

The El Paso County Conservation District has reviewed this project and we have the following concerns:

1) Erosion control

Based on the map and proposed lots, there is a minor drainage that runs across the area that eventually runs into the nearby Black Squirrel Creek. This creek had shown severe erosion issues due to flooding in recent years and we would like to see that this is protected from additional runoff/surface erosion during construction. So we would like to see an erosion control measure that prevents this as much as possible that will be required for when these lots become built on that prevents this for both during and following construction.

Response: The owner and developer understands. This is the reason why they are not proposing any disturbance in this area and have placed it in a no-build area.

A) Prior to any dirt work, appropriate dirt erosion measures such as silt fences should be installed to catch any dirt that may erode off the side during the construction period.

B) Topsoil of disturbed soils stripped to a depth of approximately 6 inches and stockpiled separately, with stockpile side slopes no steeper than 3:1 to prevent erosion issues during construction. This topsoil should then be redistributed evenly on graded areas around the constructed building and prior to seeding to ensure the best chance for germination success.

C) Disturbed areas be mulched and revegetated within 45 days of disturbance using either: plant/grass species native and/or naturalized to El Paso County, or water wise landscaping with mulches that help protect the soil. Lawn areas should be treated with 1" compost prior to seeding or sod installation to help with reducing water needs.

D) Disturbed areas that are not to be landscaped should be either: mulched after seeding with weed-free hay or straw mulch at approximately 5,000 lbs per acre; Or areas that are not suitable for revegetation such as driveways, parking areas, and safety areas around the building should have a 1-2" layer of crushed rock, road base, or gravel to assist in preventing having exposed soil that would be prone to wind/runoff erosion concerns (unless being paved).

Response to items A-D: All future builders will be required to follow the rules and regulations that are already put in place. In most instances a BESQCP will be required.

E) Consideration of using of the El Paso County Conservation District's Native Shotgun Mix (available at EPCCD.org) for reseedling, which is well suited to soils present on this site and is comprised of 100% native and naturalized grass species.

Response: the owner and developer has no objection to utilizing this mix for reseedling areas associated with public improvements (e.g. road and detention pond).

B) Black Squirrel Creek concerns

This concern is not specific to Filing 1, but is a note for future filings that will be closer to the Black Squirrel Creek. The EPCCD has concerns about erosion and creek/wetland protection for lots near the creek. CGS has specific notes about the instability of soils along the creek that we echo. Given these concerns are about a future filing, we would like to set up a meeting/conversation with the project developer about these concerns and solutions to best mitigate them prior to the filings for those areas are submitted in an effort to best assist the developer's timeline. Thank you!

Response: this meeting has taken place and the development team thanks you for the recommendations. The cost of maintenance and/or repair of the drainageways will be shared amongst the entire subdivision. The subdivision will include a maintenance agreement solidifying the shared responsibility.

If the erosion measures are added to the project's plan as a stipulation when building homes, then the El Paso County Conservation District will be content with the applicant's commitment to soil conservation, watershed protection, and safety of the community downstream in relation to Filing 1 of their project.

Response: the County and State have adopted regulations already in place to ensure proper soil conservation, watershed protection, and downstream users. The owner/developer and future builders will have to comply with all the existing regulations.