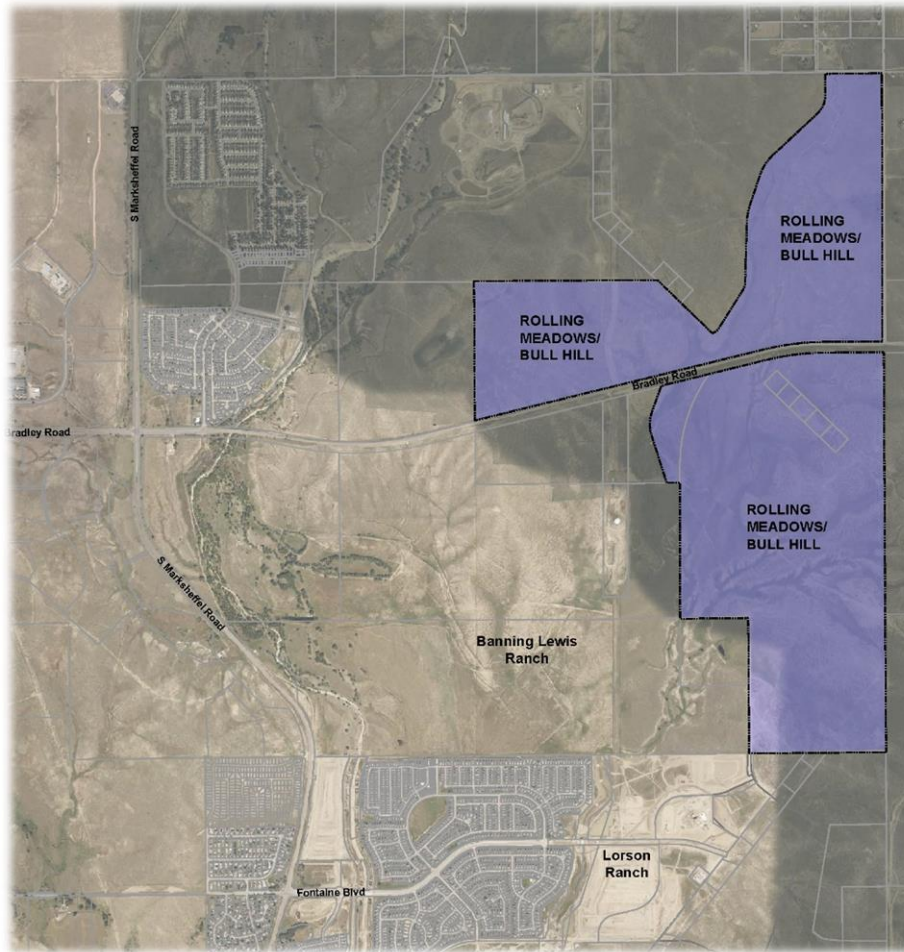


**ROLLING MEADOWS/ BULL HILL
LETTER OF INTENT
Sketch Plan**

June 26, 2024 (REV2)



PREPARED FOR:

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Site Location, Size, Zoning:

Matrix Design Group, on behalf of Murray Fountain LLC et al, is submitting a development application for a Sketch Plan for approximately 1,136.9 Acres. 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 Concept PUD and shall seek site specific PUD zoning but with the possibility of straight zoning specific areas in the future if applicable. The Rolling Meadows/ Bull Hill 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.

The site is bordered by the Lorson Ranch development to the south (Residential Low/ Medium 4-6 DU/ Acre); mixed city zoned Banning Lewis Ranch to the west and north (Residential Low 2-6 DU/Acre, Park and Industrial land uses); Pikes Peak National Cemetery to the northwest; and vacant or rural large El Paso County zoned parcels to the east across Meridian Road. The parcels that make up this submittal are vacant with no existing residential buildings or structures. There are existing utility service provider facilities (electrical transmission lines and gas mains) on-site that shall remain. The site contains a long drainage way, East Fork Jimmy Camp Creek, that runs through the entire project running North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

Request & Justification:

This application is requesting approval of a Sketch Plan for Rolling Meadows/ Bull Hill. The sketch plan is the first step of the approval process for larger or more complex divisions of



land and reviews at a conceptual level the feasibility and design characteristics of the proposed development. As this proposed development is quite substantial, it will be developed over several phases all of which may be developed concurrently or out of numerical order determined by on-site and off-site improvements and utility extension construction. Since the site is quite large, infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the Preliminary Plan and prior to Final Plat.

The proposed Sketch Plan illustrates 5,440 units on 764.6 acres of residential land use through a variety of residential densities. The proposed density ranges as shown on the plans include 2-5, 5-8, 8-12 and 12-24 DU/Ac. The sketch plan also illustrates 75.9 acres for future school sites with the locations and acreages determined in coordination with the school district; 11.8 acres of potential future commercial; 6.8 acres of district facilities (MVEA substation); 37.1 acres of dedicated ROW; 76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks. Additional open space and park area may be provided and shown in more detail with future submittals. This may include elements such as parks, landscape buffers/ setbacks and trail corridors.

LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%

EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
TOTAL	1136.9	5440		100.0%

At this time all streets shown on the drawings shall be public illustrating proposed classifications and required rights of way per EPC standards. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Rolling Meadows/ Bull Hill development area of 1,136.9 acres, open space and community connections will be provided to open space corridors, future parks, the school sites and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

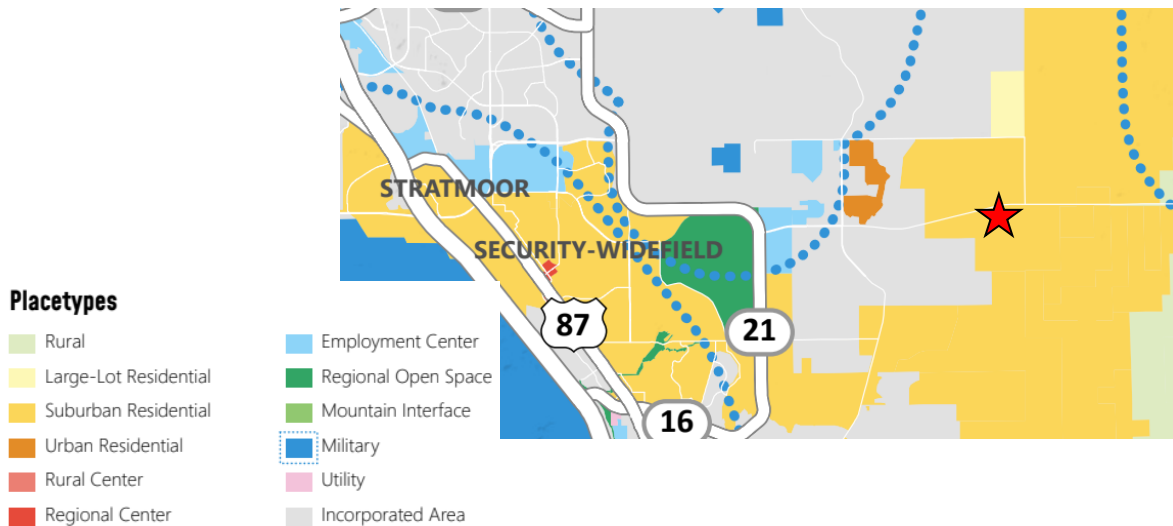
A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 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.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
 While the proposed Rolling Meadows/ Bull Hill Sketch Plan and future developments will take several years to build and complete, residential demand will remain strong as the El Paso County population is expected to increase by more than 250,000 people in the next 30 years (*Your El Paso County Master Plan, Introduction Page*). This project will help to keep up with that demand by providing 5,440 dwelling units through a variety of housing styles and price points. As also illustrated in the Your EPC Master Plan, the county should increase density to help reduce land cost per unit for development with a

primary focus on Suburban Residential placetypes. The proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype’s recommended land uses. Suburban Residential’s primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.



2. *Does the market support the need for the use? Would the use be viable if built right now?*

As previously discussed, a very high demand for the proposed land uses and density illustrated on the sketch plan will remain in El Paso County and the City of Colorado Springs metro area as the expected population of El Paso County is expected to grow by over 250,000 people in the next 30 years.

3. *Would the use be providing necessary housing or essential goods and/ or services?*

The proposed Rolling Meadows/ Bull Hill development will incorporate more residential homes to help provide necessary and needed housing in this area of the county. The proposed density and various residential land use supports **Goal HC1**: Promote development of a mix of housing types in identified areas and **Goal HC3**: Locate attainable housing that provides convenient access to good, services and employment. The Rolling Meadows/ Bull Hill development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity centers, such as the Peak Innovation Park, providing numerous job opportunities.

Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*

Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.

2. *Does the use promote the level of change identified in the Areas of Change?*

Per the **Chapter 3 Land Use Framework: Areas of Change Map** on page 20, the Rolling Meadows/ Bull Hill area is identified as an area of *New Development*. While this area is mostly vacant, it has been master planned for several years per the previously approved Rolling Hills Ranch Sketch Plan described in detail above. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this sketch plan will be compatible with the existing Lorson Ranch development to the south. As a result, the identified Placetype: Suburban Residential can be successfully developed as illustrated on the sketch plan drawings meeting **Chapter 14 Implementation Goal LU1**: Ensure compatibility with established character and infrastructure capacity.

3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?*

Per the **Chapter 3 Land Use Framework** the proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype's recommended land uses. The Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional. As illustrated in Section 4 Housing and Communities, the proposed sketch plan development is identified as an area expected to accommodate a portion of the City of Fountain's anticipated population growth. The proposed sketch plan meets this objective and **Chapter 14 Implementation Goal LU3**: Encourage a range of development types to support a variety of land uses.

4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?*

Per the **Chapter 4 Housing & Communities Framework: Priority Annexation Map** on page 50, the Rolling Meadows/ Bull Hill project is located within the Potential for Annexation Key Area and is identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits, Banning Lewis Ranch to the west, and the anticipated Amara annexation to the east and south. The proposed density and land uses would be inline with existing and planned residential uses in the general area; however, this area is currently within the service area of the Widefield Water and Sanitation District (WWSD) to provide municipal services. At this time WWSD is not interested in removing this development area from its service plan. In addition, due to lack of immediate availability of Colorado Springs utility services this project will not be seeking annexation into the City of Colorado Springs at this time and shall remain within El Paso County. Meridian Road is proposed in the El Paso County MTCP 2040 roadway

plan as a minor arterial directly east of the project boundary. Bradley Road has already been transferred to the City of Colorado Springs.

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?*

Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.

6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?*

The proposed sketch plan area is not located within a Commercial Priority Development Area.

7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?*

The proposed sketch plan area is not located within an Employment Priority Development Area.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The future Rolling Meadows/ Bull Hill will require the extension of nearly all required municipal utilities to include water (WWSD), wastewater (WWSD), gas (CSU) and electric (MVEA). However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed Rolling Meadows/ Bull Hill development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. This meets **Chapter 14 Implementation Goal LU4: Continue to encourage policies that ensure “development pays for itself”**.

2. *Does the development trigger the need for such infrastructure?*

The proposed development will indeed trigger the need for infrastructure extension and expansion of municipal utilities. This will require a dedicated effort of coordination with all utility providers to ensure the project’s success.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed sketch plan is proposing public street roadways to be designed and built to El Paso County Standards. Region trail connections may be required along and within the development. These will be provided as necessary per the El Paso County Parks Master Plan. This supports **Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability** by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*
Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the sketch plan.
2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*
Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of natural areas such as the existing drainage channel that flows through the sketch plan area.

El Paso County Sketch Plan Section 7.2.1C -Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.* The proposed subdivision is in general conformance with the Your El Paso County Master Plan as described above and helps to meet to primary goal of creating a competitive place to live, work, invest and visit.

The proposed subdivision is in conformance with the requirements of this Code. The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
2. *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.* The proposed residential area is compatible with the surrounding residential and commercial land uses. 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. Adequate open space, landscaping and buffering will be provided for in more detailed future submittals.
3. *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.* Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents which includes single family dwellings units, schools, parks, and streetscapes. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.
4. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.* All necessary services are available to meet the initial needs for the proposed development. Multiple school sites are proposed to serve the community. Additional

service commitments will be provided with future submittals. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this project narrative.

5. *The soil is suitable for the subdivision.* The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals.
6. *The geologic hazards do not prohibit the subdivision, or can be mitigated.* A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG-Rocky Mountain Group, August 5, 2022) 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.
7. *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.].* The proposed project does not contain any mineral deposits of commercial value.
8. *The design of the subdivision protects the natural resources or unique landforms.* The project proposes improvement to the existing channel/ floodplain area. These improvements will provide additional stabilization to the channel and its surrounding riverine habitat.
9. *The proposed methods for fire protection are adequate to serve the subdivision.* The proposed subdivision will have adequate circulation and meet all design criteria of the Security Widefield Fire Protection District. A Fire Protection Report and Fire Commitment will be provided with future, more detailed submittals.
10. *The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*
There are no major development constraints on this site. Existing drainage facilities will be retained or modified as necessary for the development.

Water and Wastewater Services:

Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents which includes single family dwellings units, schools, parks, streetscapes, and fire stations. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.

El Paso County Water Master Plan:

Rolling Meadows/ Bull Hill is located in two pressure zones. The lower pressure zone serves this development up to an elevation of 5860 and is called the Ground Storage Service Area. The



upper pressure zone is generally located north of Bradley Road and includes areas higher than elevation 5860 and is called the Elevated Tank Service Area. As part of the Lorson Ranch Development and WWSD's water infrastructure expansion portions of the water system have been built and is discussed below.

In the early stages of the Lorson Ranch Development potable watermain was constructed from the Goldfield Tank Site to Lorson Ranch and extending within Lorson Ranch to a pumpstation (RHBPS) located near the electrical transmission lines. In 2017 WWSD constructed the RHBPS pumpstation and a 12" potable watermain from Lorson Ranch to the VA Cemetery property to provide potable water to the VA Cemetery. In 2021 WWSD constructed a 2MG ground storage tank (Rolling Hills Ground Storage Tank) and watermain at the Rolling Meadows Tank site. In 2022 Lorson Ranch constructed a 16" potable watermain stub from the RHBPS to the Bull Hill property. WWSD is currently increasing the size of the RHBPS pumpstation in Lorson Ranch to provide additional service to the Ground Storage Service Area.

The first phases of Bull Hill / Rolling Meadows will be limited to development in the Ground Storage Service Area generally below the 5860 elevation (generally north of Bradley Road and east of channel and south of Bradley Road). Watermain infrastructure required for this area includes constructing a 16" watermain from the stub at Lorson Ranch north to the Rolling Hills Ground Storage Tank and watermain laterals for each phase of development.

In order to develop areas above the 5860 elevation (generally north of Bradley and west of channel) an elevated tank, 5MG ground storage tank, and booster station will need to be constructed at the Rolling Meadows Tank Site. See WWSD's memo dated February 6, 2020 for tank site layouts and tank designs.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family equivalent.

WWSD could potentially serve future additional densities but that would require acquisition of additional water rights, updating of the Water Master Plan, and additional water infrastructure.

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD collects and treats wastewater from users within its service area at the WWSD treatment plant located near Hwy 16 and Fountain Creek. The treatment plant has a current hydraulic capacity of 2.14 MGD. Currently, the plant is operating at a three year average loading of 1.64 MGD which is roughly 77% of capacity. Current projected use plus active commitments is projected to be roughly 1.72MGD which represents approximately 80% of the current hydraulic plan capacity. Note – wastewater treatment plants are rated on the basis of Average Daily Maximum Monthly Flow which differs from maximum day flow. See attached report from WWSD for total units served, upcoming three year improvements, and existing infrastructure.



