





# CROSSROADS NORTH PRELIMINARY PLAN

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

LOT TABLE		
LOT NO.	SF/AC±	USE
1	192.891SF± / 4.428AC±	COMMERCIAL
2	399.532SF± / 9.172AC±	COMMERCIAL
3	337.039SF± / 7.737AC±	COMMERCIAL
4	76.372SF± / 1.753AC±	COMMERCIAL
5	156.904SF± / 3.602AC±	COMMERCIAL
6	82.212SF± / 1.887AC±	COMMERCIAL
7	56.992SF± / 1.308AC±	COMMERCIAL
8	42.044SF± / 0.965AC±	COMMERCIAL
9	46.080SF± / 1.058AC±	COMMERCIAL
10	53.864SF± / 1.237AC±	COMMERCIAL
11	65.000SF± / 1.492AC±	COMMERCIAL

LOT TABLE TO REFERENCE SHEET 2 AND SHEET 3

TRACT TABLE			
TRACT	SF/AC±	OWNER	USE
A	124,872SF± / 2.867AC±	**CMD2	DRAINAGE, UTILITY, SPACE, LANDSCAPE
B	116,849.91SF± / 2.68AC±	**CMD2	DRAINAGE, UTILITY, SPACE, LANDSCAPE
C	65,068SF± / 1.494AC±	**CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
D	11,340SF± / 0.26AC±	**CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
E	26,755SF± / 0.614AC±	**CMD2	VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE, UTILITY, LANDSCAPE
F	110,468SF± / 2.536AC±	**CMD2	VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE, UTILITY, LANDSCAPE

\*\*CMD2 = CROSSROADS METROPOLITAN DISTRICT NO. 2

TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3

\*CMD2-CROSSROADS METROPOLITAN DISTRICT NO. 2

### SHEET 3 SPECIFIC NOTES

- UNTIL LOT 3 AND SHARED ACCESS WITH LOT 2 ARE DEVELOPED A TEMPORARY CUL-DE-SAC EASEMENT WILL BE PROVIDED. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
- FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
- LOT 2 WILL BE ACCESSED BY WAY OF THE DESIGNATED SHARED ACCESS POINT OF LOT 3 AND LOT 2. ALL OTHER LOT 2 ACCESS WILL BE PROVIDED THROUGH A SHARED ACCESS WITH LOT 1.

