

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 21 WITH A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE N 89°45'30"E (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO SAID NORTH-SOUTH CENTERLINE OF SECTION 21 WHICH WAS ASSUMED TO BE N 00°17'17"W AND MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS 14611 AT THE SOUTH QUARTER CORNER AND A 3 1/4" ALUMINUM CAP PLS 10377 AT THE NORTH QUARTER CORNER OF SAID SECTION 21) ON SAID PARALLEL LINE, 660.00 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED JULY 6, 1961 IN BOOK 1866 AT PAGE 322 OF THE RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°45'30"E ON SAID PARALLEL LINE. 1984.59 FEET TO A POINT ON A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE N 89°56'47"E ON SAID PARALLEL LINE, 2632.69 FEET TO A POINT ON THE WESTERLY LINE OF COTTONWOOD GROVE FILING NO. 1 AS RECORDED MAY 27, 1986 IN PLAT BOOK A4 AT PAGE 112 OF SAID RECORDS; THENCE SOUTHERLY AND EASTERLY ON THE WESTERLY AND SOUTHERLY LINES OF SAID COTTONWOOD GROVE FILING NO. 1 FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S 00°01'28"E, 1289.82 FEET; (2) THENCE N 89°54'06"E, 1067.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN RULE AND ORDER RECORDED JANUARY 16, 1986 IN BOOK 5115 AT PAGE 274 OF SAID RECORDS; THENCE S 15°16'47"W ON SAID WESTERLY RIGHT-OF-WAY LINE, 1368.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 22; THENCE S89°54'23"W ON SAID SOUTH LINE, 3333.86 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE S 89°45'19"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 21, 2625.68 FEET TO A POINT ON THE EASTERLY LINE OF A VACATION AND REPLAT OF LOTS 42 THRU 48 PEACEFUL VALLEY ESTATES AS RECORDED MAY 2, 1973 IN PLAT BOOK Y2 AT PAGE 26 OF SAID RECORDS; THENCE N 00°00'57"W ON SAID EASTERLY LINE, 1981.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED IN BOOK 1866 AT PAGE 322; THENCE EASTERLY AND NORTHERLY ON SAID SOUTHERLY AND EASTERLY LINES OF SAID TRACT OF LAND FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE N 89°45'30"E, 638.85 FEET; (2) THENCE N00°17'17"W, 630.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM SINGER'S SUBDIVISION RECORDED NOVEMBER 23, 1981 IN PLAT BOOK H3 AT PAGE 81;

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING TRACT: THAT PORTION OF SECTIONS 21 AND 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S 00°07'50"E (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 21, WHICH WAS ASSUMED TO BE S00°17'17"E AND MONUMENTED BY A 3 1/4 INCH DIAMETER CAP SET BY R.L.S. #10377 AT THE NORTH QUARTER CORNER OF SAID SECTION 21 AND BY A 3 1/4 INCH DIAMETER CAP SET BY P.L.S. #14611 AT THE SOUTH QUARTER CORNER OF SAID SECTION 21) ON THE EAST LINE OF SAID SECTION 21, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°56'47"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 404.31 FEET; THENCE S 00°03'13"E, 1234.75 FEET; THENCE S 89°56'47"W, 1234.75; THENCE N00°08'19"W, 1232.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OFWAY LINE OF SAID FONTAINE BOULEVARD; THENCE N 89°45'30"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 832.27 FEET TO THE POINT OF BEGINNING;

AND FURTHER EXCEPTING THEREFROM PARCEL NO. RW-53 CONVEYED IN DEED RECORDED MARCH 17, 2016 UNDER RECEPTION NO. 216026879.

GENERAL NOTES:

