



CROSSROADS NORTH PRELIMINARY PLAN
LETTER OF INTENT

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

COLORADO SPRINGS EQUITIES, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING

MS CIVIL CONSULTANTS
102 E. PIKES PEAK, 5TH FLOOR
COLORADO SPRINGS, CO 80903

SURVEYING

CLARK LAND SURVEYING, INC
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007

PARCELS NOS: 5408001008, 5408001029, 5408001032, 5408001033, 5408001034,
5408001041, 5408001042, 5408001050, 5408001051, 5408001052

SITE/BACKGROUND INFORMATION

The ±44.34 parcel is comprised of parcels zoned M, I-2, and CR, all within the Commercial Airport Overlay District (CAD-O). The parcels are located southwest corner of intersections of U.S. State Highway 24 and Marksheffel road and is also located at the northwest corner of the intersection of U.S. State Highway 24 and U.S. Highway 94 (see vicinity map insert and map exhibit for details).

A concurrent request to rezone 22.06 acres from the M (4.83 AC) and I-2 (17.23 AC) zones to the CR zoning district has been submitted with this preliminary plan.

are you sure not private roads- where is a public road tract on plan?

Request & Justification

Colorado Springs Equities, LLC ("The Applicant") requests approval of the Crossroads North Preliminary Plan that includes 11 commercial lots, six (6) tracts for stormwater detention/water quality, public rights-of-way, transportation improvements including private roads, pedestrian facilities, utility infrastructure, landscape buffers, and a preliminary landscape plan.

The applicant requests that the preliminary plan approval include the following:

please specifically show trails/sidewalks in tracts that are specifically for pedestrian facilities- i don't think thats the case for all tracts? Are here sidewalks adjacent to private road tract or within them? carry this over to plan.

- Findings of sufficiency with respect to water quality, quantity, and dependability are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.
- Approval of the following Deviation Requests:
 1. Permit the use of the Urban residential Collector for Air Lane ROW and improvements instead of the nonresidential Collector cross section
 2. Approval of a Right-In/Right-Out access to Marksheffel Road. A conditional approved for this access was granted (DEV 17-003) per conformance with the Marksheffel Access Management Plan). Conditions included the construction of a raised center median

delete another designee

The preliminary landscape plan identifies required buffers, streetscape locations, typical details, and cross sections. Roadway landscaping requirements may be collateralized as public subdivision improvements to be owned/maintained by Meadowbrook Crossing Metropolitan District or another designee approved by the County. Individual site landscaping will be submitted on a per site basis which shall conform to this overall preliminary landscape plan.

delete site, use LOT

missing sheet depicting landscape in prelim plan

The preliminary plan has been designed to conform to the density and dimensional requirements of the CR zone which include:

- Setbacks: 50' front yard; 25' side/rear yards (0' from internal side/rear lot line within the same zone)
- Height: 45'
- Roadway Landscape Buffer/Setback Requirements:

RE:offsite detention facilities- please discuss- they are in City and who owns...permission to use?

show on prelim plans and label (make lines distinctive and not alike others)

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
US 24	Expressway, Principal Arterial	25 feet	1 per 20 feet
Marksheffel Rd	Minor Arterial	20 feet	1 per 25 feet
Air Lane	Non-Arterial	10 feet	1 per 30 feet
Crossroad Road (s)	Non-Arterial	10 feet	1 per 30 feet

- confer w Gilbert on this- i thought it was to be a major

*(min. 1/3 trees shall be evergreen)

Direct access to Crossroads North is proposed from a southern full movement access along Marksheffel Road approximately 1,000 feet north of SH-94 and a northern right-in/right-out access along Marksheffel Road approximately 2,000 feet north of SH-94.

At the full movement access intersection for Crossroads North along Marksheffel Road, a traffic signal is anticipated to be warranted and needed. Therefore, a traffic signal is recommended for installation at this intersection with development of Crossroads North. A 250-foot with 100-foot taper northbound left turn lane is recommended to be designated along Marksheffel Road at this access intersection. It is also recommended that a 235-foot with 200-foot taper (based on El Paso County standards for 50 mph) southbound right turn lane be constructed at this access intersection along Marksheffel Road due to the volume of traffic entering Crossroads North at this access.

