CHECKED BY:	CPM
APPROVED BY:	CPM

GRADING PLAN

GR01

SHEET 24 OF 58

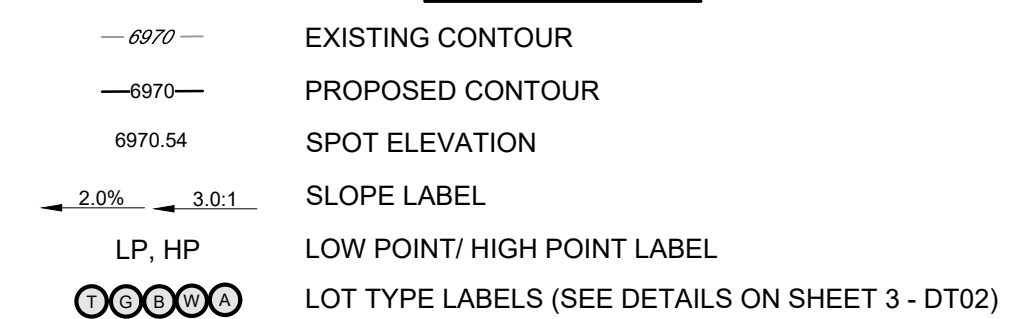
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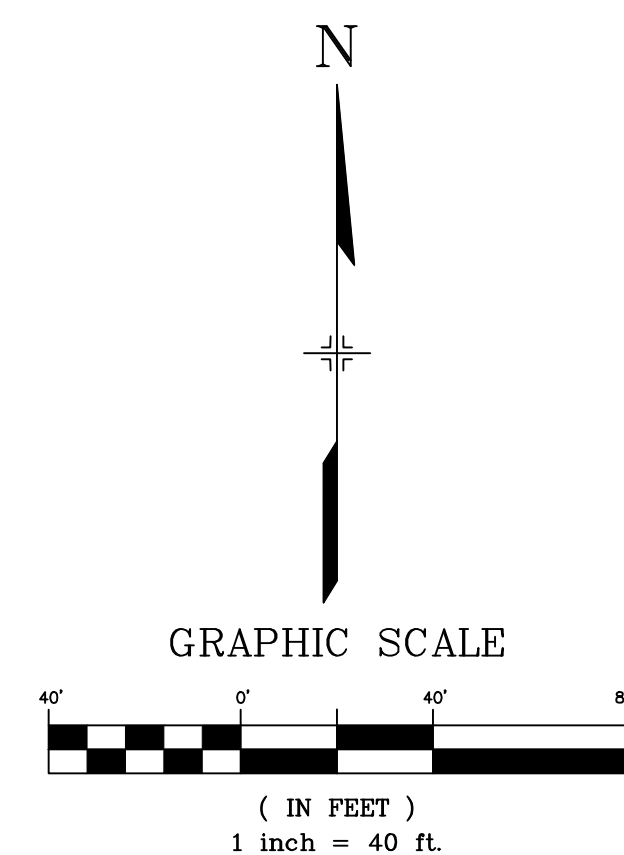
MATCHLINE - SEE SHEET 27 - GR04

MATCHLINE - SEE SHEET 25 - GR02

LEGEND



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)
POSED UTILITY STRUCTURES
WALL (SEE DT03 FOR DETAIL)



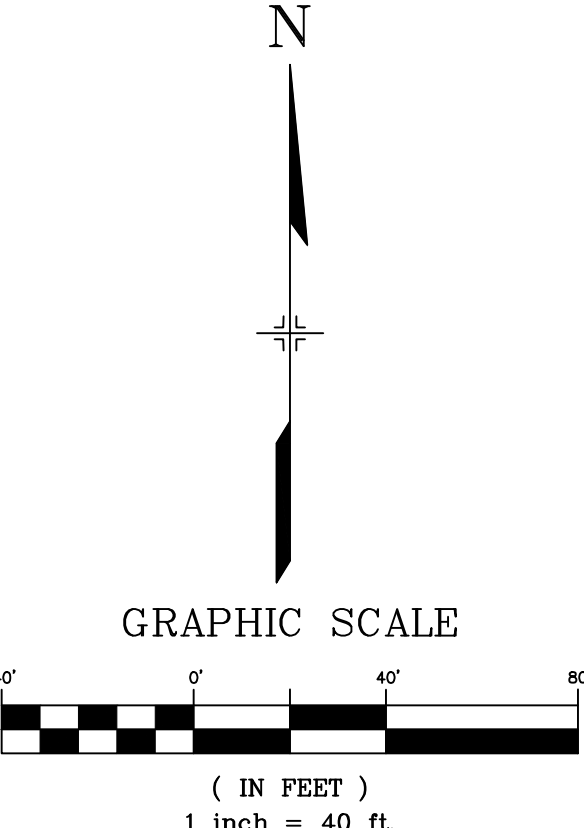
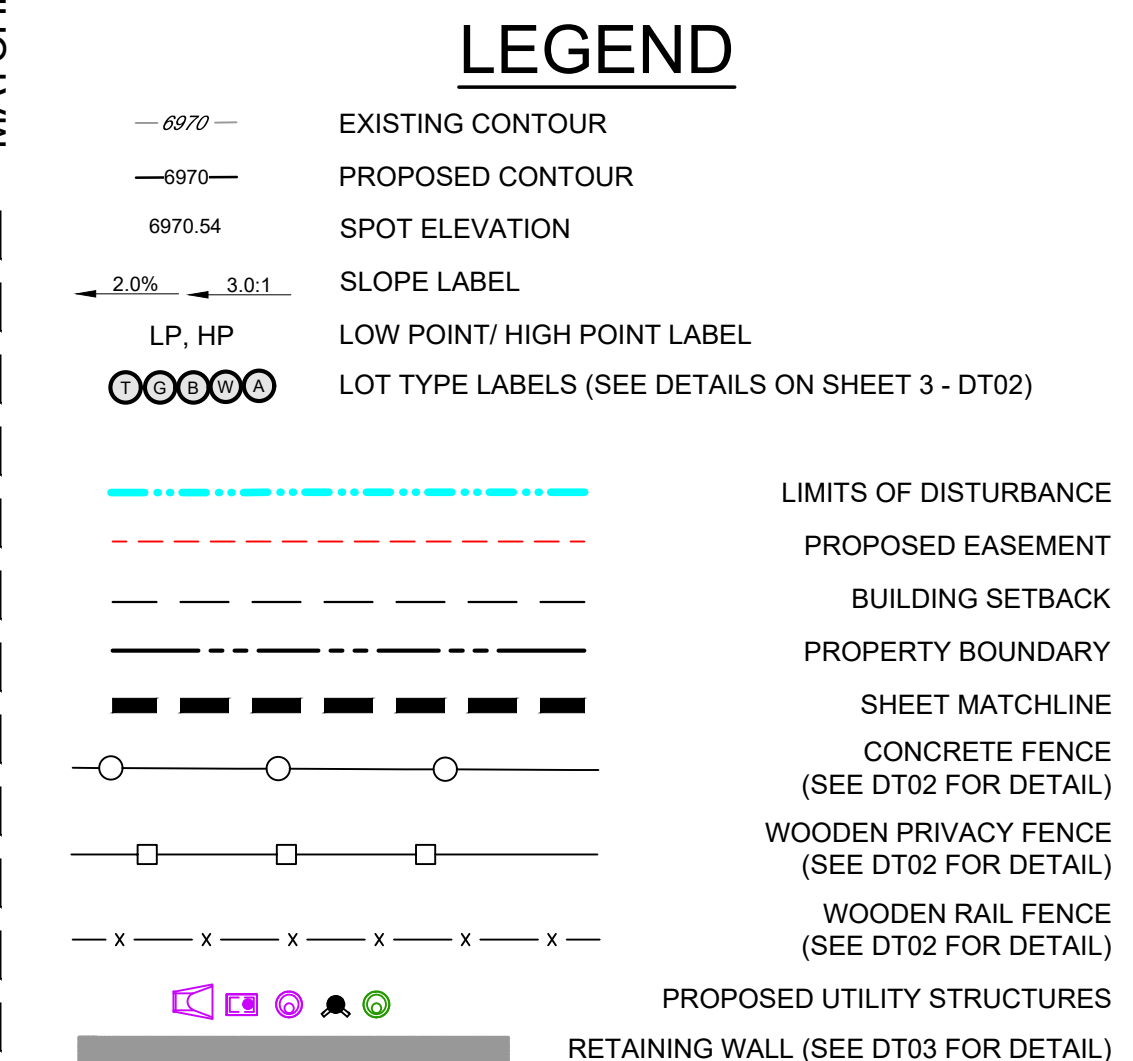


MATCHLINE - SEE SHEET 28 - GR05

MATCHLINE - SEE SHEET 26 - GR03



SHEET KEY



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

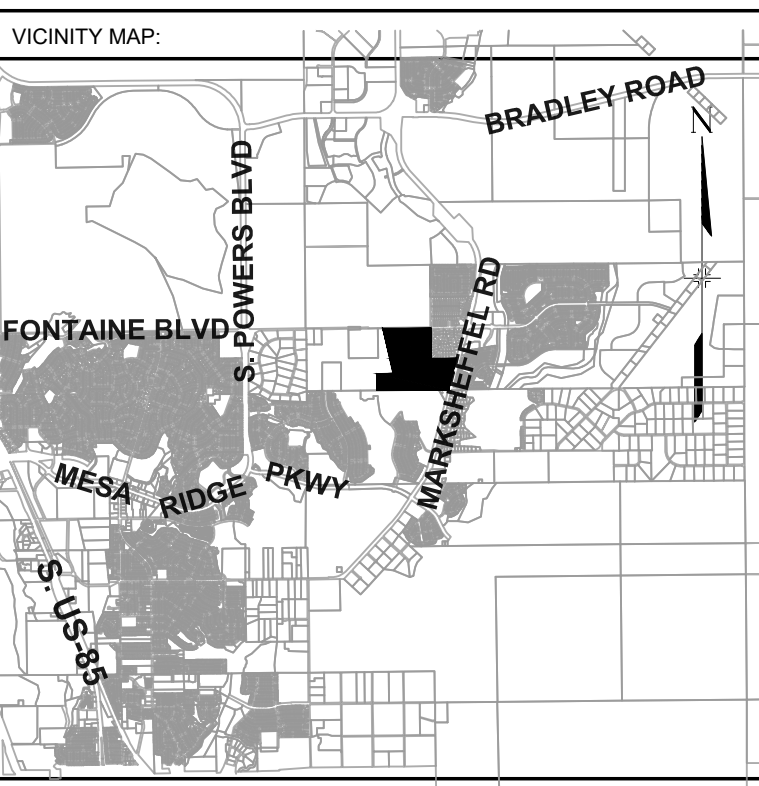


2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENLEASGLE DRIVE
COLORADO SPRINGS, CO 80921



PROJECT: _____

CORVALLIS - PHASE 1
PRELIMINARY PLAT

FOUNTAIN, CO

DATE 09/28/2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

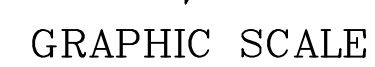
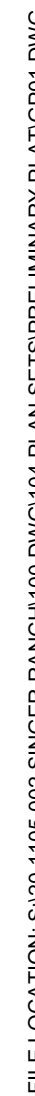
DRAWING INFORMATION:	
PROJECT NO:	20.1105.002
DRAWN BY:	KMZ
CHECKED BY:	CPM
APPROVED BY:	CPM
SHEET TITLE:	

GRADING PLAN

GR02

SHEET 25 OF 58

CITY FILE NO.:



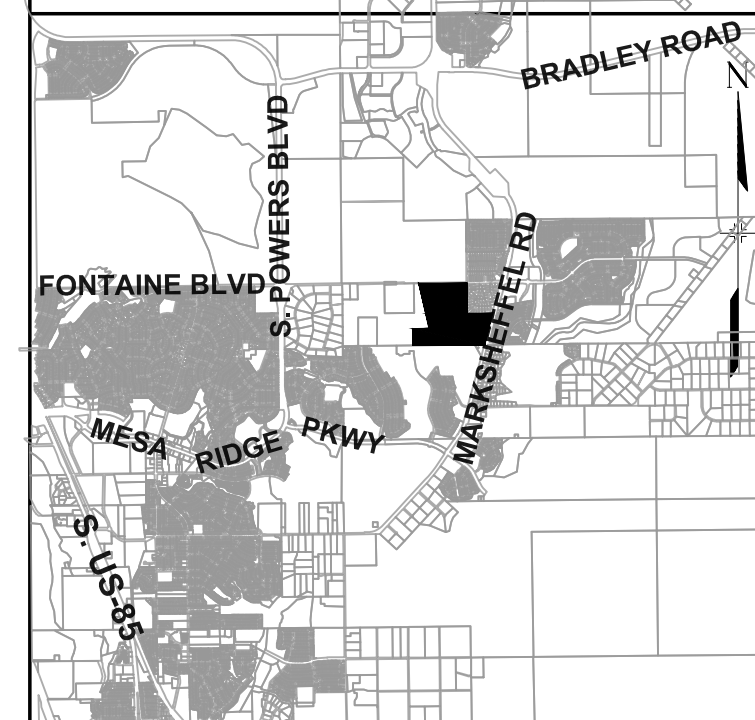
(IN FEET)
1 inch = 40 ft

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

14160 GLENEASGLE DRIVE
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS - PHASE 1
PRELIMINARY PLAT

FOUNTAIN, CO
DATE 09/28/2

REVISION HISTORY	
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DRAWING INFORMATION:

PROJECT NO:	20.1105.002
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DRAWN BY: KMZ

CHECKED BY: CF

APPROVED BY: CF

SHEET TITLE:

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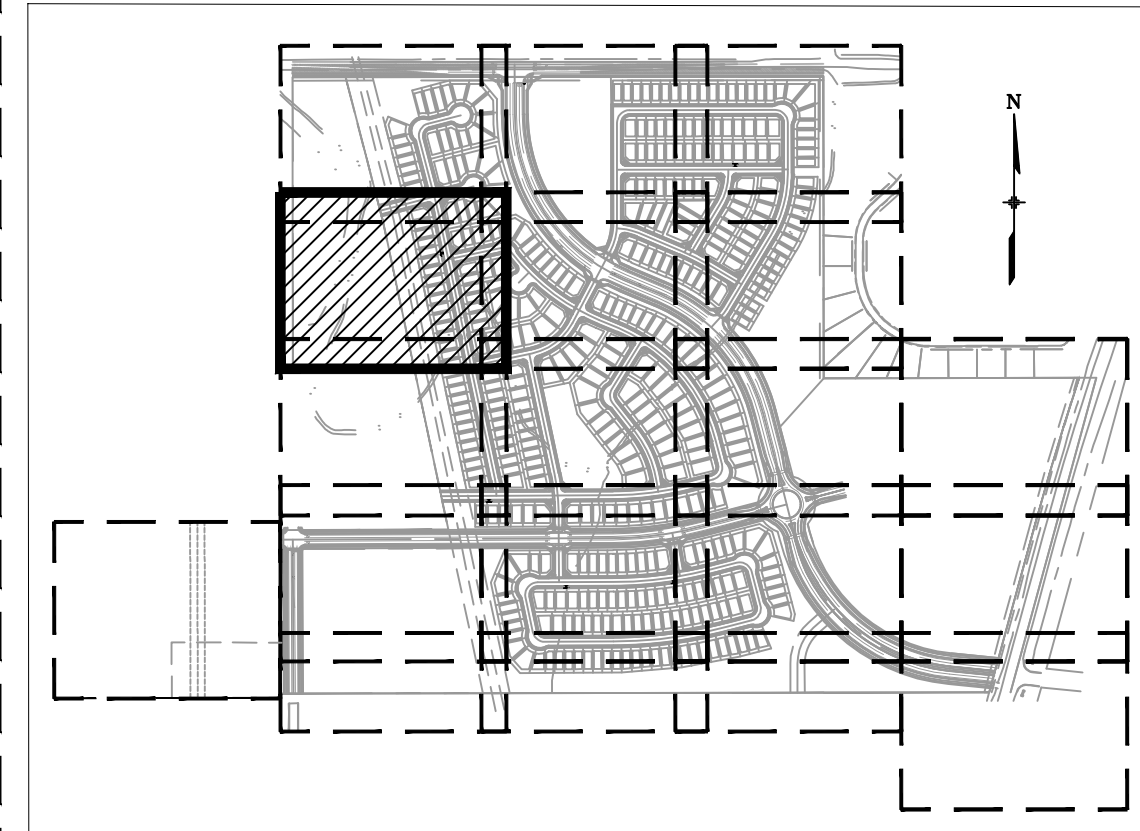
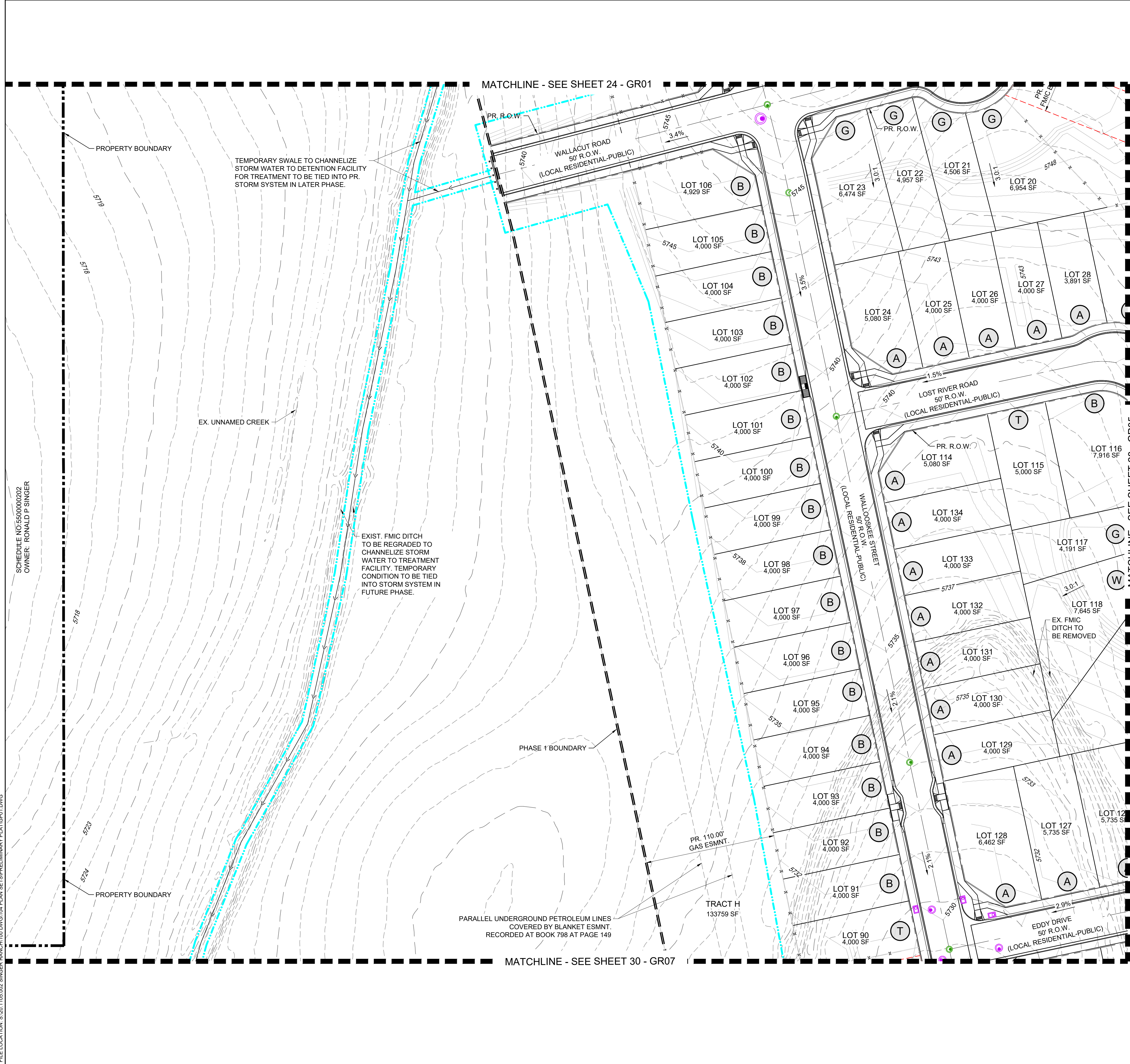
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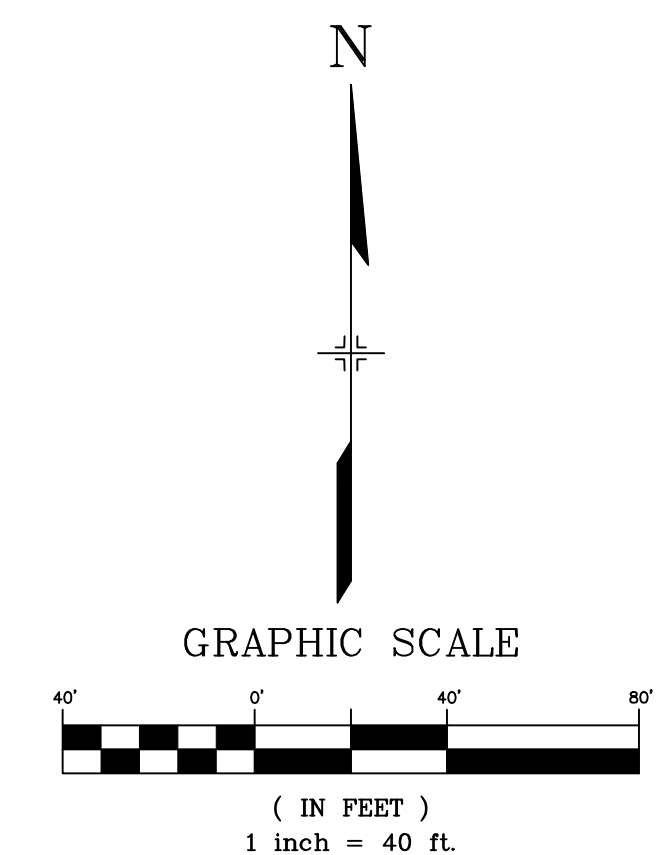
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SHEET KEY

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 GLENEASGLE DRIVE
COLORADO SPRINGS, CO 80921

VICINITY MAP:
BRADLEY ROAD
FONTAINE BLVD
S. POWERS BLVD
MESA RIDGE PKWY
S. US 335
MARSHFIELD RD

PROJECT:
CORVALLIS - PHASE 1 PRELIMINARY PLAT

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

REVISION HISTORY:

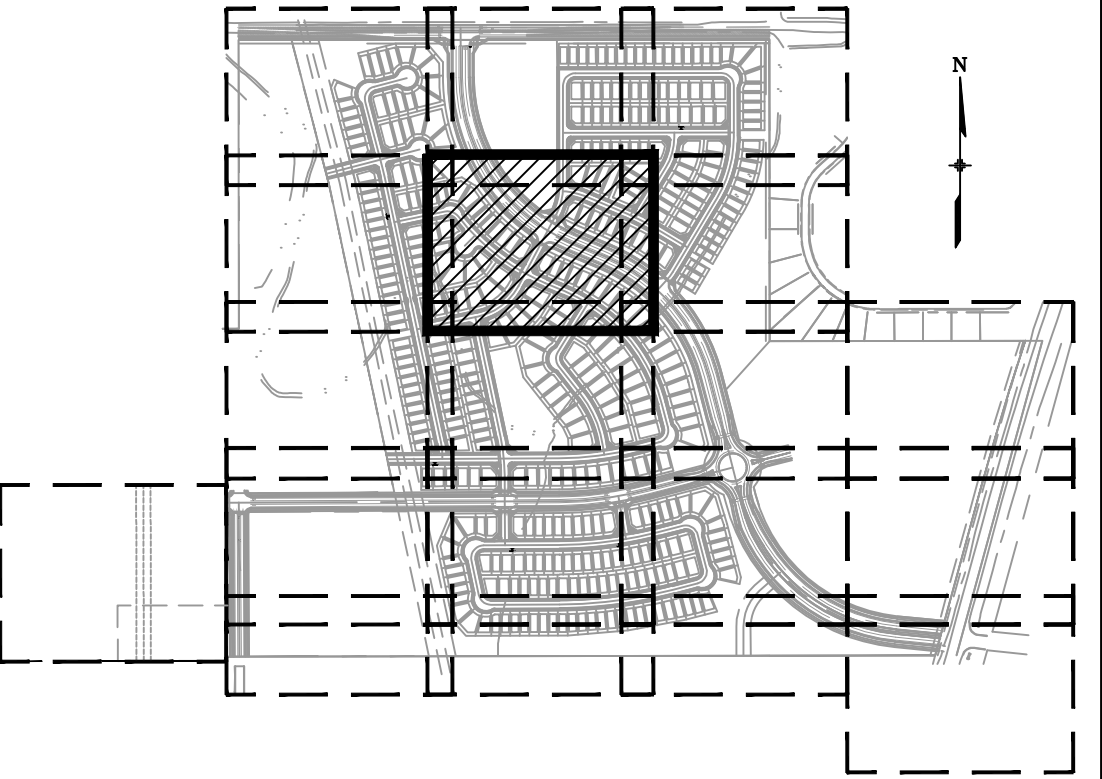
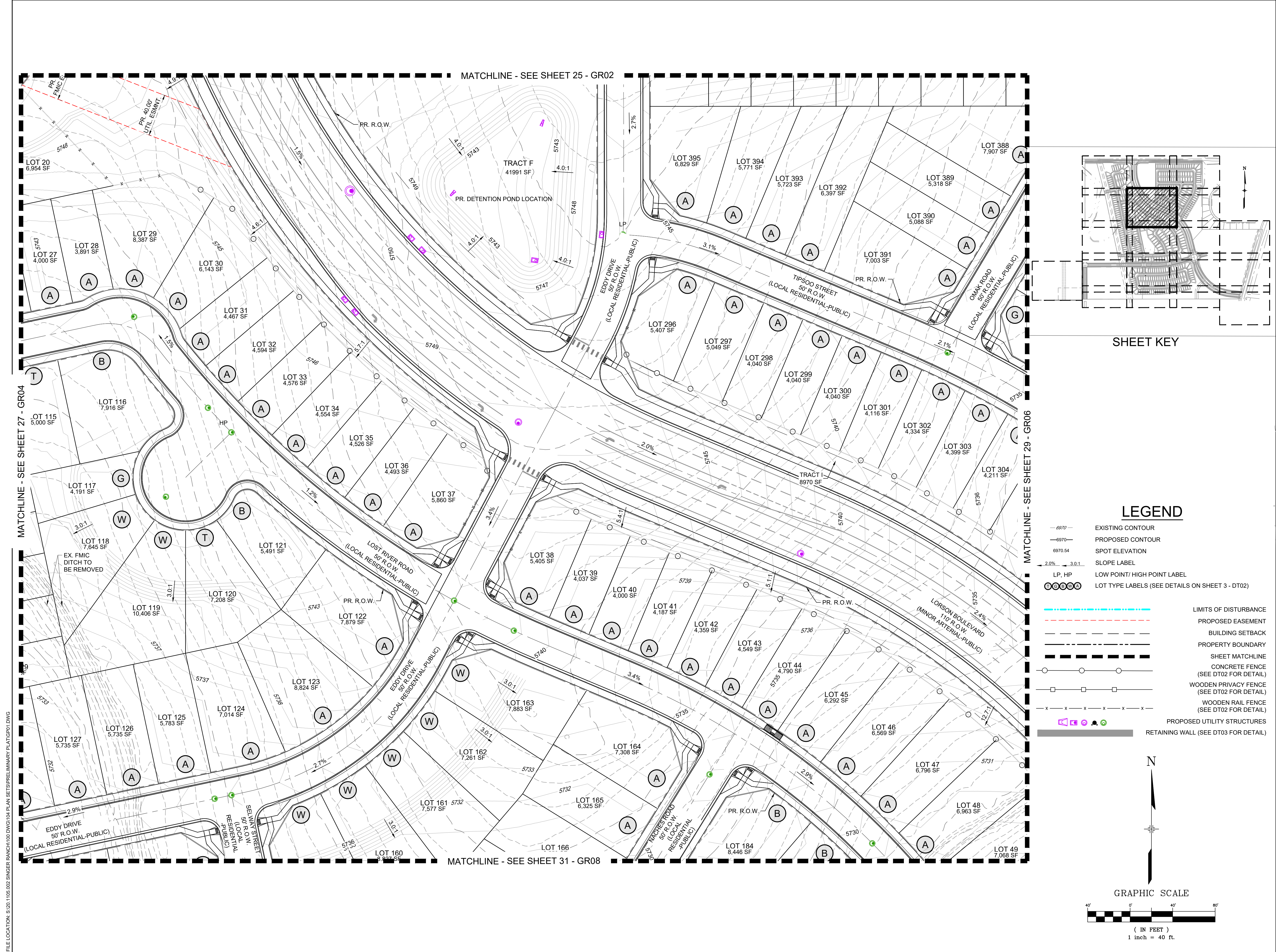
NO.	DATE	DESCRIPTION	BY

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

SHEET TITLE:
GRADING PLAN

GR04
SHEET 27 OF 58

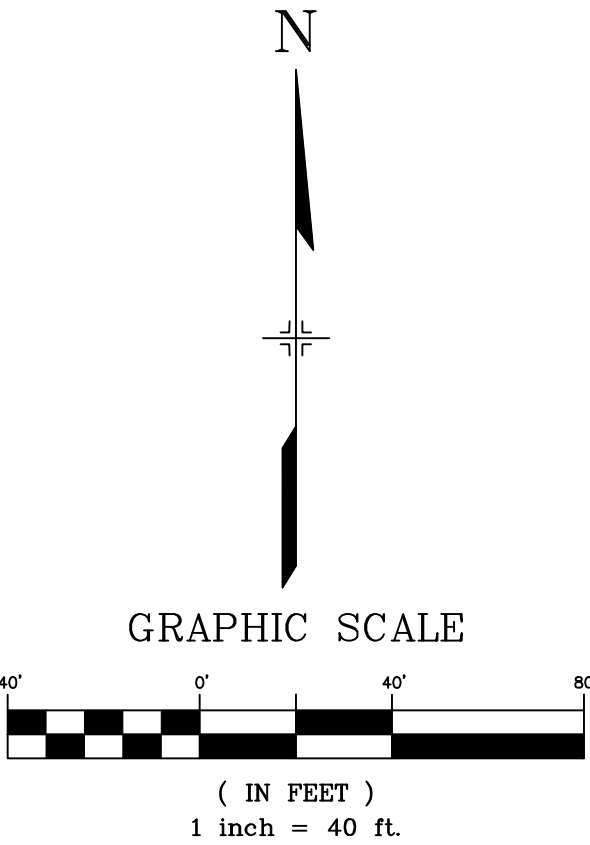
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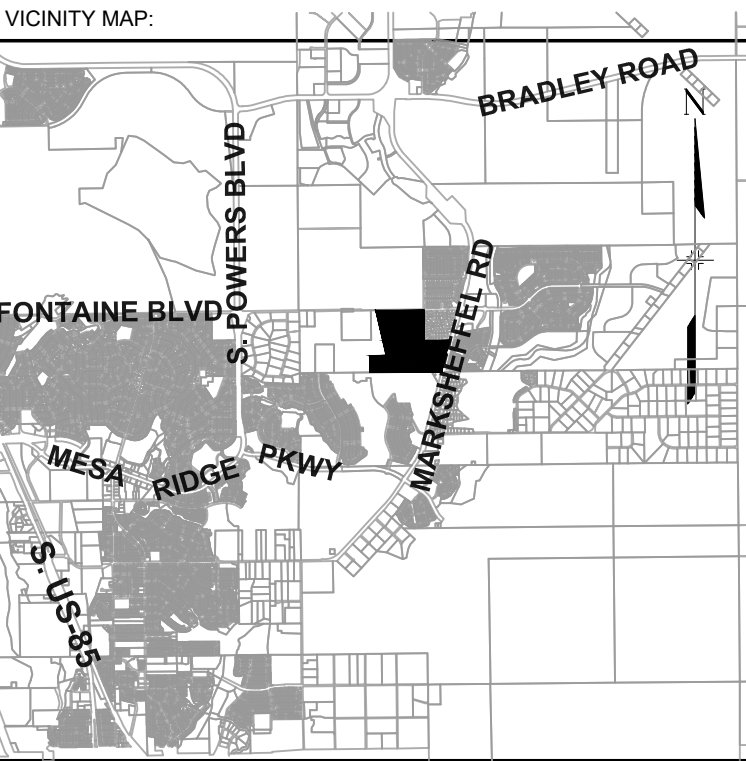
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- PROPOSED CONTOUR
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- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
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CONSULTANTS:
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 FAX: (719) 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
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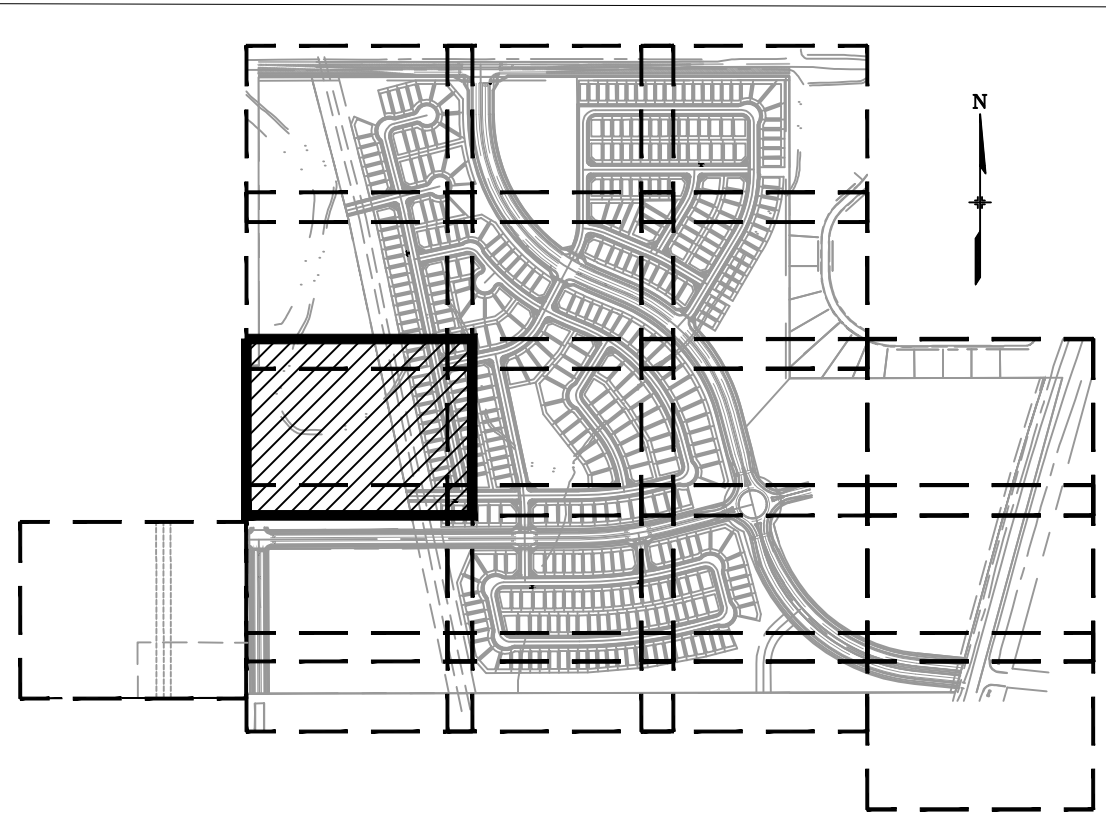
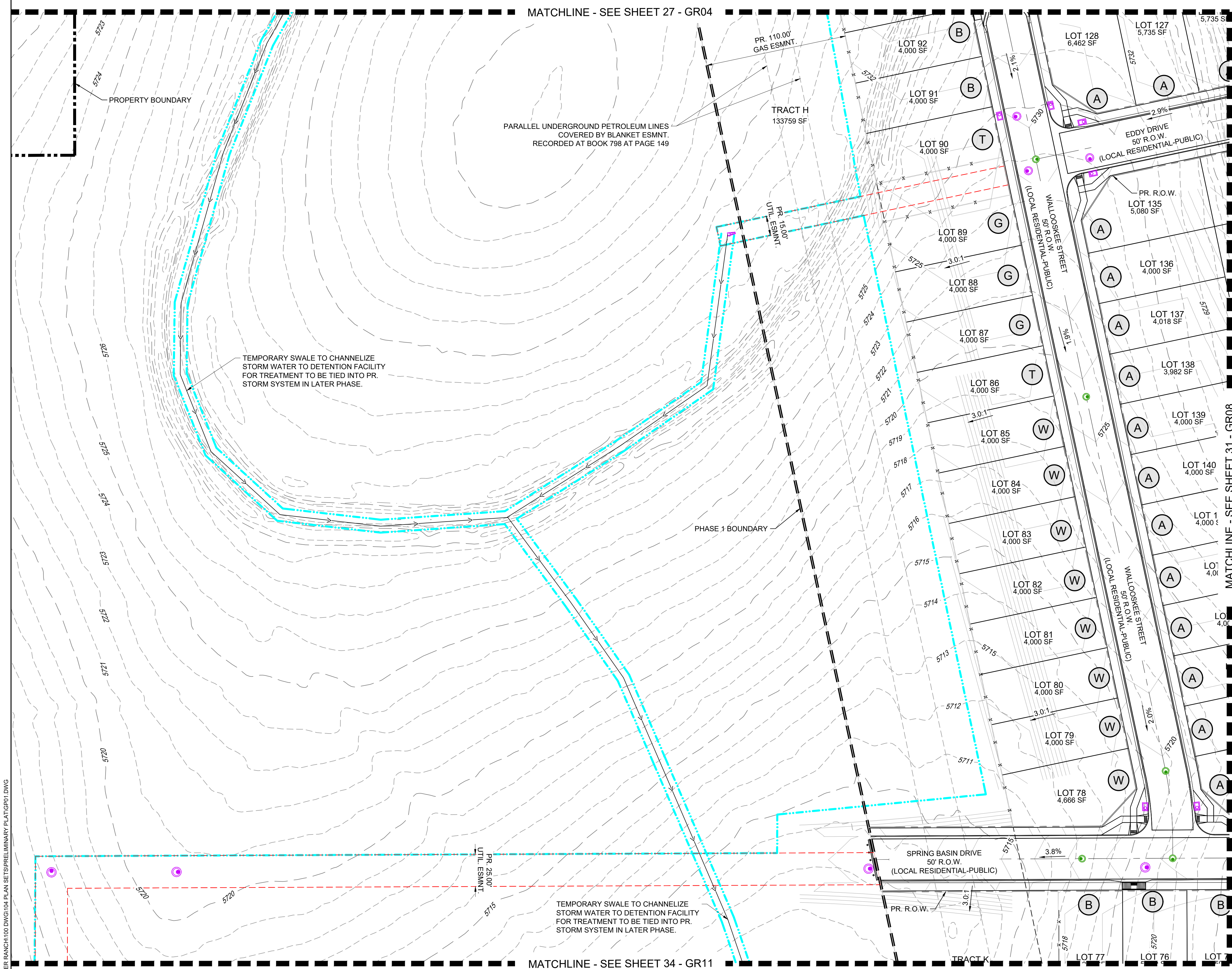
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GR05

SHEET 28 OF 58

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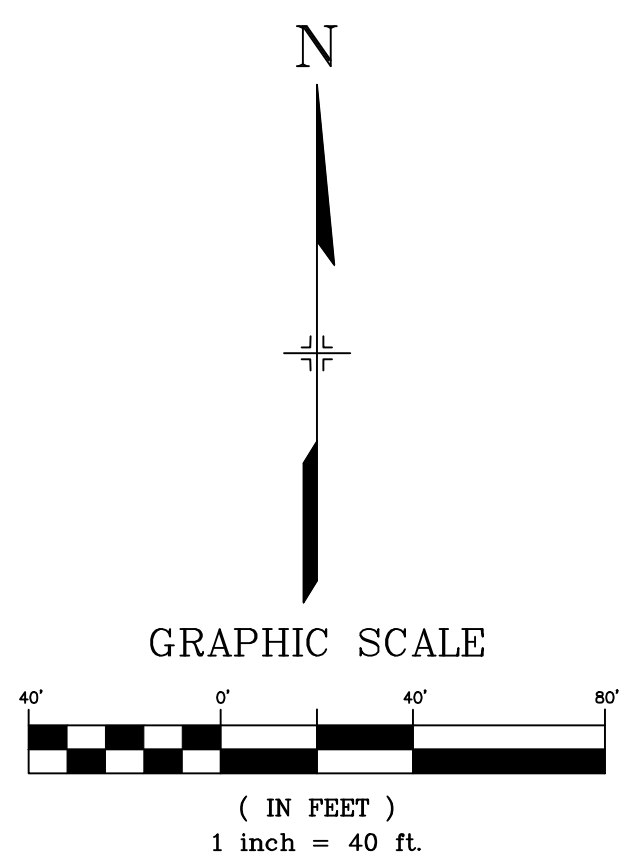
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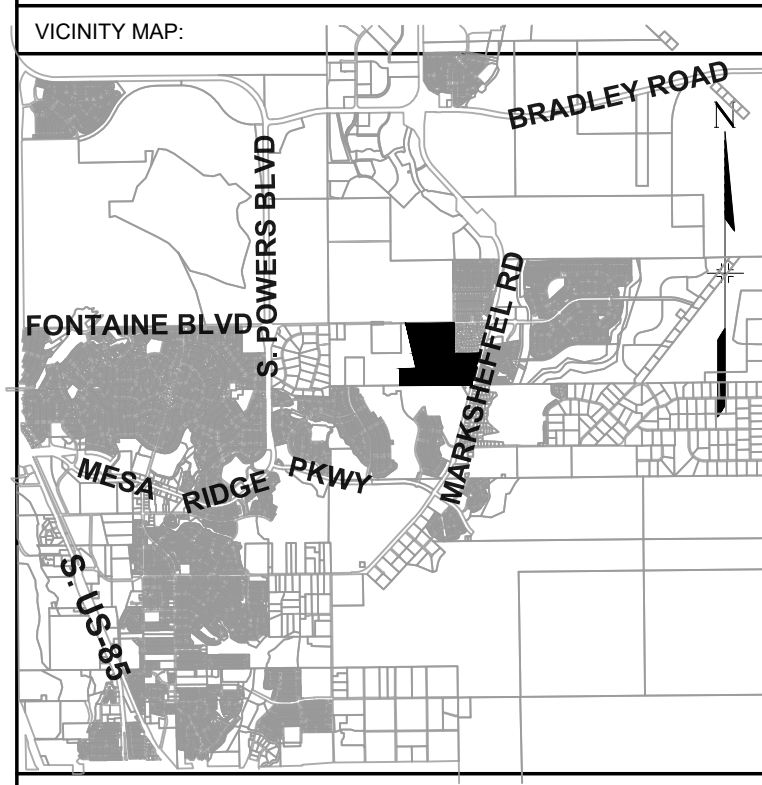
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- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
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OWNER/DEVELOPER:
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14160 GLENEASGLE DRIVE
COLORADO SPRINGS, CO 80921



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

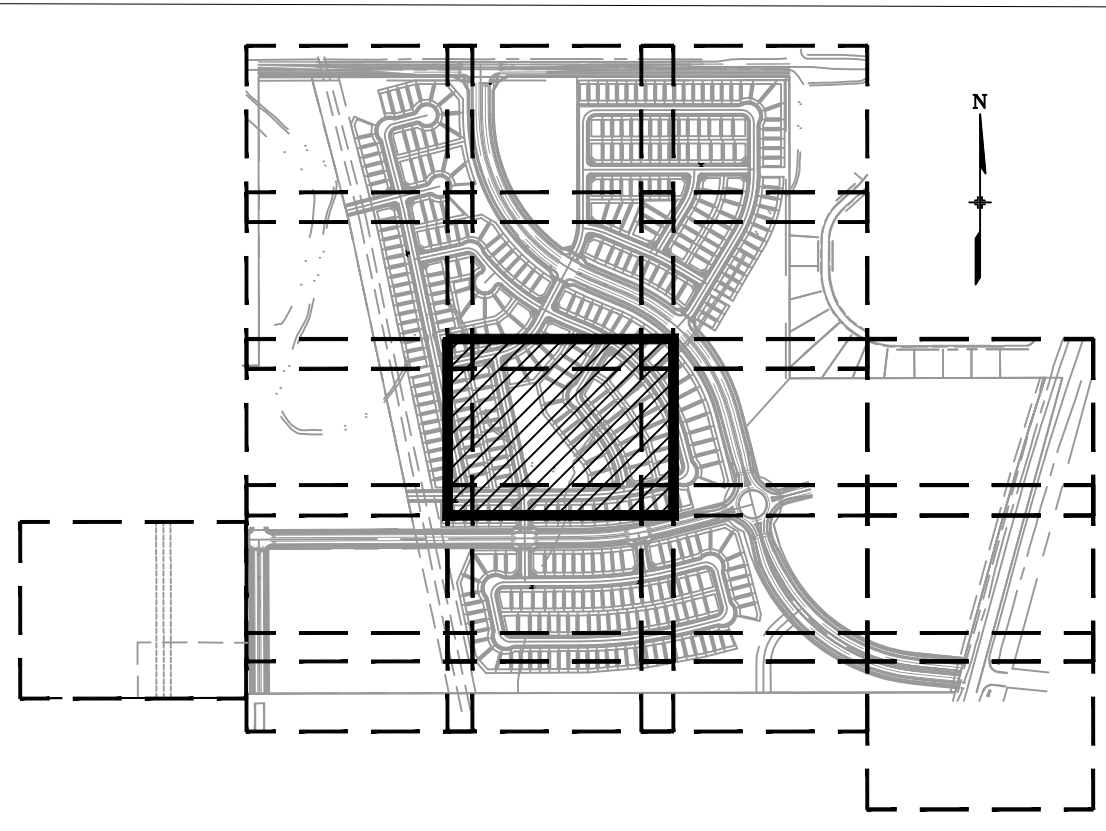
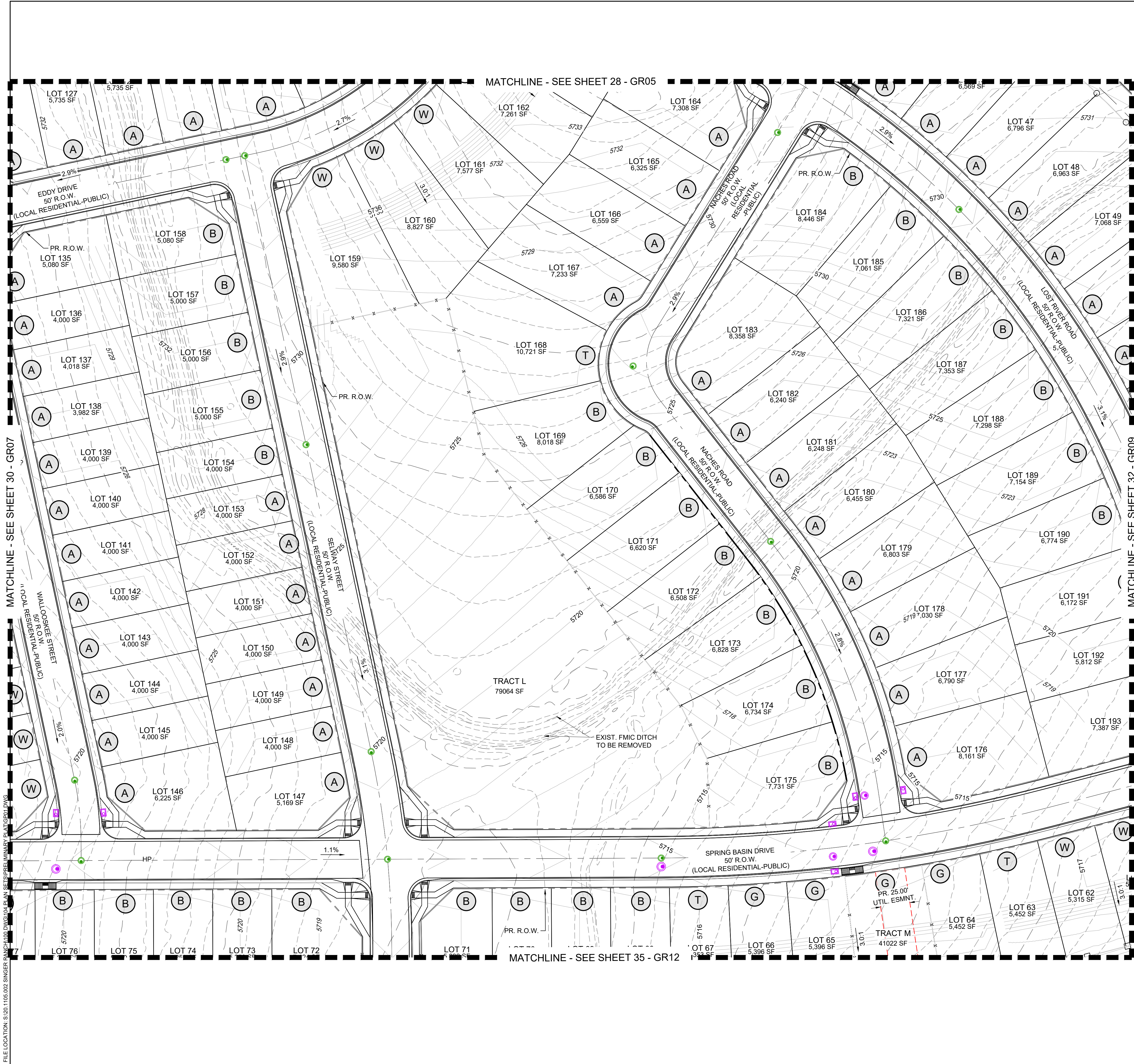
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

