

RISING MOON FILING NO. 1

A REPLAT TRACT B OF MORNING SUN I

EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

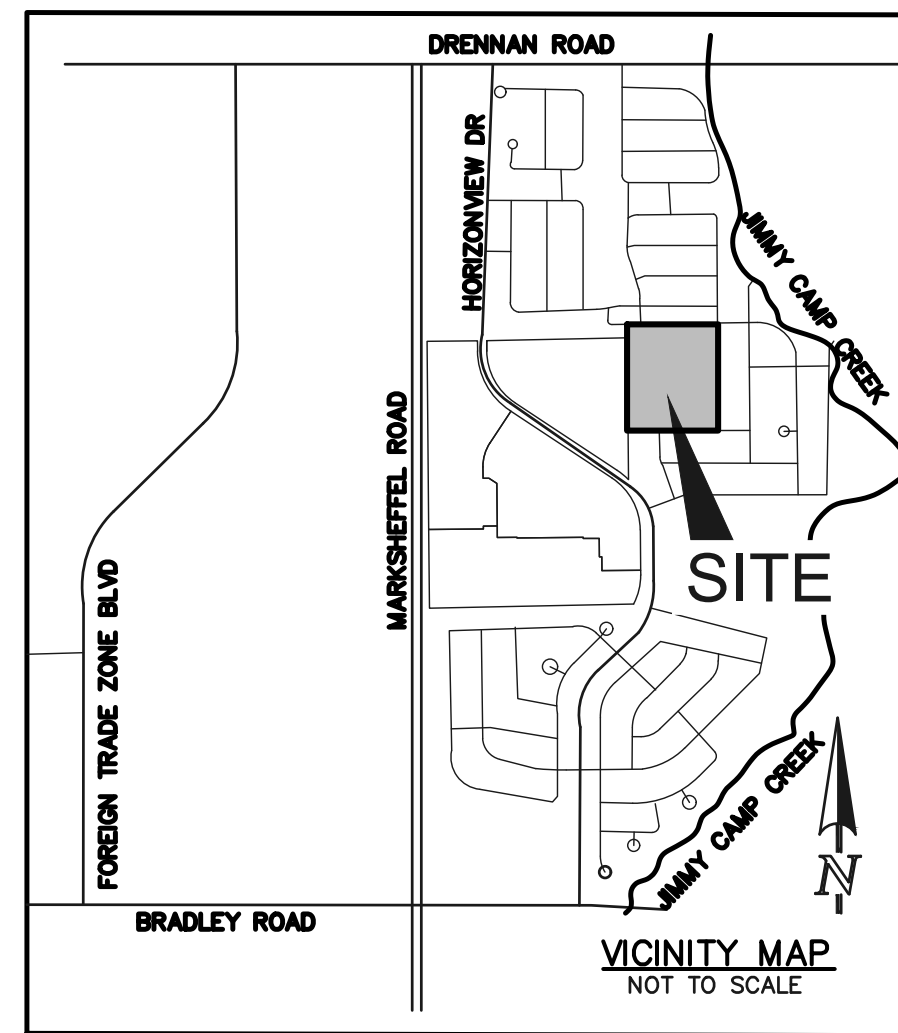
SITE DATA

TAX ID NUMBER:	5503101010
TOTAL AREA:	9.00 ACRES
DEVELOPMENT SCHEDULE:	FALL 2024
CURRENT ZONING:	RS-5000 CAD-O
CURRENT USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBURBAN
PROPOSED GROSS DENSITY:	4.5 DU/AC (41 LOTS/9.00 AC)
PROPOSED NET DENSITY:	7.0 DU/AC (41 LOTS/5.82 AC)
LANDSCAPE SETBACKS:	N/A

GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE RISING MOON FILING NO. 1 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
 WATER: COLORADO CENTRE METROPOLITAN DISTRICT
 WASTEWATER: COLORADO CENTRE METROPOLITAN DISTRICT
 GAS: COLORADO SPRINGS UTILITIES GAS
 ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO PEACEFUL MEADOW STREET FOR ANY RESIDENTIAL LOTS.
- ANY LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A LICENSE AGREEMENT WITH THE HOMEOWNERS ASSOCIATION AT TIME OF FINAL PLAT.
- GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARD IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY RISING MOON - HABITAT FOR HUMANITY" PREPARED BY ENTECH ENGINEERING, INC., DATED MARCH 27, 2024 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.



TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	46,871	1.07	PARK, LANDSCAPE, OPEN SPACE, DRAINAGE, DETENTION, UTILITIES	HOMEOWNERS ASSOCIATION
B	1,748	0.04	DRAINAGE, LANDSCAPE, UTILITIES	HOMEOWNERS ASSOCIATION
TOTAL TRACT AREA = 1.11 ACRES				

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RS-5000	5,000 SF	30'	40%/45%	50'	25'	5'	25'

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	5.82	64.7%
ROAD ROW	2.07	23.0%
DRAINAGE, LANDSCAPE, UTILITIES	0.04	0.4%
PARK, LANDSCAPE, UTILITIES, OPEN SPACE, DETENTION	1.07	11.9%
TOTAL	9.00	100%