All on-site and off-site roadway, signing, striping, and signal improvements shall be incorporated into the Civil Drawings, and conform to El Paso County and/or CDOT standards as applicable, as well as the Manual on Uniform Traffic Control Devices 2009 Edition (MUTCD).

please tell what the true use and ownership is for each tract, do not combine uses..see comments on planset.

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**
The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan, which includes the County Policy Plan and Water Master Plan. Conformance with the Policy Plan and Water Master Plan is discussed below.

Policy Plan Conformance:

Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

The proposed preliminary plan is contiguous to and compatible with existing commercial land uses located on the opposite side of State Highway 24. The densities are compatible based on the allowances of the underlying zone districts. Commercial access is planned according to the access control criteria in the ECM, which, excepting any deviations approved to meet specific site constraints, will be compatible with surrounding commercial access in terms of spacing and access/intersection design.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

Urban services are available in support of the planned commercial development. The majority of the parcels are located within the Cherokee Metropolitan District Boundaries. Parcel Nos 5408001051 and 5408001052 are presently not within Cherokee District boundaries. Inclusion of these two (2) parcels into the District will occur concurrently with the preliminary plan and is anticipated to be completed prior to and final plat approval. The property is currently not within a fire protection district. Fire protection is provided by the El Paso County Fire Marshal through Title 32 intergovernmental and/or mutual aid agreements. Necessary agreements for inclusion into the Cimarron Hills Fire Protection District have commenced and are anticipated to be finalized during the preliminary plan approval process.

EPC Fire Marshal was eliminated....

this is now...

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

none shown on plan

Buffering and screening of differing uses and/or densities will occur with individual site plans. Identification of significant buffers from undeveloped/vacant properties as well as from existing adjacent residential communities has been provided in connection with the preliminary plan as building restricted areas designated for future use as buffers and landscape screening.

WATER MASTER PLAN CONSIDERATIONS:

Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (water resources report) including water supply information summary that documents the planned and committed water supply from Cherokee Metropolitan District is adequate to meet the needs of the development.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Water service is planned from Cherokee Metropolitan District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

Land uses within the existing Crossroads development area is served by centralized utilities. The Crossroads at Meadowbrook development will be served by the existing utility providers.

The development area is in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.

CMD currently serves approximately 7,000 residential taps and 600 commercial taps in addition to bulk users in the eastern portion of unincorporated El Paso County..

CMD has adequate supply, water quality, and existing infrastructure in the area to serve this development and maintains required regulatory compliances.

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills/Meridian Ranch Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Ranch MD, Meridian Service MD, and Woodmen Hills MD. Per the Water Master Plan, water supplies in Region 5 from current to 2060 build out are as follows (*taken from EPC WMP*):

Planning Region	Current Supplies (AF per year)	2040 Supplies (AF per year)	2060 Build-Out Supplies (AF per year)
Region 5	4,849	6,800	10,131

Table 5-2: Current, 2040, and Build-Out Water Supply by El Paso County Planning Region

please update after your updated docs from Cherokee.

Planning Region	Demand (AF)	Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	4,396	4,849	453	0	0%

Table 5-3: Current Demand and Current Supplies by El Paso County Planning Region

FYI See rezoning LOI to and update

Planning Region	2040 Demand (AF) Need (AF) Need (%)	Current Supplies (AF)	(AF) Average-Year Surplus**	Need (AF)	Need (%)
Region 5	6,468	4,849	0	1,619	25%

Table 5-4: Future (2040) Demand and Current Supplies by El Paso County Planning Region

Planning Region	2060 Demand (AF)	Current Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	9,608	4,849	0	4,759	50%

Table 5-5 – Build-out (2060) Demand and Current Supplies by El Paso County Planning Region

Water supplies in Region 5, and specifically from CMD, should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. The District has been planning to reduce demand through its conservation and reuse programs. Additional water resources are planned through CMD interconnections and regional collaboration with partner and/or neighboring water providers. through acquisition and reallocation of other resources

Water resources for CMD are drawn from groundwater in two regions. The majority is from alluvial groundwater supplies in the Upper Black Squirrel Aquifer in eastern El Paso County via a network of twenty wells (Well Nos 1-20). According to the District, water from Well Nos. 1-8 provide a maximum of 653 AFY to a fixed customer base. This water is unavailable to other users and is tracked separately from CMD’s general exportable supply portfolio. Water supplies from the remaining wells (Well Nos 9-20) in the amount of 3,985 AFY is available for export outside the Basin. Remaining water supplies are sourced from two wells in deep bedrock aquifers from the Sundance Ranch property in the northern part of the County.

