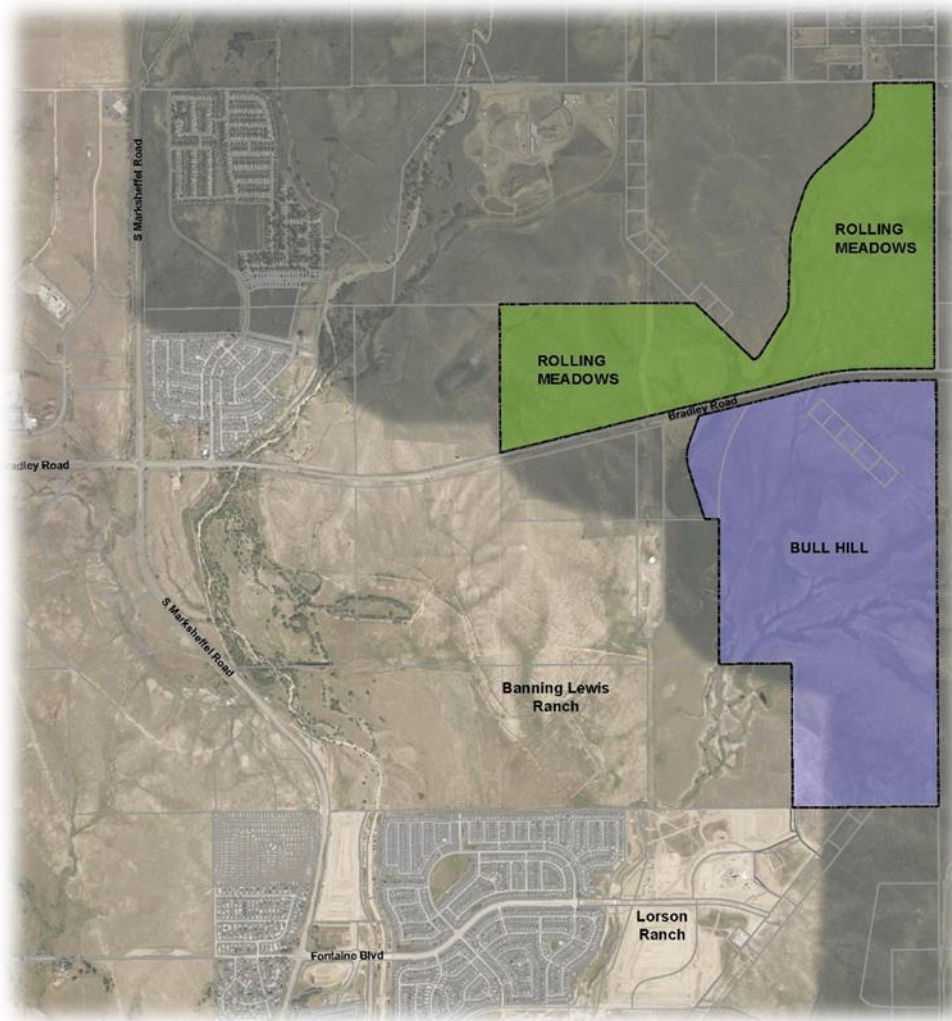


ROLLING MEADOWS/ BULL HILL NATURAL FEATURES REPORT

January 18, 2023 (REV1)



PREPARED FOR:

Murray Fountain LLC et/ al
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Site Location, Size, Zoning:

Rolling Meadows/ Bull Hill is located east of Marksheffel Road, north of the existing Lorson Ranch development, and along both the north and south sides of Bradley Road. The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned PUD and shall remain zoned as PUD but with the possibility of straight zoning specific areas in the future if applicable. The sketch plan proposes Single-Family Residential, Multi-Family Residential, School Sites, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,600 new single family detached units on 710.5 acres for density ranges of 2-5, 5-8 and 8-12 DU/ Acre and 840 new multi-family units on 54.1 acres for a density range of 12-24 DU/ Acre. Please refer to the Wildlife Memo dated November 10, 2023, -prepared by Matrix Design Group for additional detailed information regarding Endangered Species, Migratory Birds, State and Local Protections, and Project Impacts.

Topography

The topography of the project site is moderately sloped towards the channel/floodplain that runs north-south through the center of the property. There are grade changes of approximately 262' as the overall site slopes from north to south. The existing slopes are moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the moderately sloped grades as current acceptable state and local best grading practices will be employed. Drainage will be collected into proposed facilities located throughout the development.

Hydrologic Features/ Flood Hazard/ Floodplain

There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map numbers '08041C0769G', '08041C0790G', and '08041C0976G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project under a separate file # CDR234. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

Wetlands

Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond. The Letter has been included with this report for reference.

Soils

A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables, floodplain/floodway, faults and

seismicity, radon, and proposed grading, erosion control, cuts and masses of fill. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

Scenic Resources & Unique Natural Areas

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Rolling Meadows/ Bull Hill with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

Wildlife and Migratory Birds

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 8 migratory birds that may be affected by Rolling Meadows – Bull Hill; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. In addition, there are no critical habitats found to be present on the site.