

CROSSROADS AT MEADOWBROOK-MIXED USE PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

TRACT B, 2494 BUSINESS PARK FILING NO. 1, RECORDED APRIL 14TH, 2017 AS RECEIPTION NUMBER 21771393 AND AMENDED BY AFFIDAVIT OF CORRECTION RECEPTION NUMBER 21907396 IN THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.

SITE DATA TABLE:

TAX ID NUMBER:	5408007005
CURRENT ZONING:	CR RS-5000 CAD-O
PROPOSED ZONING:	RM30 & CR CAD-O
PROPOSED LOTS:	11
TOTAL SITE ACREAGE:	29.03 AC
MINIMUM LOT SIZE:	0.72 AC
FRONTAGE SETBACKS*	50' FRONT, 25' SIDE/ REAR, 0' SIDE/REAR SETBACK ADJACENT TO CR ZONE
LANDSCAPE SETBACKS*	Egressway, Principal Arterial: 25' SETBACK (1 TREE/ 20' FRONTAGE) Minor Arterial: 20' SETBACK (1 TREE/25' FRONTAGE) Non-Arterial: 10' SETBACK (1 TREE/30' FRONTAGE)
MAXIMUM LOT COVERAGE:	NONE
MAXIMUM BUILDING HEIGHT	50' (UNLESS OTHERWISE IMPACTED BY CAD-O RESTRICTIONS)

*setbacks to be established with SDP pending final lot configuration and access

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

- A SOILS AND GEOLOGY STUDY FOR COLORADO SPRINGS EQUITIES, LLC. WAS COMPLETED BY RMG ENGINEERS ON AUGUST 6, 2020 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE CROSSROADS APARTMENTS (ALSO KNOWN AS, CROSSROADS MIXED-USE) THE GEOLOGY AND SOILS REPORT FOR THE CROSSROADS MIXED-USE DEVELOPMENT WAS PROVIDED AS PART OF THE CROSSROADS MIXED-USE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER (TBD). DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. **
- THE PROPOSED DEVELOPMENT IS FEASIBLE. THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION, BUT THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGIONS OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT PRACTICAL, AN ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES. **
- SITE-SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICAL-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. **
- PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE CONSIDERED. EXTERIOR, PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION TO THE SUBSURFACE SOIL. **
- THE FOUNDATION SYSTEMS FOR THE PROPOSED COMMERCIAL STRUCTURES RETAINING WALLS GREATER THAN FOUR (4) FEET, AND ANY RETENTION/DETENTION FACILITIES SHOULD BE DESIGNED AND CONSTRUCTED BASED UPON RECOMMENDATIONS DEVELOPED IN A SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION. **

**REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

FLOODPLAIN NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED "096956011", DATED DECEMBER 7, 2019, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

Per ECM Section 2.3.2 Table 2-7, access is not permitted on non-residential collector (Meadowbrook Pkwy). Revise per original comment or submit a deviation request for the ECM Administrator's consideration.

PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.C.2 AND 6.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE CIMARRON HILLS FIRE PROTECTION DISTRICT.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PRELIMINARY PLAN. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO AREAS, WITHIN DESIGNATED DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, SETBACKS SIGHT DISTANCE TRIANGLES, ETC. NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2800 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4 FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED, OR AUTHORIZED DESIGNER, AND THE PLAT SHALL BE RECORDED.
FOUR TO SIX FOOT TALL DECORATIVE FENCE WILL BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT, AS NOTED ON THE PLANS. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN. THIS FENCING MAY ENCRUCH INTO DESIGNATED NO-BUILD AREAS AS LONG AS THE ENCRUCHING SECTIONS DO NOT IMPEDE SURFACE WATER RUNOFF. FENCING WILL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.
ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND/OR ANY APPROVED DEVIATIONS. PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
NOTWITHSTANDING ANY AND/OR ASSOCIATED PUBLIC IMPROVEMENTS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR CR AND RM-30 ZONES.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER ADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- A 30 (B)A1 INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE IN COORDINATION WITH SITE DEVELOPMENT PLAN APPROVAL AND BUILDING PERMIT ISSUANCE AUTHORIZATION.
- LOTS 1-10 WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT. EASEMENT(S) SHALL BE ESTABLISHED BY SUBSEQUENT FINAL PLAT(S) OR SEPARATE INSTRUMENT(S) ACCOMPANYING THE FINAL PLAT.
- LOTS 1-10 HAVE NO DIRECT ACCESS TO NEWT DRIVE, HIGHWAY 24 OR MEADOWBROOK PARKWAY.
- LOT 11 DOES NOT HAVE DIRECT ACCESS TO NEWT DRIVE, NOR HIGHWAY 24
- LOT 11 HAS ONE DIRECT ACCESS POINT TO MEADOWBROOK PARKWAY.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DESIGNATED ENTITY APPROVED BY THE BOCC.
- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.
- CONSTRUCTION/INSTALLATION AND MAINTENANCE OF THE ROUND ABOUT AT NEWT DRIVE/MEADOWBROOK PKWY INTERSECTION WILL BE THE RESPONSIBILITY OF THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
- GAS AND ELECTRIC SERVICES WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES (CSU).

The name of the District is still not corrected throughout documents...

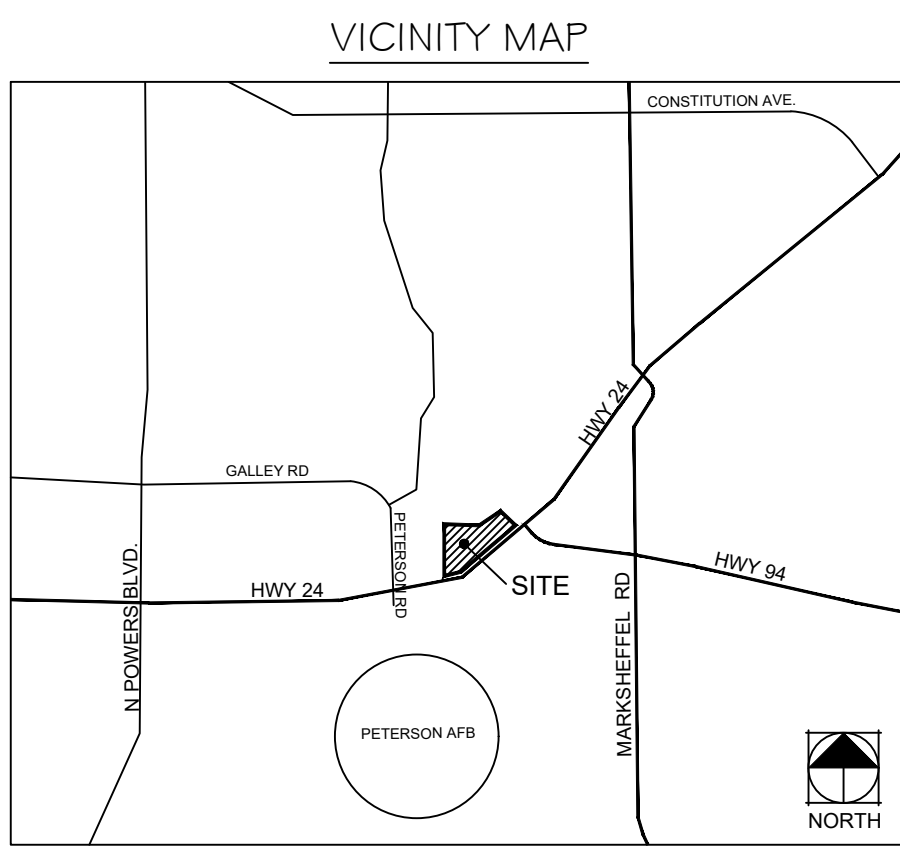
CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2

EL PASO COUNTY, COLORADO

Date: August 26, 2020

engineering previously stated no access from lot 1-11 to Meadowbrook; Did Gilbert revise his position?