PROJECT TEAM

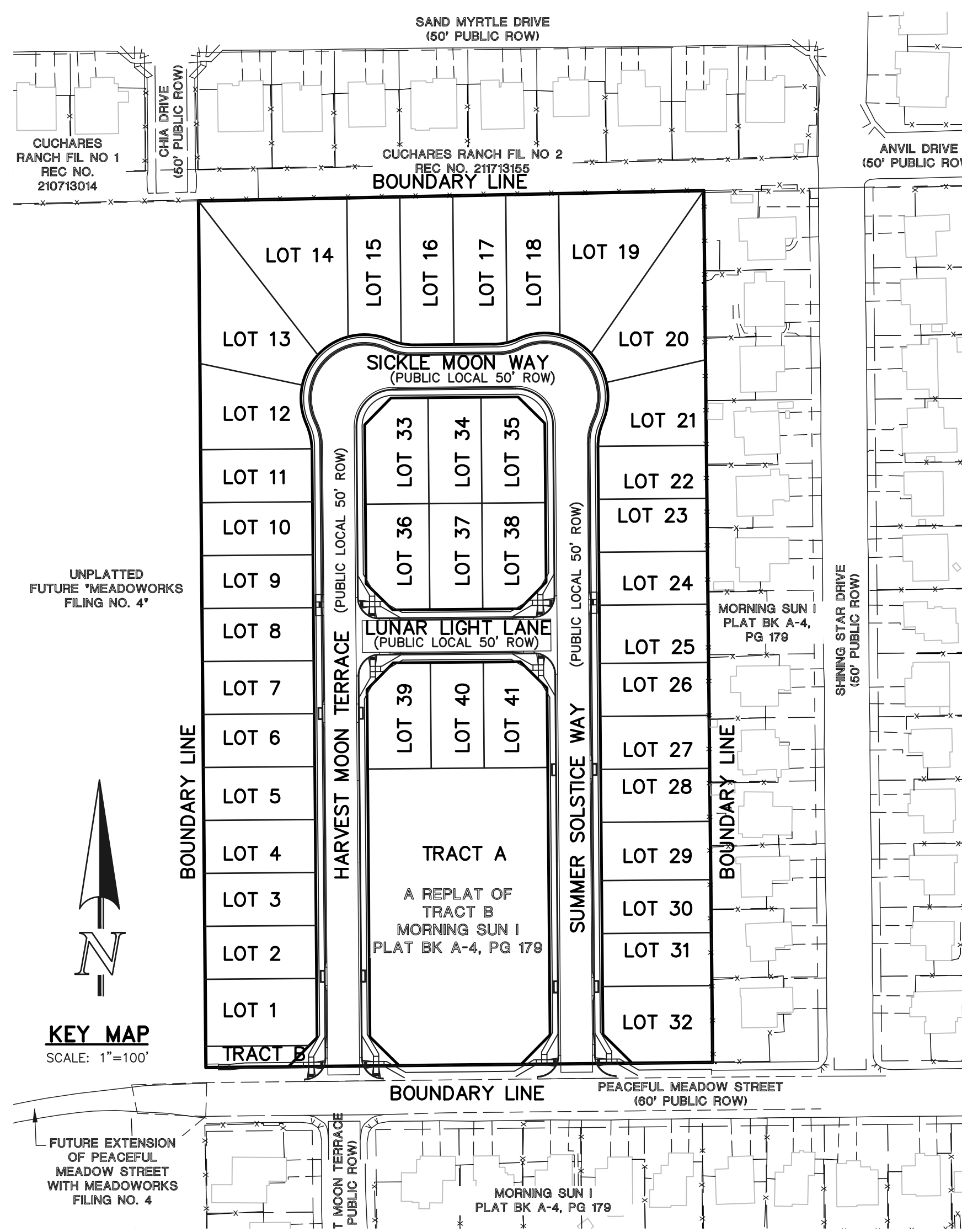
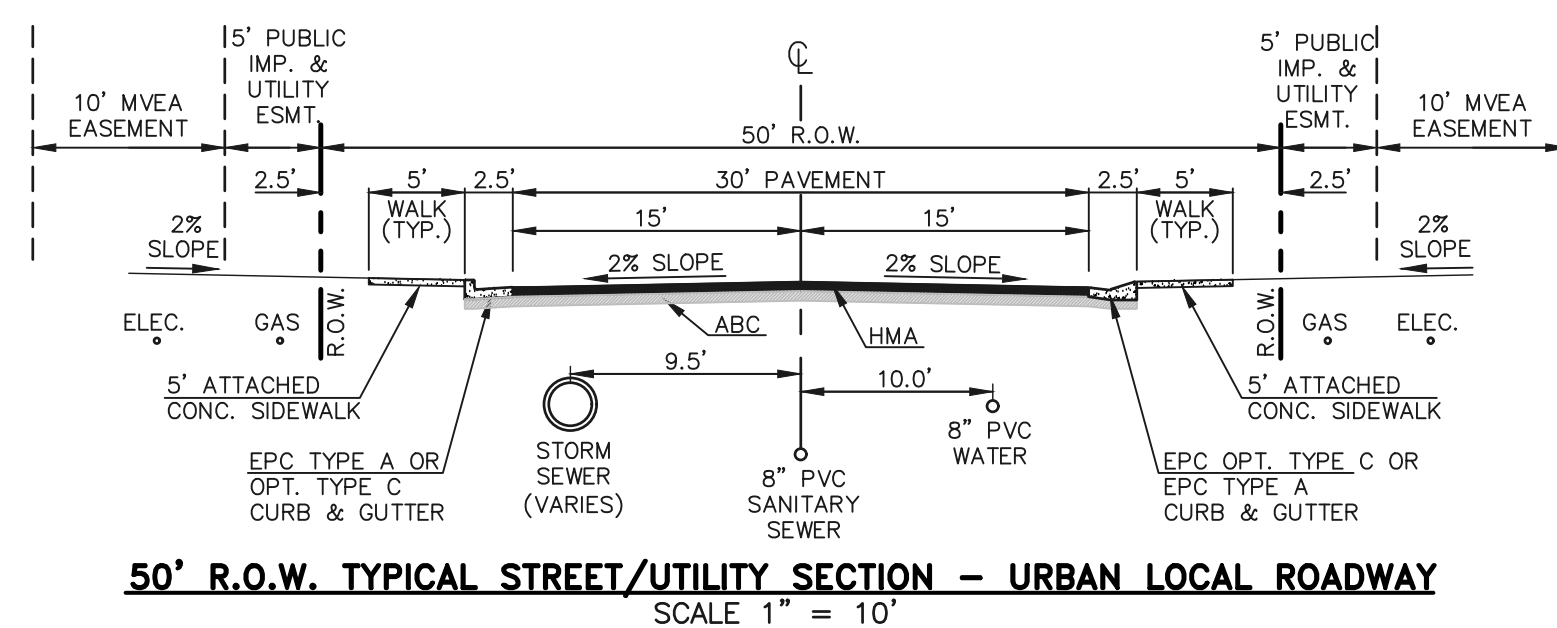
OWNER:	PIKES PEAK HABITAT FOR HUMANITY INC. 2802 N. PROSPECT ST. COLORADO SPRINGS, CO 80907 (719)661-5527 BINGELS@NORWOOD.DEV
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE CAMPBELL, P.E. (719) 785-0790

