CPW recommends that a Noxious Weed Management Plan be developed for the site.

Currently you refer to the 2017 plan, a new plan will need to be created.

MONUMENT RIDGE EAST
NOXIOUS WEED MANAGMENT PLAN

May 2024

PREPARED FOR:

Monument Ridge East, LLC
5055 List Dr
Colorado Springs, CO 80919

PREPARED BY:

Whitehead Engineering, LLC
18 Pacifica Cir
Hot Springs Village, AR 71909

PROJECT NO. 21008

Noxious Weed Management Plan

This document has been prepared to provide guidance for the developer during development and ultimately for the Monument Ridge East Metro District for long term maintenance and control of Noxious Weeds.

Summary of Proposed Subdivision

Monument Ridge East is a proposed residential development on 63.3acres consisting of 37 single family detached and 305 single family attached (townhome) units. The site lies in Section 2 of Township 11 South, Range 65 West. The proposed Preliminary Plan is south of County Line Road and east of Interstate 25 in northern El Paso County.

A. Geology and Soils

According to the Soil Survey of the El Paso County Area, Colorado by the United States Department of Agriculture Soil Conservation Service, the soil types of this area are comprised of several different soil types; the site falls into the following soil types:

1. "1" Alamosa loam, 1 to 3 percent slopes; Type D Soil
2. "41" Kettle gravelly loamy sand, 8 to 40 percent slopes; Type B Soil
3. "69" Peyton-Pring complex, 8 to 15 percent slopes; Type B Soil
4. "92" Tomah-Crowfoot loamy sands, 3 to 8 percent slopes; Type B soil

Note: "#" indicates Soil Conservation Survey soil classification number.

All the soils are classified as Hydrological Group B except for the Alamosa Loam.

There is no evidence of mining material in the area according to the Master Plan for the Extraction of Mineral Resources.

B. Vegetation and Wildlife

a. Vegetation

The terrain generally slopes to the north and east with slopes ranging from 2% to 14%. The vegetation is foothills grasslands (72.6%) with stands of Ponderosa Pines (15.3%) and a variety of upland grasses. Runoff from this site eventually outfalls into Plum Creek and ultimately to the South Platte River.

There are no irrigation facilities, utilities or other encumbrance that affect the drainage of this site.

b. Wildlife

Wildlife consists primarily of small prairie animals. According to the EPC Wildlife Maps the area has been designated as a "low potential for impact zone" for wildlife. The parcel has not been identified as Prebles Meadow Jumping Mouse habitat, according to the EPC Wildlife Maps. The application includes a Wildlife Study for reference.

c. Wetlands

There are two Jurisdictional Wetlands on the site. These wetlands have been mapped and presented to the US Army Corps of Engineers for a determination of jurisdiction. The acceptance of the mapping and statement of Jurisdiction are attached for reference. This development will preserve and protect these mapped wetlands.

C. Noxious Weeds

At the time of preparation of this document, the author is not aware of any citations written for this project site for the presence of noxious weeds. However, proper planning and maintenance will control the possibility of Noxious Weeds. Both the developer short term and the Monument Ridge East Metropolitan District long term should keep in contact with El Paso County representatives to maintain awareness concerning noxious weeds in El Paso County generally and in Monument Ridge East specifically.

Noxious weeds known to exist in El Paso County is shown below. This list is taken from the El Paso County Noxious Weeds and Control Methods document published by the Environmental Division of the Parks and Community Services Department. This document identifies each plant with a photo and provides effective control measures.

List A:
Hairy willow-herb
Dyer's woad
Knotweeds: Giant, Japanese & Bohemian
Myrtle spurge
Orange hawkweed
Purple loosestrife
Yellow flag iris

List B:
Bouncingbet
Bull thistle
Canada thistle
Chinese clematis
Common teasel
Dalmatian toadflax
Diffuse knapweed

Hoary cress (whitetop)
Houndstongue
Leafy spurge
Musk thistle
Perennial pepperweed
Russian knapweed
Russian olive
Scentless chamomile
Scotch thistle
Spotted knapweed
Tamarisk (Salt cedar)
Yellow toadflax

List C:
Chicory
Common burdock
Common mullein
Poison hemlock

During development while land is temporarily vacant and after development in the various open spaces there is potential for proliferation of noxious weeds if not addressed properly, particularly detention pond sites.

