

EAGLE FOREST PUD

WEED MANAGEMENT PLAN

January 2021

I. EAGLE FOREST PUD LOCATION AND PROJECT DESCRIPTION

The 44.2 acre property is located in Black Forest on Shoup Road approximately ½ mile east of the commercial center of Black Forest at the intersection of Black Forest Road and Shoup Road, as shown in the aerial photo below. The Parcel Number is 5208000071.

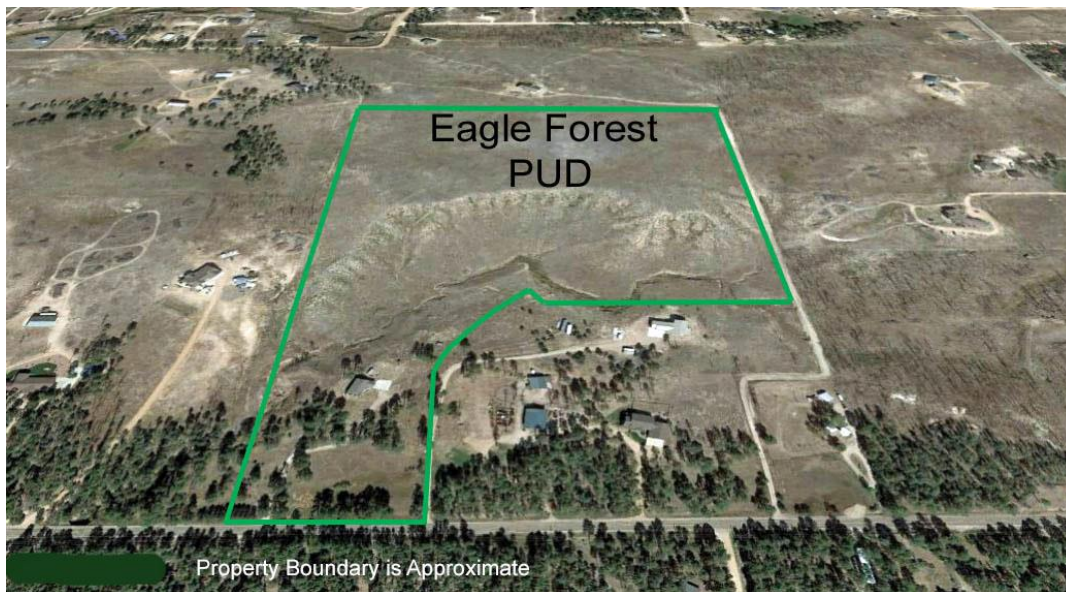


The Eagle Forest PUD (EFPUD) is a 9 lot residential subdivision with a large open space tract that has been through various El Paso County (EPC) approval processes beginning in 2005. The site is zoned PUD as a result of the approval of the 2005-2007 PUD application. The applicant, Eagle Forest Development, LLC is requesting a PUDSP (PUD + Preliminary Plan) followed by an Administrative Final Plat.

The site is divided by Burgess Creek, which is an ephemeral creek running east/west in the center of the property. The creek is dry most of the year and generally only runs during storm events. There is no 100 year floodplain on the site. Because Burgess Creek is ephemeral, there are no associated jurisdictional wetlands.

South of the creek is gently sloping terrain. North of the creek are steeper slopes (up to 25%) with a prominent ridge at the top of the slope. The site is relatively flat on the north portion, above the ridge.

The Black Forest Fire of 2013 burned the entire site except for the southernmost, lower portion of the site adjacent to Shoup Road. Trees that were burned were removed and the result is the ponderosa pine forest has been replaced with post-fire grasses and forbs, except for the most southerly area within Lot 1 that did not burn. There is a residence located on Lot 1 that was built in 2012 so only 8 new homes will be constructed on the site. Below are 1) a current aerial photo of the site; and 2) a photo of the site looking north from just south of Burgess Creek, north of Lot 1.



II. NOXIOUS WEED MANAGEMENT PLAN

The management goal is to contain, suppress, and eradicate noxious weeds that may be found in both the common areas and on residential lots while promoting desirable self-sustaining native plant communities. The primary objective is to mitigate emerging noxious weeds early through the use of properly timed herbicide applications and maintenance. This can greatly reduce the onset of weed growth in the future. Well-defined thresholds are also a critical element of integrated vegetation management.

An inventory of noxious weeds will be undertaken by the developer following Final Plat approval. Eradication efforts will then be initiated utilizing the techniques as outlined in the El Paso County Weed Management Plan.

Prevention of noxious weeds from spreading is a primary control technique. Options for noxious weed mitigation include the use of integrated vegetation management techniques to control spread:

Biological

1. Insects: If deemed necessary, the Colorado Department of Agriculture Insectary in Palisade will be contacted to recommend the appropriate insect to release to establish a community of predatory insects that may assist in the suppression of diffuse knapweed on the property.

Mechanical/cultural

Regular mowing and maintenance to keep weeds from growing and spreading depending upon the species of noxious weed and the recommendations for mowing.

1. Chemical:

- Aminopyralid (Milestone)
- Clopyralid plus triclopyr (Redeem R&P)
- 2,4-D plus Dicamba (Weedmaster)

Herbicide control will be conducted when it is most effective in early spring (May/June) when the rosette is bolting. Chemical control is not as effective during the flowering stage, which is July and August. A fall herbicide application following the rainy season will successfully treat the new seedlings and rosettes. Monitoring will occur to ensure the suppression of any new emerging noxious weeds. To evaluate progress, photographs and plant counts will be taken at permanent monitoring points to monitor the decline of the infestation from one year to the next. Assistance from El Paso County weed management personnel will be pursued as needed.

Lot owners will be required to comply with this Noxious Weed Management Plan by the covenants.