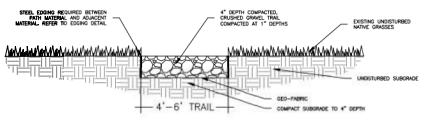
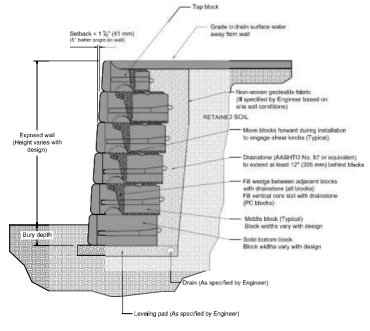


1 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS



NOTE
Fencing and railing will be installed in areas where pedestrians are likely to travel. Guard rails will be installed where vehicle ways are near substantial grade changes.

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the data on this sheet of the document.

2 TYP. GRAVITY WALL DETAIL
SCALE: NTS

STREAMSIDE NOTES:
1. THIS STREAMSIDE CONCEPT PLAN IS BEING COMPLETED FOR THE PORTION OF THE MESA CREEK STREAM CORRIDOR THAT IS LOCATED THROUGH THE CENTER OF THE SITE.
2. FLOODPLAIN WITHIN THE SITE FALLS WITHIN ZONE AE.
3. THE STREAM'S OUTER BUFFER, AS DEPICTED ON THE PLAN, SHALL BE 50' WIDE FROM TOE OF STREAM.
4. THE STREAM'S INNER BUFFER, AS DEPICTED ON THE PLAN, SHALL BE 20' WIDE FROM TOE OF STREAM.
5. IMPERVIOUS SURFACES LOCATED IN THE OUTER BUFFER INCLUDE: RETAINING WALLS, TRAILS AND ROADWAYS.
6. A MAXIMUM OF 10% IMPERVIOUS SURFACES SHALL BE PROVIDED WITHIN THE OUTER BUFFER UNLESS DETENTION FACILITIES ARE PROVIDED WHICH PERMITS UP TO 25% OF IMPERVIOUS SURFACING WITHIN THE OUTER BUFFER.
7. NO OPAQUE FENCING SHALL BE PROVIDED ALONG THE CREEK'S EDGE.
8. IMPERVIOUS SURFACING CREATED BY REGIONAL TRAIL IS NOT REQUIRED TO BE INCLUDED AS PART OF THE IMPERVIOUS SURFACE CALCULATIONS.

TOTAL AREA (ON SITE) OF STREAMSIDE BUFFERS: 147,618 SF (3.4 AC)

IMPERVIOUS SURFACE
19,979 SF PROPOSED (29,974 SF MAX. PERMITTED WITHIN OUTER BUFFER)

STREAMSIDE TREE REQUIREMENTS

TOTAL LENGTH (LF)	INNER BUFFER TREE REQ./PROV.	OUTER BUFFER TREE REQ./PROV.	PRESERVED TREES COUNTED FOR REQUIREMENT
3,336	241 / 241+	155 / 155+	396+

*NOTE: EXISTING PRESERVED TREES WITHIN THE THE STREAMSIDE OVERLAY MEET AND EXCEED ALL REQUIREMENTS.

