

# CORVALLIS - LACY PARCEL - CONCEPT PARKS AND OPEN SPACE PLAN

## City of Fountain, Colorado

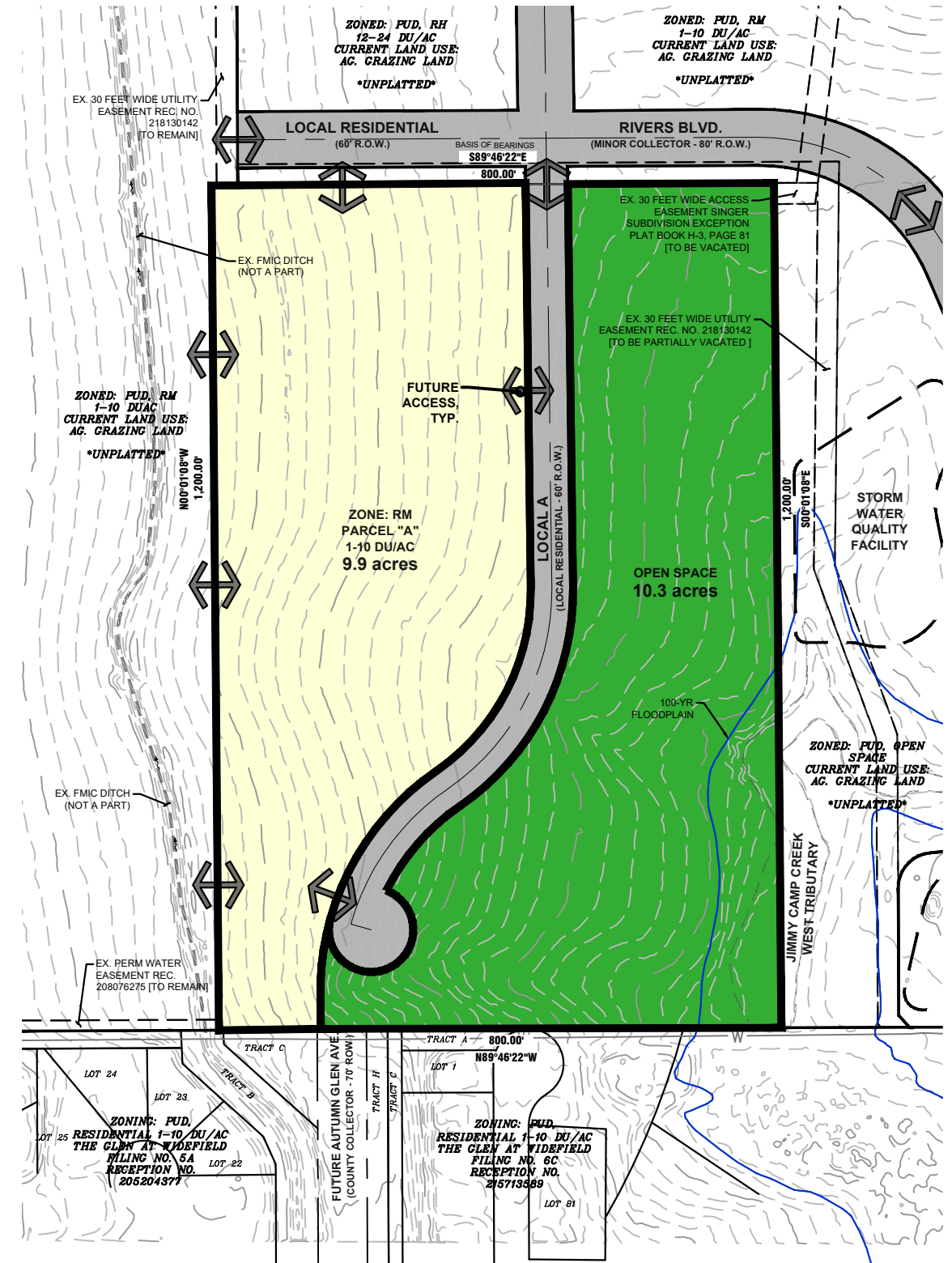
January 2022

### 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 Requirement acreage is illustrated below:  
Residential Open Space to be calculated at 25% of land area.  
 $22.04 \text{ ac} \times 25\% \text{ req.} = 5.51 \text{ acres of required open space.}$
- The amount of total Open Space provided with this Overall Development Plan (ODP) is 10.34 acres, exceeding the 5.51 acres required.
- Open Space being provided is 46.8% of the total ODP 22.04 acres.
- Usable Open Space: The total 10.34 acres of usable Open Space breaks down as follows; open space = 9.33 acres (100% usable), water resource/ floodplain areas within open space = 1.01 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).
- Open Space provided above the Open Space Area Requirement may count toward the required Open Space for Corvallis and Corvallis-Lacy ODPs. Open Space provided will be cumulative across the entire Corvallis and Lacy development areas.
- Site amenities shall be included in lieu of the full requirement for Open Space Area within the Corvallis and Corvallis-Lacy Overall Development Plans (ODP) and the Planned Unit Development (PUD) district.
- Amenities to be provided by the developer in lieu of the required land may potentially 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.
- 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.
- 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.

### PARKS AND OPEN SPACE:

	ACRES
REQUIRED OPEN SPACE - RESIDENTIAL (25 % REQUIRED)	5.51
PROVIDED OPEN SPACE:	
- OPEN SPACE	9.3
- STORMWATER WITHIN OPEN SPACE	--
- WATER RESOURCE/ FLOODPLAIN WITHIN OPEN SPACE	1.0
PROVIDED OPEN SPACE TOTAL	10.3
PERCENT OF REQUIRED	187%
PERCENT OF TOTAL SITE	46.8%
REQUIRED DEVELOPMENT FEES IN LIEU OF: (ACRES SHORT X \$200,000/ACRE)	\$0



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

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