

**WATERVIEW EAST  
NOXIOUS WEED MANAGEMENT PLAN**

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**PREPARED FOR:**

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PROJECT NO. 02-16-02

## **Noxious Weed Management Plan**

This document has been prepared to provide guidance for the developer during development and ultimately for the Waterview II Metropolitan District for long term maintenance and control of Noxious Weeds.

### **Summary of Proposed Subdivision**

Waterview East is a proposed mixed use development on 195.4 acres; The proposal is for 713 single family (RS-5000) lots on 169.3 acres with 26.1 acres of commercial (CS) development. The Preliminary Plan is for Parcels P-17 and P-18 of the Waterview Sketch Plan as amendment.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed Preliminary Plan is south of Bradley Rd. and east of Powers Boulevard and lies within the Jimmy Camp Creek Drainage Basin and the Crews Gulch Drainage Basin.

#### **A. Geological and Soil Hazards**

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. "11" Bresser sandy loam, 0 to 3 percent slopes.
2. "12" Bresser sandy loam, 3 to 5 percent slopes.
3. "30" Fort Collins loam, 0 to 3 percent slopes.
4. "39" Keith silt loam, 0 to 3 percent slopes.

All the soils are classified as Hydrological Group B.

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 south and east with slopes ranging from 2% to 8%. The vegetation is typical eastern Colorado prairie grasses with little or no shrubs. There are few trees present. Runoff from this site eventually outfalls into Fountain Creek and ultimately to the Arkansas River.

The site has soil characteristics of hydrologic soil Group B as classified by the Soil Conservation Service.

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 no wetlands on site.

**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 Waterview II 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 the area of Waterview east specifically.

Potential candidates for control would include the Canadian Thistle and the Diffused Knapweed.

Development of the property will be a significant move forward for the control of noxious weeds. However, 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**

1. Each March Waterview East representatives (developer and/or Metropolitan District) will survey the property with a qualified consultant/ botanist to identify noxious weeds for elimination.
2. In May of each year, as required, a contractor will be consulted for the elimination of weeds identified during the March survey.
3. Further consultation with the contractor may be required for elimination of noxious weeds in July or August.
4. Canadian Thistle identified will be removed and disposed of offsite per the El Paso County Noxious Weed recommendations. All other weeds are to be sprayed and/or removed as recommended