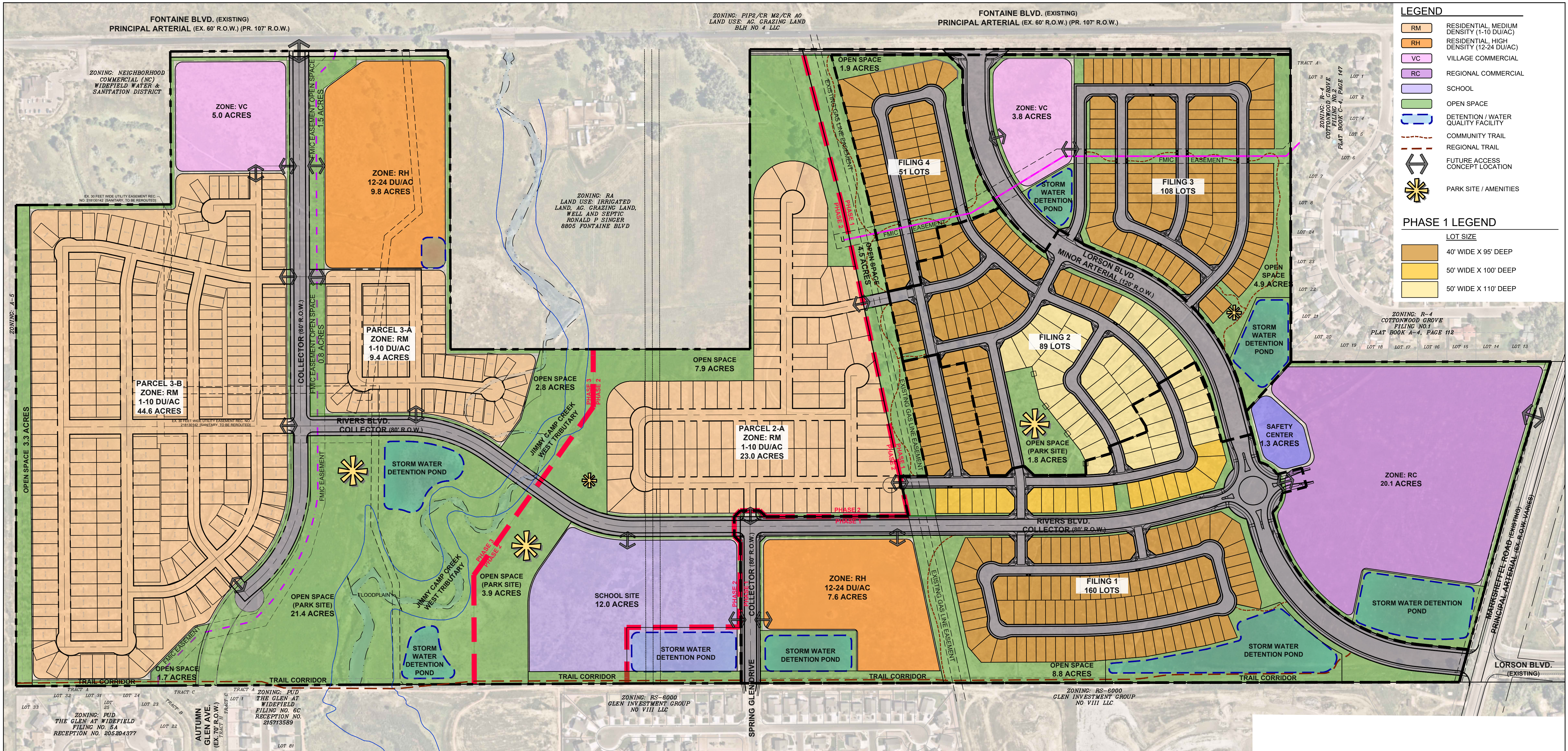




DIMENSIONAL STANDARDS AND GUIDELINES

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC

- 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:
 - A. SINGLE FAMILY DWELLING: 3,800 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:
 - 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'
 - E. CHAMFERED CORNER FRONT SETBACK: 8'

ZONE DISTRICT: RESIDENTIAL HIGH (RH) 12-24 DU/AC

- 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.
- MINIMUM LOT AREA: 10,000 SF
- LOT AREA PER INDIVIDUAL RESIDENTIAL LOT: 1,000 SF
- MAXIMUM STRUCTURAL COVERAGE FOR TOWNHOME LOTS: 80%
- MINIMUM OPEN SPACE REQUIREMENT: 250 SF PER UNIT
- 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)
- MAXIMUM STRUCTURAL HEIGHT:
 - 7.1. MULTIFAMILY APARTMENT BUILDING: 45'
 - 7.2. TOWNHOME DWELLING: 40'
- PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED
- 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

