

**CITY OF FOUNTAIN**

**OVERALL DEVELOPMENT PLAN CHECKLIST**

The following checklist outlines the information to be included directly on the overall development plan. Please complete this checklist by checking all appropriate boxes. Applications for overall development plans will not be accepted without this completed checklist.

<input checked="" type="checkbox"/>	1. Name by which the proposed development is to be referred, located at the top, center of the drawing.
<input checked="" type="checkbox"/>	2. Date of preparation, north arrow, and scale (1" = 50' or larger).
<input checked="" type="checkbox"/>	3. Legal description concluding with the gross acreage of the entire parcel
<input checked="" type="checkbox"/>	4. Owner's notarized acknowledgment and approval statement.
<input checked="" type="checkbox"/>	5. Existing topographical character of the land with elevation contours at five feet (5') intervals or less, showing all water bodies and courses, wetlands, floodplains, unique natural features, existing vegetation, and critical wildlife habitat as identified by existing habitat conservation plans and/or the Colorado Division of Wildlife.
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	6. Open space (Section 17.246) information and calculations to include: a. Total acreage of open space; b. Location of open space; c. Land uses proposed for open space; d. Amount of open space utilized for stormwater detention; e. Amount of open space located within the 100 year floodplain; and f. If open space is less than 25%, provide amenities in lieu of land calculations. g. Conceptual Plan showing proposed type and location of planned amenities within the open space.
<input checked="" type="checkbox"/>	7. Approximate alignment of proposed and existing arterial and collector streets and pedestrian and bicycle routes, including major points of access and labeling the type of movement for each access.
<input checked="" type="checkbox"/>	8. Approximate location and number of acres of any public use such as parks, school sites, and other public or quasi-public uses. (Section 17.209)
<input checked="" type="checkbox"/>	9. Location of existing and proposed primary utility lines.

<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>10. Height, yard, lot and other development standards including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. Front, Side &amp; Rear yard structural setbacks;</li> <li>b. Maximum building height;</li> <li>c. Maximum structural lot coverage and impervious surface;</li> <li>d. Accessory structural setbacks; and</li> <li>e. Corner lot setbacks.</li> </ul>
<input checked="" type="checkbox"/>	<p>11. Designated land use descriptors or zoning designations for all areas within the ODP.</p>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>12. Areas beyond the property lines to a distance of at least one hundred and fifty feet (150'), exclusive of public right-of-way, at the same scale as the overall development plan, to include the following:</p> <ul style="list-style-type: none"> <li>a. Existing and proposed land uses, principal structures and other features;</li> <li>b. Density of adjacent residential uses;</li> <li>c. Traffic circulation;</li> <li>d. General topographic mapping of the area;</li> <li>e. Significant environmental amenities;</li> <li>f. Location and topography of drainage ways and other natural features; and</li> <li>g. Location of existing municipal boundaries, service and school district boundaries.</li> </ul>
<input checked="" type="checkbox"/>	<p>13. Proposed treatment of the perimeter of the development and outside storage areas. Information should include materials, height and techniques used, such as screens, fences, walls and landscaping.</p>
<input checked="" type="checkbox"/>	<p>14. Existing and proposed drainage facilities.</p>
<input type="checkbox"/>	<p>15. Street cross-section schematics for each category of street, including the proposed right-of-way and pavement width, curb, gutter, bicycle lane and sidewalk locations.</p>
<input checked="" type="checkbox"/>	<p>16. Existing and proposed easements and rights-of-way.</p>
<input checked="" type="checkbox"/>	<p>17. Owner's certification statement of acceptance of conditions and restrictions as set forth on the final development plan.</p>
<input type="checkbox"/>	<p>18. Additional information as may be required by the Zoning Administrator, planning commission, or city council, which is necessary to evaluate the character and impact of the overall development plan area.</p>