

# 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

## SITE DATA

OWNER:	Michael Ludwig 4255 Arrowhead Drive Colorado Springs, CO 80908
Tax ID Number:	5209002006, 5209002008, 5209000129, 5209000128
Site Area:	67.9 acres
Current Zoning:	RR-5
Building Height:	30' maximum
Building Setbacks:	
Front/Side/Rear:	25'
MVEA Lot Easements:	
Front/Rear:	10'
Side:	10'
MVEA Subdivision Perimeter Easements:	
Front/Side/Rear:	20'
Minimum Lot Size:	5 acres
Coverage Data:	
Lot:	63.354 ac (93%)
Right of Way:	4.509 ac (7%)
Utility Providers:	
Water:	Individual Lot Wells
Wastewater:	Individual Lot Septics
Electric:	Mountain View Electric Association (MVEA)
Gas:	Black Hills Energy
Fire:	Black Forest Fire & Rescue
Development Schedule:	2019

## LEGAL DESCRIPTION:

6 PARCELS OF LAND BEING A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: 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.

PARCEL A: LOTS 1 AND 2, WALKER PLACE, COUNTY OF EL PASO, STATE OF COLORADO, AS AMENDED BY

JOBS NO 1096-10-08  
SEPTEMBER 11, 2017  
JOB NO 1096-10-08  
FEBRUARY 6, 2018  
SHEET 6 OF 6

6 PARCELS OF LAND BEING A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: 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.

PARCEL A:

LOTS 1 AND 2, WALKER PLACE, COUNTY OF EL PASO, STATE OF COLORADO, AS AMENDED BY SURVEYOR'S AFFIDAVIT OF AMENDMENT RECORDED APRIL 6, 2010 UNDER RECEPTION NO. 210031708, ALSO KNOWN AS THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AS CREATED BY EASEMENT RECORDED JUNE 8, 2009 UNDER RECEPTION NO. 209064392.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, DRAINAGE AND DRIVEWAY GRADING OVER A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL D:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

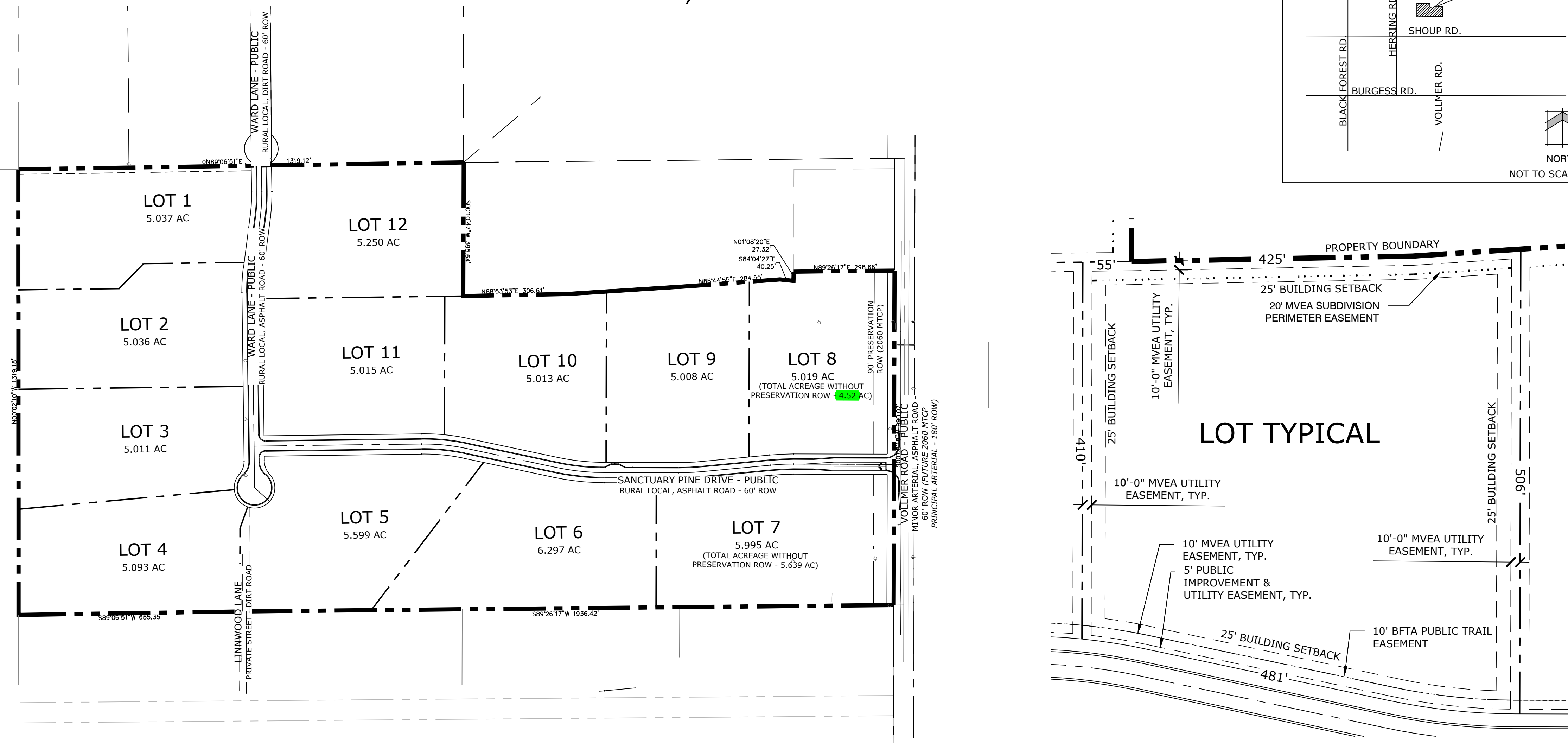
PARCEL E:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT FOR THE EAST 30 FEET THEREOF FOR A PUBLIC ROAD, AND EXCEPT FOR THAT PORTION THEREOF CONVEYED BY SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2006 UNDER RECEPTION NO. 206145897.

