

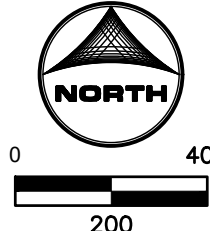
SOUTHMOOR RIDGE

OVERALL DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, AND IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=400'



SHEET INDEX

- 1 - COVER
- 2 - OVERALL DEVELOPMENT PLAN

CONTACTS

DEVELOPER AND APPLICANT:
DHN DEVELOPMENT, INC.
2335 CORABELL GROVE UNIT 101
COLORADO SPRINGS, CO 80910
ATTN: BRYAN KNEIP (VP OF OPERATIONS),
DARSEY NICKLASSON (PRESIDENT)
TELE: 719.244.9851
EMAIL: BRYAN@DHNDEVELOPMENT.COM

ARCHITECT:
ECHO ARCHITECTURE
2752 WEST COLORADO AVENUE
COLORADO SPRINGS, CO 80911
ATTN: RYAN LLOYD, AIA
TELE: 719.387.7836 #101
EMAIL: RYAN@ECHO-ARCH.COM

WATER/SANITATION DISTRICT:
SECURITY WATER & SANITATION DISTRICT
231 SECURITY BOULEVARD
COLORADO SPRINGS, CO 80911
ATTN: BRANDON BERNARD, ROY HEALD
TELE: 719.392.3475

NATURAL GAS:
NORTH AREA OF SITE:
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPRESSWAY #4801
COLORADO SPRINGS, CO 80903

SOUTH AREA OF SITE:
BLACK HILLS ENERGY
105 S. VICTORIA AVENUE
PUEBLO, CO 81003
ATTN: ADAM MAGOON
TELE: 719.400.8995
EMAIL: ADAM.MAGOON@BLACKHILLSCORP.COM

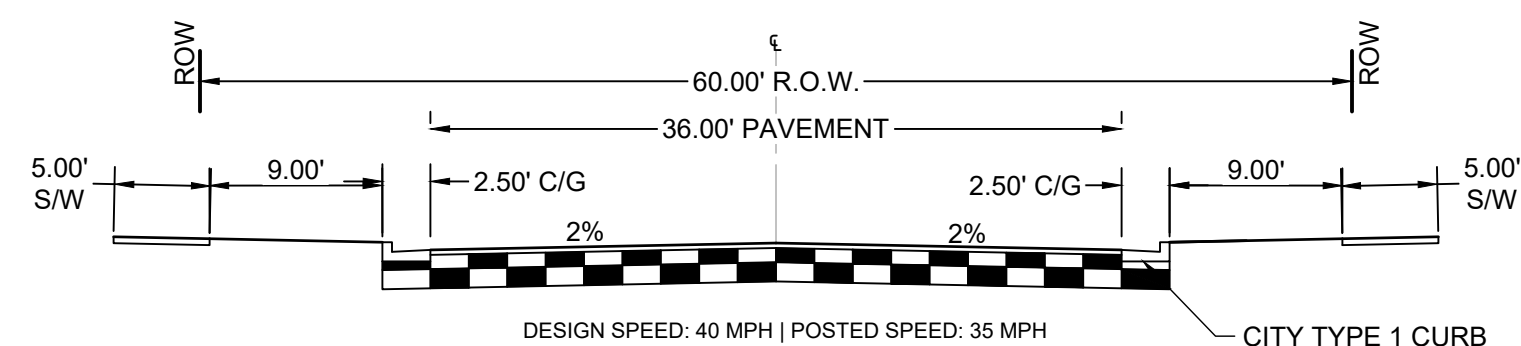
ELECTRIC:
CITY OF FOUNTAIN ELECTRIC
116 SOUTH MAIN STREET
FOUNTAIN, COLORADO 80817
TELE: 719.322.2000

LAND OWNER:
BISON REAL ESTATE HOLDINGS, LLC.
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PLANNER: PHIL STUEPFERT
LANDSCAPE ARCHITECT, JAMIE RAMOS, PLA
TELE: 720.602.4941
EMAIL: PSTUEPFERT@HRGREEN.COM
EMAIL: JRAMOS@HRGREEN.COM

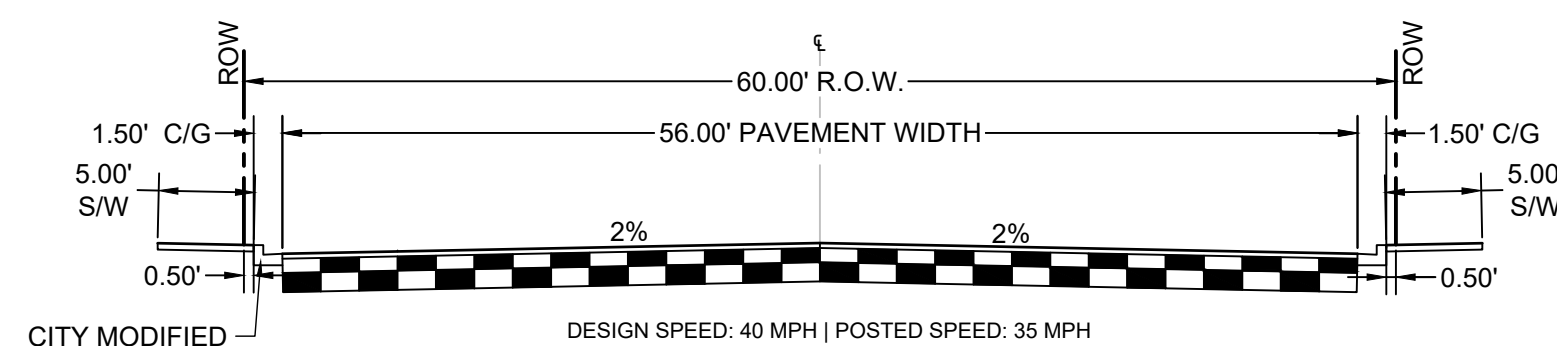
CIVIL ENGINEER:
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
ATTN: RICHELIE LYON, PE
TELE: 719.394.2455
EMAIL: RICHELIE.LYON@HRGREEN.COM

GEOTECHNICAL ENGINEER:
EMTECH ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: JOE GOODE
TELE: 719.531.5599

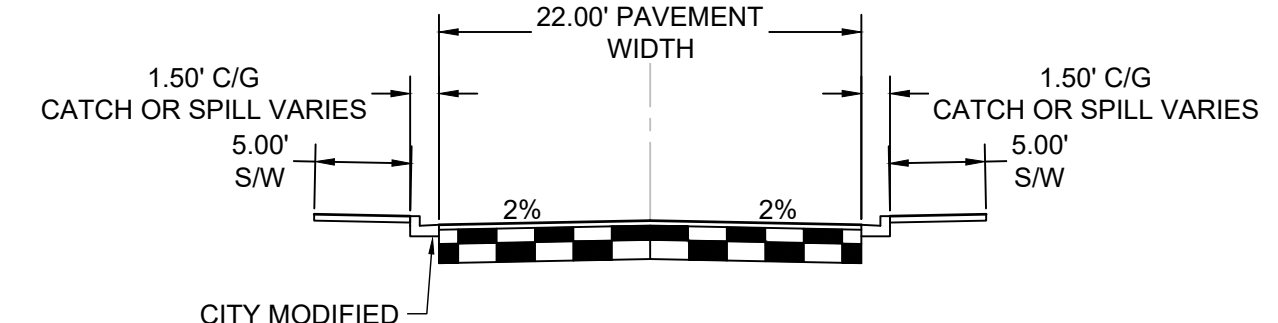
SURVEYOR:
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIR.
COLORADO SPRINGS, CO 80917
ATTN: MARK JOHANNES
TELE: 719.354.4120
EMAIL: MARK@CSAMLLC.COM



URBAN, RESIDENTIAL COLLECTOR (PUBLIC)
SCALE: 1"=10'
(ROADS USING THIS SECTION:
SECTIONS OF FONTAINE BOULEVARD)



URBAN, RESIDENTIAL COLLECTOR (PUBLIC)
SCALE: 1"=10'
(ROADS USING THIS SECTION:
SECTIONS OF FONTAINE BOULEVARD)



INTERNAL PRIVATE ROADWAY
SCALE: 1"=10'
PAVEMENT WIDTH VARIES IN AREAS FOR FIRE ACCESS AS NOTED ON PLANS

PRIVATE ROADWAYS HAVE 2% CROSS SLOPES AND VARY AS CROWNED OR PITCHED TO ONE CATCH CURB SIDE
PRIVATE ROADWAY AREAS MAY HAVE ADJACENT PARKING AS SHOWN ON THE PLANS

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, AND IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH THE NORTHEASTERLY LINE OF THE COUNTY ROAD, FORMERLY KNOWN AS THE COLORADO SPRINGS AND PUEBLO ROAD AND NOW KNOWN AS SOUTHMOOR DRIVE;
THENCE SOUTH 35 DEGREES 02 MINUTES 16 SECONDS EAST ALONG SAID NORTHEASTERLY LINE OF SOUTHMOOR DRIVE, A DISTANCE OF 724.26 FEET MORE OR LESS;
THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 729.38 FEET;
THENCE NORTH 34 DEGREES 32 MINUTES 34 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF FIVE PLATTED AND UNPLATTED TRACTS, A DISTANCE OF 719.89 FEET TO A POINT ON SAID NORTH LINE OF SAID NORTHWEST QUARTER;
THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 184.33 FEET TO THE SOUTHWEST CORNER OF THE MART SUBDIVISION;
THENCE NORTH 35 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT AND THE NORTHERLY PROLONGATION, A DISTANCE OF 820.56 FEET TO AN ANGLE POINT IN THE BOUNDARY OF FOUNTAIN COMMONS SUBDIVISION FILING NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1995 AT RECEPTION NO. 43479 OF SAID COUNTY RECORDS;
THENCE SOUTH 54 DEGREES 17 MINUTES 48 SECONDS WEST, ALONG THE BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 195.60 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID SUBDIVISION;
THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING THREE COURSES:
(1) THENCE NORTH 35 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 245.87 FEET;
(2) THENCE SOUTH 54 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 162.07 FEET TO A POINT ON SAID EASTERLY LINE OF SOUTHMOOR DRIVE;
(3) THENCE SOUTH 27 DEGREES 55 MINUTES 55 SECONDS EAST ALONG SAID EASTERLY LINE OF SOUTHMOOR DRIVE, A DISTANCE OF 248.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 29 DEGREES 35 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 499.02 FEET TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO;
EXCEPTING THAT PARCEL CONVEYED TO THE CITY OF FOUNTAIN, COLORADO BY SPECIAL WARRANTY DEED RECORDED JULY 28, 2016 UNDER RECEPTION NO. 216083794

PUD DEVELOPMENT STANDARDS:

TAX ID NUMBERS:
6513-31-4015, 6513-30-0021, 6524-20-0052, 6524-20-0053

COMPREHENSIVE PLAN LAND USE:
MULTI-FAMILY RESIDENTIAL (+/- 80% OF SITE), SMALL OFFICE (+/- 15% OF SITE) AND VILLAGE COMMERCIAL (+/- 5% OF SITE)

EXISTING ZONING:
PUD (PLANNED UNIT DEVELOPMENT) REC. # 209096270

PROPOSED ZONING:
PUD (PLANNED UNIT DEVELOPMENT)

DRAINAGE BASIN:
CARSON STREET DRAINAGE BASIN

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY ATTACHED (TOWNHOMES) AND MULTI-FAMILY RESIDENTIAL FOR RENT

TOTAL DEVELOPMENT AREA:
17.36 ACRES (16.06 ACRES OF PRIVATE DEVELOPMENT AND 0.99 ACRES OF CITY R.O.W. FOR FONTAINE BOULEVARD AND 0.31 ACRES FOR R.O.W. DEDICATION OF SOUTHMOOR DRIVE) SPRING 2025

DEVELOPMENT SCHEDULE:
TOTAL DWELLING UNITS:
287

UNIT TYPES:
MULTI-FAMILY: STUDIO, 1-, AND 2-BEDROOM UNITS
TOWNHOMES: 1-, 2-, AND 3-BEDROOM UNITS

MAX BUILDING HEIGHT:
45'

ORIGINAL APPROVED GROSS DENSITY:
7.58 DU/AC

OVERALL PROPOSED GROSS DENSITY:
17.9 DU/AC

MULTI-FAMILY:
TOTAL LOT ACREAGE: (PORTION OF) LOT 1 = 10.56 ACRES
PERMITTED PRINCIPAL USES: MULTI-FAMILY APARTMENTS
BUILDING FOOTPRINT: 17,100 SQUARE FEET (PER APARTMENT BUILDING)
MAXIMUM LOT COVERAGE: 30%
BUILDING SETBACK FROM RIGHT OF WAY: 10'
BUILDING SETBACK FROM CURB OR PARKING: 10'
BUILDING SEPARATIONS: SIDE TO SIDE: 20'
FRONT TO FRONT: 40'
REAR TO REAR: 40'
10' AT PERIMETER OF PROPERTY BOUNDARY AND FROM RIGHTS-OF-WAY

LANDSCAPE SETBACKS:
GARAGE SETBACK TO PROPERTY LINE: 20'

TOWNHOMES:
TOTAL LOT ACREAGE: (PORTION OF) LOT 1 = 10.56 ACRES, LOT 3 = 4.25 ACRES
PERMITTED PRINCIPAL USES: TOWNHOMES (3 UNIT AND 4 UNIT BUILDINGS)
PERMITTED PRINCIPAL USES: CLUBHOUSE, POOL, PATIO/DECK
BUILDING FOOTPRINT: FOUR-UNIT: 2,943 SQUARE FEET ; THREE-UNIT: 2,240 SQUARE FEET
MAXIMUM LOT COVERAGE: 20%
BUILDING SETBACK FROM RIGHT OF WAY: 10'
BUILDING SETBACK FROM CURB OR PARKING: 10'
BUILDING SETBACK FROM CURB OR PARKING (3 UNIT BUILDINGS): 6'
BUILDING SEPARATIONS: SIDE TO SIDE: 12'
FRONT TO FRONT: 40'
REAR TO REAR: 40'
FRONT TO SIDE: 20' (EXCLUDES PORCH)
10' AT PERIMETER OF PROPERTY BOUNDARY AND FROM RIGHTS-OF-WAY

LANDSCAPE SETBACKS:
PARKING ALLOCATION: SEE PARKING COUNT
ON-STREET PARKING ON FONTAINE BOULEVARD AS SHOWN ON SITE PLAN

CLUBHOUSE:
TOTAL LOT ACREAGE: LOT 2 = 1.25 ACRES
BUILDING FOOTPRINT: 6,000 SQUARE FEET
MAXIMUM LOT COVERAGE: 20%
BUILDING SETBACK FROM CURB OR PARKING: 10'
PARKING ALLOCATION: SEE PARKING COUNT

GENERAL NOTES

- SITE DEVELOPMENT STANDARDS: SHALL COMPLY WITH ZONING CODE SECTION 7.4.102: GENERAL STANDARDS UNLESS MODIFIED UNDER THIS PUD ZONING AND ODP.
- SHALL COMPLY WITH RS REQUIREMENTS OF ZONING CODE 7.3.105: ADDITIONAL STANDARDS FOR SPECIFIC USES ALLOWED IN RESIDENTIAL ZONES UNLESS MODIFIED UNDER THIS PUD ZONING AND ODP.
- FENCE HEIGHTS: MAX HEIGHT 6'
- DRIVEWAYS: ALL FOUR-UNIT TOWNHOMES HAVE A MINIMUM DRIVEWAY LENGTH OF 18' FROM TOP-BACK OF CURB OR EDGE OF ROADWAY PAVEMENT. ALL THREE-UNIT TOWNHOMES ARE ONE-BEDROOM UNITS THAT HAVE NO GARAGE AND ARE TO USE SURFACE PARKING.
- LOT COVERAGE BY DRIVEWAY: ZONING CODE SECTION 7.4.206 E.2.a.(1)(2) LOT COVERAGE OF FRONT SETBACK BY DRIVEWAYS IS NOT APPLICABLE TO THIS PUD. THERE IS NO MAXIMUM COVERAGE LIMITATIONS
- HOUSING PRODUCT IS INTENDED TO BE FOR-RENT ONLY. ALL PRIVATE STREETS, DETENTION PONDS, OPEN SPACES, INTERIORS AND EXTERIORS OF THE BUILDINGS, AND ON-SITE FEATURES ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER AND THEIR MANAGEMENT COMPANY.

PUD NOTES

- THERE ARE NO UNIQUE NATURAL FEATURES ON THE SITE.
- WATER AND WASTEWATER SERVICES TO BE PROVIDED BY SECURITY WATER & SANITATION DISTRICT AND NATURAL GAS SERVICES BY AGUITA AND COLORADO SPRINGS UTILITIES. ELECTRIC SERVICE WILL BE BY CITY OF FOUNTAIN. INTERNET AND TV WILL BE BY LOCAL PROVIDERS.
- THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF WIDEFIELD SCHOOL DISTRICT NO. 3.
- FIRE AND POLICE PROTECTION SERVICES WILL BE PROVIDED BY THE CITY OF FOUNTAIN.
- PLEASE REFER TO THE GENERAL UTILITY REPORT FOR INFORMATION REGARDING EXISTING AND PROPOSED UTILITY LINES.
- EXISTING LOT SCH. NO. 652420052 REQUIRES A PETITION FOR INCLUSION FOR WASTEWATER INTO THE SECURITY WASTEWATER DISTRICT. EXISTING LOT SCH. NO. 652420053 REQUIRES A PETITION FOR INCLUSION FOR WATER AND WASTEWATER INTO THE SECURITY WATER DISTRICT AND THE SECURITY WASTEWATER DISTRICT. PETITION OF INCLUSION HAVE BEEN SUBMITTED TO SECURITY WATER AND SANITATION DISTRICT.
- PLEASE REFER TO THE OVERALL DEVELOPMENT PLAN NARRATIVE REPORT FOR DISCUSSION OF PROPOSED OWNERSHIP OF PRIVATE COMMON AREA TRACTS.
- FONTAINE BOULEVARD IS PROPOSED AS A PUBLIC RESIDENTIAL COLLECTOR ROADWAY EXTENSION FROM ITS EXISTING EXTENTS EAST OF THE SITE TO ITS INTERSECTION WITH SOUTHMOOR DRIVE.
- A 10' RIGHT-OF-WAY DEDICATION ON THE WEST PROPERTY BOUNDARY OF THE SITE IS PROPOSED FOR FUTURE WIDENING OF SOUTHMOOR DRIVE.

DRAWN BY: DLH JOB DATE: 2/14/2024
APPROVED: RDL JOB NUMBER: 2303146
CAD DATE: 1/15/2024
CAD FILE: J:2023\2303146\CAD\DWG\CI\ODP\ODP_2303146

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

SOUTHMOOR RIDGE
DHN DEVELOPMENT INC.
FOUNTAIN, COLORADO

OVERALL DEVELOPMENT PLAN
COVER

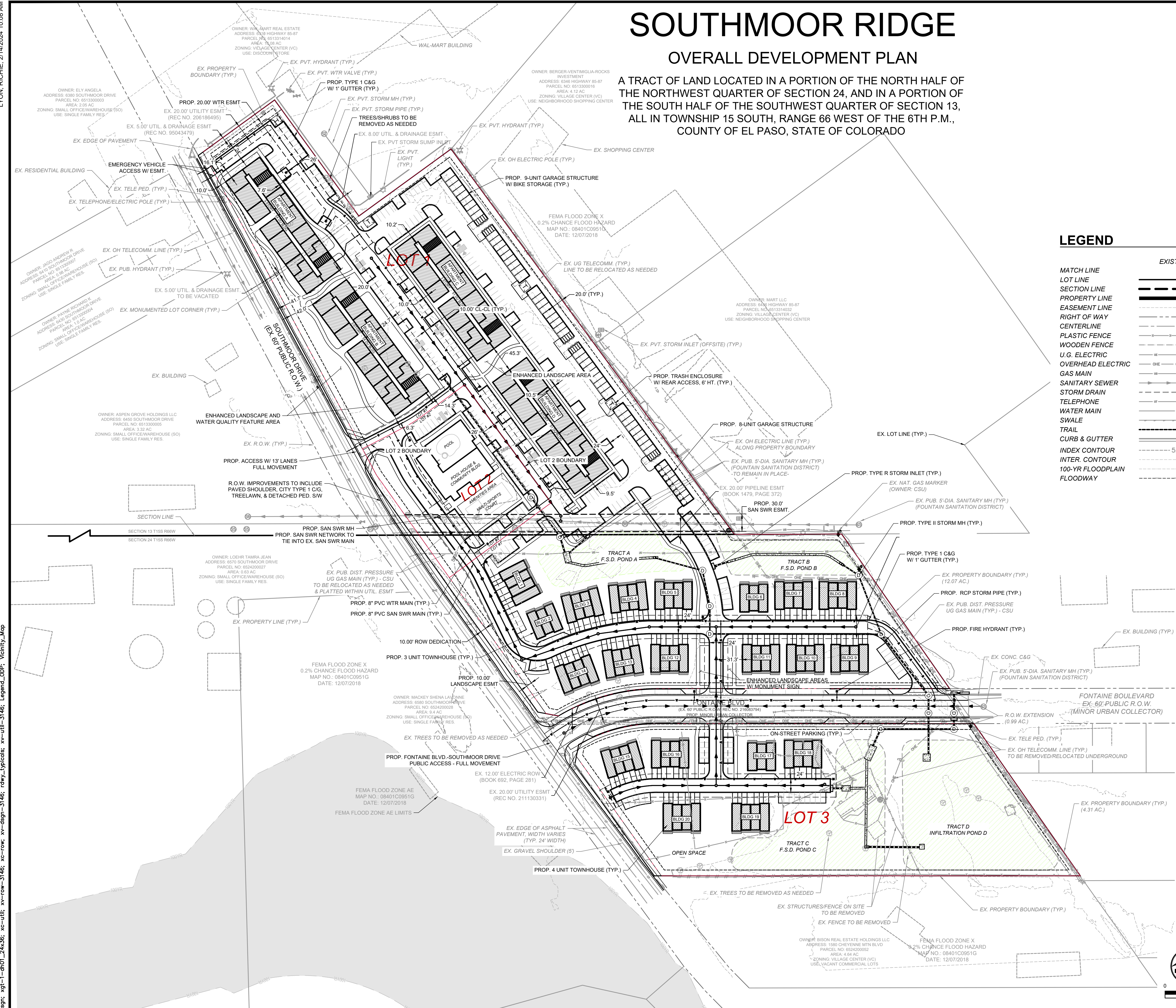
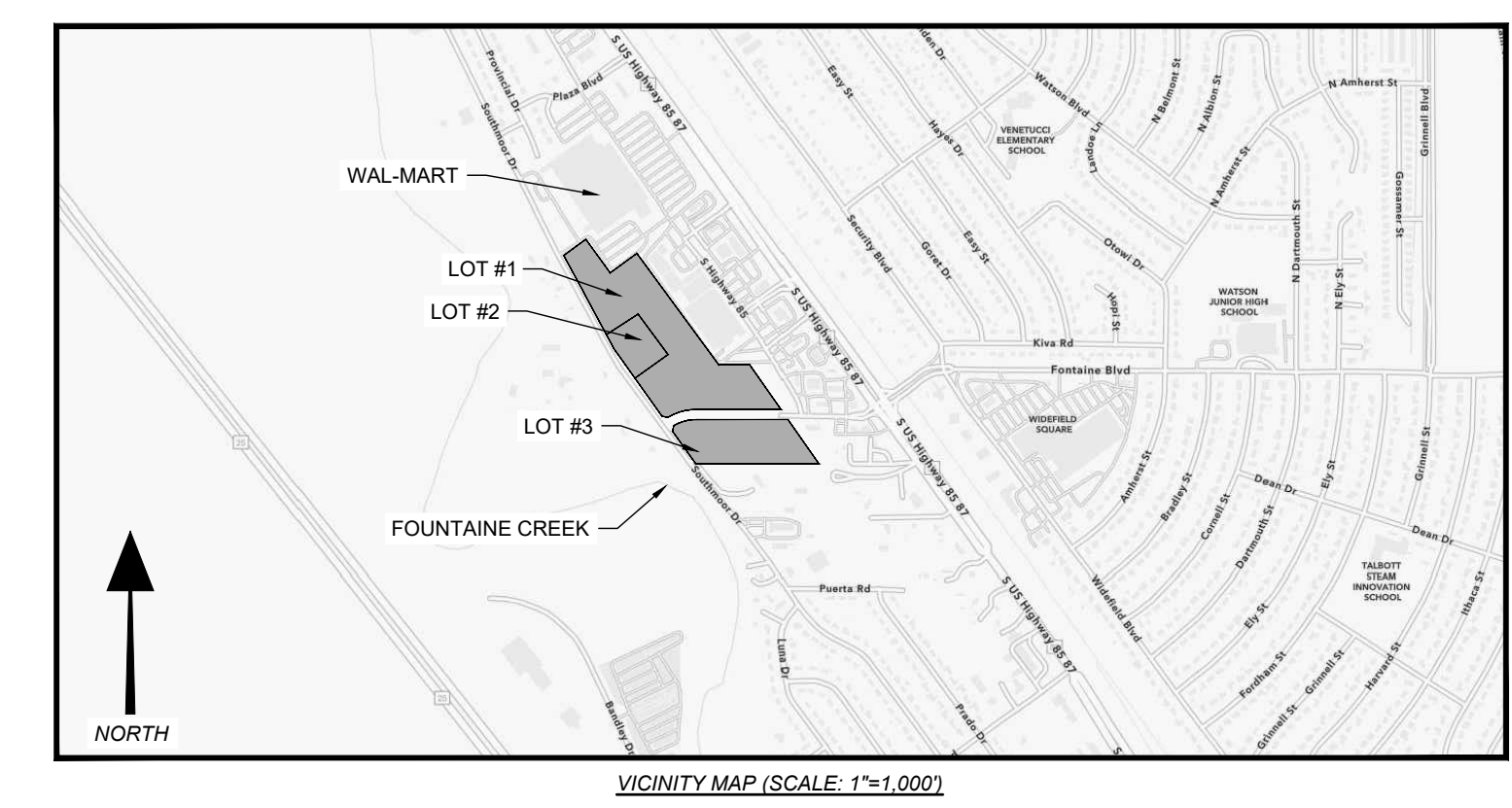
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LYON, RICHELIE, 2/14/2024, 10:08 AM
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SOUTHMOOR RIDGE

