



El Paso County Conservation District

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Board of Supervisors

Kenneth Barker, President
John Eastlake, Vice President
Katie Miller, Secretary/Treasurer

Georgette Goonan, Supervisor
Roger Rasner, Supervisor
Pamela Davison, District Manager

The Ranch Sketch Plan

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The district does not support development proposals that are located in or near drainages. The district recommends that no disturbance occurs within 150 feet from the top of the bank on both sides of all drainages is allowed to avoid a potential flood hazard to the property and to prevent water and soil erosion.

Riparian wetland, and stream environment corridors comprise less than one percent of the land area of most western States, yet up to 80 percent of all wildlife species in this region of the country are dependent upon riparian areas for at least part of their life cycles. These areas are among the most important areas for wildlife conservation and watershed management. Wetlands and riparian areas play a crucial role in protecting stream water quality. They are also critically important to the protection of public water supplies and wildlife habitat in El Paso County. These critical areas should be designated and protected in development plans. The District favorably considers development proposals that identify, map, and protect contiguous wetlands, riparian areas, and stream environment corridors. Any land disturbance within these corridors should be avoided when reasonably possible. The District will actively oppose development plans that reduce or degrade the aerial extent or function of wetland and riparian environments.

Topsoil should be stripped to a depth of 6 inches and all stock piles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. Grass seed should be drilled at a depth of ¼ to ½ inch deep. Please utilize the attached approved grass mix from the local NRCS office in Colorado Springs, Colorado.

The district recommends that you utilize a phased grading plan to minimize the land area disturbed by grading at one time to 15 acres or less and seed native grasses.

Vehicle tracking control stations were not planned and should be provided at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

Kenneth Barker
EPCCD Board President
Kenneth Barker

Native Grass Seed Mix (sands)

Mix based on Critical Area Planting (342) specifications
for Sand or Loamy Sand soil textures

VARIETY	SPECIES	PLS/ACRE @ 100%	% of Mixture	PLS RATE PER ACRE
Goshen	Prairie Sandreed *	6.5	30	1.95
Woodward	Sand Bluestem *	16.0	20	3.20
El Reno	Sideoats Grama *	9.0	20	1.80
Arriba	Western Wheatgrass	16.0	15	2.40
Blackwell	Switchgrass *	4.5	10	0.45
Cheyenne	Yellow Indiangrass*	10.0	5	0.50
Total			100	8.35

Seeding Dates: November 1 to April 30

* required grasses in mix

***Mix must be seeded with a Native Grass Drill

Options for Variety if the specified variety is in short supply, etc.

Niner	Sideoats Grama
Holt	Yellow Indiangrass
Nebraska 28	Switchgrass
Barton	Western Wheatgrass

Recommend addition or substitution (up to 10%) of one of the following Forb or Legume Species:

Variety	Species	PLS RATE PER ACRE
Ladak or Ranger	Alfalfa	Up to 0.5
Native	Winterfat	"
Native	Fourwing Saltbush	"
Native	Purple Prairieclover	"
Native	American Vetch	"

