



El Paso County Conservation District

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Board of Supervisors

Kenneth Barker, President

John Eastlake, Vice President

Katie Miller, Secretary/Treasurer

Daniel Bush, Supervisor

Roger Rasner, Supervisor

Pamela Davison, District Manager

Walden Preserve 2 Filing No. 4

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 native grass mix rates developed and approved by a NRCS Rangeland Management Specialist for best results.

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 or some form of vehicle control mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

Silt fences or other forms of erosion barriers were not planned and need to be installed as a temporary sediment control device used on construction sites to protect water quality.

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

The El Paso County CD board strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

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.

There are currently 3 stock ponds on site, but your plan did not state whether the ponds would be converted to detention ponds and if so an engineering design will need to be submitted to ensure adequate storage due to the increase water runoff. There was no mention of the maintenance on the detention ponds, and the district would like to see a maintenance plan schedule on how often the pond will be inspected and how often the sediment will be cleaned out of the pond.

The El Paso County Conservation District commends you for not disturbing areas greater than 30% in your plan. The El Paso County Conservation District discourages any disturbance greater than 33% due to high potential of soil and water erosion.

Kenneth Barker

EPCCD Board President

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