1. THE OVERALL DENSITY FOR THE CORVALLIS DEVELOPMENT WILL BE A MAXIMUM 1,954 UNITS. DENSITY TRANSFERS ARE PERMITTED WITHIN THE CORVALLIS RESIDENTIAL AREAS SO LONG THE MAXIMUM DENSITY IS NOT EXCEEDED. DENSITY TRANSFERS WILL NOT REQUIRE AN AMENDMENT TO THIS ODP.
2. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES WITHIN THE COMMERCIAL LAND USE DISTRICTS.
3. MINOR CHANGES TO ROADWAYS, ACCESS LOCATIONS AND PARCEL BOUNDARIES WILL NOT REQUIRE AN AMENDMENT TO THIS ODP.
4. ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE PRELIMINARY PLAN AND SITE DEVELOPMENT PLAN SUBMITTALS FOR EACH PARCEL.
5. DETENTION FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
6. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARTE SIGN PERMIT IS REQUIRED.
7. THE OWNERSHIP AND MAINTENANCE OF COMMUNITY FENCES, OPEN SPACES/ PARKS, TRAILS, STORM WATER FACILITIES, COMMUNITY LANDSCAPE, AND SIGNAGE WILL BE BY A METROPOLITAN DISTRICT AND/ OR A HOMEOWNER'S ASSOCIATION.
8. ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY A METROPOLITAN DISTRICT AND/ OR A HOMEOWNER'S ASSOCIATION.
9. 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.
10. ALL INTERNAL PUBLIC ROADS LOCATED WITHIN THE FOUNTAIN CITY LIMITS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF FOUNTAIN.
11. FONTAINE BLVD. AND MARKSHEFFEL RD. TO BE OWNED AND MAINTAINED BY EL PASO COUNTY.
12. LANDSCAPING SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE FOUNTAIN ZONING CODE.
13. STREET CROSS SECTIONS SHALL CONFORM TO THE CITY OF FOUNTAIN'S ENGINEERING STANDARDS AND REQUIREMENTS.
14. TRAIL AND PARK AMENITIES WILL BE DESIGNED WITH FUTURE LAND DEVELOPMENT APPLICATIONS.
15. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME.
16. A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WAS PREPARED BY MATRIX DESIGN GROUP DATED XXXXX. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION.
17. REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.

SOILS:

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY KUMAR & ASSOCIATES, INC. DATED SEPTEMBER 1, 2020. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN SUBDIVISION FILE: CORVALLIS (PDC FILE NO.: XXXXXX). CONTACT THE PLANNING AND ZONING DEPARTMENT, 116 S MAIN ST, FOUNTAIN, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.

CORVALLIS

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

PROPOSED LAND USE CHART:

PARCEL	LAND USE	GROSS ACRES	DENSITY	APPROX. UNITS	% OF TOTAL AREA
PARCEL "A"	SINGLE FAMILY	25.5	1.0-11.99 DU/ AC	255	10%
PARCEL "B"	MULTI FAMILY	7.3	12-24 DU/ AC	175	2%
PARCEL "C"	SINGLE FAMILY	24.6	1.0-11.99 DU/ AC	246	9%
PARCEL "D "	SINGLE FAMILY	17.9	1.0-11.99 DU/ AC	179	7%
PARCEL "E"	SINGLE FAMILY	14.4	1.0-11.99 DU/ AC	144	5%
PARCEL "F"	SINGLE FAMILY	17.3	1.0-11.99 DU/ AC	173	6%
PARCEL "G"	SINGLE FAMILY	16.6	1.0-11.99 DU/ AC	166	6%
PARCEL "H"	SINGLE FAMILY	22.2	1.0-11.99 DU/ AC	222	8%
PARCEL "I"	MULTI FAMILY	16.4	12-24 DU/ AC	394	6%
PARCEL "J"	VILLAGE COMMERCIAL	5.0	-	-	2%
PARCEL "K"	REGIONAL COMMERCIAL	1.4	-	-	1%
PARCEL "L"	REGIONAL COMMERCIAL	25.6	-	-	9%
PARCEL "M"	VILLAGE COMMERCIAL	4.4	-	-	2%
SCHOOL SITE	-	8.8	-	-	3%
OPEN SPACE	-	48.3			18%
DEDICATED R.O.W.	-	19.3			7%
TOTAL	-	275.0		1,954	100%

ROADWAY RIGHTS-OF-WAY DEDICATION INFORMATION:

ROADWAY	CLASSIFICATION TYPE	EXISTING R.O.W.	ODP DEDICATED R.O.W.	INTERIM R.O.W.	ULTIMATE R.O.W.
FONTAINE BLVD.	MINOR ARTERIAL	60'	20'	80'	100'
MARKSHEFFEL ROAD	MAJOR ARTERIAL	210'	N/A	N/A	210'

*FONTAINE BLVD. AND MARKSHEFFEL ROAD TO BE OWNED AND MAINTAINED BY EL PASO COUNTY

OPEN SPACE NOTES:

