

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 S 68°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, 2625.88 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 V2 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, 1991 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 90°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-OF-WAY 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. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES WITHIN THE COMMERCIAL LAND USE DISTRICTS.
2. 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.
3. STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
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. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME.
10. 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.
11. EXISTING FMIC DITCH TO BE REMOVED AND CONVEYED VIA UNDERGROUND PIPE.

OPEN SPACE NOTES:

1. THE OPEN SPACE AREA WILL BE CALCULATED BASED ON RESIDENTIAL & COMMERCIAL ACREAGE AS ILLUSTRATED BELOW:
 275 AC - 12 AC SCHOOL SITE = 263 ACRES
 RESIDENTIAL OPEN SPACE TO BE CALCULATED AT 25% OF LAND AREA
 227 AC (RESIDENTIAL) X 25% REQ. = 56.75 ACRES OF REQUIRED OPEN SPACE.
 COMMERCIAL OPEN SPACE TO BE CALCULATED AT 15% OF LAND AREA
 36 AC (COMMERCIAL) X 15% REQ. = 5.40 ACRES OF REQUIRED OPEN SPACE.
TOTAL REQUIRED OPEN SPACE EQUALS 62.15 ACRES.
2. THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS OVERALL DEVELOPMENT PLAN (ODP) IS 45.8 ACRES, TOTALING 17.4% OF THE 263 ACRES.
3. USABLE OPEN SPACE: THE TOTAL 45.8 ACRES OF USABLE OPEN SPACE BREAKS DOWN AS FOLLOWS; OPEN SPACE = 38.8 ACRES (100% USABLE), STORMWATER FACILITY WITHIN OPEN SPACE = 1.6 ACRES (2.6% OF TOTAL REQUIRED OPEN SPACE), WATER RESOURCE/ FLOODPLAIN AREAS WITHIN OPEN SPACE = 5.4 ACRES (PER CODE SECTION 17.248.B.1b AN OPEN SPACE REQUIREMENT CAN BE MET THROUGH ENVIRONMENTAL PRESERVATION OF SIGNIFICANT NATURAL AREAS SUCH AS WATER BODIES/WATER RESOURCE).
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 16.35 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.
6. AMENITIES IN THE AMOUNT OF \$3,270,000 (16.35 ACRES X \$200,000) 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. FINAL OPEN SPACE DEDICATION AND AMENITIES IN LIEU OF AMOUNTS TO BE PROVIDED WITH FUTURE PRELIMINARY AND FINAL PLAT SUBMITTALS.
8. 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.
9. 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.

CORVALLIS

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

PROPOSED LAND USE CHART:

PARCEL	LAND USE	GROSS ACRES	DENSITY	APPROX. UNITS (MAX)	% OF TOTAL AREA
PARCEL "A"	SINGLE FAMILY	25.5	1-10 DU/ AC	135	9%
PARCEL "B"	MULTI FAMILY	7.0	12-24 DU/ AC	140	2%
PARCEL "C"	SINGLE FAMILY	24.3	1-10 DU/ AC	140	9%
PARCEL "D"	SINGLE FAMILY	5.5	1-10 DU/ AC	53	2%
PARCEL "E"	SINGLE FAMILY	13.6	1-10 DU/ AC	120	5%
PARCEL "F"	MULTI FAMILY	9.1	12-24 DU/ AC	180	3%
PARCEL "G"	SINGLE FAMILY	18.4	1-10 DU/ AC	102	7%
PARCEL "H"	SINGLE FAMILY	37.5	1-10 DU/ AC	183	14%
PARCEL "I"	SINGLE FAMILY	15.8	1-10 DU/ AC	117	6%
PARCEL "J"	SCHOOL SITE	12.0	-	-	4%
PARCEL "K"	REGIONAL COMMERCIAL	1.9	-	-	1%
PARCEL "L"	REGIONAL COMMERCIAL	24.1	-	-	9%
PARCEL "M"	VILLAGE COMMERCIAL	5.0	-	-	2%
PARCEL "N"	VILLAGE COMMERCIAL	5.0	-	-	2%
OPEN SPACE	-	45.8	-	-	18%
DEDICATED R.O.W.	-	24.5	-	-	9%
TOTAL		275.0		1,180	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.	PRINCIPAL ARTERIAL	60'	23.5'	83.5'	107'
MARKSHEFFEL ROAD	MAJOR ARTERIAL	200'-210'	Future 5'	N/A	210'

