

REDTAIL RANCH

PRELIMINARY PLAN AND FINAL PLAT

NATURAL FEATURES REPORT

JULY 2018

PROPERTY OWNER & DEVELOPER

Michael Ludwig
4255 Arrowhead Dr.
Colorado Springs, CO. 80908

CONSULTANT

N.E.S. Inc.
619 North Cascade Avenue,
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These references may be helpful:
8.4.2. B & 8.4.5, 8.4.9 pages 8-4, 8-9,
8-17, 8-52, 8-55

There is a visible drainage and 4 ponds from aerial (natural features running through the site) There is a wetland potential mapped - How are you preserving this non-jurisdictional feature? Address the riparian corridor. There is surface bedrock- This report needs to be completed.

LOCATION

Redtail Ranch consists of 4 parcels located northwest of Vollmer Road and Shoup Road in Black Forest with a total of 67.9 acres. The surrounding properties consist of single family lots approximately 5-acres in size. Over recent years the site has been cleared of trees destroyed in the Black Forest Fire, 2013. A patch of trees remains near the center of the site. The property contains no features of natural or geographical significance and is, therefore, in accordance with the policies of Section 2 of the County Policy Plan, which seek to preserve significant natural landscapes and features.



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