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El Paso County Planning & Community Development

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August 6, 2024

County File: OAR2421

City of Fountain File: ODP-24-001 and PP-24-002

Re: Southmoor Ridge

To: Kristy Martinez, Planning Supervisor (Kristy@fountaincolorado.org)

Planning Division

Planning Division has no comments at this time.

Reviewed by: Lacey Dean, Associate Planner

Laceydean2@elpasoco.com

Engineering Division

Review #1:

1. No drainage comments. Develop flows are routed to 3 proposed private full spectrum detention ponds and ultimately into a private full infiltration pond all located within City of Fountain per the submitted MDDP/preliminary drainage report. The project is not anticipated to adversely affect unincorporated EPC properties in the immediate vicinity.

2. No transportation comments. The site is accessed via Southmoor Drive and the extension of Fountain Blvd which are owned/maintained by City of Fountain along the development. The intersection of Hwy 85/Fontaine Blvd is projected to maintain adequate level of service (LOS D) upon build-out of this development. Per the submitted traffic study no improvements to the study intersections are needed.

Reviewed by:

Daniel Torres, P.E.

danieltorres@elpasoco.com

719-520-6305

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Lacey Dean, Associate Planner

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