

# CORVALLIS - LACY PARCEL

## CITY OF FOUNTAIN

### OVERALL DEVELOPMENT PLAN

#### SITE DATA:

PARCEL ID: 5521005001  
 ACREAGE: 22.04 ACRES  
 ZONING: PLANNED UNIT DEVELOPMENT (PUD), RESIDENTIAL AND OPEN SPACE  
 REFER TO STANDARDS ON SHEET ODP02 OF THIS SET

#### LEGAL DESCRIPTION:

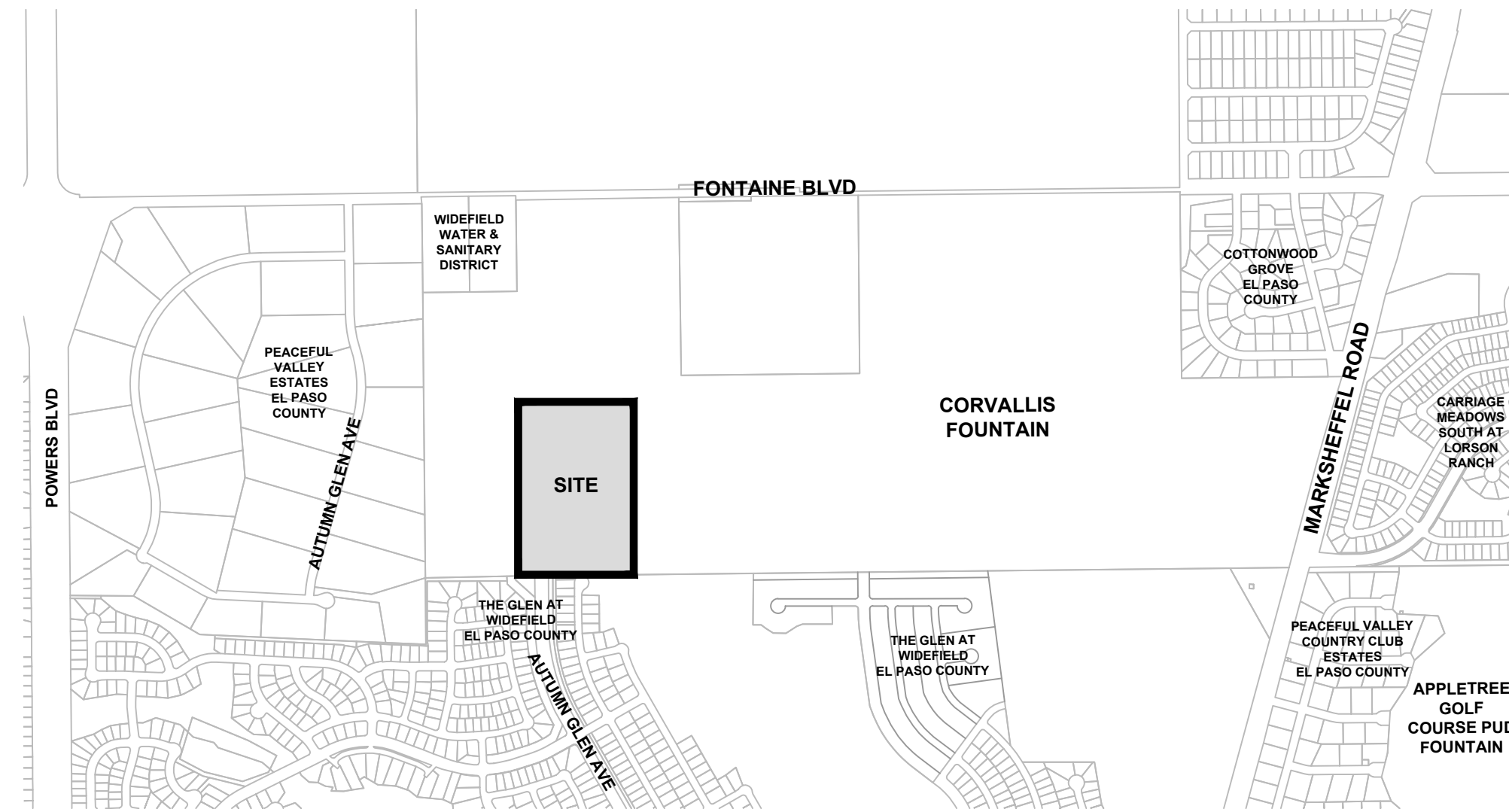
SINGER'S SUBDIVISION ANNEXATION

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTHERLY BOUNDARY LINE OF TRACT 1, SINGER'S SUBDIVISION, RECORDED IN PLAT BOOK H-3 AT PAGE 81 OF THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585" AND AT THE EASTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585", ASSUMED TO BEAR S89°46'22"E A DISTANCE OF 800.00 FEET-FOUND AT GROUND LEVEL.

TRACT 1, SINGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK H-3 AT PAGE 81, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 22.04 ACRES MORE OR LESS.



