
REDTAIL RANCH

PRELIMINARY PLAN

LETTER OF INTENT

MARCH 2019

PROPERTY OWNER & DEVELOPER:

Michael Ludwig
4255 Arrowhead Dr.
Colorado Springs, CO 80908

CONSULTANT:

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

REQUEST

Michael Ludwig is requesting approval of the following applications:

1. A Preliminary Plan for Redtail Ranch, consisting of 12 single-family lots, zoned RR-5 with public right-of-way (ROW) on approximately 67.9 acres.

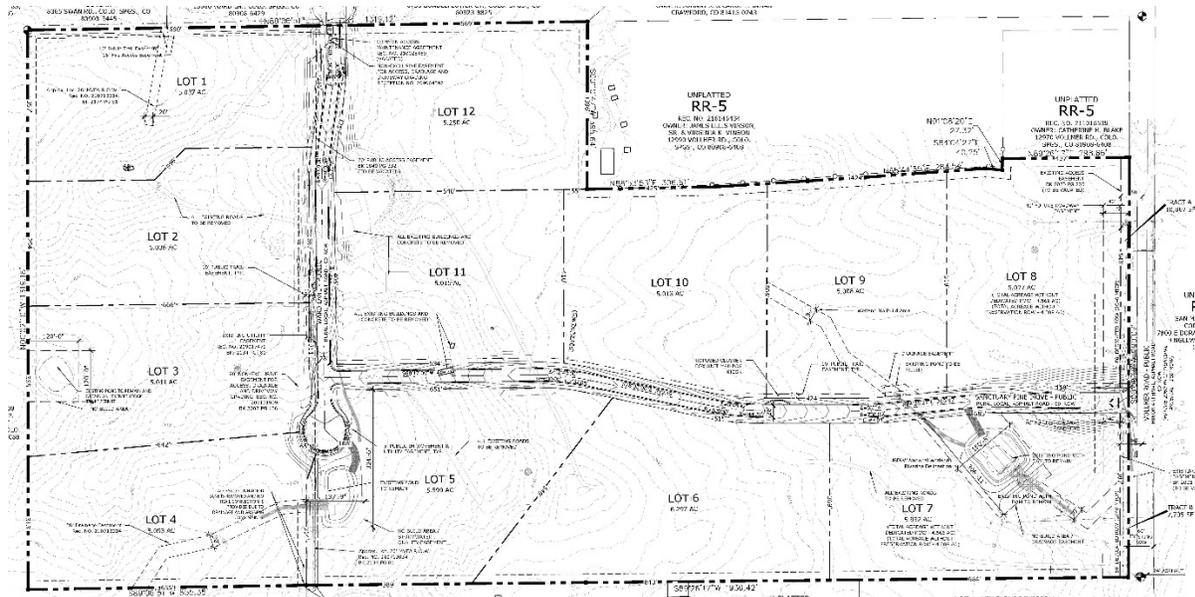
SITE DESCRIPTION

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 1,182-acre Sanctuary in the Pines to the east is approved for a development of 390 lots (2.5-acre minimum). The proposed Sanctuary Pine Drive aligns with the Sanctuary Pine Drive on the east side of Vollmer.



PROJECT DESCRIPTION

The project proposes 12 single family lots, of a minimum 5-acres in size. The lots have a 25-foot building setback on all sides. Lots 7 and 8 include 20-feet of dedicated ROW along Vollmer and an additional 40-foot of Preservation ROW totaling 60-feet to accommodate the future planned widening of Vollmer Road to a minor arterial requiring 90 feet of ROW from the centerline of Vollmer. The proposed streets are a continuation of an existing road – Ward Lane (dirt road), and an approved but not yet constructed road – Sanctuary Pine Drive. The proposed roads are a rural local road and will be built per County standards as a 60-foot asphalt ROW. Lot 4 is accessed off of the cul-de-sac. The lot widths and acreages vary to accommodate easements, topography and existing natural features.



