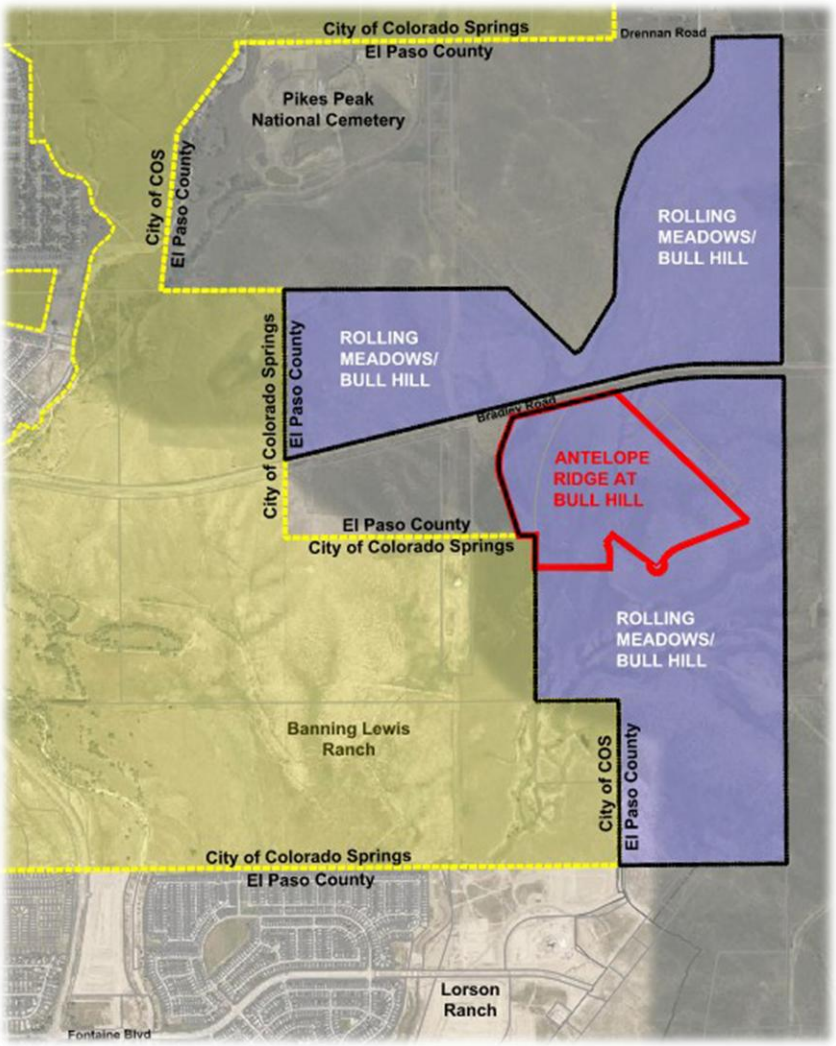
ANTELOPE RIDGE AT BULL HILL PHASE 1
LETTER OF INTENT
FINAL PLAT
September 25, 2026



PREPARED FOR:

Murray Fountain LLC, Eagle Development Company, Heidi LLC, Aeroplaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

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

Owner/ Applicant: Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5500000383, 5500000324

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC, is submitting a development application for a Final Plat on approximately 165-acres. The application is for the first phase of the larger Rolling Meadows/ Bull Hill sketch plan and shall be known as Antelope Ridge at Bull Hill. The subject site is located east of Marksheffel Road, north of the existing Lorson Ranch development, and south of Bradley Road. The subject site is currently zoned PUD per the recently approved PUDSP255. Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial.

The parcel that makes up this submittal is 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 portion of an existing drainage way, East Fork Jimmy Camp Creek, that runs the length of the entire project North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

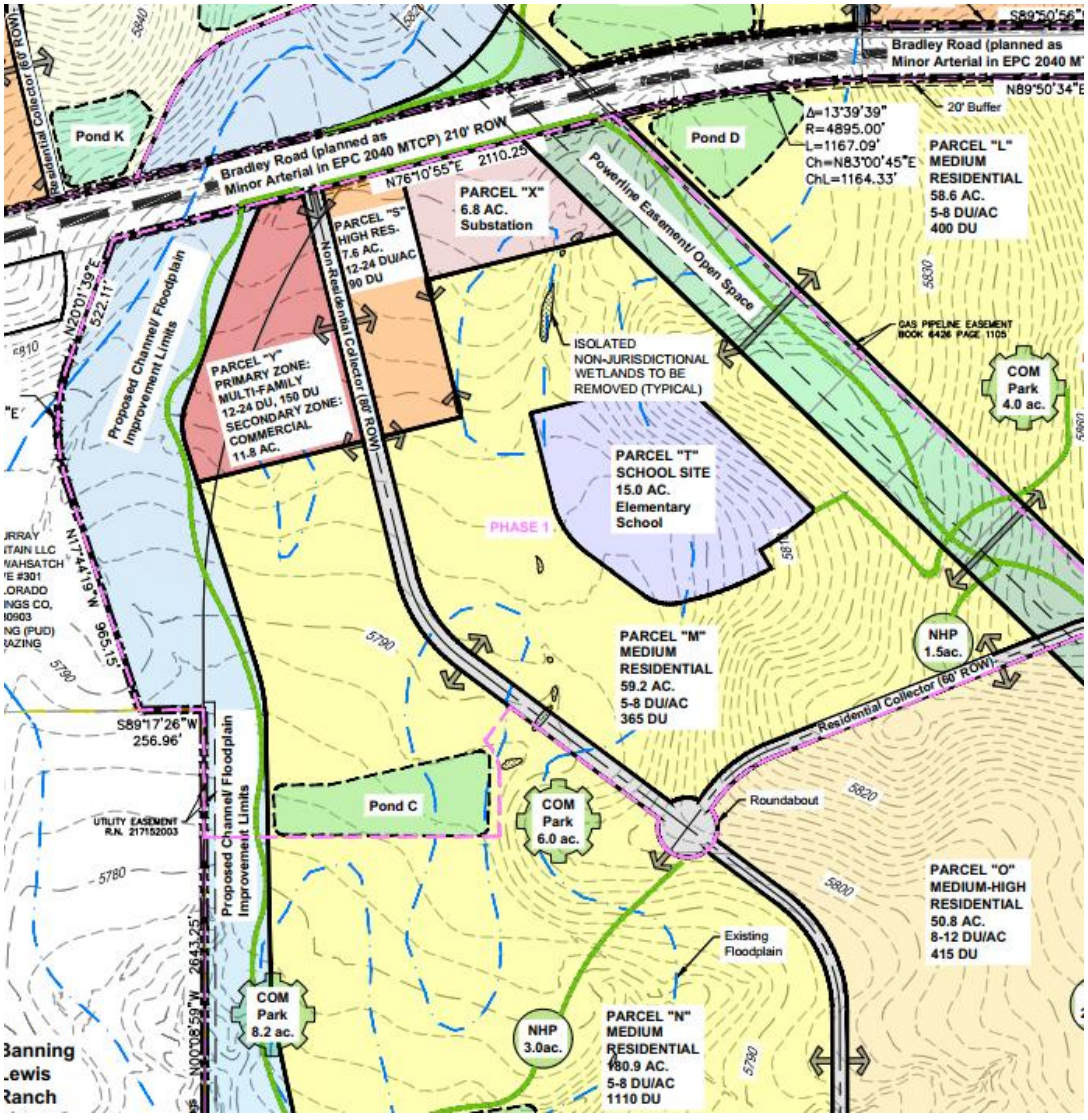
Request & Justification:

This application request approval of a Final Plat for the Antelope Ridge at Bull Hill. The subject site is part of the larger Rolling Meadows/ Bull Hill Sketch Plan approved December 12th, 2024 (Resolution No. 24-482).

The proposed application for Antelope Ridge at Bull Hill includes a total of 471 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. The future development tracts provide for an additional 90 higher-density residential units on 6.8-

acres for a density of 13 DU/Acre, and potentially 150 high-density multi-family residential units on 12-acres for a density 13 DU/ Acre. This parcel may also be developed as commercial pending market conditions and demand.

The approved 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.



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

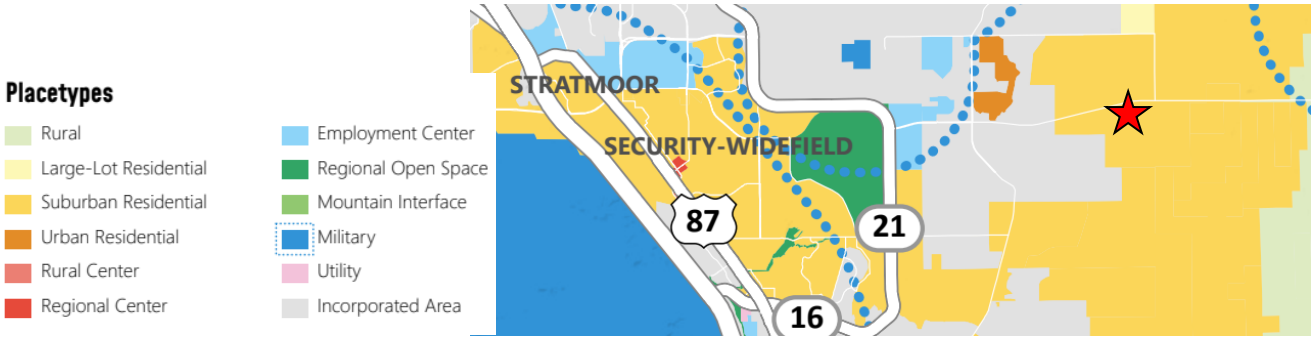
The Antelope Ridge at Bull Hill community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the development area of 165-acres, open space and community connections will be provided to open space corridors, the proposed pocket park as well as future parks, the school sites, future development tracts, and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

An "Addendum to Soils and Geology Study", Antelope Ridge at Bull Hill, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024, March 14, 2025, and December 5, 2025) is included with the submittal package. As part of this previous study, 70 exploratory test borings were completed. As part of this addendum, 3 new test borings were completed. Geologic hazards (as described in the report) were found to be present at this site include: floodplain/floodway, and faults and seismicity. Potential geologic constraints (also as described in the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface and subsurface water, unstable or potentially unstable slopes, scour and accelerated erosion along creek banks and drainageways, and radon. 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?*
   Residential demand remains 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 471 single family 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 project 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, demand remains for the proposed land uses. Increased density 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 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 development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity center, 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 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.

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 project 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. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this proposed project 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 Chapter 3 Land Use Framework the proposed project 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 development is identified as an area expected to accommodate a portion of the City of Fountain's anticipated population growth.**

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 Chapter 4 Housing & Communities Framework: Priority Annexation Map on page 50, the 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, notably Banning Lewis Ranch to the west. The proposed density and land uses would be compatible with existing and planned residential uses in the general vicinity; 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 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 Chapter 4 Housing & Communities Framework map on page 49, the 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.**

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 project 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 project 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?* **Antelope Ridge at 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 development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. The Antelope Ridge Phase 1 will include minimal Bradley Road improvements as well as improvements to a portion of meridian Road. 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 Final Plat is proposing public street roadways to be designed and built to El Paso County Standards. Trail connections are proposed along and within the development area. 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?* **Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including the East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the Final Plat.**

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?* **Antelope Ridge at Bull Hill incorporates 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 Final Plat.**

El Paso County LDC Section 7.2.1.D.3.f -Final Plat Approval Criteria

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;* **The application is in general conformity with the Master Plan and the approved Rolling Meadows/ Bull Hill Sketch Plan.**

2. *The subdivision is in substantial conformance with the approved preliminary plan;* **The application is in substantial conformance with the approved preliminary plan.**

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;* **The subdivision is consistent with the subdivision design standard, regulations, and code requirements.**

4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;* **A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide a finding of sufficiency for both quantity and quality of water for this development.**

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;* **A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.**

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];* **An "Addendum to Soils and Geology Study", Antelope Ridge at Bull Hill, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024, March 14, 2025, and December 5, 2025) is included with the submittal package. As part of this previous study, 70 exploratory test borings were completed. As part of this addendum, 3 new test borings were completed. Geologic hazards (as described in the report) were found to be present at this site include: floodplain/floodway, and faults and seismicity. Potential geologic**

constraints (also as described in the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface and subsurface water, unstable or potentially unstable slopes, scour and accelerated erosion along creek banks and drainageways, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;* **Adequate drainage improvements; complying with State law, the EPC zoning code and the ECM are proposed and illustrated on the drawings. A final drainage report for this development has been included for review and approval by El Paso County.**

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

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;* **All necessary services are available to meet the needs for the proposed development. An elementary school site is proposed to serve the community. A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel to the west, adjacent to Bradley Road. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this narrative.**

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;* **The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.**

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;* **Offsite impacts were evaluated with this submittal and the previously approved PUDSP submittal. An approved Traffic Impact Statement is included with this submittal.**

