EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 8/22/2024
RE: SP207 Crossroads North Preliminary Plan

Project Description

A request by Colorado Springs Equities, LLC for approval of a 44.34-acre Preliminary Plan depicting 15 commercial lots and 5 tracts. The item was heard on the consent agenda at the August 1, 2024, Planning Commission meeting, and was recommended for approval with a vote of 6-0. The property is zoned CR (Commercial Regional), is subject to the CAD-O (Commercial Airport Overlay) District, and is located between the southeast corner of the intersection of Colorado State Highway 24 and Marksheffel Road and the northeast corner of the intersection of Colorado State Highway 24 and Colorado State Highway 94. (Parcel Nos. 5408001008, 5408001029, 5408001032, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, and 5408001052) (Commissioner District No. 4)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Schuettpelz moved / Smith seconded for approval of the Preliminary Plan utilizing the resolution attached to the staff report with 5 conditions, 3 notations, 1 waiver, and a finding of water sufficiency with regards to water quality, quantity, and dependability, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (6-0).** The item was heard as a consent agenda item.

Discussion

The item was heard as a consent agenda item and as such, there was no discussion.

Attachments

1. Planning Commission Minutes from 8/1/2024.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, August 1, 2024
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JEFFREY MARKEWICH, BRYCE SCHUETTPELZ, WAYNE SMITH, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: JIM BYERS, JAY CARLSON, BECKY FULLER, BRANDY MERRIAM, AND TIM TROWBRIDGE.

STAFF PRESENT: JUSTIN KILGORE, KYLIE BAGLEY, JOE LETKE, RYAN HOWSER, SCOTT WEEKS, GILBERT LAFORCE, ETHAN JACOBS, JOSEPH SANDSTROM, BRETT DILTS, CHARLENE DURHAM, HAO VO, MIRANDA BENSON, ERIKA KEECH, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: JENNIFER BUCKLEY.

1. **REPORT ITEMS**

   Mr. Kilgore advised the board that the next PC Hearing is Thursday, August 15, at 9:00 A.M., which will include a presentation by the LDC Update consultants. He reminded the board that there will be a LDC session on August 14, 2024.

   Mr. LaForce announced that two new staff members have joined the County's Department of Public Works Development Services Engineering team. Mr. Rice has shifted roles to act as interim Professional Standards Engineer.

   Mr. Sandstrom introduced himself.

   Mr. Jacobs introduced himself.

2. **CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA** (NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held July 18, 2024.

Mr. Markewich remarked that he was not in attendance at the last meeting. He asked for more information regarding the County-wide volunteer board procedure changes that will affect membership appointments.

Mr. Bailey explained that they're not yet sure about how changes will affect the PC. An immediate implication is that Mr. Moraes' term expired, and he is currently navigating the application process for reappointment. The process is not fully established yet.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (6-0).

B. MS243 **LETKE**

MINOR SUBDIVISION
MCLEAN–HODGEN SUBDIVISION (2 LOT FINAL PLAT)

A request by Susan Carson McLean for approval of a Minor Subdivision to create 2 single-family residential lots. The 28.68-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Hodgen Road, approximately .1 mile east of the intersection of Roller Coaster Road and Baptist Road. (Parcel No. 6128100014) (Commissioner District No. 1)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SCHUETTPELZ MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER MS243 FOR A MINOR SUBDIVISION, MCLEAN–HODGEN SUBDIVISION (2 LOT FINAL PLAT), UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ELEVEN (11) CONDITIONS, TWO (2) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

IN FAVOR: BAILEY, BRITTAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

C. VR243 **LETKE**

VACATION AND REPLAT
GREAVES VACATION REPLAT

A request by Alan and Judith Ann Greaves for approval of a 10.36-acre Vacation and Replat creating 2 single-family residential lots. The property is zoned RR-5 (Residential Rural) and the new lots will be 5 acres in size, which complies with the RR-5 (Residential Rural) zoning district. The property is located on Snowmass Drive and .2 miles east of Black Forest Road. (Parcel No. 5205209004) (Commissioner District No. 1)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: BRITTAIN JACK MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER VR243 FOR A VACATION AND REPLAT, GREAVES VACATION REPLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWELVE (12) CONDITIONS, ONE (1) NOTATION, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO

WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

IN FAVOR: BAILEY, BRITTAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

D. SF2141 **BAGLEY**

FINAL PLAT
OHANA ACRES

A request by G & D Hammann Ohana Trust for approval of a 19.31-acre Final Plat creating 4 single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 17825 Jones Road, directly southeast of the intersection of Jones Road and Murr Road. (Parcel No. 3330001001) (Commissioner District No. 2)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: MARKEWICH MOVED / SCHUETTPELZ SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER SF2141 FOR A FINAL PLAT, OHANA ACRES, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH NINE (9) CONDITIONS, TWO (2) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

IN FAVOR: BAILEY, BRITTAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

E. SP207 **HOWSER**

PRELIMINARY PLAN
CROSSROADS NORTH

A request by Colorado Springs Equities, LLC for approval of a 44.34-acre Preliminary Plan depicting 15 commercial lots and 5 tracts. The property is zoned CR (Commercial Regional), is subject to the CAD-O (Commercial Airport Overlay) District and is located between the southeast corner of the intersection of Colorado State Highway 24 and Marksheffel Road and the northeast corner of the intersection of Colorado State Highway 24 and Colorado State Highway 94. (Parcel Nos. 5408001008, 5408001029, 5408001032, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, and 5408001052) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SCHUETTPELZ MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER SP207 FOR A PRELIMINARY PLAN, CROSSROADS NORTH, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, THREE (3) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

IN FAVOR: BAILEY, BRITTAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

F. P247 **WEEKS**

MAP AMENDMENT (REZONING)
MULTI-FAMILY DEVELOPMENT FISHERS CANYON-THOMPSON THRIFT VENETUCCI

A request by CS 2005 Investments III, LLC for approval of a Map Amendment (Rezoning) of 16.23 acres from PUD (Planned Unit Development) to RM-30 (Residential Multi-Dwelling). The property is located north of South Academy Boulevard and west of Venetucci Boulevard. (Parcel Nos. 6504300049 and 6504300050) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SMITH MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3F, FILE NUMBER P247 FOR A MAP AMENDMENT (REZONING), MULTI-FAMILY DEVELOPMENT FISHERS CANYON-THOMPSON THRIFT VENETUCCI, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

IN FAVOR: BAILEY, BRITTAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

4. CALLED-UP CONSENT ITEMS (NONE)

5. REGULAR ITEMS (NONE)

6. NON-ACTION ITEMS (NONE)

DISCUSSION

Mr. Whitney assured the audience that even though the meeting was brief, the board carefully reviewed each item in the comprehensive hearing packet provided by County staff.

Mr. Bailey acknowledged that a member of the public had joined remotely (by phone) and was requesting to speak regarding agenda item 3F, P247 (Multi-Family Development Fishers Canyon-Thompson Thrift Venetucci). He mentioned that each item on the agenda had already been resolved.

Ms. Seago clarified that because the item had already been voted on, any public comments made at this time would not be part of the item's record. She explained that if the board wanted to make the comments part of the record and part of their consideration, someone who voted in favor of the item would need to make a motion to reconsider it. That motion would need to be seconded and receive a majority vote to pass. She further explained that the item could then be presented before the board as if they had never voted previously. The board could choose to have either a limited or full hearing, incorporate the public comments, and then proceed as usual.

Mr. Bailey thanked Ms. Seago for the clarification. He expressed his intension to listen to the comments before deciding on how to move forward. He then asked the caller to speak.

Ms. Jennifer Buckley spoke in opposition to P247. She stated that she had tried to participate via X, formerly Twitter. She stated the traffic study for the project did not consider the Eldorado Springs Apartments being built on the corner of Westmark Avenue and Venetucci Boulevard (north of the subject property). She stated the traffic light at Venetucci/B Street/Highway 85 gets backed up in both directions and it often takes multiple light cycles to get through the intersection. She acknowledged there is

construction work being done on Academy Boulevard. Overall, however, she stated that she is concerned the traffic study for this project did not take into account that another multi-family residential development would soon be using the same intersection. People drive dangerously in the area.