WILDFIRE

The Wildfire Hazard Evaluation Report addresses the various wildfire fuel types and the potential hazards of this site and provides recommendations to mitigate and avoid future fire hazards. The majority of the subdivision is composed of grassland including woody fuel components (masticated limbs, etc.). The woody fuel is pressed into the soils and is not readily available for rapid combustion. Limited grass and surface fuels exist on the site since the Black Forest Fire that burned the majority of the trees on the site and limited growth has occurred. While the threat of wildland fire could never be completely eliminated the overall wildfire hazard of the property is considered as low. The Report provides wildfire mitigation measures to reduce the potential loss and spread of wildfire.

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 transverses the southeast corner of lot 4. The ponds and drainage will be addressed as follows:

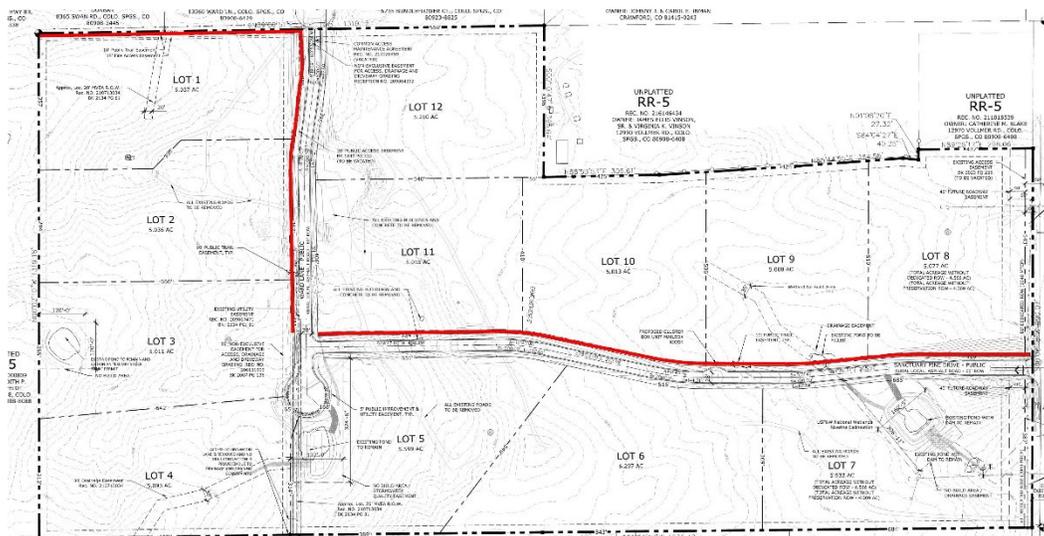
- **Lot 5 Pond and Lot 4 Drainage:** The existing pond will be partially filled and formalized as a Stormwater Quality Pond to meet County Standards. The 30' drainage easement is to remain as natural drainage and to accommodate any overflow of the Pond. The Stormwater Quality Pond will be maintained 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.

WATER & WASTEWATER

Water will be provided by individual wells on each lot and Wastewater will be provided through individual On-site Wastewater Treatment Systems. Existing systems may remain or will be removed and disposed of according to EPC Environmental Health requirements. Four existing wells and five septic fields are identified on the property. Water will be provided through twelve private wells accessing either the Dawson or Denver aquifers. A water decree was entered on July 18, 2018 allowing utilization of the Denver Basin aquifer. Existing septic systems will remain or be removed and mitigated properly. New systems are recommended and permits are to be obtained by the individual lot owners.

TRAILS & CONNECTIVITY

Through coordination with the Black Forest Trails Association (BFTA), including a tour of the property identifying possible locations, a 10' trail access easement is proposed. The trail runs along the north side of lot 1, south along the west side of Ward Lane, and along the north side of Sanctuary Pine Drive and provides a connection to the Pineries Open Space on the east side of Vollmer. The trail easement overlaps the MVEA utility easement and has been confirmed as an acceptable location by MVEA. The BFTA will be responsible for maintenance of the trail.



PROJECT JUSTIFICATION – PRELIMINARY PLAN

The Preliminary Plan is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

EL PASO COUNTY POLICY PLAN

Policy 6.4.3

Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.

Policy 6.4.4

Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.

BLACK FOREST PRESERVATION PLAN

3. Residential

Goal 3.A - Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area.

Policy 3.1 - Continue the promotion of residential subdivisions with an overall average minimum lot area of 5 acres in the Timbered Area and other designated portions of the planning area. The minimum lot size for five-acre overall density areas should be at least 2.5 acres in most instances.

6. Transportation

Policy 6.6 Reserve adequate rights-of-way for roads indicated as potential major transportation corridors.

This development is consistent with the intent of the County Policy Plan and the Black Forest Preservation Plan and the surrounding developments. The development maintains the Residential Rural designation of the RR-5 zone while providing consistency in the area. The site is located within the Timbered Area of the Black Forest Preservation Plan and is consistent with the description and intent of the area.

"Residential densities within this planning unit (Timbered Area) should be strictly held to an overall average of one dwelling unit per 5 acres. Individual well and septic systems will be utilized."

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed 5-acre single family lots meet the requirements of the RR-5 zone. Consistent with the surrounding properties that range in size from 4.45-acres to 8.68-acres, many of which are 5-acres single family lots.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met including minimum lot size, setbacks, and building height. There is no approved sketch plan for this property.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

A sufficient water supply is available as demonstrated in the Water Resources and Wastewater Treatment Report. Water will be supplied via wells.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

Sewage disposal is via on site wastewater treatment systems (OWTS) and is addressed in the Water Resources and Wastewater Treatment Report.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

These matters are addressed in the Soils and Geology Report provided by RMG. RMG determined that the proposed development is feasible and the potential for uncontrolled fill is not considered a geologic hazard. Where the uncontrolled fill is unavoidable, mitigation measures are proposed.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Drainage Report provided by Classic Consulting. Lot 5 and Lot 7 contain existing drainage ponds and easements have been added to accommodate these ponds. Lot 4 contains an existing drainage easement (Walker Place Drainage Easement) which is to remain. The Stock Pond on Lot 3 is to remain and an Exempt Stock Pond Permit is to be acquired and the pond is to be owned and maintained by the owner of Lot 3. The Stormwater Quality Ponds are to be maintained by an HOA.

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

All lots will be accessible by new public streets that comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority. The access easements regarding Ward Lane have been terminated by Virtue of Merger and have been removed from the Plat and Preliminary Plan. An updated Title Commitment is provided for reference.

9. The proposed subdivision has established an adequate level of compatibility by

1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

Existing trees, drainage ponds, and topography have been considered in the design of the subdivision. Existing features if preserved are protected by easements or no build areas. Four ponds exist on the site, two of the existing drainage ponds are formalized as Stormwater Quality Ponds to meet County Standards. The Stock Pond on Lot 3 is to remain and an Exempt Stock Pond Permit is to be acquired and the pond is to be owned and

maintained by the owner of Lot 3. A pond located on Lot 7 will be removed and filled in. 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.

2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Appropriate provision is made in this regard given the context of the site and surrounding area. The alignment of the roadways is designed to provide connectivity to Ward Road to the north and the proposed Sanctuary Pines Drive to the east. Through coordination with the Black Forest Trails Association (BFTA), including a tour of the property identifying possible locations, a 10' trail access easement is proposed. The trail runs along the north side of lot 1, south along the west side of Ward Lane, and along the north side of Sanctuary Pine Drive and provides a connection to the Pineries Open Space on the east side of Vollmer.

3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

No transition is required as adjacent land uses are compatible.

4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

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.

5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The Traffic Report by CLH Associates, LLC. demonstrates that the development will not materially impact existing levels of service on surrounding roads. The south side of Sanctuary Pine Drive is aligned with the south side of the proposed Sanctuary Pine Drive east of Vollmer in order to align the intersection. Improvements are shown at the intersection to properly tie in the new roadway with the existing and future Vollmer Road width. The site has no negative impact on existing services and facilities, the site is served by well and septic systems.

10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

The site will be served by well and septic. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The property will be served by the U.S. Postal Service, a kiosk per the USPS standards is located between Lots 9 & 10.

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The site is within the Black Forest Fire Protection District. Through discussions with the District a 15' fire access easement is identified along northern edge of Lot 1 to provide emergency ingress and egress. Access easement to Linnwood was discussed but is not feasible due to the Drainage Pond and necessary County Criteria to formalize the existing pond. The Wildfire Hazard Evaluation Report addresses the various wildfire fuel types and the potential hazards of this site and provides recommendations to mitigate and avoid future fire hazards.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of the Code.