OVERALL DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, AND IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
MATCH LINE	---	---	STORM SEWER	⊕	⊕
LOT LINE	---	---	MANHOLE	⊕	⊕
SECTION LINE	---	---	STORM INLET	⊕	⊕
PROPERTY LINE	---	---	FLARED END SECTION	⊕	⊕
EASEMENT LINE	---	---	RIPRAP	⊕	⊕
RIGHT OF WAY	---	---	CONC. FOREBAY	⊕	⊕
CENTERLINE	---	---	CONC. TRICKLE CHANNEL	⊕	⊕
U.G. ELECTRIC	---	---	DETENTION AREA	⊕	⊕
OVERHEAD ELECTRIC	---	---	SANITARY SEWER	⊕	⊕
GAS MAIN	---	---	CLEAN OUT	⊕	⊕
SANITARY SEWER	---	---	MANHOLE	⊕	⊕
STORM DRAIN	---	---	PLUG	⊕	⊕
TELEPHONE	---	---	WATER	⊕	⊕
WATER MAIN	---	---	FIRE HYDRANT	⊕	⊕
SWALE	---	---	FIRE DEPT. CONNECTION	⊕	⊕
TRAIL	---	---	GATE VALVE	⊕	⊕
CURB & GUTTER	---	---	MANHOLE	⊕	⊕
INDEX CONTOUR	---	---	METER	⊕	⊕
INTER. CONTOUR	---	---	TEE	⊕	⊕
100-YR FLOODPLAIN	---	---	REDUCER	⊕	⊕
FLOODWAY	---	---	DRY UTILITIES		
			ELECTRIC METER	⊕	⊕
			ELECTRIC PEDESTAL	⊕	⊕
			ELECTRICAL CABINET	⊕	⊕
			ELECTRIC VAULT	⊕	⊕
			FIBER OPTIC PULL BOX	⊕	⊕
			FIBER OPTIC MANHOLE	⊕	⊕
			FIBER OPTIC PEDESTAL	⊕	⊕
			FIBER OPTIC SIGN	⊕	⊕
			FIBER OPTIC VAULT	⊕	⊕
			GAS METER	⊕	⊕
			GAS SIGN	⊕	⊕
			GAS VAULT	⊕	⊕
			TELEPHONE CABINET	⊕	⊕
			TELEPHONE MANHOLE	⊕	⊕
			TELEPHONE SIGNAL/MAST	⊕	⊕
			TELEPHONE SIGN	⊕	⊕
			TELEPHONE PEDESTAL	⊕	⊕
			TRANSFORMER	⊕	⊕
			LIGHT POLE	⊕	⊕
			FIBER OPTIC VAULT	⊕	⊕
			MISCELLANEOUS		
			SIGN	⊕	⊕
			BOLLARD	⊕	⊕
			ACCESSIBLE PARKING	⊕	⊕

LYON, RICHELIE, 2/14/2024, 10:08 AM
 HR GREEN - Xref: xc--dgn; xg1--1--d01_24x36; xc--util; xv--row--3146; xc--row; xv--dgn--3146; rwy--typical; xv--util--3146; Legend_ODP; vicinity_Map

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CAD DATE: 1/5/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2303146\CAD\DWG\CIOD\ODP_2303146		

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HR GREEN - COLORADO SPRINGS
 7222 COMMERCE CENTER DR. SUITE 220
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 PHONE: 719.622.6222
 FAX: 844.273.1057

SOUTHMOOR RIDGE
 DHN DEVELOPMENT INC.
 FOUNTAIN, COLORADO

OVERALL DEVELOPMENT PLAN
 OVERALL DEVELOPMENT PLAN SITE LAYOUT
 SHEET ODP 2