



INNOVATIVE DESIGN. CLASSIC RESULTS.

**WATER RESOURCES REPORT
FOR
RISING MOON FILING NO. 1**

SEPTEMBER 2024

Prepared By:

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Colorado Springs, CO 80903**

Prepared for:

**Colorado Centre Metropolitan District
4770 Horizonview Dr.
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Job No. 2506.03



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- Appendix B – Water Supply Information Summary
- Appendix C – Service Commitment Letter
- Appendix D – Supporting Colorado Centre Metropolitan District Spreadsheets
- Appendix E – Necessary Improvements to Provide Service (PUD Preliminary Utility Sheet)
- Appendix F – District Service Map

1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the specific water needs of the proposed 41 Single Family Residential lot subdivision for Rising Moon Filing No. 1 located north of Peaceful Meadow Street and west of Shining Star Drive in El Paso County, Colorado. The proposed residential development is being subdivided out of a larger 9.00-acre previously platted Tract (Tract B, Morning Sun, Book 44, Page 179 of the Records of El Paso County) as shown on the Preliminary Plan contained in Appendix A. This project is currently seeking approval of a Preliminary Plan through El Paso County, and this report is a requirement for approval. Please note that this report was based on Entitlement Plan level drawings (Appendix A) and information, and that the final approval project may differ from the information used to generate this report as construction drawings are prepared.

EXECUTIVE SUMMARY: Per the issued March 13, 2024 letter from Colorado Centre Metropolitan District (CCMD), the District has adequate water supply to meet the needs of the proposal residential subdivision. Wastewater treatment will also be provided by CCMD as well and is addressed in the Wastewater Disposal Report.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

The 9.00 acres of land within the subject area (located on El Paso County Parcel – Tax ID # 55031-01-010) is currently vacant. The plan is to subdivide 41 single family residential lots out of this property (average lot size is 5,914 SF). This report and associated commitments pertain to the properties proposed to encompass the entire previously platted tract area. Please refer to the Exhibit in Appendix A.

2.2 Water Demands for the Subject Property

Lots within the subject area have been planned as a typical single family lot residential development. The overall 41 lot residential development will demand typical (unless noted) on lot irrigation demands constants per El Paso County Land Code per Section 8.4.7(B)(7)(d). Projected demands for the 41-lot

residential community are projected to require 10.66 AF/year. Irrigation demand is anticipation in the lot demand above.

2.3 Service

The proposed subdivision is located within the Colorado Centre Metropolitan District (CCMD) service area. Therefore, the 41 lots can and will be provided water services by CCMD. (See service commitment letter from CCMD provided in Appendix C, and schematic of district water services boundary map provided in Appendix F). To provide service to the 41 proposed lots, two public water main extensions must be extended into the site from the existing 8" PVC mainline in Peaceful Valley Street. Currently, the 8" PVC main in Peaceful Valley Street supports service to the existing residential area to the south. It is estimated that with connection to this existing 8" system and associated loop through the development, this would be sufficient to provide adequate water service pressure and fire flows for the proposed 41 lots. The developer's engineer will need to work with CCMD's consulting engineer and the jurisdictional fire department (in this case being the Colorado Springs Fire Department) to determine the final alignment and size of the proposed water main and associated water taps to facilitate adequate fire flows and service pressures. A preliminary depiction of the potential water service lines and associated fire hydrants is shown in Appendix E.

Summary of Expected Water Demands & Wastewater Loads

Table 2-1

Urban Landing Filing No. 1

Estimate of Water Demands & Wastewater Loads

# of Units	Land Use	Water Use per Unit (AF/Unit)	Annual Demand (AF)	Average Daily Flow (ADF) (GPD)
41	Residential	0.26	10.66	9,517

3.0 DISTRICT WATER NEEDS AND PROJECTED DEMANDS

3.1 Actual Water Demand Summary

Appendix D reflects the CCMD provided Tabulation of Current and Projected Water Consumption.

3.2 Unit Water User Characteristics

Unit water user characteristics are counted on a Single-Family Equivalent (SFE) basis. As provided by CCMD, the average demand per capita was 0.26 AF/year/SFE for a single-family unit, 0.32 AF/year/SFE for a multi-family unit and 0.88 AF/year for a commercial property. Even though this community is comprised of small single family residential homes, the typical single family consumption rate is used.

It should be noted that water saving fixtures have increased in installation since 2014 across the United States. The above stated demand numbers should be considered conservative.

3.3 Current Demands versus Supply

Appendix D reflects the CCMD provided Tabulation of Current and Projected Water Consumption.

4.0 WATER RIGHTS AND SUPPLY

4.1 District Water Rights

Colorado Centre Metropolitan District has water rights from several different sources including Janitell Wells, Cuchares Wells and Robinson Ditch rights.

5.0 WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY

5.1 Source of Supply

See Section 4.3 above for description of available water sources.

6.0 EL PASO COUNTY MASTER PLANNING ELEMENTS

6.1 County Water Master Plan 2040 and 2060 Projections

Rising Moon Filing No. 1 lies within the El Paso County Master Planning area, and is identified as suburban residential. Urban Landing Filing No. 1 will be served by Colorado Centre Metropolitan District for water services.

7.0 CONCLUSION

Colorado Centre Metropolitan District has adequate water supply to meet the needs of this proposed land use.

REFERENCE:

Provided Colorado Centre Metropolitan District March 13 letter and supporting calculations.