1. THE OPEN SPACE AREA OF 25% WILL BE CALCULATED BASED ON RESIDENTIAL ACREAGE AS ILLUSTRATED BELOW:
275 AC - (36.4 AC COMMERCIAL + 8.8 AC SCHOOL SITE) = 229.8 ACRES
229.8 AC X 25% REQ. = 57.45 ACRES OF REQUIRED OPEN SPACE.
2. THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS OVERALL DEVELOPMENT PLAN (ODP) IS 48.3 ACRES.
3. OPEN SPACE BEING PROVIDED IS 21% OF THE 229.8 ACRES.
4. 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.
5. THE PROPOSED DEVELOPMENT IS SHORT 9.15 ACRES OF OPEN SPACE. SITE AMENITIES SHALL BE INCLUDED IN LIEU OF THE FULL TWENTY-FIVE PERCENT (25%) REQUIREMENT FOR OPEN SPACE WITHIN THE CORVALLIS OVERALL DEVELOPMENT PLAN (ODP) AND THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.
6. AMENITIES IN THE AMOUNT OF \$1,098,000 (9.15 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.
7. NO MORE THAN 5% OF THE REQUIRED PERCENTAGE OF USABLE OPEN SPACE SHALL BE IN THE FORM OF STORM WATER DETENTION FACILITIES.
8. FINAL OPEN SPACE DEDICATION AND AMENITIES IN LIEU OF AMOUNTS TO BE PROVIDED WITH FUTURE PRELIMINARY AND FINAL PLAT SUBMITTALS.

OWNER'S STATEMENT:

The aforementioned _____ as acting agent for HPHR Properties, LLC has executed this instrument this _____ day of _____ 20__ A.D.

_____, Authorized Agent

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

The above and aformentioned instrument was acknowledged before me this _____ day of _____ 20__ A.D. by _____ as _____.

Witness my Hand and Official Seal:
My Commission Expires:_____

Notary Public

APPROVAL STATEMENT:

The City Council of the City of Fountain, Colorado approved this Overall Development Plan pursuant to ordinance No. _____ at a meeting of the said city council held on the _____ day of _____, 20____ A.D. and at the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Fountain this _____ Day of _____, 20____ A.D.

City of Fountain Mayor

Attest: _____
City of Fountain Clerk


CLERK AND RECORDER:

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

I hereby certify that this instrument was filed for record in my office at _____ O'Clock _____ this _____ day of _____, 20____ A.D., and his duly recorded at Reception Number _____ of the records of El Paso County, Colorado.

By: _____
Chuck Broerman, Deputy

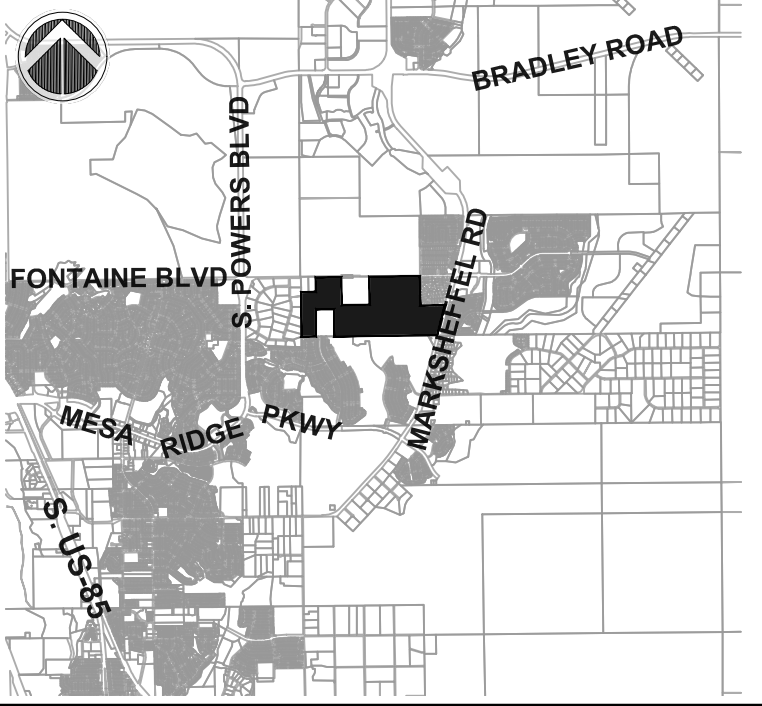
CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

VICINITY MAP:


PROJECT:

CORVALLIS
CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: INITIAL SUBMITTAL: 09/15/2020
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 20.1105.002
DRAWN BY: RAF
CHECKED BY: JAA
APPROVED BY: JAA
SHEET TITLE:

TITLE SHEET

ODP01
SHEET 01 OF 04
PCD FILE NO.:

FILE LOCATION:

CORVALLIS

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

DIMENSIONAL STANDARDS AND GUIDELINES

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1.0-11.99 DU/AC
DIMENSIONAL STANDARDS FOR PARCELS A, C, D, E, F, G, H

1. MINIMUM LOT AREA:
 - A. SINGLE FAMILY DWELLING: 3,000 SF
 - B. TWO-FAMILY DWELLING: 5,000 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: (40')
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
6. SETBACK REQUIREMENTS:
 - A. FRONT YARD: (20') TO FACE OF GARAGE
(15') TO FACE OF HOUSE
 - B. SIDE YARD: (5')
(0') ALONG COMMON WALL
 - C. REAR YARD: (15')
 - D. CORNER YARD (NON-DRIVEWAY SIDE): (10')
 - E. CHAMFERED CORNER FRONT SETBACK: (8')
7. ACCESSORY STRUCTURE STANDARDS:
 - A. PERMITTED ACCESSORY STRUCTURES TO BE PER CITY OF FOUNTAIN ZONING CODE SECTION 17.040.030, AS AMENDED.
 - B. MAXIMUM ACCESSORY STRUCTURE HEIGHT: (10')
 - C. SETBACK REQUIREMENTS:
 - SIDE YARD: (5')
 - REAR YARD: (5')

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL DWELLINGS (APPLIES TO ALL LOTS WITHIN THE ODP), PLACES OF WORSHIP, COMMUNITY CENTER, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT.

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION PER CITY OF FOUNTAIN ZONING CODE SECTION 17.19, AS AMENDED.
2. RESIDENTIAL DAY CARE PER CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
4. ANIMAL KEEPING OF UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF (4) TOTAL HENS OR CHICKENS IS PERMITTED. PER CITY OF FOUNTAIN ZONING CODE, AS AMENDED. THE KEEPING OF GOATS, PIGS OR PIGEONS IS NOT PERMITTED.
5. PERSONAL USE GREEN HOUSE OR GARDEN.
6. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED

CONDITIONAL USES:

1. NON-PUBLIC SCHOOLS
2. CMRS FACILITY (STEALTH) PER THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE: STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOs, PATIOS, HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.

VILLAGE COMMERCIAL ZONE DEVELOPMENT STANDARDS & GUIDELINES

ZONE: VILLAGE COMMERCIAL
DIMENSIONAL STANDARDS FOR PARCELS J & M

- THIS DISTRICT REPRESENTS AND PERMITS COMMERCIAL DEVELOPMENT PER THE VILLAGE COMMERCIAL ZONING (VC).
- ALL USES IN THESE AREAS SHALL FOLLOW THE APPLICABLE STANDARDS AND GUIDELINES AS OUTLINED IN THE VILLAGE COMMERCIAL (VC) ZONING CODE AND RELATED SECTIONS, AS AMENDED.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL DETERMINE FINAL USE, LAYOUTS, ACCESS LOCATIONS, BUILDINGS, PARKING AREAS, ETC. FOR INDIVIDUAL PARCELS.

REGIONAL COMMERCIAL ZONE DEVELOPMENT STANDARDS & GUIDELINES

ZONE: REGIONAL COMMERCIAL
DIMENSIONAL STANDARDS FOR PARCELS K & L

- THIS DISTRICT REPRESENTS AND PERMITS COMMERCIAL DEVELOPMENT PER THE REGIONAL COMMERCIAL ZONING (RC).
- ALL USES IN THESE AREAS SHALL FOLLOW THE APPLICABLE STANDARDS AND GUIDELINES AS OUTLINED IN THE REGIONAL COMMERCIAL (RC) ZONING CODE AND RELATED SECTIONS, AS AMENDED.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL DETERMINE FINAL USE, LAYOUTS, ACCESS LOCATIONS, BUILDINGS, PARKING AREAS, ETC. FOR INDIVIDUAL PARCELS.

