



El Paso County Conservation District

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Board of Supervisors

Kenneth Barker, President
John Eastlake, Vice President
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Roger Rasner, Supervisor
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629 Co Springs, Residential Rezone

According to NRCS soils survey, the 29-Fluvaquentic Haplaquolls soils are very limited for local roads and streets, dwellings with and without basements and frequent flooding is an issue. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

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 50 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.

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.

There is no Integrated Noxious Weed Control plan submitted. It is recommended that an integrated weed management program be reviewed and approved by the El Paso County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS or a qualified weed management professional prior to the land use authority approval.

Noxious weeds need to be managed and controlled prior to going to seed either by chemical, mechanical, or biological control. Please contact the El Paso County Conservation District for fact sheets on specific weed control measures for each noxious weed present on the site.

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.

<i>Niner</i>	Sideoats Grama
<i>Holt</i>	Yellow Indiangrass
<i>Nebraska 28</i>	Switchgrass
<i>Barton</i>	Western Wheatgrass

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

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