LOT LAYOUTS - PHASE 1

FILING	UNITS	TYPES
1	160	40'X95' (125) 50'X100' (21) 50'X110' (14)
2	89	40'X95' (55) 50'X110' (34)
3	51	40'X95'
4	108	40'X95'
TOTAL	408	40'X95' (339) 50'X100' (21) 50'X110' (48)

LOT LAYOUTS - PHASE 2

PARCEL	AREA	UNITS	TYPES
2-A	23.0	108	50'X100' (32) 50'X110' (91)

LOT LAYOUTS - PHASE 3

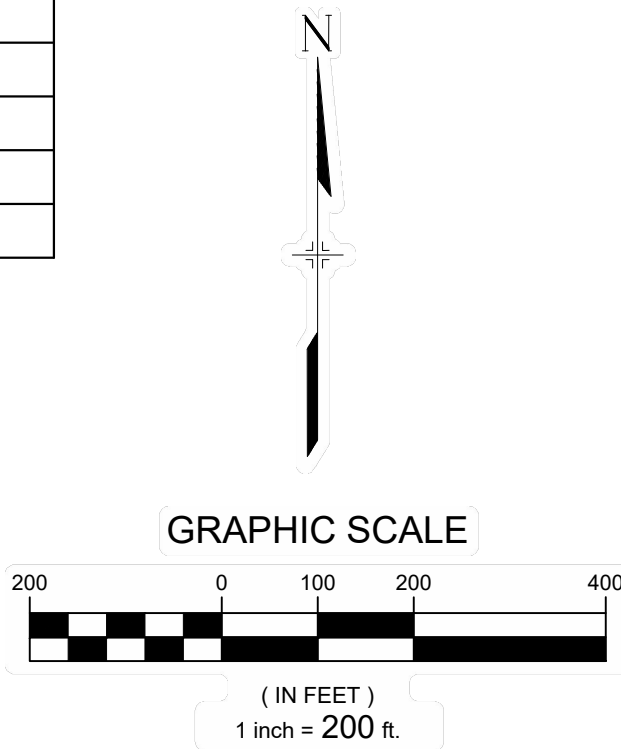
PARCEL	AREA	UNITS	TYPES
3-A	9.4	59	40'X95' (59)
3-B	44.6	252	40'X95' (75) 50'X100' (79) 50'X110' (98)
TOTAL	54.0	311	40'X95' (134) 50'X100' (79) 50'X110' (98)

SUMMARY DATA

PROPERTY SIZE	297 ACRES
OVERALL DEVELOPMENT PLAN	CORVALLIS
APPROVED MAX UNIT COUNT	1100
SINGLE FAMILY LOTS PROPOSED	827
MULTIFAMILY UNITS REMAINING	273

