



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Southeast Region, Area 14  
4255 Sinton Road  
Colorado Springs, CO 80907  
P 719.227.5200 | F 719.227.5264

December 10, 2020

El Paso County  
ATTN: John Green  
2880 International Circle,  
Colorado Springs, CO 80910

Re: Miles Subdivision 1

Dear Mr. Green,

Colorado Parks and Wildlife (CPW) has reviewed the plans for the Miles Subdivision 1 in El Paso County. Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site. Based both on the location and type of action that has been taken CPW has the following comments.

In the Preliminary Plan for this project, the drawings show that there are houses proposed to be built in the drainage on the property that was designated “Freshwater Emergent Wetland” according to the US Fish and Wildlife Service National Wetlands Inventory report attached to the filing. A proposed grading of the channel of this wetland was also shown in the Preliminary Plan.

CPW recommends consultation with the Army Corp of Engineers to ensure compliance with the Clean Water Act due to the identification of possible jurisdictional wetlands on the site. CPW will comment on specific plans for wetland-related issues as part of that 404 permitting process.

CPW recommends that no dwellings or buildings are built in the middle of the drainage for both flood safety issues, as well as habitat degradation issues. CPW further recommends, if you build in the vicinity of the wetland or waterway, that during construction all crossings of riparian corridors and streams occurs at a perpendicular angle, in order to reduce impacts to natural resources, as well as spanning the corridors with structures located outside the riparian and stream zone. CPW recommends avoiding treed areas of cottonwood and willow, as these areas provide bird and wildlife habitat. Stream crossing by construction vehicles should be avoided. CPW requests that any new service roads that are proposed for construction in conjunction with the project avoid crossing creeks or stream beds to avoid impacts to wildlife and habitat. If any new access or maintenance roads will be constructed that cross stream habitat, CPW would like to be consulted on best management practices and options for construction to minimize impacts. A construction design for any new or



reconstructed riparian crossings that actively minimizes barriers to fish passage at all water levels, and mitigates any existing barriers where possible, would minimize the negative impact of the project on native fish species. Stream bank and/or wetland restoration/improvement should be performed, where necessary. Vehicle and equipment crossing of creeks/streams should be made in locations that will cause the least erosion of banks and sedimentation.

CPW, in general, prefers that drainages are altered to the minimum extent possible, so that naturally occurring drainages continue to provide wildlife habitat that is as close to unaltered as possible. If the project continues as planned, CPW also recommends that all areas of disturbance and exposed soils above the ordinary high water mark be re-vegetated with a native seed mix. This will contribute to the replacement of lost riparian vegetation values and minimize establishment of noxious weeds. The placement of willow sprigs or bare root stock should also be considered along the banks, especially in those areas which have been disturbed. CPW recommends planting of vegetation along the bank to help reduce and control erosion and contribute to bank stability over the long term. The site should be monitored for a period of at least two growing seasons.

CPW recommends the development and implementation of a noxious weed control plan for the site. Any stands of noxious weeds that become established should be controlled with appropriate mechanical and/or chemical methods suitable for the proposed location. CPW recommends using a clean fill material, if needed, that would be conducive to growing native vegetation. Non-native vegetation can overrun native vegetation and can become problematic.

We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Aaron Berscheid, should you have any questions or require additional information at 719-439-9601 or via email at [aaron.berscheid@state.co.us](mailto:aaron.berscheid@state.co.us).

Sincerely,



Frank McGee  
Area Wildlife Manager

Cc: SE Regional Files  
Area 14 files  
Aaron Berscheid, DWM