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;* **All necessary public services will be available to serve the proposed subdivision. Commitment letters for water, sewer, electric, and gas have been provided with this submittal.**

13. *The subdivision meets other applicable sections of Chapter 6 and 8; and* **The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. Three deviations are requested at this time.**

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]* **Murray Fountain, LLC, Eagle Development Company, Heidi, LLC and Aeroplaza Fountain, LLC have established that there are no mineral estate owners on the real property known as Rolling Meadows/ Bull Hill other than Murray Fountain, LLC, Eagle Development Company, Heidi, LLC and Aeroplaza Fountain, LLC.**

Water and Wastewater Services:

Widefield Water & Sanitation District has currently allocated potable water to Rolling Meadows/ Bull Hill in the amount of 5,721 single family equivalents which includes single family dwelling units, schools, parks, streetscapes, and a fire station.

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.

This project is located in the Ground Storage Service Area generally below the 5860 elevation. 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 on-site watermain laterals.

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 lot. This subdivision

also includes irrigation for landscaping (high use) which is calculated as 1.2 in/week for 30 weeks per year = 3ft/year. The new water commitments are 164.85 ac-ft per year (471 lots) and 2.82 ac-ft per year (landscaping) for a total commitment of 167.67 ac-ft per year.

There is a future school site within the project area which was estimated as 7.0 ac-ft/year (see SKP233 water report) but is not included in this water commitment since the school site will not be dedicated at this time. There is also an electric substation site which does not use potable water.

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.

Based on the wastewater loading, the total wastewater load projected for this site is 0.096760 MGD for the 471 lots.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.09676 MGD of flow to the existing plant.

In conclusion, the proposed development is within the limits of the District's ability to serve it both with wastewater collection. Wastewater infrastructure is onsite, thus, no unusual costs will be incurred by the district or the Developer in developing this project.

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:
The proposed application for Antelope Ridge at Bull Hill includes a total of 471 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. Single family lot sizes include 60'x110', 50'x110', and 45'x85'. The future development tracts provide for an additional 90 high density residential units on 6.8-acres for a density of 13 DU/Acre, and potentially 150 high density multi-family residential units on 12-acres for a density 13 DU/ Acre (or optional future Commercial).

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 Antelope Ridge at Bull Hill project is Phase 1 of the larger Rolling Meadows/ Bull Hill development. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

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

Antelope Ridge at Bull Hill is currently zoned PUD. Per the EPC LDC, 16.59-acres or 10% of the total site area is required within the PUD zoning district to be provided as open space; 165 total acres X 10% = 16.6-acres of required open space. The Antelope Ridge at Bull Hill Final Plat proposes 36.48-acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.2% of the project site acreage. The total 36.48-acres of open space breaks down as follows; parks = 1.25-acres, open space = 9.48-acres, and drainage ways within open space = 25.75-acres. The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, passive and active parks, and detention facilities. 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. Individual phases within the PUD are not required to provide 10% open space within each phased area where a planned network of open space is provided in the overall PUD development plan.

A combination of Community Parks and Neighborhood Parks, totally 52.9-acres, have been conceptually illustrated throughout the overall 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:

Antelope Ridge at Bull Hill illustrates a pocket park site, trails, an elementary school site, open space, and natural channel open space.

Traffic Engineering:

Vehicular access and street layout are illustrated on the Final Plat with all roadways to be public, built to El Paso County standards. Refer to the approved traffic impact study submitted with this application for more details regarding traffic volumes, circulation, etc. The developer will work with BJ Ranches and the State regarding the ROW for Meridian Road at the subsequent stages of the development. The developer requests that platted lots within Antelope Ridge be included in the county wide Public Improvements District (PID 4 or 5) implemented as part of the Traffic Impact Fee resolution.

School District:

Antelope Ridge at Bull Hill is dedicating one 15-acre Elementary School Site. As the overall development 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 Final Plat:

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 number '08041C0790G' 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 Antelope Ridge at 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 Antelope Ridge at 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.

Deviations approved with PUDSP255:

1) MAXIMUM CROSSWALK LENGTH AND PEDESTRIAN REFUGE AREAS

2) MID-BLOCK RAMPS ON LOCAL ROADWAYS

3) INTERSECTION SPACING BETWEEN A LOCAL ROAD CENTERLINE AND AN ARTERIAL RIGHT-OF-WAY

Waiver Requests:

none