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

GRADING PLAN

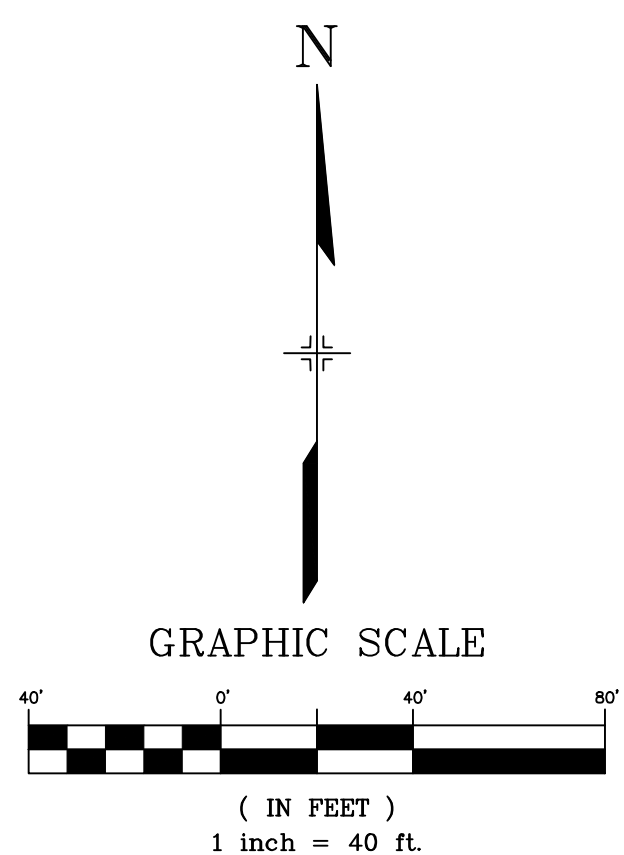
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SHEET 30 OF 58
CITY FILE NO.:



SHEET KEY

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- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
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CONSULTANTS:

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OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

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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

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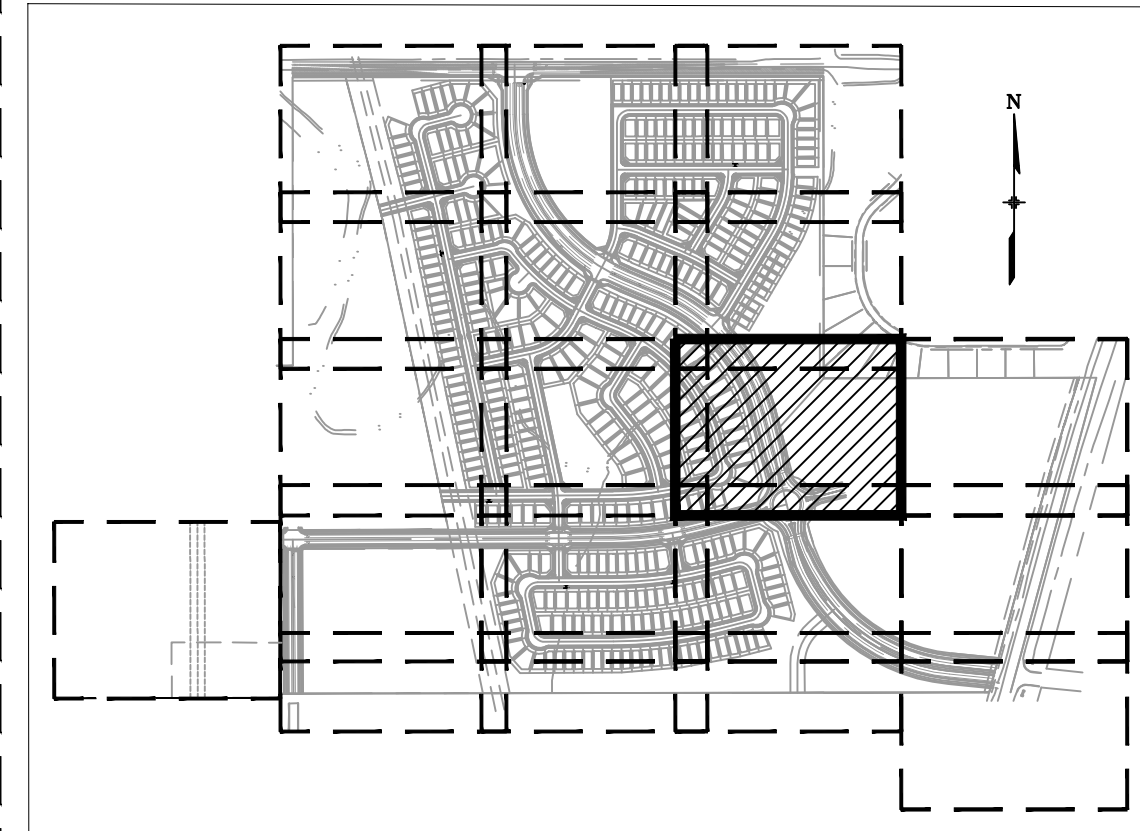
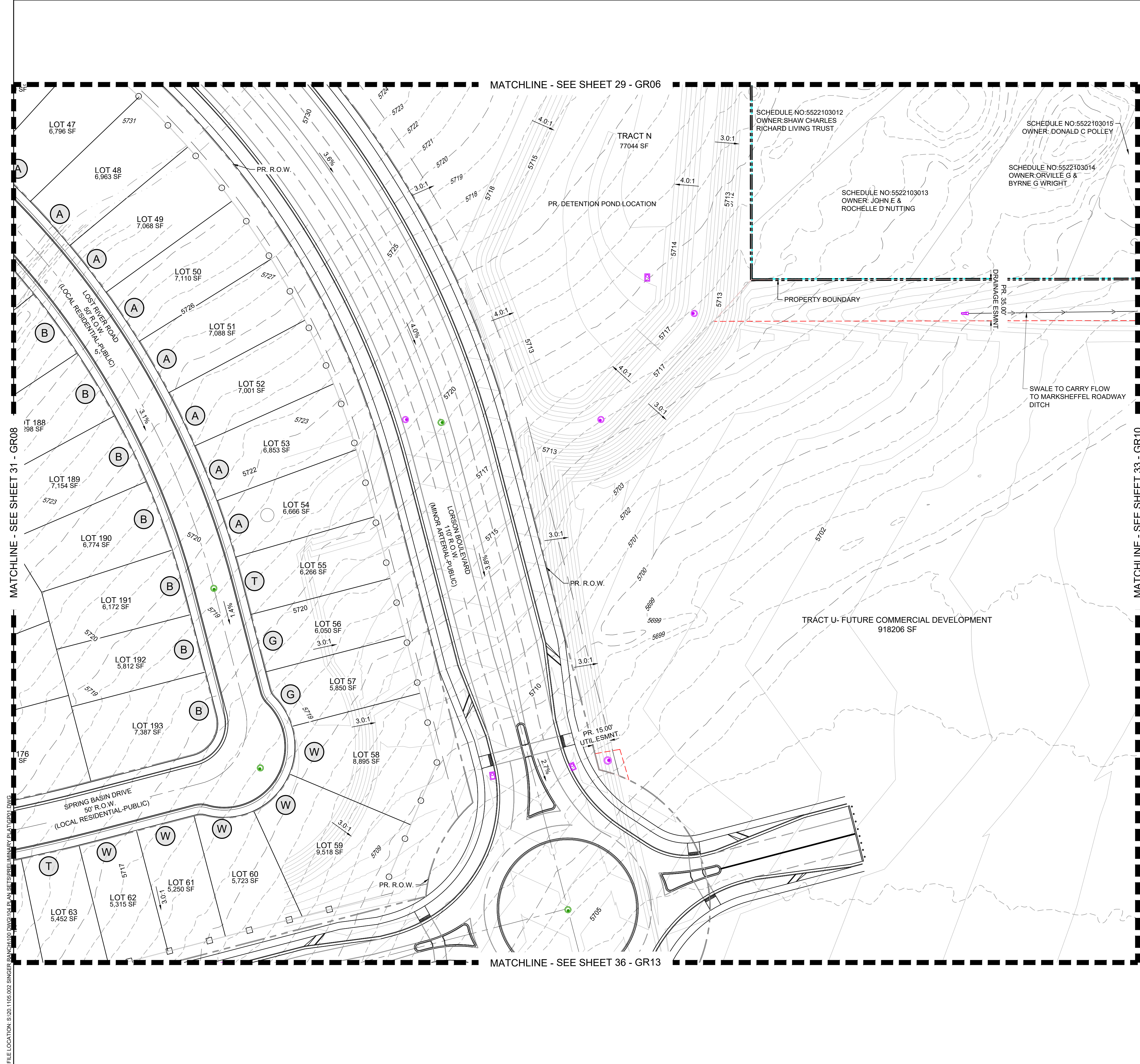
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GR08

SHEET 31 OF 58

CITY FILE NO.:

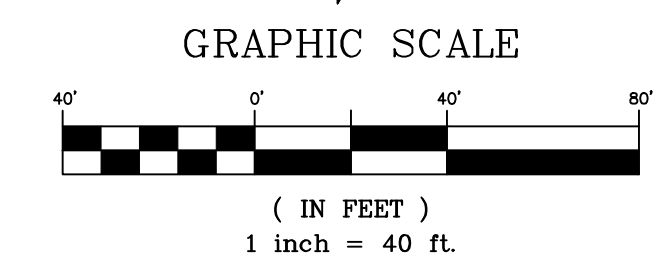
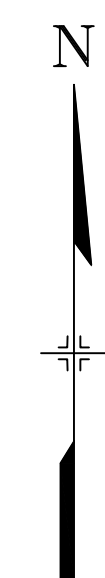
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SHEET KEY

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
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CONSULTANTS:

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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

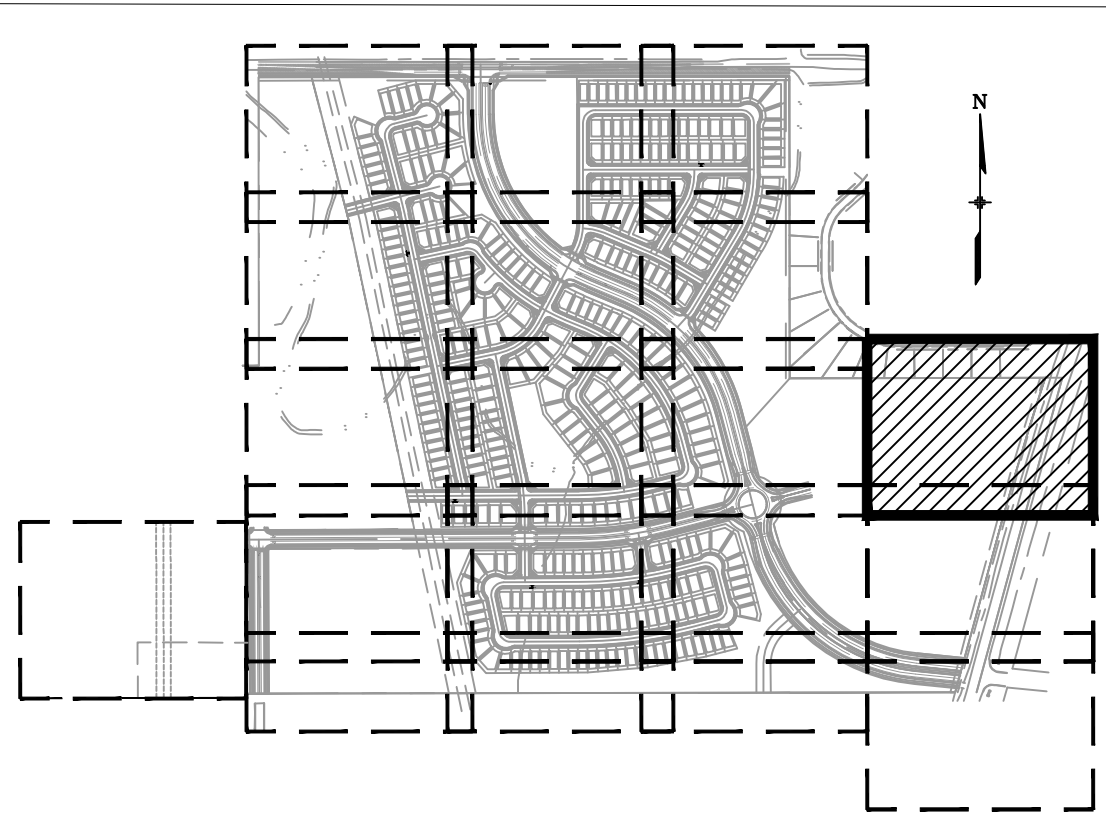
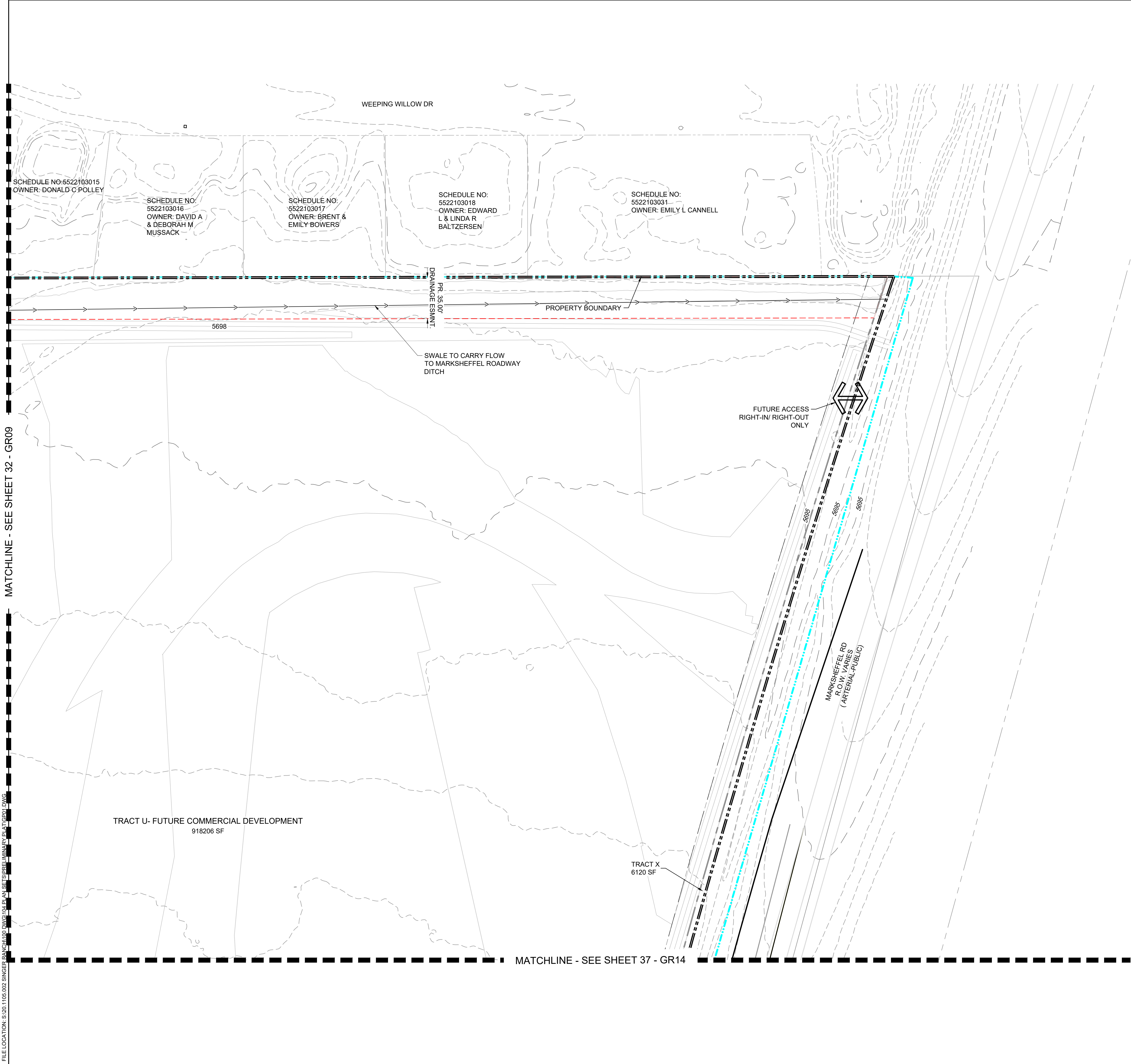
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GRADING PLAN

GR09

SHEET 32 OF 58

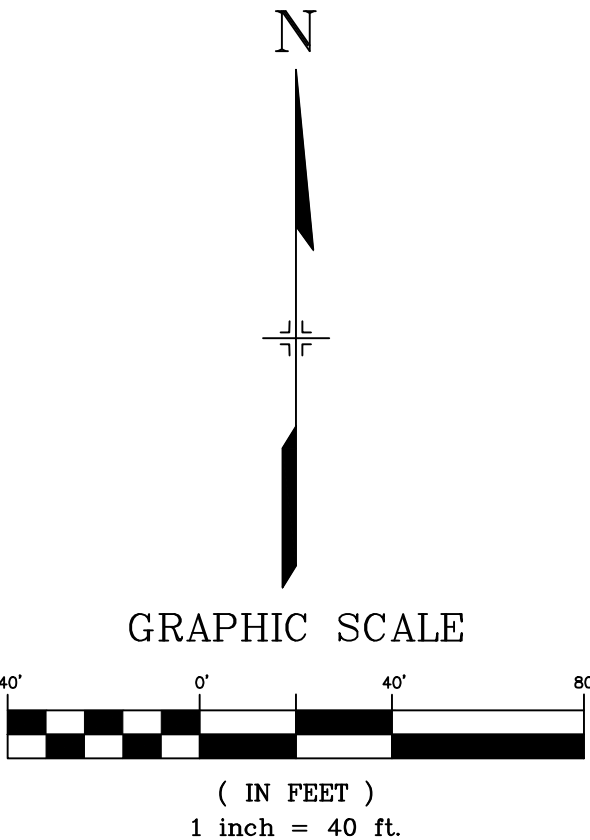
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SHEET KEY

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
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CONSULTANTS:

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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

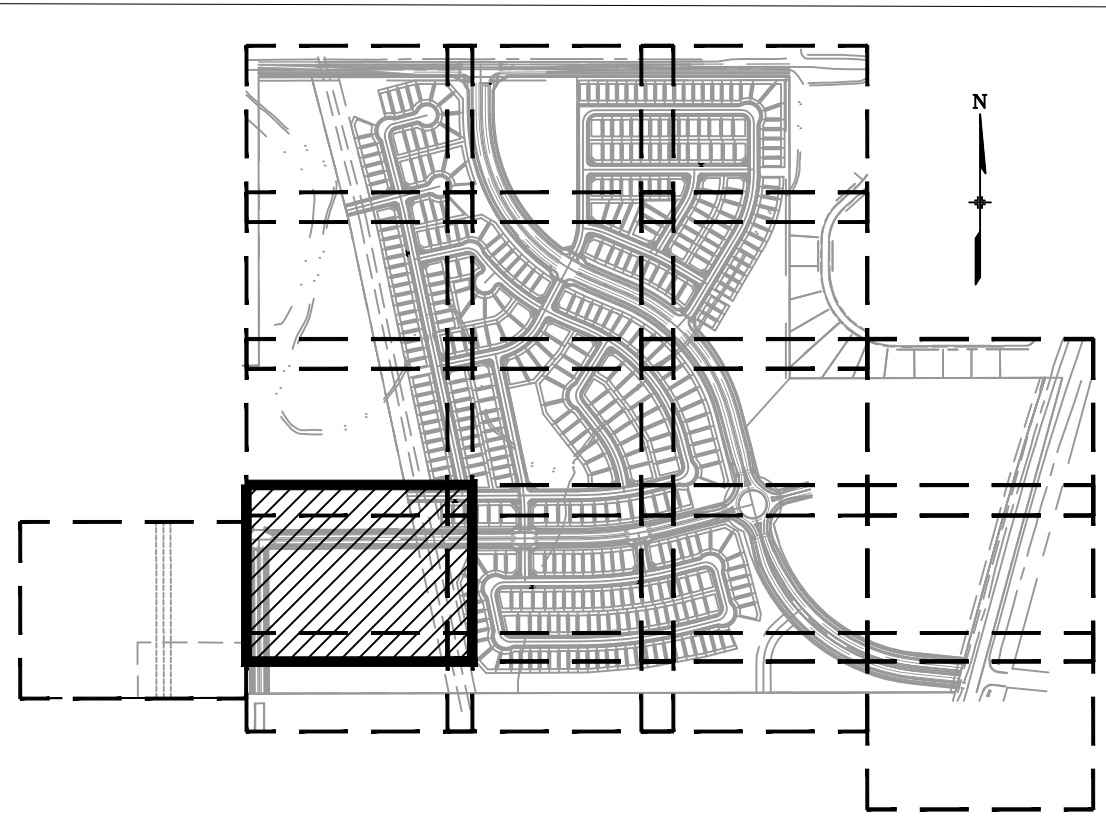
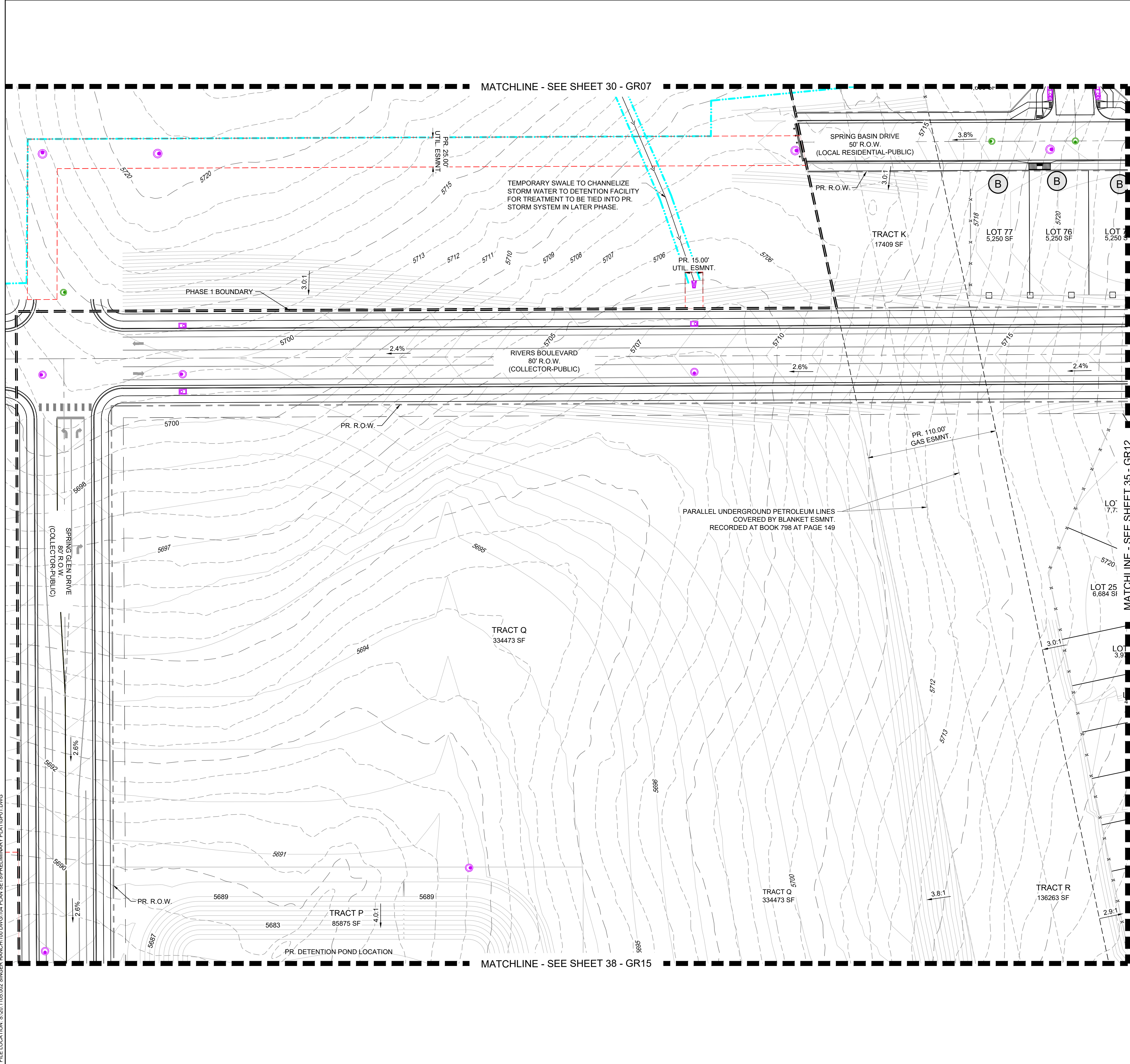
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GRADING PLAN