APPENDIX A

RISING MOON

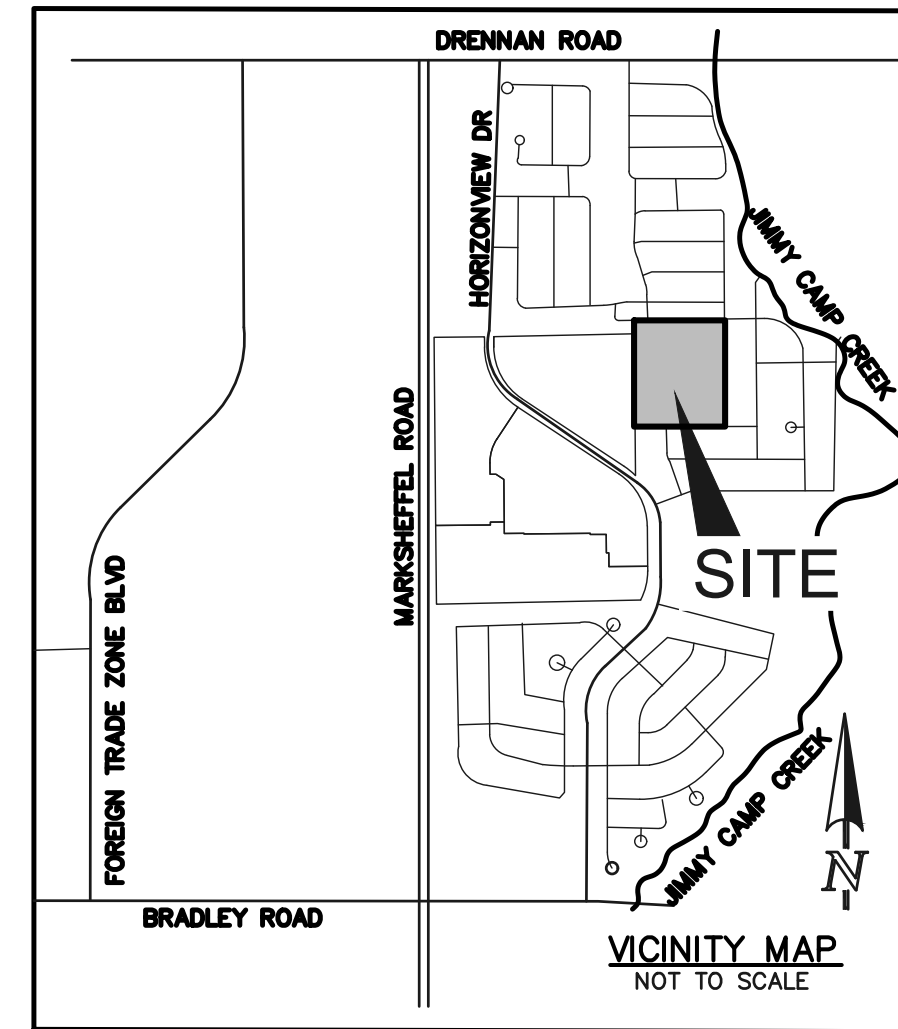
A REPLAT TRACT B OF MORNING SUN I

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

PRELIMINARY PLAN

GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 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.19-47), 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: PIKES PEAK HABITAT FOR HUMANITY, INC.
 WASTEWATER: COLORADO CENTRE METROPOLITAN DISTRICT
 GAS: COLORADO CENTRE METROPOLITAN DISTRICT
 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.
 - SOIL AND GEOLOGY CONDITIONS:
 GEOLOGIC HAZARD NOTE--PRELIMINARY PLAN:
 THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY RISING MOON - HABITAT FOR HUMANITY" BY ENTECH ENGINEERING INC. DATED MARCH 27, 2024 IN FILE (SP243) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 • EXPANDABLE SOILS: (ALL LOTS)
 • LOOSE/COLLAPSIBLE SOILS: (ALL LOTS)
- IN AREAS OF HIGH GROUNDWATER:
 DUE TO THE POTENTIAL FOR GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM FOR ANY HOMES WITH USABLE BELOW GRADE SPACE.
- 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. ALL RECOMMENDATIONS IN THE ENTECH REPORT SHOULD BE ADHERED TO.



SITE DATA

TAX ID NUMBER:	5503101010
TOTAL AREA:	9.00 ACRES
DEVELOPMENT SCHEDULE:	FALL 2024
CURRENT ZONING:	RS-5000 CAD-0
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/5.80 AC)
LANDSCAPE SETBACKS:	N/A

TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	46,871	1.08	PARK, LANDSCAPE, OPEN SPACE, DRAINAGE, DETENTION, UTILITIES	HOMEOWNERS ASSOCIATION
B	1,748	0.04	DRAINAGE, LANDSCAPE, UTILITIES	HOMEOWNERS ASSOCIATION
C	809	0.02	DRAINAGE, LANDSCAPE, UTILITIES	HOMEOWNERS ASSOCIATION
TOTAL TRACT AREA = 1.14 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/CAD-0	5,000 SF	30'	40%/45%	50'	25'	5'	25'

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	5.80	64.4%
ROAD ROW	2.07	23.0%
DRAINAGE, LANDSCAPE, UTILITIES	0.05	0.6%
PARK, LANDSCAPE, UTILITIES, OPEN SPACE, DETENTION	1.08	12.0%
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
LEGAL BOUNDARY & ADJACENT PROPERTY OWNERS EXHIBIT	SHEET 2 OF 4
PRELIMINARY SITE PLAN	SHEET 3 OF 4
PRELIMINARY GRADING & UTILITY PLAN	SHEET 4 OF 4

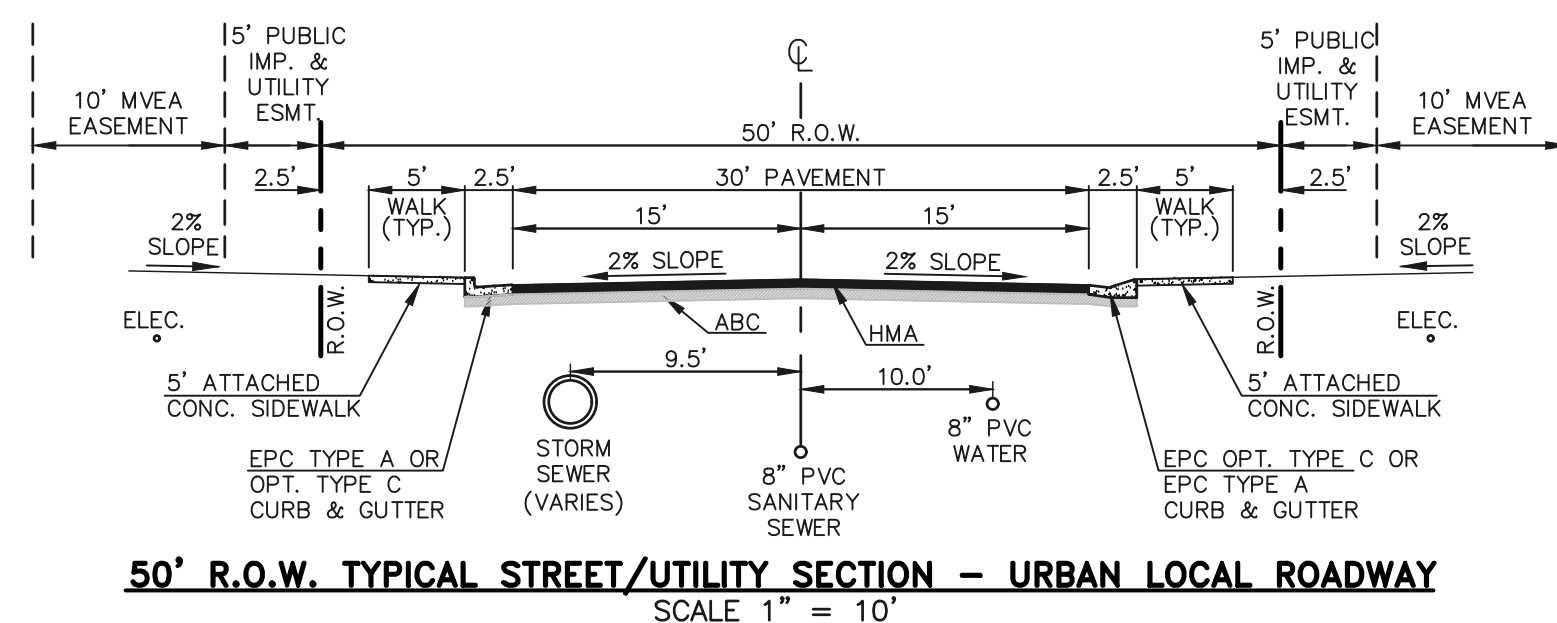
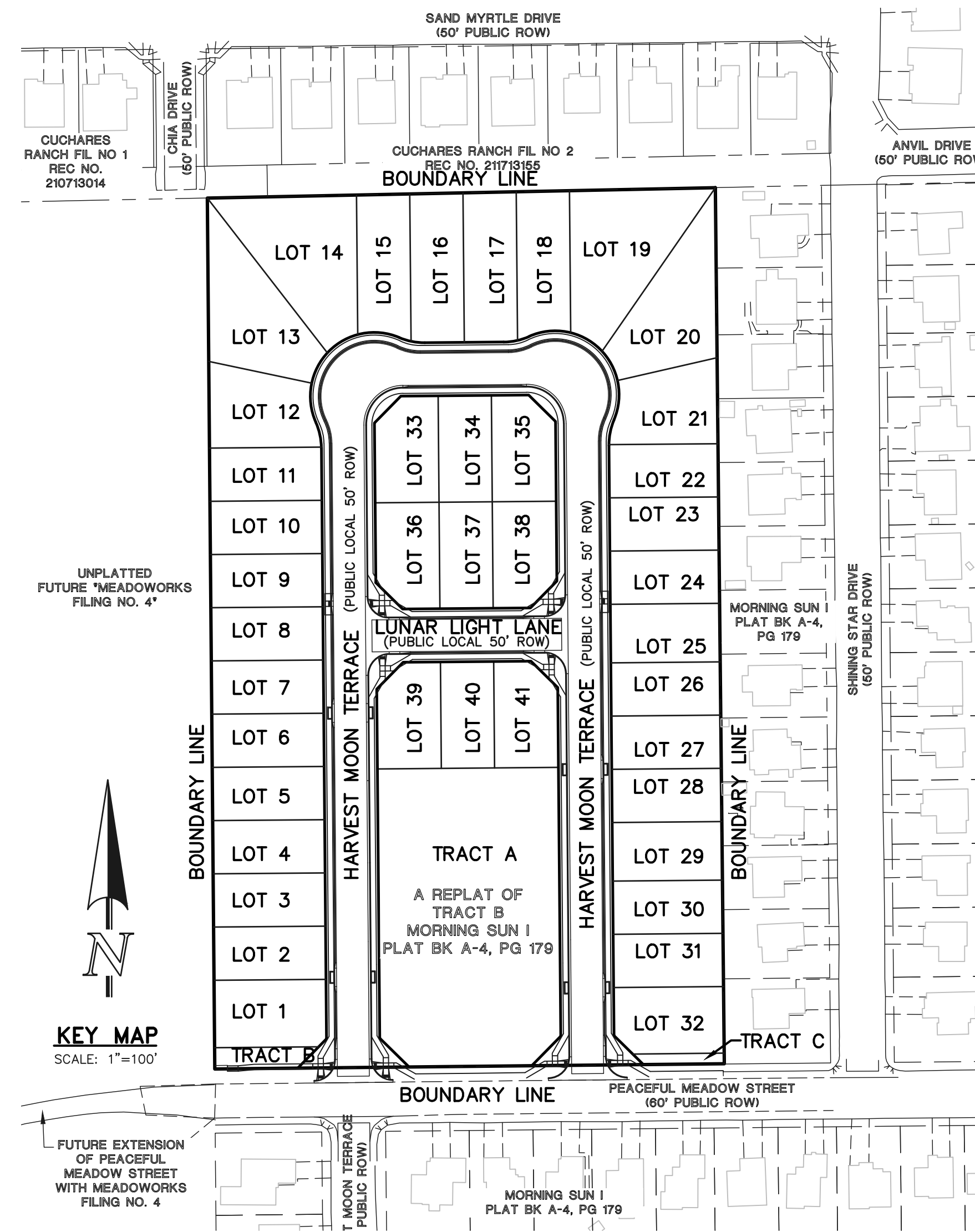
EL PASO COUNTY FILE NO.: SP243

CLASSIC CONSULTING

RISING MOON
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	

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



NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).

KEY MAP
SCALE: 1" = 100'

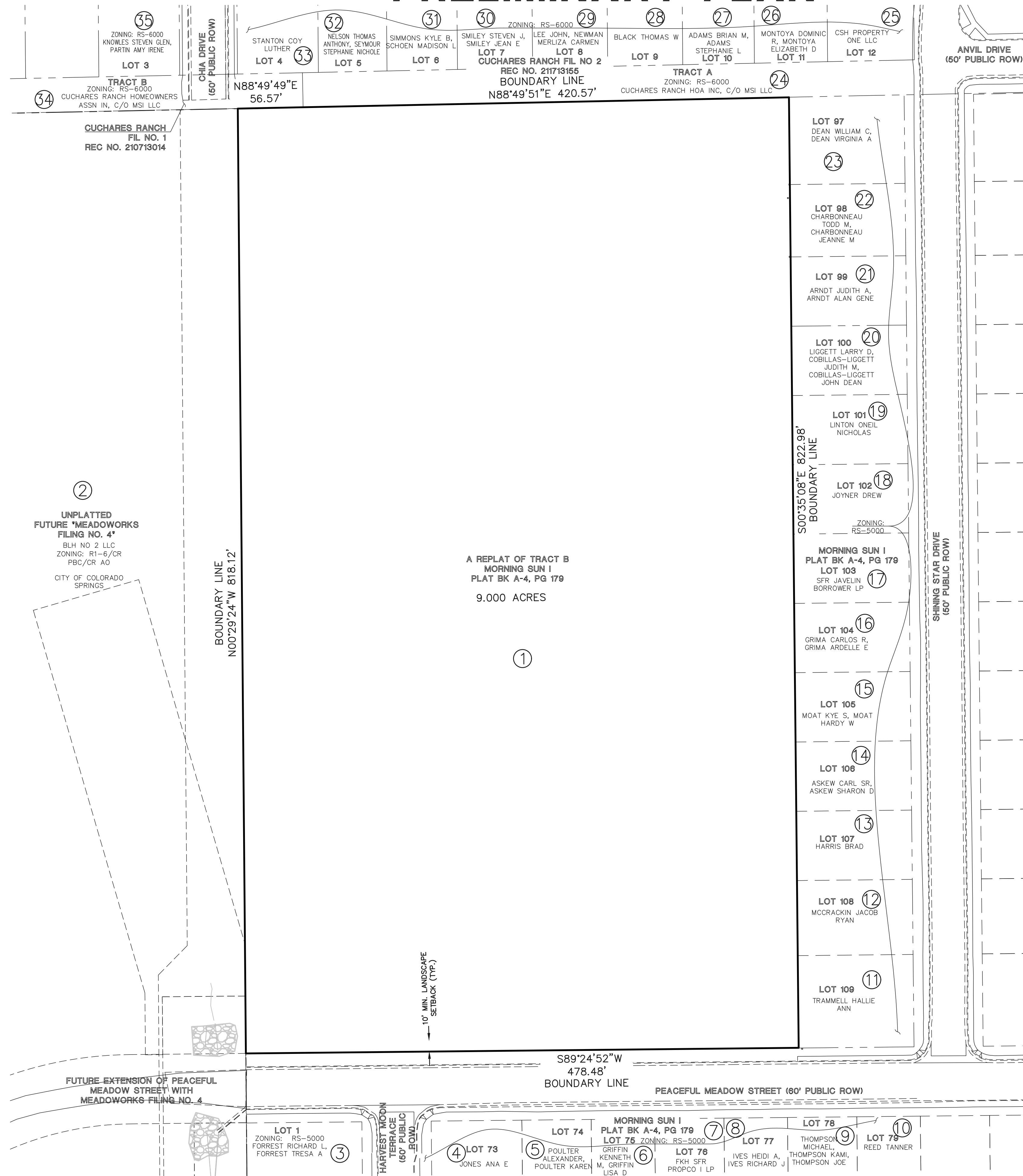
FUTURE EXTENSION OF PEACEFUL MEADOW STREET WITH MEADOWWORKS FILING NO. 4

RISING MOON

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



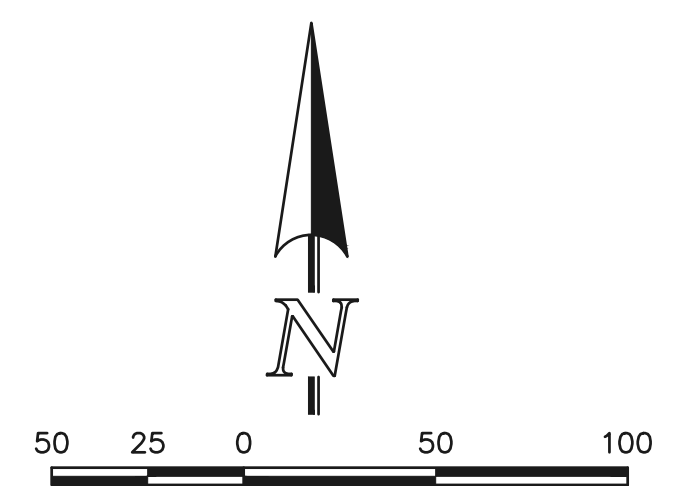
LEGAL DESCRIPTION

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.: SP243



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

RISING MOON
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

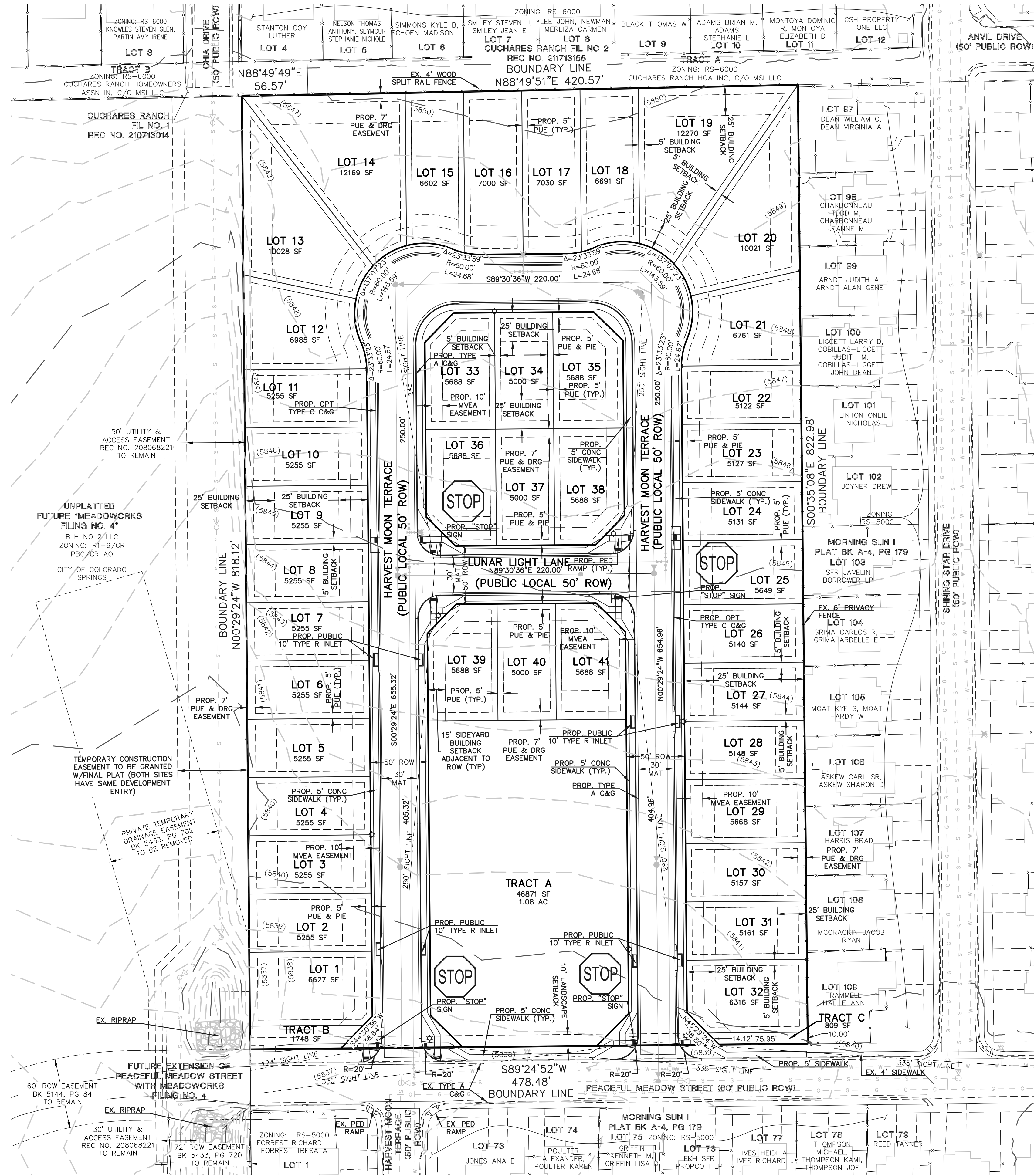
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RISING MOON

REPLAT TRACT B OF MORNING SUN I

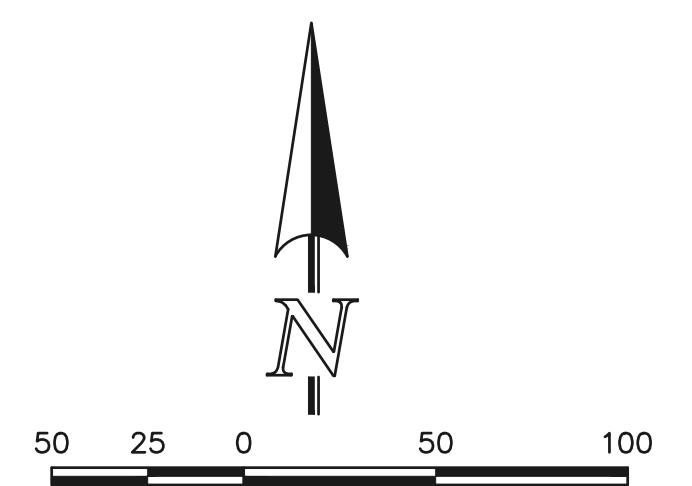
EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

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



EL PASO COUNTY FILE NO.: SP243

	RISING MOON PRELIMINARY PLAN PRELIMINARY SITE PLAN 4			
	DESIGNED BY	MES		SCALE
DRAWN BY	KES	(H) 1" = 50'	SHEET	3 OF 4
CHECKED BY	(V) 1" = N/A	JOB NO.	2506.03	

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 Colorado Springs, Colorado 80903

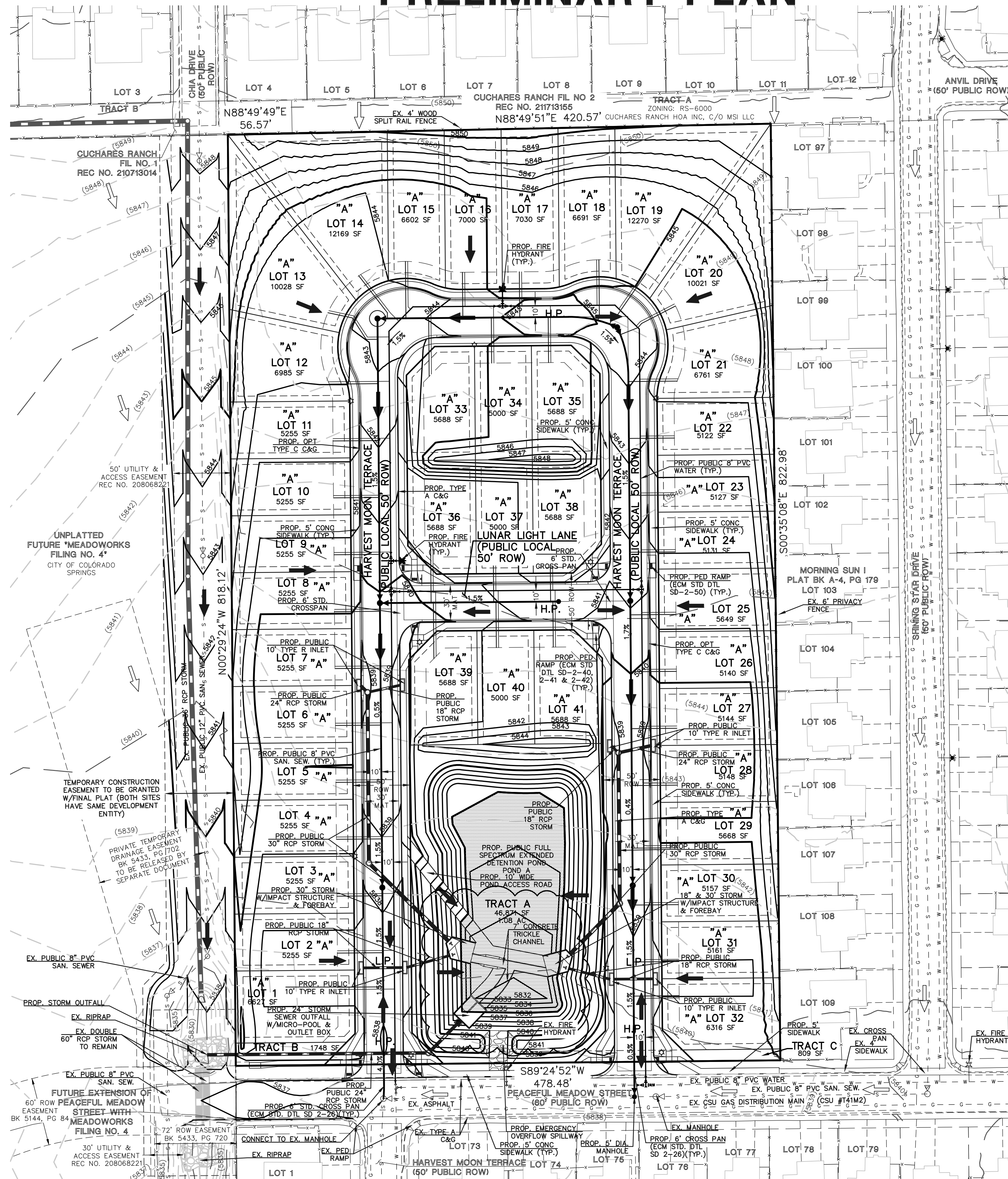
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RISING MOON

REPLAT TRACT B OF MORNING SUN I

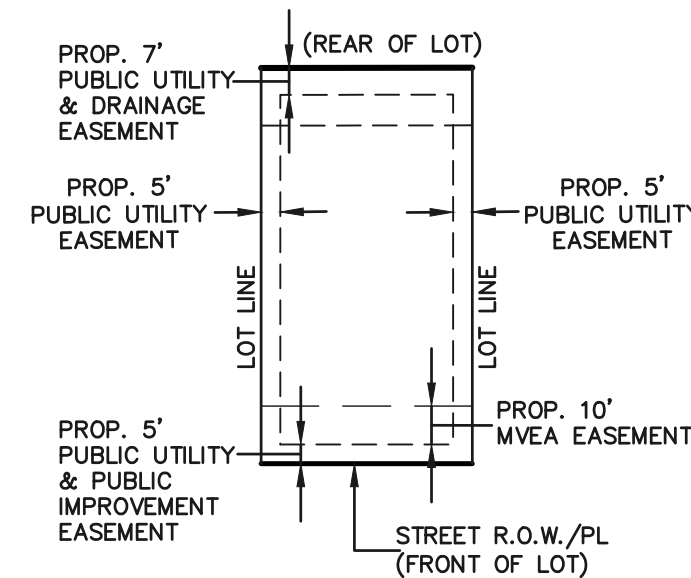
EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



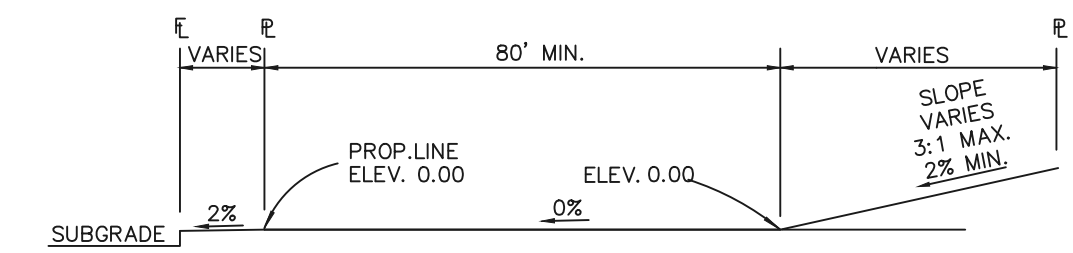
LEGEND

- 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
- SETBACK
- MVEA EASEMENT
- LOT EASEMENT



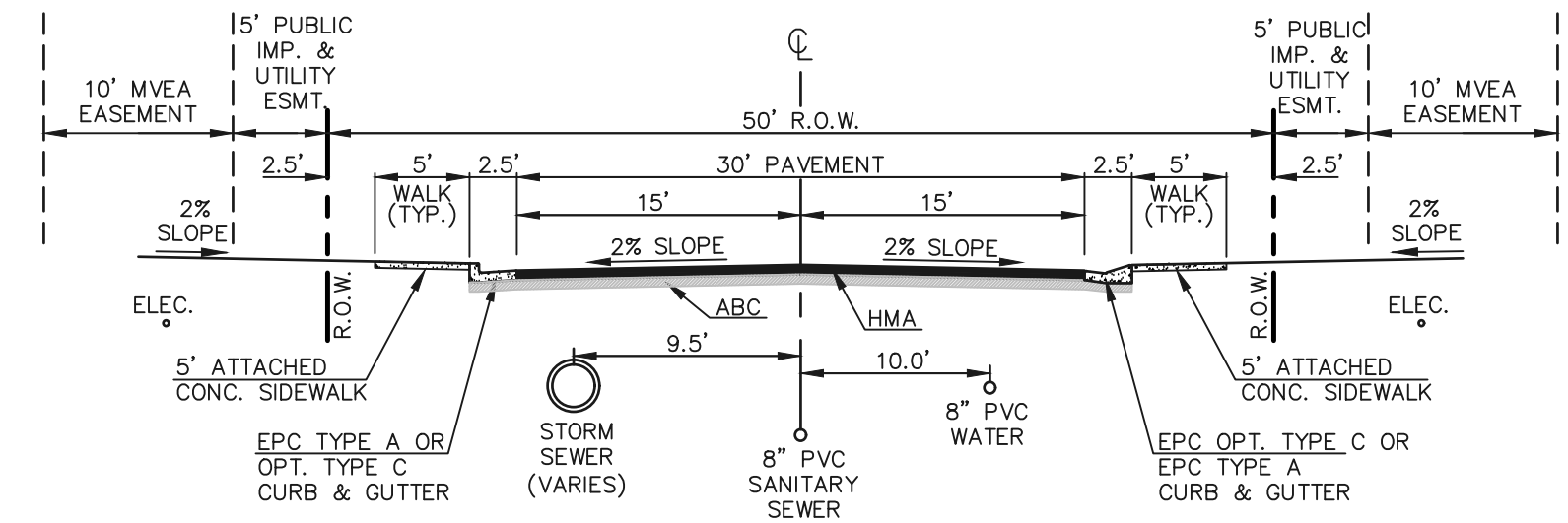
DETAIL: TYPICAL LOT EASEMENTS

- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
 - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.



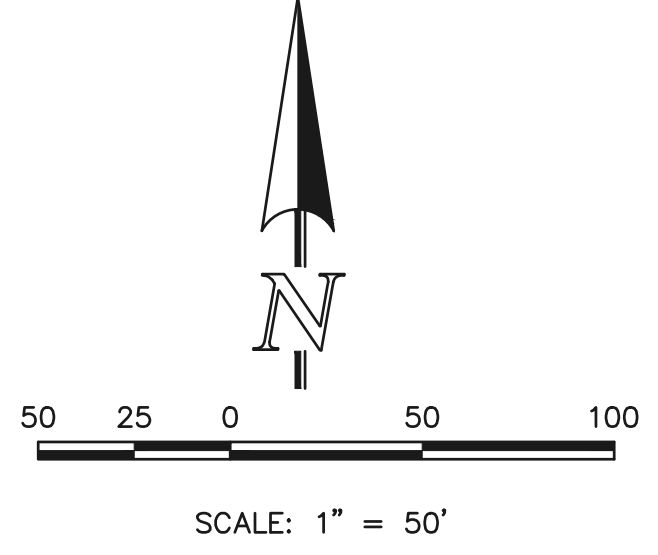
TYPICAL (A) LOT

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

- SCALE 1" = 10'
- NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).



