



El Paso County Conservation District

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Board of Supervisors

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The Ranch Metropolitan District

According to NRCS soils survey, the 8-Blakeland loamy sand, 1 to 9% slopes are poor for shallow excavations. Due to the limitations on the above soil on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

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 1 to 12 inch deep. Please utilize the attached El Paso County CD Native Shotgun mix and recommended seed rates that was developed and approved by a NRCS Rangeland Management Specialist.

Silt fences or other forms of erosion barriers should be planned and need to be installed as a temporary sediment control device used on construction sites to protect water quality.

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.

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.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

There should be an 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.

There are at least 2 existing ponds on site and nothing was stated on the future of these structures. Detention ponds should be planned to address runoff and a continued maintenance plan should be submitted prior to approval that shows frequency checked, when cleaned, and who's the responsible party for the short- and long-term maintenance of the detention ponds.

Kenneth Barker

EPCCD Board President
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