GR10

SHEET 33 OF 58

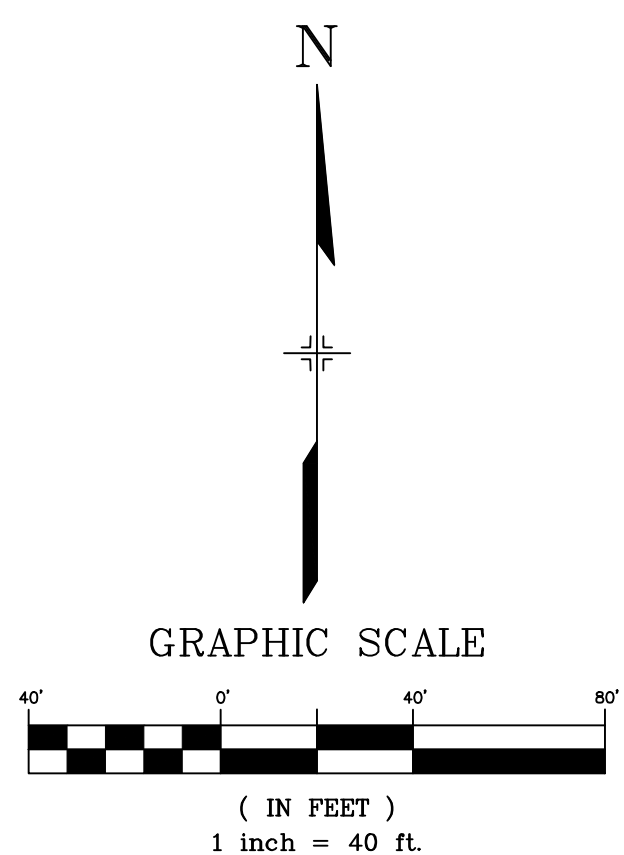
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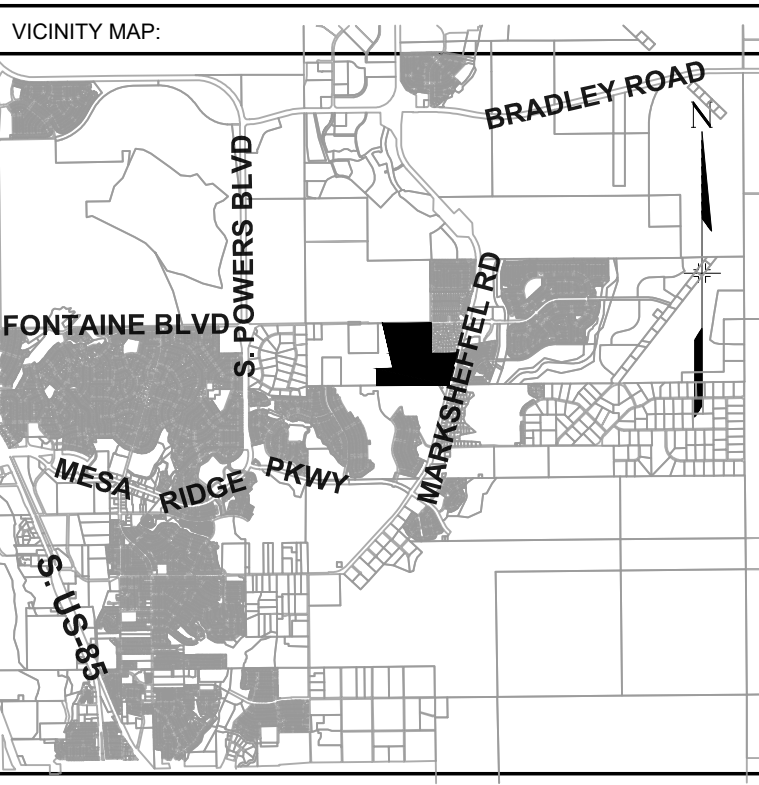
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- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
- LIMITS OF DISTURBANCE
- PROPOSED EASEMENT
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- RETAINING WALL (SEE DT03 FOR DETAIL)



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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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

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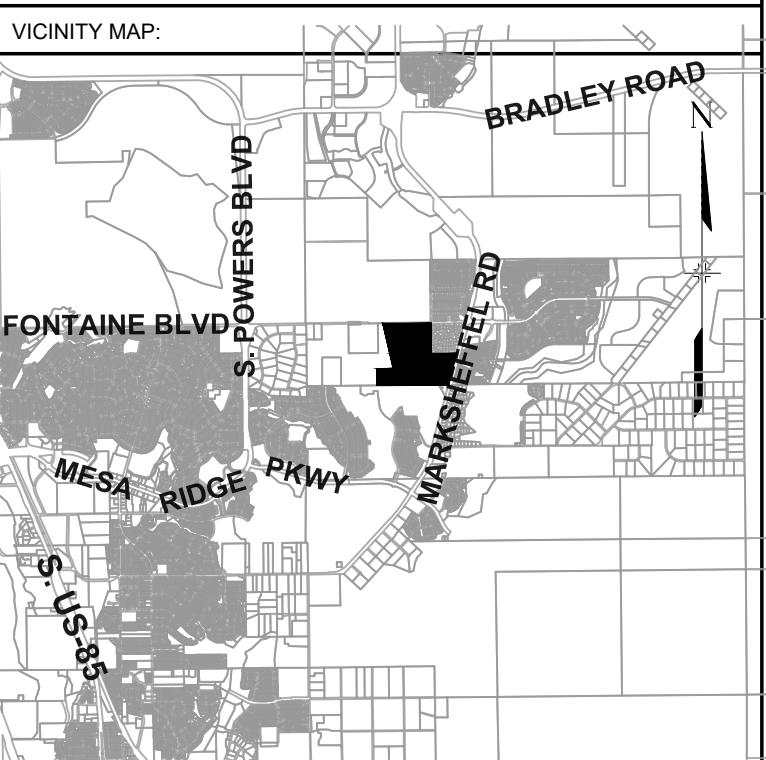
GRADING PLAN

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

NO.	DATE	DESCRIPTION	BY

PROJECT NO: 20.1105.002

DRAWN BY: KMZ

CHECKED BY: CPM

APPROVED BY: CPM

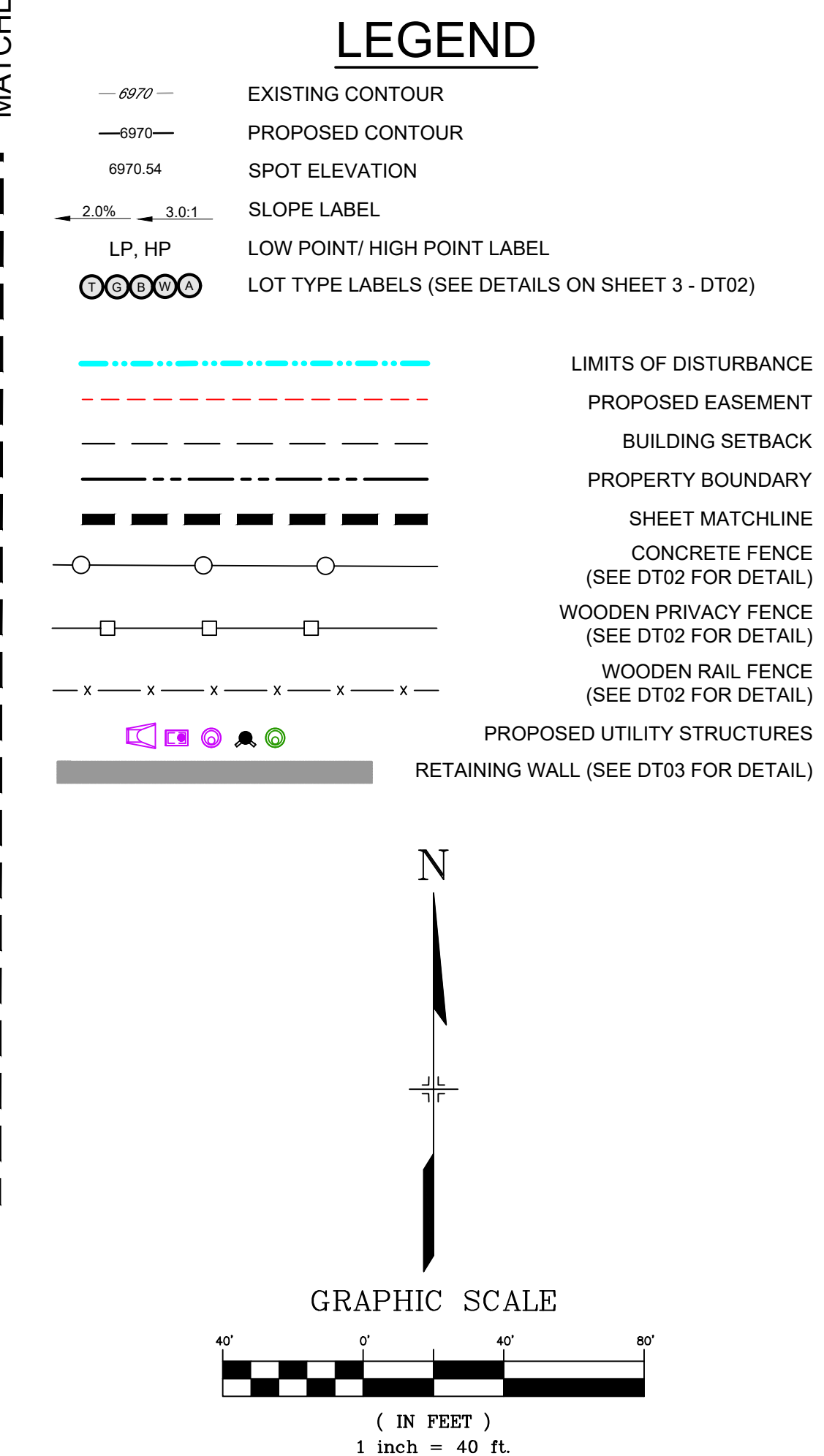
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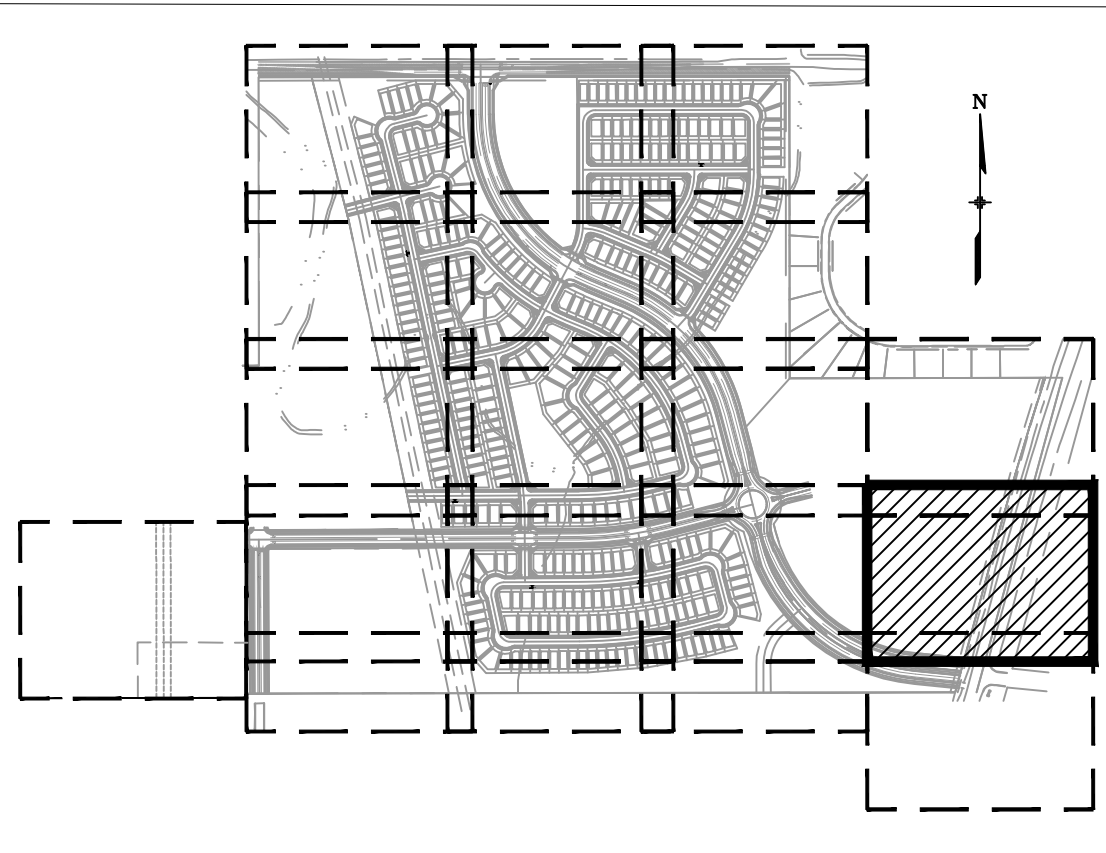
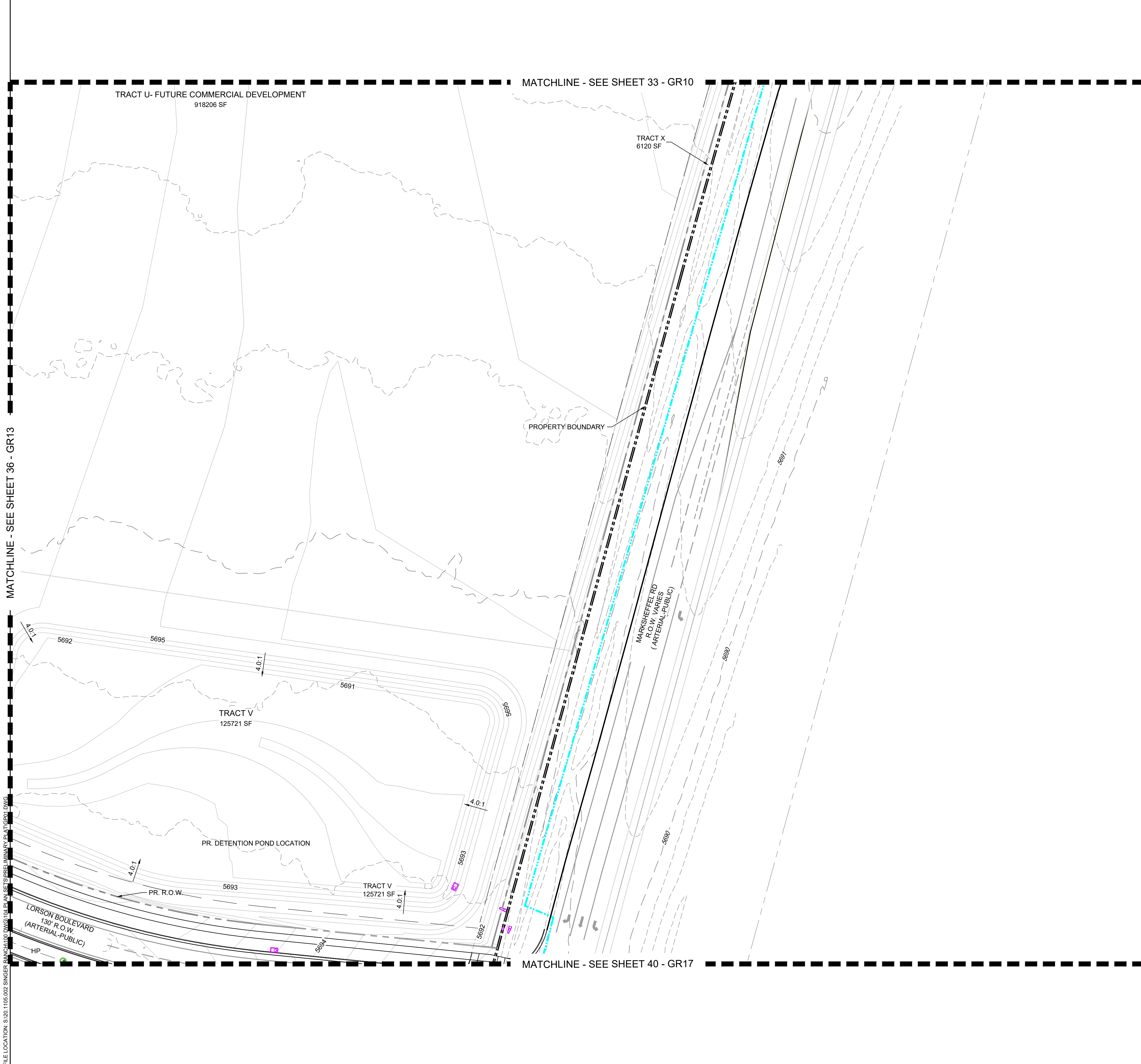
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GR13

SHEET 36 OF 58

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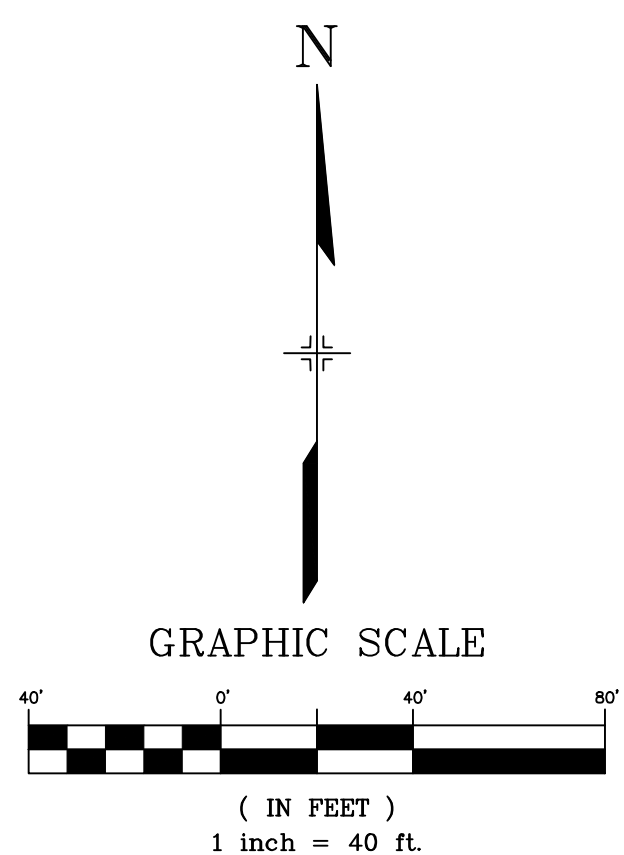




SHEET KEY

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)
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- PROPOSED UTILITY STRUCTURES
- RETAINING WALL (SEE DT03 FOR DETAIL)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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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

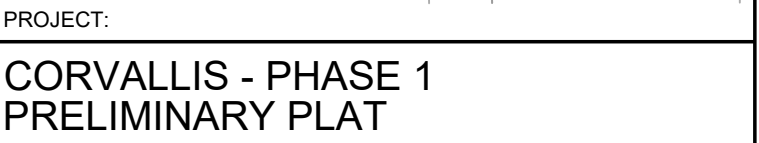
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GR14

SHEET 37 OF 58

CITY FILE NO.:



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
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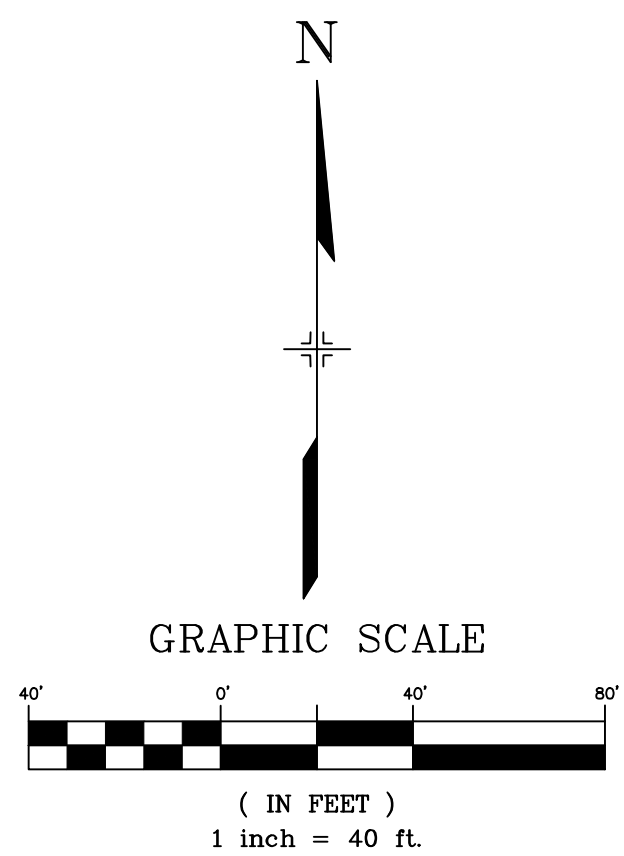
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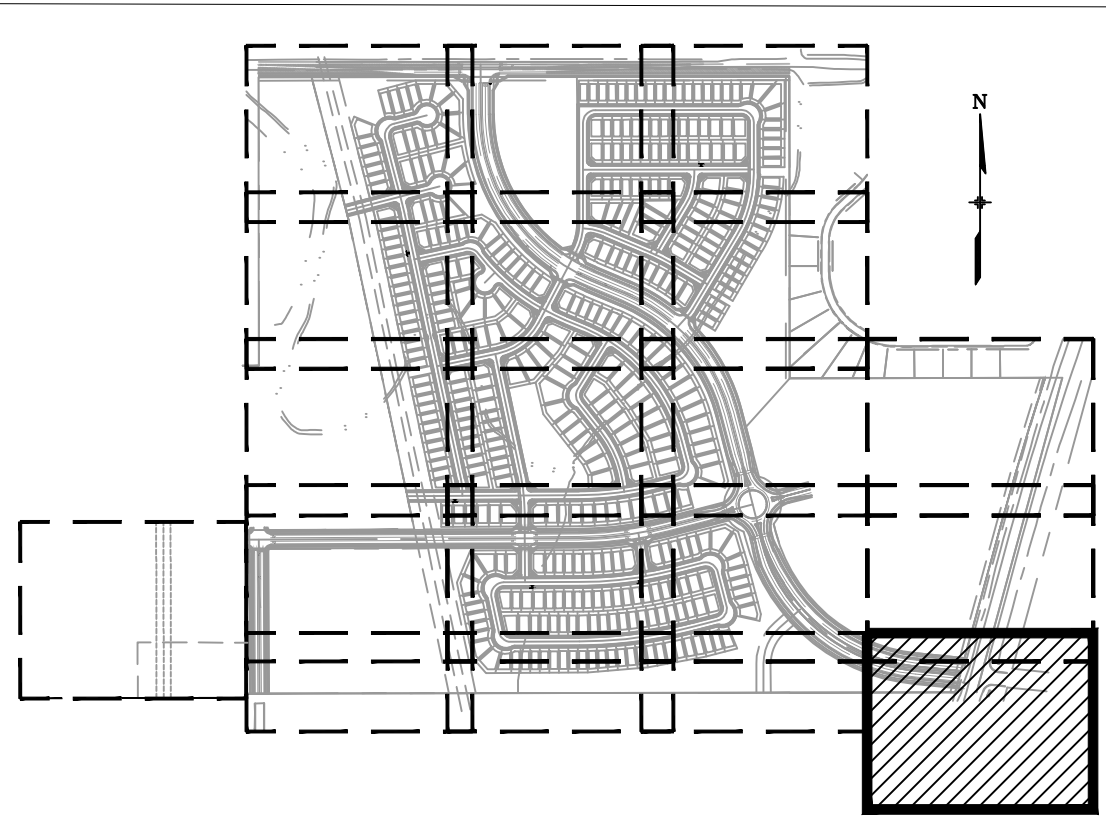
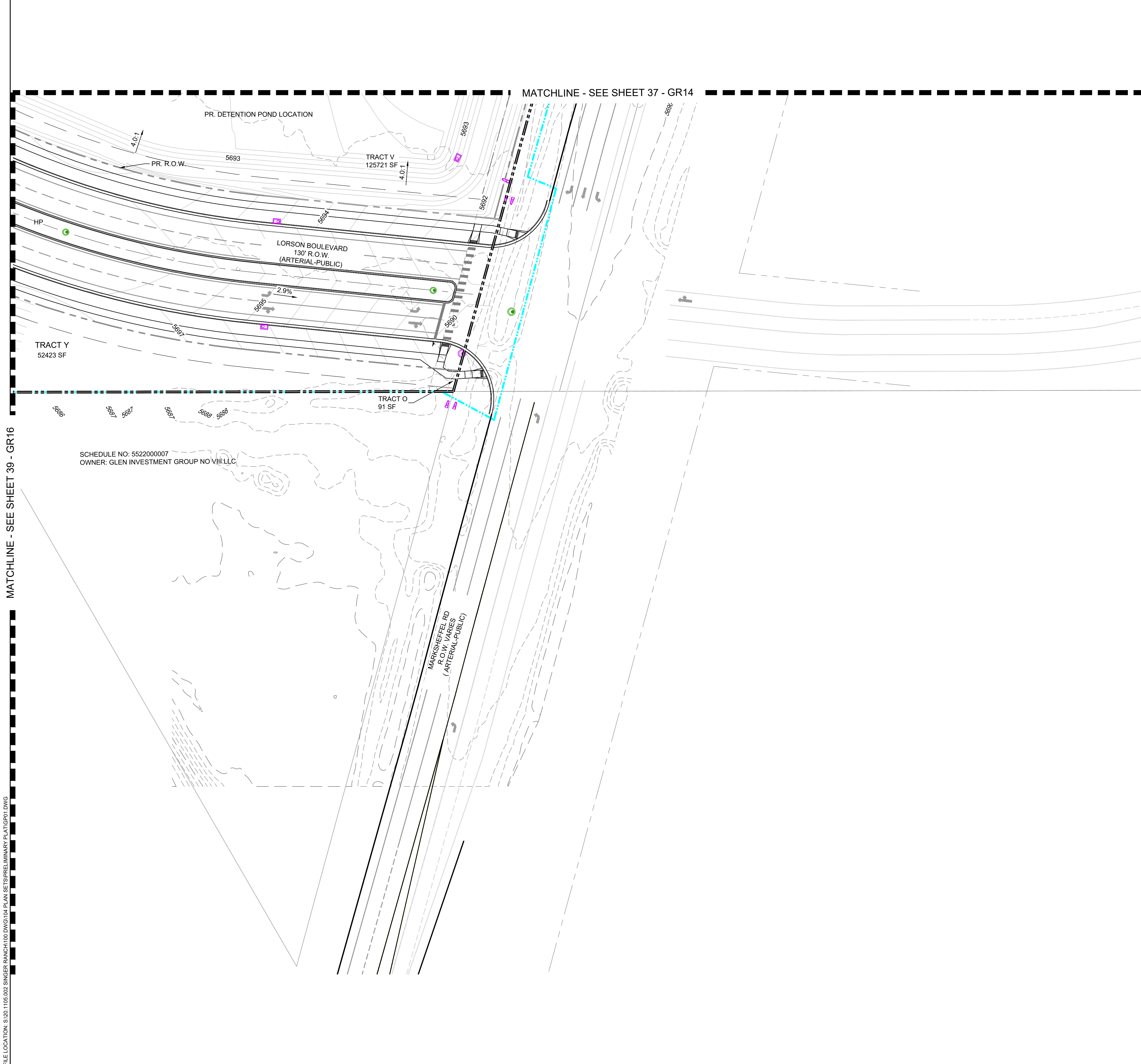
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CITY FILE NO.:



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| | 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) | |
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| | PROPOSED UTILITY STRUCTURES | |
| | RETAINING WALL (SEE DT03 FOR DETAIL) | |

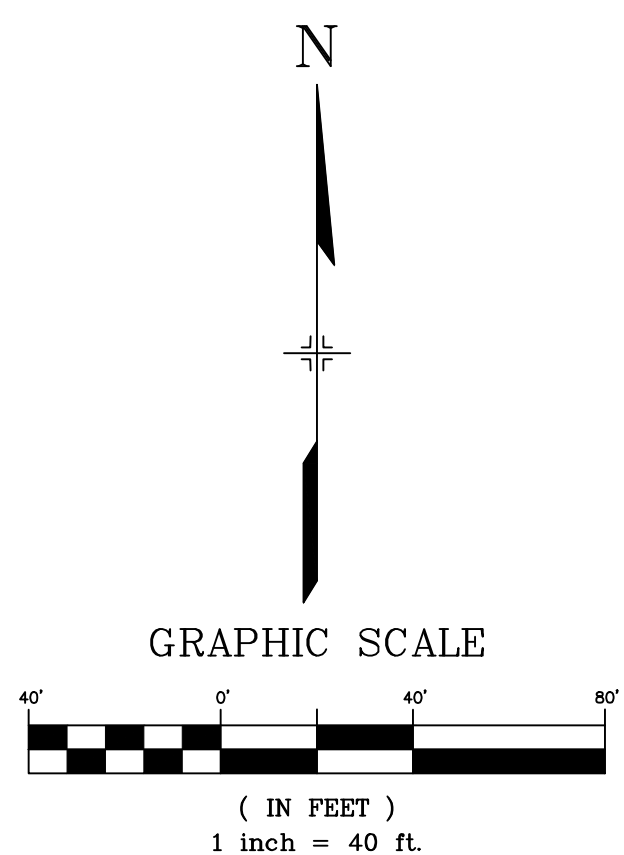




SHEET KEY

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- LP, HP
- LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)
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- RETAINING WALL (SEE DT03 FOR DETAIL)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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OWNER/DEVELOPER:

HPHR PROPERTIES, LLC

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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

GR17

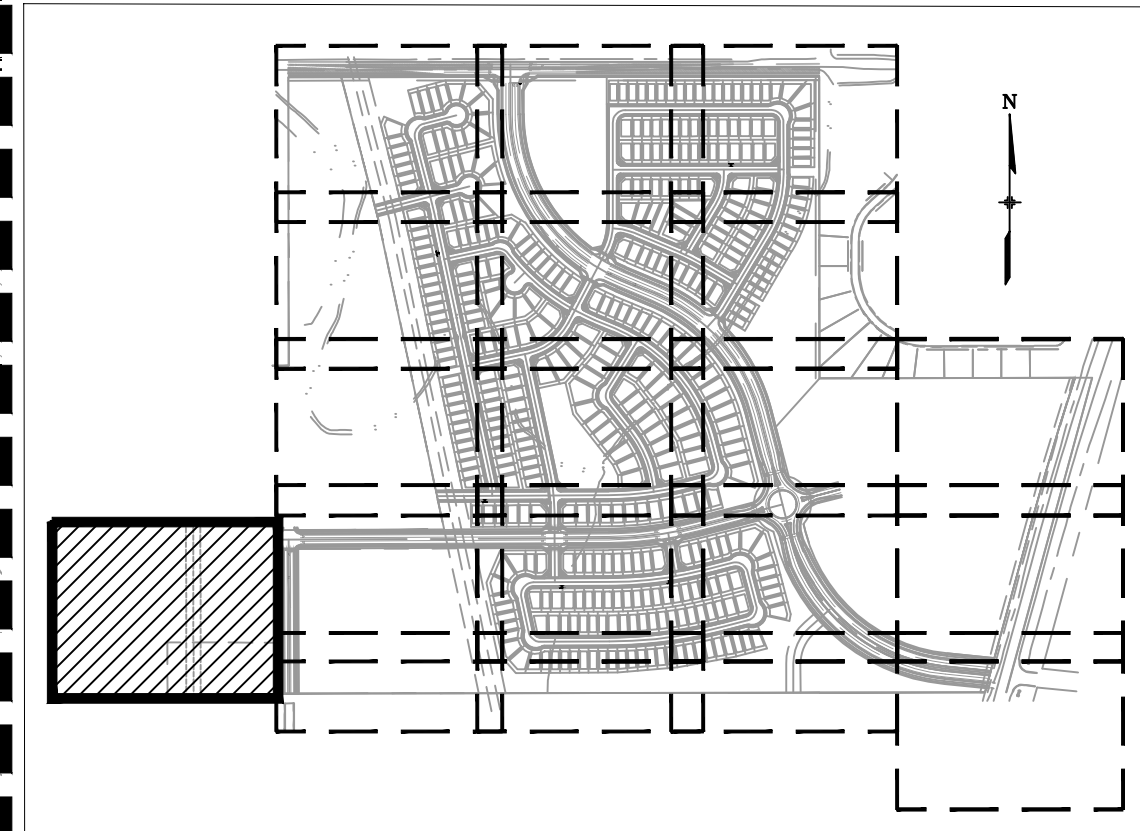
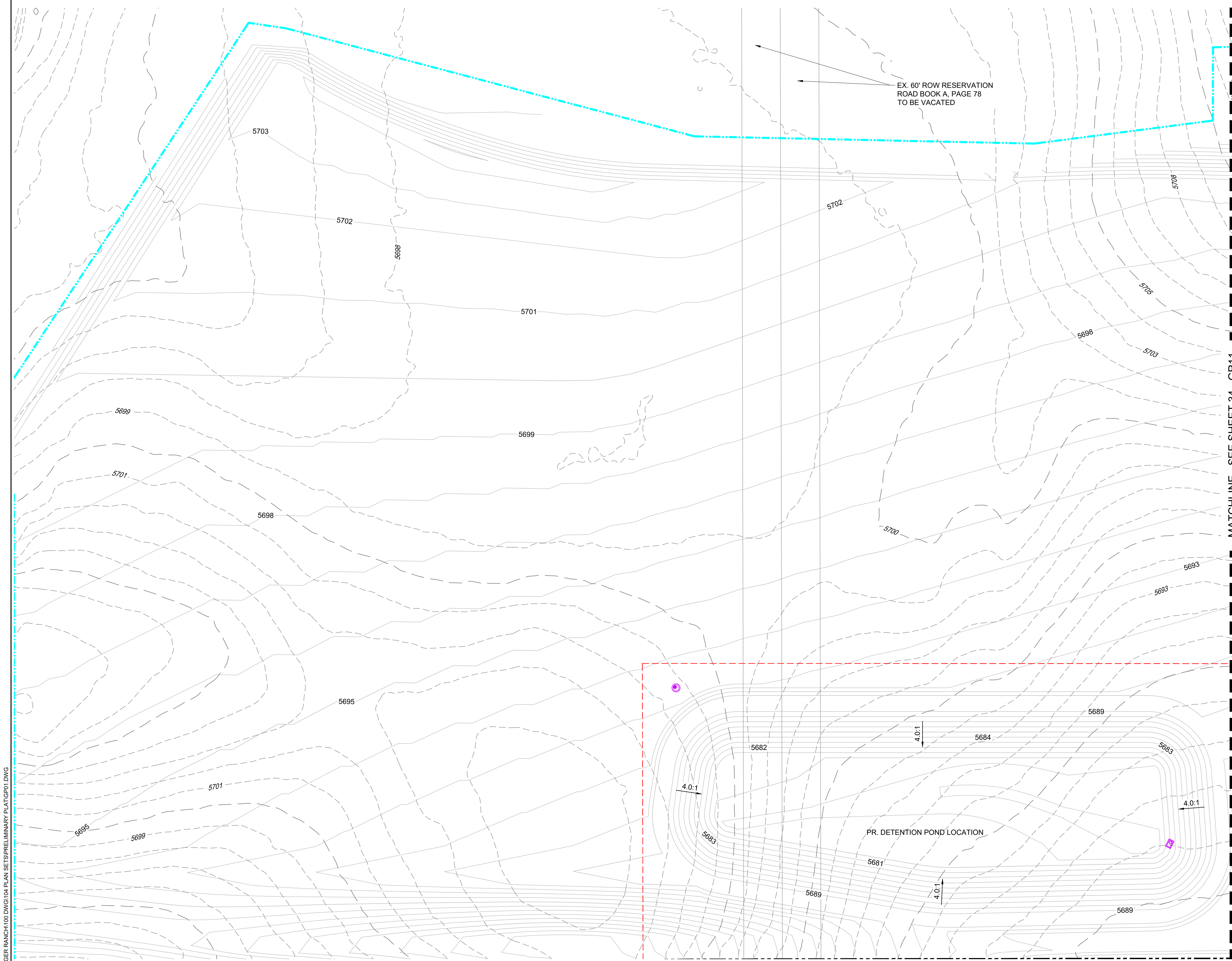
SHEET 40 OF 58

CITY FILE NO.:

MATCHLINE - SEE SHEET 39 - GR16

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SHEET KEY

— 6970 —

— 6970 —

6970.54

2.0% 3.0:1

LP, HP

LOT TYPE LABELS (SEE DETAILS ON SHEET 3 - DT02)

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)

GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)

1 inch = 40 ft.

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

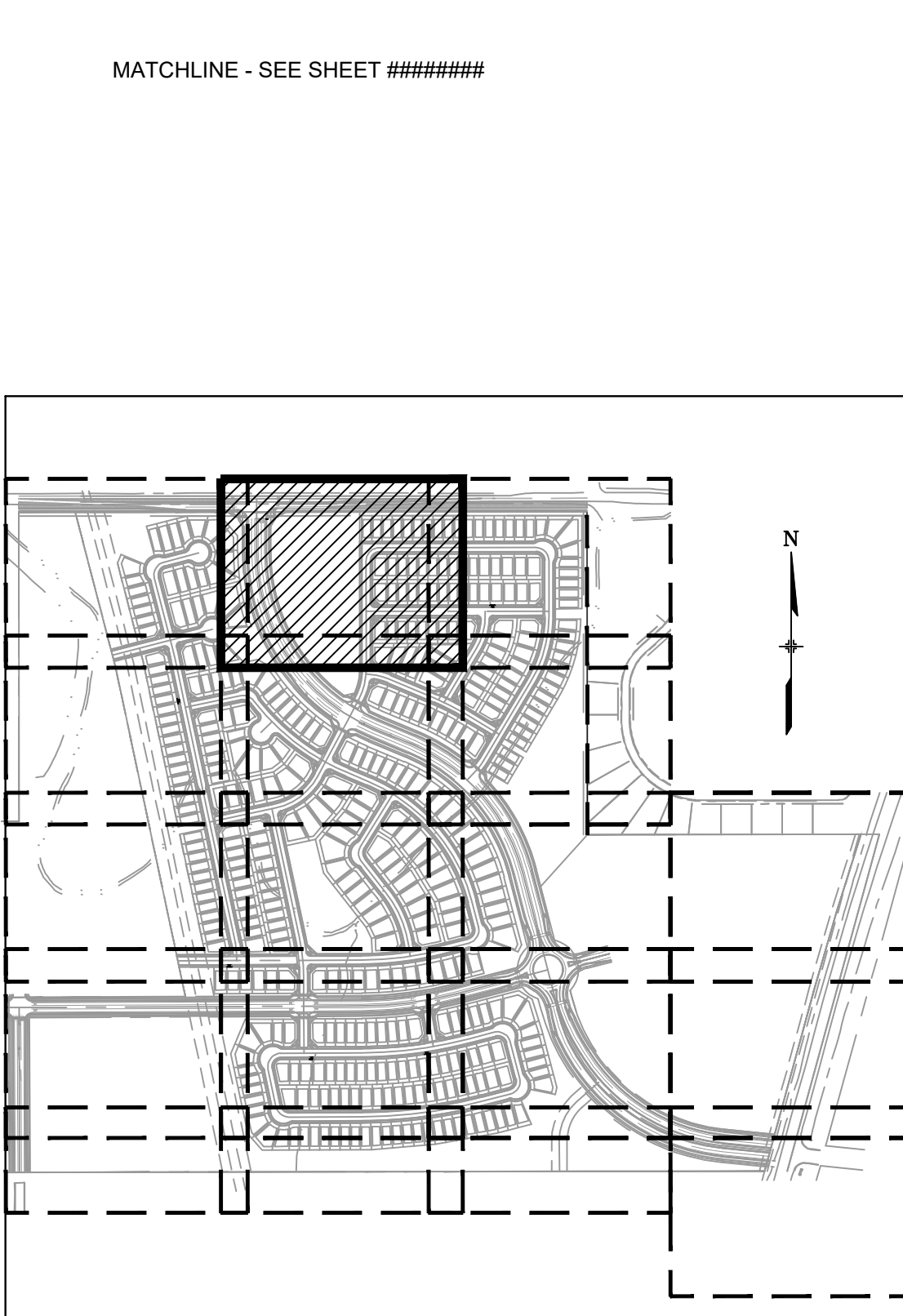
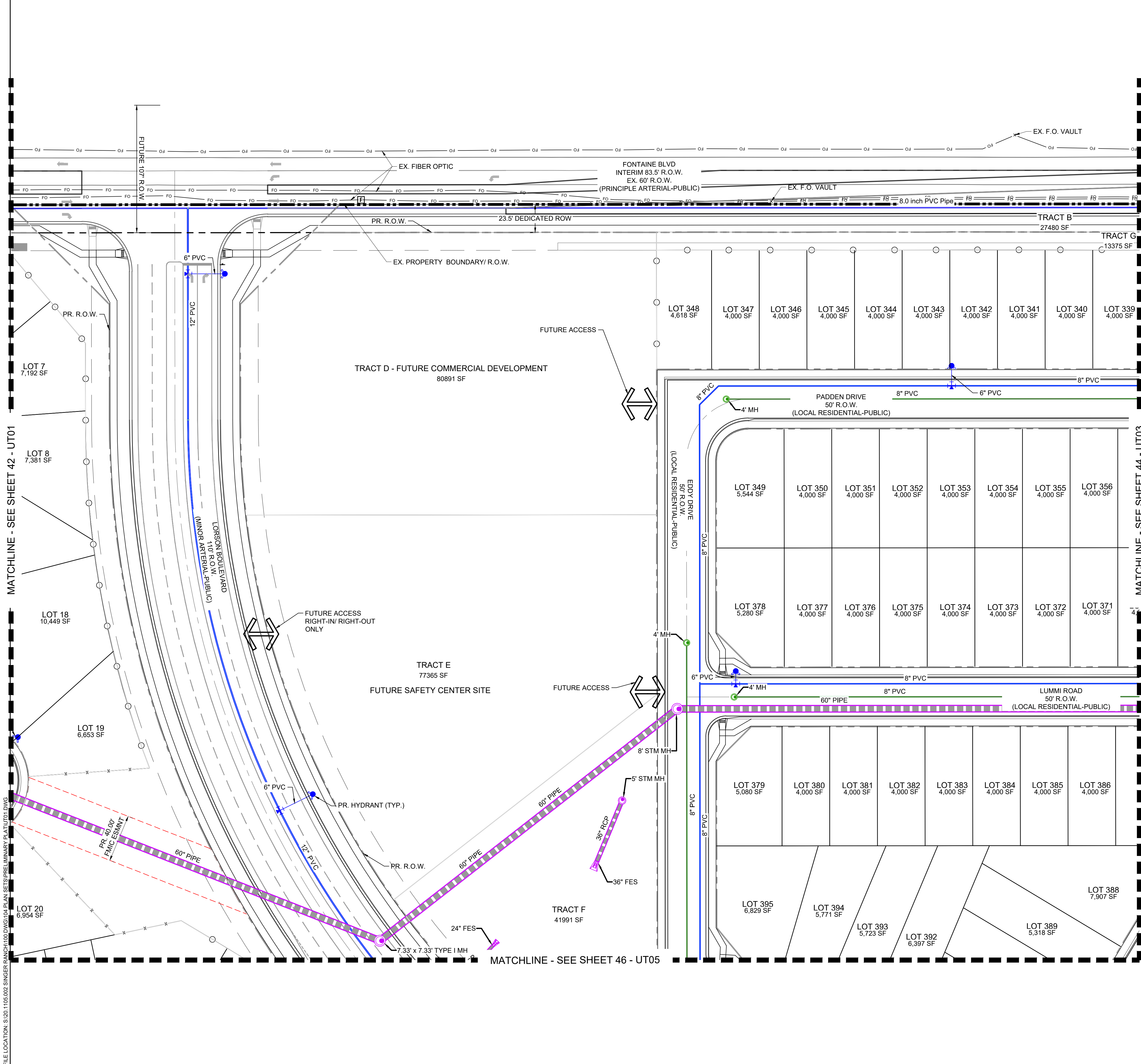
APPROVED BY: CPM

SHEET TITLE:

GR18

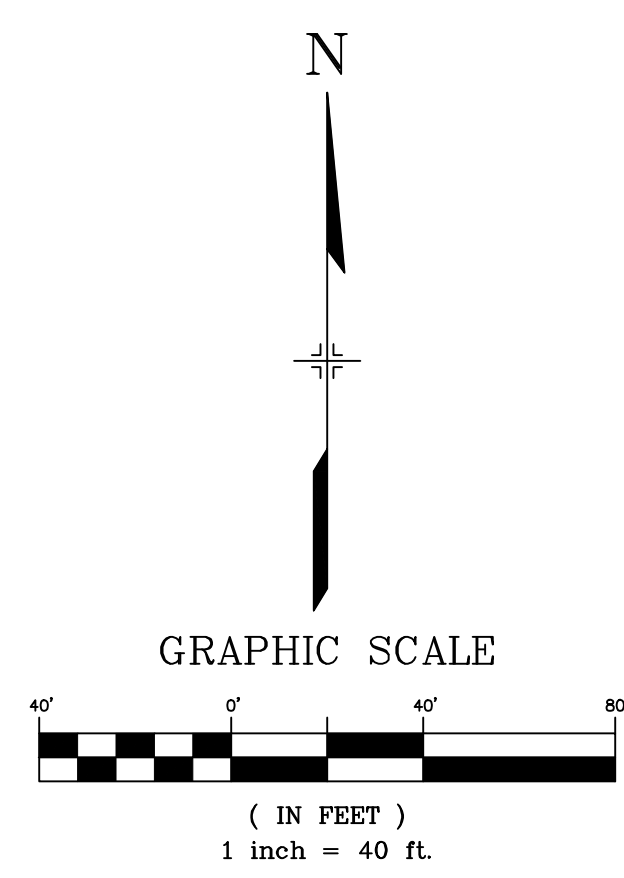
SHEET 41 OF 58

CITY FILE NO.:



SHEET KEY

- LEGEND**
- SD SD SD EXISTING STORM DRAIN
 - PROF. STORM DRAIN
 - PROF. STORM FLARED END SECTION
 - PROF. STORM INLETS
 - PROF. STORM MANHOLE
 - EXISTING WATER MAIN
 - PROF. PUBLIC PVC WATER MAIN
 - PROF. FIRE HYDRANT
 - 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

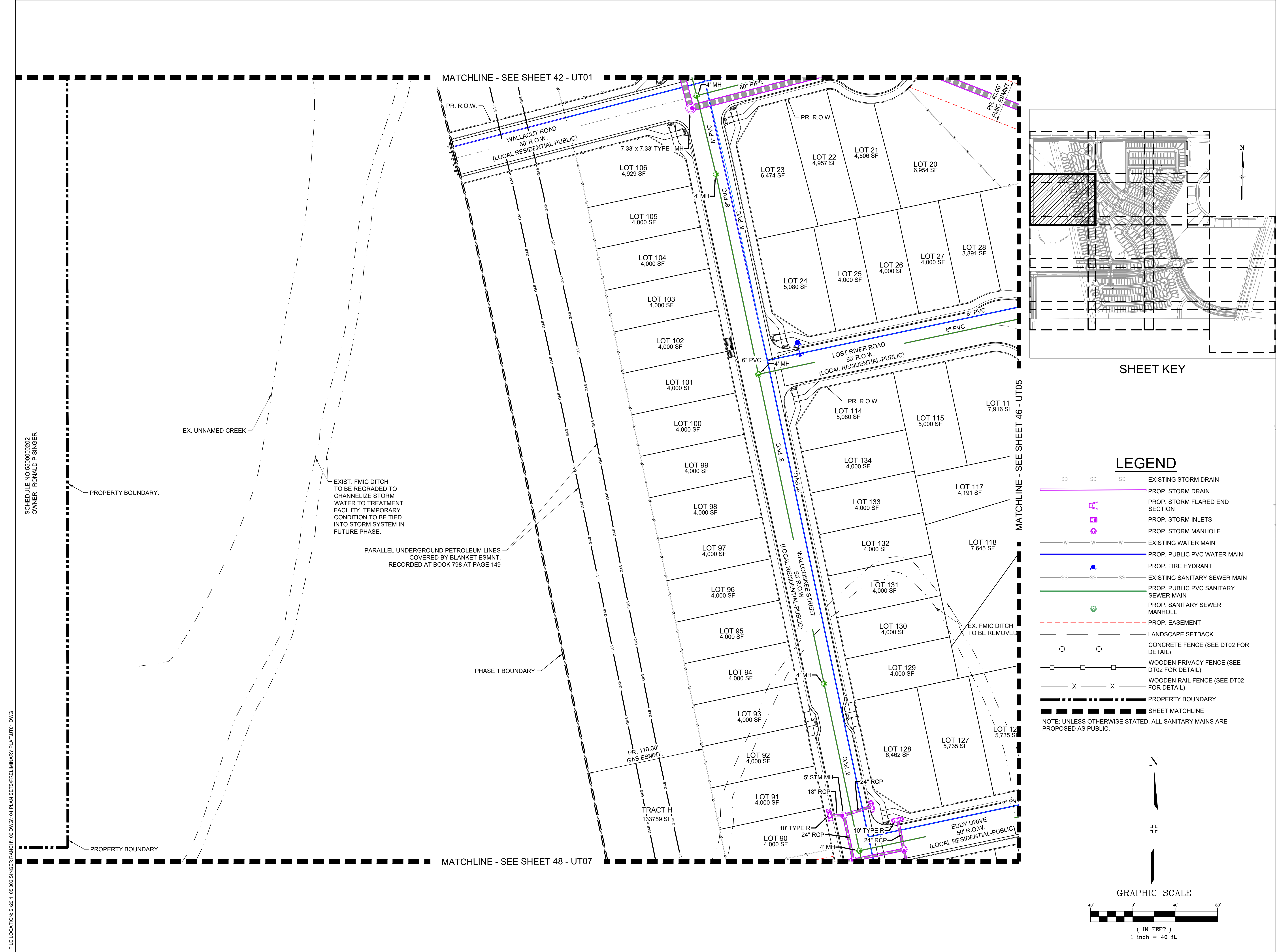
UT02
SHEET 43 OF 58

CITY FILE NO.:



CITY FILE NO.:

OWNER/DEVELOPER:
HPHR PROPERTIES, LLC
14160 GLENEASGLE DRIVE COLORADO SPRINGS, CO 80921



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

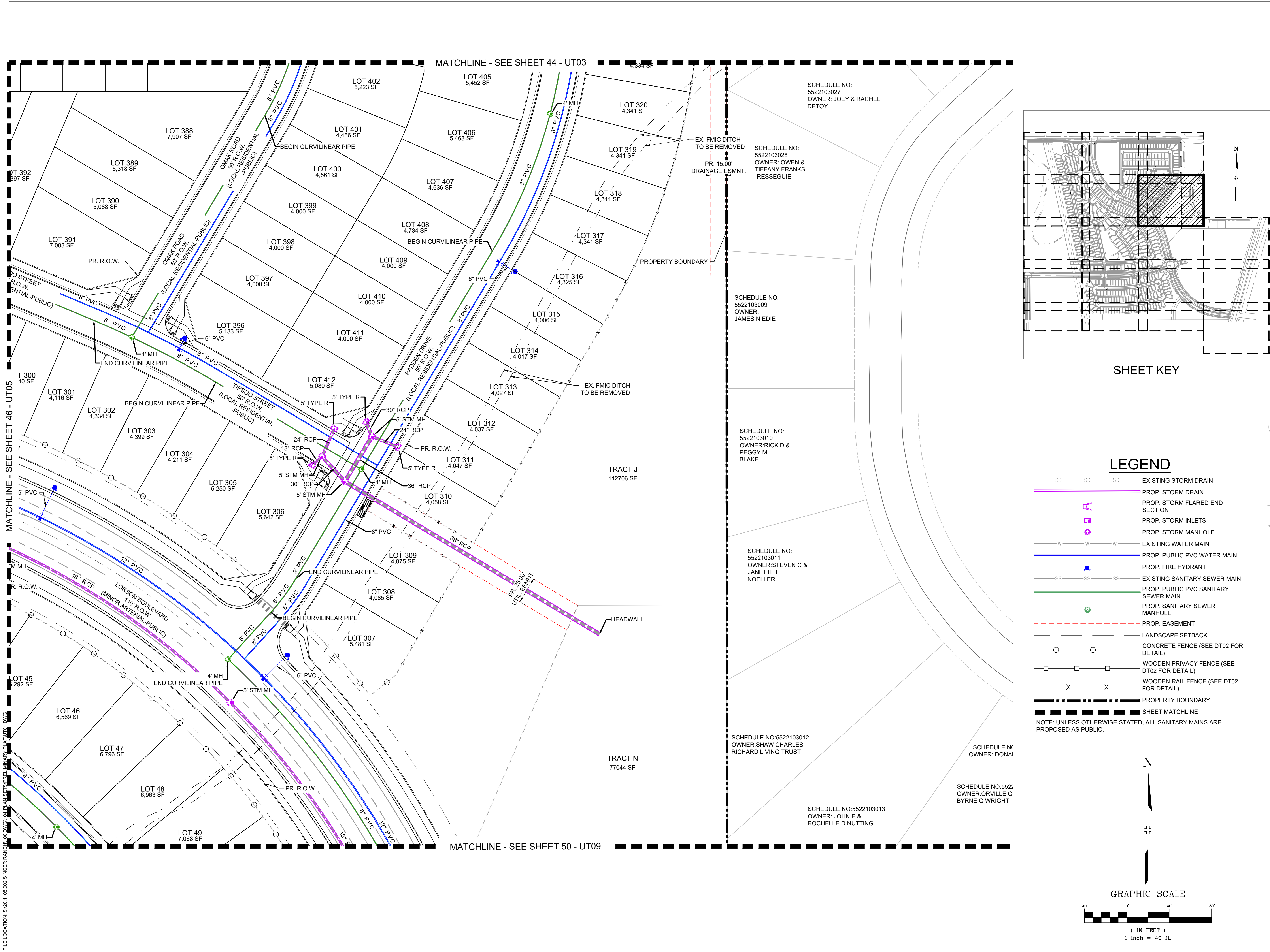
SHEET TITLE:

UTILITY PLAN

UT04

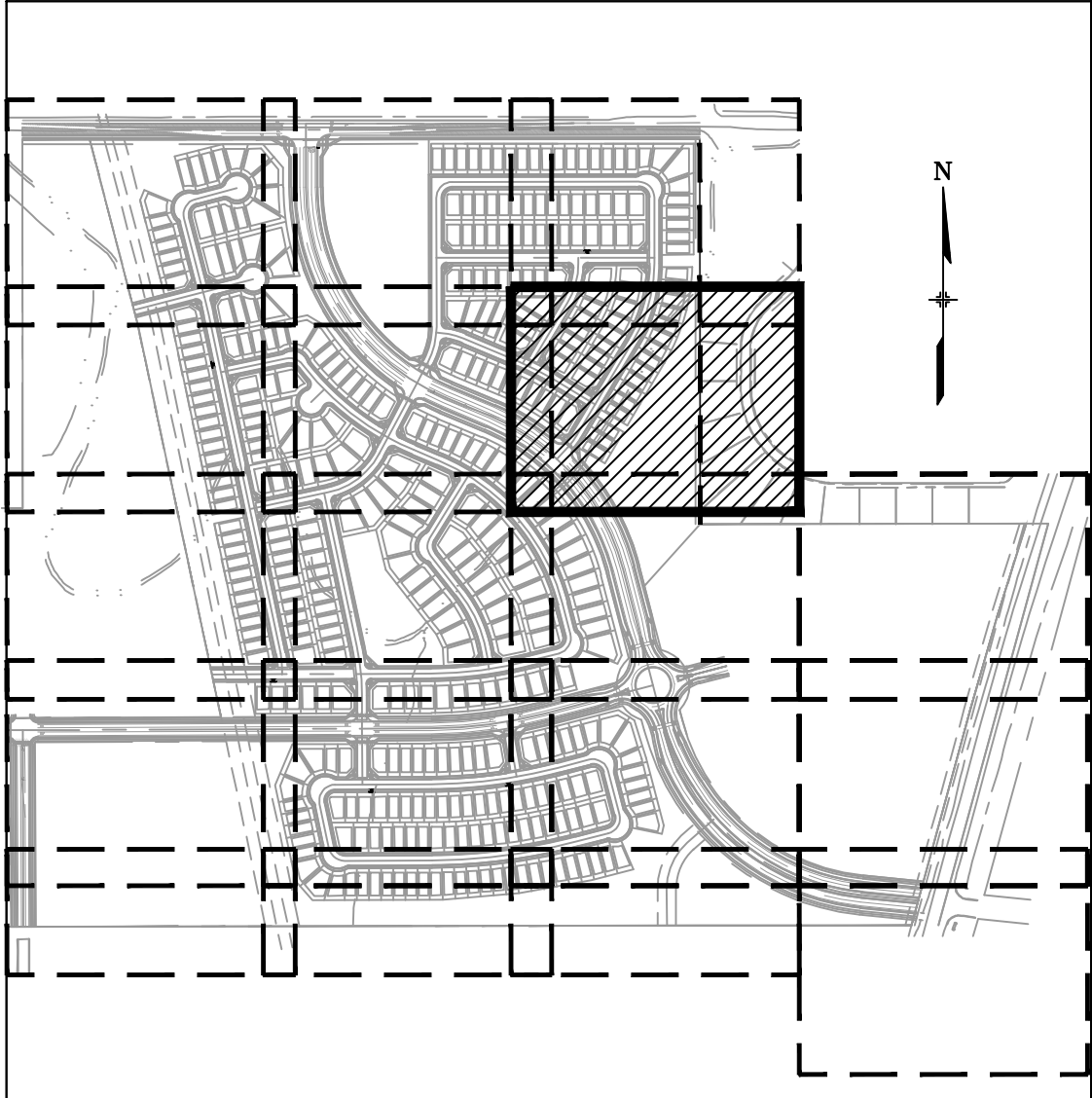
SHEET 45 OF 58

CITY FILE NO.:



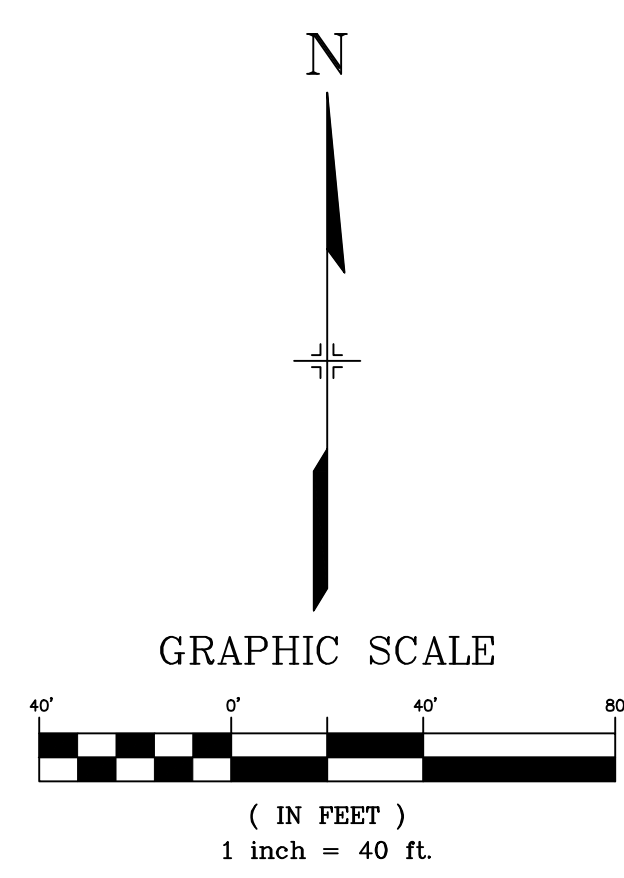
MATCHLINE - SEE SHEET 46 - UT05

FILE LOCATION: S:\201105.002 SINGER HANCOCK\001\DWG\1416.DWG USER: MIMAS\CAVATINI, DWG



SHEET KEY

- ### LEGEND
- SD SD SD EXISTING STORM DRAIN
 - PROF. STORM DRAIN
 - PROF. STORM FLARED END SECTION
 - PROF. STORM INLETS
 - PROF. STORM MANHOLE
 - EXISTING WATER MAIN
 - PROF. PUBLIC PVC WATER MAIN
 - PROF. FIRE HYDRANT
 - 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

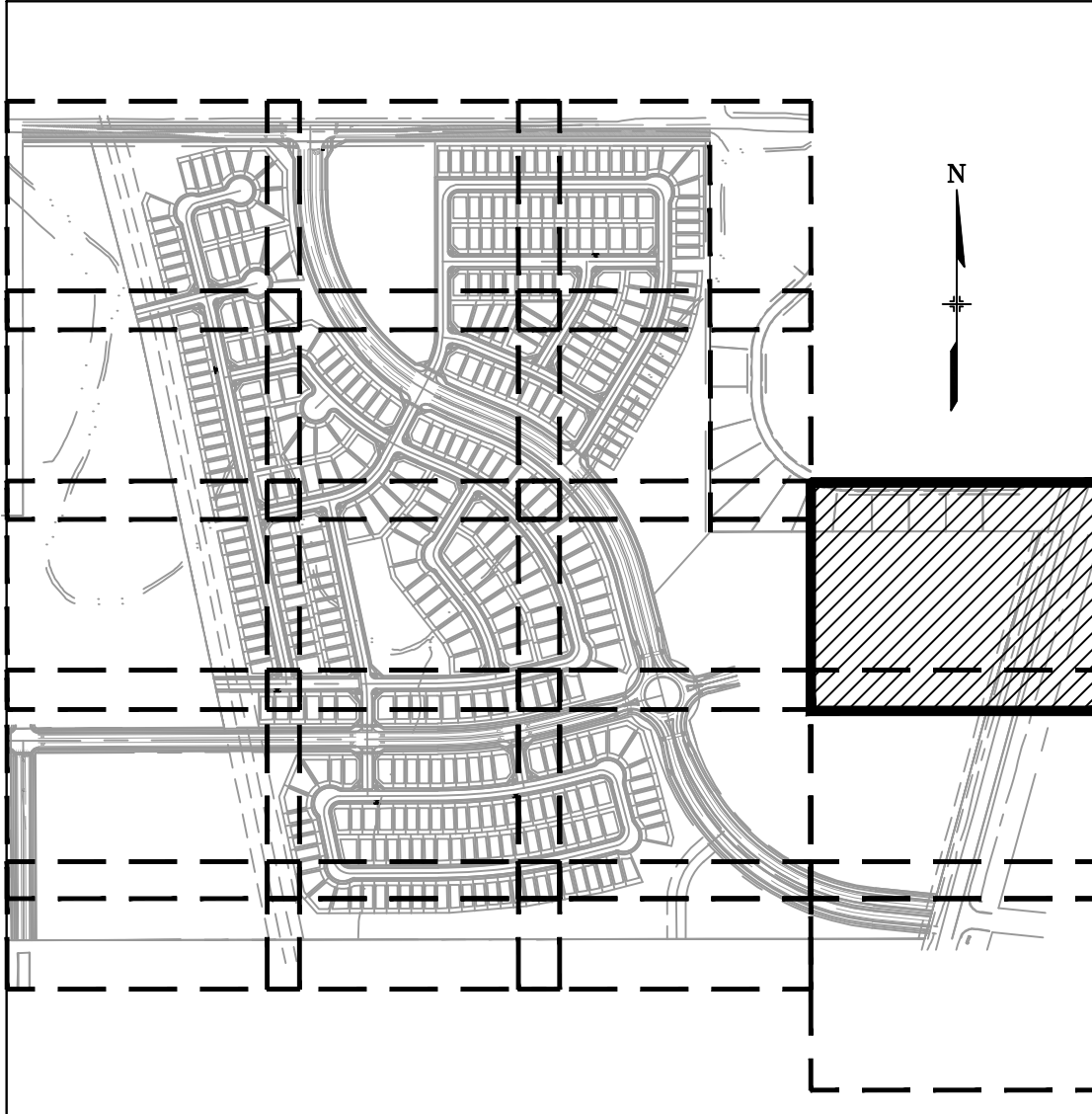
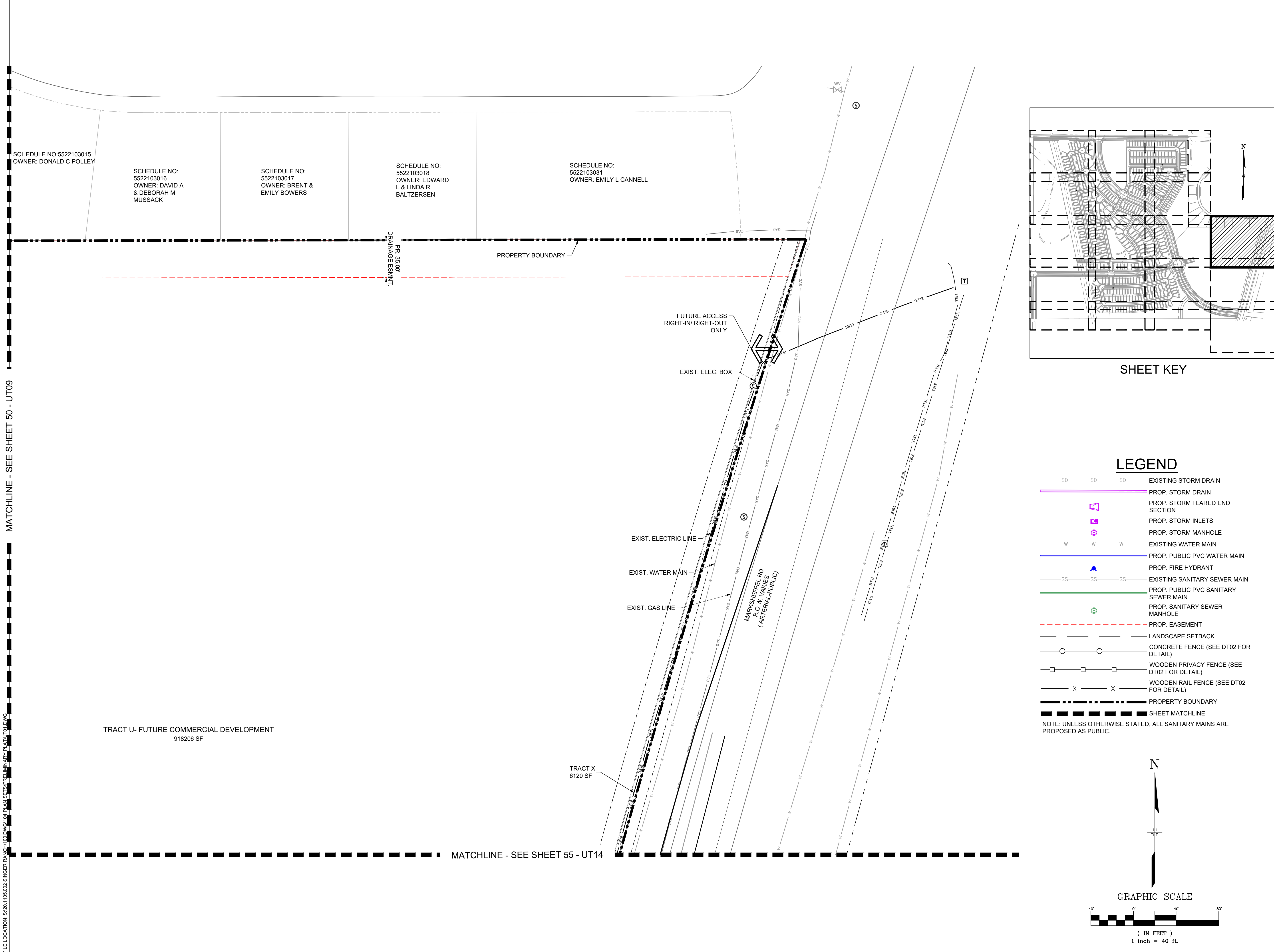
DRAWING INFORMATION:
 PROJECT NO: 20.1105.002
 DRAWN BY: KMZ
 CHECKED BY: CPM
 APPROVED BY: CPM
 SHEET TITLE:

UTILITY PLAN

UT06

SHEET 47 OF 58

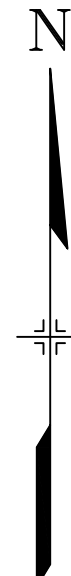
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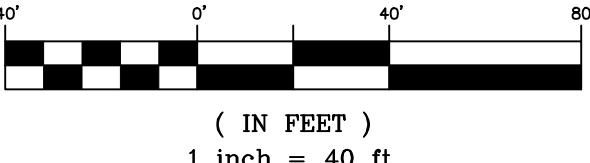
SHEET KEY

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.



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

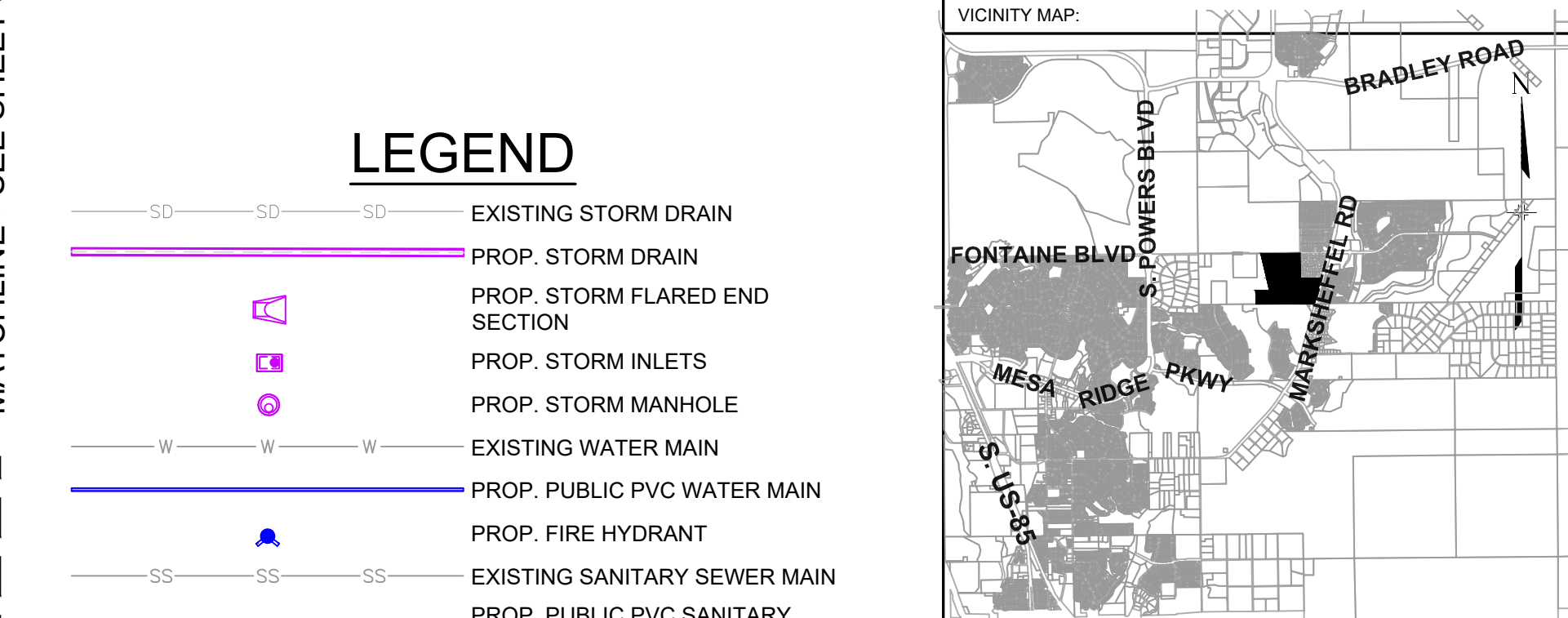
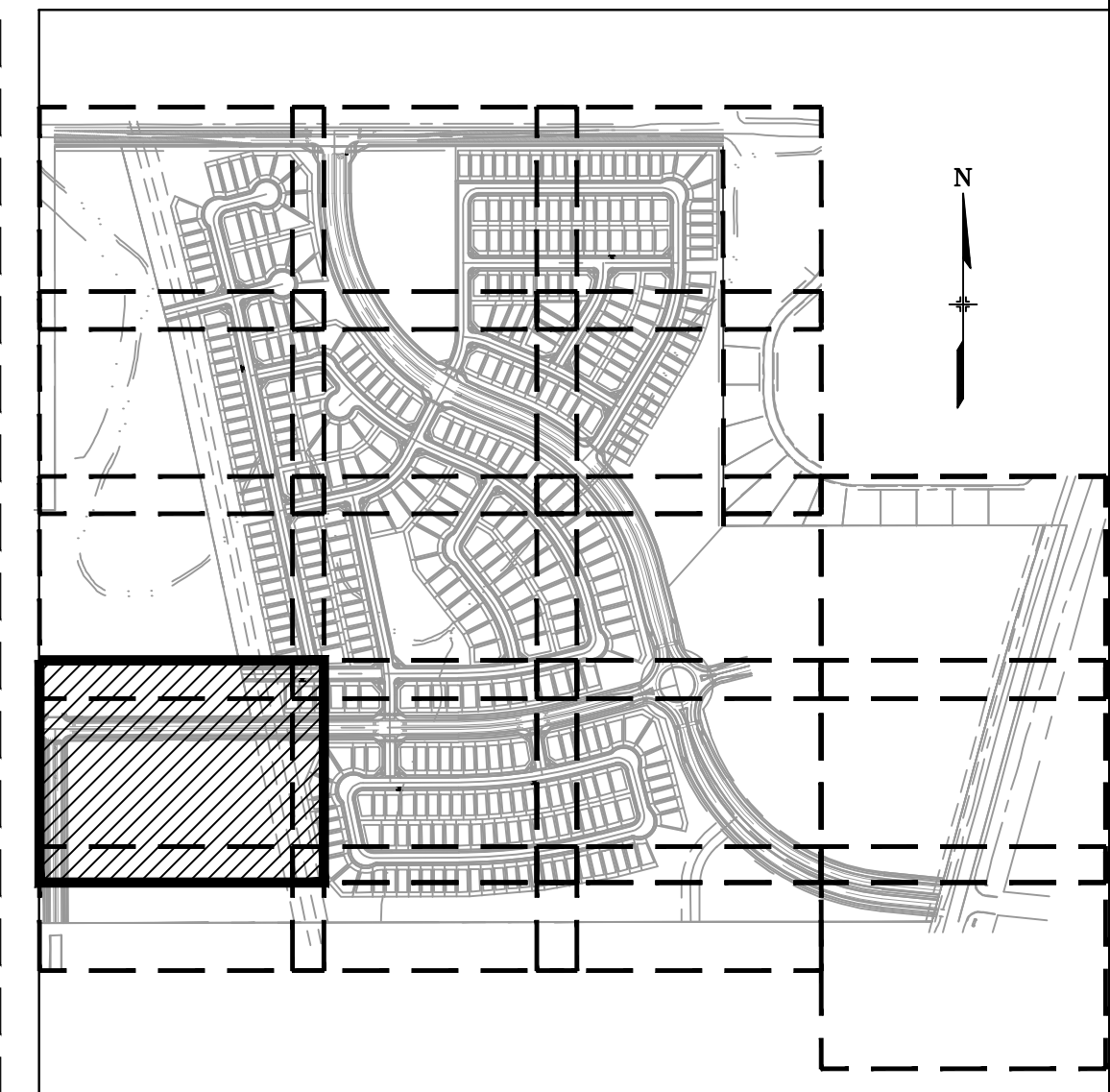
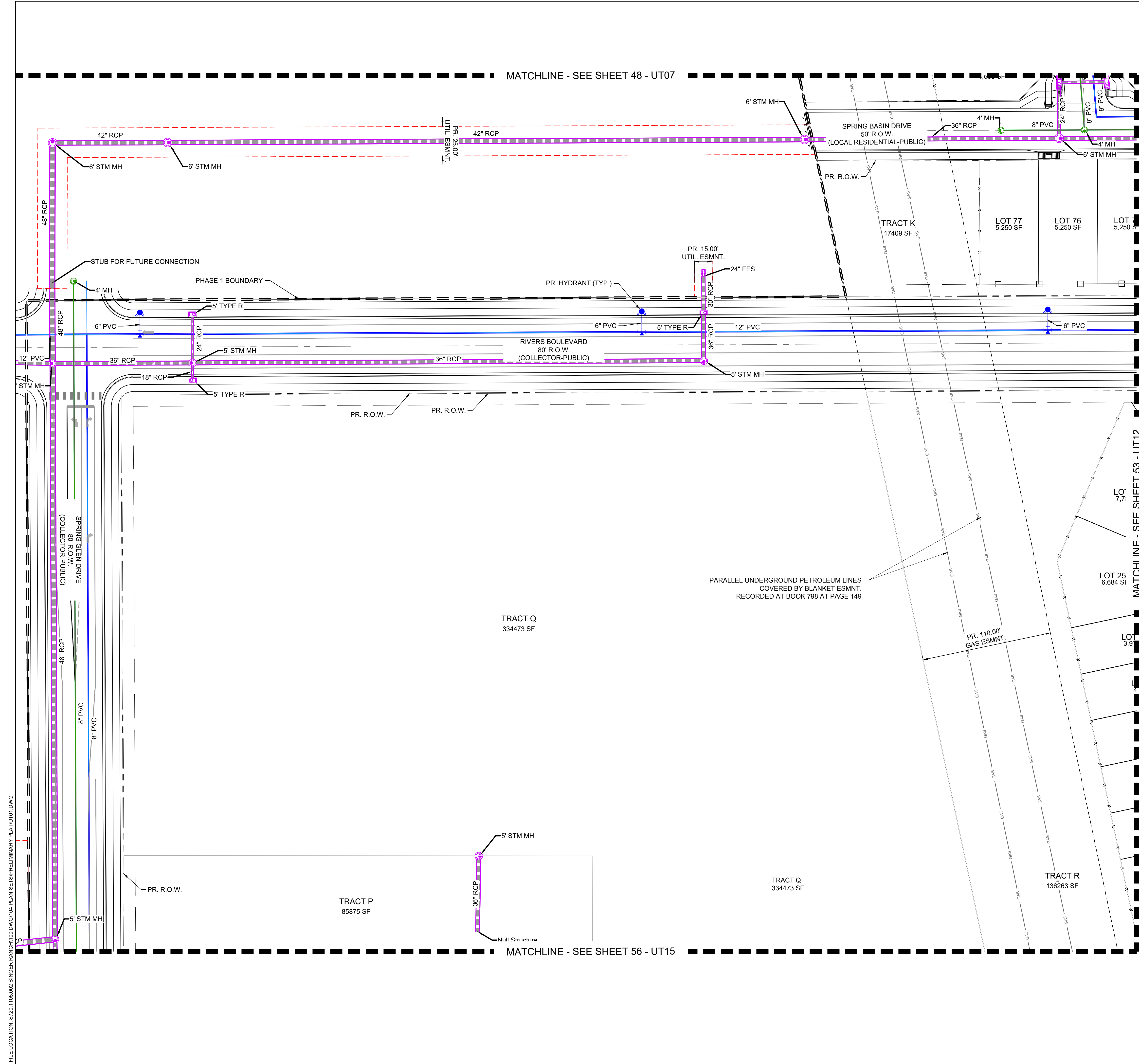
SHEET TITLE:

UTILITY PLAN

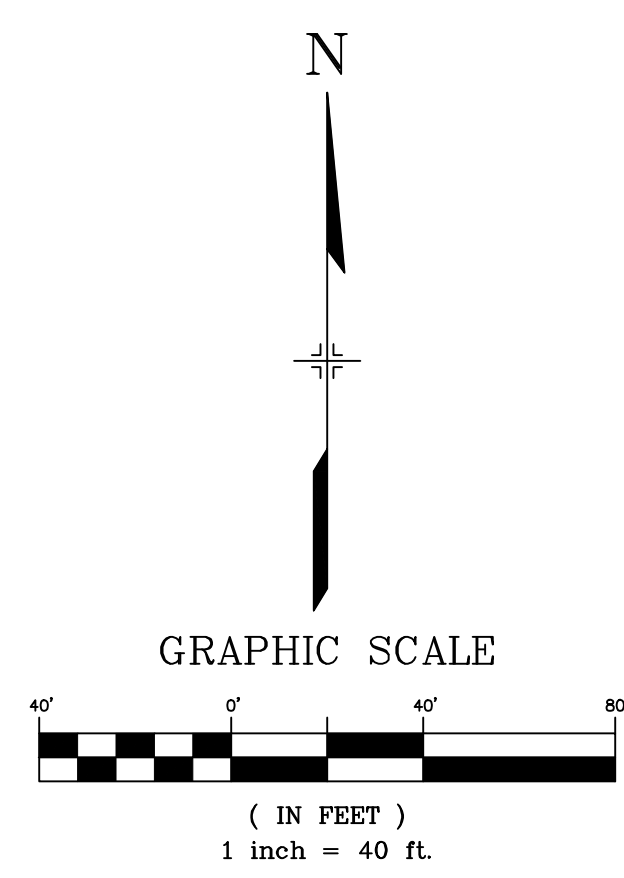
UT10

SHEET 51 OF 58

CITY FILE NO.:



- 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
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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

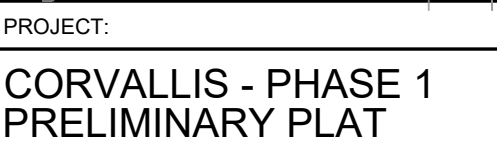
DRAWING INFORMATION:
PROJECT NO: 20.1105.002
DRAWN BY: KMZ
CHECKED BY: CPM
APPROVED BY: CPM
SHEET TITLE:

UTILITY PLAN

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

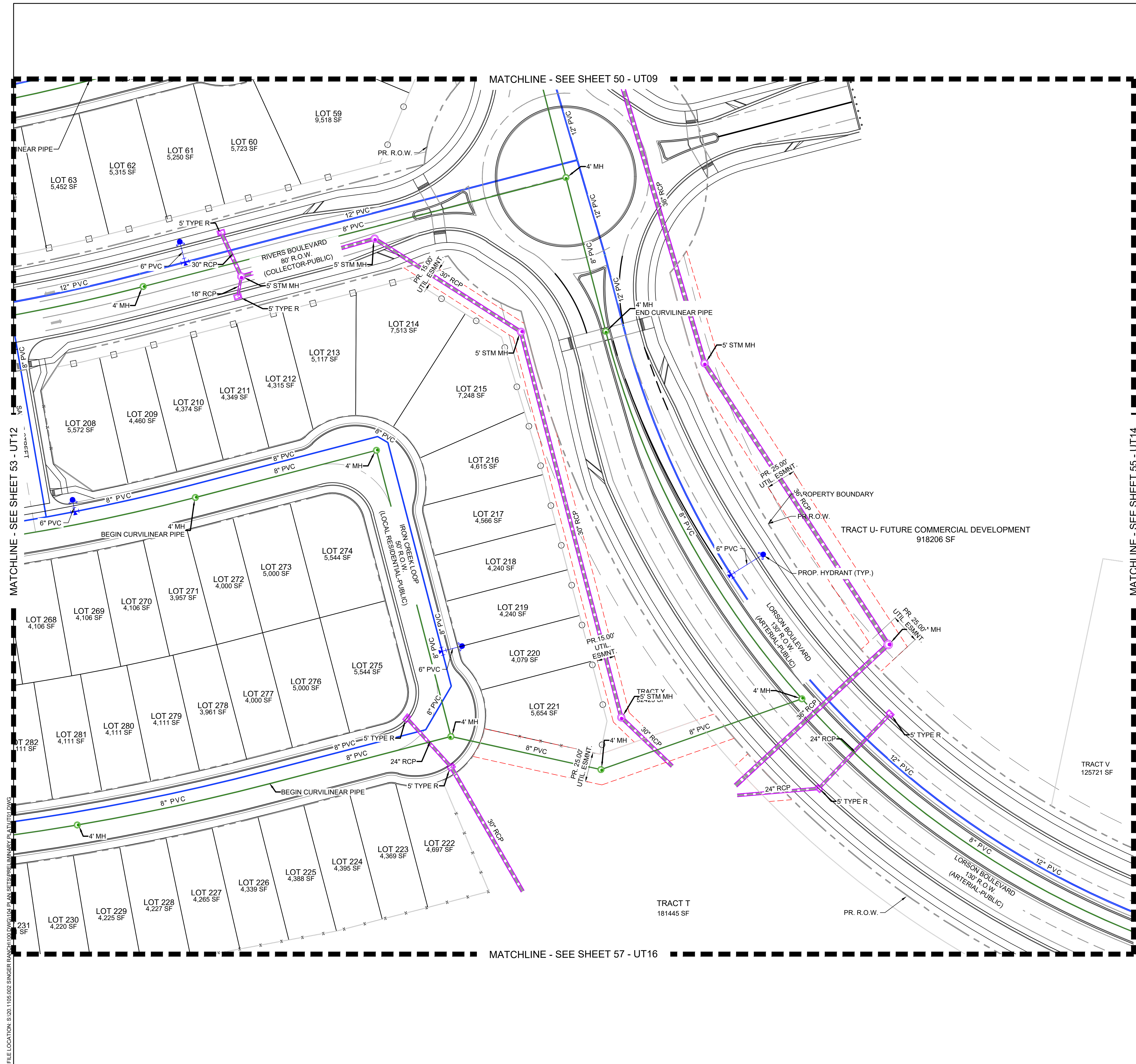
DRAWING INFORMATION:	
PROJECT NO:	20.1105.002
DRAWN BY:	KMZ
CHECKED BY:	CPM
APPROVED BY:	CPM
SHEET TITLE:	

UTILITY PLAN

UT13

SHEET 54 OF 58

CITY FILE NO.:



FILE LOCATION: S:\201105.002 SINGER SANITARY PLANS SET\PRELIMINARY PLAT\UT14.DWG

MATCHLINE - SEE SHEET 54 - UT13

TRACT U- FUTURE COMMERCIAL DEVELOPMENT
918206 SF

MATCHLINE - SEE SHEET 51 - UT10

TRACT X
6120 SF

PROPERTY BOUNDARY

EX. ELECTRIC LINE

EX. WATER MAIN

EX. GAS LINE

MARKSHEFFEL RD
R.O.W. VARIES
(ARTERIAL-PUBLIC)

HEADWALL

48" RCP

TRACT V
125721 SF

EX. SANITARY SEWER

5' TYPE R

30" RCP

30" FES

36" FES

8" PVC

36" FES

MARKSHEFFEL RD
R.O.W. VARIES
ARTERIAL-PUBLIC

HEADWALL

18" RCP

10' TYPE R

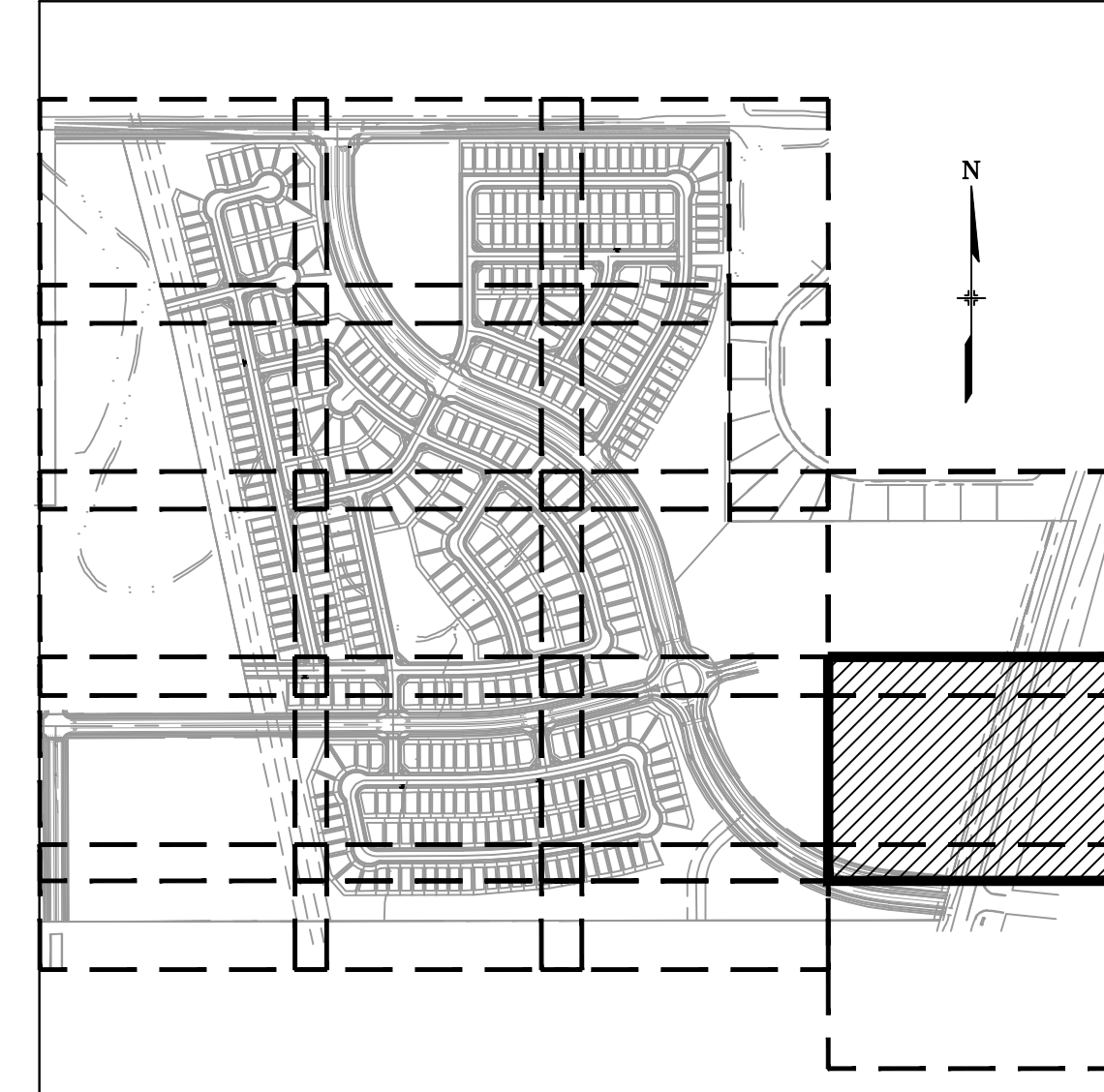
6" PVC

PR. R.O.W.

LORSON BOULEVARD
130' R.O.W.
(ARTERIAL-PUBLIC)

4' MH

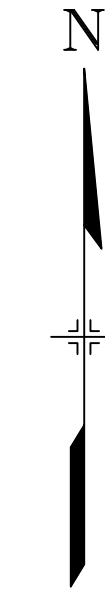
MATCHLINE - SEE SHEET 58 - UT17



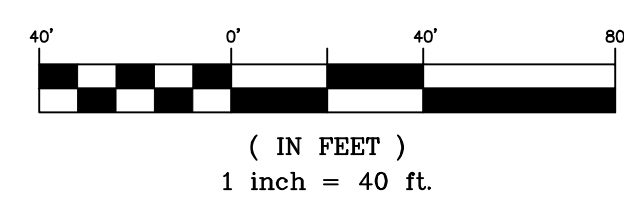
SHEET KEY

LEGEND

- SD SD SD EXISTING STORM DRAIN
 - PROP. STORM DRAIN
 - PROP. STORM FLARED END SECTION
 - PROP. STORM INLETS
 - PROP. STORM MANHOLE
 - 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.

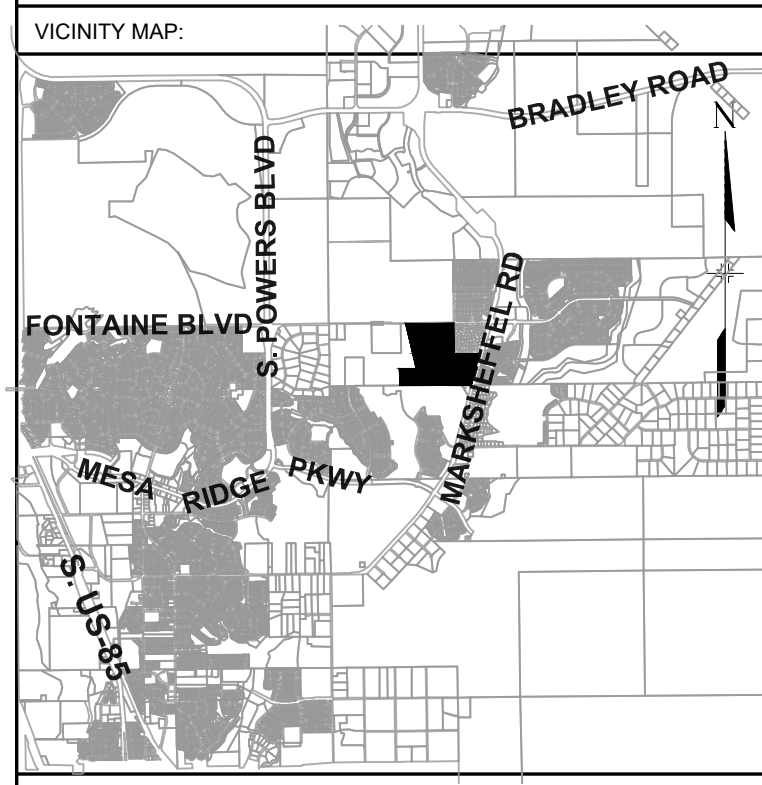


GRAPHIC SCALE



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**

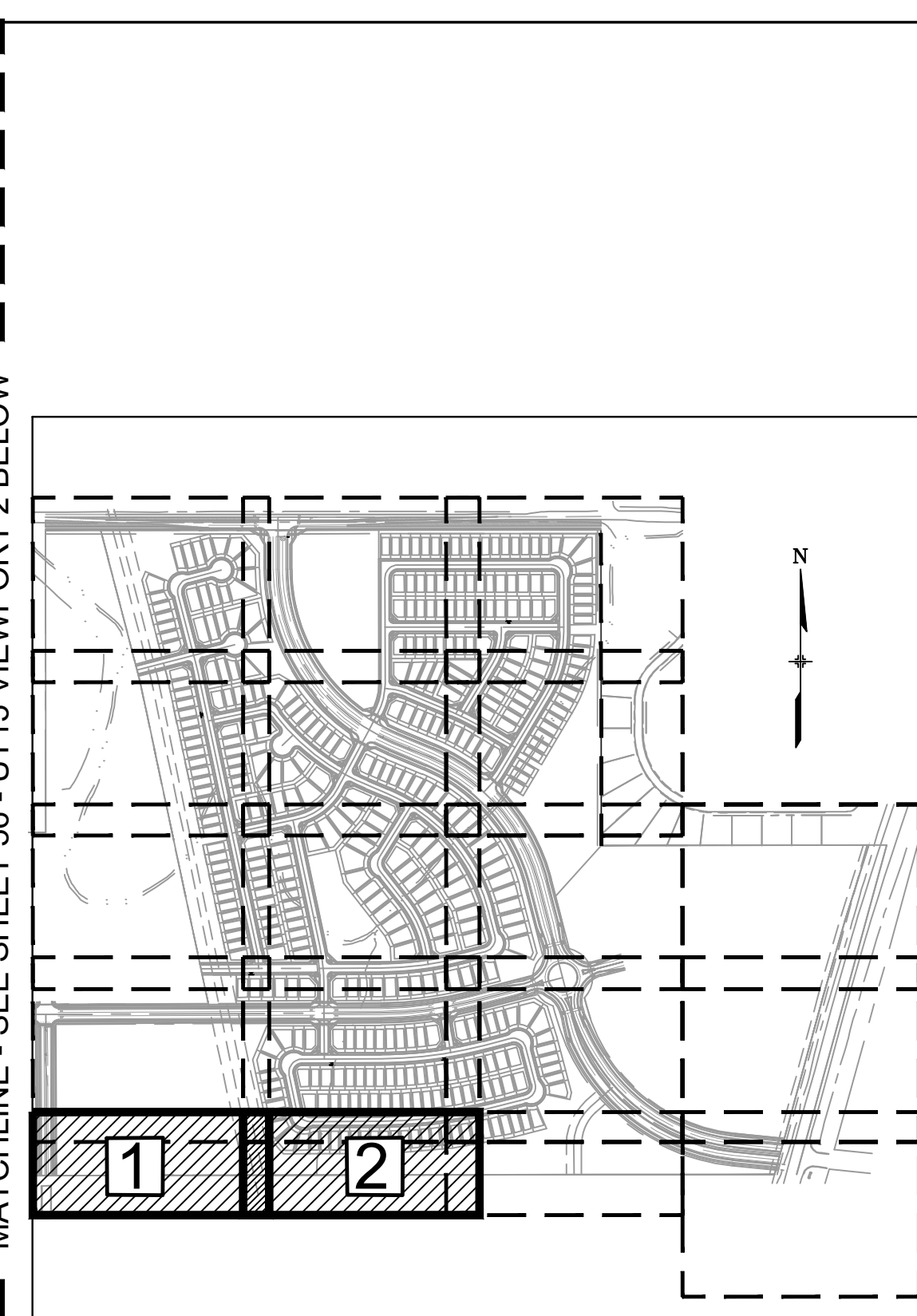
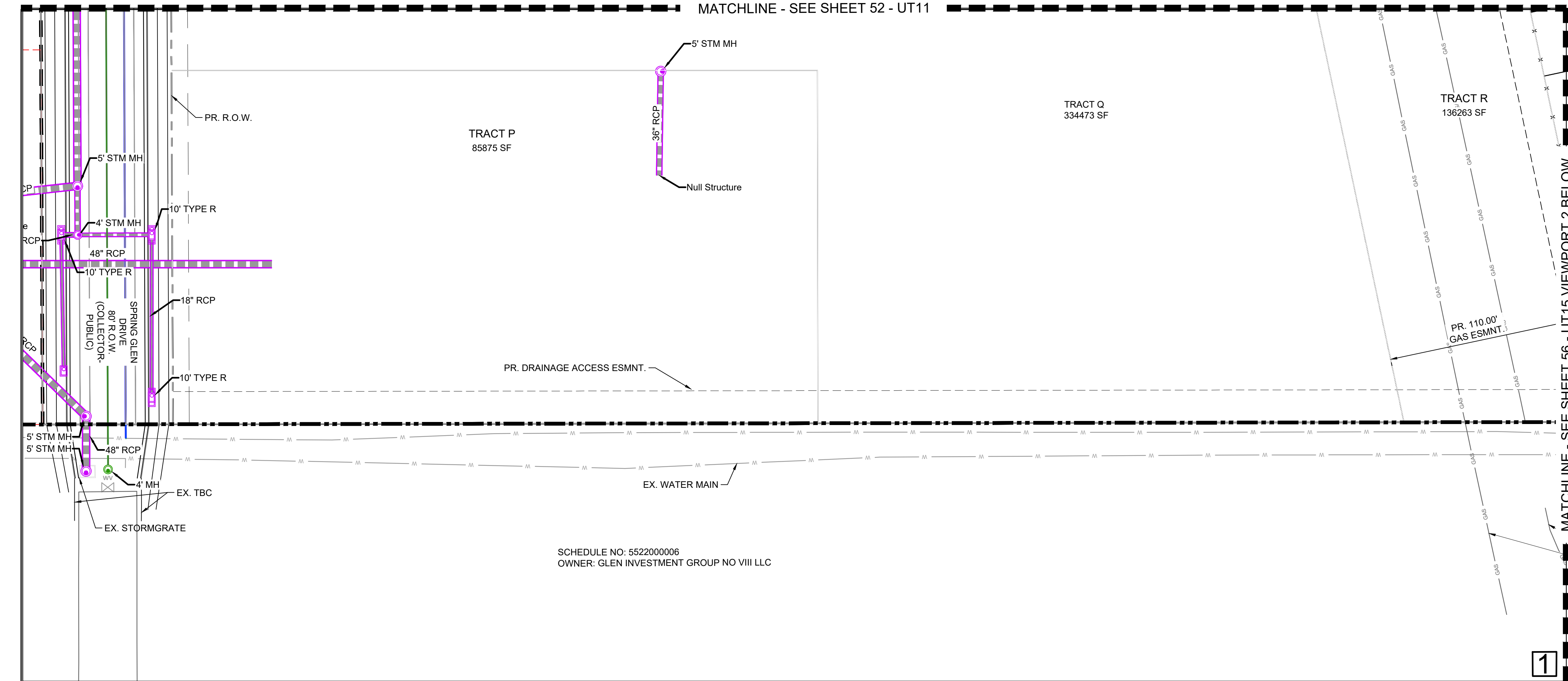
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