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 DESIGNATED 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 THIS CONCEPT PLAN 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.
7. LOCATION OF CHANNEL FLOODPLAIN CROSSING CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE MORE DETAILED DESIGN.

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.

OWNER'S STATEMENT:

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

_____, Authorized Agent

STATE OF COLORADO)
)SS.
 EL PASO COUNTY)

The above and aforementioned 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 duty recorded at Reception Number _____ of the records of El Paso County, Colorado.

By: _____
 Chuck Broerman, Deputy

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:
HPR PROPERTIES, LLC
 14160 GLENEAGLE DRIVE
 COLORADO SPRINGS, CO 80921



PROJECT:
CORVALLIS
 CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: THIRD SUBMITTAL: 03/15/2021

NO.	DATE	DESCRIPTION	BY
0	09/15/2020	INITIAL SUBMITTAL	RAF
1	01/09/2021	REVISED PER CITY COMMENTS	RAF
2	03/15/2021	REVISED PER CITY COMMENTS	RAF
3	05/12/2021	REVISED PER CITY COMMENTS	RAF
4	05/10/2021	REVISED MAX UNIT COUNT & DENSITY	RAF

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:

CORVALLIS

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

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 GLENEAGLE DRIVE
 COLORADO SPRINGS, CO 80921

DIMENSIONAL STANDARDS AND GUIDELINES

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC
 DIMENSIONAL STANDARDS FOR PARCELS A, C, D, E, 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'

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 CCR'S AND/ OR DESIGN GUIDELINES
4. A MINIMUM 4' FRONT YARD BUILDING SETBACK IS REQUIRED BETWEEN ADJACENT UNITS.

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.

VILLAGE COMMERCIAL ZONE DEVELOPMENT STANDARDS & GUIDELINES

ZONE: VILLAGE COMMERCIAL
 DIMENSIONAL STANDARDS FOR PARCELS M & N

- 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 & F

1. PERMITTED LAND USE: MULTI-FAMILY APARTMENT DWELLING, TOWNHOMES, 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: 10,000 SF
3. LOT AREA PER INDIVIDUAL RESIDENTIAL LOT: 1,000 SF
4. MAXIMUM STRUCTURAL COVERAGE FOR TOWNHOME LOTS: 80%
5. MINIMUM OPEN SPACE REQUIREMENT: 250 SF PER UNIT
6. MINIMUM LOT WIDTH MULTI-FAMILY RESIDENTIAL: 75' (APPLIES TO THE PERIPHERY OF DEVELOPMENT AND DOES NOT APPLY WHEN PLATTING AROUND INDIVIDUAL UNIT(S) OR ALONG A COMMON WALL)
7. MAXIMUM STRUCTURAL HEIGHT:
 - 7.1. MULTI-FAMILY APARTMENT BUILDING: 45'
 - 7.2. TOWNHOME DWELLING: 40'
8. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
9. DEVELOPMENT SETBACKS: (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' FOR THE FIRST STORY, PLUS AND ADDITIONAL 5' FOR EACH ADDITIONAL STORY
 - D. COMMON/ PARTY WALLS: 0', APPLIES TO SHARED OR COMMON WALL RESIDENTIAL UNITS

