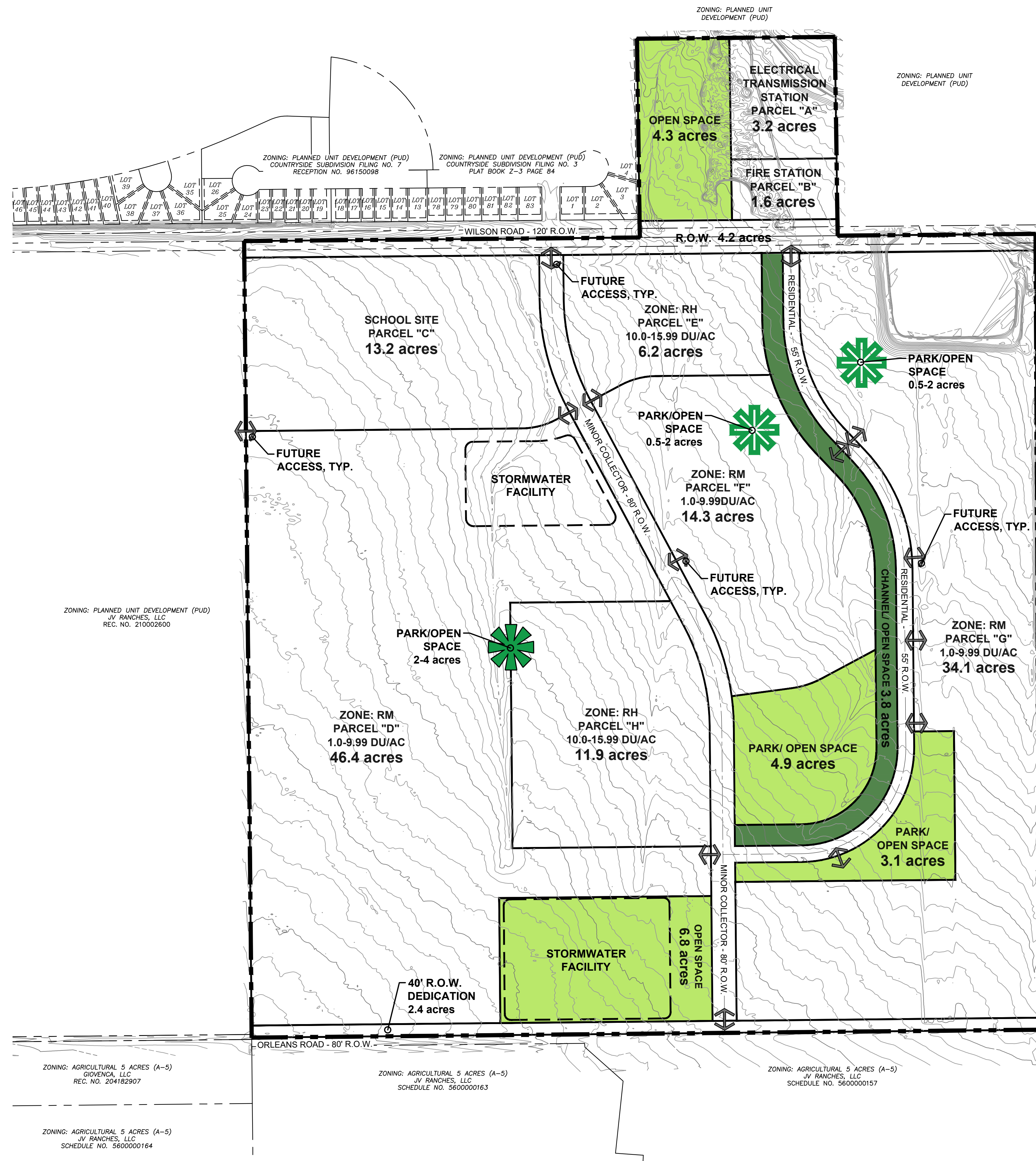


COUNTRYSIDE SOUTH

CITY OF FOUNTAIN

PARKS AND OPEN SPACE PLAN

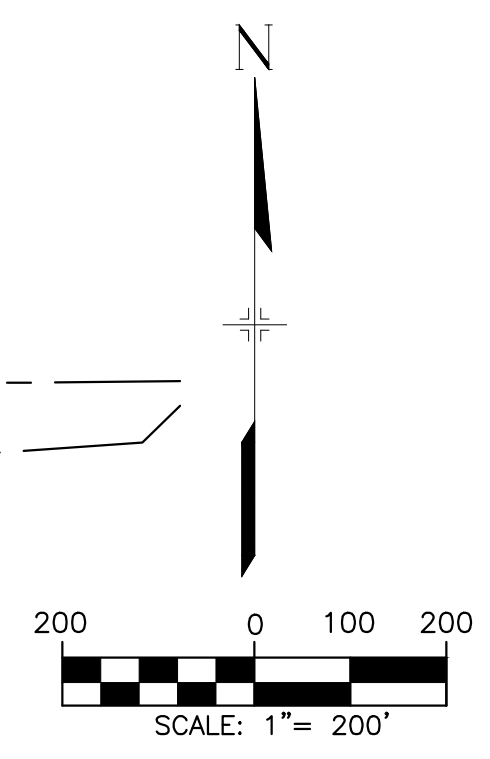


PARKS AND OPEN SPACE:		
	ACRES	% OF TOTAL AREA*
REQUIRED RESIDENTIAL OPEN SPACE (25%)	38.9	25%
TOTAL REQUIRED OPEN SPACE	38.9	25%
PROVIDED USEABLE OPEN SPACE	15.3**	10%
PROVIDED STORMWATER FACILITY WITHIN OPEN SPACE	6.8	4%
PROVIDED WATER RESOURCE/FLOODPLAIN WITHIN OPEN SPACE	3.8	2%
TOTAL PROVIDED OPEN SPACE	25.9*	16%
REQUIRED DEVELOPMENT FEES IN LIEU OF: (13.0 AC x \$200,000 = \$2,600,000)		

* TOTAL AREA IS EXCLUDING THE 13.2 AC SCHOOL SITE (168.8 AC - 13.2 AC SCHOOL SITE = 155.6ACRES)
 **UP TO AN ADDITIONAL 5 AC MAYBE USED AS PARK/OPENSACE WITHIN THE PARCELS D, F, G, AND H

OPEN SPACE NOTES:

- ADDITIONAL OPEN SPACE MAY BE PROVIDED WITHIN INDIVIDUAL PARCEL AREAS INCREASING THE TOTAL AMOUNT OF OPEN SPACE PROVIDED. OPEN SPACE PROVIDED WILL BE CUMULATIVE ACROSS THE ENTIRE CORVALLIS DEVELOPMENT AREA.
- THE PROPOSED DEVELOPMENT IS SHORT OPEN SPACE. SITE AMENITIES SHALL BE INCLUDED IN LIEU OF THE FULL REQUIREMENT FOR OPEN SPACE WITHIN THE COUNTRYSIDE SOUTH OVERALL DEVELOPMENT PLAN (ODP) AND THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.
- AMENITIES TO BE PROVIDED MAY INCLUDE COMMUNITY CENTERS, POOLS, PLAY EQUIPMENT, BENCHES; SHADE STRUCTURES/ PAVILIONS; PLAY FIELDS; INTERNAL SIDEWALKS/ TRAILS; LANDSCAPE IMPROVEMENTS; AND OTHER SITE IMPROVEMENTS THAT MAY BE APPROVED BY THE CITY OF FOUNTAIN.