Mr. Bailey asked if any members of the board would like to reconsider the vote after hearing the comments.

Mr. Whitney asked County staff to verify if traffic anticipated from Eldorado Springs Apartments had been part of the traffic study for the current proposal.

Ms. Vo answered that the current proposal will add a little more than 300 units, generating 2,200 daily trips. She stated that the traffic study identified that there are 2 access options from Venetucci Boulevard. One is Walmart Heights (to the south) and the other will be at the roundabout (to the north). She agreed that any development will increase traffic in the surrounding community. She stated the traffic study will evaluate how the traffic is distributed.

Mr. Bailey asked again if any board members wanted to reconsider their votes. (No response.)

Mr. LaForce added that during the next application, the Preliminary Plan, Engineering could confirm with the traffic engineers if the Eldorado Springs Apartments were incorporated within the background traffic that was estimated. That information can be clarified in the traffic study submitted with future phases.

Mr. Markewich clarified that the project would appear before the PC and BOCC again, and traffic could be addressed in more detail at that time.

Mr. LaForce confirmed.

Ms. Seago encouraged Ms. Buckley to attend the BOCC hearing on 8/22/2024 to express any concerns and have her comments incorporated into the record.

Mr. Bailey agreed and added that the PC is merely making a recommendation to the BOCC, who will hear the item and make a decision. He further added that there will be additional steps in the development process (Preliminary Plan, Final Plat, etc.) before completion.

Mr. Smith remarked that Venetucci Boulevard is owned and maintained by the City of Fountain. He asked how traffic issues are handled with that interplay.

Mr. LaForce answered that the area is multi-jurisdictional. Venetucci is owned by Fountain. There is another road to the north that is owned by CDOT. Those agencies are outside reviewers of the application and were invited to review the traffic study and provide comments. During the construction phase for offsite improvements, the applicants will coordinate submittals to those jurisdictions for sections that fall within their areas. The multiple jurisdictions may also work together to review one comprehensive plan set that includes all the various signature blocks. Many eyes will be on the project throughout the process.

Mr. Smith asked what would happen if the BOCC approved the project and the traffic study called for improved turn lanes to one of the roads. Would another jurisdiction be obligated to complete those?

Mr. LaForce clarified that the developer is the one responsible for making any offsite improvements that the jurisdictions require. He further explained that CDOT will require an access permit that includes a condition regarding the offsite improvements. The County could include conditions on subsequent applications.

MEETING ADJOURNED at 9:35 A.M.

Minutes Prepared By: Miranda Benson

PRELIMINARY PLAN (RECOMMEND APPROVAL)

SCHUETTPELZ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP207
CROSSROADS NORTH

WHEREAS, Colorado Springs Equities, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Crossroads North Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on August 1, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Preliminary Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

4. 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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);

5. 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 the Code;

6. 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)];

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

8. 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;

9. 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 the Code and the ECM;

10. 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;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, 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 the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Colorado Springs Equities, LLC for approval of a Preliminary Plan for the Crossroads North Subdivision for property located in the unincorporated area of El Paso County be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.

2. Applicable school and park fees shall be paid with each Final Plat.

3. 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 it relates to the Preble's Meadow Jumping Mouse as a listed species.

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 6/13/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

SMITH seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 6 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 1st day of August 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

LEGAL DESCRIPTION

LOTS 12, 13, 14, 15, 16 AND 18, HILLCREST ACRES, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1960 AT RECEPTION NO. 153860, EXCEPT THAT PORTION ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO AS DESCRIBED IN RULE AND ORDER RECORDED APRIL 28, 2004 UNDER RECEPTION NO. 204068322, AND EXCEPT THOSE PORTIONS CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER 17, 2014 AT RECEPTION NO. 214116021 AND RECORDED DECEMBER 17, 2014 AT RECEPTION NO. 214116022, COUNTY OF EL PASO, STATE OF COLORADO.

LOT 17, HILLCREST ACRES, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2014 AT RECEPTION NO. 214119767.