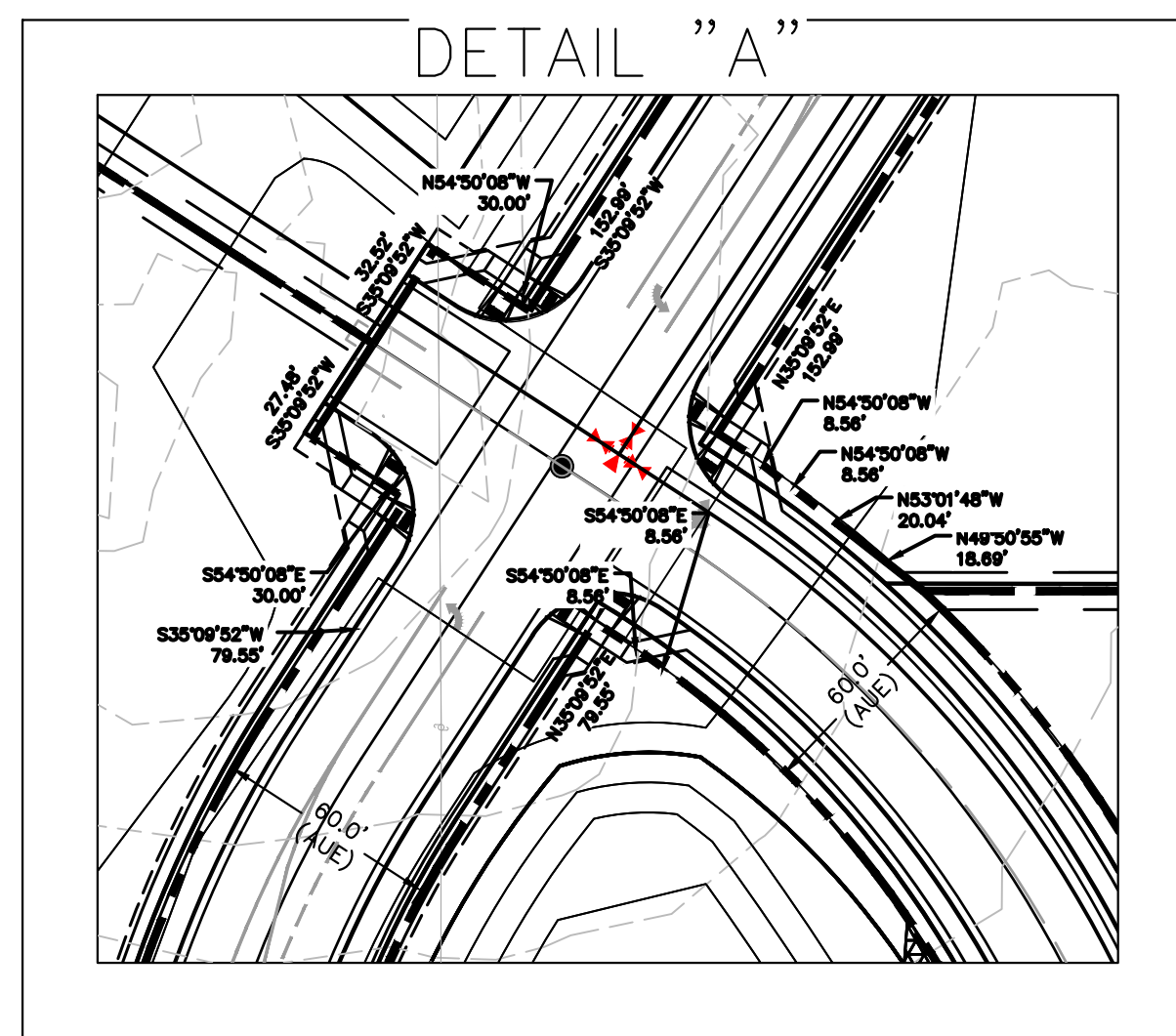
**Review #1:** Include a preliminary grading plan showing proposed contours. Include slope tags along the road centerline.

**Review #2:** Staff recommends placing the existing and proposed grading within additional sheets titled preliminary grading plan. Having everything combined within the preliminary plan sheets is making the sheet too busy to clearly show all the information. Additionally, per the Review #1 comments include slope tags along the centerline of the road.

**Review #3:** Label contours and include slope tags along the road centerline on the preliminary grading plan

Similar comment applies for the utilities (Wtr, San). Staff recommends placing these in a separate preliminary utility plan. On the separate utility plan turn off the striping layer. Its difficult to differentiate between Water, Sanitary and the lane striping. See the snippet to the left for an example which shows lane striping water line, sewer line and C&G.

Roadway striping and tapers will be reviewed once the above comment is addressed.



Update the cul-de-sac bulb radius to match the County detail SD 2-75.

Unresolved. Label cul-de-sac bulb radii.

Adjust ROW so cul-de-sac is within the ROW.

Adjust intersection spacing to meet criteria or remove on the intersections. Staff recommends removing the eastern intersection (#9) and converting this to a cul-de-sac.

Spacing should be sufficient to also meet the required auxiliary left and/or right turn deceleration lane lengths.

Coordinate with the traffic engineer for auxiliary lane requirements at these two intersections. Based on peak hour vph separate turn lanes are required at intersections 6 through 9. Example both intersections on Air Lane require a WBRT lane.

**Review #1:** Show the proposed roadway configuration of Air Lane and the intersection. Label the curb return radius. See Table 2-31 for minimum curb return radius.