Development density in Bull Hill / Rolling Meadows above the 5721 sfe's total will need to be studied by WWSD to ensure the existing treatment plant does not exceed capacity.

In addition, Rolling Meadows/ Bull Hill meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

Total Number of Residential Units, Density, and Lot Sizes: 4,600 Single-Family Detached Residential Units at a density of 2-5, 5-8, 8-12, and 12-24 DU/ Acre. The site layout includes a mix of residential lot sizes: 60' x 110' (6,600' SF); 50' x 110' (5,500 SF); 45' x 85' (3,825 SF); and 35' x 85' (2,975 SF). The site also includes 840 multi-family units at a density of 12-24 DU/ Acre.

Total Number of Industrial or Commercial Sites:

One 11.8 acre potential future commercial parcel is currently proposed. There are no industrial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Rolling Meadows/ Bull Hill will be developed in several phases based on necessary infrastructure extensions. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

Approximate Acres and Percent of Land Set Aside for Open Space:

The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned Concept PUD and shall seek site specific PUD zoning but with the possibility of straight zoning specific areas in the future if applicable. If straight zoning should occur, open space requirements will be adjusted for that site specific area per current standards. The open space calculations detailed below assume future PUD zoning.

Per the EPCLDC, 113.7 acres or 10% of the total site area is required within the PUD zoning district to be provided as open space. $1,136.9 \text{ total acres} \times 10\% = 113.7 \text{ acres}$ of required open space. The Rolling Meadows/ Bull Hill Sketch Plan proposes 252.5 acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.2% of the overall site acreage. The total 252.5 acres of open space breaks down as follows; open space/ easement = 76.5 acres, future parks within residential areas = 52.9 acres, water resource/ floodplain areas within open space = 123.1 acres (per code section 17.248.b.1b an open space requirement can be met through environmental preservation of significant natural areas such as water bodies/water resource). The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, parks, and detention facilities. Of the 252.5 acres being provided within Rolling Meadows/ Bull Hill, 76.5 acres consist of the powerline easement and an SDS easement. This easement forms a natural buffer within the community

providing opportunities for pedestrian trail connectivity. These potential trail corridors along the powerline easement will provide numerous connections to adjoining neighborhoods and school sites. Additional open space may be provided within individual parcel areas increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents.

A combination of Community Parks and Neighborhood Parks, totally 52.9 acres, have been conceptually illustrated throughout the Rolling Meadows/ Bull Hill development as well as trail corridors and trail connections.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large sports complexes or regional parks, the Rolling Meadows/ Bull Hill Sketch Plan is illustrating numerous park sites, trails, several school sites and larger areas of open space. Future submittals will further illustrate park sites and their amenities.

Traffic Engineering:

Vehicular access and street layout is generally illustrated on the sketch plan with all roadways to be public, built to El Paso County standards. Refer to the traffic impact study submitted with this sketch plan for more detail regarding traffic volumes, circulation, etc. Future development plans shall follow the recommendations outlined in this traffic impact study.

School District:

The Rolling Meadows/ Bull Hill Sketch Plan area lies within the Widefield School District #3. The sketch plan drawings illustrate several school site locations and sizes based upon coordination directly with the school district. As the project will be dedicating land for the various school sites, there will be no fees required as the land will count as credits given to the school district.

Proposed Services:

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: City of Colorado Springs
3. Electric: Mountain View Electric
4. Fire: Security Fire Protection District
5. School: Widefield District #3
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

Impacts associated with the Sketch Plan:

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.

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. 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.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

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. Wetland features delineated for this site are associated with small, stormwater runoff fed depressional features which are not hydraulically connected to streamflow or groundwater. Site development is anticipated to sever the surface flow connection which supports these features, resulting in loss of wetland hydrology. As noted, these are not protected wetlands which do not require mitigation, however considerations for the development of wetlands has been incorporated into the proposed channel improvements.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas. Noise studies, if applicable, will be required at subsequent stages of the entitlement process.

Visual Assessment: 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.

Vegetation, Wildlife Habitats and Migration Routes:

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.