

KNECHT SUBDIVISION

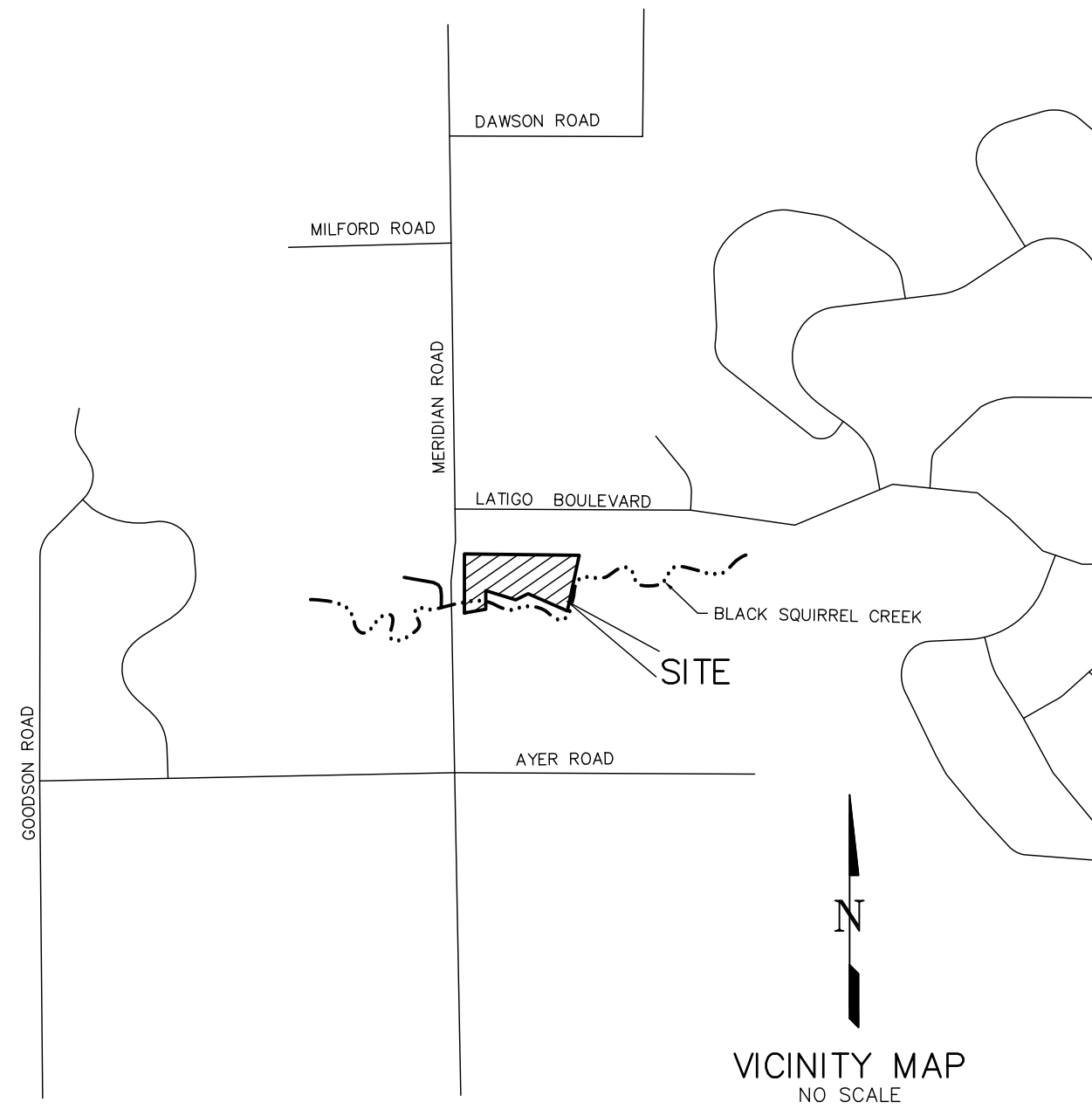
A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Please add the following notes:

"The Upper Black Squirrel Creek Groundwater Management District requires that any groundwater discharged to the surface or into an underdrain system must be infiltrated back into the ground. It is the developer's responsibility to comply with the UBSC district requirements."