- NOTE: ALL PEDESTRIAN RAMPS/PATHS TO BE CONSTRUCTED IN ACCORDANCE WITH ECM CHAPTER 6. SEE ECM STANDARD DRAWINGS SD_2-40, 2-41, 2-42 AND 2-50.

EL PASO COUNTY FILE NO.: SP243



RISING MOON
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

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

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

(719)785-0790



N:\250603\DRAWINGS\DEVELOPMENT\PRELIM\PLAN\04-250603P-G-PU.dwg, 8/14/2024 11:21:17 AM, 1:1

APPENDIX B

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: Rising Moon Filing No. 1

2. LAND USE ACTION: Subdivide Tract B to Single Family Lots (41)- Prelim Plan

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: Tract B, Morning Sun 1, FILING (UNIT) _____, BLOCK _____, LOT _____

4. TOTAL ACREAGE: 9.0 | 5. NUMBER OF LOTS PROPOSED 41 | PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

- A. Was parcel recorded with county prior to June 1, 1972? YES or NO
 - B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
- If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

 1/4 of the 1/4, Section 3 , Township 15 N or S, Range 65 E or W
Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO | If not, scaled hand drawn sketch: YES or NO N/A

9. ESTIMATED WATER REQUIREMENTS | 10. WATER SUPPLY SOURCE

USE	WATER REQUIREMENTS		NEW WELLS -
	Gallons per Day	Acre-Feet per Year	PROPOSED AQUIFERS – (CHECK ONE)
HOUSEHOLD USE # <u> 41 </u> of units	<u> 345 </u>	<u> .26 </u>	<input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE
COMMERCIAL USE # <u> 0 </u> of S. F	_____	_____	<input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE
IRRIGATION # <u> 0 </u> of acres	_____	_____	<input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS
STOCK WATERING # <u> 0 </u> of head	_____	_____	<input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA
OTHER: _____	_____	_____	<input type="checkbox"/> OTHER: _____
TOTAL	<u> 14,170 </u>	<u> 10.66 </u>	WATER COURT DECREE CASE NUMBERS: _____

EXISTING WELL | DEVELOPED SPRING

WELL PERMIT NUMBERS: _____

MUNICIPAL
 ASSOCIATION
 COMPANY
 DISTRICT

NAME Colorado Centre

LETTER OF COMMITMENT FOR SERVICE YES or NO

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
(This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD
- CENTRAL SYSTEM
DISTRICT NAME: Colorado Centre Metro District
- LAGOON
- VAULT
LOCATION SEWAGE HAULED TO: _____
- ENGINEERED SYSTEM (Attach a copy of engineering design.)
- OTHER:

APPENDIX C



Colorado Centre Metropolitan District

9686 Flagstone Street, Colorado Springs, Colorado 80925

Telephone: 719-390-7000

E-mail: customerservice@coloradocentre.org Web: www.coloradocentre.org

Wednesday, March 13, 2024

Re: Risin Moon Filing , for 41 single family lots, in tract B of the current Morning Sun I, assessor's number 55031-01-010

To Whom It Concerns,

The Colorado Centre Metropolitan District (District) hereby acknowledges that it is the entity in charge of providing water and sanitary sewer services to the above-referenced parcel.

Attached is a database that shows all the water assets, usage and commitments of the District's owned water rights, which can be summarized as follows in terms of consumptive use: Janitell Wells – 427 ac-ft; Cuchares Wells – 154 ac-ft; Robinson Ditch rights (#13 in Fountain Creek) – 385 ac-ft, for a total of 849 ac-ft per year of consumable water. Of this water, the District has master planned using 587 ac-ft/year to serve its territory. The actual usage is 322 ac-ft/year plus 23 ac-ft/year for committed water and 40 ac-ft/year for other un-platted land for a total of about 385 ac-ft/year. That leaves 464 ac-ft of available and uncommitted water resources owned by the District, more than provide for drought protection.

The District operates its water usage through water court approved plans 86CW31, 07CW47 and 20CW3053. If additional information is needed to support the applicant, please do not hesitate to contact me.

Cordially yours,

Alvaro J. Testa
District Manager

Ec: Bobby Ingels
Pedro Velazquez
Jackie McClintock
Roseanne Romero

APPENDIX D

WATER RESOURCES REPORT FOR COLORADO CENTRE METROPOLITAN DISTRICT

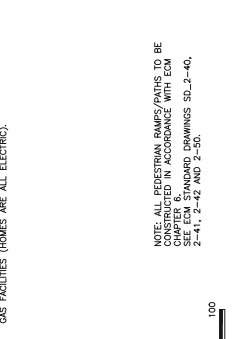
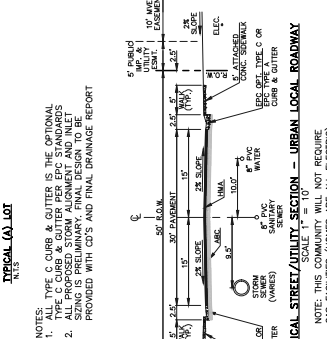
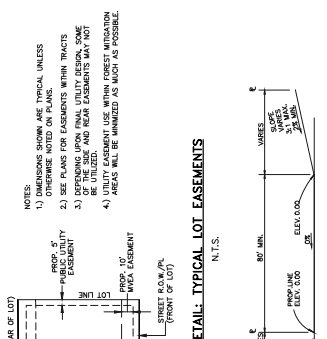
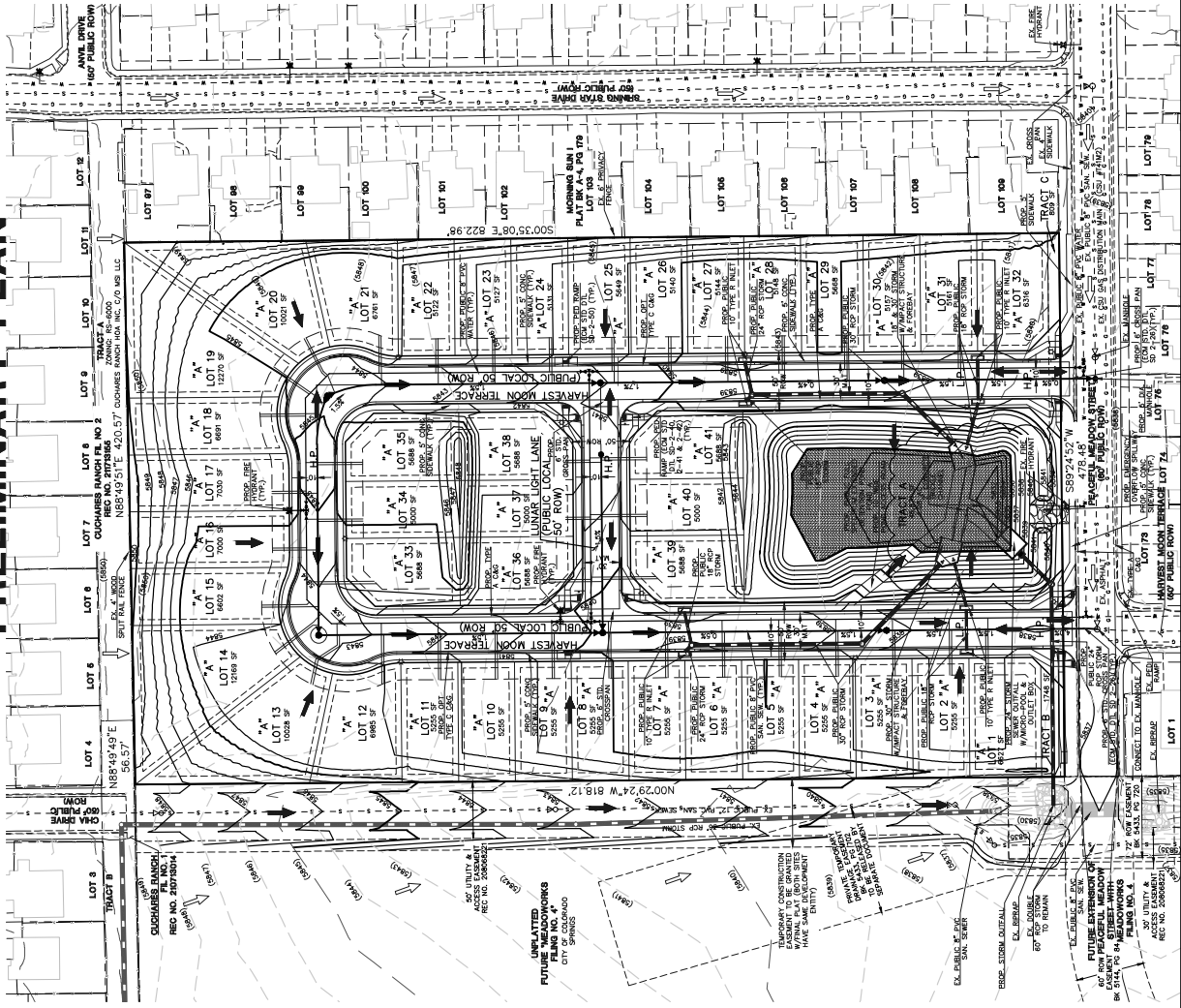
COUNTY ASSESSOR NUMBER	DESCRIPTION	USE	STATUS	GROSS AREA (ACRE)	GROSS AREA (SF)	F.A.R.	USABLE AREA (SF)	DENSITY UNITS PER ACRE	TOTAL S.F UNITS	CONSUMPTION FACTOR (SEE NOTES)	ESTIMATED AVERAGE WATER DEMAND (GPM)	K	SFE	WATER COMMITTED (GPM)	SFE	WATER UNPLATTED (GPM)	SFE	TOTAL WATER IN USE and/or COMMITTED (GPM)																																																								
55044-01-001	WIDEFIELD S. D. 3	BP	PLATTED				46,656			8.42E-05	3.93	3.93	24.0						3.93																																																							
55032-01-001	PREMIER PROP. BLDG.	BP	PLATTED				42,984			8.42E-05	3.62	1.43	8.7						1.43																																																							
55091-02-001	USOC - 2 BUILDINGS	BP	PLATTED				70,280			8.42E-05	5.92	4.54	27.7						4.54																																																							
55091-00-004	WIDEFIELD S. D. 3	BP	BUILT/UNPLAT	13.2	574,992	0.02	10,000			8.42E-05	0.84	0.40	2.4						0.40																																																							
55091-00-003	STOEN	BP	UN-PLATTED	19.27	839,401	0.35	293,790			8.42E-05	24.74					24.74	151.1		24.74																																																							
55091-01-001	RUYBAL (INDUSTRIAL)	BP	PLATTED	26.9	1,171,764	0.35	410,117			8.42E-05																																																																
55091-01-002	RUYBAL (COMMERCIAL)	BP	PLATTED	4.83	210,395	0.35	73,638			8.42E-05																																																																
VARIES	COLO. CTR. RES. No. 1	SF	PLATTED																																																																							
VARIES	COLO. CTR. RES. No. 2	SF	PLATTED																																																																							
VARIES	COLO. CTR. RES. No. 3	SF	PLATTED						717	0.24	172.08	117.35	717.0						117.35																																																							
VARIES	COLO. CTR. RES. No. 4	SF	PLATTED																																																																							
VARIES	COLO. CTR. RES. No. 5	SF	PLATTED																																																																							
VARIES	COLO. CTR. RES. No. 6	SF	PLATTED																																																																							
VARIES	MORNING SUN I	SF	PLATTED																																																																							
VARIES	MORNING SUN II	SF	PLATTED																																																																							
VARIES	MORNING SUN II	SF	VACATED																																																																							
VARIES	CUCHARS RANCH-FILING 1	SF	PLATTED																																																																							
VARIES	CUCHARS RANCH-FILING 2	SF	PLATTED																																																																							
VARIES	CUCHARS RANCH-FILING 3	SF	PLATTED						409	0.24	98.16	66.78	408.0						66.78																																																							
VARIES	CUCHARS RANCH-FILING 4	SF	PLATTED																																																																							
VARIES	CUCHARS RANCH-FILING 5	SF	PLATTED																																																																							
VARIES	CUCHARS RANCH-FILING 6	SF	PLATTED																																																																							
VARIES	CUCHARS RANCH-FILING 7	SF	PLATTED																																																																							
VARIES	CUCHARS LANDSCAPING	OS	ROW	1						1.52	1.52	1.60	1.0						1.60																																																							
VARIES	CCMD OS/PARKS	OS	UN-PLATTED	24.2						1.52	36.78	1.51	9.2						1.51																																																							
55031-01-010	MORNING SUN II - SCHOOL	ES	PLATTED	9					41	0.24	2.16			2.16	13.2				2.16																																																							
55034-17-026	COLO. CTR. RES. - SCHOOL	ES	PLATTED	9.23						1.30	12.00			12.00	73.3				12.00																																																							
55034-00-003	CCMD ADMIN, PLANT & OPS	OS	UN-PLATTED		336,719	0.04	15,000			8.42E-05	1.26	1.26	7.7						1.26																																																							
55102-00-003	CCMD FIRE STATION/FLUSH	FS	BUILT/UNPLAT	1						1.05	1.05	1.05	6.4						1.05																																																							
1,167											364.06	GPM	199.84	1212.2	14.16	86.5	24.74	151.1	GPM	238.74	GPM																																																					
											OR	191,350,155	GAL / YR	105,036,534	7,441,970		13,001,848		GAL / YR	125,480,352	GAL / YR																																																					
											OR	587.27	AC-FT/YR	322.37	22.84		39.90		AC-FT/YR	385.11	AC-FT/YR																																																					
<p>NOTES:</p> <p>THE FOLLOWING ARE THE COMPUTATIONS OF THE FACTORS USED TO DETERMINE THE AVERAGE WATER DEMAND FOR EACH LAND USE.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">BP</td> <td style="width: 40%;">(1 PERSON / 165 SF)(20 GAL / PERSON / DAY)(1DAY / 1440 MINUTES) =</td> <td style="width: 10%;">8.42E-05</td> <td style="width: 10%;">GPM/SF</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>SF</td> <td>(3.5 PERSONS / UNIT)(100 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =</td> <td>0.24</td> <td>GPM/UNIT</td> <td></td> <td></td> </tr> <tr> <td>SFS</td> <td>(3.5 PERSONS / UNIT)(70 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =</td> <td>0.17</td> <td>GPM/UNIT</td> <td></td> <td></td> </tr> <tr> <td>MHP</td> <td>(2.5 PERSONS / UNIT)(100 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =</td> <td>0.17</td> <td>GPM/UNIT</td> <td></td> <td></td> </tr> <tr> <td>ES</td> <td>(1872 GAL / DAY / ACRE)(1 DAY / 1440 MINUTES) =</td> <td>1.30</td> <td>GPM/ACRE</td> <td></td> <td></td> </tr> <tr> <td>P</td> <td>(2.46 ACRE-FEET / ACRE / YEAR)(43,560 SF / ACRE)(7.48 GAL / CF)(1 YEAR / (365*1440) MINUTES) =</td> <td>1.52</td> <td>GPM/ACRE</td> <td></td> <td></td> </tr> <tr> <td>FS</td> <td></td> <td>1.05</td> <td>GPM/ACRE</td> <td></td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; width: fit-content;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Avg. Act. Use per SFE:</td> <td style="width: 10%;">0.16</td> <td style="width: 10%;">GPM</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td>86,025</td> <td>GAL / YR</td> <td></td> <td></td> </tr> <tr> <td></td> <td>0.26</td> <td>AC-FT/YR</td> <td></td> <td></td> </tr> </table> </div>																		BP	(1 PERSON / 165 SF)(20 GAL / PERSON / DAY)(1DAY / 1440 MINUTES) =	8.42E-05	GPM/SF			SF	(3.5 PERSONS / UNIT)(100 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =	0.24	GPM/UNIT			SFS	(3.5 PERSONS / UNIT)(70 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =	0.17	GPM/UNIT			MHP	(2.5 PERSONS / UNIT)(100 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =	0.17	GPM/UNIT			ES	(1872 GAL / DAY / ACRE)(1 DAY / 1440 MINUTES) =	1.30	GPM/ACRE			P	(2.46 ACRE-FEET / ACRE / YEAR)(43,560 SF / ACRE)(7.48 GAL / CF)(1 YEAR / (365*1440) MINUTES) =	1.52	GPM/ACRE			FS		1.05	GPM/ACRE			Avg. Act. Use per SFE:	0.16	GPM				86,025	GAL / YR				0.26	AC-FT/YR		
BP	(1 PERSON / 165 SF)(20 GAL / PERSON / DAY)(1DAY / 1440 MINUTES) =	8.42E-05	GPM/SF																																																																							
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	86,025	GAL / YR																																																																								
	0.26	AC-FT/YR																																																																								
<p style="text-align: right;">Water Reconciliation</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Janitell Wells:</td> <td style="width: 20%;">427.00</td> <td>AC-FT/YR</td> </tr> <tr> <td>Cuchares Water:</td> <td>154.00</td> <td>AC-FT/YR</td> </tr> <tr> <td>In use/comit/unplat:</td> <td>-385</td> <td></td> </tr> <tr> <td>ROBINSON (#13)</td> <td>268</td> <td>AC-FT/YR</td> </tr> <tr> <td>Available Water</td> <td>463</td> <td>AC-FT/YR</td> </tr> </table> <p style="text-align: right; margin-top: 10px;">Available SFE 1,756</p>																		Janitell Wells:	427.00	AC-FT/YR	Cuchares Water:	154.00	AC-FT/YR	In use/comit/unplat:	-385		ROBINSON (#13)	268	AC-FT/YR	Available Water	463	AC-FT/YR																																										
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ROBINSON (#13)	268	AC-FT/YR																																																																								
Available Water	463	AC-FT/YR																																																																								

WATER RESOURCES REPORT FOR COLORADO CENTRE METROPOLITAN DISTRICT

COUNTY ASSESSOR NUMBER	DESCRIPTION	AUGMENTATION WATER REQUIREMENTS - INC. 98% CCMD AND 95% SEWER FLOW CREDIT (GPM)		TOTAL WATER SERVED AND COMMITTED AT CCMD (GPM)	TOTAL WATER OWNED AND AUGMENTED
55044-01-001	WIDEFIELD S. D. 3		2.01	3.93	
55032-01-001	PREMIER PROP. BLDG.		0.73	1.43	
55091-02-001	USOC - 2 BUILDINGS		2.31	4.54	
55091-00-004	WIDEFIELD S. D. 3		0.20	0.40	
55091-00-003	STOEN		12.62	24.74	
55091-01-001	RUYBAL (INDUSTRIAL)				
55091-01-002	RUYBAL (COMMERCIAL)				
VARIES	COLO. CTR. RES. No. 1				
VARIES	COLO. CTR. RES. No. 2				
VARIES	COLO. CTR. RES. No. 3				
VARIES	COLO. CTR. RES. No. 4				
VARIES	COLO. CTR. RES. No. 5		59.87	117.35	
VARIES	COLO. CTR. RES. No. 6				
VARIES	MORNING SUN I				
VARIES	MORNING SUN II				
VARIES	MORNING SUN II				
VARIES	CUCHARS RANCH-FILING 1				
VARIES	CUCHARS RANCH-FILING 2				
VARIES	CUCHARS RANCH-FILING 3				
VARIES	CUCHARS RANCH-FILING 4		35.15	66.78	
VARIES	CUCHARS RANCH-FILING 5				
VARIES	CUCHARS RANCH-FILING 6				
VARIES	CUCHARS RANCH-FILING 7				
VARIES	CUCHARS LANDSCAPING		1.60	1.60	
VARIES	CCMD OS/PARKS		1.28	1.51	
55031-01-010	MORNING SUN II - SCHOOL		1.10	2.16	
55034-17-026	COLO. CTR. RES. - SCHOOL		6.12	12.00	
55034-00-003	CCMD ADMIN, PLANT & OPS		0.64	1.26	
55102-00-003	CCMD FIRE STATION/FLUSH		0.54	1.05	
		GPM	124.18	GPM	526.06
		GAL / YR	65,267,658	GAL / YR	276,498,320
		AC-FT/YR	200.31	AC-FT/YR	849
		FMIC shares Req'd	286		
NOTES: THE FOLLOWING ARE THE C		Shares Owned:			
	BP (1 PERSON / 165 SF)(20 GAL	for 86CW31	545.00		
	SF (3.5 PERSONS / UNIT)(100 GA	for 07CW47	40.00		
	SFS (3.5 PERSONS / UNIT)(70 GAL	for 20CW3053	10.00		
	MHP (2.5 PERSONS / UNIT)(100 GA	Shares Needed:	-309 *		
	ES (1872 GAL / DAY / ACRE)(1 DA	* MEANS THERE'S AN EXCESS OF SHARES			
	P (2.46 ACRE-FEET / ACRE / YE				
	FS ROBINSON (#13)	267.60	AC-FT/YR		

APPENDIX E

RISING MOON 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



NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).

NOTES:
1) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2) SEE PLANS FOR EASEMENTS WITH TRACTS.
3) OPENING UPON FINAL UTILITY DESIGN, HOME FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6, STANDARD DRAWINGS S.D. 2-40, 2-41, 2-42 AND 2-50.
4) AREAS WILL BE MAINTAINED AS MUCH AS POSSIBLE.

NOTES:
1) TYPE C CURBS & GUTTERS IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS.
2) SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CDS AND FINAL DRAINAGE REPORT.

NOTE: ALL PRESTREAM BANKS (RIPRAPS) TO BE CONSTRUCTED IN ACCORDANCE WITH EPC CHAPTER 6, STANDARD DRAWINGS S.D. 2-40, 2-41, 2-42 AND 2-50.

LEGEND

- PROPOSED CONTOUR-5
- EXISTING CONTOUR-1
- EXISTING CONTOUR-5
- EXISTING CONTOUR-1
- EXISTING DIRECTION OF FLOW
- PROPOSED DIRECTION OF FLOW
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- 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
- SETBACK
- W/E EASEMENT
- LOT EASEMENT

UNPLATTED
RECORDING WORKS
CITY OF COLORADO
PLAT NO. 207000A

EL PASO COUNTY FILE NO.: SP243

RISING MOON
PRELIMINARY PLAN

DESIGNED BY: MES
DRAWN BY: RES
CHECKED BY: (N/A)

DATE: 02/12/2024
SHEET: 4 OF 4
JOB NO.: 2506.03

CLASSIC CONSULTING

609 N. Cooper Avenue, Suite 200
El Paso, Texas, 79901
(979) 85-0796

SCALE: 1" = 50'

50 25 0 50 100

NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).

50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).

50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

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NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).

50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).

50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC).

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COLORADO CENTRE BOUNDARY MAP