CONTEXT MAP

#### PROPOSED LAND USE CHART:

| PARCEL           | LAND USE                  | GROSS ACRES | DENSITY     | APPROX. UNITS (MAX.) | % OF TOTAL AREA |
|------------------|---------------------------|-------------|-------------|----------------------|-----------------|
| PARCEL "A"       | SINGLE FAMILY RESIDENTIAL | 9.9         | 1-10 DU/ AC | 99                   | 45%             |
| OPEN SPACE       | -                         | 10.3        | -           | -                    | 46.8%           |
| DEDICATED R.O.W. | -                         | 1.8         | -           | -                    | 8.2%            |
| TOTAL            | -                         | 22.0        | -           | 99                   | 100%            |

#### GENERAL NOTES:

- 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.
- STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- 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.
- 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.
- 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.
- LANDSCAPING SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE FOUNTAIN ZONING CODE.
- DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS AND LOTS ARE UNKNOWN AT THIS TIME.
- A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WAS PREPARED BY MATRIX DESIGN GROUP DATED 09/11/2020, UPDATED JANUARY 8, 2021, AND OCTOBER 25, 2021. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION.

#### OPEN SPACE NOTES:

- THE OPEN SPACE AREA REQUIREMENT ACREAGE IS ILLUSTRATED BELOW:  
 RESIDENTIAL OPEN SPACE TO BE CALCULATED AT 25% OF LAND AREA  
 22.04 AC X 25% REQ. = 5.51 ACRES OF REQUIRED OPEN SPACE.
- THE AMOUNT OF TOTAL OPEN SPACE PROVIDED WITH THIS OVERALL DEVELOPMENT PLAN (ODP) IS 10.3 ACRES, EXCEEDING THE 5.51 ACRES REQUIRED.
- USABLE OPEN SPACE: THE TOTAL 10.3 ACRES OF USABLE OPEN SPACE BREAKS DOWN AS FOLLOWS: OPEN SPACE = 9.3 ACRES (100% USABLE), WATER RESOURCE/ FLOODPLAIN AREAS WITHIN OPEN SPACE = 1.0 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 REQUIRED OPEN SPACE MAY COUNT TOWARD REQUIRED OPEN SPACE WITHIN THE OVERALL CORVALLIS AND LACY PARCEL AREAS. 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.

#### TRAFFIC AND ROADWAYS:

- ALL INTERNAL PUBLIC ROADS LOCATED WITHIN THE FOUNTAIN CITY LIMITS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF FOUNTAIN.
- INTERNAL STREET CROSS SECTIONS SHALL CONFORM TO THE CITY OF FOUNTAIN'S ENGINEERING STANDARDS AND REQUIREMENTS.
- REFER TO THE CORVALLIS TRAFFIC IMPACT STUDY DATED JUNE 14, 2021 COMPLETED BY MATRIX DESIGN GROUP. THIS TIS WAS SUBMITTED WITH THE CORVALLIS OVERALL DEVELOPMENT PLAN OUTLINING DETAILED 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.

#### SOILS:

- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT DATED MAY 20, 2021 PREPARED BY KUMAR & ASSOCIATES, INC.; AND A PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JUNE 4, 2021 PREPARED BY KUMAR & ASSOCIATES, INC. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN SUBDIVISION FILE: CORVALLIS-LACY PARCEL 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 HPHR Properties, LLC has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D.

\_\_\_\_\_, Authorized Agent

STATE OF COLORADO )  
 EL PASO COUNTY )SS.

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 )  
 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:



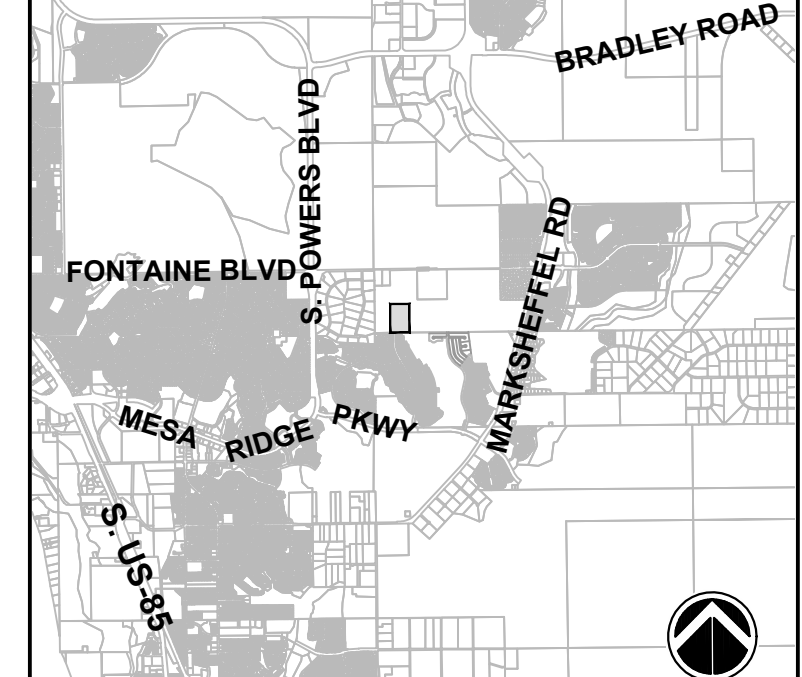
2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