LOT 19, HILLCREST ACRES, COUNTY OF EL PASO, STATE OF COLORADO, AS AMENDED BY SURVEYOR'S STATEMENT RECORDED JUNE 22, 1960 IN BOOK 1812 AT PAGE 136, EXCEPT THAT PORTION TAKEN BY DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO AS CONTAINED IN RULE AND ORDER RECORDED OCTOBER 13, 2004 UNDER RECEPTION NO. 204171223 AND EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2014 AT RECEPTION NO. 214119768.

LOT 20, HILLCREST ACRES, EXCEPT THOSE PORTIONS CONVEYED IN DEED RECORDED JANUARY 20, 1961 IN BOOK 1840 AT PAGE 498 AND IN DEED RECORDED APRIL 12, 2002 UNDER RECEPTION NO. 202058754 AND IN DEED RECORDED DECEMBER 30, 2014 AT RECEPTION NO. 214119796, COUNTY OF EL PASO, STATE OF COLORADO.

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: **El Paso County Planning Commission**
Thomas Bailey, Chair

FROM: **Ryan Howser, AICP, Senior Planner**
Daniel Torres, PE, Principal Engineer
Meggan Herington, AICP, Executive Director

RE: **Project File Number: SP207**
Project Name: Crossroads North
Parcel Numbers: 5408001008, 5408001029, 5408001032, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, and 5408001052

OWNER:	REPRESENTATIVE:
Colorado Springs Equities, LLC 90 South Cascade Avenue, Suite 1500 Colorado Springs, CO, 80903	Kimley-Horn and Associates 2 North Nevada Avenue, Suite 300 Colorado Springs, CO, 80903

Commissioner District: 4

Planning Commission Hearing Date:	**8/1/2024**
Board of County Commissioners Hearing Date:	**8/22/2024**

EXECUTIVE SUMMARY

A request by Colorado Springs Equities, LLC for approval of a 44.34-acre Preliminary Plan depicting 15 commercial lots and 5 tracts. The property is zoned CR (Commercial Regional), is subject to the CAD-O (Commercial Airport Overlay) District and is located between the southeast corner of the intersection of Colorado State Highway 24 and Marksheffel Road, and the northeast corner of the intersection of Colorado State Highway 24 and Colorado State Highway 94.

RM-30
CC
Sioux
PUD
PUD
PUD
PUD
I-3
I-2
RS-6000
Evans
Elementary
School
Omaha Blvd
RR-5
24
K St
I St
D St
A St
RS-5000
MHP
East Sand Creek
CS
Meadow Brook Pkwy
N Marksheffel Rd
Subject
Property
CR
CR
M
RS-5000
Boreal Dr
E US Highway 24
CR
CR
State Highway 94
E Platte Ave
I-2
CS
CS
I-3
C-1
Space Village Ave
COLORADO
SPRINGS
94
CC
CS
N

Zoning Map

A. AUTHORIZATION TO SIGN: Approval by the Board of the Preliminary Plan with a finding of sufficiency for water quality, quantity, and dependability, authorizes the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as the associated Subdivision Improvements Agreements, License and Detention Pond Maintenance Agreements, and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Preliminary Plan, Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended) states the BoCC shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of the Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *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 the Code;*
- *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 the 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)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the ECM are provided by the design;*
- *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;*
- *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 the Code and the ECM;*
- *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;

- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.*

C. BACKGROUND

The property was originally platted as Lots 6-20 of the Hillcrest Acres Subdivision (Plat No. 1950) on May 11, 1960. The property has not been developed. A Map Amendment (Rezoning) of the property from M (Industrial) to CR (Commercial Regional) was approved by the BoCC on May 20, 2020 (PCD File No. CR201).

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Meadowbrook Parkway, Marksheffel Road, and Highway 24 corridors. To the northwest of the subject property is the Meadowbrook Crossing Subdivision, which has been completely built out and is zoned RS-5000 (Residential Suburban). Highway 24 borders the southern property line of the proposed Preliminary Plan development area. Across Highway 24 from the subject property to the south exists a mix of commercial uses and a residential dwelling. The land west of the proposed development area is zoned CR and is currently vacant. A Circle K Gas and Convenience Store, which is also zoned CR, is located to the east of the proposed development.

