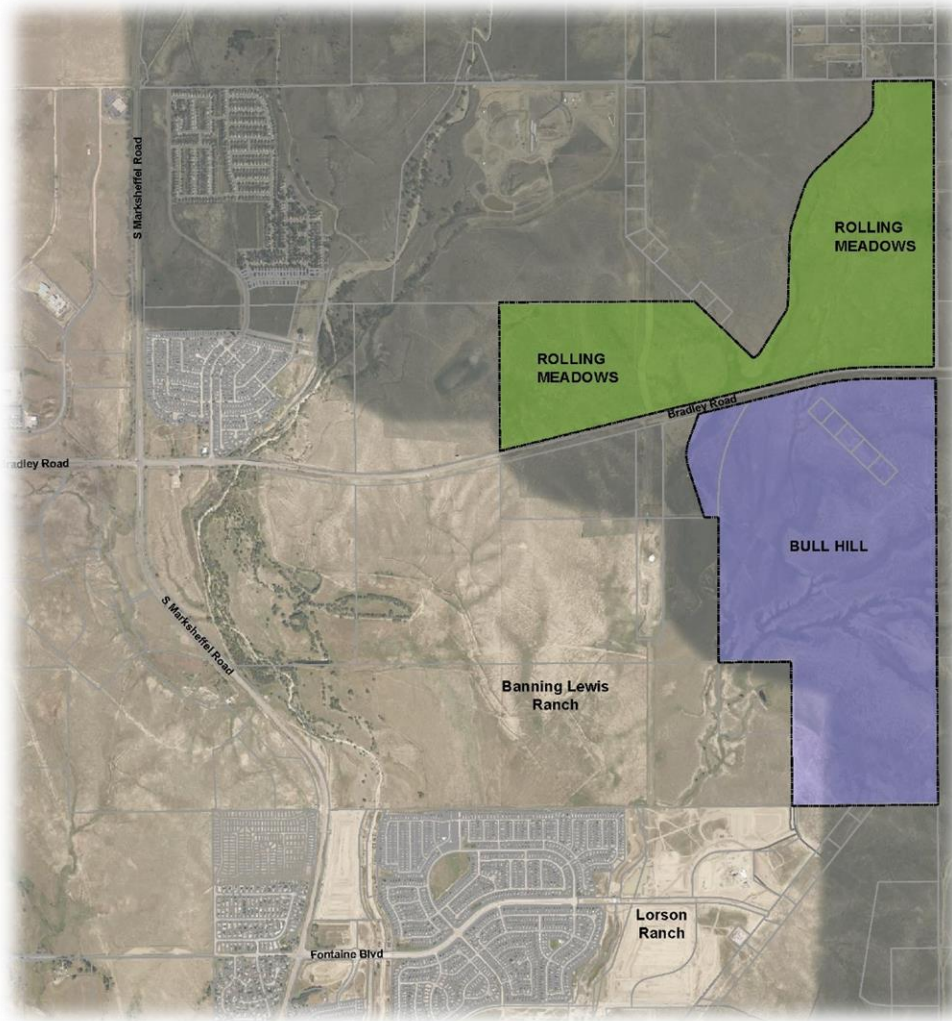


The purpose of this report is to provide the development review and approval bodies a complete written description of the wildlife resources within the area of the development so that the review of proposed development can take wildlife impacts into consideration.

The Wildlife Report is a way to identify the wildlife resource within the general area of a development project and to describe the impacts to the resource as a result of a project. The report shall also identify methods that will mitigate any potential impacts to the resource.

## **ROLLING MEADOWS/ BULL HILL WILDLIFE REPORT**

**September 6, 2023**



### **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. The amended sketch plan proposes Single-Family Residential, Multi-Family Residential, School Sites, an Electrical Substation, Parks & Open Space, and Channel/Floodplain improvements. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,690 new single family detached units on 788.5 acres for a density range of 1-10 DU/ Acre and 750 new multi-family units on 34.7 acres for a density range of 12-24 DU/ Acre.

**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.

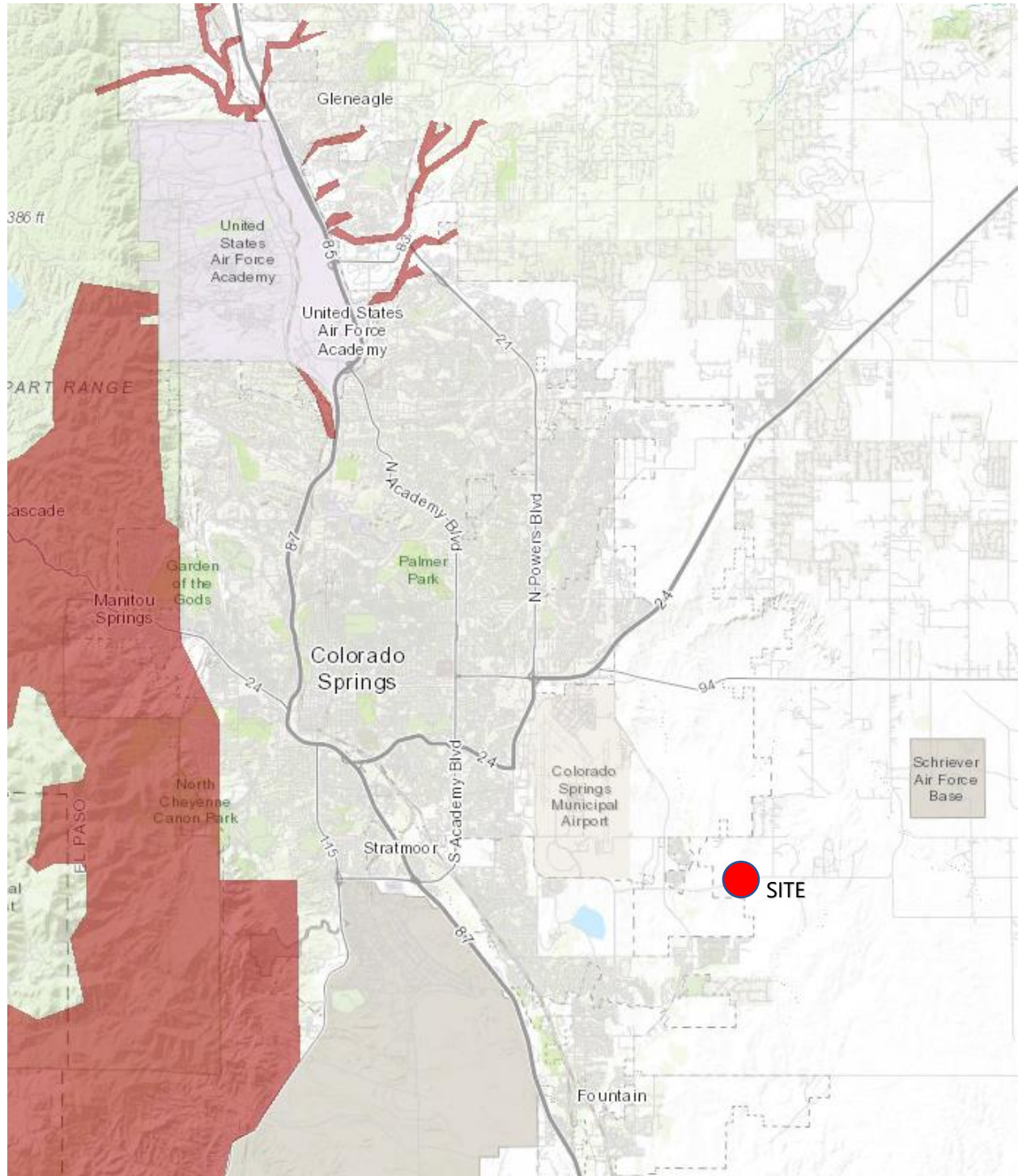
- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

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.

**Preble's Meadow Jumping Mouse**

This development is not within the Preble's Meadow Jumping Mouse Critical Habitat Area per the U.S. Fish and Wildlife Service's IPaC mapper.



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# V\_1 Wildlife Repot.pdf Markup Summary

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## dsdparsons (1)

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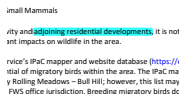
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## Jeff Rice - EPC Engineering Review (2)

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adjoining residential developments



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