DIMENSIONAL STANDARDS AND GUIDELINES

ZONE DISTRICT: RESIDENTIAL HIGH (RH) 12-24 DU/AC
DIMENSIONAL STANDARDS FOR PARCELS B & I

1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 3,000 SF
 - B. TWO-FAMILY RESIDENTIAL: 5,000 SF
 - C. MULTIFAMILY RESIDENTIAL: 10,000 SF
2. MINIMUM LOT AREA PER RESIDENTIAL UNIT: 1,000 SF
3. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
4. MAXIMUM STRUCTURAL HEIGHT:
 - 4.1. SINGLE FAMILY/ TWO FAMILY RESIDENTIAL: (40')
 - 4.2. MULTIFAMILY/ TOWNHOME DWELLING: (45')
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. SINGLE FAMILY AND TWO-FAMILY DWELLING SETBACK REQUIREMENTS:
 - A. FRONT YARD: (20') TO FACE OF GARAGE
(15') TO FACE OF HOUSE
 - B. SIDE YARD: (5')
(0') ALONG COMMON WALL
 - C. REAR YARD: (15')
 - D. CORNER YARD (NON-DRIVEWAY SIDE): (10')
 - E. CHAMFERED CORNER FRONT SETBACK: (8')
8. MULTIFAMILY AND TOWNHOME DWELLINGS
 - *APPLIES TO PERIPHERY OF DEVELOPMENT PROJECT AND DOES NOT APPLY WHEN PLATTING AROUND INDIVIDUAL UNIT(S) OR ALONG A COMMON WALL
 - A. FRONT: (25')
 - B. REAR: (20')
 - C. SIDE: (5')
9. SINGLE FAMILY AND TWO-FAMILY DWELLING ACCESSORY STRUCTURE STANDARDS:
 - A. PERMITTED ACCESSORY STRUCTURES TO BE PER CITY OF FOUNTAIN ZONING CODE SECTION 17.040.030, AS AMENDED.
 - B. MAXIMUM ACCESSORY STRUCTURE HEIGHT: (10')
 - C. SETBACK REQUIREMENTS:
 - SIDE YARD: (5')
 - REAR YARD: (5')
 - D. THERE ARE NO INDIVIDUAL ACCESSORY STRUCTURES PERMITTED WITHIN MULTIFAMILY OR TOWNHOME DEVELOPMENTS.

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

1. ALLOWED USES INCLUDE: MULTIFAMILY DWELLING, SINGLE FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL DWELLINGS, TOWNHOMES, PLACES OF WORSHIP, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT.

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION PER CITY OF FOUNTAIN ZONING CODE SECTION 17.19, AS AMENDED.
2. RESIDENTIAL DAY CARE PER CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
4. ANIMAL KEEPING OF UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF (4) TOTAL HENS OR CHICKENS IS PERMITTED PER CITY OF FOUNTAIN ZONING CODE, AS AMENDED. THE KEEPING OF GOATS, PIGS OR PIGEONS IS NOT PERMITTED.
5. PERSONAL USE GREEN HOUSE OR GARDEN.
6. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED

CONDITIONAL USES:

1. NON-PUBLIC SCHOOLS
2. CHILD CARE FACILITIES
3. INSTITUTIONAL AND QUASI-PUBLIC USES: COMMUNITY CENTER, FAMILY CARE HOME, HEALTH CARE SUPPORT FACILITY
4. CMRS FACILITY (STEALTH) PER THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE: STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOs, PATIOS, HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

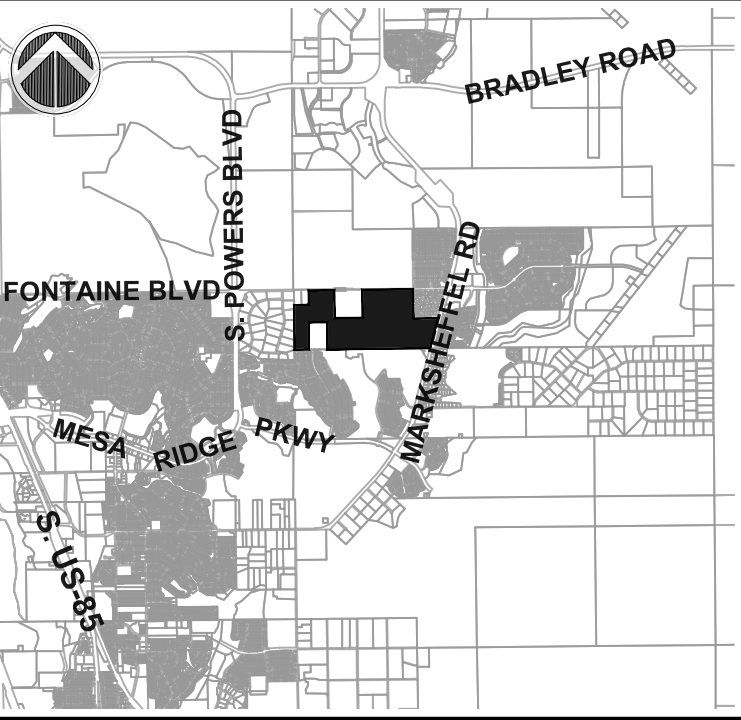


2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

HPHR PROPERTIES, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

VICINITY MAP:



