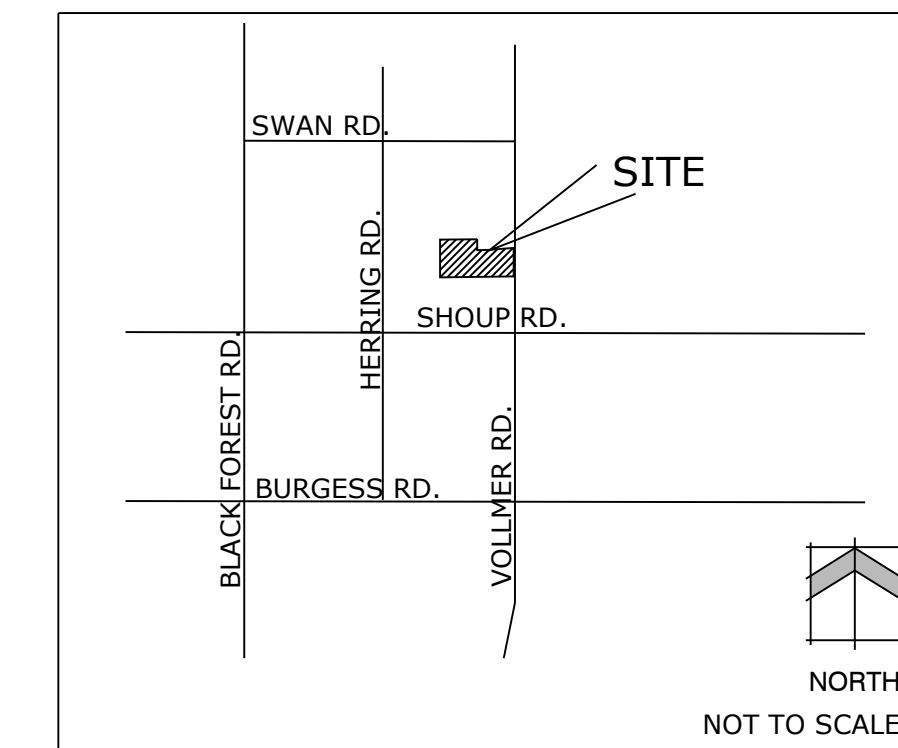


REDTAIL RANCH PRELIMINARY PLAN

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

VICINITY MAP



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 Setbacks:
Front/Rear: 20'
Side: 5'