Remove BOCC from this; add either lot owners or district (or combo- on Falcon Market place the lot owners have to install what is depicted on their lots and the addition site specific requirements, and the developer is installing roadway landscape) shall install, and maintain landscape.... This is all based on Chapter 6 of the Code; the BOCC does not review site ev plans.



PROJECT TEAM:

OWNER/DEVELOPER:
MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1
C/O THE EQUITY GROUP
ATTN: DANNY MIENTKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNERS/LANDSCAPE ARCH:
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER:
MS CIVIL CONSULTANTS, INC.
102 PIKES PEAK AVENUE
5TH FLOOR
COLORADO SPRINGS, CO 80903

SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN
03	LANDSCAPE STREET DETAIL PLAN
04	LANDSCAPE SHEET 1
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06	LANDSCAPE SHEET 3

PCD FILE NO: SP-20-011

CROSSROADS AT MEADOWBROOK MIXED USE PRELIMINARY PLAN

PROJECT NO.	096956000
SHEET	
01 OF 06	

NO.	REVISION	BY	DATE	APPR.

Kimley-Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
100 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

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CROSSROADS AT MEADOWBROOK-MIXED USE

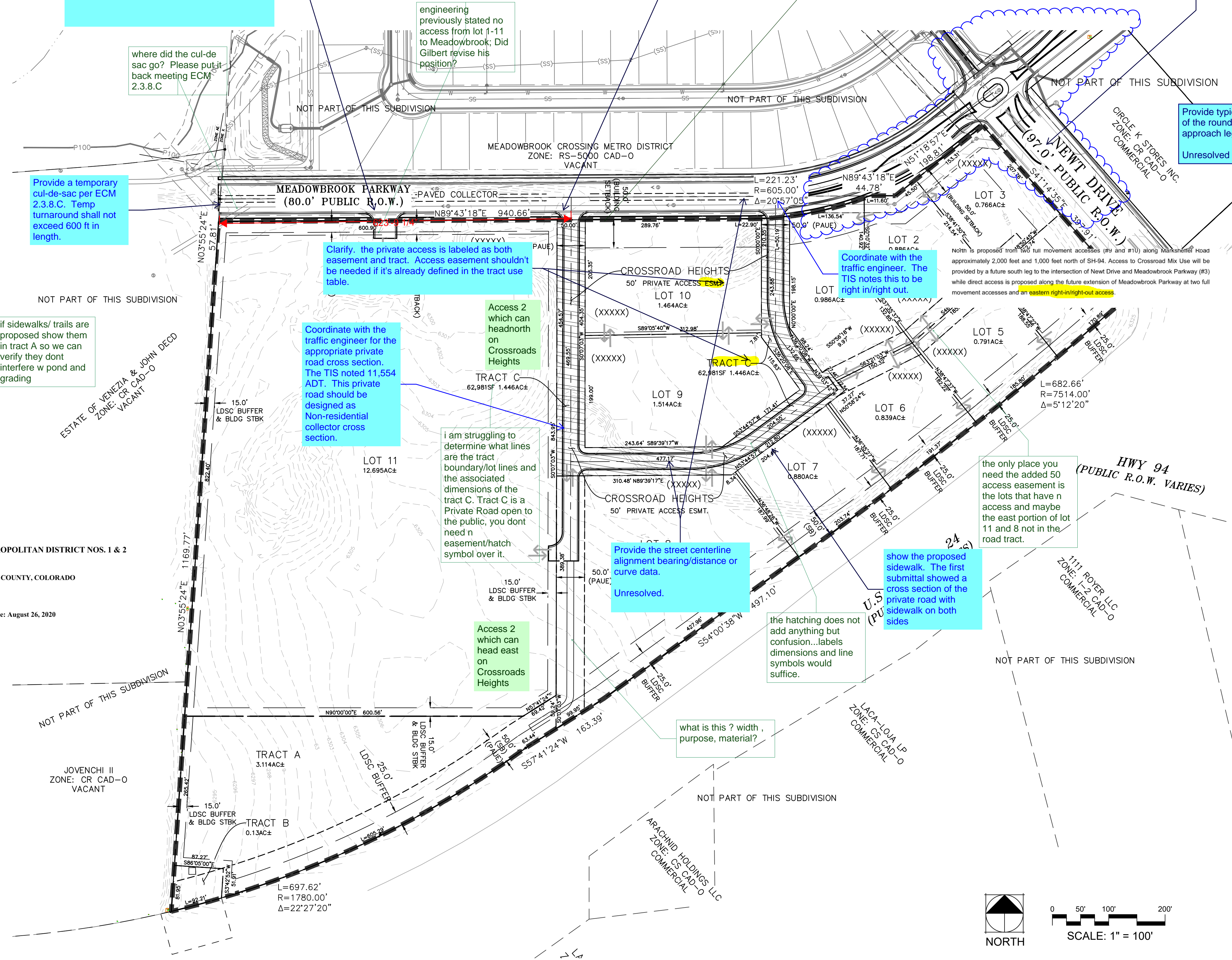
PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, T12N, R10W, OF THE 6th P.M., EL PASO COUNTY, TEXAS

LOT TABLE		
LOT NO.	SF/AC±	USE
1	42,957SF± / 0.986AC±	COMMERCIAL
2	38,580SF± / 0.886AC±	COMMERCIAL
3	33,348SF± / 0.766AC±	COMMERCIAL
4	31,582SF± / 0.725AC±	COMMERCIAL
5	34,445SF± / 0.791AC±	COMMERCIAL
6	36,566SF± / 0.839AC±	COMMERCIAL
7	38,339SF± / 0.880AC±	COMMERCIAL
8	121,349SF± / 2.786AC±	COMMERCIAL
9	65,950SF± / 1.514AC±	COMMERCIAL
10	63,729SF± / 1.464AC±	COMMERCIAL
11	553,005SF± / 12.695AC±	MULTI-FAMILY

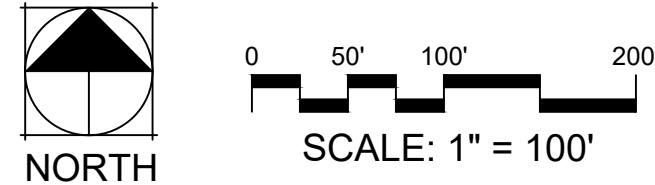
TRACT TABLE			
TRACT	SIZE SF/ACRES±	OWNERSHIP & MAINTENANCE	USE
A	135,632SF / 3.114 AC±	MCMD #1	PARK/OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	5,821SF / 0.130 AC±	MCMD #1	OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	62,981SF / 1.450 AC±	MCMD #1	PRIVATE ROAD/VEHICULAR ACCESS/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	204,434SF / 4.694 AC±		

MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1



you need a legend for your line work it is confusing. Which is a lot/tract line verses easements - all lot lines should be exactly the same symbol

Date: August 26, 2020



Label all the curb return radius. See ECM Table 2-31 for criteria.

Unresolved. enlarged view of the development may be required to show the necessary details.

Show the proposed sidewalks and ramps along meadowbrook parkway.

Crossroad Heights, a private road will have sidewalks correct? and be ADA accessible correct?

provide a detailed layout of the roundabout intersection configuration to include the splitter islands and modifications to the sidewalks. Unresolved.

Provide a temporary cul-de-sac per ECM 2.3.8.C. Temp turnaround shall not exceed 600 ft in length.

Per ECM Section 2.3.2 Table 2-7, access is not permitted on non-residential collector (Meadowbrook Pkwy). Revise per original comment or submit a deviation request for the ECM Administrator's consideration.

Clarify, the private access is labeled as both easement and tract. Access easement shouldn't be needed if it's already defined in the tract use table.

Coordinate with the traffic engineer for the appropriate private road cross section. The TIS noted 11,554 ADT. This private road should be designed as Non-residential collector cross section.