STREAMSIDE OVERLAY CRITERIA

1. GRADING AND LANDFORM
HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE ORDINANCE AS OTHER CITY GRADING REGULATIONS? NO GRADING WILL OCCUR WITHIN THE STREAMSIDE OVERLAY/INNER BUFFER AND WILL REMAIN NATURAL AND UNDISTURBED MEETING ALL PLANTING REQUIREMENTS. GRADING WILL OCCUR WITHIN THE STREAMSIDE OVERLAY OUTER BUFFER AS PART OF THE DEVELOPMENT CONSTRUCTION FOR ROADWAYS, RETAINING WALLS AND TRAILS.
2. SITE DESIGN
DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESS WAYS, STREAM FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS, OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY? THERE TRAIL CONNECTIONS TO THE STREAMSIDE AREA; AS WELL AS UNITS THAT FRONT-FACE THE STREAM.
3. WILDLIFE HABITAT PRESERVATION
HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN? THERE IS CURRENTLY AN ABUNDANCE OF TREES AND VEGETATION ALONG THE STREAMSIDE AREA. THERE ARE MINIMAL DISTURBANCE AREAS WITHIN THE OUTER BUFFER AND SHALL BE REPLACED ACCORDINGLY. A MAJORITY OF THE STREAMSIDE AREA WILL BE PRESERVED AND LEFT NATURAL. THERE ARE NO THREATENED OR ENDANGERED SPECIES WITHIN THIS AREA.
4. TRAILS AND RECREATION
HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS OR OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN? EXISTING AND PROPOSED TRAILS HAVE BEEN PROPOSED ALONG THE STREAMSIDE AREA.
5. FLOODPLAIN
HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS? ALL PROPOSED BUILDINGS ARE ELEVATED ABOVE THE 100 YEAR FLOODPLAIN.
6. SIGNIFICANT NATURAL FEATURES
HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STRAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES? THE RIPARIAN SLOPES ALONG THE STREAM WILL LARGELY UNDISTURBED DURING THIS DEVELOPMENT. THERE WILL BE NO GRADING WITHIN THE INNER BUFFER OF THE STREAMSIDE AREA.
7. COMPLEMENTARY PLANS
DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN, OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY AND OF ANY APPROVED CITY ENGINEERING PROJECTS AND HABITAT CONSERVATION PLANS? NOT APPLICABLE.
8. RIPARIAN BUFFERS AND IMPERVIOUS SURFACES
8.1. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY? ALL DRAINAGES ARE DIRECTED TOWARDS THE WATER QUALITY DETENTION PONDS TO ASSIST WITH CAPTURING ANY POLLUTANTS AND SEDIMENTS.
8.2. EXCLUDING IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAY? INNER BUFFER DOES NOT CONTAIN ANY IMPERVIOUS SURFACES WITH THE OUTER BUFFER DOES NOT EXCEED THE LIMIT.
8.3. INCORPORATE ALL STORM WATER BEST MANAGEMENT PRACTICES REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPMENTS SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON-SITE FILTRATION OF STORM WATER AND PROTECT WATER QUALITY? MULTIPLE WATER QUALITY FACILITIES ARE LOCATED ON-SITE TO CAPTURE AND FILTRATE STORM WATER.
8.4. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM? PLANTINGS HAVE BEEN DESIGNED TO GIVE BUFFERS BETWEEN PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM.
9. LANDSCAPE
9.1. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES SET FORTH IN APPENDIX A OF THE LANDSCAPING POLICY MANUAL? THE INNER AND OUTER BUFFER STANDARDS HAVE BEEN MET, AND SLOPE STABILIZATION PLANTS AND GROUND COVER FROM THE STREAMSIDE MANUAL ARE UTILIZED IN CONJUNCTION WITH EXISTING PLANT MATERIAL.
9.2. DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY LANDSCAPE CODE? ALL LANDSCAPE CODES ARE MET IN THE PROPOSED PLAN.
10. STREAM BANK STABILIZATION
HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE EXCEEDING FIFTEEN PERCENT (15%) SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? THE INNER BUFFER WILL REMAIN UNDISTURBED AND NATIVE WITH NO AREAS IN NEED OF STABILIZING. THE DISTURBANCE WITHIN THE OUTER BUFFER SHALL BE RE-VEGETATED WITH TREES AND GROUND COVER FOR SLOPE STABILIZATION.
11. STREAM RECLAMATION
HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGE WAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGE WAY VISUALLY, FUNCTIONALLY, AND RECREATIONALLY, AND BRINGS THAT DRAINAGE WAY INTO A MORE NATURAL CONDITION. MESA CREEK STREAM IMPROVEMENTS ARE PLANNED FOR THE PORTION OF THE DISTURBED BUFFERS AND WILL BE RE-VEGETATED AS NEEDED. THE MAJORITY OF THE STREAMSIDE AREA WILL BE PRESERVED.

STREAMSIDE TREE REQUIREMENTS:
1. THE INNER BUFFER OF THE STREAM SHALL NOT BE DISTURBED AND MEETS OR EXCEEDS REQUIRED PLANTINGS BASED ON PRESERVED TREES AND VEGETATION PER CITY CODE.
2. THE OUTER BUFFER SHALL BE DISTURBED IN SPECIFIC AREAS DUE TO CONSTRUCTION AND MEETS REQUIRED REPLACEMENT OF TREES FOR DISTURBED AREAS. OUTER BUFFER SHALL BE PRESERVED WHEN NO DISTURBANCE IMPEDES OUTER BUFFER AND MEETS OR EXCEEDS REQUIRED PLANTINGS PER CITY CODE.

