Forest Lakes Filing No. 6

According to NRCS soils survey, the 38—Jarre-Tecolote complex, 8 to 65 percent slopes, the 2—Aquolls, 1 to 10 percent slopes, the 22—Kassler very gravelly coarse sandy loam, 5 to 35 percent slopes, and the 48—Tecolote very gravelly sandy loam, 15 to 40 percent slopes, very stony are poor for dwellings with and without basements, and small commercial buildings due to slope, large stones, depth to saturated zone, and flooding. 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 38—Jarre-Tecolote complex, 8 to 65 percent slopes, 65—Perrypark gravelly sandy loam, 3 to 9 percent slopes, the 68—Peyton-Pring complex, 3 to 8 percent slopes, the 2—Aquolls, 1 to 10 percent slopes, the 22—Kassler very gravelly coarse sandy loam, 5 to 35 percent slopes, and the 48—Tecolote very gravelly sandy loam, 15 to 40 percent slopes, very stony are poor for streets, roads, and shallow excavations due to frost action, slope, low strength, large stones, flooding, depth to saturated zone, 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.

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 utilize a native seed mix for reseeding.

The district recommends disturbed land be mulched or revegetated within 45 days of disturbance.

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 80.884 acres.

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.

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.

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 or development that disturbs wetlands.

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

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