



Drexel, Barrell & Co.

**Windermere Preliminary Plan Amendment
Environmental Impact Analysis
January 31, 2019**

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

Owner/Developer:

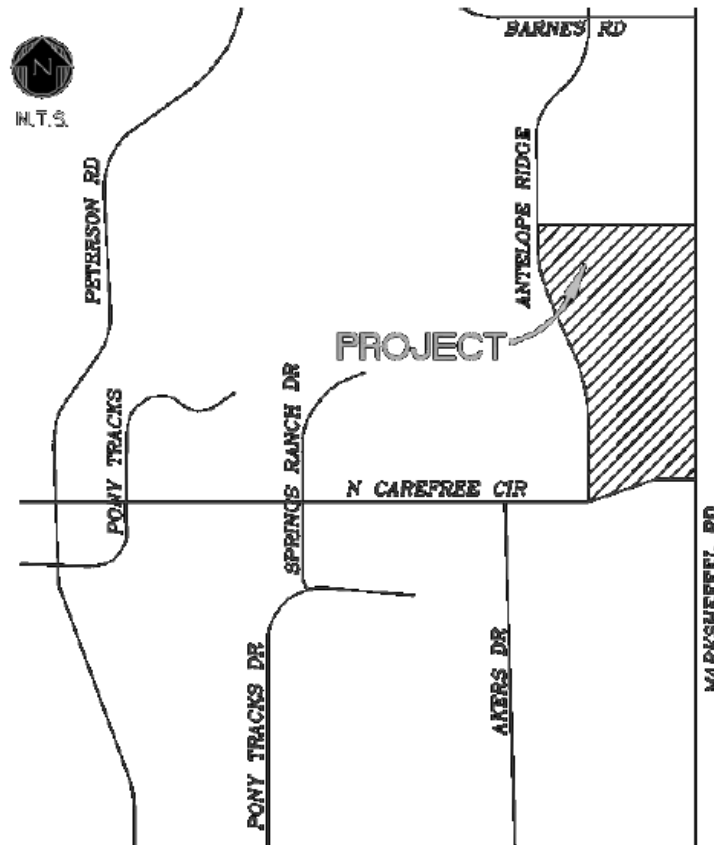
Windsor Ridge Homes
James Todd Stephens
4164 Austin Bluffs Pkwy #361
Colorado Springs, CO 80918
719-499-6136 phone
719-200-9594 cell
todd@windsorridgehomes.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E.
3 S. 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
719-260-8352 fax
tmccConnell@drexelbarrell.com

Location

The Windermere site is located at the northwest corner of the intersection of Marksheffel Road and North Carefree Circle in El Paso County. The site is bounded on the north and west by developed properties and on the east and south by thoroughfares. The site contains 52.07 acres.



Impact Identification

A. Potential Sources of Air, Water, Noise Pollution

There are no potential sources of permanent/ongoing air or noise pollutions associated with the development of Windermere.

B. Relationship of Site Development Plat to Pre-Existing Wildlife Habitats

There are no pre-existing sanctioned wildlife habitats on the site, nor is it in consideration to be used as a habitat.

C. Vegetation / Wildlife

The undeveloped site is characterized by prairie grassland with scattered invasive elm trees and is typical of eastern Colorado. No threatened or endangered species are present on the site; refer to the attached U.S. Fish & Wildlife Service IPaC Resource List.

D. Drainage / Floodplains

The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable, including detention and water quality. The site does not lie within jurisdictional waters of the United States; refer to the attached US Army Corps of Engineers letter.

E. Significant Historical and Archeological Sites

There are no known historical or archeological sites identified in the site.

F. Sites of Natural or Scenic Importance

There are no sites of natural or scenic importance on the site.

G. Pre-existing Conditions

The site has not previously been over-lot graded. There is an existing soil stockpile at the NW corner of the site. NRCS has installed contour furrows many years ago as watershed protection on the site.