

4.1.2 Disturbance of Open Space Areas

The Haymeadow PUD-ADA specifies that disturbances from underground utility construction shall be permitted in open spaces and unplatted areas of the development, but the disturbances must be revegetated to a natural condition subject to Town approval. In addition, any designated public or private open space areas within the Property that are disturbed during construction of the development shall be promptly graded and successfully revegetated to a natural looking condition.

4.1.3 Maintenance of Agricultural Areas

The Haymeadow PUD-ADA specifies that the unplatted areas that are not contained within an approved Subdivision Final Plat shall be maintained in their present natural state or agricultural production and irrigated as necessary. The areas within the property that are presently in agricultural use and production shall be entitled to remain in any form of agricultural use and/or production until such time as such areas are developed. In addition, the wildlife corridor described below in Section 4.2.1 will be maintained in agricultural use.

4.2 Wildlife

4.2.1 Wildlife Movement Corridor

The Haymeadow PUD has been designed to maintain a wildlife movement corridor from the Brush Creek valley bottom to the pinyon-juniper woodlands and sagebrush shrublands located north of the proposed development. The Haymeadow PUD Development plan illustrates this movement corridor, located at the eastern end of the development adjacent to the Adam's Rib property (Figure 3). As specified in the Haymeadow PUD Guide, the final width of this corridor will be determined by future land uses in the area. Specifically, at the time of the first subdivision plat for Neighborhood D, a 500-foot-wide wildlife corridor shall be established on the adjacent open space to the east of Neighborhood D, as indicated on the approved PUD Development Plan (Figure 3). If at this time a corresponding 500-foot-wide wildlife corridor has not been provided or committed on the adjacent Adam's Rib Ranch Property, then a 1,000-foot-wide corridor will be required on the Haymeadow Planned Unit Development. As the time of this final plat, a deed restriction shall be placed on this wildlife corridor to guarantee its protection. This corridor shall be maintained in agricultural production.

4.2.2 Wildlife Screening Berm

As specified in the PUD Guide and illustrated by Figure 3, a Wildlife Screening Berm will be constructed along the eastern edge of Neighborhood D to provide a visual screen along the wildlife movement corridor described above in Section 4.2.1. The construction of the landscape screening berm shall be included in the public improvements for Neighborhood D. The purpose of the landscape screening berm is to provide a visual buffer between the animals using the wildlife corridor and the activity associated with Neighborhood D. The final plat or deed restriction will include language that ensures this berm is a permanent landscape feature. Figure 4 provides a conceptual graphic of the wildlife screening berm, which will be approximately two feet wide and four feet tall, with 3:1 side slopes. The native plantings will be established on top of and adjacent to the berm.

4.2.3 Trail Design

The Haymeadow PUD-ADA specifies that the design and placement of recreation trails adjacent to the wildlife corridor and open space shall minimize the impact of trail users upon wildlife.

4.2.4 Wildlife-Friendly Fencing

As specified in the Haymeadow PUD Guide, any fencing separating a residential lot from adjacent natural open space shall be required to meet the wildlife-friendly fencing guidelines of Colorado Parks and Wildlife (Hanophy, 2009). The Haymeadow Metro District and/or Homeowners Association shall be responsible for maintaining a fence at appropriate perimeter sections of the PUD to keep cattle grazing on adjacent lands from entering the Haymeadow PUD.

4.2.5 Dogs and Pet Control

Controlling dogs and other pets will be an important part of mitigating potential impacts to wildlife in and around Haymeadow. The Haymeadow PUD Guide specifies regulations for dogs and pet control. At no time will dogs be permitted to run freely, other than within designated leash-free dog parks. Haymeadow is subject to any and all leash laws and other pet regulations as adopted by the Town of Eagle. Stray dogs may also be controlled by the Town and/or County and Colorado Department of Parks and Wildlife (CPW). Contractors, subcontractors, and other construction-related visitors are prohibited from bringing dogs onto the Haymeadow PUD.

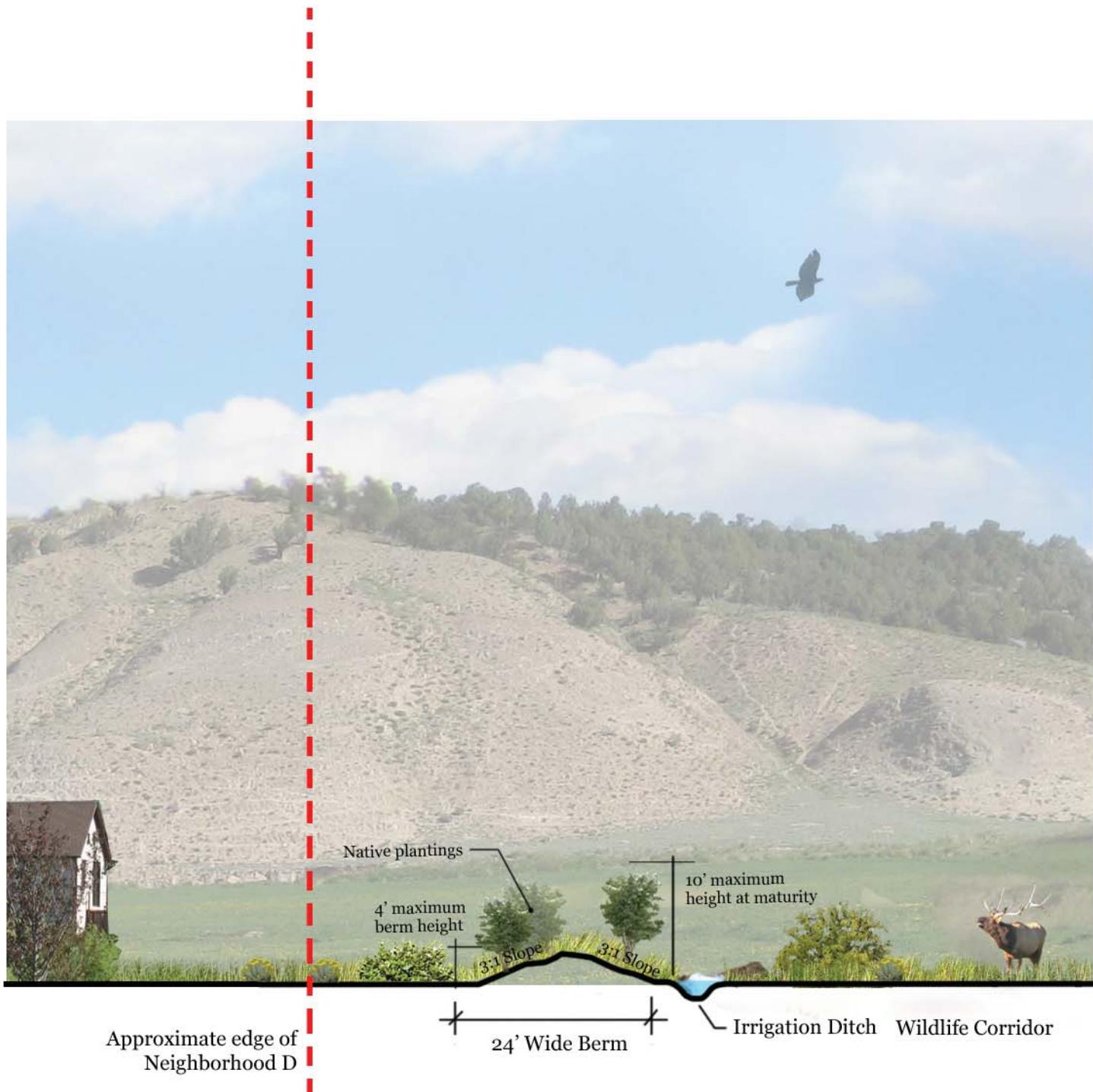
4.2.6 Ground Squirrels

Ground squirrels will be managed in accordance with applicable laws and regulations in the natural open space areas and developed parks. Ground squirrel control will be completed by a licensed contractor. Control options will be evaluated on a case-by-case basis, depending on the location and density of ground squirrels.

4.3 Best Management Practices for Household Chemicals, Herbicides and Pesticides

The Haymeadow PUD-ADA requires the Developer to submit a plan to minimize the use of chemicals harmful to the environment, including pesticides, herbicides, and other chemicals. However, it should be noted that the ADA states "Notwithstanding any provision of this Section 22, Developer or its tenants, agents, or other occupants of any portion of the Property that is put to agricultural use or production should be entitled to use any legal chemicals upon such portion of the Property, including pesticides and herbicides." The Chemical management plan is to include weed management in the weed-infested areas, and the revegetation of these areas.

- The Haymeadow Metropolitan District will be responsible for the management of most of the open spaces within the PUD. The principles and best management practices contained in this report will be adopted and included in the Operating Manuals for the Metropolitan District.
- Integrated weed management techniques will be used throughout the Haymeadow open spaces in order to reduce the need for chemical herbicides.



HAY MEADOW
WILDLIFE CORRIDOR BERM CROSS SECTION
dhm design | berglund architects | pylman assoc. | alpine engineering
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Figure 4. Wildlife Screening Berm