- FINAL OPEN SPACE DEDICATION AND AMENITIES IN LIEU OF AMOUNTS TO BE PROVIDED WITH FUTURE PRELIMINARY AND FINAL PLAT SUBMITTALS.
- AMENITIES PROPOSED IN LIEU OF THE FULL OPEN SPACE REQUIREMENTS MAY NOT BE USED TOWARDS THE CALCULATION OF PARK FEES AT TIME OF SUBDIVISION PROCESS. ONLY THOSE AMENITIES IN EXCESS OF THE REQUIRED OPEN SPACE AMENITIES MAY BE CONSIDERED TOWARDS A FUTURE CREDIT WITH CITY COUNCIL APPROVAL.
- THE OWNERSHIP AND MAINTENANCE OF COMMUNITY FENCES, OPEN SPACES/ PARKS, TRAILS, STORM WATER FACILITIES, COMMUNITY LANDSCAPE AND SIGNAGE WILL BE MAINTAINED BY THE FUTURE METROPOLITAN DISTRICT AND / OR A HOME OWNER'S ASSOCIATION.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY THE FUTURE METROPOLITAN DISTRICT AND/ OR A HOMEOWNER'S ASSOCIATION.
- OPEN SPACE LAND CREDIT AREA WITHIN THE EXISTING FLOODPLAIN SUBJECT TO CHANGE PENDING MORE DETAILED STUDY AND ANALYSIS OF THE EXISTING CHANNEL AS PART OF FUTURE LAND DEVELOPMENT APPLICATIONS. ADDITIONAL OPEN SPACE LANDS AND/ OR FEES IN LIEU OF MAY BE REQUIRED AS A RESULT OF THIS STUDY.



COUNTRYSIDE SOUTH

Matrix
 Excellence by Design

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 1208-Parks and Open Space

PARK AND OPEN SPACE PLAN
 AUGUST 2021