PROJECT:

CORVALLIS
CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: INITIAL SUBMITTAL: 09/15/2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

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PROJECT NO: 20.1105.002

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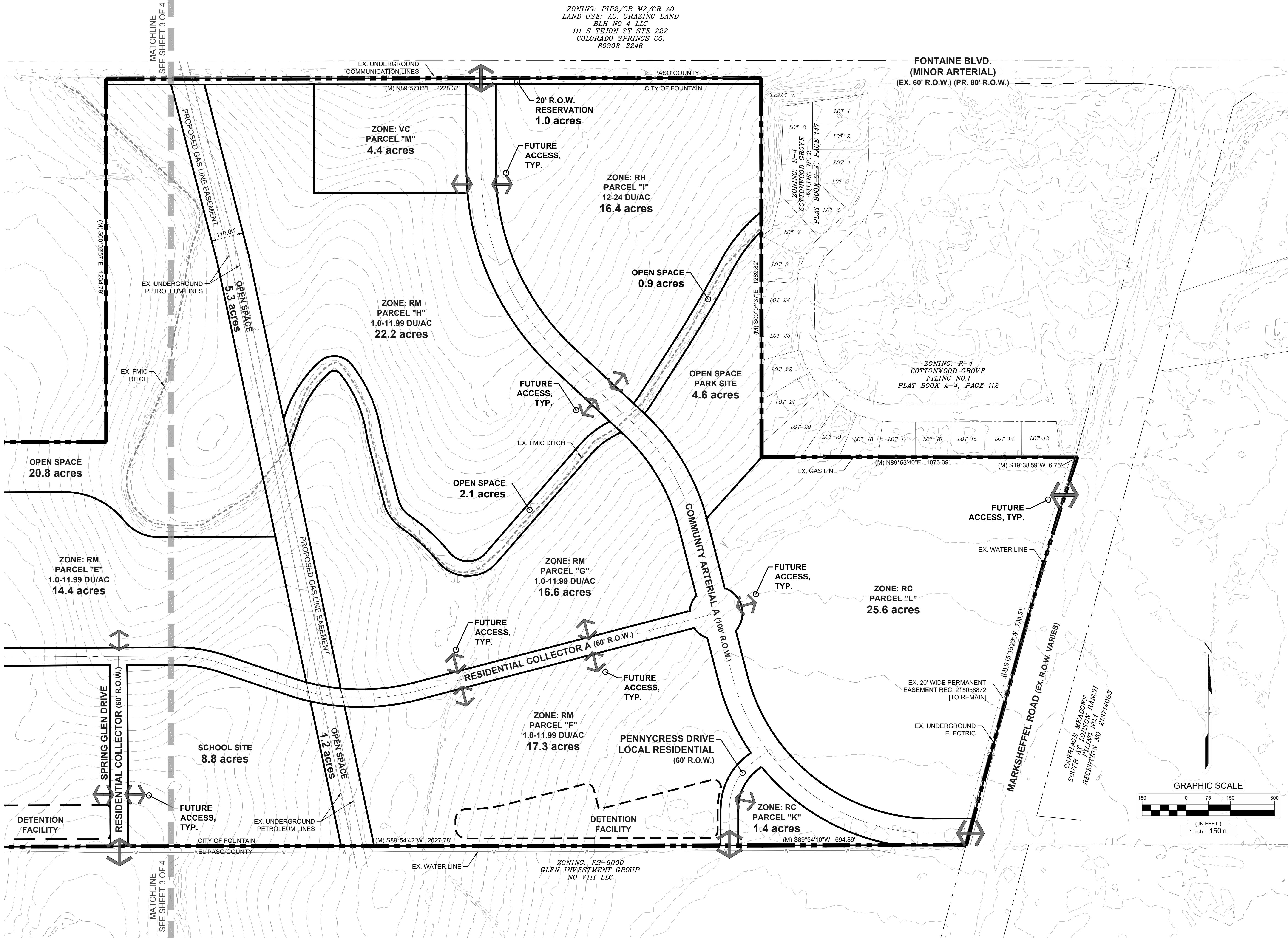
**TITLE
SHEET**

ODP02

SHEET 02 OF 04

PCD FILE NO.:

FILE LOCATION:



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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OWNER/DEVELOPER:

HPHR PROPERTIES, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

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OVERALL DEVELOPMENT PLAN (2)

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SHEET 04 OF 04

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