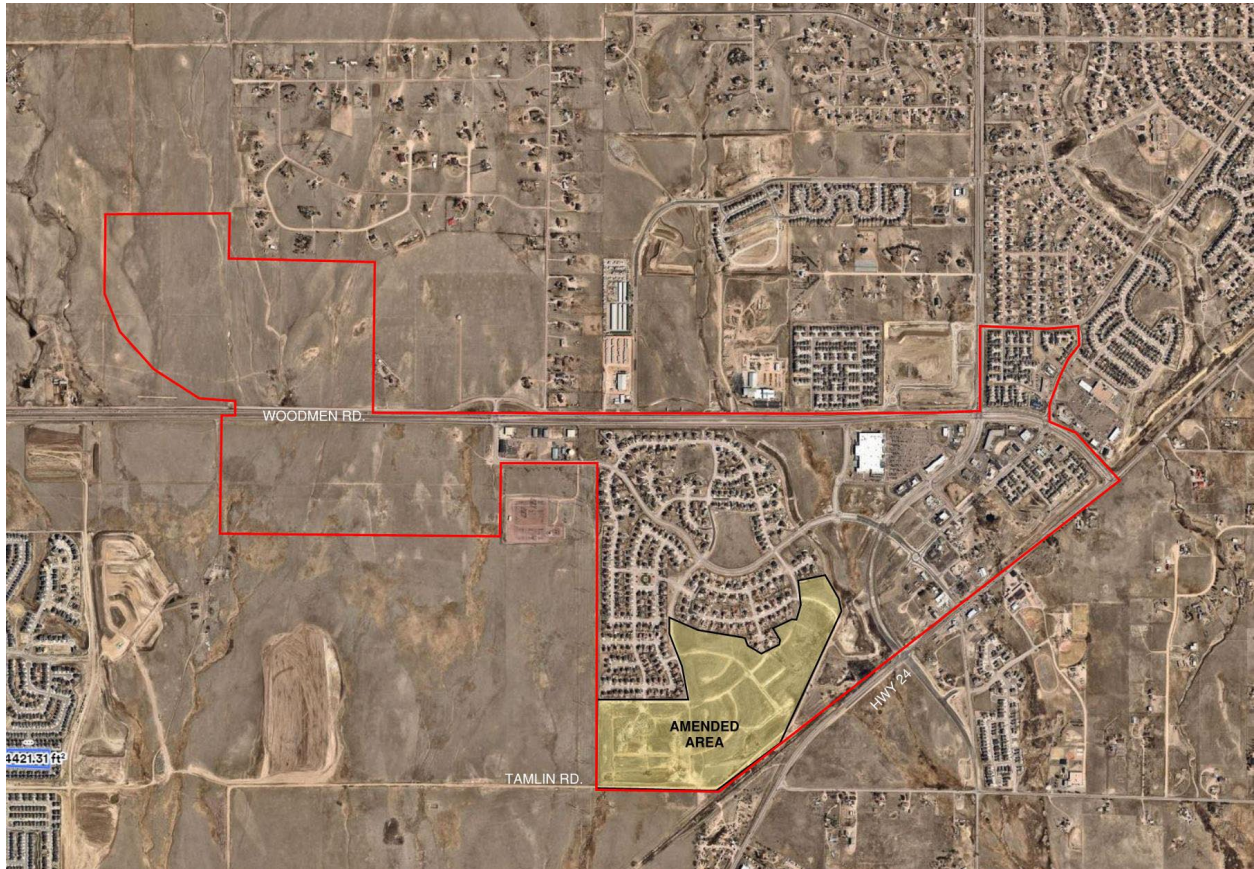


**FALCON HIGHLANDS** Filing No. 3  
**Wildlife Impact Report**  
**Planned Unit Development/ Preliminary Plan**

**April 25, 2022**



**PREPARED FOR:**

Challenger Communities  
8605 Explorer Dr., Suite 250  
Colorado Springs, CO 80920

**PREPARED BY:**

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

### Site Location, Size, Zoning:

The project being submitted to El Paso County is a development application for the proposed Falcon Highlands project to include a combine PUD Development Plan/Preliminary Plan, request for early grading and request sufficiency of water findings for the first 256 lots. Falcon Highlands is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd. in the greater Falcon area of El Paso County. The site is 125.56 acres proposing 380 single family detached residential lots for a density of 3.02 DU/ Acre.

The site layout incorporates a mix of lot sizes to include larger lot units north of Antelope Meadow Circle with a minimum lot size of 19,000 SF to be compatible with the existing Falcon Highlands lots to the north and west. The lots south of Antelope Meadow Circle incorporate a variety of suburban lot sizes to include 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 35' x 100' (3,500 SF). The proposed higher density land use area will be buffered by Antelope Meadow Circle, a collector roadway, landscape buffering, open space or a combination of these transition elements. Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The development area includes the continuation of Antelope Meadows Circle to the southeast. The extension will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods.

### Wildlife/Endangered Species

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

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

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 Gray Wolf as an endangered species and two bird as threatened species in area. All three of these cover a very broad area and are not site specific.

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

### Raptor Nesting

It is also assumed that this area has been identified as being within the buffer area of seasonal raptor nesting. The exact species and number of raptors that may occupy this area remains confidential due to safety concerns. The types of raptors that may be present include Bald Eagle, Golden Eagle, Osprey, Ferruginous Hawk, Red-Tail Hawk, Swainson's Hawk, Peregrine Falcon, Prairie Falcon, Northern Goshawk and Burrowing Owl. Each of these species has different recommended buffering zones and seasonal restrictions for surface occupancy and human encroachment. Consultation with the Colorado

Division of Wildlife and/or bird specialist prior to construction is recommend ensuring compliance with all federal, state and local laws pertaining to the raptor nesting protection requirements.

**Migratory Birds**

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 zero migratory birds that may be affected by Falcon Highlands.

**Preble’s Meadow Jumping Mouse**

This development is within the Preble’s Meadow Jumping Mouse block clearance area per the US Fish and Wildlife Map dated February 23, 2012. Protecting mouse habitat is not applicable for this project.