I am struggling to determine what lines are the tract boundary/lot lines and the associated dimensions of the tract C. Tract C is a Private Road open to the public, you dont need n easement/hatch symbol over it.

Provide the street centerline alignment bearing/distance or curve data. Unresolved.

show the proposed sidewalk. The first submittal showed a cross section of the private road with sidewalk on both sides

the only place you need the added 50 access easement is the lots that have n access and maybe the east portion of lot 11 and 8 not in the road tract.

the hatching does not add anything but confusion...labels dimensions and line symbols would suffice.

what is this ? width, purpose, material?

Provide typical cross section of the roundabout and the approach legs. Unresolved.

Kimley-Horn & Associates, Inc.
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1111 NORTH NEWLAND AVE., SUITE 300
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DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

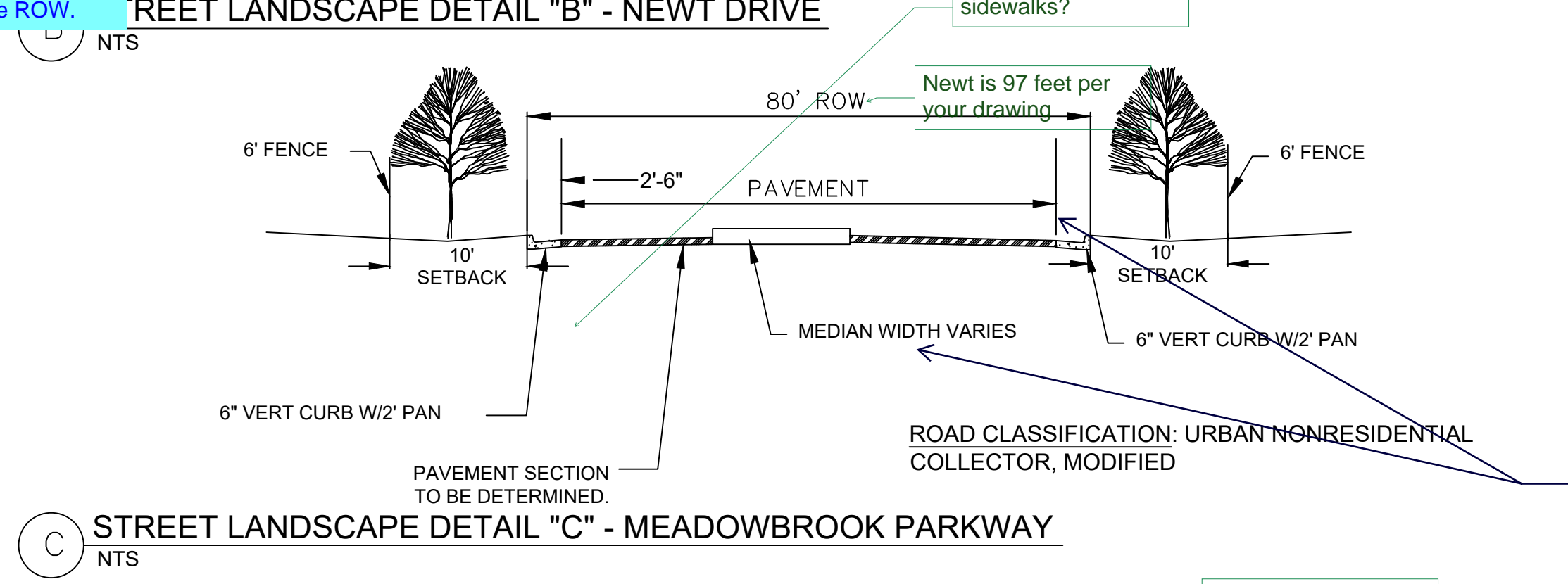
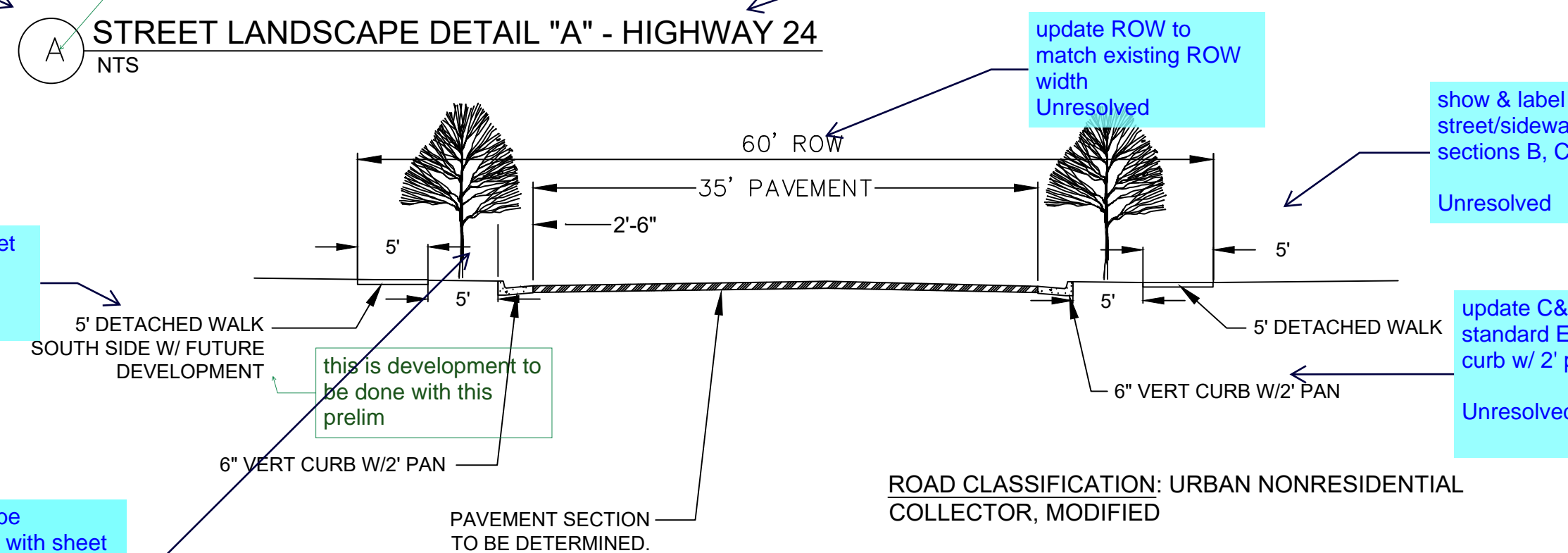
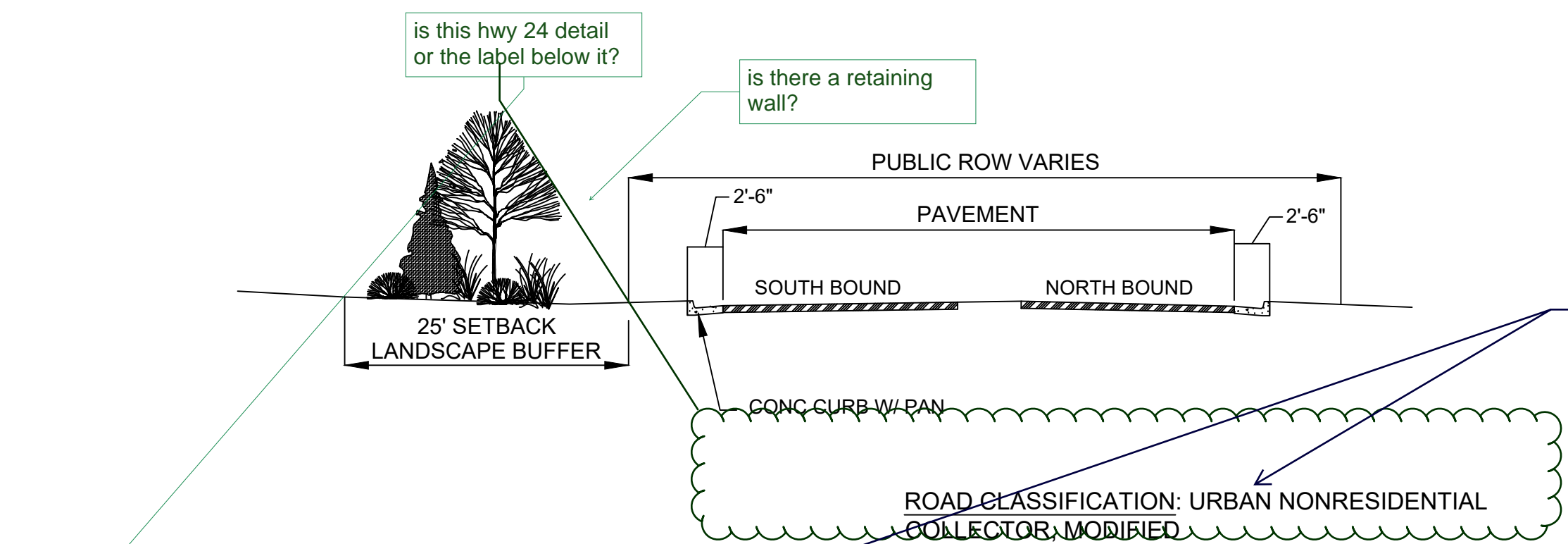
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PCD FILE NO: SP-20-011