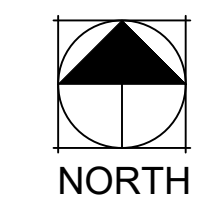
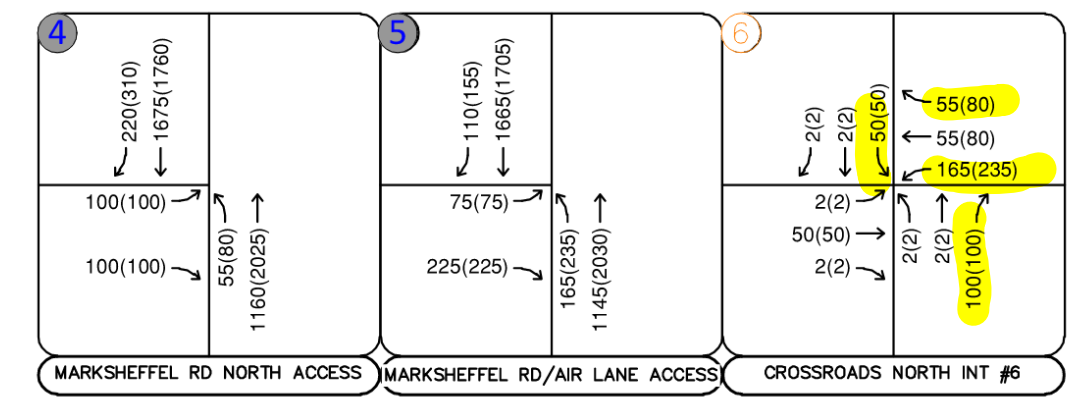
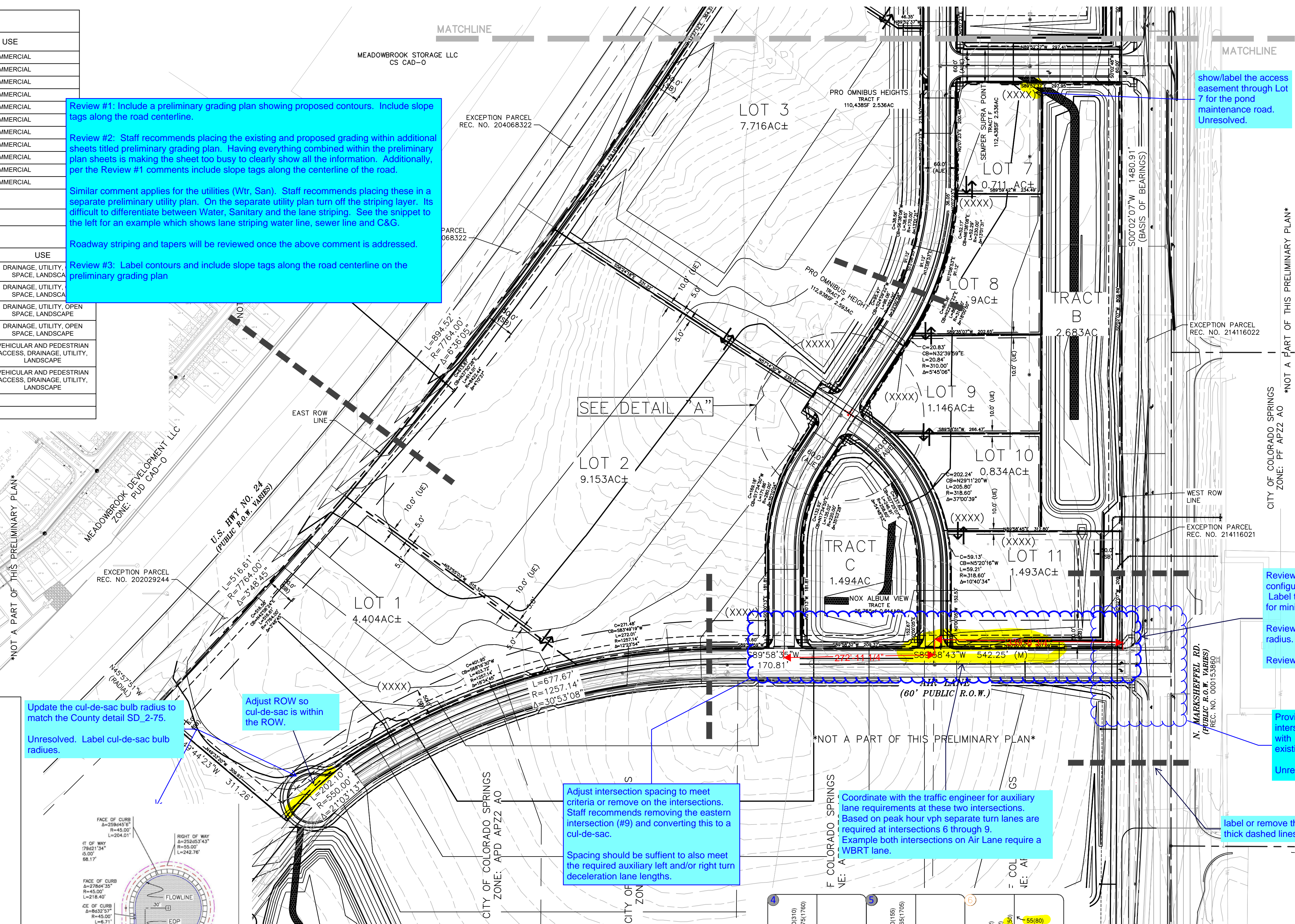
**Review #2:** Unresolved. Label the curb return radius.

