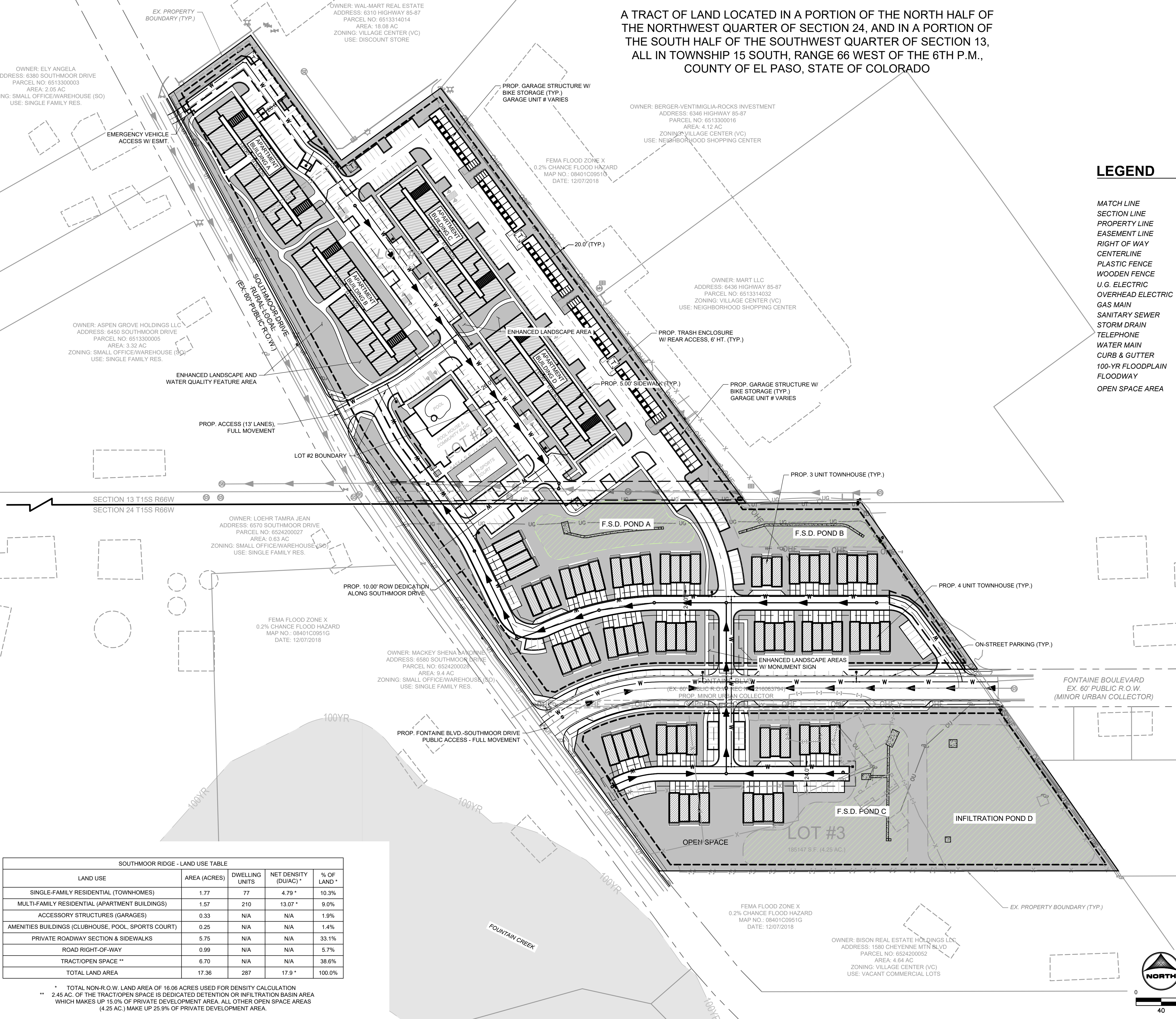