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CROSSROADS AT MEADOWBROOK-MIXED USE PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



Update road classification of highway 24. See Exhibit Map 14 in the EPC Major Transportation Corridor Plan (MTCP)
Unresolved

Update to identify as "Street cross section and landscape detail"
Or provide a separate street cross section detail.
Unresolved. Typical for all

Sidewalk to be offset 0.5' from the ROW
Unresolved

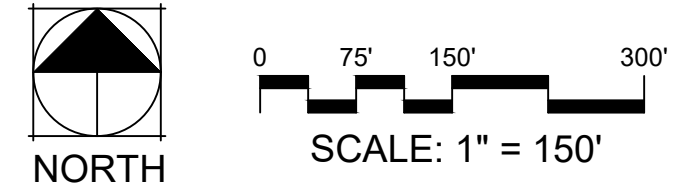
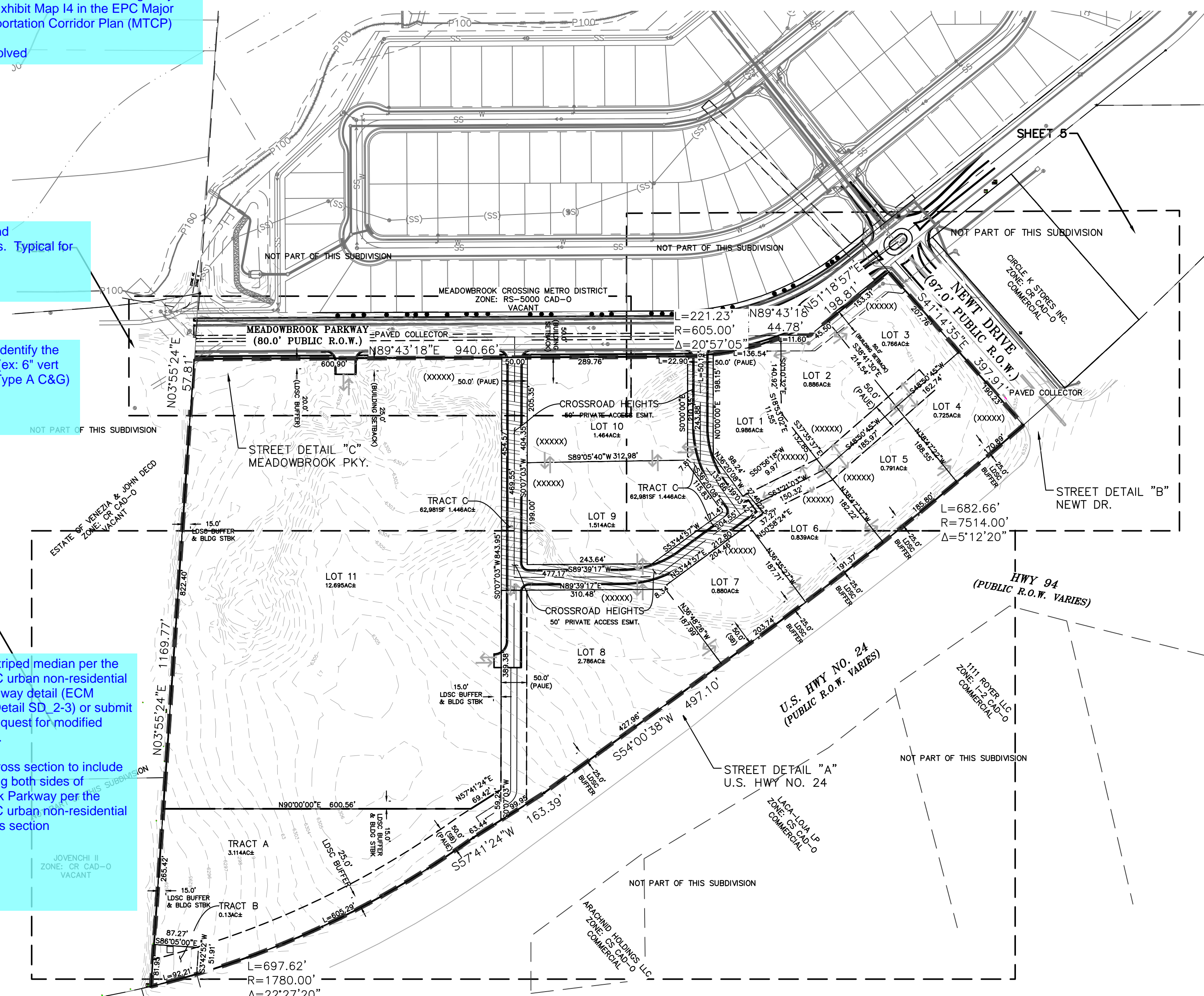
modify to be consistent with sheet 5. Trees are shown outside the ROW.

show & label lane widths and street/sidewalk cross slopes. Typical for sections B, C & D
Unresolved

update C&G callout and identify the standard EPC curb type (ex: 6" vert curb w/ 2" pan is a EPC Type A C&G)
Unresolved

Revise to a striped median per the standard EPC urban non-residential collector roadway detail (ECM Appendix F Detail SD_2-3) or submit a deviation request for modified cross section.
Unresolved

Update the cross section to include sidewalk along both sides of Meadowbrook Parkway per the standard EPC urban non-residential collector cross section
Unresolved



PCD FILE NO: SP-20-011

NO.	REVISION	BY	DATE	APPR.