**Review #3:** Unresolved.

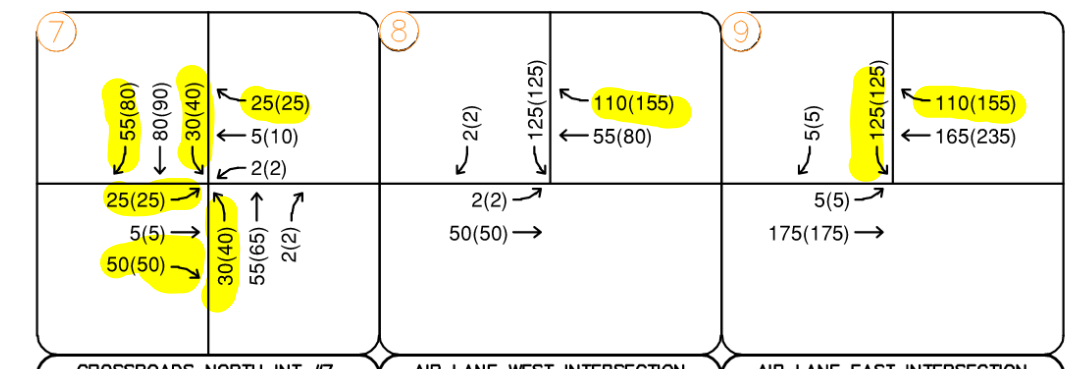
Provide a larger detailed preliminary grading at the intersection. There appears to be drainage issues with two existing culverts, proposed sidewalk and existing roadside ditch.

Unresolved.

label or remove these thick dashed lines.



SCALE: 1" = 100'



PCD FILE NO: SP207

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

**Kimley»Horn**  
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PROJECT NO. 096956000  
SHEET  
OF 01

CITY OF COLORADO SPRINGS  
ZONE: PF AP22 AO

\*NOT A PART OF THIS PRELIMINARY PLAN\*

REVISION NO. DATE APPR.

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See the preliminary plan for Crossroad Mixed use (SP2011) for information that should be shown on the cross sections.