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

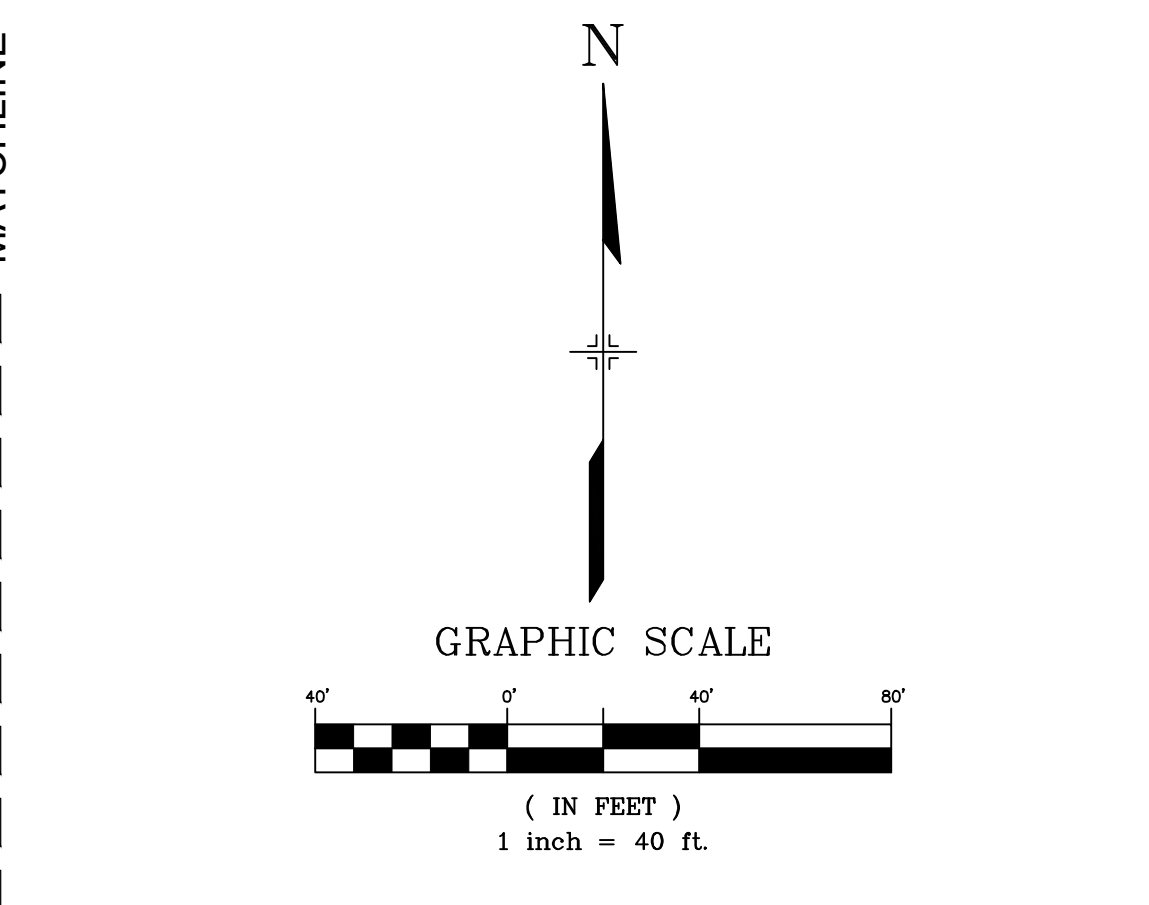
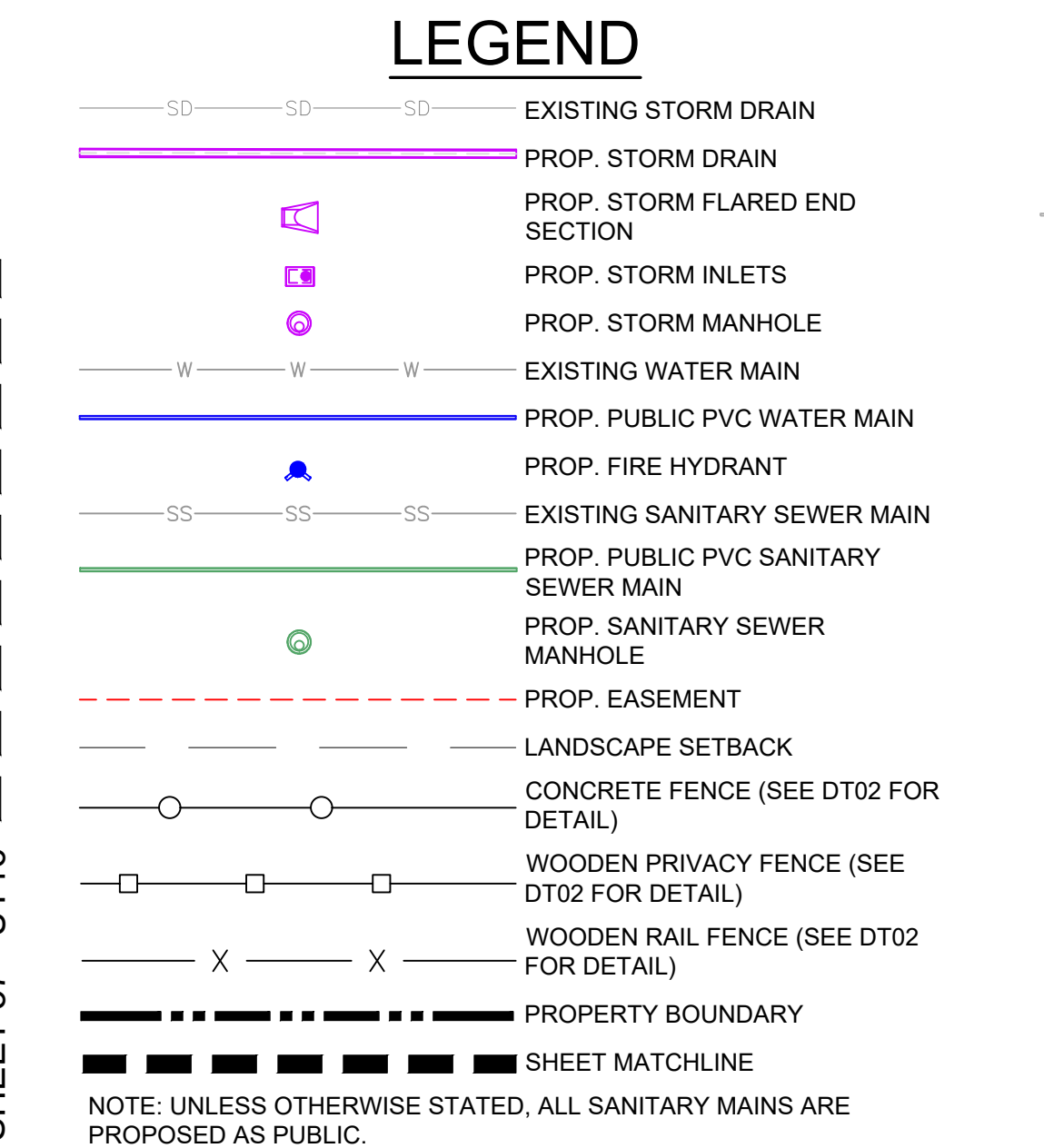
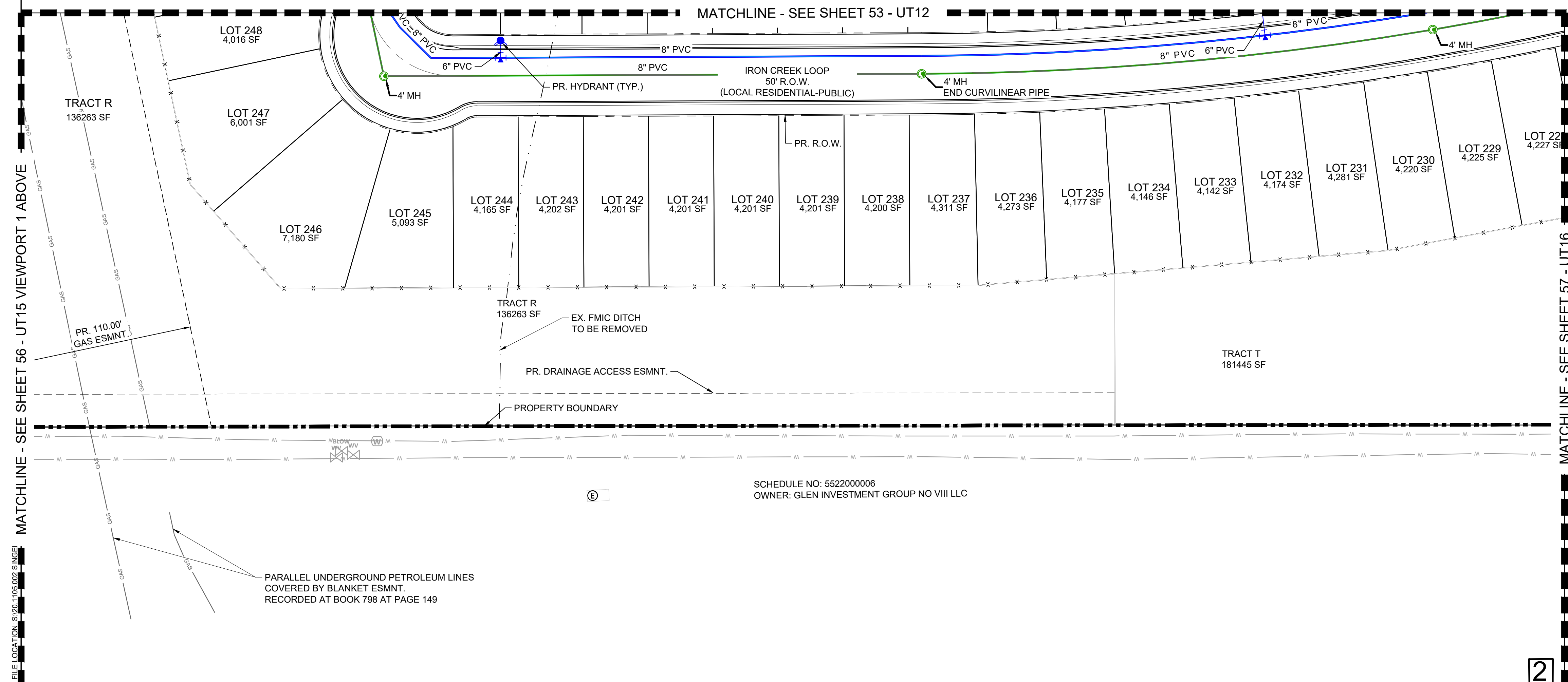
UTILITY PLAN

UT14
SHEET 55 OF 58

CITY FILE NO.:



SHEET KEY



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

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

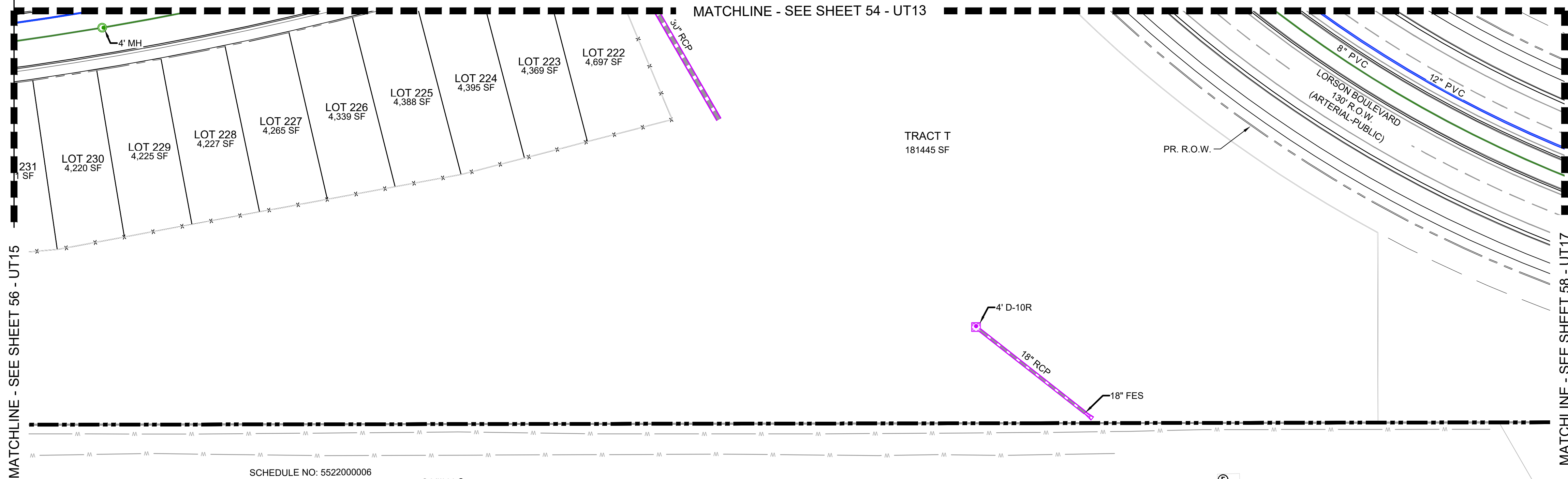
UT15

SHEET 56 OF 58

CITY FILE NO.:

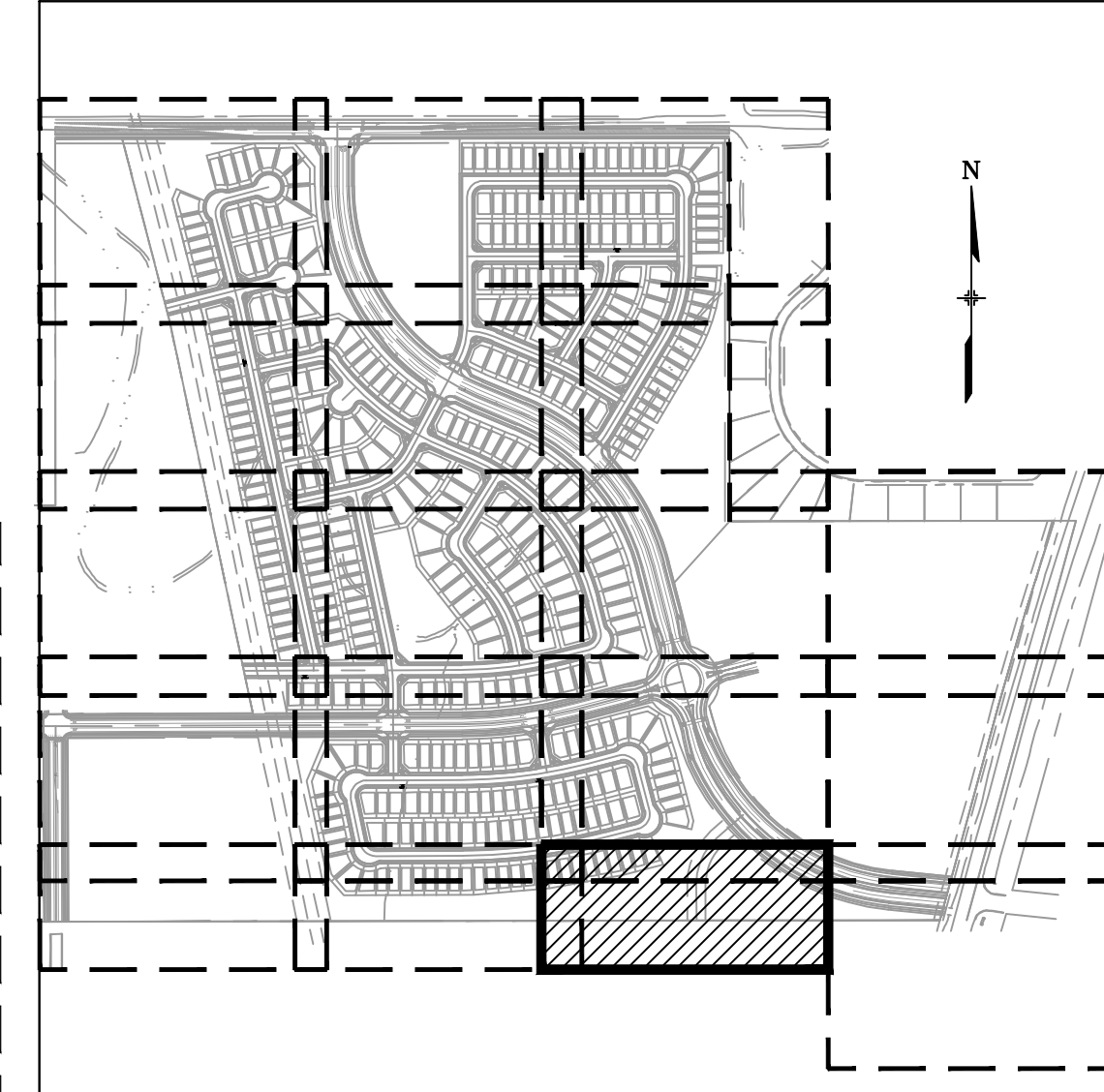
FILE LOCATION: S:\20.1105.002 SINGER RANCH\100 DWG\104 PLAN SETS\PRELIMINARY PLAT\UT01.DWG

MATCHLINE - SEE SHEET 56 - UT15



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

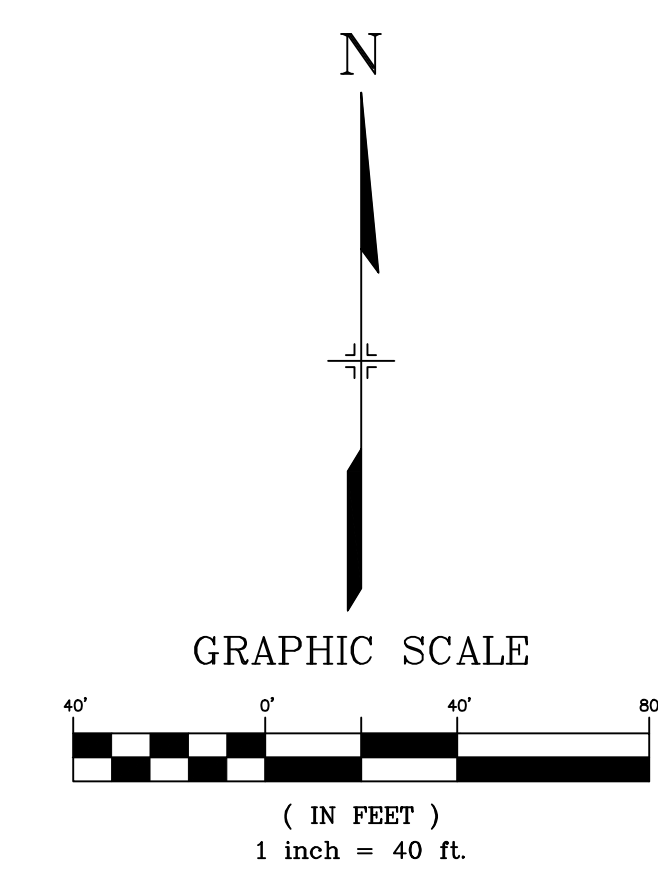
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SHEET KEY

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:

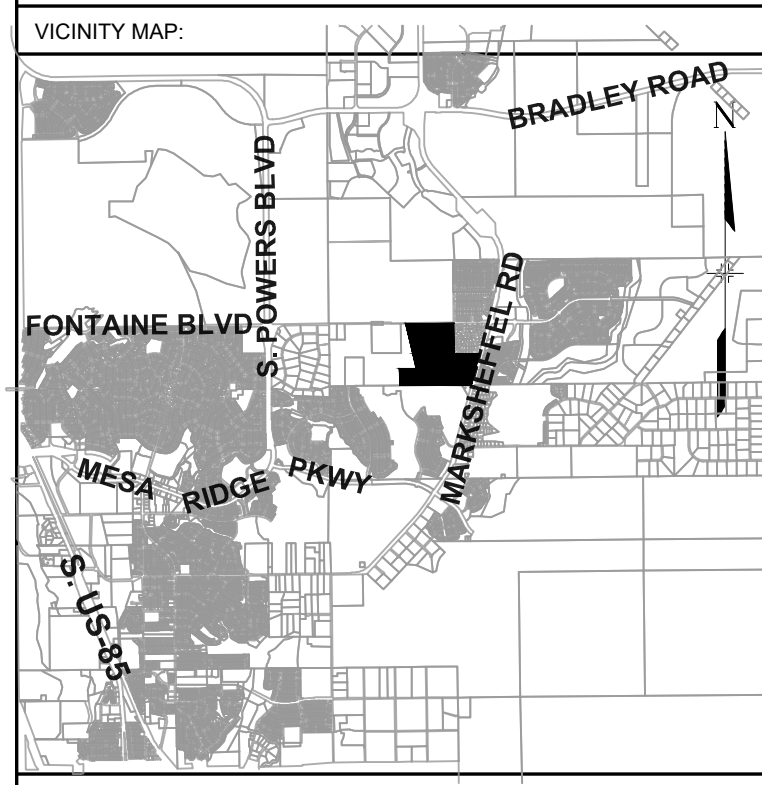
Matrix

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

CITY FILE NO.:




















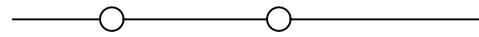
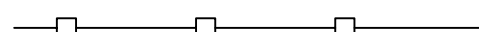






MATCHLINE - SEE SHEET 58 - UT17

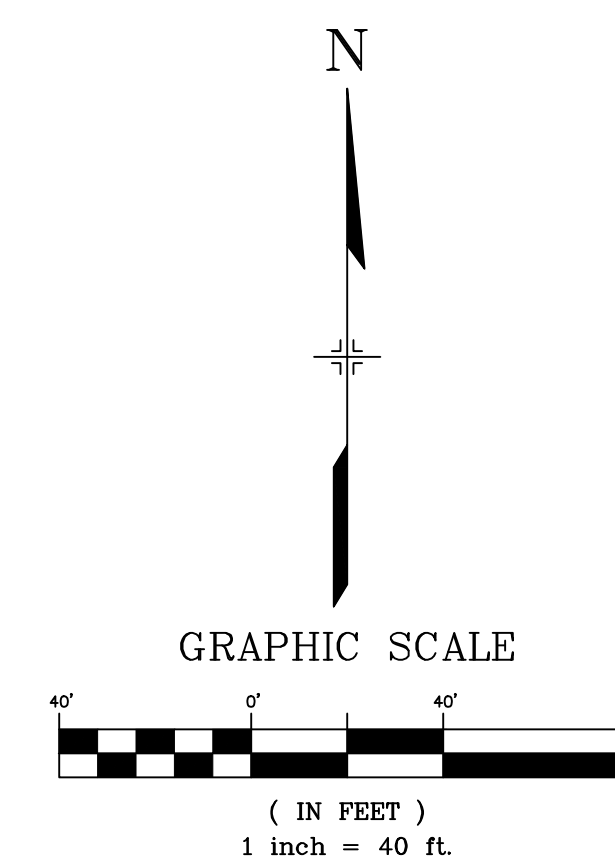
SCHEDULE NO: 5522000007
OWNER: GLEN INVESTMENT GROUP NO VIII LLC



LEGEND

- | | | | |
|---|---|---|--|
|  |  |  | 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.

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



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER

 **Matrix**

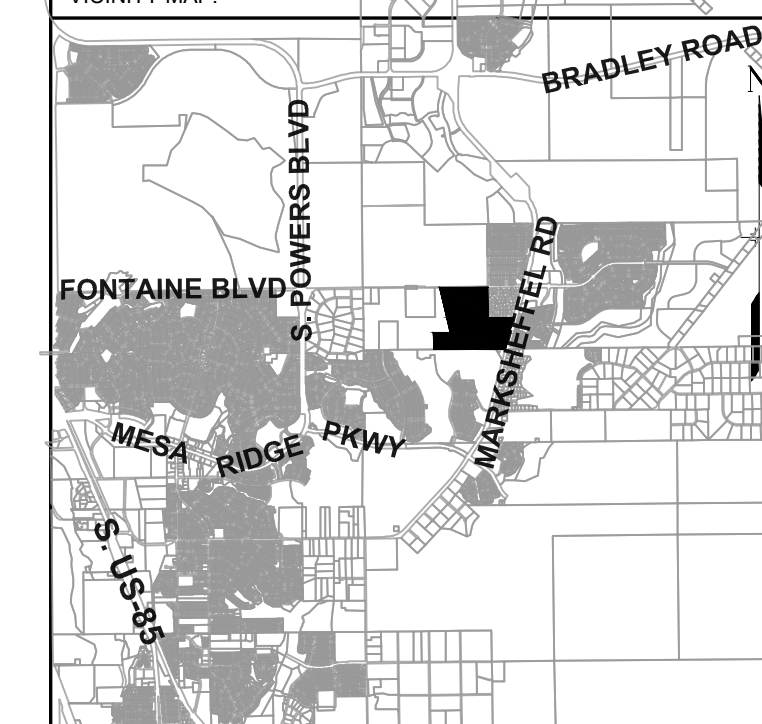
2435 RESEARCH PARKWAY, SUITE 300
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PHONE: (719) 575-1000
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OWNER/DEVELOPER:

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

[illegible]

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.