

# KNECHT MINOR FINAL PLAT SUBDIVISION CONSTRUCTION DOCUMENTS

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

## CONTACTS:

**OWNER:**  
JON KNECHT  
12425 N. MERIDIAN RD.  
ELBERT, CO 80106-8910  
CONTACT: JON KNECHT  
TEL: (260) 224-4992

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
CONTACT: KEVIN KOFFORD, P.E.  
TEL: (719) 453-0180

**SURVEYOR:**  
LAND DEVELOPMENT CONSULTANTS, INC.  
3898 MAIZELAND RD.  
COLORADO SPRINGS, CO 80909  
CONTACT: DAVID HOSTETLER, P.L.S.  
TEL: (719) 528-6848

**EL PASO COUNTY:**  
EL PASO COUNTY  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
TEL: (719) 520-6300

## BENCHMARK

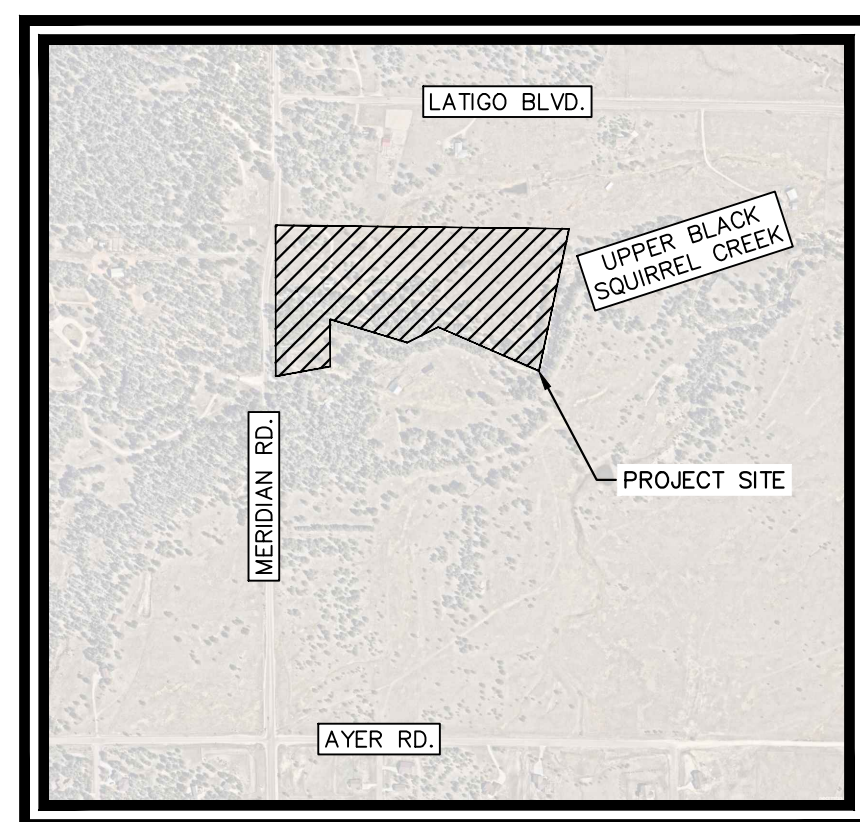
A 3-1/2" X 30" ALUMINUM MONUMENT LS 17496 (FLUSH)

## BASIS OF BEARING

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.

## STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, AND THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING.
4. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
5. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
6. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
7. CDOT M & S STANDARDS
8. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS 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, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
9. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
10. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
12. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
13. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
14. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
15. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
16. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
17. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
18. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
19. PROPOSED ROADS TO BE INSTALLED PRIOR TO ANY COMBUSTIBLE MATERIALS PRESENT ON-SITE PER FALCON FIRE PROTECTION DISTRICT



**VICINITY MAP**

SCALE: 1" = 1000'



CONSTRUCTION DOCUMENTS	
Sheet Number	Sheet Title
1	COVER SHEET
2	TYPICAL SECTION & DETAILS
3	SITE PLAN
4	ROAD PLAN & PROFILE
5	SIGNANGE & STRIPING PLAN