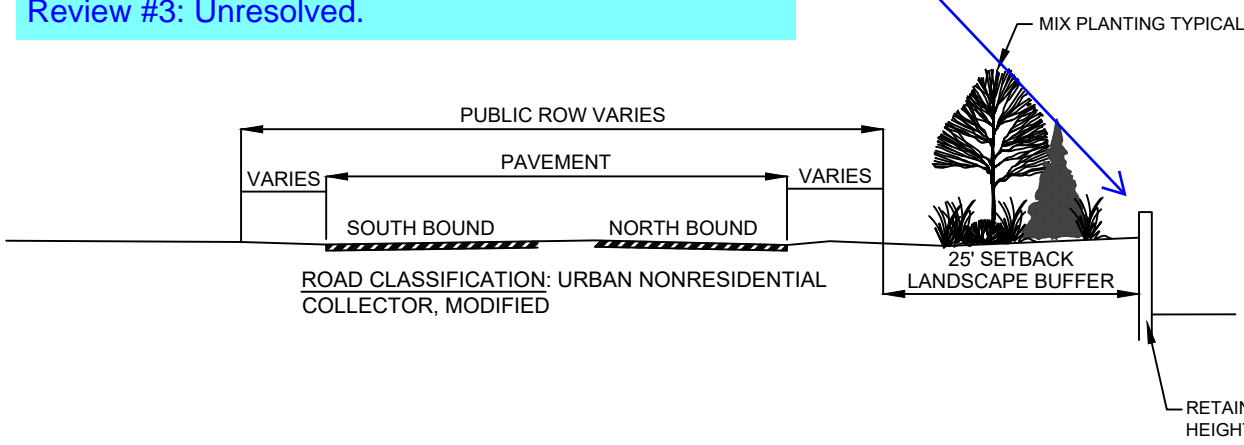
See comments provided from the second review.

### CROSSROADS NORTH

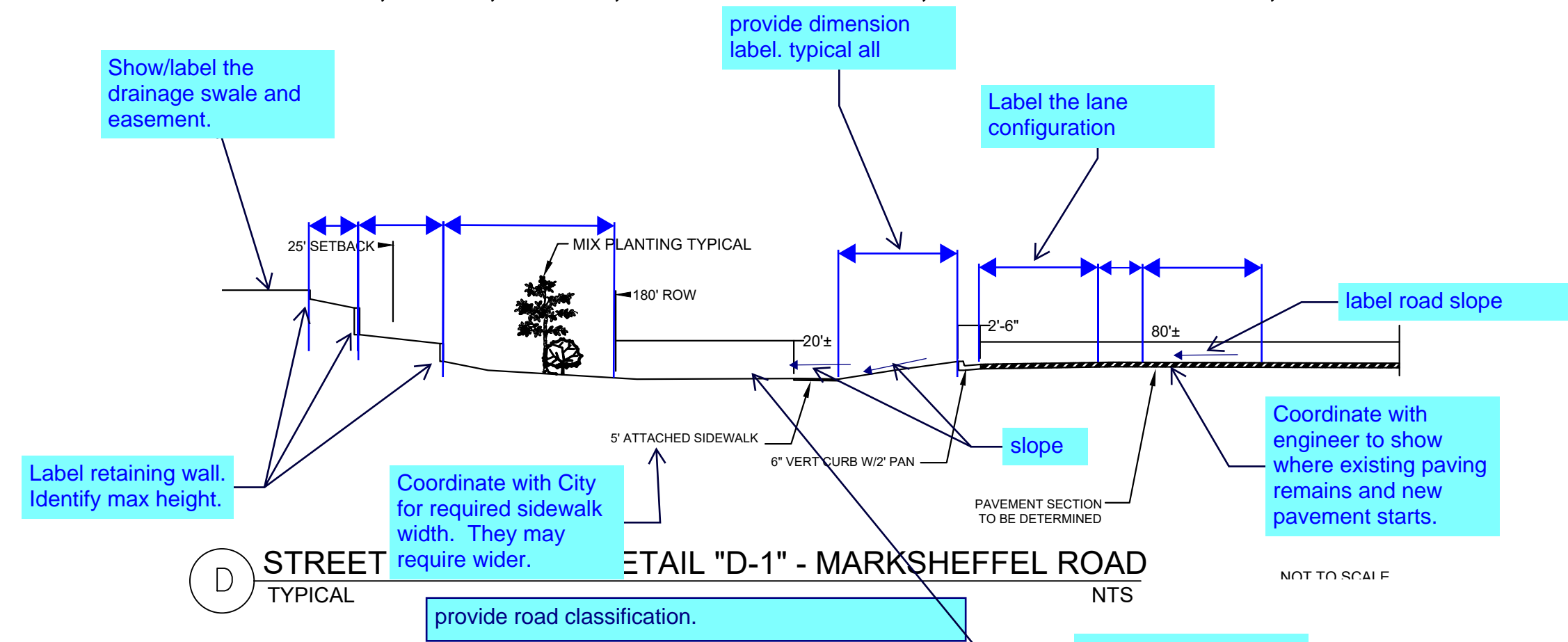
### PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