DEVELOPMENT STANDARDS AND GUIDELINES

1. OFF-STREET PARKING SHALL BE PROVIDED PER THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
2. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
3. ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
4. FENCING GUIDELINES TO BE PER THE FUTURE CORVALLIS CCR'S AND/ OR DESIGN GUIDELINES

VICINITY MAP:



PROJECT:

CORVALLIS
 CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: THIRD SUBMITTAL- 03/15/2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/15/2020	INITIAL SUBMITTAL	RAF
1	01/08/2021	REVISED PER CITY COMMENTS	RAF
2	03/15/2021	REVISED PER CITY COMMENTS	RAF
3	05/12/2021	REVISED PER CITY COMMENTS	RAF
4	06/10/2021	REVISED MAX UNIT COUNT & DENSITY	RAF

DRAWING INFORMATION:

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 DRAWN BY: RAF
 CHECKED BY: JAA
 APPROVED BY: JAA

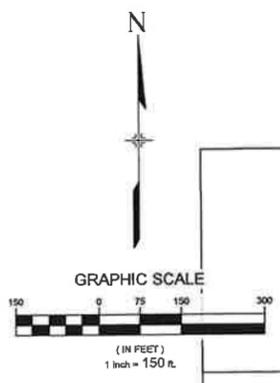
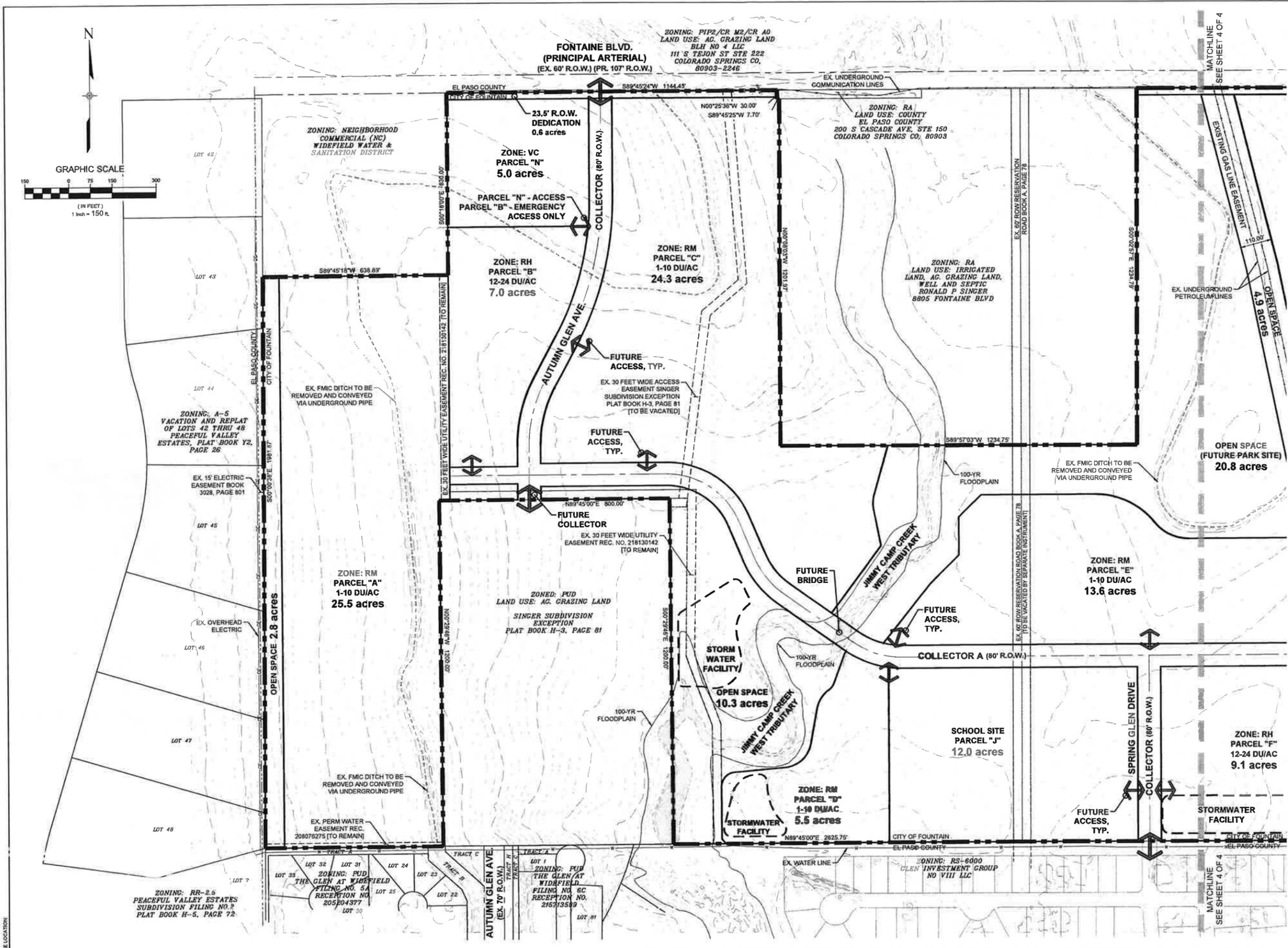
SHEET TITLE:

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SHEET 02 OF 04

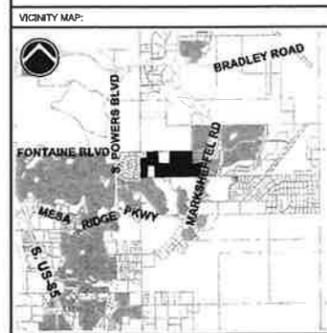
PCD FILE NO.:

FILE LOCATION:



CONSULTANTS:
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER
Matrix
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 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



PROJECT:
CORVALLIS
 CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: THIRD SUBMITTAL: 03/15/2021

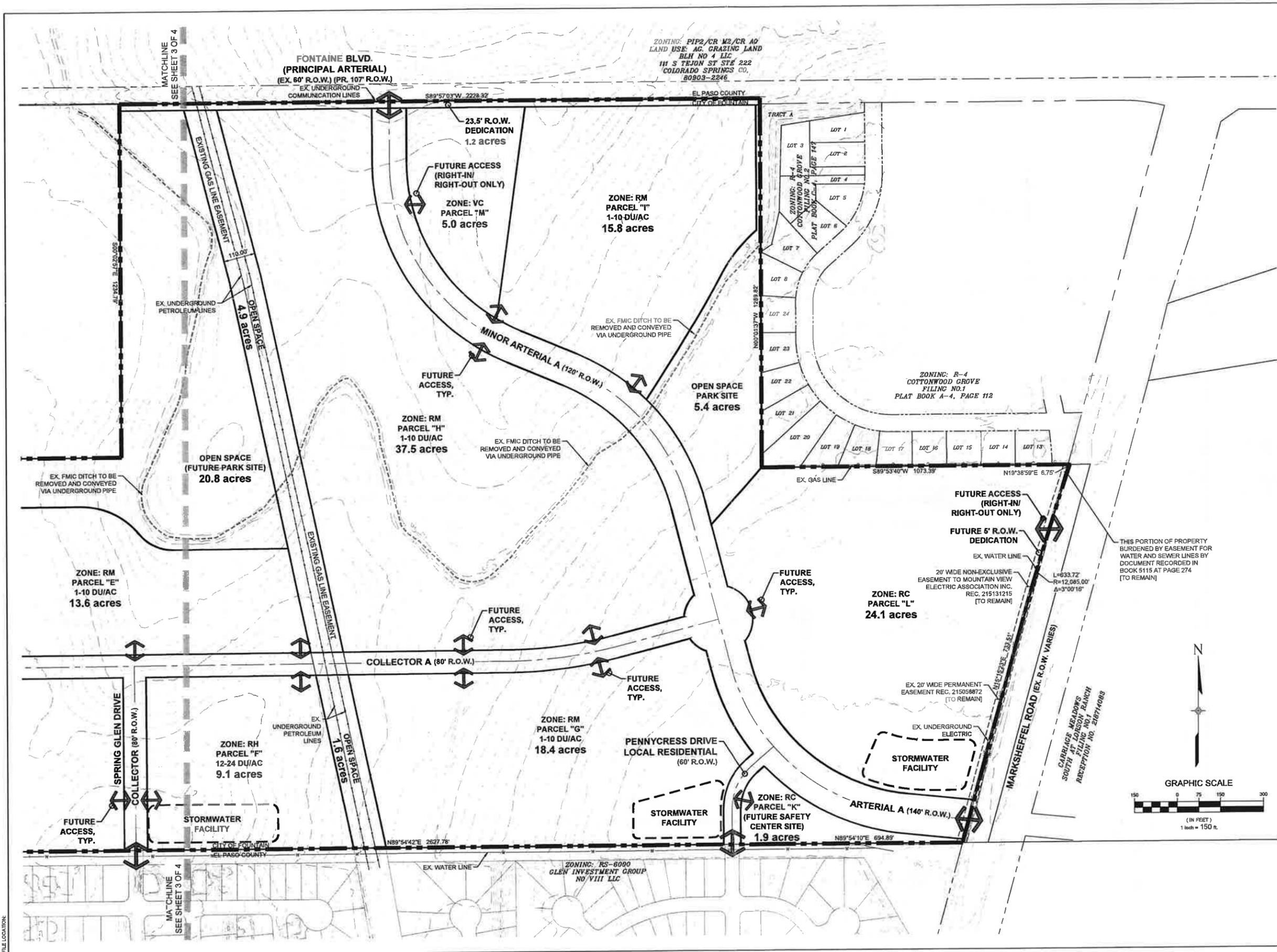
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2	03/15/2021	REVISED PER CITY COMMENTS	RAF
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 CHECKED BY: JAA
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SHEET TITLE:
OVERALL DEVELOPMENT PLAN (1)

