

5. Implementing an integrated noxious weed management plan that that:
 - a. Begins at construction mobilization and continues through construction;
 - b. Introduces biological control agents for weed control (as feasible);
 - c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;
 - d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
 - e. Is managed within the individual lots by each homeowner and is enforced through covenants.

Wetland Habitat and Waters of the U.S.

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. Minimal wetland and waters impacts are proposed to implement the Sketch Plan; however, these impacts will be avoided and minimized to the extent feasible. Project phasing will be used to avoid Site-wide, over-lot grading and related impacts from runoff, erosion, and pollutant discharge into the drainages. Stormwater control before, during, and after construction will be implemented to avoid impacts such as channel incision and streambank degradation. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks. The two jurisdictional wetlands are primarily being respected and will stay in place. The two non-jurisdictional wetlands may be modified.

9. *The proposed methods for fire protection are adequate to serve the subdivision; and The site lies within the jurisdiction of Falcon Fire Protection District, which provided a Will Serve letter to provide fire services to the property.*
10. *The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*

As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The impact identification analysis demonstrates that the site is suitable for the proposed development. Low Impact Development solutions (LID) will be implemented where feasible (Refer to **the El Paso County Water Plan** for potential examples). Regarding aggregate and mineral resources some of the sandy materials on-site could be considered low-grade sand resource, the area is mapped with upland deposits. The area of the site has been mapped with some areas as “good” and some as “little or no potential”. Given this area of the County and close proximity to developed land, they would be considered to have little significance as an economic resource. (for more detail see the Entech Geotech Report).

DCM Volume 2? or some other manual (EPA
[https://www.epa.gov/nps/urban-runoff-low-impact-development ...?](https://www.epa.gov/nps/urban-runoff-low-impact-development...))