Table 1: Water rights and tributary status of Exportable Wells

Well Number	Water Right (AFY)	2019 Use (AFY)	Permit Number	Aquifer	Aquifer Status
Well 9	176	132	14145-FP-R	UBS Alluvium	Tributary
Well 10	176	108	14146-FP-R	UBS Alluvium	Tributary
Well 11	244	161	6821-FP-R	UBS Alluvium	Tributary
Well 12	244	149	11198-FP	UBS Alluvium	Tributary
Well 13	1268	975	49988-F	UBS Alluvium	Tributary
Well 14	0	0	52429-F	UBS Alluvium	Tributary
Well 15*	281	145	54070-F	UBS Alluvium	Tributary
Well 16*	219	123	54069-F	UBS Alluvium	Tributary
Well 17*	175	151	63094-F	UBS Alluvium	Tributary
Well 18	225	138	16253-RFP-R	UBS Alluvium	Tributary
Well 19	95	79	20567-RFP-R	UBS Alluvium	Tributary
Well 20	400	38	4332-RFP	UBS Alluvium	Tributary
Well 21	290	0	81782-F	UBS Alluvium	Tributary
DN-4**	110	110	78315-F	Denver Aquifer	Non-Tributary
AR-1***	147.7	155	75881-F	Arapahoe Aquifer	Non-Tributary
Total	3984.7	2464			

CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer flows. By the end of 2021, these new wells will contribute 458 AFY of capacity to the CMD system (Table 2) for a total of 4,443.0 AFY. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some committed developments being incomplete but largely due to water saving measures undertaken by CMD customers.

Table 2: New water supplies slated for completion in 2021

Well Number	Water Right (AFY)	Permit Number	Aquifer	Aquifer Status
Albrecht Well	153.5	27571-FP	UBS Alluvium	Tributary
DA-1	40.3	83604-F	Dawson	Not Non-Tributary
DA-4	64.5	83603-F	Dawson	Not Non-Tributary
AR-1 Expansion	200	75881-F	Arapahoe	Non-Tributary
Total	458.3			

By the end of 2021, CMD will have a total of 4,443 AFY of exportable water supplies sourced from alluvial and deep bedrock aquifers. Further development in the Denver Basin is not planned at this time and instead CMD is focusing on acquiring new renewable supplies proximate to existing infrastructure.

CMD’s water commitments stand at 4,130.4 AFY. The Tipton and Kane commitments are related to an arrangement from the mid-2000’s where developers reserved commitments on two new wells. The water from these wells is considered fully committed to these developers even if they have not yet begun the projects associated with the reserved commitments. Due to a complex legal history, the “Kane” water right was not tied to a specific physical water well but instead operates as a commitment served from CMD’s general supply portfolio. The “Tipton” water right corresponds to CMD’s Well 18.

Table 3: CMD Commitments before addition of new development

Commitments	AFY
In-District (2015)	2693
Committed Since 2015	406.7
Schriever Air Force Base	537
Kane	200
Tipton	225
Construction	25
Parks	25
Total	4111.7

With 4,443.0 AFY of exportable supply and 4,130.4 AFY of commitments, CMD has a water balance of 312.6 AFY remaining for additional commitments.

CMD has committed to allocate 90.9 AF/YR for the proposed development out of its current supplies. It should be noted that the district has committed to serve

development within the proposed development boundaries since the property was annexed into the district (Recorded April 25, 1984 in Book 3862 at Page 949, and July 10, 1984 in Book 3892 at Page 529).

CMD has a collection of wells, pump stations, conveyance pipelines, storage tanks, and treatment facilities to deliver potable water to its customers.

The general delivery system begins with raw water produced from the north and south well fields in the UBSC. Raw water quality from the UBSC is good, and generally only requires chlorination at the wellhead. This water is first delivered to the Ellicott Tank (0.5 MG) located near Ellicott. A pump station at the Ellicott Tank conveys water along Highway 94 west to the CMD service area via a 30-inch pipeline. The 30-inch pipeline terminates at Tank 1 (3 MG) at the south end of Cimarron Hills. Two booster pump stations at Tank 1 can deliver water to Tank 2 (3 MG) and Tank 2a (4 MG), located centrally in Cimarron Hills. A booster pump station at this location delivers raw water to Tank 3 (5 MG), at the northern end of Cimarron Hills.