Kimley-Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
NORTH NEWTON, A/C, STATE ST. 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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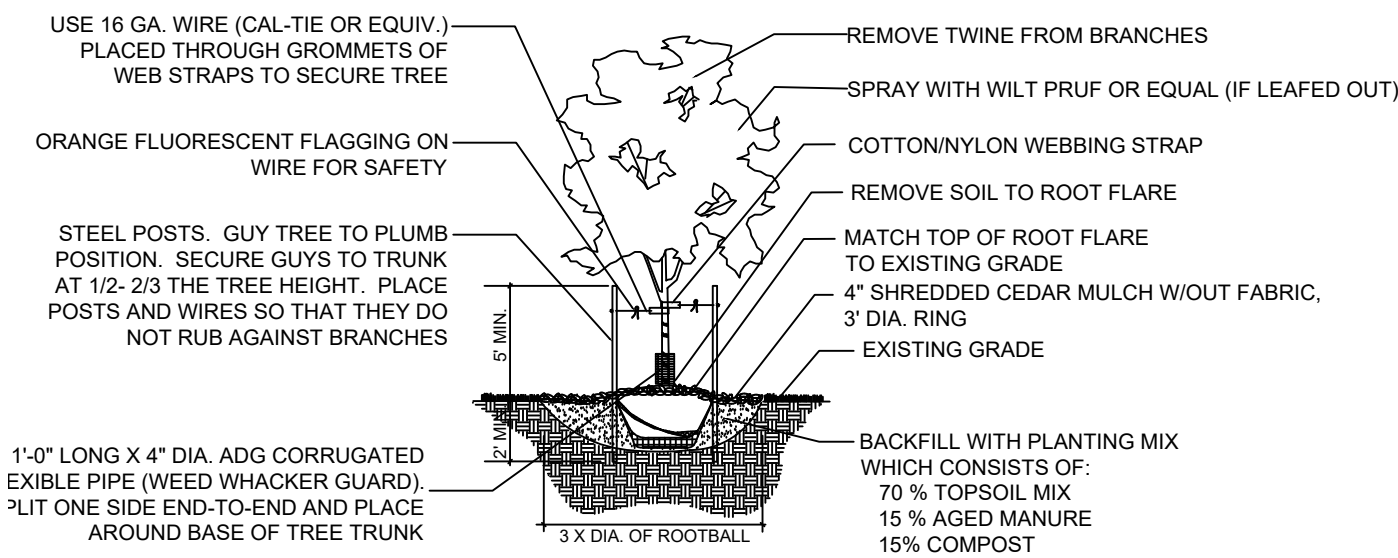
CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO.
096956000
SHEET
03 OF 06

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CROSSROADS AT MEADOWBROOK-MIXED USE PRELIMINARY PLAN

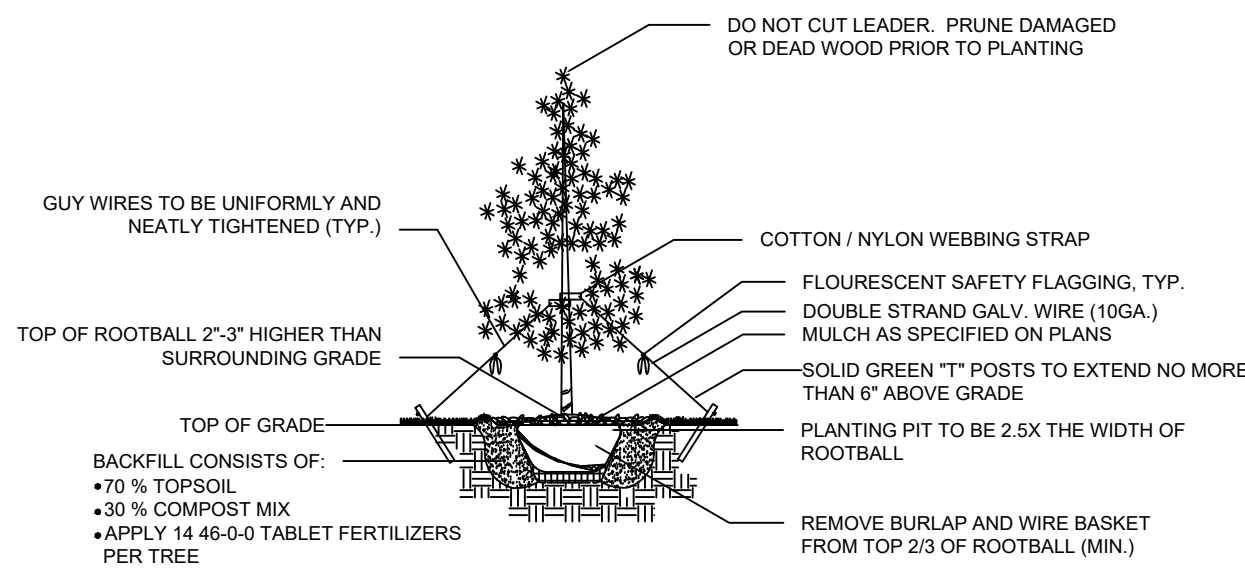
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



- NOTES:**
- DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
 - THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
 - CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL.

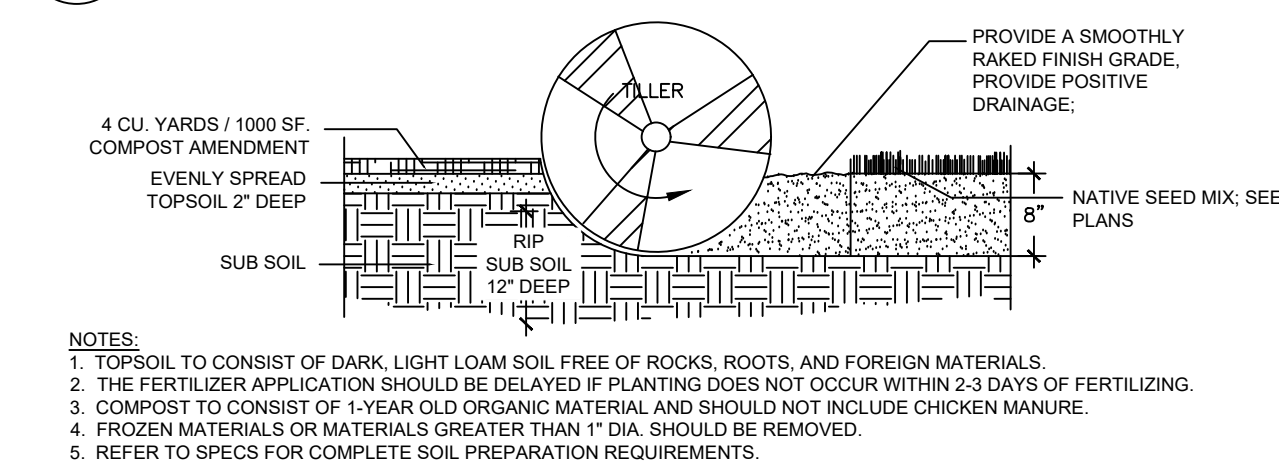
1 DECIDUOUS TREE PLANTING PLANTING DETAIL

NTS



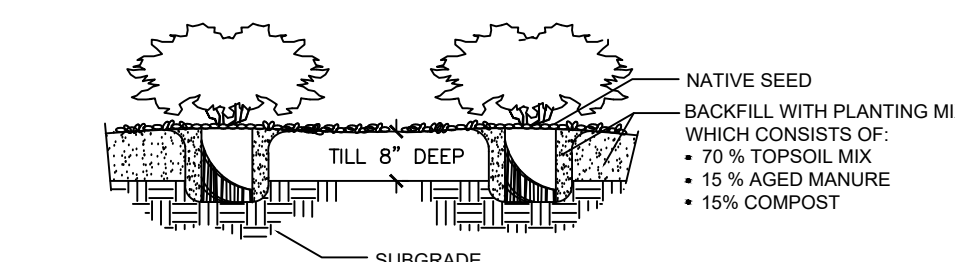
2 EVERGREEN TREE PLANTING PLANTING DETAIL

NTS



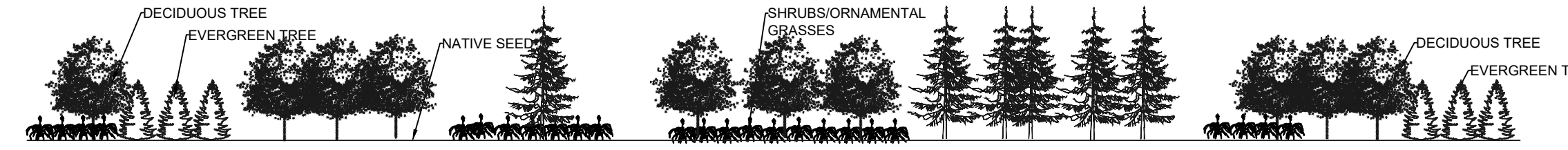
3 SOIL PREP- NATIVE SEED AREAS PLANTING DETAIL