No structures or fences are permitted within designated Floodplain areas.

The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Please include a note on this plat identifying the approved dimensional variance and BOA file number that allows the lot size for Lot 1.

BE IT KNOWN BY THESE PRESENTS:

That Jon Knecht, being the owner of the following described tract of land to wit:

A tract of land being a portion of the Northwest Quarter of Section 18, Township 12 South, Range 64 West of the 6th P.M., also being that tract described by document (Reception No. 222136885, El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:

Beginning at the Northwest corner of said Section 18 (all bearings in this description are relative to the West line of said Section 18's Northwest Quarter, which bears N00°01'14"E "assumed") (the following eight (8) courses are along the perimeter of said Reception No. 222136885's tract); 1) S89°16'18"E along the North line of said Section 18's Northwest Quarter, said line also being coincident with the Southerly line of LATIGO COUNTRY ESTATES FILING NO. 1 (Plat Book H-3, Page 5, said El Paso County records), 1529.22 feet; 2) S12°02'24"W, 757.41 feet; 3) N66°21'11"W, 571.16 feet; 4) S63°41'21"W, 182.91 feet; 5) N73°00'43"W, 417.47 feet; 6) S00°01'14"E, 246.76 feet; 7) S80°01'14"W, 289.40 feet to a point on said Section 18's Northwest Quarter's West line; 8) N00°01'14"E along said West line, 787.15 feet to the Point of Beginning;

Containing 21.014 acres (915,393 square feet), more or less.

OWNERS' CERTIFICATE:

The undersigned, being all the owners of the land described herein, have laid out, subdivided, and platted said land into lots and easements as shown hereon under the name and subdivision of KNECHT SUBDIVISION. 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.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____ by Jon Knecht.

My commission expires _____

Witness my hand and seal

Jon Knecht, Owner

Notary Public

Title commitment information will need to be updated

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. filed upon a Commitment for Title Insurance, prepared by UNIFIED TITLE COMPANY, a Division of STEWART TITLE COMPANY, for Jon Knecht, Commitment Number 1863146, dated October 22, 2022 at 8:00 A.M.
- Individual lot purchasers are responsible for constructing driveways. No driveway shall be established unless an access permit has been granted by El Paso County. El Paso County is not responsible for the maintenance of driveways.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered" septic system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Basis of Bearings: All bearings are relative to the West line of Section 18, also being the West line of this tract of land, from a #6 rebar to a 3-1/2" x 30" aluminum monument "LS 17496", and a line between them assumed to bear N00°01'14"E, a distance of 787.15 feet.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
This is required to be a road - not a driveway
Provide a maintenance agreement
- The shared private driveway (Grandin Point), as shown on this plat, will not be maintained by El Paso County. A Declaration of Easement and Joint Driveway Maintenance is recorded under Reception No. _____ of the records of El Paso County, Colorado.
- FLOOD PLAIN CERTIFICATION: According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0340G with an effective date of December 7, 2018, the subject property is located in Zone A 100 year floodplain. Draft model backed BFEs and floodplain extents for this area have been developed as part of Phase 1 for the ongoing El Paso County, CO, Risk MAP Project. The data has been reviewed and approved through FEMA's QA/QC process (May 11, 2022) and is currently in the MIP (Case No. 19-08-0037s). The Phase 1/Base Level Engineering outputs and Zone A ready deliverables are, under the following folder: K:/FY2019/19-08-0037s/Discovery - BLE - El Paso and Teller Counties, CO - FY18 - 04/Discovery Data Capture - Discovery Data Capture - El Paso and Teller Counties, CO - 01/El Paso_Discovery_1. Floodplain extents and Base Flood Elevations (BFEs) shown hereon include both current effective and CWCB Phase 1 data.
- () - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by Falcon Fire Rescue Protection District.
- Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) and public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report and Natural U.S. Fish and Wildlife Clearance Features Report.
- 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.
- Environmental: Developer (lot owners) 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 (e.g., Preble's Meadow Jumping Mouse).
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

NOTES (CONT.):

- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to C.R.S. 18-4-508.
- 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 El Paso County Road Impact Fee Program Resolution (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 n plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Individual wells are the responsibility of each property owner. permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. water in the Denver Basin aquifers is allocated based on a 100-year aquifer life; however, for El Paso county planning purposes, water in the Denver Basin aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners of the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely on non-renewable aquifers. alternate renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- Property is subject to terms therefore granted by Decree in the District Court, Water Division 2, State of Colorado and filed for record in the Central Files as Case Number 3557-BD Approved July 24, 2018 and Amended as 3557-RP, Amendment No. 1 on August 30, 2022.
- Soil and Geologic Conditions: Areas within this subdivision have been found to be impacted by potential geologic constraints as detailed in the Soil, Geology, and Geologic Hazard Study for KNECHT SUBDIVISION prepared by ENTECH ENGINEERING, INC. and dated July 16, 2024. The report is available in the El Paso County Planning and Community Development Department records (www.epcdevplanreview.com) under File Number _____. The report includes mapping of any potential hazard areas within the subdivision. A description of affected lots, potential constraints and mitigation measures are listed below. Individual soils investigations and foundation designs for all new building sites and septic systems are required once building locations have been determined. Should groundwater or bedrock be encountered within 6 feet of the surface, designed onsite wastewater systems are required. Wastewater absorption fields must be located at least 100 feet from any well, 50 feet from drainages, floodplains or ponded areas and 25 feet from dry gulches.
- Lineal units shown hereon are US Survey Feet.
- No obstruction greater than eighteen inches (18") are allowed in the fifty foot (50') by fifty foot (50') sight triangle no-build areas from the driveway width each side to Meridian Road right-of-way addition near the corner lot at the drive/road intersection.
- No direct vehicular access to/from Lot 2 will be allowed to Meridian Road except via the indicated Private Driveway (Grandin Point).
- Per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway and private roads.

FEES:

Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

SURVEYOR'S CERTIFICATION:

I David Hostetter, 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 date of survey, 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 _____, 20____.

David V. Hostetter
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

Delete this

BOCC CERTIFICATE/PCD DIRECTOR SIGN-OFF:

This plat for KNECHT SUBDIVISION was approved for filing by the El Paso County, Colorado

Board of County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets and easements are accepted.

Chair, Board of County Commissioners

Date

Planning and Community Development Director

Date

Please identify the specific hazards and constraints and which lots they were prevalent on. Please use the standard note block language when crafting this note. Also identify the specific mitigation measures that will be employed on the property, as identified in the report.

Soil and Geologic Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source: (name lots or location of area)
•Rockfall Runout Zone: (name lots or location of area)
•Potentially Seasonally High Groundwater: (name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this _____ day of _____, 20____ A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

Steve Schleiker, Recorder

SURCHARGE: _____

FEE: _____

BY: _____
Deputy

Owner of Record at time of platting

Jon Knecht
12425 N. Meridian Rd.
Elbert, CO 80106-8910
Phone (260) 224-4992

PCD

DSD FILE NO.: SF2419

According to Colorado law, you must commence any legal action based upon this plat within three years after you first discover such defect. A survey based upon any defect in this survey be commenced more than three years from the date of recording of this plat is void. For clarification shown hereon.

CALL BEFORE YOU DIG . . .

811



DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATIONS FOR LOCATING GAS AND WASTEWATER.

No.	Description	By	Date

H Scale: N/A
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 07/03/24

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT
KNECHT SUBDIVISION





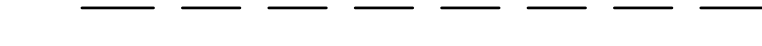


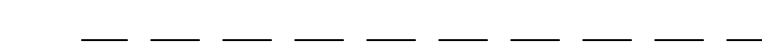
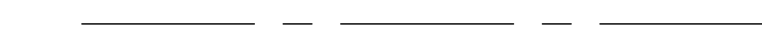

Project No.: 18058

Sheet: 1 of 2







KNECHT SUBDIVISION

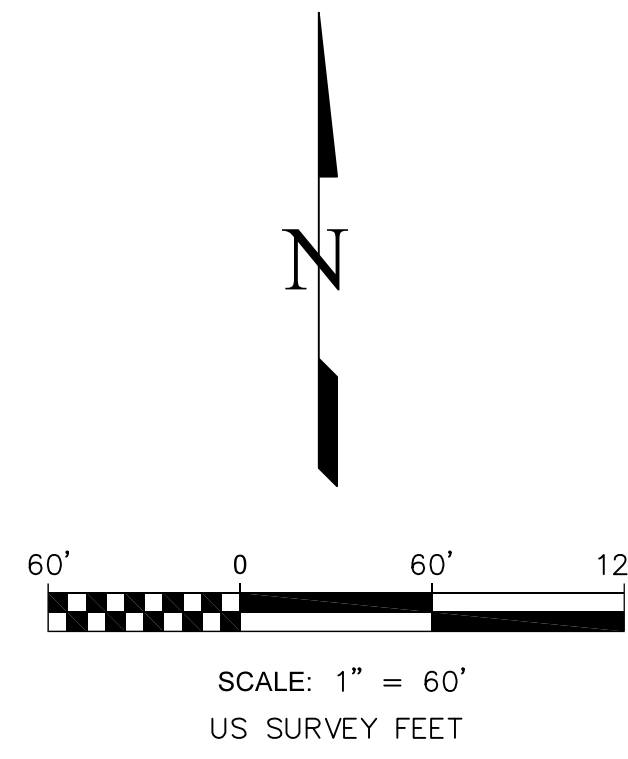
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TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

FLOODPLAIN LEGEND:

-  FEMA BLE Draft Floodplain area determined to be in Zone A (100yr floodplain)
-  Current Floodplain area determined to be in Zone A (100yr floodplain)
-  Base Flood Elevation (BFE) line and elevation
-  Flood Plain Boundary Line (FEMA BLE DRAFT)
-  Flood Plain Boundary Line (Current)
-  Top of Bank
-  Flood Plain Drainage Easement Line
-  Private Road and Driveway Easement Line
-  Easement Line (Utilities and Drainage)
-  Black Squirrel Creek Flow Line

LEGEND:

-  Indicates survey monument "to be set" with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
-  Indicates survey monument found as noted
-  Indicates boundary line
-  * Indicates "not a part of this subdivision"
-  ** Indicates data relative to Private Access Easement (shared driveway)
-  (---) Indicates lot address



Meridian Road is a Minor Arterial with 100' of ROW required. Please provide for ROW dedication for 50' from the roadway centerline.

New private road easement will need to vacate this easement. Can't have two overlapping easements.

Indicate the width of the private road in the label and update the label to identify it as a road, not a driveway

What is the purpose of this easement if 20 ft is provided on the north side of the private road?

The driveway location on the drainage report is shown outside the easement. Please adjust private access easement so the driveway for lot 5 is included.

Per Engineering comment, this should be a 50 ft dedication, not a 30 ft reservation. Easement width will begin on the east side of the land dedication.

30' PUBLIC ROAD EASEMENT RESERVATION (NO BUILD)

Can this part encroach into the transmission line easement?

This lot is not large enough, and will be even smaller after the right-of-way dedication. You may have 4.75 acres for the lot adjacent to Meridian Road, but all other lots must be greater than 5 acres. Right-of-way dedication shall be excluded from lot area measurements.

PRELIMINARY COPY
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According to Colorado law, you must commence any legal action based upon this survey within three years after you first discover such defect. This survey is based upon any defect in the survey being commenced more than ten years from the date of recording. No warranty is shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING ELECTRIC, WATER AND WASTEWATER

No.	Description	Date

H Scale: 1" = 60'
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 07/03/24



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FINAL PLAT
KNECHT SUBDIVISION

Project No.: 18058
Sheet: 2 of 2

DSD FILE NO.: SF2419