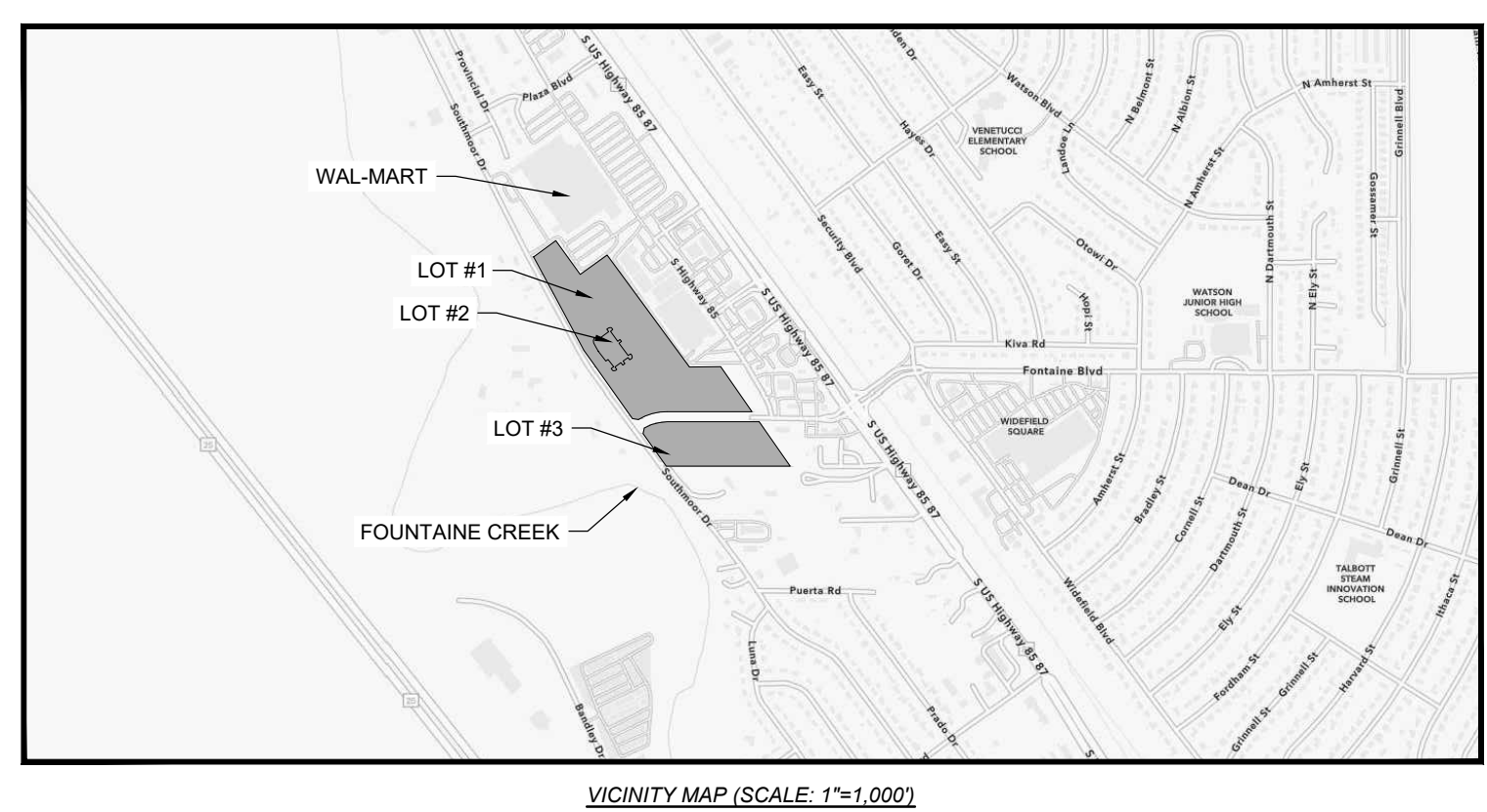


# SOUTHMOOR RIDGE

## CONCEPT 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

CONCEPT PLAN USED FOR SUBMITTAL OF "SKETCH OF PROSPECTIVE STREET SYSTEM WITH CONNECTIONS TO ADJACENT LANDS"



### LEGEND

- |                   |                 |                       |                 |                 |
|-------------------|-----------------|-----------------------|-----------------|-----------------|
| <b>EXISTING</b>   | <b>PROPOSED</b> | <b>STORM SEWER</b>    | <b>EXISTING</b> | <b>PROPOSED</b> |
| MATCH LINE        | ---             | MANHOLE               | ⊙               | ⊙               |
| SECTION LINE      | ---             | STORM INLET           | ⊙               | ⊙               |
| PROPERTY LINE     | ---             | FLARED END SECTION    | ⊙               | ⊙               |
| EASEMENT LINE     | ---             | RIPRAP                | ⊙               | ⊙               |
| RIGHT OF WAY      | ---             | CONC. FOREBAY         | ⊙               | ⊙               |
| CENTERLINE        | ---             | CONC. TRICKLE CHANNEL | ⊙               | ⊙               |
| PLASTIC FENCE     | X-X             | DETENTION AREA        | ⊙               | ⊙               |
| WOODEN FENCE      | X-X             | <b>SANITARY SEWER</b> |                 |                 |
| U.G. ELECTRIC     | UE              | CLEAN OUT             | ⊙               | ⊙               |
| OVERHEAD ELECTRIC | OHE             | MANHOLE               | ⊙               | ⊙               |
| GAS MAIN          | UG              | PLUG                  | ⊙               | ⊙               |
| SANITARY SEWER    | ---             | <b>WATER</b>          |                 |                 |
| STORM DRAIN       | ---             | FIRE HYDRANT          | ⊙               | ⊙               |
| TELEPHONE         | UT              | FIRE DEPT. CONNECTION | ⊙               | ⊙               |
| WATER MAIN        | ---             | GATE VALVE            | ⊙               | ⊙               |
| CURB & GUTTER     | ---             | MANHOLE               | ⊙               | ⊙               |
| 100-YR FLOODPLAIN | ---             | METER                 | ⊙               | ⊙               |
| FLOODWAY          | ---             | TEE                   | ⊙               | ⊙               |
| OPEN SPACE AREA   | ---             | REDUCER               | ⊙               | ⊙               |
|                   |                 | <b>DRY UTILITIES</b>  |                 |                 |
|                   |                 | ELECTRIC METER        | ⊙               | ⊙               |
|                   |                 | ELECTRIC PEDESTAL     | ⊙               | ⊙               |
|                   |                 | ELECTRICAL CABINET    | ⊙               | ⊙               |
|                   |                 | ELECTRIC VAULT        | ⊙               | ⊙               |
|                   |                 | FIBER OPTIC PULL BOX  | ⊙               | ⊙               |
|                   |                 | FIBER OPTIC MANHOLE   | ⊙               | ⊙               |
|                   |                 | FIBER OPTIC PEDESTAL  | ⊙               | ⊙               |
|                   |                 | 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     | ⊙               | ⊙               |
|                   |                 | <b>MISCELLANEOUS</b>  |                 |                 |
|                   |                 | SIGN                  | ⊙               | ⊙               |
|                   |                 | BOLLARD               | ⊙               | ⊙               |
|                   |                 | ACCESSIBLE PARKING    | ⊙               | ⊙               |

LAND USE	AREA (ACRES)	DWELLING UNITS	NET DENSITY (DU/AC)	% OF LAND *
SINGLE-FAMILY RESIDENTIAL (TOWNHOMES)	1.77	77	4.79 *	10.3%
MULTI-FAMILY RESIDENTIAL (APARTMENT BUILDINGS)	1.57	210	13.07 *	9.0%
ACCESSORY STRUCTURES (GARAGES)	0.33	N/A	N/A	1.9%
AMENITIES BUILDINGS (CLUBHOUSE, POOL, SPORTS COURT)	0.25	N/A	N/A	1.4%
PRIVATE ROADWAY SECTION & SIDEWALKS	5.75	N/A	N/A	33.1%
ROAD RIGHT-OF-WAY	0.99	N/A	N/A	5.7%
TRACT/OPEN SPACE **	6.70	N/A	N/A	38.6%
TOTAL LAND AREA	17.36	287	17.9 *	100.0%