NTS



4 SHRUB DETAIL PLANTING DETAIL

NTS



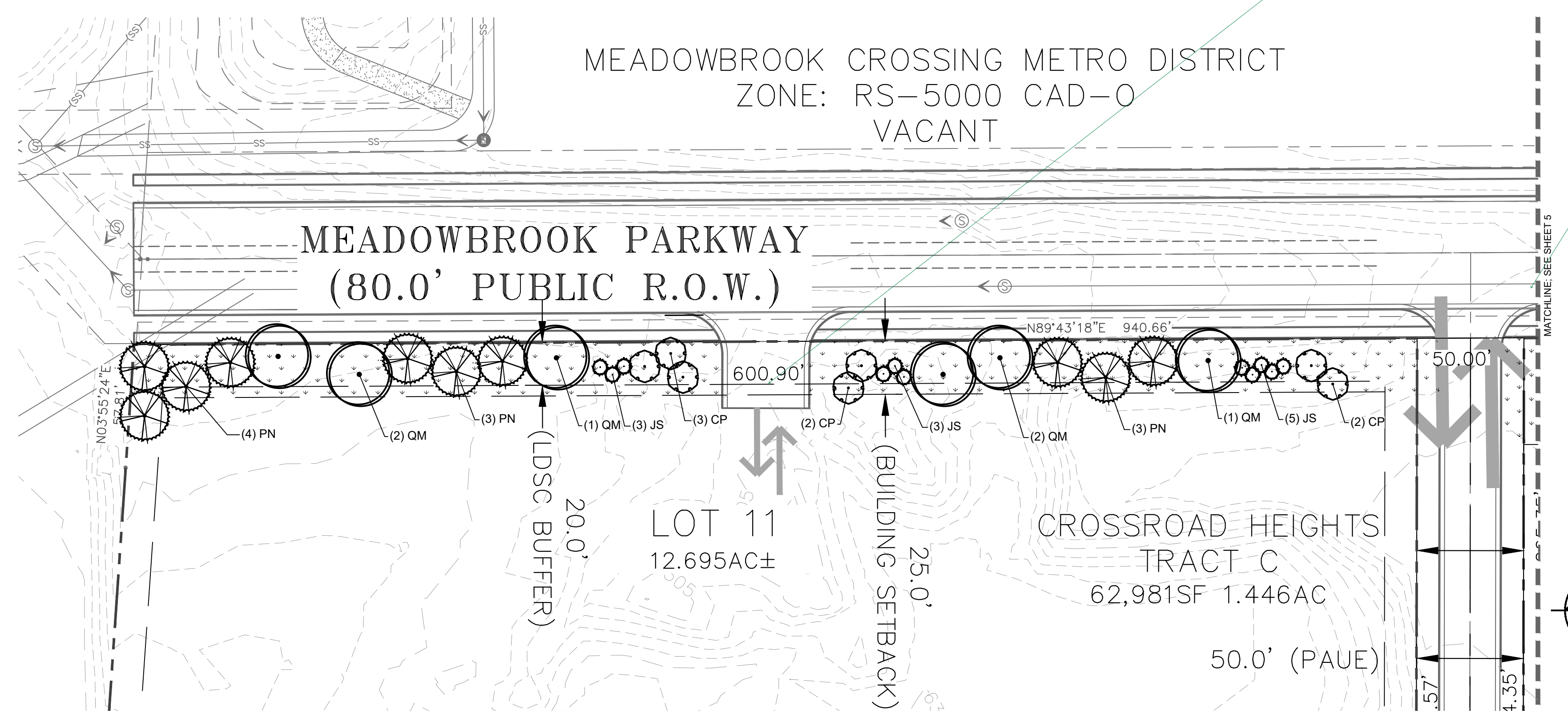
A TYPICAL LANDSCAPE ELEVATION
ELEVATION

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	CP	54	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B	2\"/>		

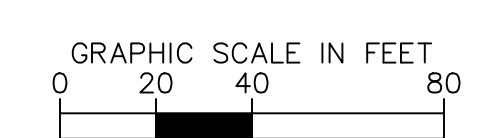
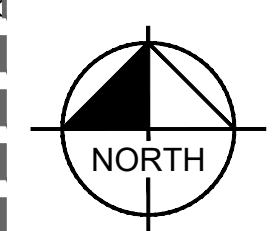
LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	HIGHWAY 24	MEADOWBROOK PKWY.	NEWT DRIVE
STREET CLASSIFICATION:	EXPRESSWAY	MAJOR ARTERIAL	NON ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 25'	25' / 25'	25' / 25'
LINEAR FOOTAGE:	2041'	1406'	308'
TREE/FEET REQUIRED:	1 / 20'	1 / 20'	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	102 / 102	71 / 71	14 / 14
PLANT ABBREVIATION DENOTED ON PLAN:	HB	MB	SB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75%	75 / 75%	75 / 75%



this may not be allowed

sidewalks, pedestrian ramps, sight triangles at all intersections and driveways to a public road, - all sheets



PCD FILE NO: SP-20-011

Kimley»Horn
 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 700 NORTH NEWARK AVE., SUITE 300
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180
 NO. REVISION BY DATE APPR.

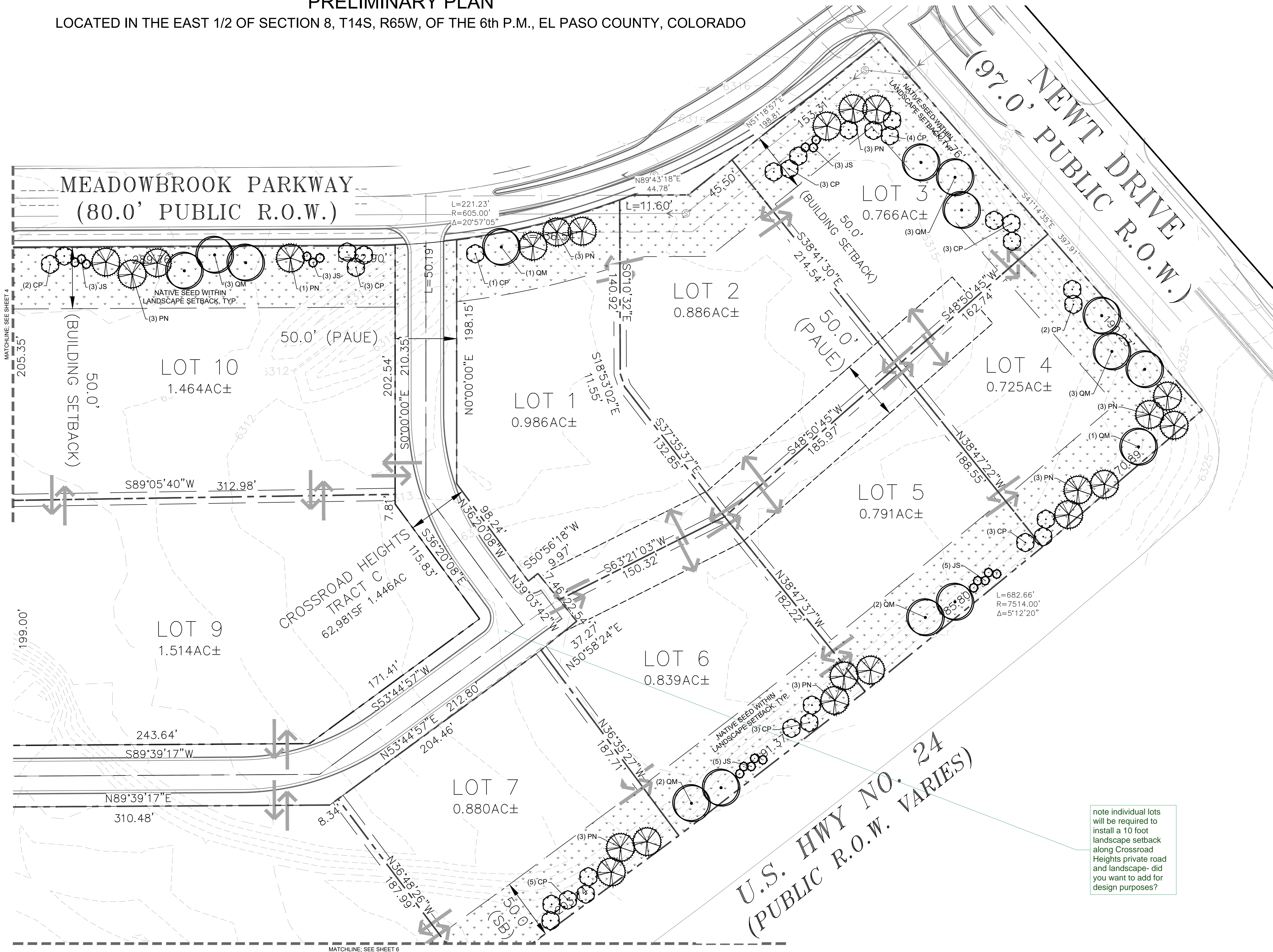
**CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN**