0 100
SCALE

FILE NUMBER: CPC PUP 19-00026-A1MJ21

DRAWN BY: JAG	JOB DATE: 6/7/2022	BARS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: JFR	JOB NUMBER: 181465.02		
CAD DATE: 6/7/2022			
CAD FILE: J:\2018\181465\CAD\Dwgs\L\181465_L-sheets - Single-Family			

NO.	DATE	BY	REVISION DESCRIPTION
1	4-19-22	JAG	1ST CITY REVIEW COMMENTS
2	6-7-22	JAG	2ND CITY REVIEW COMMENTS

HRGreen.com
HRGreen

THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO
GOODWIN KNIGHT

CONCEPT PLAN
STREAMSIDE OVERLAY CONCEPT

SHEET CP.06 | 6 OF 10

HR GREEN Xrefs: xgr-1-0491; GIS_Locator Map; xl:dsgn-SFD; GM07.23X_PUM; GM07.23X_PBase; GM07.23X_PBase; GM07.23X_PGrade; GM07.23X_Labels; GM07.23X_PGrade; GM07.23X_Labels; GM07.23X_PGrade; GM07.23X_SFD_G11-G1.5 - Grading; GM07.23X_EBASE; GM07.23_RW-Elev

GEOLOGIC ANALYSIS & HAZARD POTENTIAL

A GEOLOGIC HAZARDS AND PRELIMINARY GEOTECHNICAL INVESTIGATION WAS PREPARED BY CTL THOMPSON, INC. (PROJECT NO. C119000-105; REPORT DATED FEBRUARY 12, 2019), AS REQUIRED BY THE CITY OF COLORADO SPRINGS ZONING CODE. CTL Thompson, Inc. (CTL) DID NOT IDENTIFY GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED RESIDENTIAL DEVELOPMENT WHERE SHOWN ON THE PUD CONCEPT PLAN. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO DEVELOPMENT INCLUDE:

1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT
2. POTENTIALLY UNSTABLE SLOPES
3. EXPANSIVE SOILS AND BEDROCK
4. UNDOCUMENTED FILL
5. FLOODING
6. EROSION

THE CONDITIONS LISTED ABOVE CAN TYPICALLY BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA.

SUBSURFACE SOIL INVESTIGATION

THE SURFICIAL SOILS ENCOUNTERED IN EACH OF THE EXPLORATORY BORINGS DRILLED WITHIN THE PROPERTY BY CTL THOMPSON, INC. DURING THE CURRENT GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION AND TWO PREVIOUS STUDIES PERFORMED BY CTL (1986 AND 2007) CONSISTED OF UP TO 43 FEET OF SLIGHTLY SILTY TO SILTY, GRAVELLY SAND; CLAYEY GRAVELLY SAND; SILTY TO CLAYEY GRAVEL; AND SANDY CLAY. A LAYER OF CLAYEY GRAVELLY SAND FILL WAS ENCOUNTERED IN ONE BORING AT THE GROUND SURFACE, OVERLYING THE NATURAL SAND SOIL. CLAYSTONE BEDROCK WAS FOUND BENEATH THE NATURAL SOILS IN ALL BUT THREE OF THE BORINGS AT DEPTHS OF 1 TO 48 FEET BELOW THE EXISTING GROUND SURFACE. THE CLAYSTONE BECAME VERY HARD AND MORE SHALE-LIKE WITH DEPTH. SAMPLES OF THE NEAR-SURFACE, SANDY CLAYS AND CLAYSTONE TESTED IN THE LABORATORY EXHIBITED VARIABLE MEASURED SWELL VALUES WHEN WETTED UNDER ESTIMATED OVERBURDEN PRESSURES (THE WEIGHT OF THE OVERLYING SOIL AND BEDROCK). THE NEAR-SURFACE SANDS ARE TYPICALLY NON-EXPANSIVE. AT THE TIME OF DRILLING, GROUNDWATER WAS ENCOUNTERED IN TWO OF THE EXPLORATORY BORINGS COMPLETED DURING THIS INVESTIGATION AT DEPTHS OF 23 AND 48 FEET BELOW THE EXISTING GROUND SURFACE. WHEN WATER LEVELS WERE CHECKED AGAIN ONE DAY AFTER THE COMPLETION OF DRILLING OPERATIONS, WATER WAS MEASURED IN THREE OF THE BORINGS AT DEPTHS OF 21 & TO 47 FEET. GROUNDWATER LEVELS WILL FLUCTUATE SEASONALLY AND RISE IN RESPONSE TO PRECIPITATION AND LANDSCAPING IRRIGATION.

FLOOD PLAIN INFORMATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0726G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED). THE APPROXIMATE FLOODPLAIN LINE DEPICTED HEREON HAS BEEN SCALED FROM THE GIS MAPPING SERVICE PROVIDED BY THE PIKES PEAK REGIONAL BUILDING DEPARTMENT. FURTHER ANALYSIS MAY BE NECESSARY TO DETERMINE A MORE ACCURATE LOCATION OF SAID FLOODPLAIN LINE.

WILDLIFE HABITAT AND MIGRATION CORRIDORS:

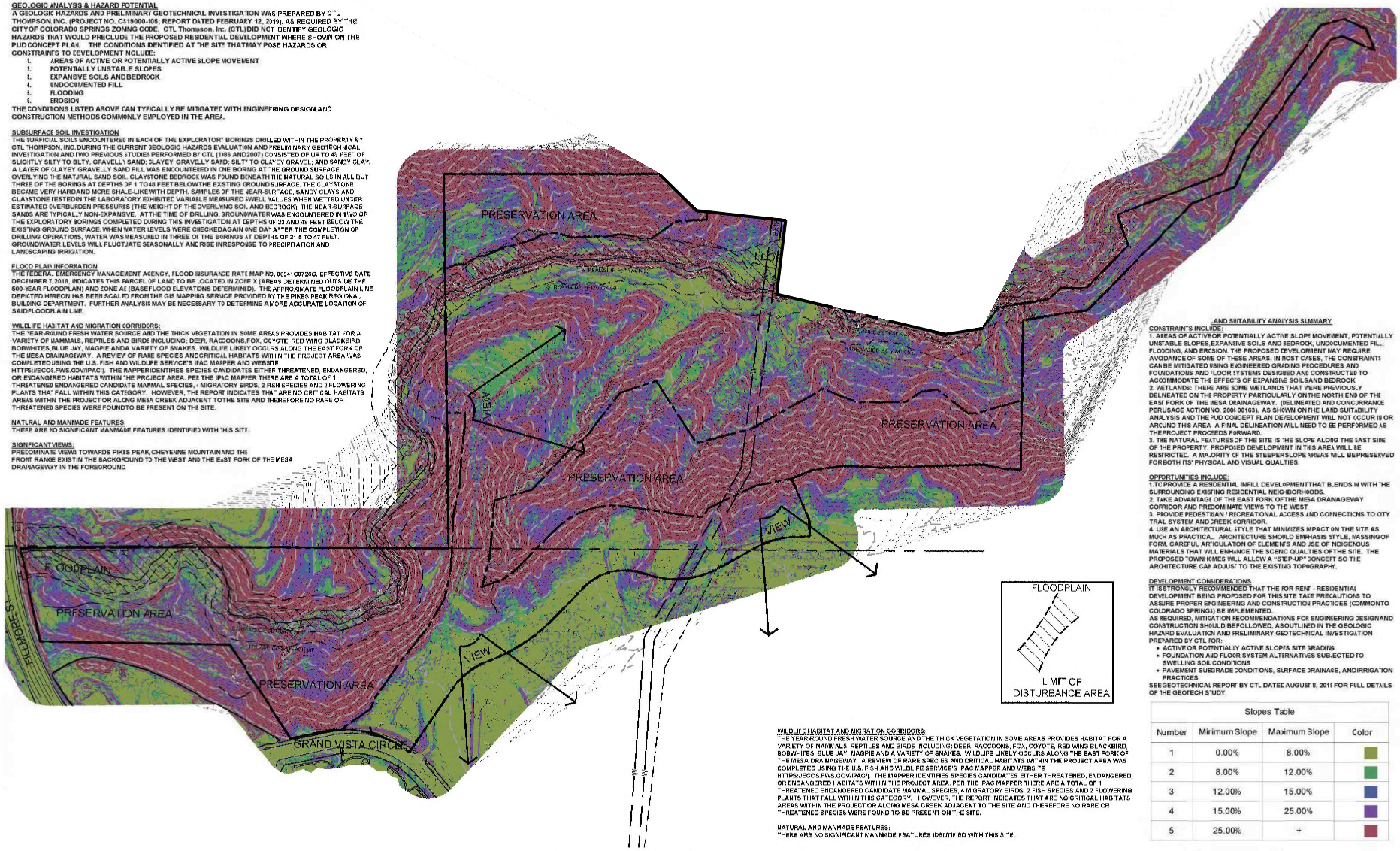
THE YEAR-ROUND FRESH WATER SOURCE AND THE THICK VEGETATION IN SOME AREAS PROVIDES HABITAT FOR A VARIETY OF MAMMALS, REPTILES AND BIRDS INCLUDING: DEER, RACCOONS, FOX, COYOTE, RED WING BLACKBIRD, BOBWHITES, BLUE JAY, MAGPIE AND A VARIETY OF SNAKES. WILDLIFE LIKELY OCCURS ALONG THE EAST FORK OF THE MESA DRAINAGEWAY. A REVIEW OF RARE SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT AREA WAS COMPLETED USING THE U.S. FISH AND WILDLIFE SERVICE'S IPAC MAPPER AND WEBSITE HTTPS://ECOS.FWS.GOV/IPAC/. THE MAPPER IDENTIFIES SPECIES CANDIDATES EITHER THREATENED, ENDANGERED, OR ENDANGERED HABITATS WITHIN THE PROJECT AREA. PER THE IPAC MAPPER THERE ARE A TOTAL OF 1 THREATENED ENDANGERED CANDIDATE MAMMAL SPECIES, 4 MIGRATORY BIRDS, 2 FISH SPECIES AND 2 FLOWERING PLANTS THAT FALL WITHIN THIS CATEGORY. HOWEVER, THE REPORT INDICATES THAT ARE NO CRITICAL HABITATS AREAS WITHIN THE PROJECT OR ALONG MESA CREEK ADJACENT TO THE SITE AND THEREFORE NO RARE OR THREATENED SPECIES WERE FOUND TO BE PRESENT ON THE SITE.

NATURAL AND MANMADE FEATURES

THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITH THIS SITE.

SIGNIFICANT VIEWS:

PREDOMINATE VIEWS TOWARDS PIKES PEAK, CHEYENNE MOUNTAIN AND THE FRONT RANGE EXISTIN THE BACKGROUND TO THE WEST AND THE EAST FORK OF THE MESA DRAINAGEWAY IN THE FOREGROUND.



LAND SUITABILITY ANALYSIS SUMMARY

CONSTRAINTS INCLUDE:

1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT, POTENTIALLY UNSTABLE SLOPES, EXPANSIVE SOILS AND BEDROCK, UNDOCUMENTED FILL, FLOODING, AND EROSION. THE PROPOSED DEVELOPMENT MAY REQUIRE AVOIDANCE OF SOME OF THESE AREAS. IN MOST CASES, THE CONSTRAINTS CAN BE MITIGATED USING ENGINEERED GRADING PROCEDURES AND FOUNDATIONS AND FLOOR SYSTEMS DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE EFFECTS OF EXPANSIVE SOILS AND BEDROCK.
2. WETLANDS: THERE ARE SOME WETLANDS THAT WERE PREVIOUSLY DELINEATED ON THE PROPERTY PARTICULARLY ON THE NORTH END OF THE EAST FORK OF THE MESA DRAINAGEWAY. (DELINEATED AND CONCURRANCE PER USACE ACTION NO. 2006-00163). AS SHOWN ON THE LAND SUITABILITY ANALYSIS AND THE PUD CONCEPT PLAN DEVELOPMENT WILL NOT OCCUR IN OR AROUND THIS AREA. A FINAL DELINEATION WILL NEED TO BE PERFORMED AS THE PROJECT PROCEEDS FORWARD.
3. THE NATURAL FEATURES OF THE SITE IS THE SLOPE ALONG THE EAST SIDE OF THE PROPERTY. PROPOSED DEVELOPMENT IN THIS AREA WILL BE RESTRICTED. A MAJORITY OF THE STEEPER SLOPE AREAS WILL BE PRESERVED FOR BOTH ITS' PHYSICAL AND VISUAL QUALITIES.

OPPORTUNITIES INCLUDE:

1. TO PROVIDE A RESIDENTIAL INFILL DEVELOPMENT THAT BLENDS IN WITH THE SURROUNDING EXISTING RESIDENTIAL NEIGHBORHOODS.
2. TAKE ADVANTAGE OF THE EAST FORK OF THE MESA DRAINAGEWAY CORRIDOR AND PREDOMINATE VIEWS TO THE WEST
3. PROVIDE PEDESTRIAN / RECREATIONAL ACCESS AND CONNECTIONS TO CITY TRAIL SYSTEM AND CREEK CORRIDOR.
4. USE AN ARCHITECTURAL STYLE THAT MINIMIZES IMPACT ON THE SITE AS MUCH AS PRACTICAL. ARCHITECTURE SHOULD EMPHASIS STYLE, MASSING OF FORM, CAREFUL ARTICULATION OF ELEMENTS AND USE OF INDIGENOUS MATERIALS THAT WILL ENHANCE THE SCENIC QUALITIES OF THE SITE. THE PROPOSED TOWNHOMES WILL ALLOW A "STEP-UP" CONCEPT SO THE ARCHITECTURE CAN ADJUST TO THE EXISTING TOPOGRAPHY.

DEVELOPMENT CONSIDERATIONS

IT IS STRONGLY RECOMMENDED THAT THE FOR RENT - RESIDENTIAL DEVELOPMENT BEING PROPOSED FOR THIS SITE TAKE PRECAUTIONS TO ASSURE PROPER ENGINEERING AND CONSTRUCTION PRACTICES (COMMON TO COLORADO SPRINGS) BE IMPLEMENTED.

AS REQUIRED, MITIGATION RECOMMENDATIONS FOR ENGINEERING DESIGN AND CONSTRUCTION SHOULD BE FOLLOWED, AS OUTLINED IN THE GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL FOR:

- ACTIVE OR POTENTIALLY ACTIVE SLOPES SITE GRADING
- FOUNDATION AND FLOOR SYSTEM ALTERNATIVES SUBJECTED TO SWELLING SOIL CONDITIONS
- PAVEMENT SUBGRADE CONDITIONS, SURFACE DRAINAGE, AND IRRIGATION PRACTICES

SEE GEOTECHNICAL REPORT BY CTL DATED AUGUST 8, 2019 FOR FULL DETAILS OF THE GEOTECH STUDY.

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	
2	8.00%	12.00%	
3	12.00%	15.00%	
4	15.00%	25.00%	
5	25.00%	+	

WILDLIFE HABITAT AND MIGRATION CORRIDORS:

THE YEAR-ROUND FRESH WATER SOURCE AND THE THICK VEGETATION IN SOME AREAS PROVIDES HABITAT FOR A VARIETY OF MAMMALS, REPTILES AND BIRDS INCLUDING: DEER, RACCOONS, FOX, COYOTE, RED WING BLACKBIRD, BOBWHITES, BLUE JAY, MAGPIE AND A VARIETY OF SNAKES. WILDLIFE LIKELY OCCURS ALONG THE EAST FORK OF THE MESA DRAINAGEWAY. A REVIEW OF RARE SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT AREA WAS COMPLETED USING THE U.S. FISH AND WILDLIFE SERVICE'S IPAC MAPPER AND WEBSITE HTTPS://ECOS.FWS.GOV/IPAC/. THE MAPPER IDENTIFIES SPECIES CANDIDATES EITHER THREATENED, ENDANGERED, OR ENDANGERED HABITATS WITHIN THE PROJECT AREA. PER THE IPAC MAPPER THERE ARE A TOTAL OF 1 THREATENED ENDANGERED CANDIDATE MAMMAL SPECIES, 4 MIGRATORY BIRDS, 2 FISH SPECIES AND 2 FLOWERING PLANTS THAT FALL WITHIN THIS CATEGORY. HOWEVER, THE REPORT INDICATES THAT ARE NO CRITICAL HABITATS AREAS WITHIN THE PROJECT OR ALONG MESA CREEK ADJACENT TO THE SITE AND THEREFORE NO RARE OR THREATENED SPECIES WERE FOUND TO BE PRESENT ON THE SITE.

NATURAL AND MANMADE FEATURES:

THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITH THIS SITE.

FILE NUMBER: AR PUD 20-00023-A1MJ21

DRAWN BY: JAG	JOB DATE: 6/7/2022	BARS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: JFR	JOB NUMBER: 181465.02		
CAD DATE: 6/7/2022			
CAD FILE: J:\2018\181465\CAD\Dwgs\L\181465_L-sheets - Single-Family			

NO.	DATE	BY	REVISION DESCRIPTION
1	4-19-22	JAG	1ST CITY REVIEW COMMENTS
2	6-7-22	JAG	2ND CITY REVIEW COMMENTS

HRGreen.com
HRGreen

THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO
GOODWIN KNIGHT

CONCEPT PLAN
LSA - SLOPE ANANYSIS

SHEET CP.07

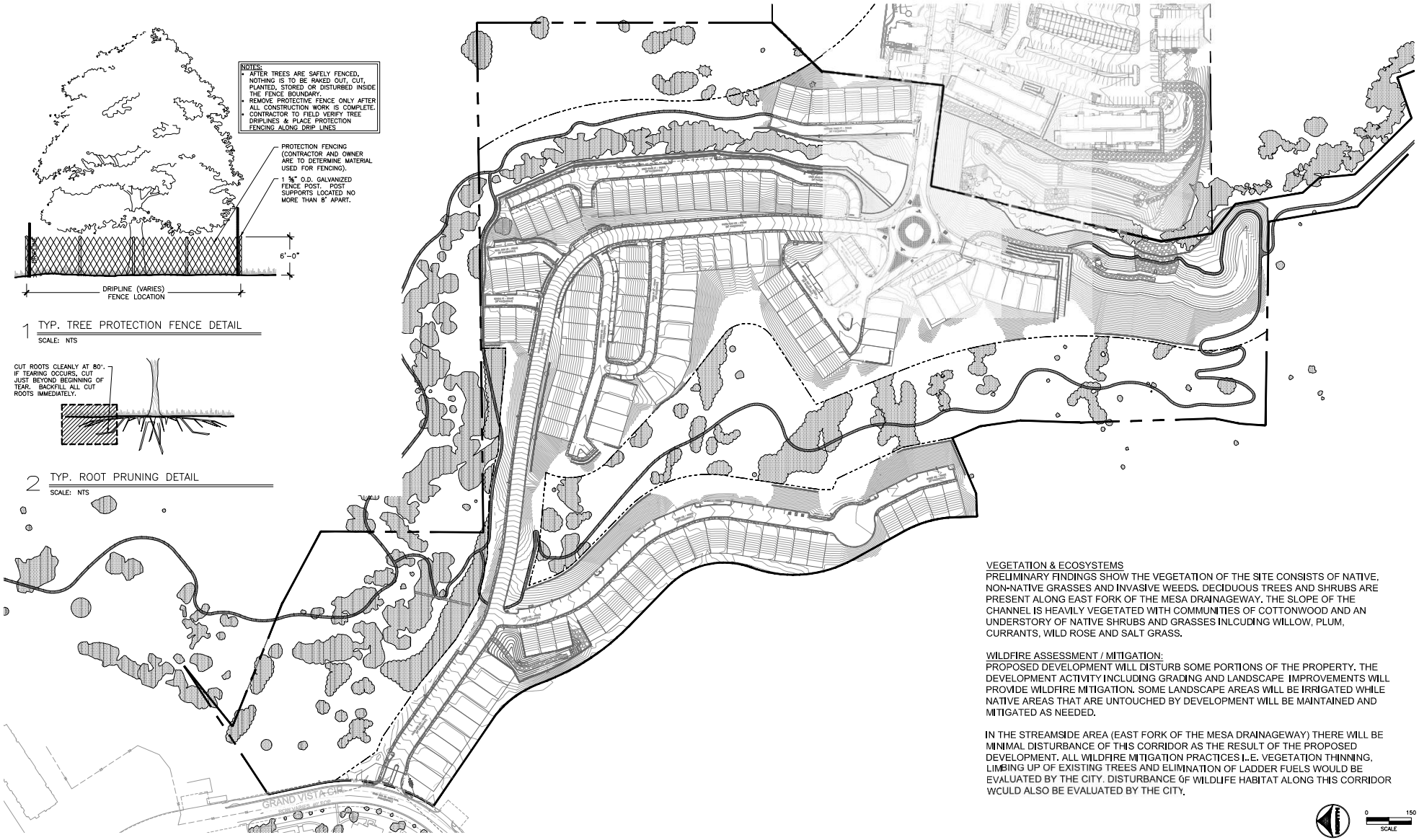
7 OF 10

HR GREEN Xrefs: xgr=0401; GIS_Locator Map; xl=dsp=SFD; GM07.23X_PUM; GM07.23X_PBase; GM07.23X_PBase; GM07.23X_PSite; GM07.23X_Labels; GM07.23X_PGrade; GM07.23_GISC_G11-G15 - Grading; GM07.23X_EBASE; GM07.23_RWGev

NOTES:
- AFTER TREES ARE SAFELY FENCED, NOTHING IS TO BE RAKED OUT, CUT, PLANTED, STORED OR DISTURBED INSIDE THE FENCE BOUNDARY.
- REMOVE PROTECTIVE FENCE ONLY AFTER ALL CONSTRUCTION WORK IS COMPLETE.
- CONTRACTOR TO FIELD VERIFY TREE DRIPLINES & PLACE PROTECTION FENCING ALONG DRIP LINES

1 TYP. TREE PROTECTION FENCE DETAIL
SCALE: NTS

2 TYP. ROOT PRUNING DETAIL
SCALE: NTS



VEGETATION & ECOSYSTEMS
PRELIMINARY FINDINGS SHOW THE VEGETATION OF THE SITE CONSISTS OF NATIVE, NON-NATIVE GRASSES AND INVASIVE WEEDS. DECIDUOUS TREES AND SHRUBS ARE PRESENT ALONG EAST FORK OF THE MESA DRAINAGEWAY. THE SLOPE OF THE CHANNEL IS HEAVILY VEGETATED WITH COMMUNITIES OF COTTONWOOD AND AN UNDERSTORY OF NATIVE SHRUBS AND GRASSES INLCUDING WILLOW, PLUM, CURRANTS, WILD ROSE AND SALT GRASS.

WILDFIRE ASSESSMENT / MITIGATION:
PROPOSED DEVELOPMENT WILL DISTURB SOME PORTIONS OF THE PROPERTY. THE DEVELOPMENT ACTIVITY INCLUDING GRADING AND LANDSCAPE IMPROVEMENTS WILL PROVIDE WILDFIRE MITIGATION. SOME LANDSCAPE AREAS WILL BE IRRIGATED WHILE NATIVE AREAS THAT ARE UNTOUCHED BY DEVELOPMENT WILL BE MAINTAINED AND MITIGATED AS NEEDED.

IN THE STREAMSIDE AREA (EAST FORK OF THE MESA DRAINAGEWAY) THERE WILL BE MINIMAL DISTURBANCE OF THIS CORRIDOR AS THE RESULT OF THE PROPOSED DEVELOPMENT. ALL WILDFIRE MITIGATION PRACTICES I..E. VEGETATION THINNING, LIMBING UP OF EXISTING TREES AND ELIMINATION OF LADDER FUELS WOULD BE EVALUATED BY THE CITY. DISTURBANCE 0F WILDLIFE HABITAT ALONG THIS CORRIDOR WCULD ALSO BE EVALUATED BY THE CITY.

0 150
SCALE

FILE NUMBER: AR PUD 20-00023-A1MJ21

DRAWN BY: JAG	JOB DATE: 6//7/2022	BARIS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: JFR	JOB NUMBER: 181465.02		
CAD DATE: 6/7/2022			
CAD FILE: J:\2018\181465\CAD\Dwgs\L\181465_L-sheets - Single-Family			

NO.	DATE	BY	REVISION DESCRIPTION
1	4-19-22	JAG	1ST CITY REVIEW COMMENTS
2	6-7-22	JAG	2ND CITY REVIEW COMMENTS

HRGreen.com
HRGreen

THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO
GOODWIN KNIGHT

CONCEPT PLAN
LSA - EXISTING VEGETATION

SHEET CP.08

8 OF 10

HR GREEN Xrefs: xgr-CN401; GRL_Locator Map; xl-dsgn-SFD; GN67.23X_PUN4; GN67.23X_PBase; GN67.23X_PBase-EX; ExVegetation; xnotes; GN67.23X_Labels; GN67.23X_PGrade; GN67.23_GEO_G11-G15-Grading; GN67.23X_EBASE; GN67.23_RW-Elev