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND RECORDED IN BOOK 2364 AT PAGE 289 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S89°16'18"E ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY LINE OF "LATIGO COUNTRY ESTATES FILING NO. 1" AS RECORDED IN PLAT BOOK H-3 AT PAGE 5 OF SAID RECORDS, 1244.19 FEET; THENCE S12°02'24"W, 757.41 FEET; THENCE N66°21'11"W, 571.16 FEET; THENCE S63°41'21"W, 182.91 FEET; THENCE N73°00'43"W, 417.47 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT AS RECORDED IN BOOK 2364 AT PAGE 289; THENCE N00°02'12"E ALONG SAID EASTERLY LINE, 486.57 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTHERLY ON THE WEST LINE OF SAID SECTION 18, 787.15 FEET; THENCE ANGLE LEFT 100° NORTHEASTERLY 289.40 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 18, 736.90 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 18; THENCE WESTERLY ON THE NORTH LINE OF SAID SECTION 18, 285.00 FEET TO THE POINT OF BEGINNING, IN EL PASO COUNTY, COLORADO

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.

## DEVELOPER'S/OWNER'S SIGNATURE BLOCK

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JON KNECHT, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KEVIN KOFFORD, P.E. 57234 -- KIMLEY-HORN AND ASSOCIATES, INC. \_\_\_\_\_ DATE \_\_\_\_\_

## EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. -- COUNTY ENGINEER/ECM ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

PCD FILE NO. SF2419

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**

2025 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK  
DRAWN BY: DPM  
CHECKED BY: KRK  
DATE: 11/11/2024

KNECHT MINOR SUBDIVISION  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
COVER SHEET

**PRELIMINARY**  
FOR REVIEW ONLY  
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CONSTRUCTION  
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Kimley-Horn and Associates, Inc.