PROJECT NO. 096956000
 SHEET
04 OF 06

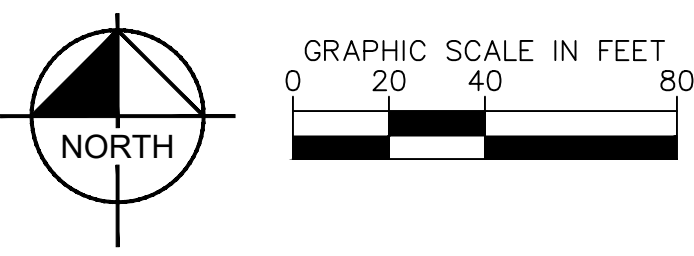
K:\COS_LA\096956011 - Crossroads Mixed Use\Working\096956011-LA.dwg Salazar, Larry 2/26/2021 1:41 PM

CROSSROADS AT MEADOWBROOK MIXED USE PRELIMINARY PLAN

LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



note individual lots will be required to install a 10 foot landscape setback along Crossroad Heights private road and landscape- did you want to add for design purposes?



DESIGNED BY: LMS	NO.
DRAWN BY: LMS	DATE
CHECKED BY: JEH	REVISION
DATE: XX/XX/20	BY
	DATE
	APPR.

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO.
096956000
SHEET
05 OF 06

PCD FILE NO: SP-20-011

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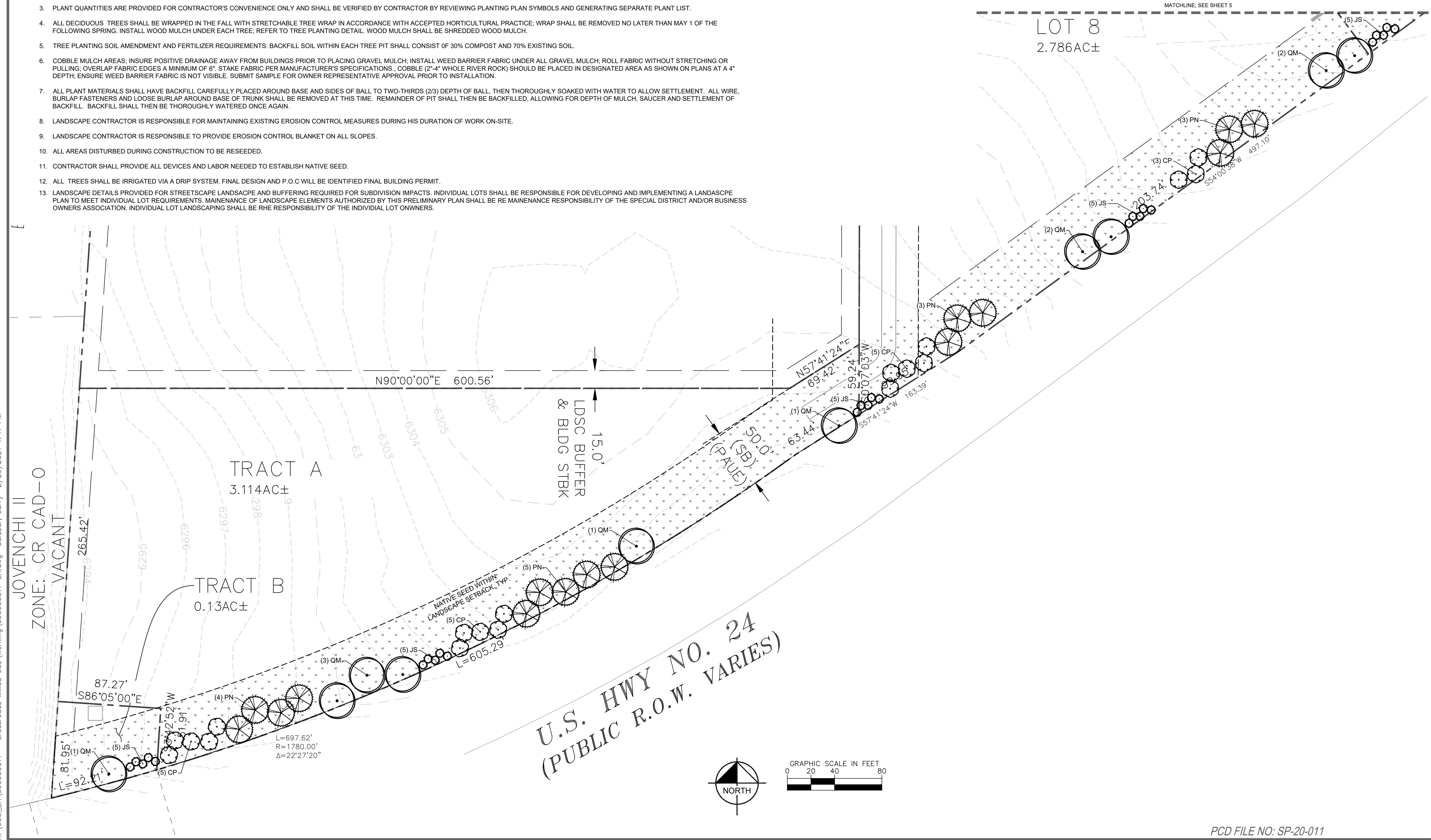
CROSSROADS AT MEADOWBROOK MIXED USE PRELIMINARY PLAN

LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENERAL NOTES

- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION AND THROUGH FINAL COMPLETION AS PART OF PLANTING COST. ANY DAMAGE TO PLANT MATERIAL SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER FINAL COMPLETION, OWNER SHALL BE RESPONSIBLE FOR PLANT MAINTENANCE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND GENERATING SEPARATE PLANT LIST.
- ALL DECIDUOUS TREES SHALL BE WRAPPED IN THE FALL WITH STRETCHABLE TREE WRAP IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE; WRAP SHALL BE REMOVED NO LATER THAN MAY 1 OF THE FOLLOWING SPRING. INSTALL WOOD MULCH UNDER EACH TREE; REFER TO TREE PLANTING DETAIL. WOOD MULCH SHALL BE SHREDDED WOOD MULCH.
- TREE PLANTING SOIL AMENDMENT AND FERTILIZER REQUIREMENTS: BACKFILL SOIL WITHIN EACH TREE PIT SHALL CONSIST OF 30% COMPOST AND 70% EXISTING SOIL.
- COBBLE MULCH AREAS: INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS PRIOR TO PLACING GRAVEL MULCH; INSTALL WEED BARRIER FABRIC UNDER ALL GRAVEL MULCH; ROLL FABRIC WITHOUT STRETCHING OR PULLING; OVERLAP FABRIC EDGES A MINIMUM OF 6". STAKE FABRIC PER MANUFACTURER'S SPECIFICATIONS. COBBLE (2-4" WHOLE RIVER ROCK) SHOULD BE PLACED IN DESIGNATED AREA AS SHOWN ON PLANS AT A 4" DEPTH; ENSURE WEED BARRIER FABRIC IS NOT VISIBLE. SUBMIT SAMPLE FOR OWNER REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING HIS DURATION OF WORK ON-SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESEEDDED.
- CONTRACTOR SHALL PROVIDE ALL DEVICES AND LABOR NEEDED TO ESTABLISH NATIVE SEED.
- ALL TREES SHALL BE IRRIGATED VIA A DRIP SYSTEM. FINAL DESIGN AND P.O.C WILL BE IDENTIFIED FINAL BUILDING PERMIT.
- LANDSCAPE DETAILS PROVIDED FOR STREETScape LANDSCAPE AND BUFFERING REQUIRED FOR SUBDIVISION IMPACTS. INDIVIDUAL LOTS SHALL BE RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A LANDSCAPE PLAN TO MEET INDIVIDUAL LOT REQUIREMENTS. MAINTENANCE OF LANDSCAPE ELEMENTS AUTHORIZED BY THIS PRELIMINARY PLAN SHALL BE RE MAINTENANCE RESPONSIBILITY OF THE SPECIAL DISTRICT AND/OR BUSINESS OWNERS ASSOCIATION. INDIVIDUAL LOT LANDSCAPING SHALL BE RHE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

K:\COS_LA\096956011 - Crossroads Mixed Use\Working\096956011-LA.dwg Salazar, Larry 2/26/2021 1:41 PM



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
100 NORTH NEWHAM AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

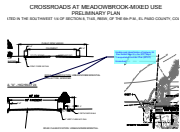
CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO.
096956000
SHEET
06 OF 06

PCD FILE NO: SP-20-011

Prelim Plan V_2 engr comments.pdf Markup Summary

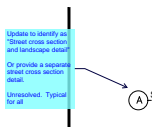
dsdlaforce (24)



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Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:05:50 AM
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Layer:
Space:

Update road classification of highway 24. See Exhibit Map I4 in the EPC Major Transportation Corridor Plan (MTCP)

Unresolved

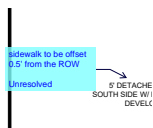


Subject: Callout
Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:06:39 AM
Status:
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Layer:
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Update to identify as "Street cross section and landscape detail"

Or provide a separate street cross section detail.

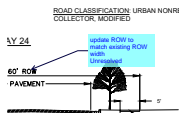
Unresolved. Typical for all



Subject: Callout
Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:07:33 AM
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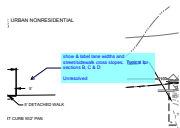
sidewalk to be offset 0.5' from the ROW

Unresolved



Subject: Callout
Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:08:11 AM
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Layer:
Space:

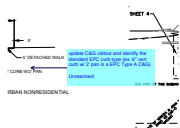
update ROW to match existing ROW width
Unresolved



Subject: Callout
Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:08:23 AM
Status:
Color: ■
Layer:
Space:

show & label lane widths and street/sidewalk cross slopes. Typical for sections B, C & D

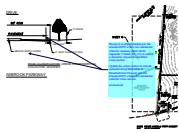
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Subject: Callout
Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:08:33 AM
Status:
Color: ■
Layer:
Space:

update C&G callout and identify the standard EPC curb type (ex: 6" vert curb w/ 2' pan is a EPC Type A C&G)

Unresolved



Subject: Callout
Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:09:04 AM
Status:
Color: ■
Layer:
Space:

Revise to a striped median per the standard EPC urban non-residential collector roadway detail (ECM Appendix F Detail SD_2-3) or submit a deviation request for modified cross section.

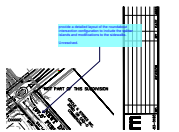
Update the cross section to include sidewalk along both sides of Meadowbrook Parkway per the standard EPC urban non-residential collector cross section

Unresolved



Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 10:10:37 AM
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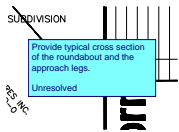
show the proposed sidewalk. The first submittal showed a cross section of the private road with sidewalk on both sides



Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 10:11:24 AM
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Layer:
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provide a detailed layout of the roundabout intersection configuration to include the splitter islands and modifications to the sidewalks.

Unresolved.



Subject: Text Box
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 10:11:32 AM
Status:
Color: ■
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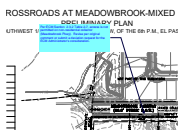
Provide typical cross section of the roundabout and the approach legs.

Unresolved



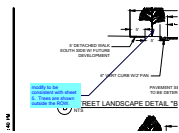
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Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 10:15:41 AM
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Color: ■
Layer:
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Clarify. the private access is labeled as both easement and tract. Access easement shouldn't be needed if it's already defined in the tract use table.



Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 10:16:03 AM
Status:
Color: ■
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Per ECM Section 2.3.2 Table 2-7, access is not permitted on non-residential collector (Meadowbrook Pkwy). Revise per original comment or submit a deviation request for the ECM Administrator's consideration.



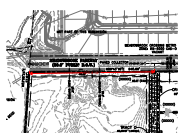
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Page Label: [3] 096956011-PP - DETAIL
Author: dsdlaforce
Date: 4/13/2021 10:20:07 AM
Status:
Color: ■
Layer:
Space:

modify to be consistent with sheet 5. Trees are shown outside the ROW.



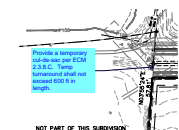
Subject: Callout
Page Label: [1] 096956011-PP - COVER
Author: dsdlaforce
Date: 4/13/2021 8:19:33 AM
Status:
Color: ■
Layer:
Space:

Per ECM Section 2.3.2 Table 2-7, access is not permitted on non-residential collector (Meadowbrook Pkwy). Revise per original comment or submit a deviation request for the ECM Administrator's consideration.



Subject: Length Measurement
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 8:37:34 AM
Status:
Color: ■
Layer:
Space:

623'-9 1/4"

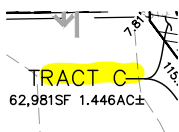


Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 8:38:26 AM
Status:
Color: ■
Layer:
Space:

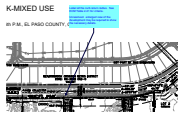
Provide a temporary cul-de-sac per ECM 2.3.8.C. Temp turnaround shall not exceed 600 ft in length.



Subject: Highlight
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 8:42:29 AM
Status:
Color: ■
Layer:
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Subject: Highlight
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 8:42:31 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 9:48:45 AM
Status:
Color: ■
Layer:
Space:

Label all the curb return radius. See ECM Table 2-31 for criteria.

Unresolved. enlarged view of the development may be required to show the necessary details.



Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 9:50:20 AM
Status:
Color: ■
Layer:
Space:

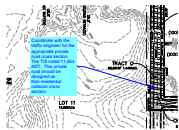
Provide the street centerline alignment bearing/distance or curve data.

Unresolved.



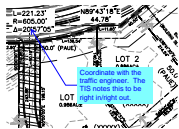
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Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/13/2021 9:51:42 AM
Status:
Color: ■
Layer:
Space:

Coordinate with the traffic engineer for the appropriate private road cross section. The TIS noted 11,554 ADT. This private road should be designed as Non-residential collector cross section.



Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/15/2021 1:29:30 PM
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Color: ■
Layer:
Space:

Coordinate with the traffic engineer. The TIS notes this to be right in/right out.



Subject: Callout
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/15/2021 8:12:25 AM
Status:
Color: ■
Layer:
Space:

Subject: Image
Page Label: [2] 096956011-PP - PRELIM
Author: dsdlaforce
Date: 4/15/2021 8:13:14 AM
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Space: