

Paint Brush Hills Filing 14
Preliminary Plan & Final Plat
Impact Identification Statement



VICINITY MAP

General Location

The Paint Brush Hills Filing 14 project is proposing 224 single family detached residential units on 88-acres located at the far northwest corner of Londonderry Drive, west of Meridian Road and north of Stapleton Drive within the Paint Brush Hills master development community. The entire Paint Brush Hills subdivision encompasses approximately 300 acres and illustrates over 500 residential units. The site is currently vacant and does not contain any natural features such as streams, creek corridors, rock outcroppings, and does not contain any significant stands of vegetation.

Impacts associated with the Development:

Floodplain: This property is not located within a designated FEMA Floodplain as determined by the flood insurance map, community map number '08041C0535G' effective date December 7, 2018.

Wetlands: A search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) did not indicate any jurisdictional wetlands found within the site. The site contains a small Riverine Channel (R4SBC) and a small freshwater pond (PUSA) but no wetlands exist.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has existing grassland cover which results in a minimal amount of dust during windy days; however, the proposed development will provide irrigated turf areas and landscaping materials to assist in alleviating the dust once construction is complete. 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.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds

- Deer
- Black Bear
- Numerous Small Mammals

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. No rare species were found to be present on the site as determined by the U.S. Fish and Wildlife Service Critical Habitat for Threatened & Endangered Species Mapper. The site appears to be just outside the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs; however, there are no streams or riparian corridor habitats present on-site. The USFWS will review the proposed development for impact by the Preble's Meadow Jumping Mouse.

Visual Assessment: The proposed single-family density as illustrated on the plans is 2.53 DU/Acre and continues the residential use pattern found throughout the Paint Brush Hills subdivision. This residential use will introduce trees, landscaping, and fencing typically seen with residential development in this area.

Traffic and Proposed Access Locations: Primary access to Filing 14 will be via existing Londonderry Drive providing connections to the site from Devoncove Drive and Keating Drive which are being constructed with previous filings of Paint Brush Hills. All roadways are to be public utilizing the residential local cross-section. There are no proposed arterial or collector roadways being provided within Paint Brush Hills Filing 14. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the two access points provided.

Water and Wastewater Services: Water and Wastewater municipal services will be supplied by the Paint Brush Hills Metropolitan District. Letters of intent to serve these services have been provided as part of the submittal. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installation. Approval and granting of any required utility easements will be completed as necessary.