Sterling Ranch II Preliminary Plan

According to NRCS soils survey, the 9—Blakeland- Fluvaquentic Haplaquolls are poor for dwellings with and without basements, and small commercial buildings due to flooding and depth to saturated zone. 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.

According to NRCS soils survey, the 8—Blakeland loamy sand, 1 to 9 percent slopes, the 9—Blakeland- Fluvaquentic Haplaquolls, the 19—Columbine gravelly sandy loam, 0 to 3 percent slopes, and the 71—Pring coarse sandy loam, 3 to 8 percent slopes are poor for road and streets and shallow excavations due to unstable excavation walls, flooding, depth to saturated zone, and 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.

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 foothill 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.

The district recommends that you utilize a phased grading plan to minimize the land area disturbed by grading. It is recommended to limit grading at one time to 15 acres or less and seed native grasses. Your plan is 1,444 acres.

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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