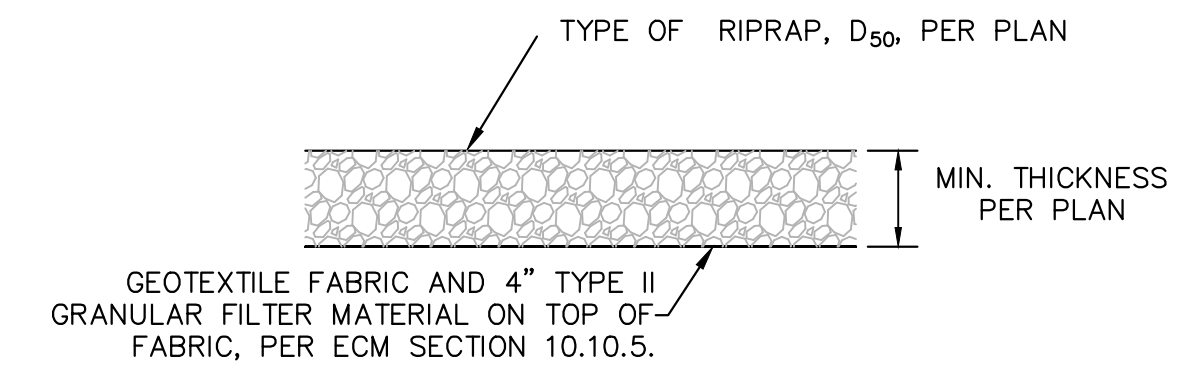
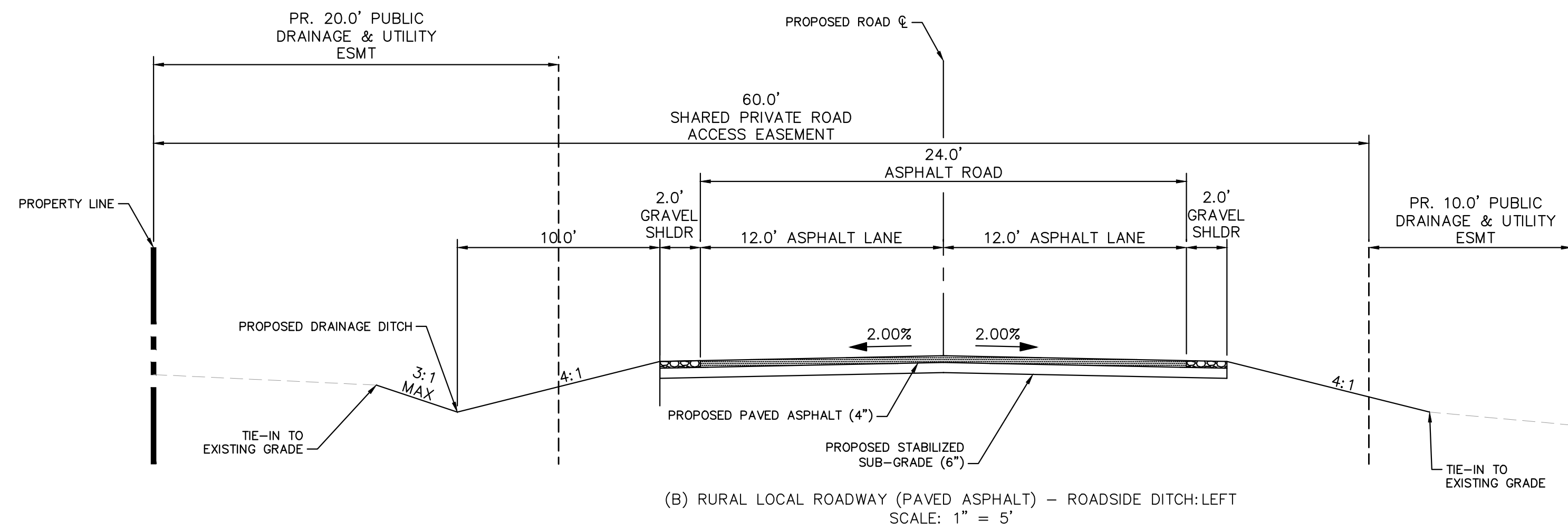
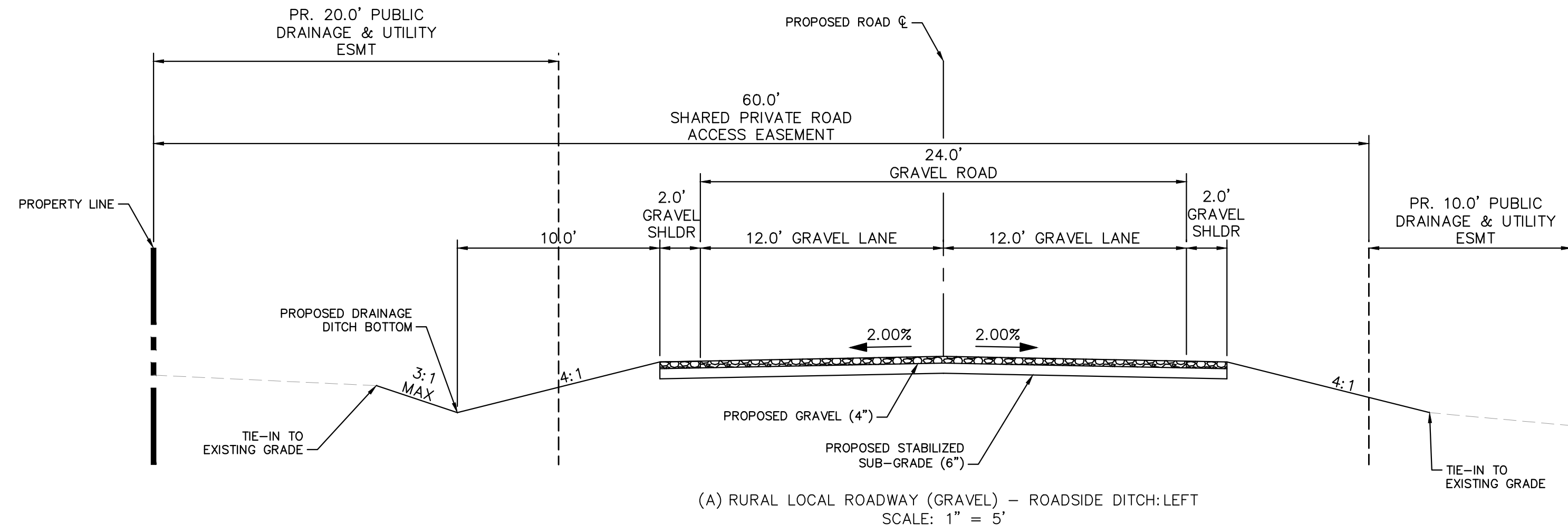
PROJECT NO.  
196775000

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1. D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
2. RIP RAP SECTION THICKNESS SHALL BE 2.0 TIMES THE SPECIFIED MEAN PARTICLE SIZE (I.E. D50 X 2.0 MINIMUM) PER ECM SECTION 10.10.3.
3. ALL RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FILTER FABRIC FOR STABILIZATION.
4. RIP RAP SHALL WRAP AROUND AND EXTEND 2' MIN. BEHIND FLUME AND FLARED END SECTIONS.