MULTIFAMILY DATA

PARCEL	AREA	UNITS	DENSITY
EAST	7.6		
WEST	9.8		
TOTAL	17.4	273	15.7 DU/AC



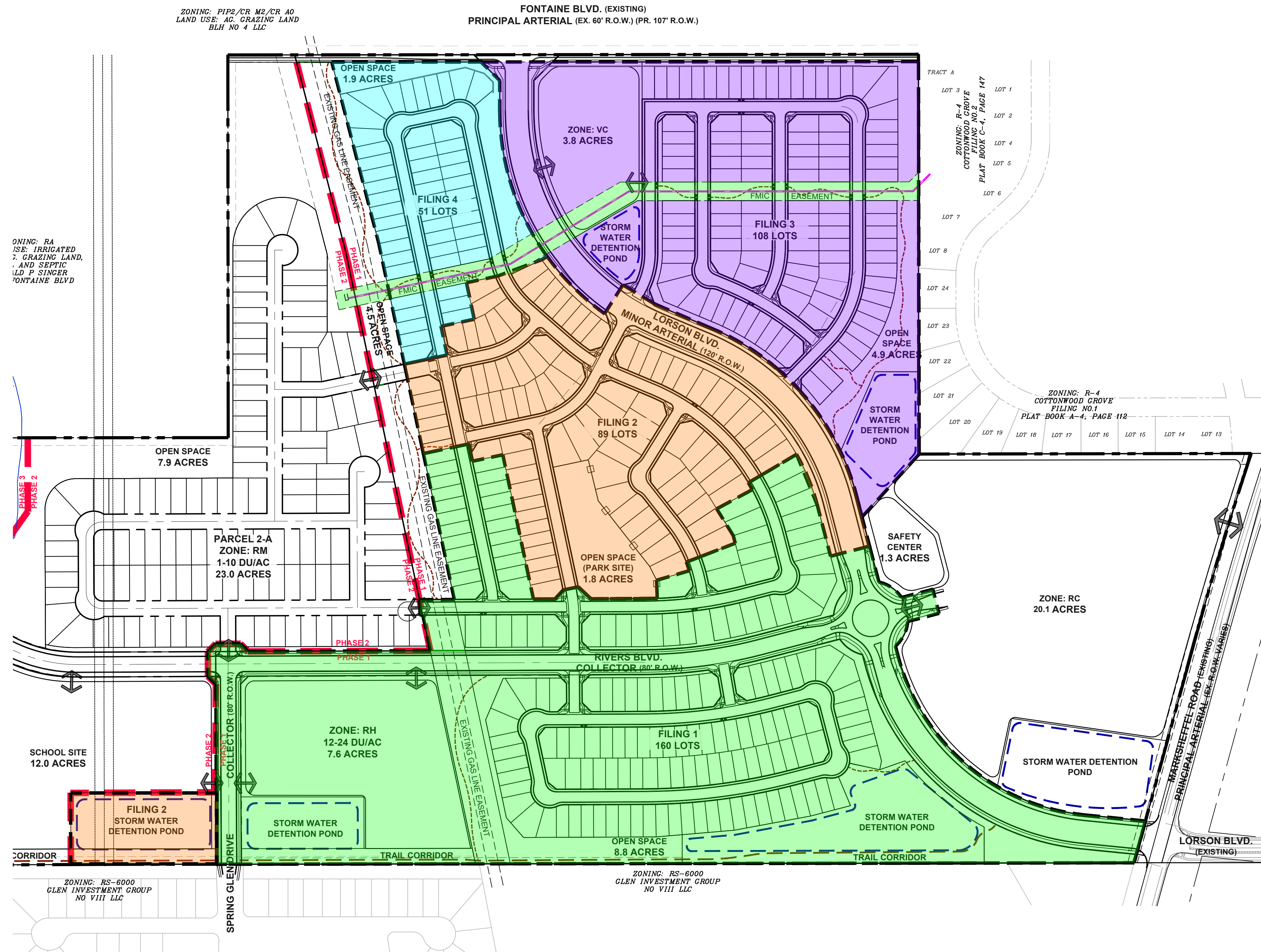
CORVALLIS

JULY 2024



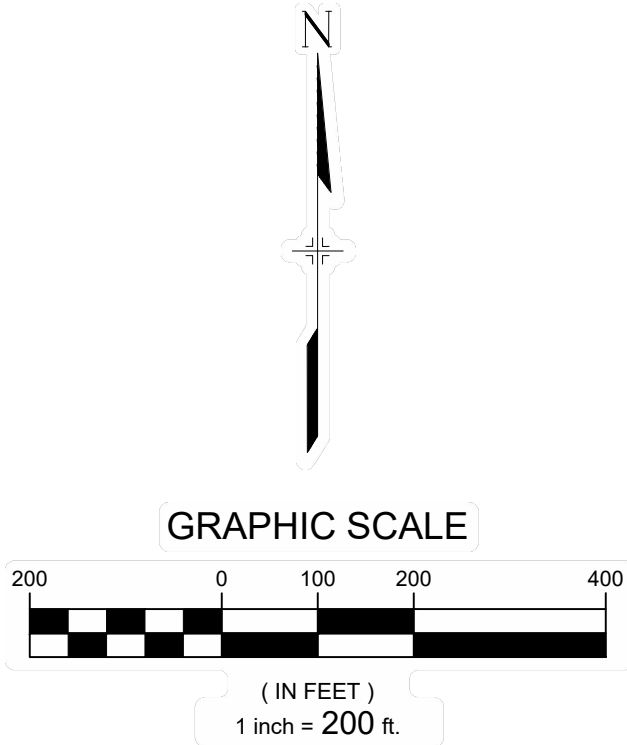
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Contact: Jason Alwine
Phone: (719) 575-0100
Fax: (719) 575-0208

OVERALL CONCEPTUAL LOT LAYOUT



LOT LAYOUTS - PHASE 1

FILING	UNITS	TYPES
1	160	40'X95' (125) 50'X100' (21) 50'X110' (14)
2	89	40'X95' (55) 50'X110' (34)
3	51	40'X95'
4	108	40'X95'
TOTAL	408	40'X95' (339) 50'X100' (21) 50'X110' (48)



CORVALLIS

JULY 2024



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Contact: Jason Alwine
Phone (719) 575-0100
Fax (719) 575-0208

PHASE 1 CONCEPTUAL
LOT LAYOUT