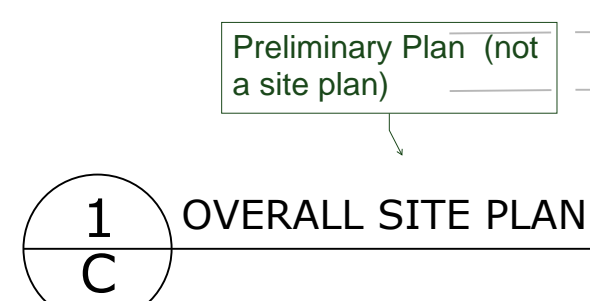
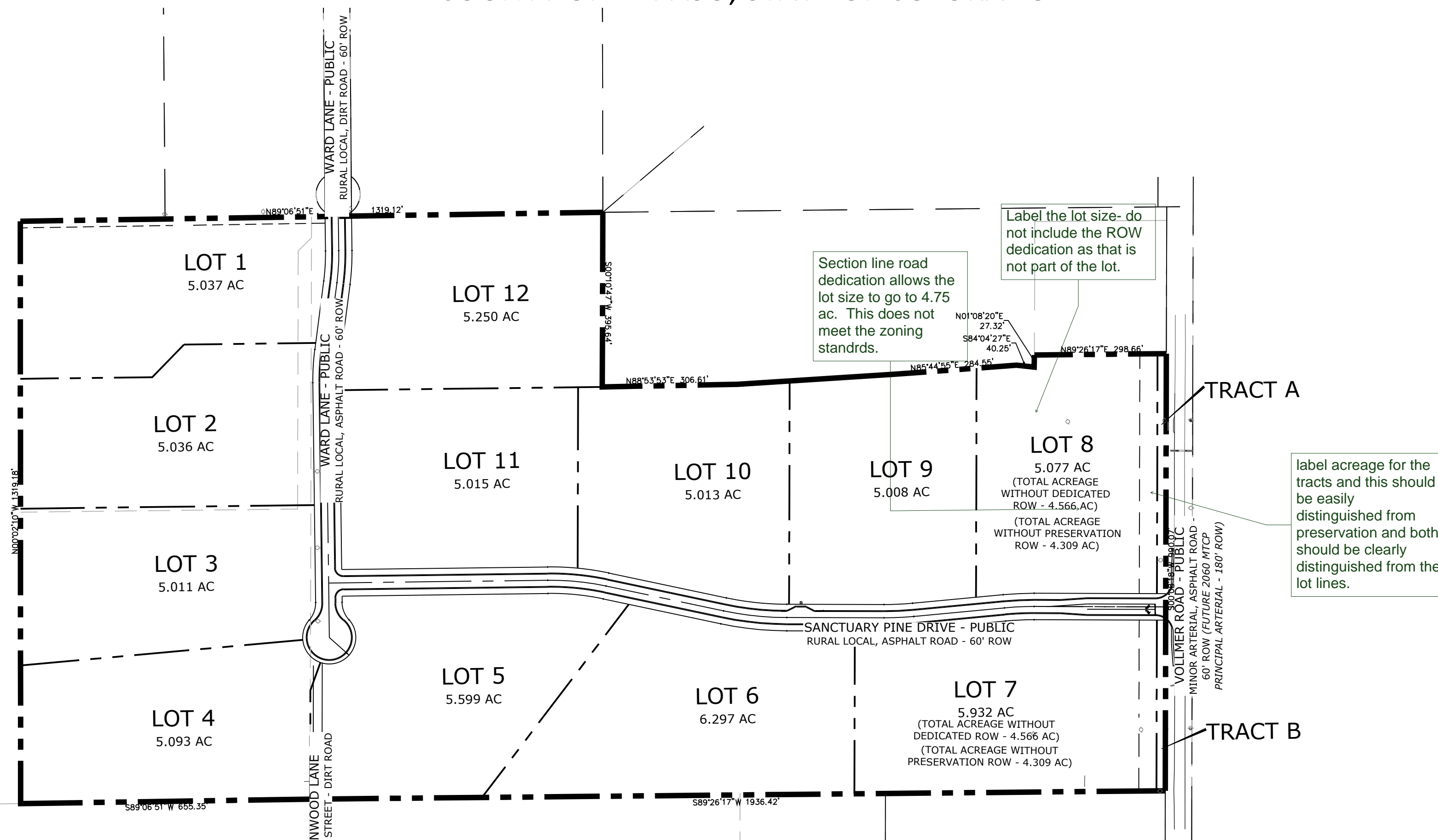
MVEA Site Boundary Setback:
Front/Side/Rear: 20'

Minimum Lot Size: 5 acres

Coverage Data:
Lot: 63.35 ac (93%)
Tracts: 0.47 ac (1%)
Right of Way: 4.08 ac (6%)

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:

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. 210031078, ALSO KNOWN AS THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST 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 DEED RECORDED SEPTEMBER 6, 2006 UNDER RECEPTION NO. 206131909.

PARCEL B: A NON-EXCLUSIVE RIGHT OF WAY FOR PUBLIC DRIVEWAY PURPOSES OVER THE SOUTH 330 FEET OF THE WEST 20 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND OVER THE WEST 20 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST 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 D: THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTHWEST 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 CONVEYED BY SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2006 UNDER RECEPTION NO. 206145897.

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.