**Table 1: Riprap Gradation**

Riprap Designation	% Smaller Than Given Size By Weight	Intermediate Rock Dimension (inches)	d <sub>50</sub> * (inches)
Type VL	70 - 100	12	6**
	50 - 70	9	
	35 - 50	6	
	2 - 10	2	
Type L	70 - 100	15	9**
	50 - 70	12	
	35 - 50	9	
	2 - 10	3	
Type M	70 - 100	21	12**
	50 - 70	18	
	35 - 50	12	
	2 - 10	4	
Type H	70 - 100	30	18
	50 - 70	24	
	35 - 50	18	
	2 - 10	6	
Type VH	70 - 100	41	24
	50 - 70	33	
	35 - 50	24	
	2 - 10	9	

\*d<sub>50</sub> = Mean Particle Size

\*\*Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

NO.	REVISION	BY	DATE	APPR.

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 Colorado Springs, Colorado 80903 (719) 453-0180

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KNECHT MINOR SUBDIVISION  
 EL PASO COUNTY, COLORADO  
 CONSTRUCTION DOCUMENTS  
 TYPICAL SECTION & DETAILS

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PROJECT NO.  
 196775000

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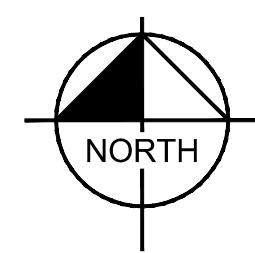
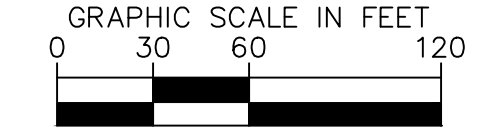


**KEY NOTES:**

- 1. POTENTIAL FUTURE DRIVEWAY PLOT PLANS WILL BE PROCESSED THROUGH PPRBD TO DETERMINE FINAL HOME AND DRIVEWAY LOCATIONS
- 2. POTENTIAL FUTURE HOME BUILDING PAD LOCATIONS, PLOT PLANS WILL BE PROCESSED THROUGH PPRBD TO DETERMINE FINAL HOME AND DRIVEWAY LOCATIONS