Review #2: identify the max height of the retaining wall.  
Sheet 2 appears to indicate two tiers of retaining wall. Update to reflect the grading plan.  
Review #3: Unresolved.



A STREET LANDSCAPE DETAIL "A" - HIGHWAY 24  
TYPICAL NTS

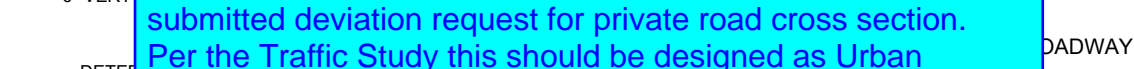


D STREET LANDSCAPE DETAIL "D-1" - MARKSHEFFEL ROAD  
TYPICAL NTS

Review #1: Change from ROW to either AUE or Tract. Adjust to include the entire section within the easement. Same comment applies to section C.

Review #2: Unresolved. Update cross section to match the deviation request cross section. Main difference is the landscape strip, sidewalk location and the addition of P.I.E.

Review #3: Revise to match the cross section per the submitted deviation request for private road cross section. Per the Traffic Study this should be designed as Urban Non-Residential Collector Cross Section.



B STREET AND LANDSCAPE DETAIL "B" - SEMPER SUPRA POINT PRO OMNIBUS HEIGHTS  
TYPICAL NTS

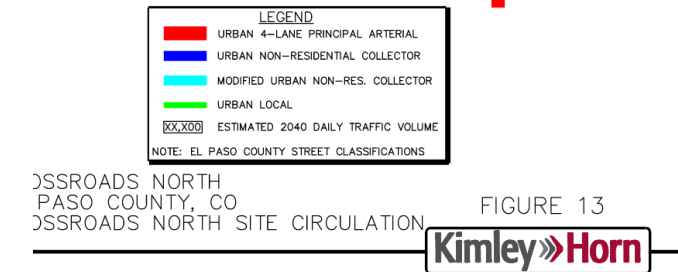
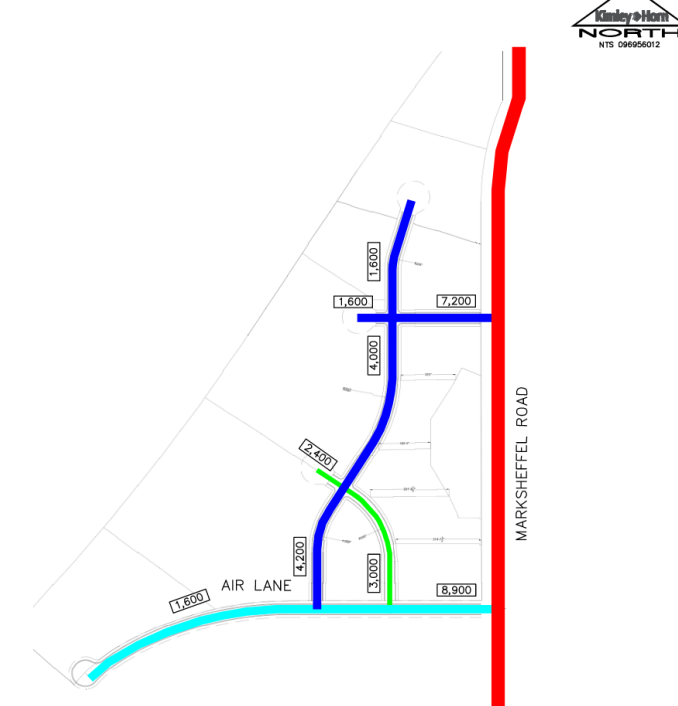
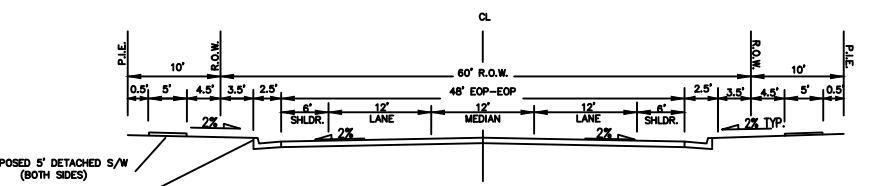


FIGURE 13  
355ROADS NORTH PASO COUNTY, CO  
355ROADS NORTH SITE CIRCULATION  
KimleyHorn

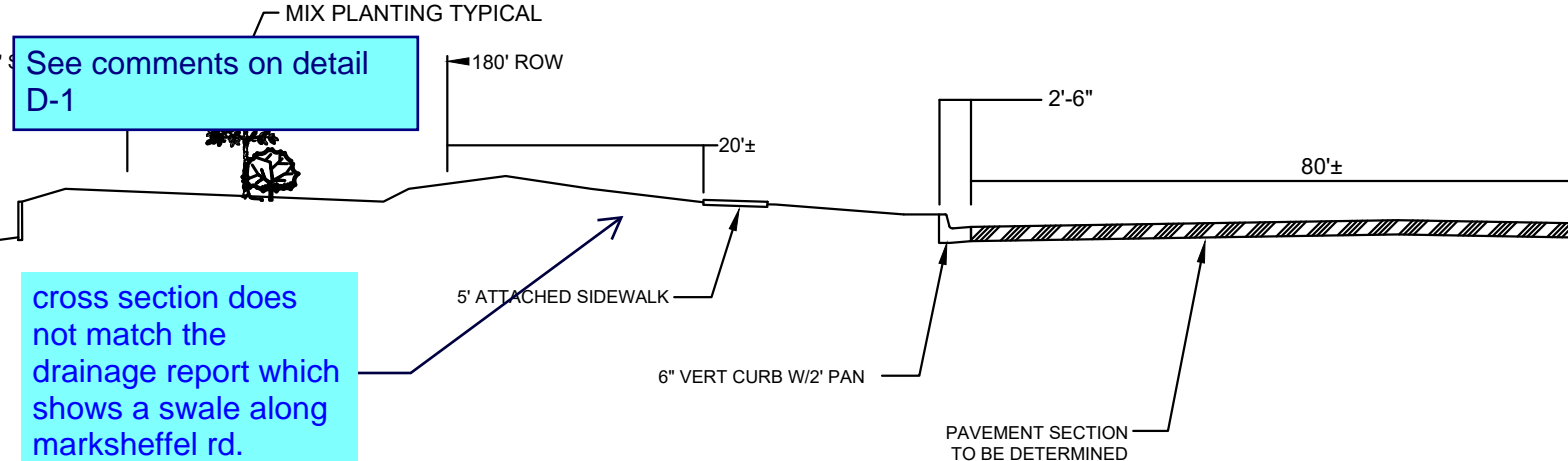
The open channel flow calculator table with columns for Channel Type, Depth, Velocity, and Discharge. It includes a small diagram of a channel cross-section.

Incorporate comments to the other cross section details on this sheet.

Show/label the drainage swale. The drainage report proposes a drainage channel along Marksheffel Road with bottom width of 10 ft and side slopes of 10:1.

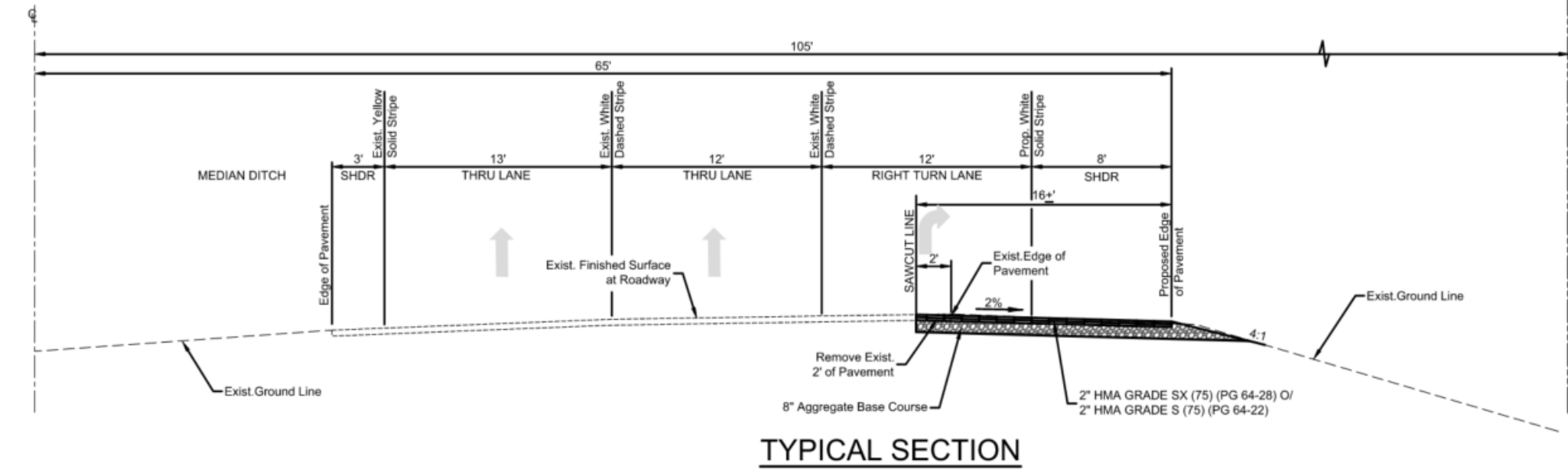


C STREET AND LANDSCAPE DETAIL "C" - AIR LANE  
TYPICAL NTS



D STREET LANDSCAPE DETAIL "D-2" - MARKSHEFFEL ROAD  
TYPICAL NTS

Revise cross section. This needs to identify what is new and what is existing. Multiple cross section needed. One where a new southbound Right turn is added. Another where a northbound left turn is proposed. See snippet to the right for example. Unresolved.



TYPICAL SECTION



SCALE: 1" = 200'

cross section does not match the drainage report which shows a swale along marksheffel rd.

D LANDSCAPE DETAIL "D-3" - MARKSHEFFEL ROAD  
TYPICAL NTS

Revise. Marksheffel is Urban Principle Arterial.

provide arrows on the section line cut to show the direction of the detail. Typical all

Provide a cross section for Nox Alum View  
Unresolved.

Label/callout offsite improvements associated with the project that's identified in the Traffic Study.  
Unresolved

Project information block including: PROJECT NO. 096956000, SHEET OF 01, CROSSROADS NORTH PRELIMINARY PLAN DETAILS, KimleyHorn logo, and company address: 414 N. 222, KIMLEY HORN AND ASSOCIATES, INC., 414 NORTH NEWLAND AVE., SUITE 300, COLORADO SPRINGS, COLORADO 80903 (719) 453-0180. Includes a table for REVISIONS and a signature block for DESIGNED BY: LMS, DRAWN BY: LMS, CHECKED BY: JEH, DATE: XX/XX/20.

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