CORVALLIS - LACY PARCEL  
 OVERALL DEVELOPMENT PLAN

SOUTH SEGMENT OF CORVALLIS  
 10/25/2021

REVISION HISTORY:

| NO. | DATE       | DESCRIPTION                | BY  |
|-----|------------|----------------------------|-----|
| 1   | 01/28/2022 | PER AGENCY REVIEW COMMENTS | KMM |
|     |            |                            |     |
|     |            |                            |     |
|     |            |                            |     |

DRAWING INFORMATION:

PROJECT NO: 21.1105.009

DRAWN BY: KMM

CHECKED BY: JAA

APPROVED BY: JAA

SHEET TITLE:

COVER SHEET

ODP01

SHEET 1 OF 2

CITY FILE NO: X

# CORVALLIS - LACY PARCEL

## CITY OF FOUNTAIN

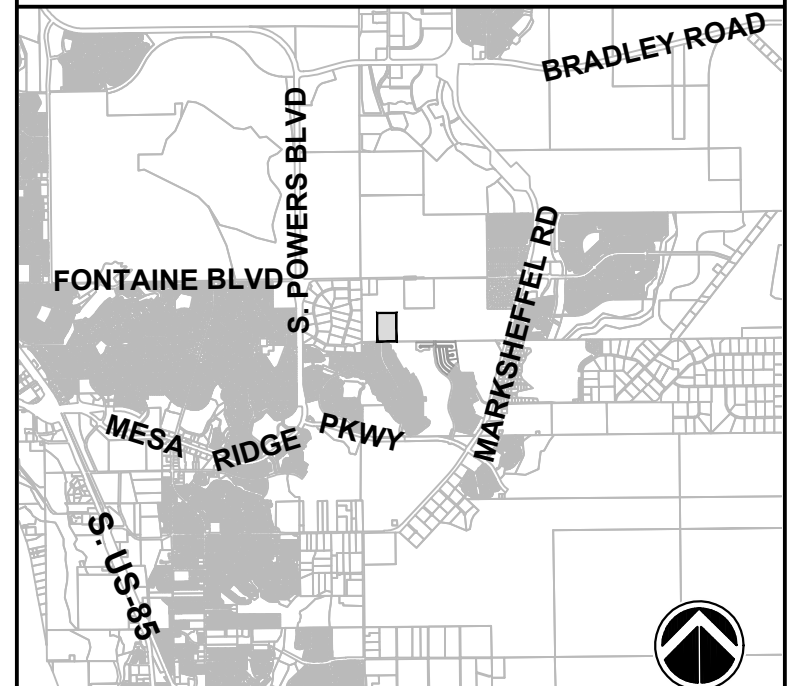
### OVERALL DEVELOPMENT PLAN

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

APPROVAL:

VICINITY MAP:



PROJECT:

**CORVALLIS - LACY PARCEL  
 OVERALL DEVELOPMENT PLAN**

**SOUTH SEGMENT OF CORVALLIS  
 10/25/2021**

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|     |            |                            |     |
|     |            |                            |     |
|     |            |                            |     |

DRAWING INFORMATION:

PROJECT NO: 21.1105.009

DRAWN BY: KMM

CHECKED BY: JAA

APPROVED BY: JAA

SHEET TITLE:

**OVERALL  
 DEVELOPMENT  
 PLAN**

**ODP02**

**SHEET 2 OF 2**

CITY FILE NO: X

#### DIMENSIONAL STANDARDS AND GUIDELINES:

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC  
 DIMENSIONAL STANDARDS FOR PARCEL A

- 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.
- MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED:
  - SINGLE FAMILY DWELLING: 3,000 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 50%
- MAXIMUM STRUCTURAL HEIGHT: 40'
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: 30' OR AS OTHERWISE SHOWN
- PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED
- MINIMUM SETBACK REQUIREMENTS:
  - FRONT YARD: 18' TO FACE OF GARAGE FROM PROPERTY LINE  
 15' TO FRONT PROJECTION OF HOUSE FROM PROPERTY LINE
  - SIDE YARD: 5'
  - REAR YARD: 15'
  - CORNER YARD (NON-DRIVEWAY SIDE): 10'  
 18' IF SIDE GARAGE ACCESS IS PROVIDED
  - CHAMFERED CORNER FRONT SETBACK: 8'

#### DEVELOPMENT STANDARDS AND GUIDELINES

- TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
- ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
- FENCING GUIDELINES TO BE PER THE FUTURE CORVALLIS CC&R'S AND/ OR DESIGN GUIDELINES
- A MINIMUM 4' FRONT YARD BUILDING STAGGER IS REQUIRED BETWEEN ADJACENT UNITS.

#### GENERAL LOT DEVELOPMENT NOTES:

- LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- 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.