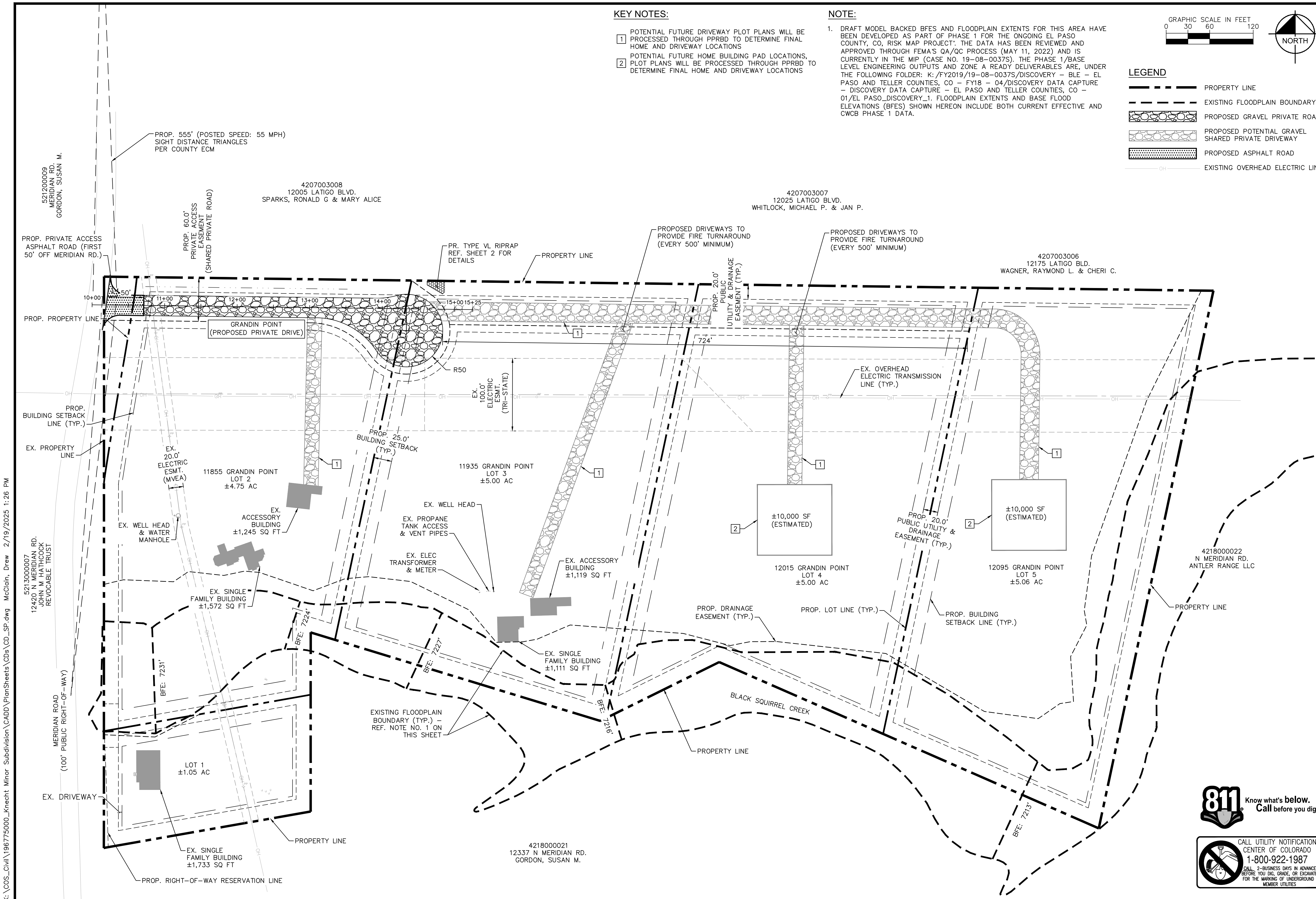
**NOTE:**

1. 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.



**LEGEND**

- PROPERTY LINE
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED GRAVEL PRIVATE ROAD
- PROPOSED POTENTIAL GRAVEL SHARED PRIVATE DRIVEWAY
- PROPOSED ASPHALT ROAD
- EXISTING OVERHEAD ELECTRIC LINE



NO.	REVISION	DATE	APPR.

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2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK  
DRAWN BY: DPM  
CHECKED BY: KRK  
DATE: 11/11/2024

**KNECHT MINOR SUBDIVISION  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE PLAN**

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Kimley-Horn and Associates, Inc.

PROJECT NO.  
196775000

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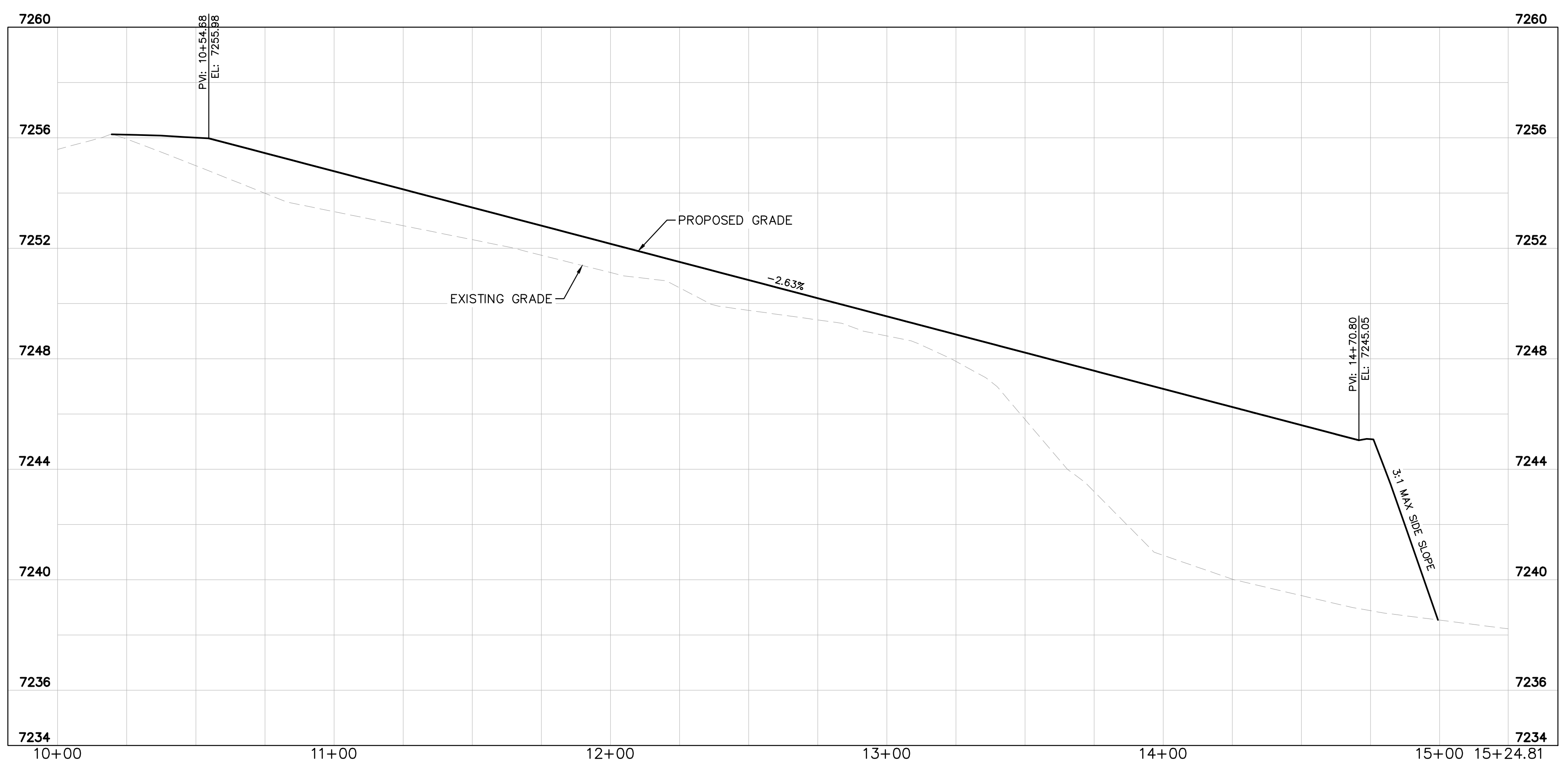
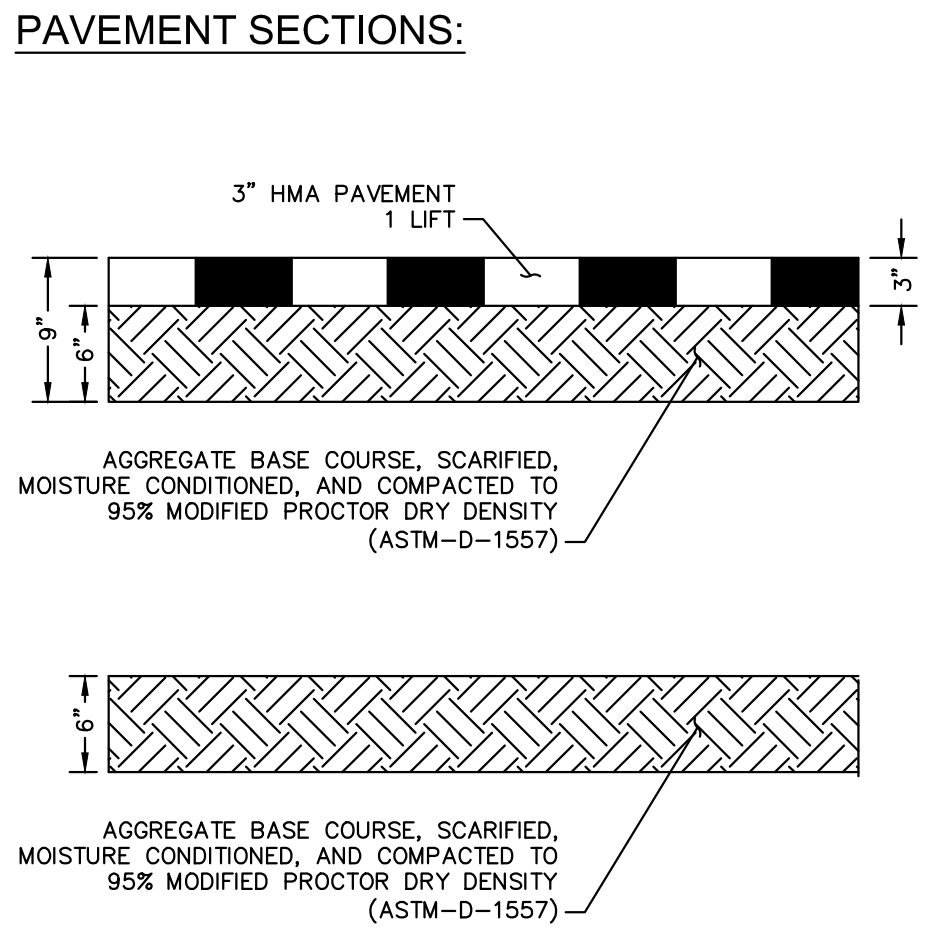
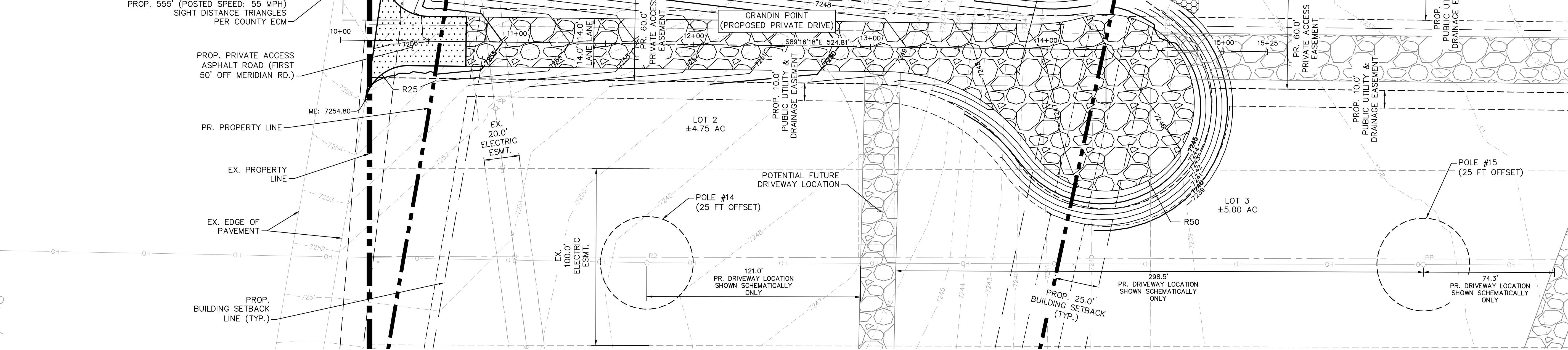
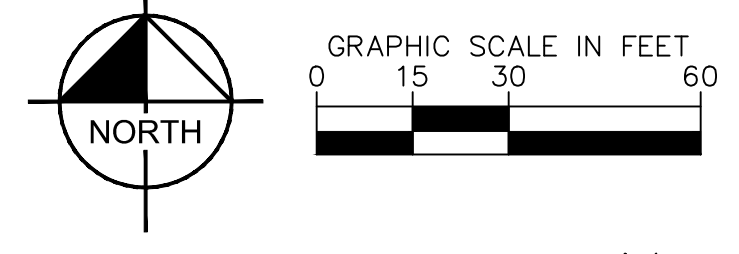
**811** Know what's below.  
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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- LEGEND**
- PROPERTY LINE
  - EXISTING FLOODPLAIN BOUNDARY
  - PROPOSED GRAVEL PRIVATE ROAD
  - PROPOSED POTENTIAL GRAVEL SHARED PRIVATE DRIVEWAY
  - PROPOSED ASPHALT ROAD
  - EXISTING OVERHEAD ELECTRIC LINE



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 EL PASO COUNTY, COLORADO  
 CONSTRUCTION DOCUMENTS  
 ROAD PLAN & PROFILE

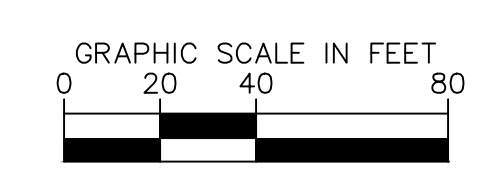
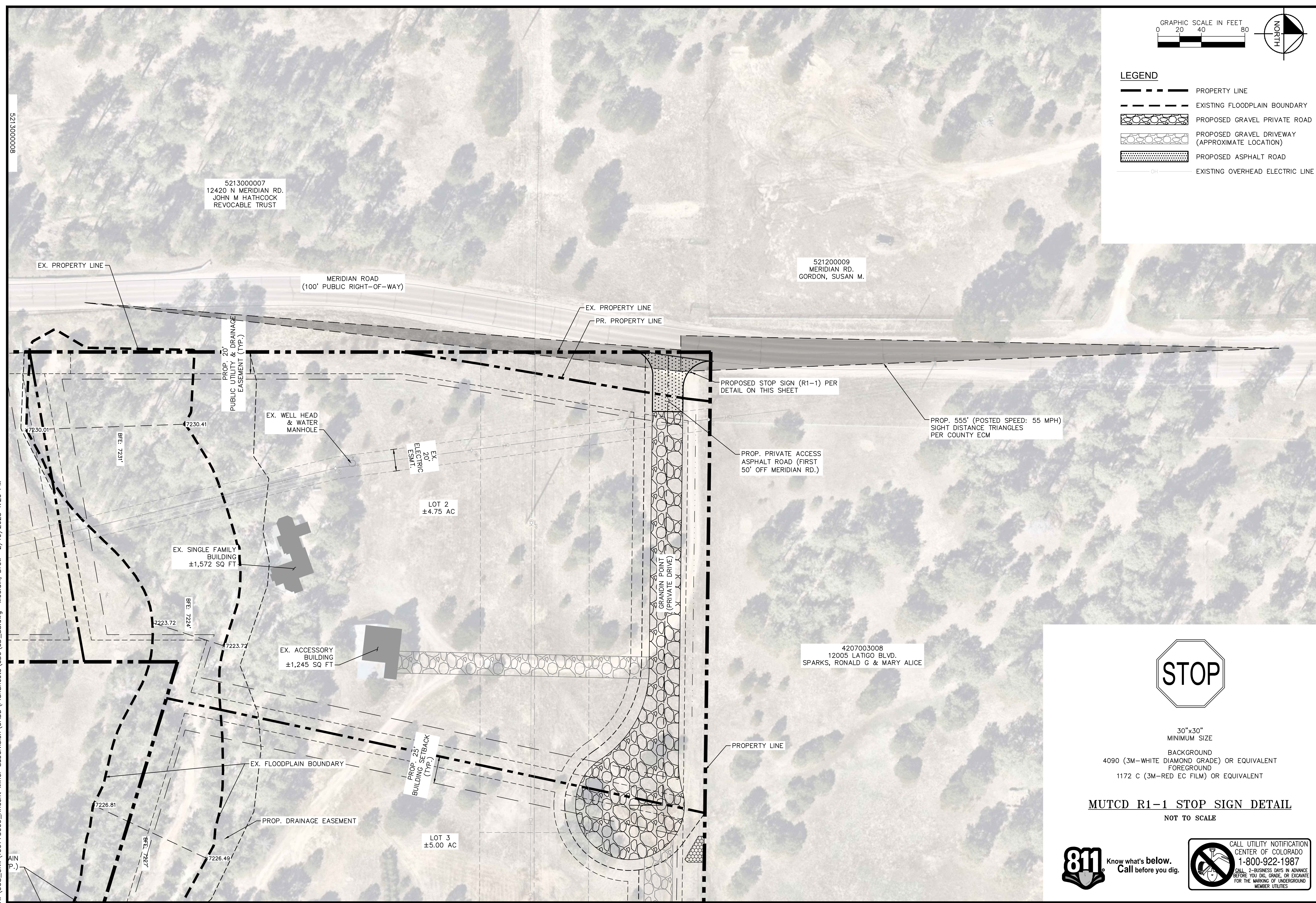
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**LEGEND**

- PROPERTY LINE
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED GRAVEL PRIVATE ROAD
- PROPOSED GRAVEL DRIVEWAY (APPROXIMATE LOCATION)
- PROPOSED ASPHALT ROAD
- EXISTING OVERHEAD ELECTRIC LINE

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KNECHT MINOR SUBDIVISION  
 EL PASO COUNTY, COLORADO  
 CONSTRUCTION DOCUMENTS  
 SIGNAGE & STRIPING PLAN



30"x30"  
MINIMUM SIZE

BACKGROUND  
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT  
FOREGROUND  
1172 C (3M-RED EC FILM) OR EQUIVALENT

**MUTCD R1-1 STOP SIGN DETAIL**

NOT TO SCALE



Know what's below.  
Call before you dig.



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

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