Rock Creek Mesa

According to NRCS soils survey, the 82—Schamber-Razor complex, 8 to 50 percent slopes is poor for dwellings with and without basements, and small commercial buildings due to depth to soft bedrock, shrink-swell properies, and slope. 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.

According to NRCS soils survey, the 12—Bresser sandy loam, cool, 3 to 5 percent slopes and the 82—Schamber-Razor complex, 8 to 50 percent slopes are poor for streets, roads, and shallow excavations due to frost action, shrink-swell, low strength, slope, depth to soft bedrock, too clayey, and unstable excavation walls. 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.

For future development of this project please consider the following:

The district recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 37 acres.

It is recommended that an Integrated Noxious 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.

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.

Silt fences or other forms of erosion barriers need to be planned and 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.

Kenneth Barker

EPCCD Board President