D. Management Procedures

Reference should be made to the El Paso County Noxious Weed Management Plan approved by the Board of County Commissioners on December 28, 2017. This plan serves as guidance and a starting point for identifying and managing noxious weeds on this project.

By following these steps and utilizing science-based methods, a noxious weed management plan can effectively prevent the introduction and spread of invasive plant species, protecting the environment, economy, and human health.

A noxious weed management plan is crucial for land development to prevent the spread of invasive species and maintain ecological balance.

Step 1: Identify Noxious Weeds

- Conduct a thorough survey of the land to identify noxious weeds, including their species, distribution, and population density.
- Consult with local land managers, extension specialists, and weed control specialists for guidance on control methods and local concerns.

Step 2: Develop a Control Strategy

- Based on the survey results, develop a control strategy that includes a combination of methods such as:
    - Burn and reseed in the first year.
    - Spot treat remaining plants with herbicides in the second year.
    - Change to fall grazing and restrict vehicle use in the area.
- Consider the specific needs of the land, including soil type, climate, and vegetation, when selecting control methods.

Step 3: Implement Control Measures

- Implement the control strategy, taking care to follow local regulations and guidelines.
- Monitor the effectiveness of the control measures and adjust as needed.

Step 4: Restore the Land

- After performing weed control, restore the land to its natural state by replanting native vegetation and improving soil health.
- Consider using beneficial insects to control noxious weeds, such as biological control agents.

Step 5: Maintain the Land

- Regularly monitor the land for signs of noxious weed re-infestation and take prompt action to control any new outbreaks.
- Continue to maintain the land through regular maintenance and management practices, such as mowing and grazing.

Implementation of this plan will effectively manage noxious weeds and maintain a healthy, sustainable environment within this development.

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, ALBUQUERQUE DISTRICT
400 ROOD AVENUE, ROOM 224
GRAND JUNCTION, COLORADO 81501-2520

March 22, 2022

Regulatory Division

SUBJECT: Jurisdictional Determination – Action No. SPA-2005-00679

Monument Ridge East, LLC
Attn: Don Cannella
5505 List Drive
Colorado Springs, CO 80919
donald.cannella@gmail.com

Dear Mr. Cannella:

This letter responds to your request for a jurisdictional determination (JD) for the property located on wetlands immediately southeast of the intersection of Interstate 25 and Palmer Divide Road, in the unincorporated community of Woodmoor, at latitude 39.1272, longitude -104.8606, in El Paso County, Colorado. We have assigned Action No. SPA-2005-00679 to your request. Please reference this number in all future correspondence concerning the site.

Based on the information provided, we have determined that the site contains waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. The attached JD form contains a list of aquatic resources that are waters of the United States located within the subject property. If you intend to conduct work that could result in a discharge of dredged or fill material into waters of the United States, please contact this office for a determination of Department of the Army permit requirements and refer to Action No. SPA-2005-00679.

The basis for this approved JD (attached) is that the project site contains wetlands with a clear flow path into Relatively Permanent Waters (RPW), Carpenter, East Plum, and Plum Creek, which then flows into Chatfield Reservoir, a Traditional Navigable Water (TNW). A copy of this JD is also available at http://www.spa.usace.army.mil/reg/JD. This approved JD is valid for 5 years unless new information warrants revision of the determination before the expiration date.

You may accept or appeal this approved JD or provide new information in accordance with the attached Notification of Administration Appeal Options and Process and Request for Appeal (NAAOP-RFA). If you elect to appeal this approved JD, you must complete Section II of the form and return it to the Army Engineer Division, South Pacific, CESPD-PDS-O, Attn: Tom Cavanaugh, Administrative Appeal Review Officer, P.O. Box 36023, 450 Golden Gate Avenue, San Francisco, CA 94102 within 60 days of the date of this notice. Failure to notify the Corps within 60 days of the date of this

notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

If you have any questions, please contact me at (970) 243-1199 X 1013 or by email at Tyler.R.Adams@usace.army.mil. At your convenience, please complete a Customer Service Survey online at https://regulatory.ops.usace.army.mil/customer-service-survey/.

