

STREAMSIDE SUBMITTAL REQUIREMENTS

Property located within the Streamside Overlay Zone shall provide the items listed below with the development plan submittal. Please indicate compliance by completing the following checklist under the Applicant column. For more information refer to the Streamside Manual listed online at www.springsgov.com.

Applicant

Planner

Streamside Development Plan Requirements:

A. Per the City Code Section 7.3.508, the items listed below must be submitted for the four major Streamside components:

- Streamside Plan items – Incorporate requirements in Section B on the site plan page within the plan set;
- Land Suitability Analysis (LSA) – Include a page within the plan set that meets the requirements in Section C;
- Grading and Erosion Control Plan; and
- Streamside Review Criteria Analysis - Include on the LSA page or on the site plan page if no LSA is required.

B. Streamside Plan items:

- Streamside Overlay Boundaries – show and identify the following:
 1. Name of stream and type (East Fork of Sand Creek – Type III)
 2. Toe of Channel Bank
 3. Inner Buffer
 4. Outer Buffer
- Streamside Evaluation Information:
 1. Entire project boundary
 2. Total area of the property within the Streamside Overlay
 3. Percent impervious surface within the Streamside Overlay
 4. Elevations for the top and bottom of wall measurements
 5. 100 year floodplain boundary
 - Provide any Conditional Letter of Map Revision or Letter of Map Revisions
 6. Proposed grading within the buffer area
 7. Improvements proposed for the stream, for example drop structures

C. The Land Suitability Analysis shall include the following:

- Graphic component
 1. Show the streamside overlay area including the toe of the channel bank and the buffers.
 2. Slope analysis and general topographic information in the form of 2' contours.
 - Identification of slope ranges in increments from 0-8%, 8-12%, 12-15%, 15-25%, and 25+%.
 3. Illustrate areas of riparian vegetation and wildlife include the following:
 - a) Ecological communities, wildlife habitat and migration corridors;
 - b) any significant or manmade features;
 - c) location and type of existing vegetation;
 - d) Colorado Forest Service Ecosystems; and
 - e) Wildfire Hazard Potential Assessments.
 4. Show any geologic hazards:
 - include identification of geologic hazards and constraints which will require mitigation during design and construction
 5. Soil type
 6. Composite Map showing development opportunities and constraints to support proposed land use.
- Written component
 1. Summarize the existing features and constraints and describe how the development of the site will occur in a manner which considers the opportunities and constraints.
 2. Written analysis to address mitigation for the physical constrains and hazards on-site.

3. Include a bibliography of reference sources and qualifications of preparer.
(Not to be construed to imply a standard of qualifications for preparers.)
4. Ecological communities as defined under the National Vegetation Classification System developed by the Nature Conservancy.
5. Soil analysis.

D. Streamside Review Criteria Analysis:

- Provide a written explanation of how each criteria below is met. Include this discussion on the LSA plan page. See pages 10-41 of the Streamside Design Guidelines for an explanation of the criteria.

1. Grading and Landform
2. Site Design
3. Wildlife Habitat Preservation
4. Trails and Recreation
5. Floodplain
6. Significant Natural Features
7. Complementary Plans
8. Riparian Buffers and Impervious Surfaces
9. Landscape
10. Stream Bank Stabilization
11. Stream Reclamation

