



**APPLICATION FOR
FINAL SITE DEVELOPMENT PLAN**

Property Owner(s): (for multiple owners, please attach a separate sheet listing the following information for each owner)

Name: Widefield Water and Sanitation District
Address: 8485 Fontaine Boulevard, Colorado Springs, CO 80925
Email: Robert Bannister <rob@wwsdonline.com> **Phone #:** 719-955-6118
Fax #: _____

Applicant: JDS-Hydro Consultants, Inc
Address: 5540 Tech Center Drive, Suite 100
Email: Gina Mangino <gmangino@jdshydro.com> **Phone #:** 719-494-7909 Mobile
 719-227-0072, Ext 107 Office
Fax #: _____

Assessor's Parcel #: 5530003009 **Acreage:** 2.28 AC

(From County Assessor's Office 520-6600)

Property Location:

(Nearest Street Intersection) 480 Willow Springs Road, Fountain, CO 80817

Name of Development: N/A

Subdivision Name: N/A

ODP Name (if PUD): N/A

Property Zoning: Small Office/Warehouse District

Proposed Uses: Detached Accessory

Construction Schedule: Fall 2019

A copy of the Submittal Matrix must accompany your development application packet

Materials Required to Accompany Application:	Check if Complete
1. Nonrefundable fee as set forth in the fee schedule.	<input checked="" type="checkbox"/>
2. Referral Matrix - provided by the City of Fountain.	<input checked="" type="checkbox"/>
3. Referral agencies packets folded and assembled in unsealed manila envelopes addressed to appropriate referral agencies as specified in the referral matrix.	<input checked="" type="checkbox"/>

As applicant named herein, I acknowledge that I have familiarized myself with the application procedures for site development plans, and the written and graphic information submitted with this application is true and accurate to the best of my knowledge and belief. As owner of the property, I understand that I am responsible for the completion of all improvements as shown on the approved site development plan prior to receiving a Certificate of Occupancy.

Robert Bannister 06/14/2019 *Gina Mangino* 06/14/19
 Signature of Owner Date Signature of Applicant Date

PLANNING DEPARTMENT USE ONLY	
Date Received: _____	Received By: _____
Fee Paid: _____	Complete Submittal: _____

**CITY OF FOUNTAIN
SITE DEVELOPMENT PLAN CHECKLIST**

The following checklist outlines the information to be included directly on the site development plan. Please complete this checklist by checking all appropriate boxes. Applications for site development plans will not be accepted without this completed checklist.

Information Directly on Site Plan

- N/A 1. Name by which the proposed development is to be referred.
- 2. Parcel size stated in gross acres and square feet.
- 3. Date of preparation, north arrow, scale (1" = 50' or larger), name and address of project, lot size and legal description.
- 4. Topographic contours and finished grades at two (2) foot intervals or less.
- 5. Finished floor elevations of all proposed buildings and structures.
- 6. Elevation details for proposed site facilities, including curbs, parking lots, drainage swales, etc. using spot elevations, cross-sections and construction details.
- N/A 7. Total number, type and density per type of dwelling unit.
- N/A 8. Total floor area for nonresidential uses and ration of floor area to lot area with a breakdown by type of land use.
- N/A 9. Location and square footage of each area designated for passive and active recreational use.
- N/A 10. Location and acreage of common areas and all public land uses, including public parks, recreation areas and similar uses.
- 11. Proposed coverage of buildings and structures including the following:
 - a. Percentage and square footage of building coverage.
 - b. Percentage and square footage of driveway and parking.
 - c. Percentage and square footage of public street right-of-way.
 - d. Percentage and square footage of open space and landscaped area.
- 12. Number and location of off-street parking spaces, including automobile, handicapped, and bicycle, with typical dimensions for each type.
- 13. Existing and proposed easements and rights-of-way, designation of streets to be public or private and any private access ways to be dedicated as public utility and/or access easements.
- N/A 14. Location of existing and proposed pedestrian circulation system, including sidewalks.
- 15. Current zoning.

- 16. Proposed treatment of the perimeter of the development, including materials, height and techniques used, such as screens, fences, walls, landscaping and to obscure outside storage.
- 17. Adjacent streets, land use and zoning.
- 18. Existing and proposed easements and rights-of-way.
- 19. Existing and proposed drainage facilities.
- 20. Location and use of existing and proposed buildings, exterior dimensions, height, setbacks and density.
- 21. Type of proposed building construction and occupancy classification.
- N/A 22. Location of lighting standards and trash receptacle enclosures.
- 23. Construction details for trash receptacles enclosures, curb, gutter, light pole bases, handicap signs, drainage facilities, pedestrian ramps, etc.
- 24. Owner's certification statement of acceptance of conditions and restrictions as set forth on the final development plan.

Additional Information to be Submitted

- 1. Preliminary subdivision plat or final subdivision plat, if required.
- EXISTING ONLY 2. Utility plan prepared by a registered engineer to include location and size of water mains/lines, sanitary sewers, storm sewers, water, electric, gas, existing and proposed fire hydrant locations.
- N/A 3. Street cross-section schematics for each category of street, including the proposed right-of-way and pavement width, curb, gutter and sidewalk locations.
- 4. Site specific drainage plan, if required, prepared by a registered engineer, consistent with the approved master development drainage plan and/or preliminary drainage plan, if applicable.
- 5. Conceptual plans of all buildings, including representative architectural elevations, sufficient to convey the intent of the proposed development.
- N/A PER CITY OF FOUNTAIN 6. Photometric plan for the entire site and its perimeter. Lighting must conform to the standards in section 17.347 F. of the zoning ordinance.

NOTE: The Zoning Administrator may waive or modify any application submittal requirements, if the intent of this chapter is not violated. The applicant shall make a written request to the Zoning Administrator justifying the requested waivers or modifications. A record of requested waivers and modifications shall be kept on file at the city.

Any additional information as may be required by the Zoning Administrator or planning commission, which is necessary to evaluate the character and impact of the site development plan.