Sincerely,

Tyler R. Adams
Project Manager NW
Colorado Branch

Enclosures

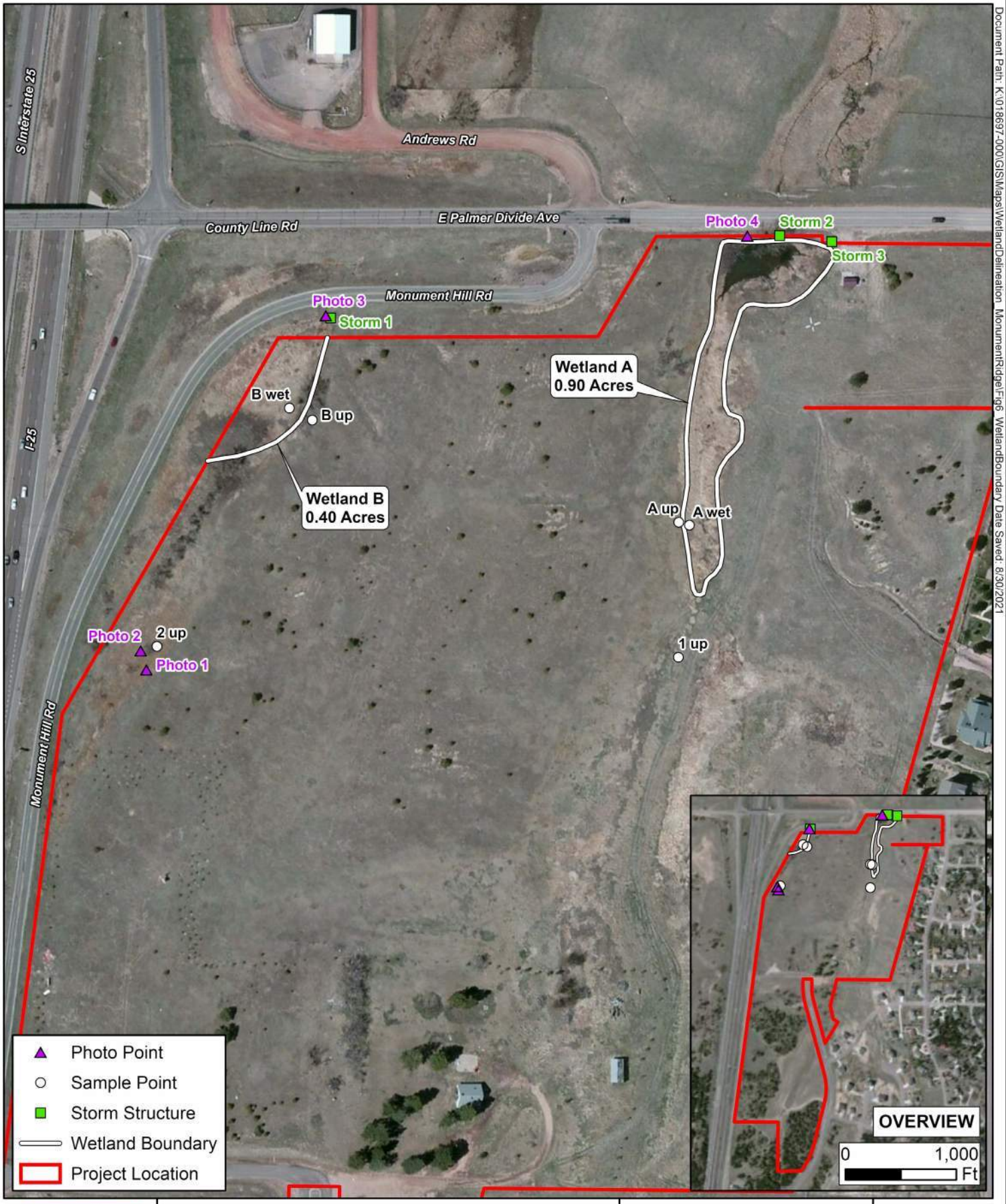

Figure 6 - Wetland Boundary

Monument Ridge Development
Woodmoor, Colorado

N
0
200
Feet
1 inch = 200 Ft

RICHMOND AMERICAN HOMES

wsb