NOTES

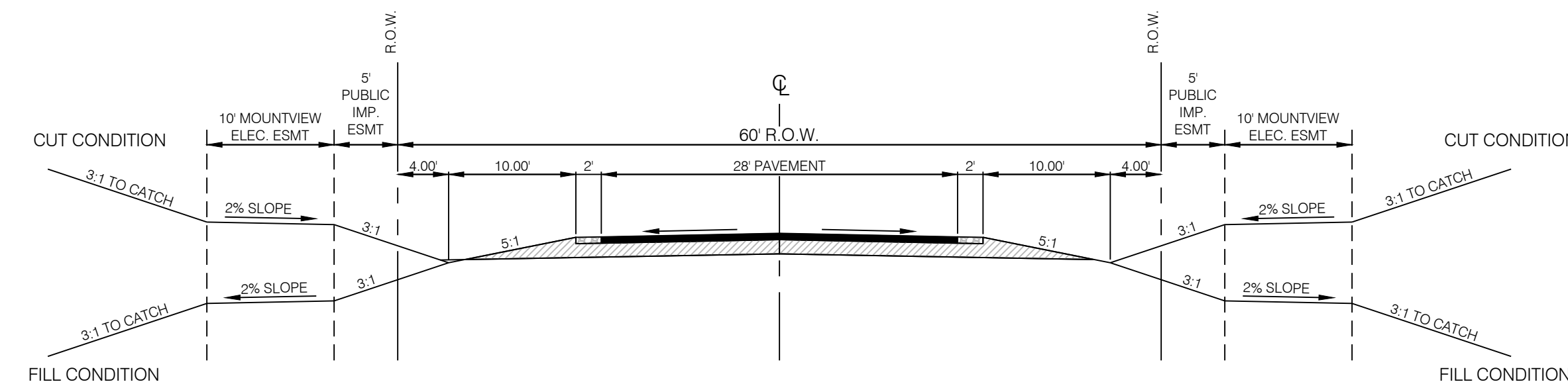
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related 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 assignees 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 12 of the records of El Paso County, Colorado.
- 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.
- Refer to Wetland fire mitigation report.
- Fees in lieu of land dedication for regional park properties in the amount of \$5,100 at time of plat recording.
- A 10' public trail access easement to be maintained by the Black Forest Trails Association is provided.
- HOA to maintain drainage easements and stormwater quality easements.
- 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.
- Access to linwood lane is removed and no trail connection is provided due to drainage and grading constraints.

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.

If there is an existing access easement in place than that needs to be noted or do you have permission from all easement holders to vacate the easement? Does the fire district support vacating the secondary ER access easement?

RURAL LOCAL ROAD TYPICAL SECTION - 60' ROW



TRACT TABLE			
TRACT NO.	AREA	USE	OWNER/MAINT.
A	10,867 SF	PUBLIC RIGHT OF WAY	EPC
B	7,735 SF	PUBLIC RIGHT OF WAY	EPC

These areas will be platted as right-of-way, not tracts, with the final plat. It would be more helpful to have total lot area and total ROW area summarized.

Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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REDTAIL RANCH PRELIMINARY PLAN

VOLLMEYER & 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

COVER

1

1 OF 2

SP-184

SHEET INDEX

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


P:\Michael Ludwig\Wollmer Road\Drawings\Planning\Development\RedtailRanches_PP.dwg [Cover] 12/7/2018 10:22:03 AM biten

All together for a total of XXXXX acres

REDTAIL RANCH PRELIMINARY PLAN

A VACATION AND REPLAT OF LOTS 1 AND 2 WALKER PLACE WITH A PORTION OF THE NW1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Land Planning
Landscape
Architecture
Urban Design

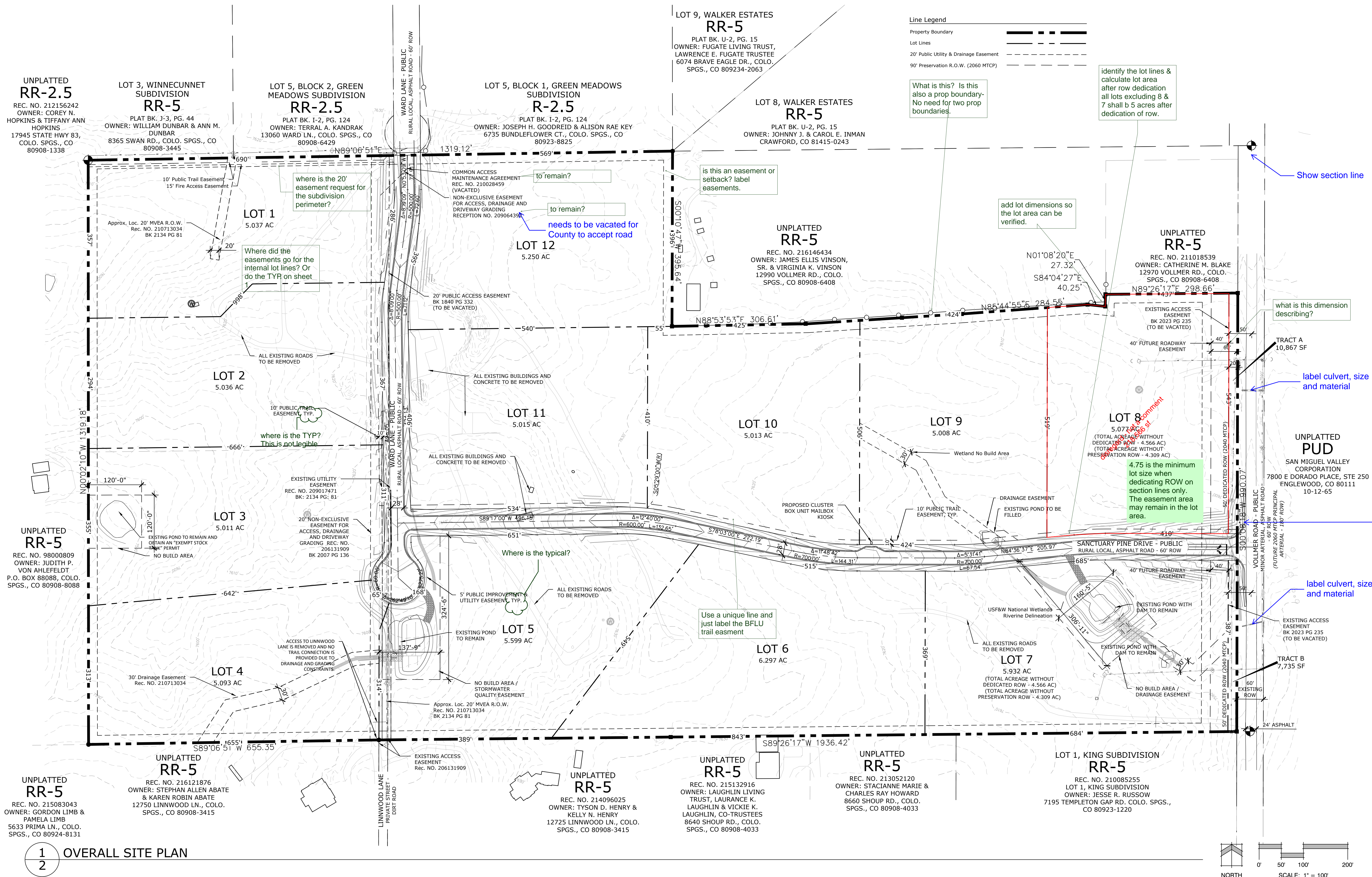


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Line Legend

- Property Boundary
- Lot Lines
- 20' Public Utility & Drainage Easement
- 90' Preservation R.O.W. (2060 MTCP)

identify the lot lines & calculate lot area after row dedication all lots excluding 8 & 7 shall b 5 acres after dedication of row.

What is this? Is this also a prop boundary- No need for two prop boundaries.

Show section line

add lot dimensions so the lot area can be verified.

what is this dimension describing?

label culvert, size and material

4.75 is the minimum lot size when dedicating ROW on section lines only. The easement area may remain in the lot area.

label culvert, size and material

REDTAIL RANCH
PRELIMINARY PLAN

VOLLMER & SHOUP

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

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

ENTITLEMENT

DATE	BY	DESCRIPTION
07/03/2018	MS	INITIAL COUNTY SUBMITTAL
12/07/2018	BI	SECOND COUNTY SUBMITTAL

PRELIMINARY PLAN

2
1 OF 2

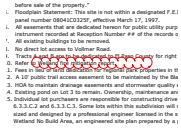
SP-184

1 OVERALL SITE PLAN
2

P:\Michael Ludwig\Volmer Road\Drawings\Planning\Develop\RedtailRanches_PP.dwg (Plan) 12/7/2018 10:25:45 AM Item

Markup Summary

dspdparsons (30)



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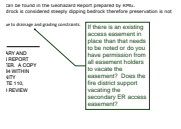
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18-471



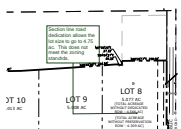
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spelling -delete since you have note below



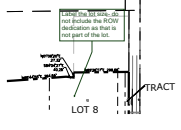
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If there is an existing access easement in place than that needs to be noted or do you have permission from all easement holders to vacate the easement? Does the fire district support vacating the secondary ER access easement?



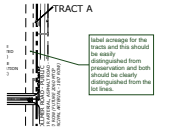
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Section line road dedication allows the lot size to go to 4.75 ac. This does not meet the zoning standrds.



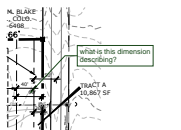
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Label the lot size- do not include the ROW dedication as that is not part of the lot.



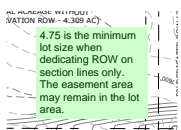
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label acreage for the tracts and this should be easily distinguished from preservation and both should be clearly distinguished from the lot lines.



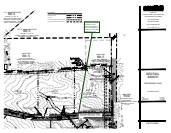
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what is this dimension describing?



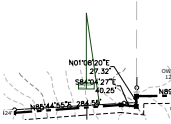
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4.75 is the minimum lot size when dedicating ROW on section lines only. The easement area may remain in the lot area.



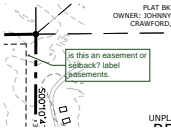
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identify the lot lines & calculate lot area after row dedication all lots excluding 8 & 7 shall b 5 acres after dedication of row.



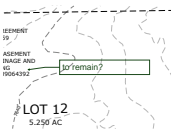
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add lot dimensions so the lot area can be verified.



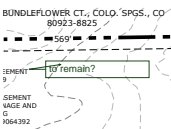
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is this an easement or setback? label easements.



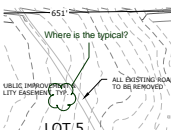
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to remain?



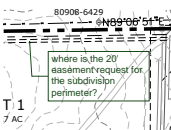
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to remain?



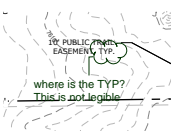
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Where is the typical?



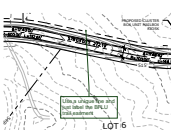
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where is the 20' easement request for the subdivision perimeter?



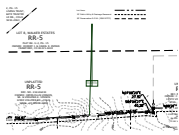
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where is the TYP? This is not legible



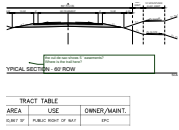
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Use a unique line and just label the BFLU trail easment



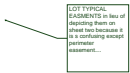
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What is this? Is this also a prop boundary- No need for two prop boundaries.



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the cul-de-sac shows 5' easements?
 Where is the trail here?



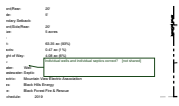
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LOT TYPICAL EASMENTS in lieu of depicting them on sheet two because it is s confusing except perimeter easement....



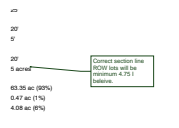
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& ponds, for lots 4,5,7. Individual typical drainage easements are to be maintained by the prop owner correct?



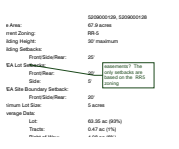
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Individual wells and individual septics correct?
 [not shared]



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Correct section line ROW lots will be minimum 4.75 I beleive.



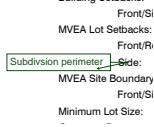
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easements? The only setbacks are based on the RR5 zoning



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Subdivision perimeter



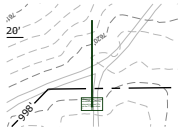
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All together for a total of XXXXX acres



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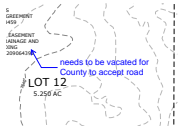
Preliminary Plan (not a site plan)



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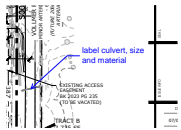
Where did the easements go for the internal lot lines? Or do the TYP on sheet 1

dsdrice (11)



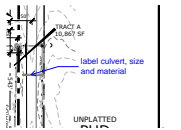
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needs to be vacated for County to accept road



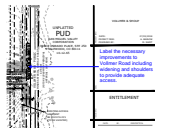
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Color: ■

label culvert, size and material



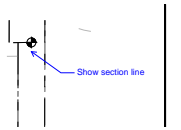
Subject: Callout
Page Label: [1] Plan
Author: dsdrice
Date: 12/28/2018 2:32:18 PM
Color: ■

label culvert, size and material



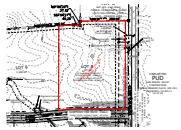
Subject: Callout
Page Label: [1] Plan
Author: dsdrice
Date: 12/28/2018 2:33:57 PM
Color: ■

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



Subject: Callout
Page Label: [1] Plan
Author: dsdrice
Date: 12/28/2018 2:36:13 PM
Color: ■

Show section line



Subject: Area Measurement
Page Label: [1] Plan
Author: dsdrice
Date: 12/28/2018 2:36:53 PM
Color: ■

218,566 sf

TRACT TABLE		
TRACT NO.	AREA	OWNER
1	Lot 1 of 1	Lot 1 of 1
2	Lot 2 of 1	Lot 2 of 1
3	Lot 3 of 1	Lot 3 of 1

These areas will be platted as right-of-way, not tracts, with the final plat.
 The areas will be platted as right-of-way, not tracts, with the final plat.

Subject: Callout
Page Label: [1] Cover
Author: dsdrice
Date: 12/28/2018 4:26:00 PM
Color: ■

These areas will be platted as right-of-way, not tracts, with the final plat. It would be more helpful to have total lot area and total ROW area summarized.

TRACT TABLE		
TRACT NO.	AREA	OWNER
1	Lot 1 of 1	Lot 1 of 1
2	Lot 2 of 1	Lot 2 of 1
3	Lot 3 of 1	Lot 3 of 1

Existing pond on Lot 3 to remain. Owners of individual lot purchasers are responsible for...
 Existing pond on Lot 3 to remain. Owners of individual lot purchasers are responsible for...
 Existing pond on Lot 3 to remain. Owners of individual lot purchasers are responsible for...

Subject: Cloud+
Page Label: [1] Cover
Author: dsdrice
Date: 12/28/2018 4:37:30 PM
Color: ■

verify

TRACT TABLE		
TRACT NO.	AREA	OWNER
1	Lot 1 of 1	Lot 1 of 1
2	Lot 2 of 1	Lot 2 of 1
3	Lot 3 of 1	Lot 3 of 1

set of Potentially Expensive Soils, Radon which is generally Shallow Ground Water, and Erosion. All of these...
 set of Potentially Expensive Soils, Radon which is generally Shallow Ground Water, and Erosion. All of these...
 set of Potentially Expensive Soils, Radon which is generally Shallow Ground Water, and Erosion. All of these...

Subject: Text Box
Page Label: [1] Cover
Author: dsdrice
Date: 12/28/2018 4:39:02 PM
Color: ■

building permit approval.

Subject: Cloud+
Page Label: [1] Cover
Author: dsdrice
Date: 12/28/2018 4:39:30 PM
Color: ■

trail

Subject: Text Box
Page Label: [1] Plan
Author: dsdrice
Date: 12/28/2018 4:54:37 PM
Color: ■

See additional Engineering comments in letter.