Existing Water Storage Tanks

Tank Name	Volume (MGAL)
ELLICOTT TANK	0.5
TANK 1	3.0
TANK 2	1.0
TANK 3 (TAMLIN)	5.0
TANK 4	3.0
FRANK ROAD TANK	2.0
SUNDANCE TANK	0.5
TOTAL	15.0

Due to water supply limitations in recent years, CMD has been actively engaged in demand management and conservation efforts, and now has some of the lowest per capita demands in Colorado. These low demands were achieved through recommendations for implementation in the 2007 [Water] Conservation Plan (WCP). This included various water conservation measures such as implementation of water reuse, a revised water rate structure, implementation of water-efficient fixtures, and xeric landscaping. The 2015 WCP discusses the outcome of these measures and recommends additional alternatives to further enhance CMD’s water-use efficiency.

Efficient water use through conservation measures supports CMD’s commitment to a sustainable approach to water resource management in the region’s semi-arid climate. The WCP identifies and addresses a variety of water-efficiency measures, including water budgets and tiered rate schedules, new approaches to irrigation scheduling, residential and commercial audits for high users, rebates for efficient

indoor and outdoor uses, and a review of local and state guidelines for efficient water use.

Water-efficient fixtures and appliances would be required to be installed by builders for all new properties joining the current water system. This water conservation measure is intended to ensure that all new customers use less water from the time uses are implemented on a property. According to the District's CWP, this measure reduces the bills of these new customers, reduces the growth in demand for CMD, and allows CMD to focus its efforts and funds on other conservation measures.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the preliminary plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision conforms to the design standards of the Code. The proposed development is neither within or adjacent to any approved and/or valid sketch plans.

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code**

A commitment to provide water service has been provided by Cherokee Metropolitan District which has adequate water resources to serve the proposed development. It is anticipated that the BOCC will be able to make the required water findings during the preliminary plan application review.

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Crossroads Preliminary Plan and its many development phases and filings. The existing system

no Crossroads is extending infrastructure across 94 and 24

if private road waiver is approved ; verify Cimmarro n FPD is supportiv e of road design and width

complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];**

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC..

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within two (2) tracts identified as Tracts A, B, & C on the Preliminary Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Meadowbrook Crossing Metropolitan District.

correct this and add offsite tracts shown on GEC discussion

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The preliminary plan provides the extension of local public roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

- **Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Legal and physical access is and will be provided to all parcels by planned public rights-of-way. A deviation for a proposed RI/RO is requested with the preliminary plan in accordance with the previously approved DEV-17-3. The current deviation request will be subject to conditions subject to the same conditions of approval to

development proposal expires the old deviation-new deviation req needs to be evaluated with TIS

include: construction of a center median island that prevents left turns out of the site and preserves southbound left turns into the adjacent City of Colorado Springs water treatment facility and on site preparations for a cul-de-sac for future closure of the RI/RO access.

The proposed RI/RO is consistent with the site access depicted on the Marksheffel Access Management Plan. The RI/RO provides a second point of ingress/egress for the development from Marksheffel. No access is permitted from the development directly to Highways 24 and 94. Air Lane establishes the southern boundary of the preliminary plan and is the only established public right-of-way to support the development area. The Marksheffel Road South Corridor Management Study identified this RI/RO and the access constraints impacting the site.

The approved deviation with conditions is attached to this letter of intent for reference.

A second deviation is requested to use an urban residential collector cross section for Air Lane instead of a rural non-residential collector cross section. Additional discussion of the deviations is included in the preliminary plan criteria.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas,

including but not limited to, wetlands and wildlife corridors, into the design; and (5) by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

discuss sports park. This was brought up at District PC and BOCC meetings

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The subdivision provides evidence via commitment letters from Cimarron Hills Fire Protection District for emergency and fire service and Cherokee Metropolitan District for water for fire suppression as well as preliminary plan layout and design of access and utilities demonstrate show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

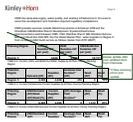
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code or otherwise approved with conditions imposed by the BOCC.

waivers and deviation list and provide justification

LOI V_1 redlines.pdf Markup Summary 12-18-2020

dsdparsons (21)



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please update after your updated docs from Cherokee.

FYI See rezoning LOI to and update



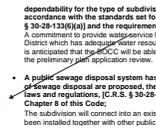
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if private road waiver is approved; verify Cimmarron FPD is supportive of road design and width



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no Crossroads is extending infrastructure across 94 and 24



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dependability for the type of subdivision in accordance with the standards set for § 30-28-1.33(b)(ii) and the requirement of a commitment to provide wastewater service to District which has adequate water resources is anticipated that the RDC will be able to provide the preliminary plan application review.

- A public sewage disposal system has not been proposed or approved, the laws and regulations, (C.R.S. § 30-28-Chapter 8 of this Code; The subdivision will connect into an existing sewer system installed together with other public

no Crossroads is extending infrastructure across 94 and 24



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waivers and deviation list and provide justification



Subject: Callout
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RE:offsite detention facilities- please discuss- they are in City and who owns...permission to use?

Conditions included the
locations, typical
collateralized
risk. Crossings
all conform to the
missing sheet
depicting landscape
in prelim plan
density and dimensions
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missing sheet depicting landscape in prelim plan

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delete another designee

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show on prelim plans
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Landscaping
Buffer/Setback
25 feet
Req. Trees/
Foot of Front
1 per 20 ft

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cy + Horn
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- confer w Gilbert on this- i thought it was to be a
major

none shown on plan
offering uses and densities will occur w/
significant buffers from undeveloped vacar
adjacent residential communities has been
shown plan as building restricted areas or
landscape screening.

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Page Label: 5
Author: dsdparsons
Date: 12/17/2020 12:58:47 PM
Status:
Color: ■
Layer:
Space:

none shown on plan



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 12/17/2020 9:48:59 AM
Status:
Color: ■
Layer:
Space:

please tell what the true use and ownership is for each tract, do not combine uses..see comments on planset.



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/17/2020 9:50:00 AM
Status:
Color: ■
Layer:
Space:

are you sure not private roads- where is a public road tract on plan?

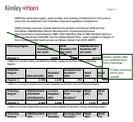


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/17/2020 9:52:09 AM
Status:
Color: ■
Layer:
Space:

please specifically show trails/sidewalks in tracts that are specifically for pedestrian facilities- i don't think thats the case for all tracts? Are here sidewalks adjacent to private road tract or within them? carry this over to plan.

LOI V_1 redlines.pdf Markup Summary 12-18-2020

dsdparsons (21)



Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 12/17/2020 1:01:19 PM
Status:
Color: ■
Layer:
Space:

please update after your updated docs from Cherokee.

FYI See rezoning LOI to and update



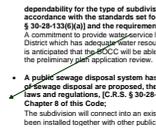
Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 12/17/2020 1:03:01 PM
Status:
Color: ■
Layer:
Space:

if private road waiver is approved; verify Cimmarron FPD is supportive of road design and width



Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 12/17/2020 1:03:53 PM
Status:
Color: ■
Layer:
Space:

no Crossroads is extending infrastructure across 94 and 24



Subject: Arrow
Page Label: 10
Author: dsdparsons
Date: 12/17/2020 1:03:58 PM
Status:
Color: ■
Layer:
Space:

dependability for the type of subdivis accordance with the standards set fo § 30-28-1.33(b)(a) and the requirement A commitment to provide wastewater District which has adequate water resou is anticipated that the RDC will be able the preliminary plan application review.

- A public sewage disposal system has be disposed are proposed, the laws and regulations, (C.R.S. § 30-28 Chapter 8 of this Code.

The subdivision will connect into an exis been installed together with other public:

waivers and deviation list and provide justification



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 12/17/2020 1:06:51 PM
Status:
Color: ■
Layer:
Space:

The proposed subdivision meets other applicable sections of Chapter 8 and 1 F.R.C.M. The proposed subdivision meets other applicable sections of Chapter 8 and 1 F.R.C.M. The proposed subdivision meets other applicable sections of Chapter 8 and 1 F.R.C.M.

waivers and deviation list and provide justification



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/17/2020 12:53:41 PM
Status:
Color: ■
Layer:
Space:

RE:offsite detention facilities- please discuss- they are in City and who owns...permission to use?



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 12/17/2020 9:48:59 AM
Status:
Color: ■
Layer:
Space:

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Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/17/2020 9:50:00 AM
Status:
Color: ■
Layer:
Space:

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Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/17/2020 9:52:09 AM
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Color: ■
Layer:
Space:

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