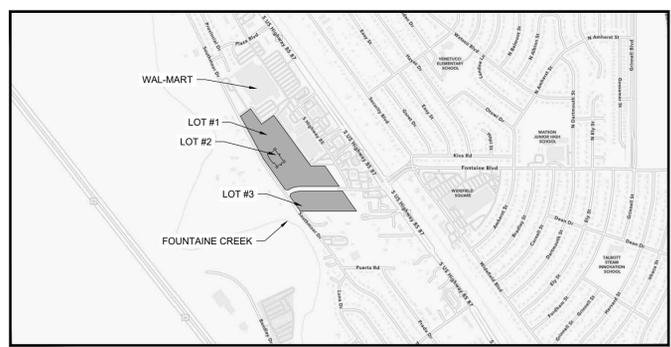


SOUTHMOOR RIDGE

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

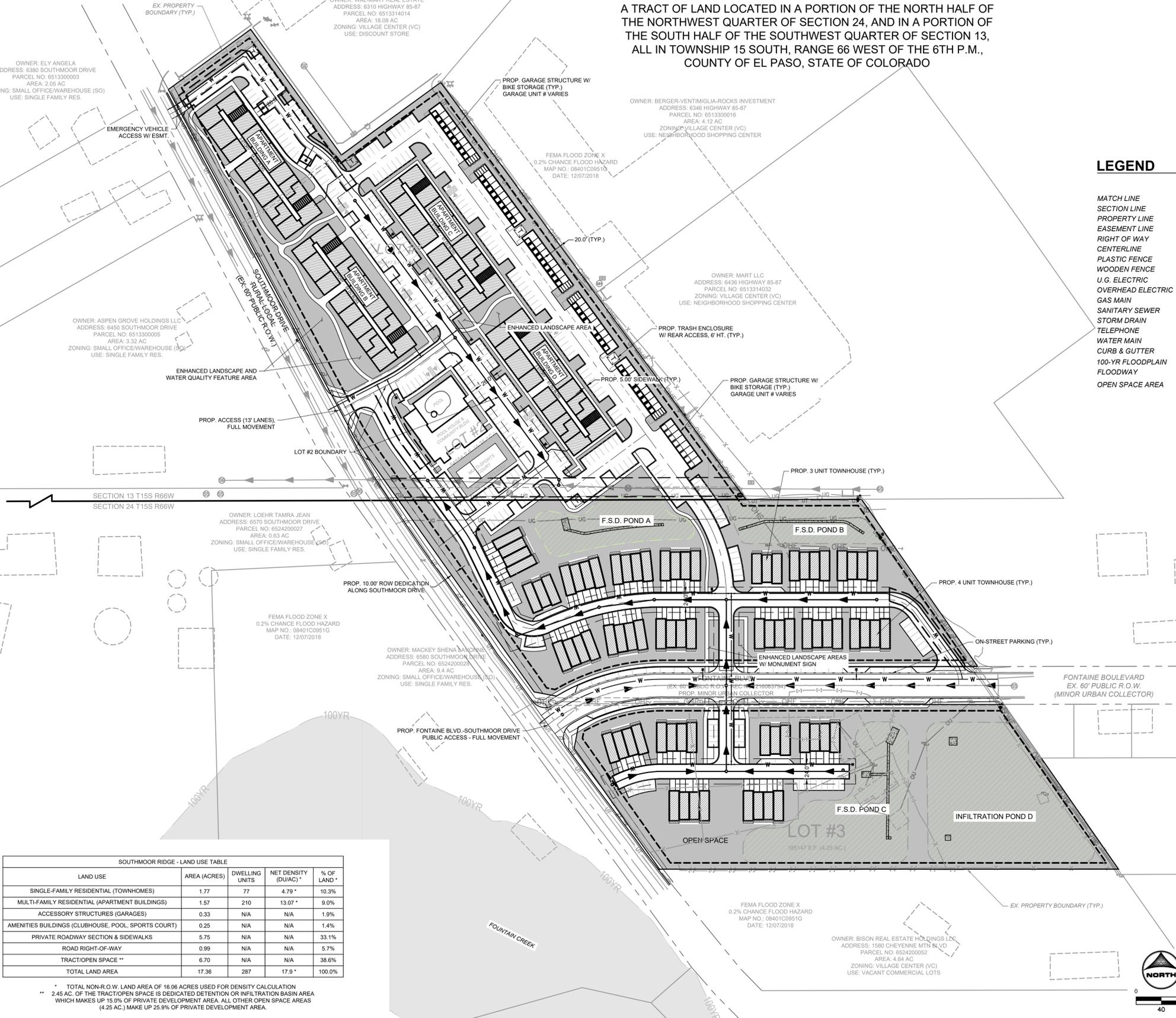
CONCEPT PLAN HAS BEEN SUBMITTED AS THE PHASING SCHEDULE. THERE IS NO PROPOSED PHASING OF THIS DEVELOPMENT AT THIS TIME.



VICINITY MAP (SCALE: 1"=1,000')

LEGEND

EXISTING		PROPOSED		STORM SEWER		SANITARY SEWER		WATER		MISCELLANEOUS	
MATCH LINE	---	---	---	MANHOLE	⊙	CLEAN OUT	⊙	FIRE HYDRANT	⊙	ELECTRIC METER	⊙
SECTION LINE	---	---	---	STORM INLET	⊙	MANHOLE	⊙	FIRE DEPT. CONNECTION	⊙	ELECTRIC PEDESTAL	⊙
EASEMENT LINE	---	---	---	FLARED END SECTION	⊙	GATE VALVE	⊙	TELEPHONE CABINET	⊙	ELECTRICAL CABINET	⊙
RIGHT OF WAY	---	---	---	RIPRAP	⊙	MANHOLE	⊙	TELEPHONE MANHOLE	⊙	ELECTRIC VAULT	⊙
CENTERLINE	---	---	---	CONC. FOREBAY	⊙	METER	⊙	TELEPHONE SIGNAL/MAST	⊙	FIBER OPTIC PULL BOX	⊙
PLASTIC FENCE	---	---	---	CONC. TRICKLE CHANNEL	⊙	TEE	⊙	TELEPHONE PEDESTAL	⊙	FIBER OPTIC MANHOLE	⊙
WOODEN FENCE	---	---	---	DETENTION AREA	⊙	REDUCER	⊙	TELEPHONE SIGN	⊙	FIBER OPTIC PEDESTAL	⊙
U.G. ELECTRIC	---	---	---	SANITARY SEWER	---		---	GAS METER	⊙	FIBER OPTIC VAULT	⊙
OVERHEAD ELECTRIC	---	---	---	STORM DRAIN	---		---	GAS VAULT	⊙	FIBER OPTIC VAULT	⊙
GAS MAIN	---	---	---	TELEPHONE	---		---	TELEPHONE CABINET	⊙	GAS SIGN	⊙
SANITARY SEWER	---	---	---	WATER MAIN	---		---	TELEPHONE CABINET	⊙	GAS VAULT	⊙
STORM DRAIN	---	---	---	CURB & GUTTER	---		---	TELEPHONE MANHOLE	⊙	TELEPHONE CABINET	⊙
TELEPHONE	---	---	---	100-YR FLOODPLAIN	---		---	TELEPHONE MANHOLE	⊙	TELEPHONE SIGNAL/MAST	⊙
WATER MAIN	---	---	---	FLOODWAY	---		---	TELEPHONE PEDESTAL	⊙	TELEPHONE SIGN	⊙
CURB & GUTTER	---	---	---	OPEN SPACE AREA	---		---	TRANSFORMER	⊙	TRANSFORMER	⊙
100-YR FLOODPLAIN	---	---	---		---		---	LIGHT POLE	⊙	LIGHT POLE	⊙
FLOODWAY	---	---	---		---		---	FIBER OPTIC VAULT	⊙	FIBER OPTIC VAULT	⊙
OPEN SPACE AREA	---	---	---		---		---		---		---



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



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

DRAWN BY: RDL JOB DATE: 2/12/2024
 APPROVED: RDL JOB NUMBER: 2303146
 CAD DATE: 1/5/2024
 CAD FILE: J:\2023\2303146\CAD\DWG\IC\Concept_Plan\Concept_Plan_2303146.dwg

NO.	DATE	BY	REVISION DESCRIPTION

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SOUTHMOOR RIDGE
 DHN DEVELOPMENT INC.
 FOUNTAIN, COLORADO

DHN Development
PLACES management

CONCEPT PLAN
 CONCEPTUAL SITE LAYOUT

SHEET
 CP