

CORVALLIS - CONCEPT PARKS AND OPEN SPACE PLAN

City of Fountain, Colorado

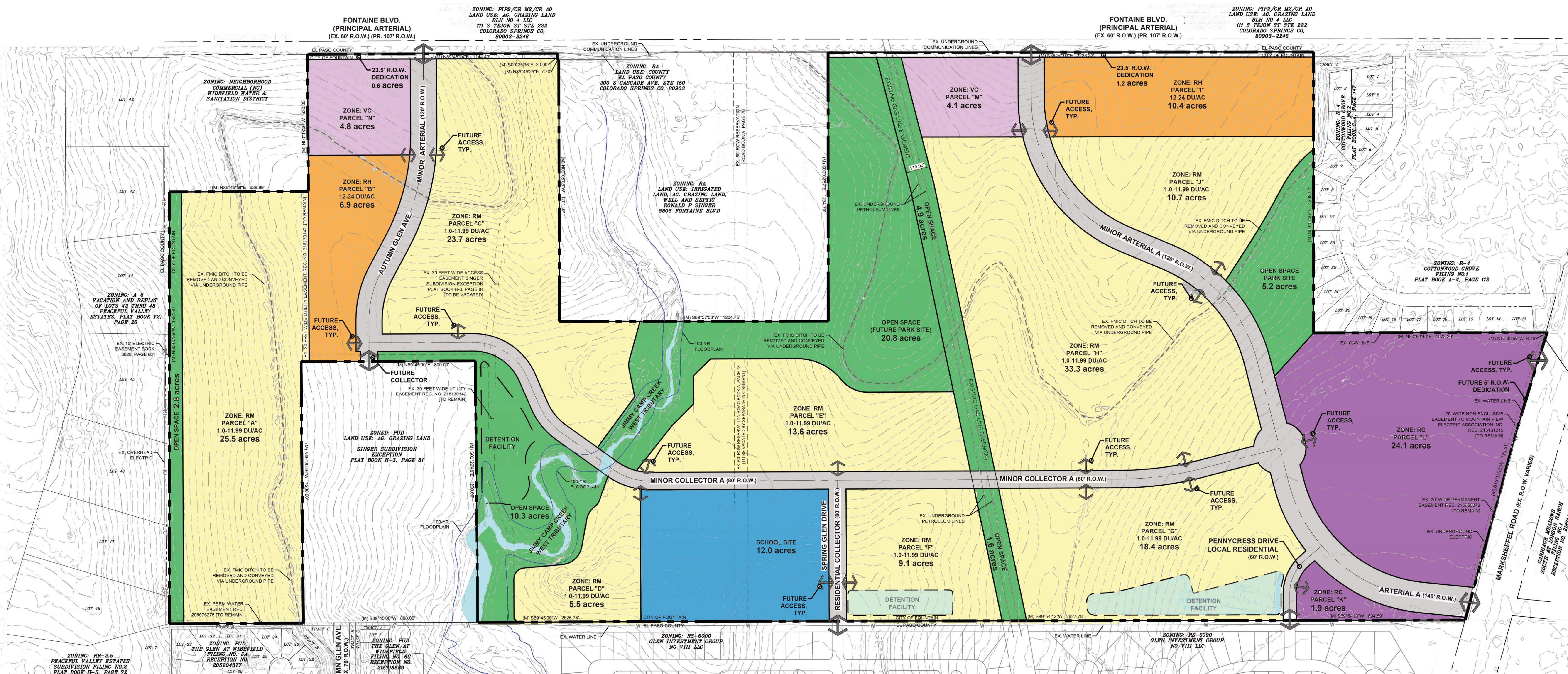
January 2021

PARKS AND OPEN SPACE:

	ACRES	% OF TOTAL AREA
REQUIRED OPEN SPACE (25 % REQUIRED)	57.03	
REQUIRED COMMERCIAL SPACE (15% REQUIRED)	5.24	
REQUIRED OPEN SPACE TOTAL	62.27	
PROVIDED OPEN SPACE TOTAL IN OVERALL ODP	45.60	17.3
REQUIRED DEVELOPMENT FEES IN LIEU OF: (16.67 ACRES X \$120,000 = 2,000,400)	16.67	6.3

OPEN SPACE NOTES:

- 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.
- The open space area will be calculated based on residential & commercial acreage as illustrated below:
275 Acres - 12 Acres school site = 263 Acres
Residential open space to be calculated at 25% of land area:
228.1 Acres (residential) x 25% req. = 57.03 Acres of required open space.
Commercial open space to be calculated at 15% of land area:
34.9 Acres (commercial) x 15% req. = 5.24 Acres of required open space.
Total required open space equals 62.27 Acres.
- The amount of total open space provided with this overall development plan (ODP) is 45.6 Acres.
- Open space being provided is 17.3% of the 263 Acres.
- 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 16.67 Acres of open space. Site amenities shall be included in lieu of the full requirement for open space within the Corvallis Overall Development Plan (ODP) and the Planned Unit Development (PUD) district.
- Amenities in the amount of \$2,000,400 (16.67 Acres x \$120,000) to be provided by the developer in lieu of the required land. Potential amenities to be provided include: play equipment; benches; shade structures/ pavilions; play fields; internal sidewalks/ trails; landscape improvements; and other site improvements that may be approved by the City of Fountain.
- No more than 5% of the required percentage of usable open space shall be in the form of storm water detention facilities.
- 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.



For illustrative purposes only. Improvements depicted in this graphic are conceptual in nature for planning purposes only.