

# REDTAIL RANCH PRELIMINARY PLAN

A PORTION OF THE NW1/4 OF SECTION 9, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M. AND LOT 1 WALKER PLACE  
COUNTY OF EL PASO, STATE OF COLORADO



There are existing ponds and drainage ways that should be in easements if they are to remain and no build areas, no septic areas.

How is this consistent if trails shown in BFLUP are not depicted?

Label exterior boundary bearings and distances.

Vacation of lots 1-4 etc.....

Label as existing, road name, ROW width, road type, width.

Show and label existing roads/driveways through the site. Provide proposed road cross-section(s)

Do the existing mobile homes /bldg meet the 25' setbacks from the prop lines? There are additional setbacks for Barns with pens. OR are the being removed prior to plat recording?

Identify the acreage of the lots after dedication of ROW. The lot lines is very difficult to determine.

Label the necessary improvements to Vollmer Road including widening and shoulders to provide adequate access.

clarify linework and type for lots, tracts, easements

to be vacated?

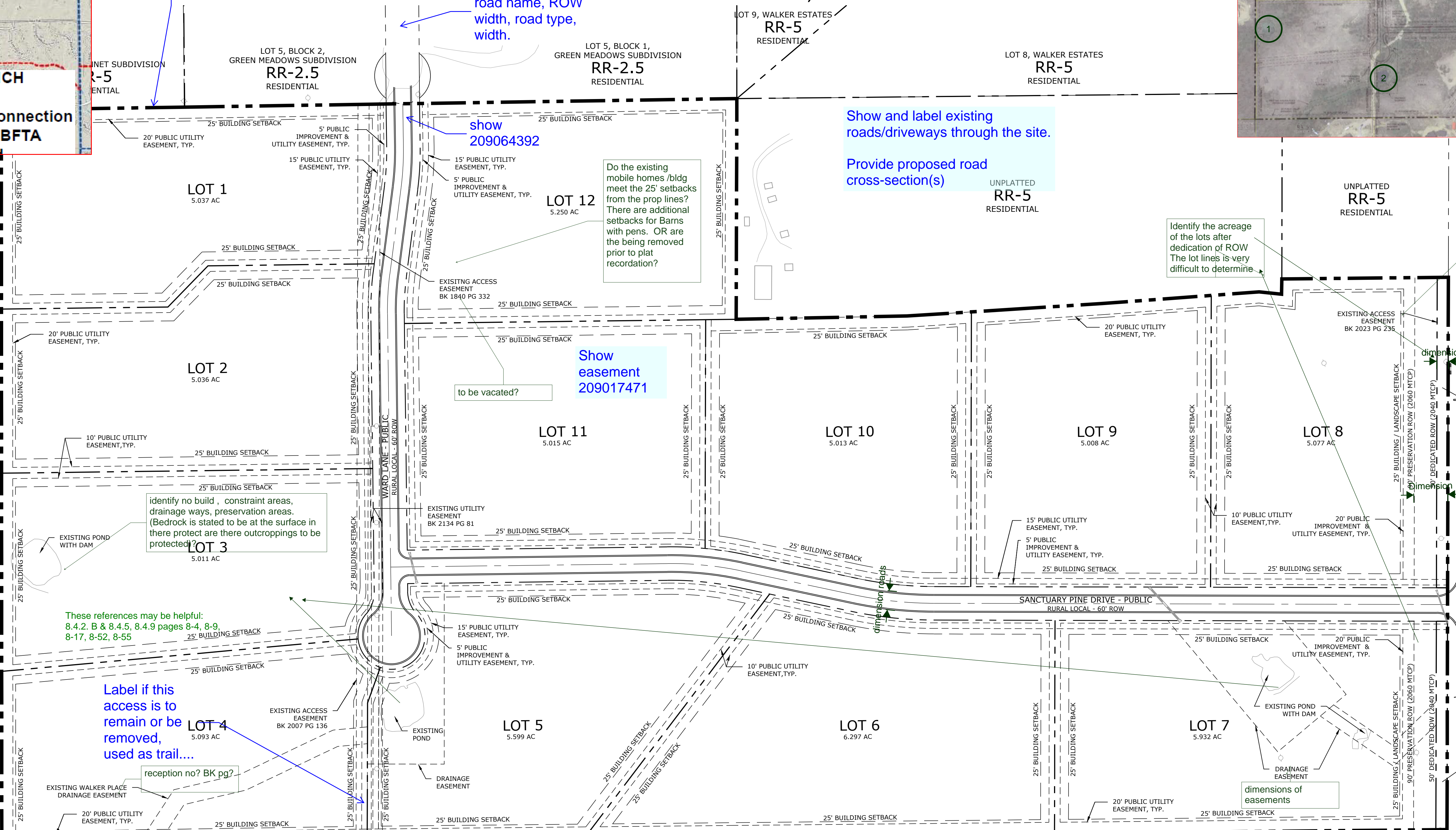
identify no build, constraint areas, drainage ways, preservation areas. (Bedrock is stated to be at the surface in there protect are there outcroppings to be protected)

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

Label if this access is to remain or be removed, used as trail....

Label as existing, ROW width, road surfacing, width.

Your missing many of the required preliminary map items: contours, name and address of adjoining prop owners, street centerlines, radii of curves, dimensions of each lot (not angles), trail connections, widths of watercourses (drainage ways) culverts, and identify them, notes to indicate maintenance responsibilities of drainage ways and ponds, length width and location of proposed and existing easements, approx fees in lieu of land to be paid, constraints or hazards to be mitigated or avoided, natural features (if any surface bedrock outcroppings) map



P:\Michael Ludwig\Vollmer Road\Drawings\Planning\Development\RedtailRanches\_Plan.dwg (24x36) 7/3/2018 9:26:34 AM mswait

www.mescolorado.com  
© 2012. All Rights Reserved.

REDTAIL RANCH  
PRELIMINARY PLAN  
VOLLMER & SHOUP  
DATE: 07/03/2018  
PROJECT MGR: A. BARLOW  
PREPARED BY: M. SWIFT

ENTITLEMENT

DATE: 7/03/2018 BY: MS DESCRIPTION: INITIAL COUNTY SUBMITTAL

PRELIMINARY PLAN

1 OF 1  
EA-17-025

- NOTES**
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by 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.
  - Development of the property will be in accordance with the most recent version of the El Paso County Land Development Code for RR-5 Zoning.
  - "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. 12-382), 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."
  - Floodplain Statement: This site is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, community panel number 08041C0325F, effective March 17, 1997.
  - All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number # of the records of El Paso County, Colorado.
  - Approval of replat will vacate all easements by a separate instrument or document. **DELETE note this is not a plat**
  - All existing buildings to be removed.
  - No direct lot access to Vollmer Road.
  - Tracts A and B are to be dedicated to El Paso County for right of way purposes.

**SITE DATA**

OWNER:	Michael Ludwig 4255 Arrowhead Drive Colorado Springs, CO 80908
Tax ID Number:	5209002008, 5209002008, 5209000129, 5209000128
Site Area:	67.9 acres
Current Zoning:	RR-5
Building Height:	30' maximum
Building Setbacks:	Front: 25' Side: 25' Rear: 25'
Minimum Lot Size:	5 acres

**Landscape Setbacks:**

Vollmer Road	25' from future 180' ROW
--------------	--------------------------

**Coverage:** DATA: [ ]

Lot:	62.58 ac (92%)
Tracts:	.43 ac (1%)
Right of Way:	4.94ac (7%)

**Utility Providers:**

Water:	Well
Wastewater:	Septic
Electric:	Mountain View Electric Association
Gas:	Black Hills Energy
Fire:	Black Forest Fire & Rescue
Development Schedule:	2019

**LEGAL DESCRIPTION:**  
THE WESTERLY LINE OF WALKER PLACE, RECORDED UNDER RECEPTION NUMBER 214018546, EL PASO COUNTY RECORDS, BEING MONUMENTED ON THE NORTH END (CENTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.) BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 13830" AND ON THE SOUTH END BY A 1/2" I.D. PIPE, IS ASSUMED TO BEAR N00°02'10"W, 1319.18 FEET.

Correct legal.

Add not e referencing Wieland fire

Add Geologic Hazard/Constraint Note-t: (to be customized based upon the individual circumstances)