PARCEL F:

THE NORTH 330.0 FEET OF THE EAST 660.0 FEET OF THE SOUTH 990.0 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT FOR THE EAST 30 FEET THEREOF FOR A PUBLIC ROAD, AND EXCEPT FOR THAT PORTION THEREOF CONVEYED BY SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2006 UNDER RECEPTION NO. 206145897.

ALL TOGETHER FOR A TOTAL OF 67.9 ACRES.



1 OVERALL PRELIMINARY PLAN

2 LOT TYPICAL

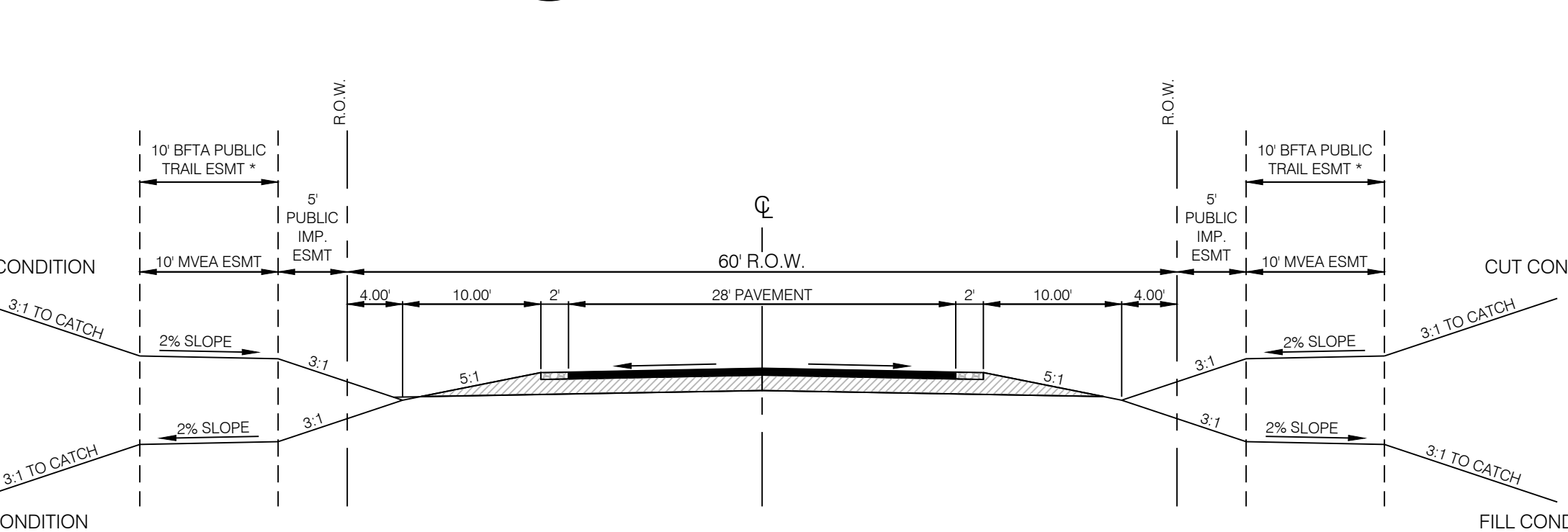
## NOTES

- 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. 18-471), 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property."
- 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.
- Fees in lieu of land dedication for regional park properties in the amount of \$5,160 at time of plat recording.
- A 10' public trail access easement to be maintained by the Black Forest Trails Association (BFTA) is provided.
- HOA to maintain drainage easements and stormwater quality ponds and easements for lots 4, 5, 7 and 9.
- Existing pond on Lot 3 to remain. Ownership, maintenance and stock tank permit are the responsibility of the owner of Lot 3.
- Individual lot purchasers are responsible for constructing driveways including necessary drainage culverts per land development code section 6.3.3.C.2 and 6.3.3.C.3. Some lots within this subdivision will require larger culverts based on the approved final drainage report and shall be sized and designed by a professional engineer licensed in the state of Colorado. If a driveway is proposed to cross a drainage easement or a Wetland No Build Area, an engineered site plan prepared by a professional engineer licensed in the state of Colorado, will be required for county Building Permit approval.
- Constraints identified consist of Potentially Expansive Soils, Radon which is generally considered high in most of Colorado, Flooding and Surface Drainage, potentially Shallow Ground Water, and Erosion. All of these constraints can be properly mitigated or avoided through standard construction practices. Details for proper mitigation can be found in the Geohazard Report prepared by RMG.
- Bedrock was encountered throughout the site, none of the bedrock is considered steeply dipping bedrock therefore preservation is not proposed.
- Water Rights for the Redtail Ranches Subdivision are described in detail in the Declaration of Covenants for the subdivision, and further described in the July 18, 2018 Judgment and Decree affirming the June 26, 2018 Findings of Fact and Ruling of Referee granting underground water rights and approving a plan for augmentation, as entered by the District Court for Water Division 2, State of Colorado, in Case No. 18CW3003 (consolidated with Division 1 Case No. 18CW3002), as recorded at Reception No. 218082607 of the El Paso County Clerk and Recorder. An existing earthen Stock Pond is located on Lot 3 of the Redtail Ranches Subdivision, for which a permit has been sought pursuant to the Livestock Water Tank Act of Colorado, C.R.S. 35-49-101. Declarant, and therefore the Association, shall be responsible for continued maintenance of the "Retail Ranches Lot 3 Stock Pond" only until such time as Lot 3 is sold to a 3rd party, and upon such sale the Owner of Lot 3 shall have all responsibilities for ownership, repair, and maintenance of Redtail Ranches Lot 3 Stock Pond, with no further rights, responsibilities, or liabilities to Declarant or the Association.
- No trail connection to Linwood Lane is provided due to drainage and grading constraints.

## FEMA FLOODPLAIN STATEMENT

1. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0320G, EFFECTIVE DECEMBER 7, 2018.

3 RURAL LOCAL ROAD TYPICAL SECTION 60' ROW



3 RURAL LOCAL ROAD TYPICAL SECTION 60' ROW

\* TRAIL EASEMENT LOCATED ON EAST SIDE OF WARD LN. AND NORTH SIDE OF SANCTUARY PINE DR.

SCALE: 1" = 1'-0"

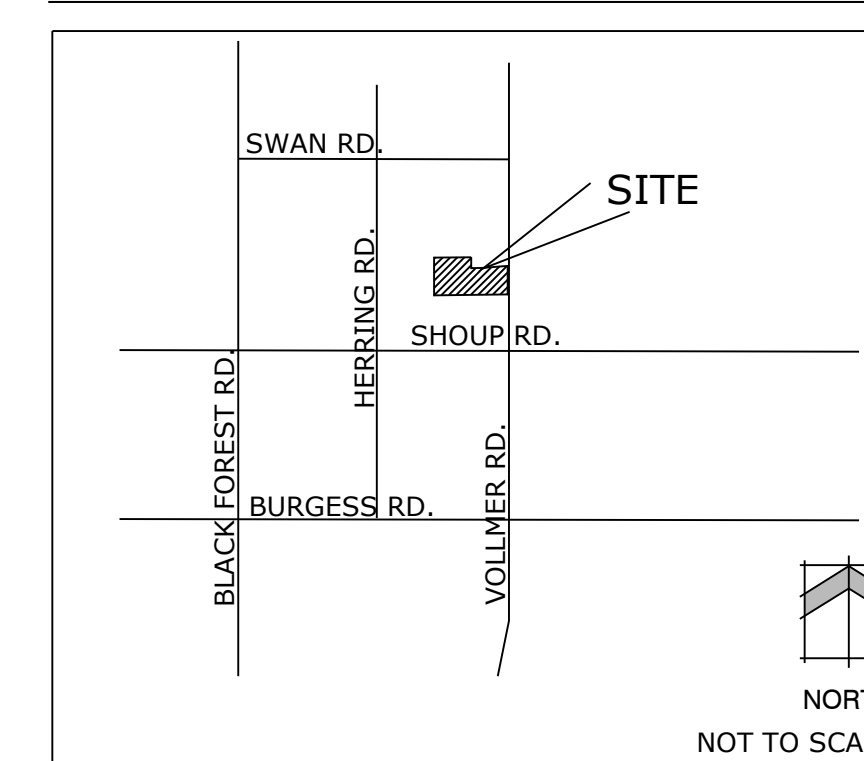
## GEOLOGIC HAZARD DISCLOSURE STATEMENT

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ROCKY MOUNTAIN GROUP, 10/19/2018. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #SP-184 WITHIN THE EL PASO COUNTY OFFICE, PLANNING AND COMMUNITY DEVELOPMENT TEAM, 2880 INTERNATIONAL CIRCLE, SUITE 110, COLORADO SPRINGS, CO, 80910, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

## WILDFIRE REPORT STATEMENT

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A WILDFIRE HAZARD AND MITIGATION REPORT PREPARED BY STEVE SPAULDING, CONSULTING FORESTER, A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #SP-184 WITHIN THE EL PASO COUNTY OFFICE, PLANNING AND COMMUNITY DEVELOPMENT TEAM, 2880 INTERNATIONAL CIRCLE, SUITE 110, COLORADO SPRINGS, CO, 80910, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

## VICINITY MAP



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
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Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## REDTAIL RANCH PRELIMINARY PLAN

VOLLMER & SHOUP

DATE: 07/03/2018  
PROJECT MGR: A. BARLOW  
PREPARED BY: M. SWIFT

## ENTITLEMENT

DATE	BY	DESCRIPTION
07/03/2018	MS	INITIAL COUNTY SUBMITTAL
12/07/2018	BI	SECOND COUNTY SUBMITTAL
02/06/2019	BI	THIRD COUNTY SUBMITTAL

## COVER

1 OF 2  
SP-184

## SHEET INDEX

Sheet 1 of 2: Cover  
Sheet 2 of 2: Preliminary Plan



# Markup Summary

dsdrice (2)

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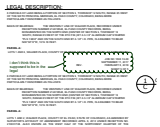
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Delete -Tracts A and B are to be dedicated to El Paso County for right of way purposes

dsdparsons (7)



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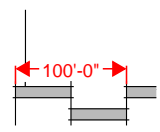
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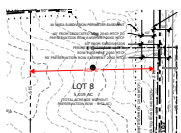
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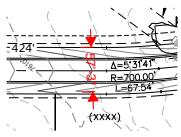
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409'-8"



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509'-4"



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57'-3"