

**DRAINAGE MEMO
FOR
CIRCLE A SUBDIVISION FILING NO. 1
EL PASO COUNTY, COLORADO**

MARCH 2021

Prepared for:

**Daniel B. Andres Trust
17110 Goshawk Road
Colorado Springs, CO 80908**

Prepared by:



212 Wahsatch Ave., Ste. 305
Colorado Springs, CO 80903
(719) 955-5485

Project #72-072
PCD – MS 20-007

**DRAINAGE MEMO
FOR
CIRCLE A SUBDIVISION FILING NO. 1
EL PASO COUNTY COLORADO**

DRAINAGE PLAN STATEMENTS

ENGINEERS STATEMENT

The attached drainage plan and report was prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Virgil A. Sanchez, P.E. #37160
For and on Behalf of M&S Civil Consultants, Inc

DEVELOPER'S STATEMENT

I, the developer have read and will comply with all the requirements specified in this drainage report and plan.

BY: _____

TITLE: _____

DATE: _____

ADDRESS: Daniel B. Andres (Owner)
17110 Goshawk Road
Colorado Springs, CO 80908

EL PASO COUNTY'S STATEMENT

Filed in accordance with the requirements of El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and the Engineering Manual, as amended.

BY: _____ DATE: _____

Jennifer Irvine, P.E.
County Engineer / ECM Administrator

CONDITIONS:



March 13, 2021

El Paso County Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado 80910
Attn: Jennifer Irvine P.E./County Engineer

RE: Drainage Memo for Circle A Subdivision Filing No. 1

Dear Jennifer,

The following is the Drainage Memo for Minor Subdivision application to the Circle A Subdivision Filing No. 1. The Circle A Subdivision is located in the NE quarter of Section 23, Township 11 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The site is bound to the north, south, east, and west by large-lot single-family residential lots land uses.

The existing parcel in its entirety consists of 14.867 AC and is currently zoned "RR-5" for Residential Rural under TSN: 51230-00-015. The proposal consists of subdividing an existing 14.867 AC into three (3) separate approx. ~5 AC parcels and is planned for (1) single-family unit on each lot. Lot 1 has an existing residential home and shop located on the lot, and after subdividing the parcel of 4.957 AC, Lot 2 shall consist of 4.960 AC, and Lot 3 shall consist of 4.950 AC. A residential home is planned to be constructed on each of Lot 2 and 3.

Update drainage maps to show drainage features that are described in narrative.

The subject property generally slopes to the southeast. There are two natural drainage swales on the property, one on the northern portion of the project site (Lot 2) and one to the west on (Lot 1) that convey storm events towards West Kiowa creek. The natural drainage swales shall be left unaltered and shall not change the natural drainage patterns. The surface topography across the site is predominately gentle slopes of less than 5%. Ponderosa Pines and native grasses cover the property.

Update report to include runoff calculations. Note that drainageways that convey over 15 cfs for any storm event shall be in a drainage easement.

No portion of this site is within a designated FEMA floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Map Rate Map (FIRM) Panel No. 08041C0310G, effective date of December 7, 2018. It is anticipated that the lot's general drainage patterns will not change, except for the construction and drainage protection of the future home structures.

No drainage Improvements are proposed with the minor subdivision application of the Circle A Subdivision. The proposed development of two (2) new residential units shall be less than 1 AC of disturbance areas combined, thereby complying with the El Paso County ECM code.

Include a narrative discussing the four step process in the ECM (appendix I.7.2.A). Also include exceptions that apply to the project, like ECM I.7.1.C.3 runoff reduction standard.

The Circle A Subdivision is not subject to ESQCP requirements per ECM 5.6.3. The project development falls under "Large Lot Single Family Home Construction." It's estimated that, including the construction of a single-family home, gravel driveways, well location, and septic systems, each lot will disturb approximately 5% on the lot. The estimated disturbance will be less than the maximum of 10%. Therefore the Circle A subdivision shall not be required to provide a water quality treatment or a formal drainage study at this time, as the anticipated disturbance is less than the impervious surface area threshold identified within the ECM Section 5.6.3.

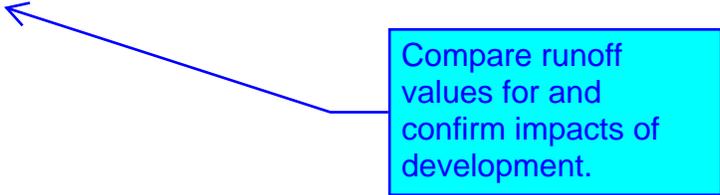
Should the owner desire to construct additional outbuildings in the future, increasing the total impervious surface area exceeding the allowable 10% (up to a maximum of 20%), the owner would be required to submit a watershed study. This study would be specific to the watershed for the parcel and shall be approved by the ECM Administrator, demonstrating that expected soil and vegetation are suitable to infiltrate 100% of the Water Quality Capture Volume (WQCV).

This site is in the West Kiowa Creek Drainage Basin. Per the El Paso County Drainage Basin Fee under Res. No. 20-424 there are no Drainage or Bridge fees required with for this basin, therefore, the proposed Minor Subdivision of Circle A Subdivision Filing No. 1.

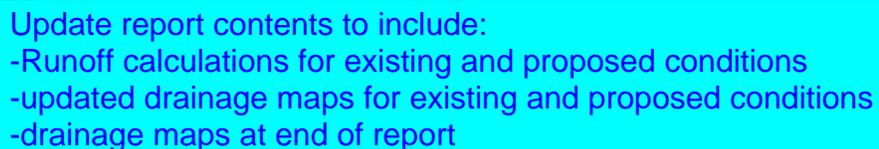
This final drainage memo for the Circle A Subdivision anticipates minimal disturbance with the construction of (2) single-family homes, one with Lot 2 and one with Lot 3, with associated dry utilities, well service and septic service. Therefore, it's anticipated that there will be no negative impacts to the downstream improvements or facilities with this drainage memo approval.

Respectfully,

Georgianne Willard
Project Manager
M&S Civil Consultants, Inc.



Compare runoff values for and confirm impacts of development.



Update report contents to include:
-Runoff calculations for existing and proposed conditions
-updated drainage maps for existing and proposed conditions
-drainage maps at end of report

REFERENCES

- 1.) "El Paso County and City of Colorado Springs Drainage Criteria Manual".
- 2.) "ECM El Paso County Engineering Criteria Manual"

Update references list to include revision dates of manuals, include previous drainage reports and DBPS reports for parcel, and all of DCM volumes that EPC has adopted.

ATTACHMENTS:

Vicinity map
Circle A Subdivision Filing No. 1 Final Plat
FEMA Map
Site Plan Exhibit

ATTACHMENTS

VICINITY MAP



VICINITY MAP
NOT TO SCALE



**CIRCLE A SUBDIVISION FILING NO. 1
FINAL PLAT**

CIRCLE A SUBDIVISION FILING NO. 1

A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23. ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT THE DANIEL B. ANDRES TRUST BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23.

ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CONTAINING 14.87 ACRES MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CIRCLE A SUBDIVISION FILING NO. 1", EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: DANIEL B. ANDRES, TRUSTEE, DANIEL B. ANDRES TRUST

NOTARIAL

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, A.D. BY DANIEL B. ANDRES, TRUSTEE, DANIEL B. ANDRES TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NOTES:

1. THE BASIS OF BEARINGS USED FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) OF SECTION 23, T11S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO. THE EAST 1/16TH CORNER OF SAID SECTION IS MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED "CE 1/16TH, SEC 23, T11S, R65W, LS 28658". THE CENTER OF SAID SECTION IS MONUMENTED WITH A 0.75" IRON PIPE AND A 2.5" ALUMINUM CAP WITNESS CORNER STAMPED "LWA, C1/4, T11S, R65W, W.C., LS 25955", 1.00' WEST OF SAID PIPE, SAID LINE IS ASSUMED TO BEAR S89°10'29"W, 1315.00' US SURVEY FEET (GROUND) BASED ON STATIC GPS OBSERVATIONS.

2. THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO PANEL NO. 08041C0310 G WITH AN EFFECTIVE DATE OF 12/7/2018 SHOWS THE PROPERTY TO BE LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

3. A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT NO. H0562780-710-CTO-SSC, WITH AN EFFECTIVE DATE OF JULY 22, 2019 HAS BEEN REVIEWED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS IN SCHEDULE B ARE NOTED AND SHOWN IF APPLICABLE HEREON.

- NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER THE EASTERLY 20 FEET AS CONTAINED IN INSTRUMENTS RECORDED IN BOOK 2422 AT PAGE 44 AND IN BOOK 2356 AT PAGE 170. (GOSHAWK ROAD)
- RIGHT OF WAY AND EASEMENT 20 FEET IN WIDTH FOR UTILITY PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY INSTRUMENT RECORDED IN BOOK 3150 AT PAGE 546, IN WHICH THE SPECIFIC LOCATION IS UNDEFINED. (ASSUMED TO BE CENTERED ON THE OVERHEAD LINES ALONG GOSHAWK ROAD, AS SHOWN)
- TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN GOSHAWK ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 5145 AT PAGE 866. (NOTHING TO SHOW)
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AGREEMENT RECORDED IN BOOK 6062 AT PAGE 535. (NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES AS SHOWN HEREON).

4. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE A SPECIALLY DESIGNED SYSTEM PRIOR TO APPROVAL.

5. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE WATER ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

6. ALL STRUCTURAL FOUNDATIONS AND SEPTIC SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO. REFER TO NOTE 8.

7. ACCESS TO HODGEN ROAD, A PUBLIC RIGHT-OF-WAY, IS VIA GOSHAWK ROAD, A 40 FOOT (40') WIDE PRIVATE ROADWAY. THE 40 FOOT (40') EASEMENT SHOWN HEREON FOR ACCESS TO GOSHAWK ROAD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF THE THREE LOTS EQUALLY. MAINTENANCE SHALL BE PROVIDED EQUALLY BETWEEN THE THREE LOTS.

8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS MINOR SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGY AND WASTEWATER TREATMENT SYSTEM EVALUATION; THREATENED AND ENDANGERED SPECIES ANALYSIS REPORT; WATER RESOURCE; WILDLAND FIRE AND MITIGATION PLAN; AND FIRE PROTECTION.

9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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.

11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

12. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

14. THE SUBDIVIDER(S) AGREES 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 RESOLUTION (RESOLUTION NO. 16-454), 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.

15. THE BOARD OF ADJUSTMENT HAS MADE AN ALLOWANCE FOR LESS THAN 5 ACRE LOTS. REFER TO PCD FILE NO. BOA-20-002, APPROVED PER BOA HEARING DATE 6-10-2020, FOR INFORMATION RELATING TO THIS ALLOWANCE.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CIRCLE A SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 2021, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

COUNTY APPROVAL:

THIS PLAT FOR "CIRCLE A SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 2021, A.D. SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 02, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2021.

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC

NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SUMMARY:

3 LOTS	14.87 ACRES	100%
TOTAL	14.87 ACRES	100.00%

FEES:

- DRAINAGE FEE: _____
- BRIDGE FEE: _____
- SCHOOL FEE: _____
- PARK FEE: _____

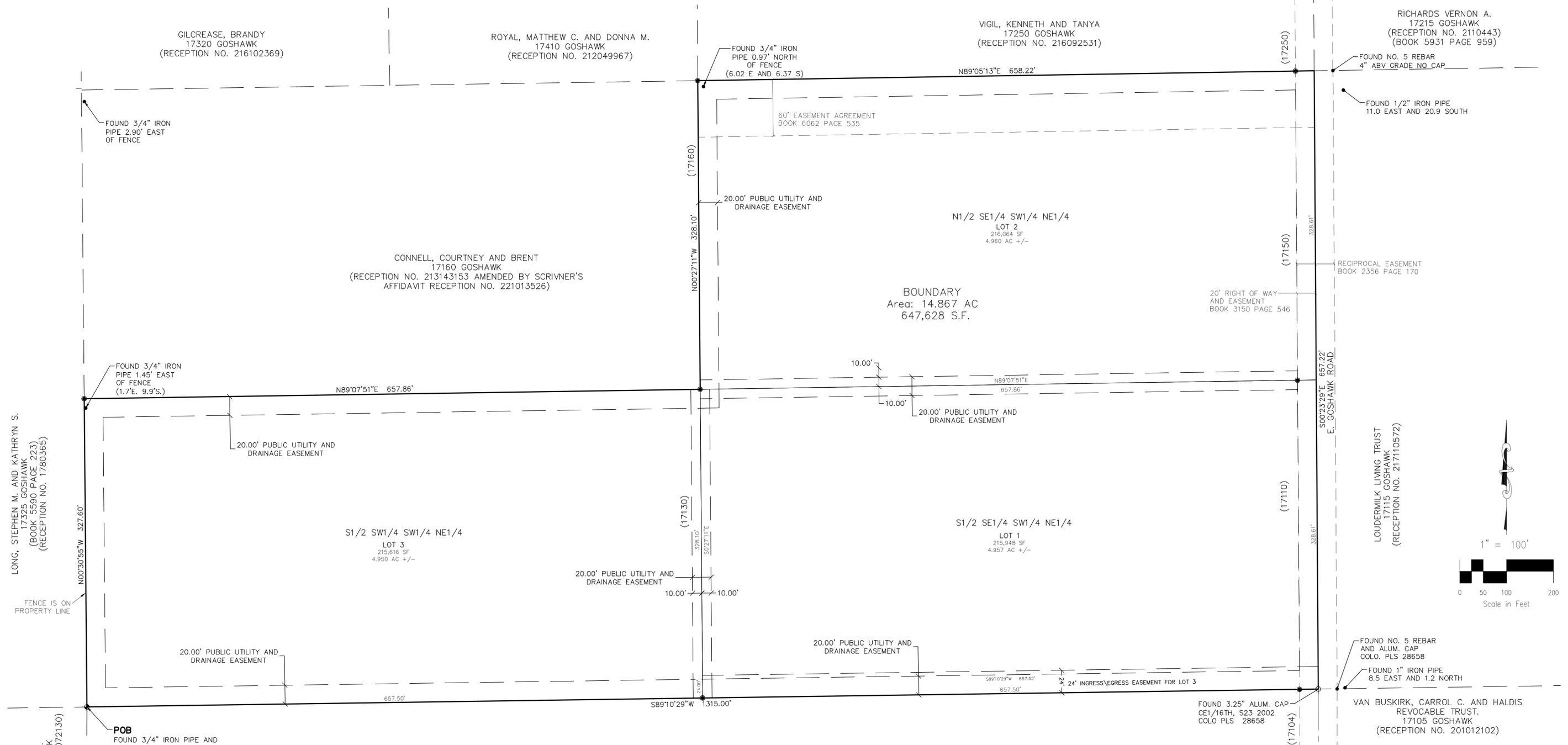
FINAL PLAT
CIRCLE A SUBDIVISION FILING NO. 1
JOB NO. 70-072
DATE PREPARED: 07/15/2019
DATE REVISED: 01/27/2021



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIRCLE A SUBDIVISION FILING NO. 1

A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23. ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LONG, STEPHEN M. AND KATHRYN S.
17325 GOSHAWK
(BOOK 5590 PAGE 223)
(RECEPTION NO. 1780365)

NEFF, BRIAN J.
16955 GOSHAWK
(RECEPTION NO. 218072130)

ROYAL, MATTHEW C. AND DONNA M.
17410 GOSHAWK
(RECEPTION NO. 212049967)

VIGIL, KENNETH AND TANYA
17250 GOSHAWK
(RECEPTION NO. 216092531)

RICHARDS VERNON A.
17215 GOSHAWK
(RECEPTION NO. 2110443)
(BOOK 5931 PAGE 959)

CONNELL, COURTNEY AND BRENT
17160 GOSHAWK
(RECEPTION NO. 213143153 AMENDED BY SCRIVNER'S
AFFIDAVIT RECEPTION NO. 221013526)

BOUNDARY
Area: 14.867 AC
647,628 S.F.

S1/2 SW1/4 SW1/4 NE1/4
LOT 3
215,616 SF
4.950 AC +/-

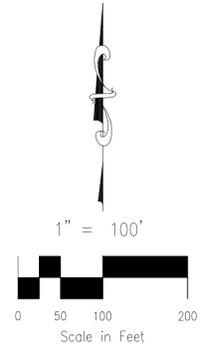
S1/2 SE1/4 SW1/4 NE1/4
LOT 1
215,948 SF
4.957 AC +/-

LOUDERMILK LIVING TRUST
17115 GOSHAWK
(RECEPTION NO. 217110572)

VAN BUSKIRK, CARROL C. AND HALDIS
REVOCABLE TRUST.
17105 GOSHAWK
(RECEPTION NO. 201012102)

COPE, GLEN A. AND LINDA R.
17104 GOSHAWK
(BOOK 5358 PAGE 38)
(RECEPTION NO. 001560609)

- LEGEND**
- FOUND PROPERTY CORNER AS NOTED
 - ⊕ FOUND QUARTER SECTION CORNER AS NOTED
 - ⊕ FOUND SIXTEENTH CORNER AS NOTED
 - SET NO. 5 REBAR AND ORANGE CAP COLORADO PLS NO. 25966



FINAL PLAT
ANDRES SUBDIVISION FILING NO. 1
JOB NO. 70-072
DATE PREPARED: 07/15/2019
DATE REVISED: 01/27/2021



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

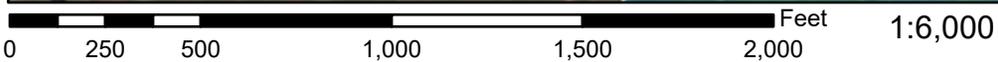
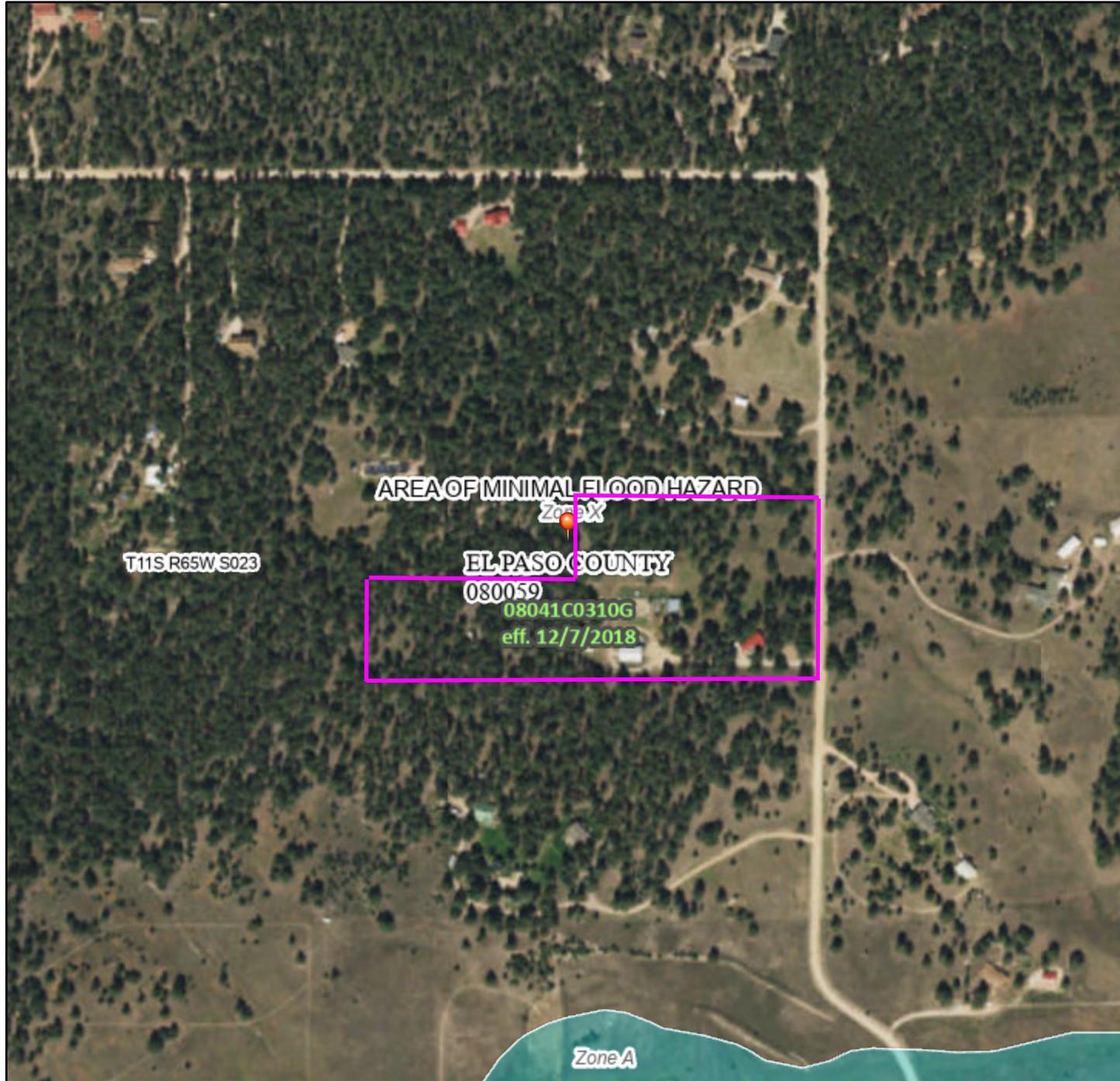
File: G:\2022\24-Goshawk\17110-Goshawk-60\Draw\Survey\Plot\170072130.dwg Plotstamp: 1/27/2021 7:56 AM

FEMA FLOOD MAP

National Flood Hazard Layer FIRMMette



104°38'16"W 39°5'N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2021 at 10:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

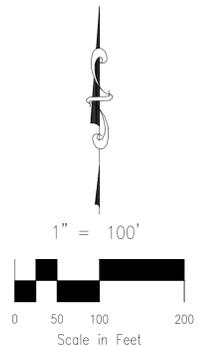
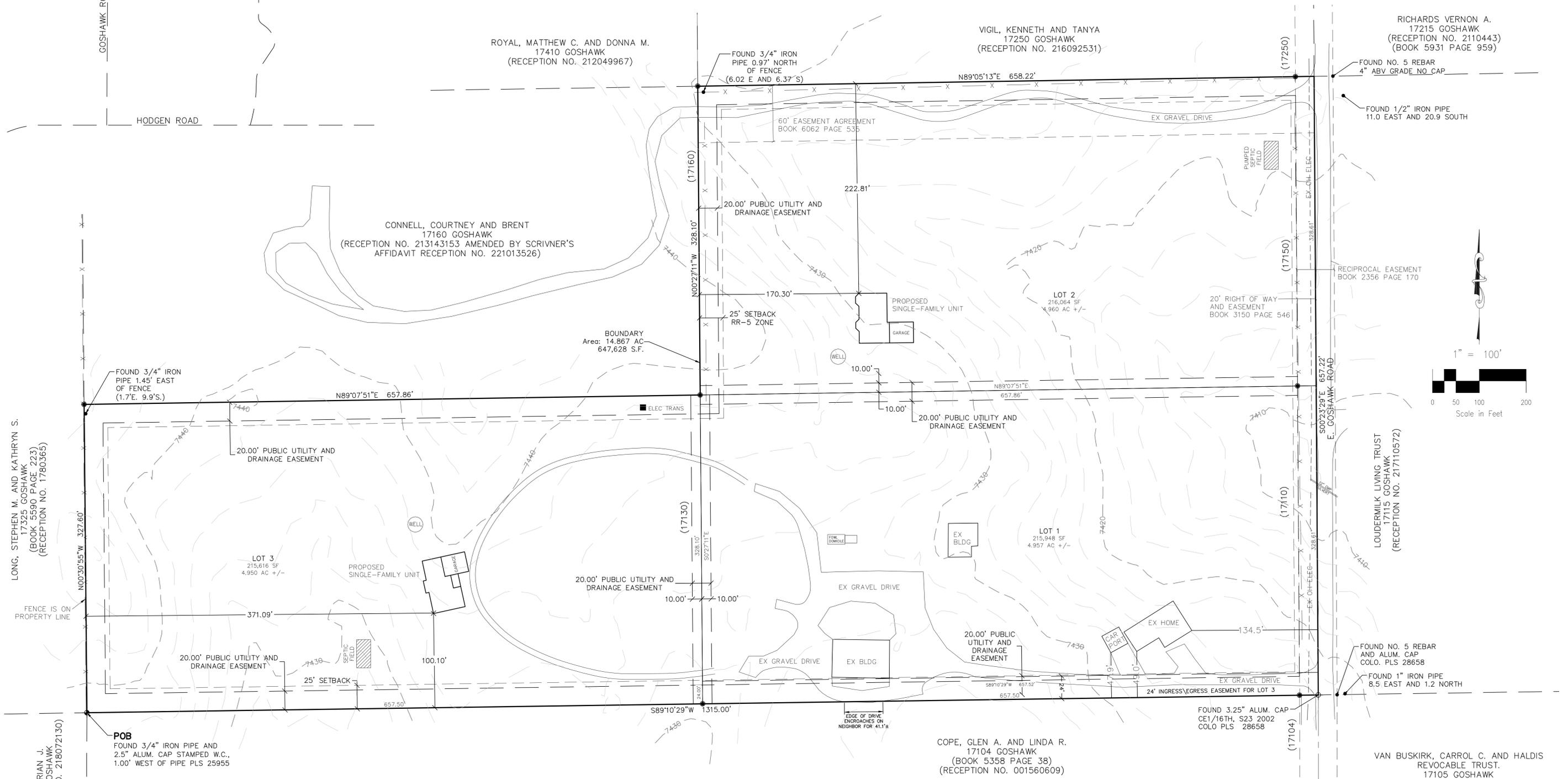
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SIT PLAN EXHIBIT

CIRCLE A SUBDIVISION FILING NO. 1

SITE PLAN

Label as proposed drainage map.
Update map to show drainage features.



"FOR REFERENCE ONLY"
NEW HOME SITE LOCATIONS, WELLS AND
SEPTIC FIELDS ARE SUBJECT TO CHANGE

- LEGEND**
- FOUND PROPERTY CORNER AS NOTED
 - ⊕ FOUND QUARTER SECTION CORNER AS NOTED
 - ⊕ FOUND SIXTEENTH CORNER AS NOTED
 - SET NO. 5 REBAR AND ORANGE CAP COLORADO PLS NO. 25966

SITE PLAN
ANDRES SUBDIVISION FILING NO. 1
DATE PREPARED: 03/08/2021

File: G:\2022\24-Goshawk\17110-Goshawk-63\Area\Site\Plan\Draw\Andres\Site\Plan.dwg PlotDate: 3/13/2021 2:33 PM