REDTAIL RANCH

PRELIMINARY PLAN AND FINAL PLAT

NATURAL FEATURES REPORT

DECEMBER 2018

PROPERTY OWNER & DEVELOPER
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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.

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report provided by RMG, outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual. Constraints identified and discussed in Section 7 of the Report 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. No significant hazards or constraints were identified and "no build areas" are not necessary in regards to geology and soils. Bedrock was encountered throughout the site through the test borings; however, none of the bedrock is considered steeply dipping bedrock which would require preservation/no build areas.

DRAINAGE & PONDS

The site contains four existing stock ponds on proposed lots 3, 5, 7 and southern portion of lot 9 partially in the roadway. A natural drainage transvers the southeast corner of lot 4. The ponds and drainage will be addressed as follows:

- **Lot 5 Pond and Lot 4 Drainage:** The existing pond will be partially filled and formalized as a Stormwater Quality Pond to meet County Standards. The 30' drainage easement is to remain as natural drainage and to accommodate any overflow of the Pond. The Stormwater Quality Pond will be maintained by the Homeowners Association.
- **Lot 3 Pond:** The existing stock pond on Lot 3 is to remain and an Exempt Stock Pond Permit is to be obtained. The existing dam will be improved to prevent overflow of the pond. The pond will be owned and maintained by the owner of Lot 3.
- **Lot 7 Pond:** The existing pond on lot 7 will be formalized as a Stormwater Quality Pond to meet County Standards. The Stormwater Quality Pond will be maintained by the Homeowners Association.
- **Pond partially on lot 9 and the Roadway:** This pond will be removed and filled in.

WETLANDS

An area is identified on the National Wetlands Inventory map for the property. This non-jurisdictional wetland is partially contained in the drainage pond located on Lot 7 and the corresponding drainage easement. The remainder of the wetland is preserved in a no build easement with exceptions for driveways and ROW with proper engineering.