

December 7, 2018

Kari Parsons
El Paso County Planning and Community Development

Dear Ms. Parsons,

This letter responds to your MDT Letter dated 9/4/18. Our responses are provided in red below.

911 AUTHORITY –EL PASO /TELLER COUNTY

The following names have been added to the reserved street naming list for the Redtail Ranch

ESN: 251

City: Black Forest

PSAP: EPSO

Location: northwest of Vollmer Road and Shoup Road

Sanctuary Pine Drive – acceptable

Ward Lane – acceptable, and a natural extension of an existing road

- Noted, street names acceptable.

COLORADO SPRINGS STATE FOREST SERVICE

The Wildfire Hazard & Mitigation Report submitted for this project is sufficient to identify the wildfire hazards and provides sound recommendations to reduce those hazards. The Colorado State Forest Service recommends that all forested acres be mitigated to reduce the risk of wildfire and that defensible space be created for each dwelling using the standards in “Protecting Your Home From Wildfire: Creating Wildfire-Defensible Zones” FIRE 2012-1 located on the Colorado State Forest Service website. http://csfs.colostate.edu/pdfs/FIRE2012_1_DspaceQuickGuide.pdf In addition, I recommend that all wildfire mitigation be completed before or during dwelling construction.

- Noted, recommendations from the report added to the Letter of Intent.

EL PASO COUNTY ENVIRONMENTAL SERVICES

The El Paso County Environmental Division has completed its review of the above referenced submittal. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant’s responsibility, and not El Paso County’s, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water

Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-XXXX.

- Noted, no comments.

EL PASO COUNTY PARKS DEPARTMENT

The Planning Division of the Community Services Department has reviewed Redtail Ranch Preliminary Plan and Final Plat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board September 12, 2018.

Redtail Ranch is a 12 residential lot subdivision totaling 67.9 acres, with a minimum lot size of 5 acres, located northwest of the intersection of Vollmer Road and Shoup Road. The property is currently zoned RR-5 and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Shoup Road and Vollmer Road Bicycle Routes are located approximately immediately adjacent and 0.25 mile south of the property, respectively while the proposed Pipeline Secondary Regional Trail is located approximately 0.25 mile to the west. The proposed Palmer Divide Primary Regional Trail is located approximately 0.10 mile to the east, within the Pineries Open Space, while the existing Black Forest Section 16 Trail is located approximately 0.25 mile south of the property.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing the project site. Natural resource values include montane ponderosa pine forests intermixed with permanent and intermittent wetlands and woodland prairie communities, serving as habitats for native, relict, and various rare plant species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.

The Black Forest Trails Association is seeking numerous local trail connections both within and in the vicinity of Redtail Ranch. These trails would ultimately connect Black Forest residents with Black Forest Section 16 to the south, and Pineries Open Space to the east. Staff strongly recommends that the developer work closely with the Black Forest Trails Association to locate trail alignments and establish trail connections within the project area.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$5,160 as shown on the attached Subdivision Review Form.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Redtail Ranch Preliminary Plan include the following conditions: (1) work with the Black Forest Trails

Association to locate trail alignments and establish local trail connections in the project area, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$5,160 will be required at time of the recording of the forthcoming final plat.

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Redtail Ranch Final Plat include the following conditions: (1) work with the Black Forest Trails Association to locate trail alignments and establish local trail connections in the project area, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$5,160.

- 1) Through coordination with the Black Forest Trails Association (BFTA), a 10' trail access easement is proposed along the north side of lot 1, south along the west side of Ward Lane, and along the north side of Sanctuary Pine Drive. 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.
- 2) Owner agrees to pay fees in lieu of land dedication.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.

MVEA requests utility easements of five (5) foot side, ten (10) foot rear and a ten (10) foot front lot line easement that is adjacent to any PI while also being included in that easement along with a twenty (20) foot exterior easement on plat. If open space, drainage and landscape tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. Additional easements may be required in order to serve this development.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant. Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law.

- Proposed utility easements are identified. Drainage easements include utilities.

BLACK FOREST FIRE PROTECTION DISTRICT

BFFRPD has reviewed the Preliminary Plan, Final Plat, Fire Protection Plan and all additional documents. BFFRPD agrees with current design of roadways, and cul-de-sacs for access and egress. BFFRPD would ask developer to consider providing permanent connectivity, via dedicated fire only access road (gated

and marked) from the proposed new Ward Lane cul-de-sac to the dead-end Linwood Ln. Additionally BFFRPD would like consideration of a fire only access road in the 15' easement along the northern edge of Lot 1. BFFRPD would then work with adjacent property owners to the west to secure the necessary easements to create a continuous fire only access road from the end of the existing Ward Lane cul-de-sac to the Meadow Glen Lane cul-de-sac. The intention of the two proposed fire only access roads is to provide faster response times to the proposed development and provide additional access/egress options for the safety of the public during emergency events. Our proposal is in alignment with Firewise recommendations, and our Community Wildfire Protection Plan (Pg. 72, Table 2, "Access/Egress Improvements", "Create/improve dead end turn arounds").

- 15' fire access easement is identified along northern edge of Lot 1. Access easement to Linnwood is not feasible due to the Drainage Pond and necessary County Criteria to formalize the existing pond.

BLACK FOREST TRAILS ASSOCIATION

Black Forest Trails Association (BFTA) would like to request addition of public non-motorized multi-use trails to the Preliminary Plan and Final Plat for Redtail Ranch. This is a critical opportunity to connect with existing non-motorized, multi-use local trails and also with an existing local access point for the El Paso County Parks Partnership Trail on Black Forest Section 16.

The purpose of the Black Forest Trails Association is: "To create a safe, legitimate, non- motorized, multiuse recreational trail system that connects Black Forest neighborhoods to each other and the El Paso (Colorado Springs) Regional Trail System." www.blackforesttrails.org

Addition of local trails to the Preliminary Plan and Final Plat of Redtail Ranch will implement Goals, Policies and Proposed Actions in the 1999 Trails Addendum to the *Black Forest Preservation Plan*, especially those which pertain to Trail Integration of Neighborhood Trails with the County Regional Trail and Open Space System in Black Forest (A.4.1), Roads as Trails (A.4.2) , and Trails in New Developments (A.4.3).

The trails will also fulfill Goals in the El Paso County Parks Master Plan, Plan Recommendations, including:

Page 4, Overall System Mission/Role, Goal 2: Provide a connected system of trails. Work with others to address regional issues and connectivity.

Page 5, Regional Trails, Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails.

The proposed Redtail Ranch subdivision presents important opportunities for trail connections from Meadow Glen Lane to County Regional Trail System on Black Forest Section 16 via Linnwood Lane and (future) to The Pineries Open Space along Sanctuary Pine Drive, Vollmer Road & Pineries Ranch Drive. Maps are attached/included for illustration purposes.

We propose the trails be located over utility easements which would not be fenced and/or over emergency fire access roads.

Black Forest Trails Association is prepared to provide manpower to clear trail routes and provide and install trail identification signage.

There are two offsite private properties for a trail to cross between the south end of Meadow Glen Lane and Lot 1 on Redtail Ranch which borders Ward Lane on the east. Easements across the northern edge of the offsite properties will complete the connection with Meadow Glen Lane. Black Forest Trails has worked with both of these property owners in the past in providing neighborhood trails.

The existing N-S access easement between Redtail Ranch Lots 4 and 5 could double as a trail corridor and an emergency fire lane from Ward Ln to Linnwood Ln.

- Through coordination with the Black Forest Trails Association (BFTA), a 10' trail access easement is proposed along the north side of lot 1, south along the west side of Ward Lane, and along the north side of Sanctuary Pine Drive. The 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. A 15' emergency fire access is provided along the north side of Lot 1.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations has the following comments: 1. Existing addressing 52090-00-128/12950 Vollmer Road, 52090-00-129/12760 Vollmer Road, 52090-02-008/12855 Linnwood Lane, 52090-02-006/12980 Ward Lane. All homes were destroyed in the Black Forest Fire in 2013. 2. What is shown as proposed lot 12, this lot was provided an address in 2014 to rebuild under 12985 Ward Lane. No permit was ever pulled. 3. Regional Building Department has 2 permits from Sanctuary Pine Drive that are existing but, cannot locate the road. 4. With the future widening of Vollmer Road, is it safe to assume that access drive ways for lots 7 & 8 would not be allowed? Floodplain has no comment.

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COLORADO GEOLOGICAL SURVEY

We visited the site on August 14, 2018. CGS has no objection to the proposed development. However, based on our site visit and review, we offer the following recommendation: Uncontrolled Fill. Septic fields associated with previous structures exist on proposed lots Two and Five, and uncontrolled fill may exist elsewhere throughout the site. CGS agrees that any soils associated with the legacy septic fields should remain undisturbed, or removed from the site and disposed of properly. Additionally, RMG's engineering recommendations should be strictly adhered to, specifically those regarding Anticipated Foundation Systems (Pages 18-20, Section 11.0-11.5).

- Noted, RMG's report will guide development. Legacy septic fields are identified in the report (Fig. 18) and will be used, undisturbed, or properly mitigated.

BLACK FOREST LAND USE COMMITTEE

The Black Forest Land Use Committee commends the applicant for following the Black Forest Preservation Plan in keeping a 5-acre average for density in the timbered area. The committee objects to the requirement for the 90-foot preservation ROW required of the applicant. Vollmer Road is a minor arterial and should stay that way. An increase from the 60-foot ROW to 180 feet is a requirement that the Highway Advisory Committee has not discussed or vetted and the 2060 MTCP requirement for an "upgrade" to this road in the future must not require such a large ROW preservation. With all the other properties along Vollmer (as well as many other minor arterials in the Black Forest) that would be

severely impacted by Vollmer becoming a 4-lane road, the likelihood of such an upgrade is highly improbable. A total ROW of 60-80 feet should be the maximum. The Land Use Committee fully supports the inputs and suggestions submitted by the Black Forest Trails Association.

- Noted, applicant has provided preservation ROW per County requirements and will modify as directed by County.