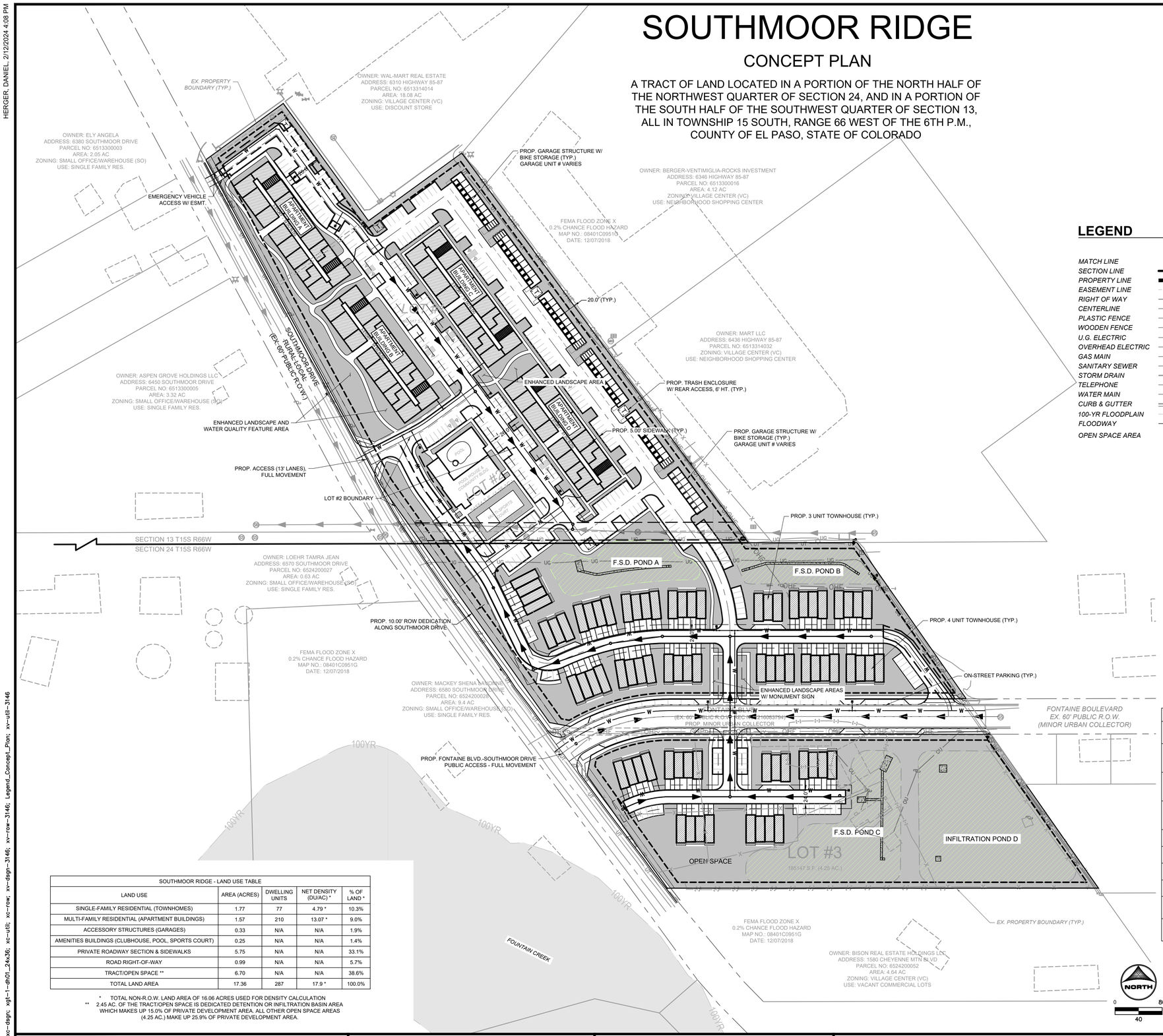
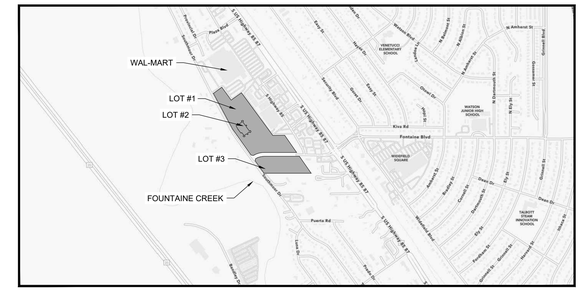
SOUTHMOOR RIDGE

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





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

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
SECTION LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
PLASTIC FENCE	X X	
WOODEN FENCE		
U.G. ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OHE	OE
GAS MAIN	UG	
SANITARY SEWER		
STORM DRAIN		
TELEPHONE	UT	UT
WATER MAIN		W
CURB & GUTTER		
100-YR FLOODPLAIN		
FLOODWAY		
OPEN SPACE AREA		

STORM SEWER	EXISTING	PROPOSED
MANHOLE	ST	D
STORM INLET		
FLARED END SECTION		
RIPRAP		
CONC. FOREBAY		
CONC. TRICKLE CHANNEL		
DETENTION AREA		
SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER	WM	WM
TEE		
REDUCER		

DRY UTILITIES	
ELECTRIC METER	M
ELECTRIC PEDESTAL	E
ELECTRICAL CABINET	E
ELECTRIC VAULT	EV
FIBER OPTIC PULL BOX	FO
FIBER OPTIC MANHOLE	FO
FIBER OPTIC PEDESTAL	FO
FIBER OPTIC SIGN	FO
FIBER OPTIC VAULT	FV
GAS METER	M
GAS SIGN	
GAS VAULT	
TELEPHONE CABINET	T
TELEPHONE MANHOLE	TH
TELEPHONE SIGNAL/MAST	T
TELEPHONE SIGN	
TELEPHONE PEDESTAL	T
TRANSFORMER	
LIGHT POLE	
FIBER OPTIC VAULT	FV

MISCELLANEOUS	
SIGN	
BOLLLARD	
ACCESSIBLE PARKING	

OWNERSHIP TABLE

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

SOUTHMOOR RIDGE - LAND USE TABLE

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.

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CAD FILE: J:\2023\2303146\CAD\Dwgs\C\Concept_Plan\Concept_Plan_2303146

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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

HERGER, DANIEL, 2/12/2024 4:08 PM
HR GREEN Xrefs: xc-dsgn; xgl-1-dh01_24x36; xc-util; xc-row; xv-dsgn-3146; xv-util; xv-row-3146; Legend_Concept_Plan; xv-util-3146