\*\* TOTAL NON-R.O.W. LAND AREA OF 16.06 ACRES USED FOR DENSITY CALCULATION  
 2.45 AC. OF THE TRACT/OPEN SPACE IS DEDICATED DETENTION OR INFILTRATION BASIN AREA WHICH MAKES UP 15.0% OF PRIVATE DEVELOPMENT AREA. ALL OTHER OPEN SPACE AREAS (4.25 AC.) MAKE UP 25.9% OF PRIVATE DEVELOPMENT AREA.

LOT OR TRACT	GENERAL PURPOSE	USE	OWNERSHIP	MAINTENANCE
LOT 1	PRIVATE RESIDENTIAL DEVELOPMENT	PRIVATE MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT OF APARTMENTS AND TOWNHOMES INCLUDING INFRASTRUCTURE SUCH AS PRIVATE ROADWAYS AND UTILITIES	PROPERTY OWNER OR ITS ASSIGNS	PROPERTY OWNER OR ITS ASSIGNS
LOT 2	PRIVATE DEVELOPMENT FOR AMENITIES	PRIVATE AMENITIES AREA WITH COMMUNITY CENTER BUILDING, SPORTS COURT(S), AND POOL	PROPERTY OWNER OR ITS ASSIGNS	PROPERTY OWNER OR ITS ASSIGNS
LOT 3	PRIVATE RESIDENTIAL DEVELOPMENT	PRIVATE MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT OF APARTMENTS AND TOWNHOMES INCLUDING INFRASTRUCTURE SUCH AS PRIVATE ROADWAYS AND UTILITIES	PROPERTY OWNER OR ITS ASSIGNS	PROPERTY OWNER OR ITS ASSIGNS
A	PRIVATE DRAINAGE, LANDSCAPING	LANDSCAPING/OPEN SPACE, IRRIGATION, PRIVATE WATER QUALITY AND DETENTION POND	PROPERTY OWNER OR ITS ASSIGNS	PROPERTY OWNER OR ITS ASSIGNS
B	PRIVATE DRAINAGE, LANDSCAPING	LANDSCAPING/OPEN SPACE, IRRIGATION, PRIVATE WATER QUALITY AND DETENTION POND	PROPERTY OWNER OR ITS ASSIGNS	PROPERTY OWNER OR ITS ASSIGNS
C	PRIVATE DRAINAGE, LANDSCAPING	LANDSCAPING/OPEN SPACE, IRRIGATION, PRIVATE WATER QUALITY AND DETENTION POND	PROPERTY OWNER OR ITS ASSIGNS	PROPERTY OWNER OR ITS ASSIGNS
D	PRIVATE DRAINAGE, LANDSCAPING	LANDSCAPING/OPEN SPACE, IRRIGATION, PRIVATE INFILTRATION BASIN	PROPERTY OWNER OR ITS ASSIGNS	PROPERTY OWNER OR ITS ASSIGNS
FONTAINE BOULEVARD RIGHT-OF-WAY	CITY PUBLIC ROADWAY	CITY PUBLIC ROADWAY AND RIGHT-OF-WAY TYPICAL SECTION OF COLLECTOR ROAD	CITY OF FOUNTAIN	CITY OF FOUNTAIN
SOUTHMOOR DRIVE RIGHT-OF-WAY DEDICATION	CITY PUBLIC ROADWAY WIDENING	CITY PUBLIC ROADWAY AND RIGHT-OF-WAY TYPICAL SECTION OF INTERIM COLLECTOR ROAD WIDENING	CITY OF FOUNTAIN	CITY OF FOUNTAIN

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NO.	DATE	BY	REVISION DESCRIPTION

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SOUTHMOOR RIDGE  
 DHN DEVELOPMENT INC.  
 FOUNTAIN, COLORADO

CONCEPT PLAN  
 CONCEPTUAL SITE LAYOUT

SHEET  
 CP

HERGER, DANIEL, 2/12/2024, 4:08 PM