SHEET INDEX:

TITLE SHEET	SHEET 1 OF 4
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PRELIMINARY SITE PLAN	SHEET 3 OF 4
PRELIMINARY GRADING & UTILITY PLAN	SHEET 4 OF 4

EL PASO COUNTY FILE NO.:

Preliminary review - additional review required
 Reviewed by: malcuran
 07/02/2024 3:01:09 PM



619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790

RISING MOON FILING NO. 1
 PRELIMINARY PLAN
 TITLE SHEET

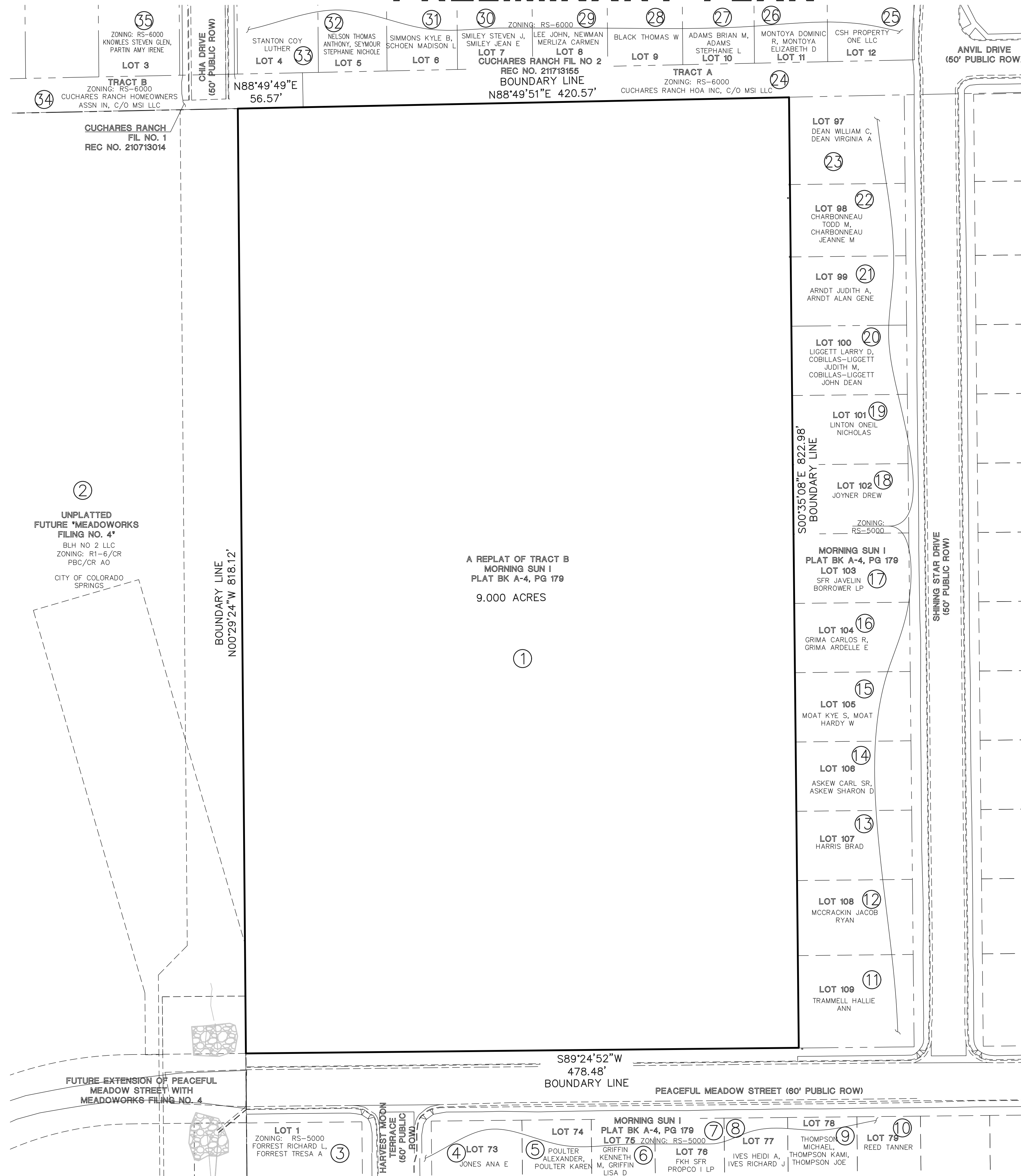
DESIGNED BY	MES	SCALE	DATE	05/15/2024
DRAWN BY	KES	(H) 1" = 100'	SHEET	1 OF 4
CHECKED BY	(V) 1" = N/A	JOB NO.	2506.03	



RISING MOON FILING NO. 1

REPLAT TRACT B OF MORNING SUN I
EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



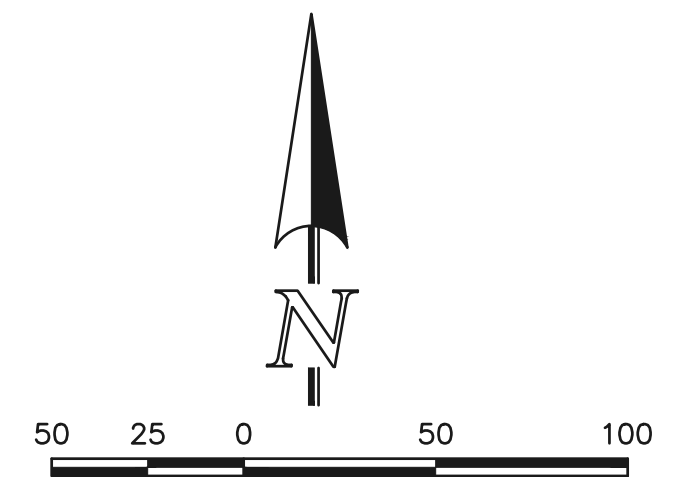
LEGAL DESCRIPTION

LEGAL DESCRIPTION: RISING MOON FILING NO. 1 PRELIMINARY PLAN.
A REPLAT TRACT B OF MORNING SUN I RECORDED IN PLAT BOOK A-4 AT PAGE 179 BEING LOCATED IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.
CONTAINING A CALCULATED AREA OF 9.000 ACRES.


BASIS OF BEARINGS

ALL BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, IS ASSUMED TO BEAR S89°53'55\"/>

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY, STATE, ZIP CODE
1	PIKES PEAK HABITAT FOR HUMANITY, INC.	2802 N PROSPECT ST	COLORADO SPRINGS CO 80907-6325
2	BLH NO 2 LLC	111 S TEJON ST STE 222	COLORADO SPRINGS CO 80903-2246
3	FORREST RICHARD L	4052 HARVEST MOON TER	COLORADO SPRINGS CO 80925-1110
4	JONES ANA E	9303 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
5	POULTER ALEXANDER	9311 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
6	GRIFFIN KENNETH M	9319 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
7	FKH SFR PROPCO I LP	31 W 27TH ST 4TH FLOOR	NEW YORK NY 10001
8	IVES HEIDI A	9335 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
9	THOMPSON MICHAEL	9343 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
10	REED TANNER	9351 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
11	TRAMMELL HALLIE ANN	4036 SHINING STAR DR	COLORADO SPRINGS CO 80925-1103
12	MCCRACKIN JACOB RYAN	4028 SHINING STAR DR	COLORADO SPRINGS CO 80925
13	HARRIS BRAD	4020 SHINING STAR DR	COLORADO SPRINGS CO 80925-1103
14	ASKEW CARL SR	4012 SHINING STAR DR	COLORADO SPRINGS CO 80925-1103
15	MOAT KYE S	7049 TAFT COURT	COLORADO SPRINGS CO 80911
16	GRIMA CARLOS R	3960 SHINING STAR DR	COLORADO SPRINGS CO 80925-1133
17	SFR JAVELIN BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS TX 75201
18	JOYNER DREW	3944 SHINING STAR DR	COLORADO SPRINGS CO 80925-1133
19	LINTON ONEIL NICHOLAS	3355 CALAVERAS WAY	COLORADO SPRINGS CO 80910-1409
20	LIGGETT LARRY D	3928 SHINING STAR DR	COLORADO SPRINGS CO 80925
21	ARNDT JUDITH A	3920 SHINING STAR DR	COLORADO SPRINGS CO 80925-1101
22	CHARBONNEAU TODD M	3912 SHINING STAR DR	COLORADO SPRINGS CO 80925-1101
23	DEAN WILLIAM C	3904 SHINING STAR DR	COLORADO SPRINGS CO 80925-1101
24	CUCHARS RANCH HOMEOWNERS ASSN INC	11002 BENTON ST	BROOMFIELD CO 80020-3286
25	CSH PROPERTY ONE LLC	1717 MAIN ST STE#2000	DALLAS TX 75201
26	MONTOYA DOMINIC R	9575 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
27	ADAMS BRIAN M	9565 SAND MYRTLE DR	PUEBLO CO 81003
28	BLACK THOMAS W	10445 CHEETAH WINDS	LONE TREE CO 80124
29	LEE JOHN	9545 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
30	SMILEY STEVEN J	9535 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
31	SIMMONS KYLE B	9525 SAND MYRTLE DR	COLORADO SPRINGS CO 80925
32	NELSON THOMAS ANTHONY	9515 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
33	STANTON COY LUTHER	638 E WILLAMETTE AVE	COLORADO SPRINGS CO 80903
34	CUCHARS RANCH HOMEOWNERS ASSN INC	11002 BENTON ST	BROOMFIELD CO 80020-3286
35	KNOWLES STEVEN GLEN	9485 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1165




EL PASO COUNTY FILE NO.: _____



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

**RISING MOON FILING NO. 1
PRELIMINARY PLAN**

LEGAL BOUNDARY & ADJACENT PROPERTY OWNERS EXHIBIT



DESIGNED BY	MES	SCALE	DATE	05/15/2024
DRAWN BY	KES	(H) 1" = 50'	SHEET	2 OF 4
CHECKED BY		(V) 1" = N/A	JOB NO.	2506.03

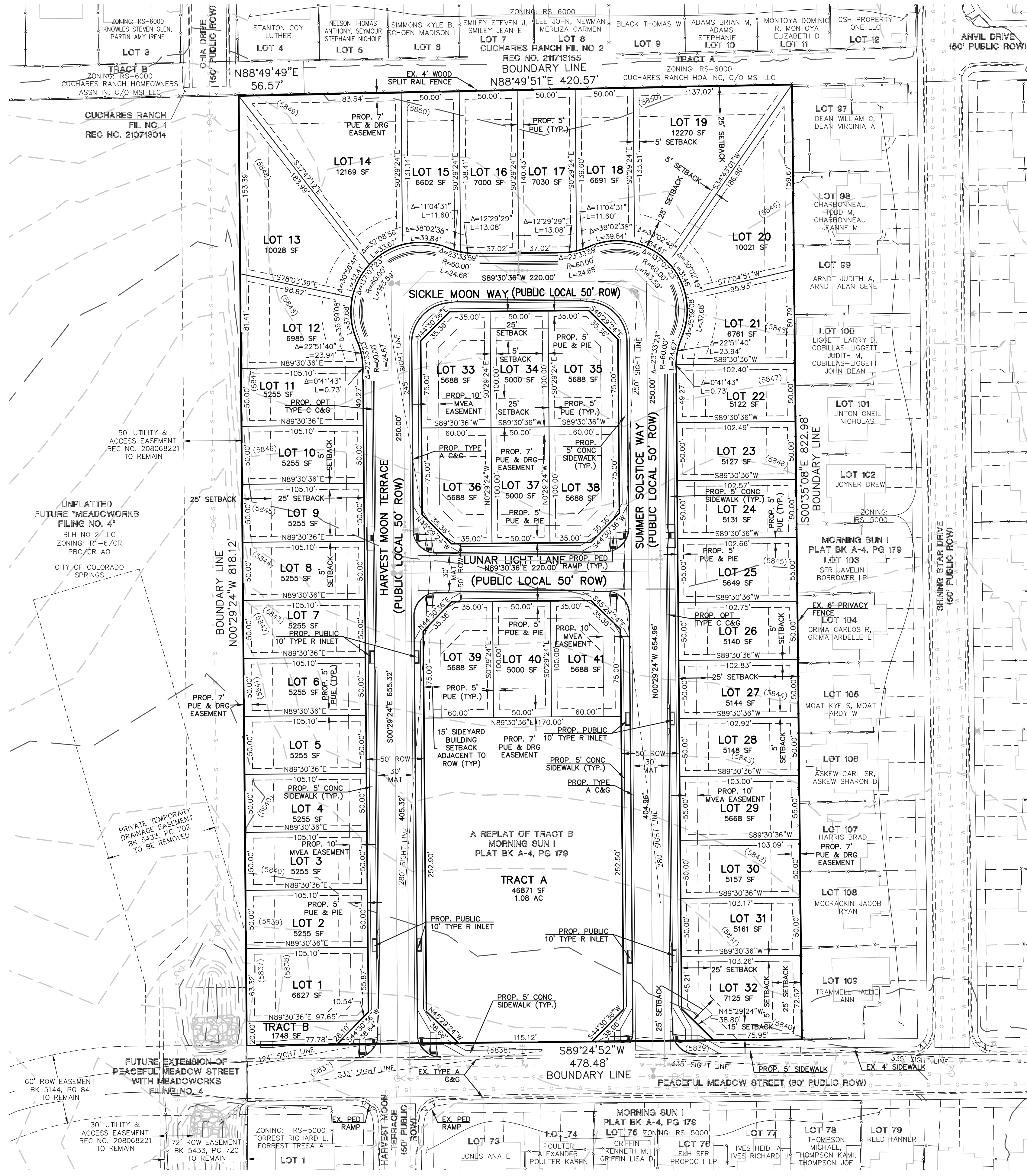
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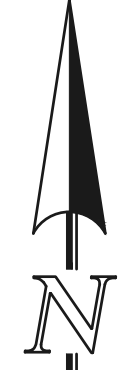
EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED STORM INLET
- EXISTING GAS MAIN
- EXISTING FENCE



0 25 50 100

SCALE: 1" = 50'

EL PASO COUNTY FILE NO.: _____

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

RISING MOON FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY SITE PLAN
4

DESIGNED BY	MES	SCALE	DATE	05/15/2024
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CLASSIC CONSULTING

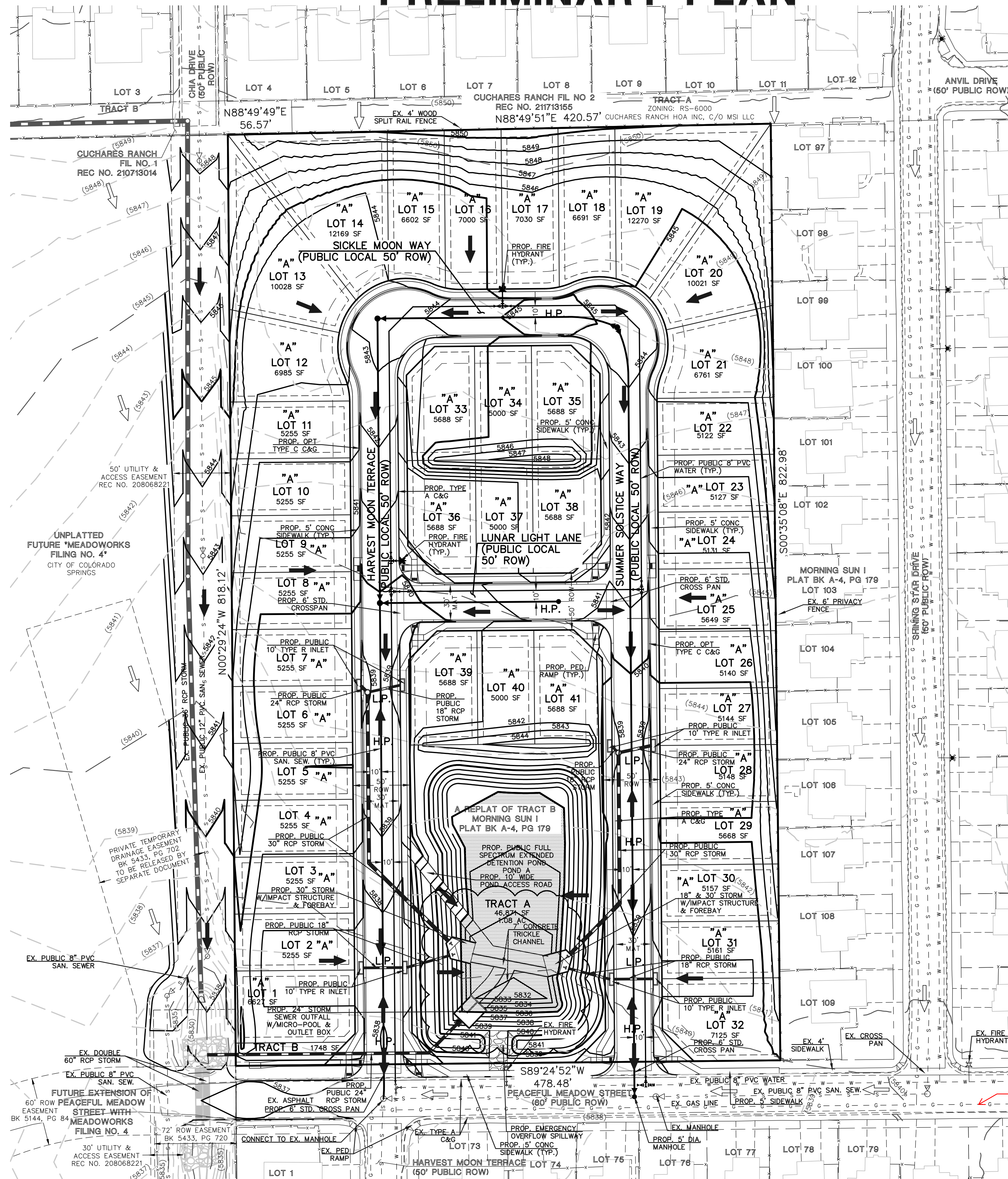
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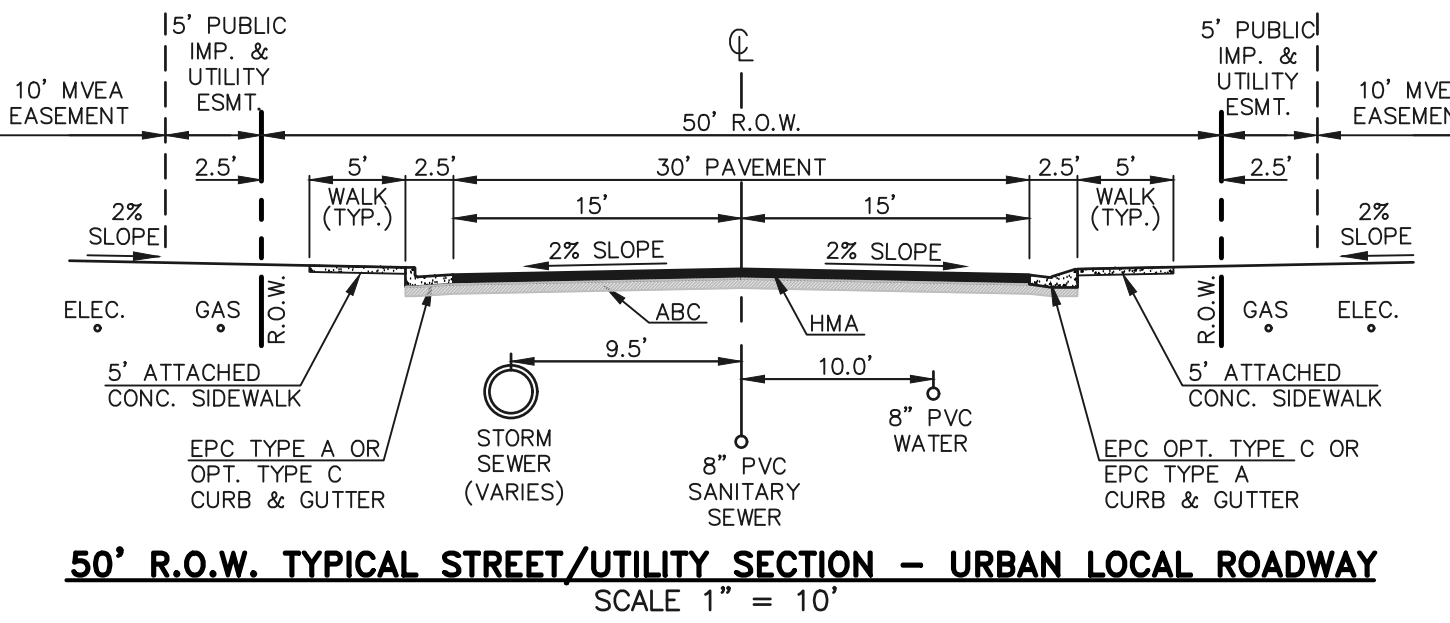
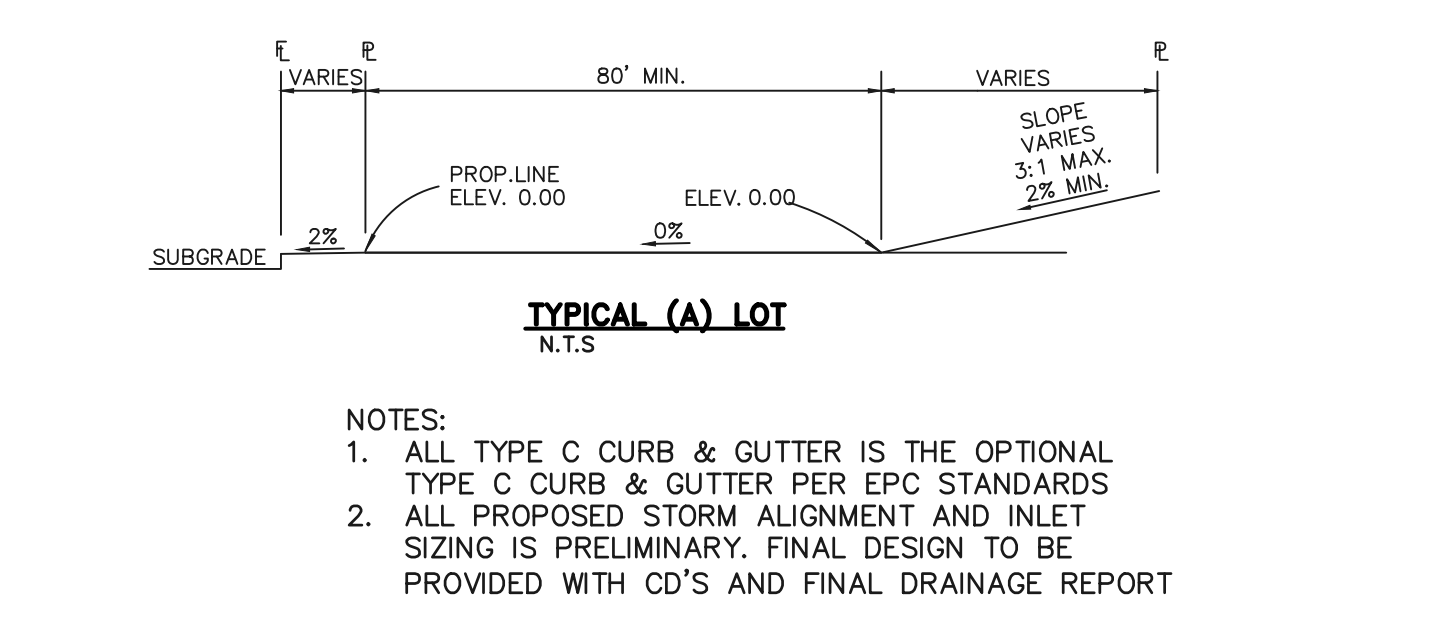
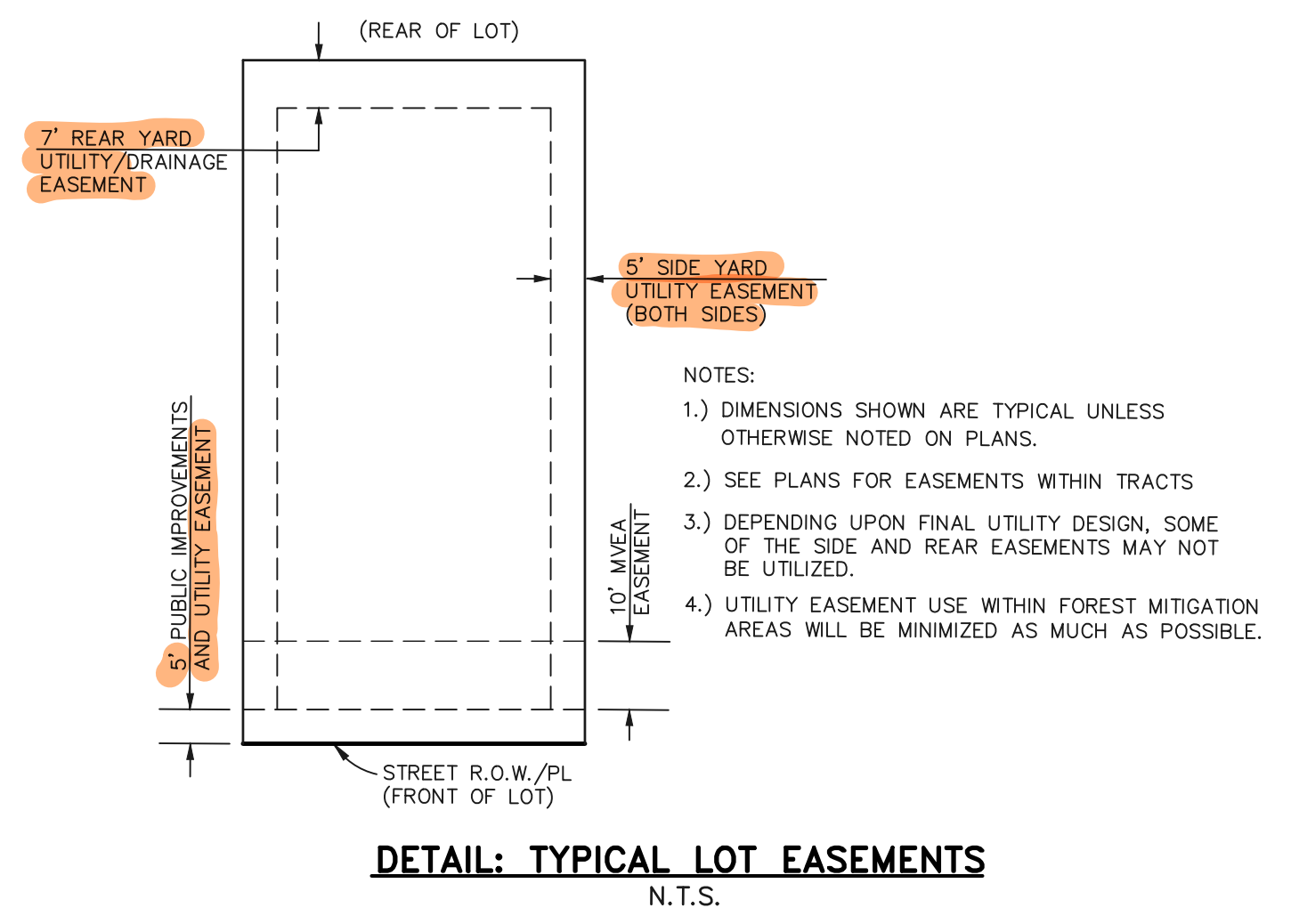
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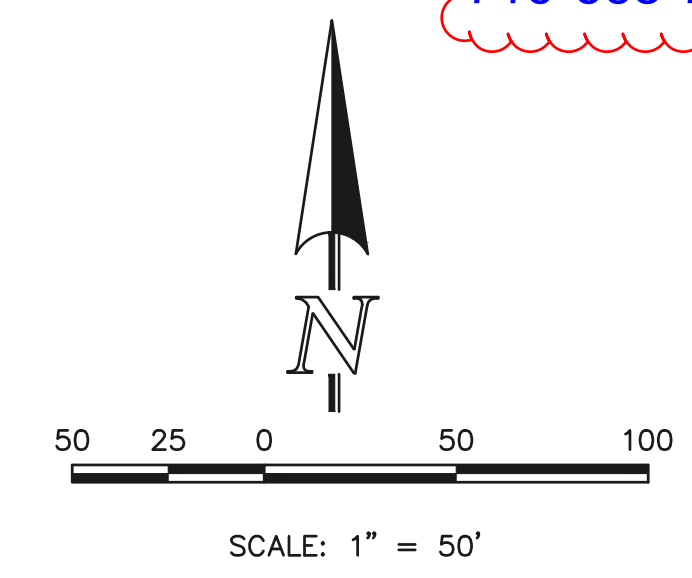


LEGEND

- PROPOSED CONTOUR-5
- PROPOSED CONTOUR-1
- EXISTING CONTOUR-5
- EXISTING CONTOUR-1
- EXISTING DIRECTION OF FLOW
- PROPOSED DIRECTION OF FLOW
- PROPOSED HIGH POINT **H.P.**
- PROPOSED LOW POINT **L.P.**
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- EXISTING GAS MAIN
- EXISTING FENCE



Please contact the CSU Gas Field Engineer; Tim Williams 719-668-7276.



EL PASO COUNTY FILE NO.: _____

Relabel as Gas Distribution Main CSU # T41M2

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

RISING MOON FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

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