



El Paso County Conservation District

5610 Industrial Place, Ste 100, Colorado Springs, CO 80916, Phone (719)686-4510

EPCCDistrict@yahoo.com

<http://www.EPCCD.org>

Board of Supervisors

Kenneth Barker, President

John Eastlake, Vice President

Katie Miller, Secretary/Treasurer

Roger Rasner, Supervisor

Pamela Davison, District Manager

The Shire at Old Ranch Variance

According to NRCS soils survey, the 69—Peyton-Pring complex, 3 to 8 percent slopes is poor local roads and streets due to frost action. 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.

There is no Integrated Noxious Weed Control plan and 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.

Topsoil should be stripped to a depth of 6 inches and all stockpiles 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 and if broadcasted, double the rate. Please feel free to utilize the attached native shotgun mix that will work best on your sandy range site.

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

Kenneth Barker