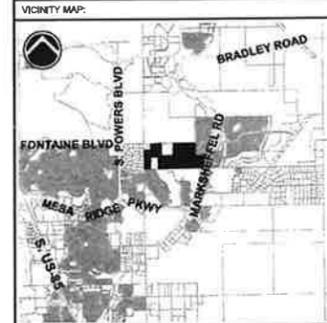
ODP03
 SHEET 03 OF 04

PCD FILE NO.:



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PROJECT:
CORVALLIS
 CITY OF FOUNTAIN
OVERALL DEVELOPMENT PLAN

DATE: THIRD SUBMITTAL: 03/15/2021

REVISION HISTORY:

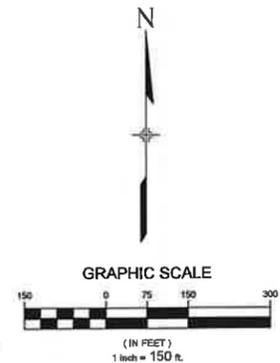
NO.	DATE	DESCRIPTION	BY
0	09/15/2020	INITIAL SUBMITTAL	RAF
1	01/09/2021	REVISED PER CITY COMMENTS	RAF
2	03/15/2021	REVISED PER CITY COMMENTS	RAF
3	05/12/2021	REVISED PER CITY COMMENTS	RAF
4	09/10/2021	REVISED MAX UNIT COUNT & DENSITY	RAF

DRAWING INFORMATION:
 PROJECT NO: 20,1105,002
 DRAWN BY: RAF
 CHECKED BY: JAA
 APPROVED BY: JAA
 SHEET TITLE:

OVERALL DEVELOPMENT PLAN (2)

ODP04
SHEET 04 OF 04

POD FILE NO.:



FILE LOCATION: