

DRAWN BY: JMS	JOB DATE: 07/2022	DATE: 07/2022
APPROVED: JMS	JOB NUMBER: 191293	DATE: 07/2022
DATE: 07/2022	PROJECT: GRAND VISTAGE	SCALE: AS SHOWN

NO.	DATE	BY	REVISION DESCRIPTION
1	07/2022	JMS	ISSUE FOR COMMENTS
2	07/2022	JMS	2ND CITY REVIEW COMMENTS

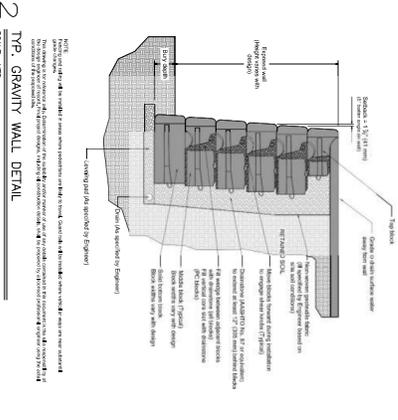
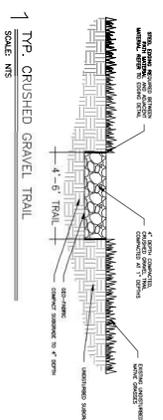
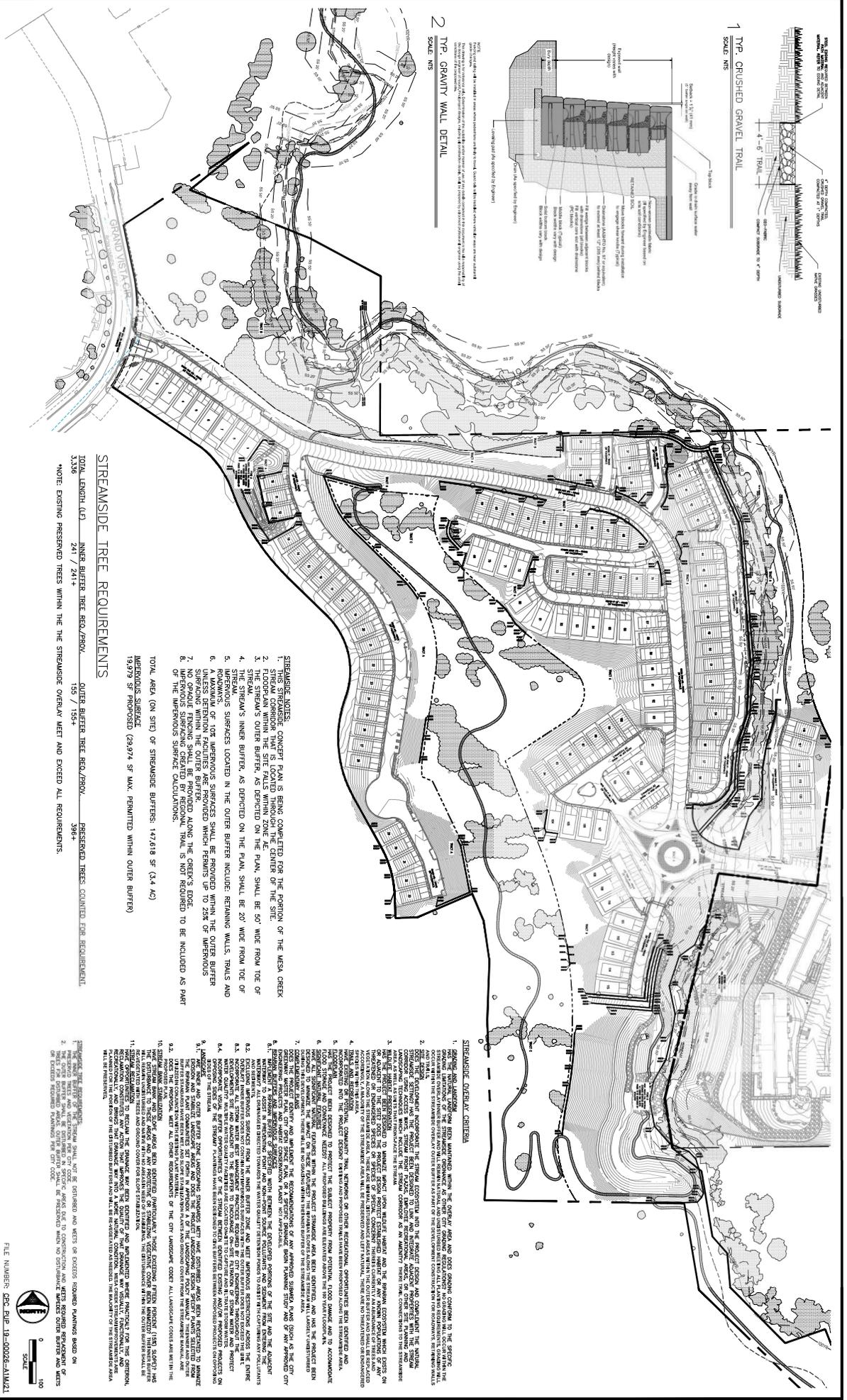
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THE PRESERVE AT MESA CREEK  
COLORADO SPRINGS, COLORADO

**GOODMAN KNIGHT**

CONCEPT PLAN  
STREAMSIDE OVERLAY CONCEPT

SHEET  
CP.06  
OF 10



### STREAMSIDE TREE REQUIREMENTS

TOTAL LENGTH LAD 241' / 241'  
OUTER BUFFER TREE REQ./PROV. 135' / 135+  
PRESERVED TREES COUNTED FOR REQUIREMENT 3984

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

- STREAMSIDE NOTES:**
- CONCEPT PLAN IS BEING COMPLETED FOR THE PORTION OF THE MESA CREEK FLOOD CORRIDOR THAT IS LOCATED THROUGH THE CENTER OF THE SITE.
  - FLOODPLAIN WITHIN THE SITE FALLS WITHIN ZONE A-E. FLOODPLAIN WITHIN ZONE A-E SHALL BE 50' WIDE FROM TOE OF STREAM.
  - STREAM'S OUTER BUFFER, AS DERIVED ON THE PLAN, SHALL BE 50' WIDE FROM TOE OF STREAM.
  - THE STREAM'S INNER BUFFER, AS DERIVED ON THE PLAN, SHALL BE 20' WIDE FROM TOE OF STREAM.
  - IMPERVIOUS SURFACES LOCATED IN THE OUTER BUFFER INCLUDE: RETAINING WALLS, TRAILS AND ROWWAYS.
  - ROWWAYS OF 10% IMPERVIOUS SURFACES SHALL BE PROVIDED WITHIN THE OUTER BUFFER.
  - UNLESS RETENTION FACILITIES ARE PROVIDED WHICH REMAINS UP TO 25% OF IMPERVIOUS SURFACING WITHIN THE OUTER BUFFER.
  - 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 (29.97% SF MAX. PERMITTED WITHIN OUTER BUFFER)

### STREAMSIDE OVERLAY CRITERIA

- GRADING AND LANDSCAPE SHALL BE ADAPTED WITHIN THE OVERLAY AREA AND SHALL BE SUBJECT TO THE SEVERE EROSION LIMITATIONS OF THE STREAMSIDE OVERLAY. THE SEVERE EROSION LIMITATIONS SHALL BE SUBJECT TO THE SEVERE EROSION LIMITATIONS OF THE STREAMSIDE OVERLAY. THE SEVERE EROSION LIMITATIONS SHALL BE SUBJECT TO THE SEVERE EROSION LIMITATIONS OF THE STREAMSIDE OVERLAY.
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THE NUMBER: CDC-PID-19-00026-A11M21



