



**Community Services
Planning Department**

116 South Main St, Fountain, CO 80817
Phone: 719-322-2000 Fax: 719-322-2001

Project Overview

#1245152

Project Title: Southmoor Ridge

Application Type: Planning: Preliminary Plat

Workflow: Administrative Review

Jurisdiction: City of Fountain, CO

State: CO

County: El Paso

Project Contacts

Contact Information: Applicant

Phil Stuepfert
HR Green Development, LLC.
1975 Research Parkway, Ste. 230
Colorado Springs, CO 80921
P: (Phone)7193180871
LDCOS@hrgreen.com

Fountain Business License Number:

Contact Information: Property Owner(s)

Bryan Kniep
DHN Development, Inc.
2335 Coralbell Grove, 101
Colorado Springs, CO 80910
P: (Phone)7192449851
bryan@placesmanagement.com

Contact Information: Developer

Bryan Kniep
DHN Development, Inc.
2335 Coralbell Grove, 101
Colorado Springs, CO 80910
P: (Phone)7192449851
bryan@placesmanagement.com

Contact Information: Engineer

Richie Lyon

HR Green Development, LLC.

1975 Research Parkway, 230

Colorado Springs, CO 80921

P: (Phone)7193180871

richie.lyon@hrgreen.com

Fire License Number (minimum NICET-III):

Please indicate which of the following contacts should be included in this project: Developer,Engineer

Project/Site Location

Please use the El Paso County Assessor's Office website to look-up an Address or Assessor's Parcel #. Click [here](#) to open the GIS search page.

Project Address or Assessor's Parcel #:

- 6524200053
- 6524200052
- 6513314015
- 6513300021

Suite/Unit #:

Nearest Street Intersection: Southmoor Drive and Fontaine Boulevard

Project Description**Project Description:**

Overall Development Plan for a Major PUD totaling 17.36 acres for four multifamily residential apartments totaling 208 units and 19 single-family attached townhome buildings totaling 77 units. Of the 17.36 acres, 0.99 acres is City right-of-way for the extension of Fontaine Boulevard to Southmoor Drive and 0.31 acres is a 10' right-of-way dedication to the City for Southmoor Drive.

Preliminary Plat

Preliminary Plat Name: Southmoor Ridge

Overall Development Plan Name (if PUD): Southmoor Ridge

Project Information

Please use the City's GIS website to look-up the zoning district of your property. Click [here](#) to open the website, enter your address to zoom in and then click next to the address point to see the zoning district it is in.

Property Zoning: Planned Unit Development District (PUD)

Type of Development: Residential, Commercial or Industrial

Commercial/Industrial Acreage: 0.25

Total Acreage of Property: 17.36

Number of Residential Lots: 2

Property Zoning (Multiple):

Residential Acreage: 3.34

Acreage of Open Space (including all tracts): 6.70

Open Space - Percentage of Total Plat: 38.6

Number of Commercial/Industrial Lots: 1

Additional Required Documents

Are any of the following documents included with your submittal?: Drainage Report, Geotechnical Report, Land Analysis Report, Traffic Impact Analysis

Property Owner Notification

You must confirm that all owners have been notified in order to proceed with your application.

Have all property owners been notified of the request?: Yes

Please take a moment to read the following requirements and enter your full name at the bottom of the page to indicate you understand and agree.

- I, acting as the agent for the owner/developer/organization hereby certify that I have their approval and that the information submitted is true.

By entering my full name in the box provided, I acknowledge receipt of these terms and agreement to the standards therein.: Richard Daniel Lyon, PE