Claremont Business Park is located north of the proposed development area along Meadowbrook Parkway and is zoned CS (Commercial Service). Claremont Business Park has been in development since 2005. The Meadowbrook Park Planned Unit

Development and Preliminary Plan (PCD File No. PUDSP208) is located to the west of the proposed development and was recently approved by the Board of County Commissioners, on August 24, 2021, which included 67 single-family residential lots (8.4 dwelling units/acre).

The current request is for approval of a Preliminary Plan to allow for the creation of 15 commercial lots and 5 tracts to be utilized for private roadways, open space, landscaping, and stormwater detention. A request for a finding of sufficiency for water quality, quantity, and dependability is included with the Preliminary Plan request. Approval by the Board of County Commissioners of the Preliminary Plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s).

D. ANALYSIS

1. Land Development Code Analysis

The application has been found to meet the criteria of the Land Development Code for the consideration of a Preliminary Plan, with the exception of the proposed waiver.

The applicant requests a waiver from Section 8.4.4.C of the Code to allow a private road to be constructed in lieu of a public road. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a waiver granted under Section 8.4.4.E. Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may only include design standards for the following:

- *Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;*
- *Design speed where it is unlikely the road will be needed for use by the general public;*
- *Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;*
- *Maximum and minimum block lengths; and*
- *Maximum grade.*

In approving a waiver from any of the subdivision design standards and requirements, the Board of County Commissioners shall find that the waiver meets the criteria for approval outlined in Section 7.3.3 (Waivers) of the Code:

- *The waiver does not have the effect of nullifying the intent and purpose of this Code;*
- *The waiver will not result in the need for additional subsequent waivers;*
- *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;*
- *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;*
- *A particular non-economical hardship to the owner would result from a strict application of this Code;*
- *The waiver will not in any manner vary the zoning provisions of this Code; and*
- *The proposed waiver is not contrary to any provision of the Master Plan.*

In approving a waiver for private roads, the Board of County Commissioners shall find that the waiver meets the criteria outlined in Section 8.4.4.E of the Code.

2. Zoning Analysis

The CR (Commercial Regional) zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. Final Plat(s) will be required to be approved and recorded prior to approval of any Site Development Plans on the property. Site Development Plans will be required prior to building permit authorization to ensure all proposed structures will meet the dimensional standards of the Code.

The density and dimensional standards for the CR zoning district are as follows:

- *Minimum zoning district area: 5 acres* [11]
- *Minimum lot size: none*
- *Minimum setbacks: front 50 feet* [3,4,11], *side 25 feet* [2,3,4,11], *rear 25 feet* [2,3,4,11]
- *Maximum lot coverage: none*
- *Maximum Height: 45 feet*

[2] The minimum setback is 25 feet from the perimeter boundary of the district, but no minimum setback is required from any internal side or rear lot line within the same district.

[3] Temporary uses shall be setback at least 25 feet from all property lines and 100 feet from Residential zoning districts.

[4] Gasoline pumps and canopies shall be setback at least 25 feet from all property lines.

[11] If the building is established as or converted to condominium units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements.

The property is also located within the CAD-O (Commercial Airport Overlay District) zoning overlay. The purpose of the CAD-O is to ensure compliance with the Federal Aviation Administration, to ensure free and unobstructed passage of all aircraft through and over airspace, and to acknowledge that private property owners have a property interest in usable airspace above the surface of their property. A referral was sent to the Colorado Springs Airport Advisory Commission (CSAAC) for review and comment. The CSAAC provided comment that they did not have concerns with the proposed commercial development within the proposed RM-30 zoning district and that an avigation easement has been recorded against the property during the previous platting action. The property is located within the APZ-2 (Accident Potential Zone); however, this will not preclude development for commercial purposes. The property is also located within the ADNL (Airport Noise). Section 4.3.1.F.2 of the Land Development Code requires approved construction techniques resulting in a 30 dbA noise reduction for all nonresidential uses in the ADNL. This will be a condition of approval for all Site Development Plans located within the boundary of the Preliminary Plan.

E. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Employment Center

Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and

expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.

Recommended Land Uses:

Primary

- *Light Industrial/Business Park*
- *Heavy Industrial*
- *Office*

Supporting

- *Commercial Retail*
- *Commercial Service*
- *Restaurant*

b. Area of Change Designation: Transition

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

c. Key Area Influences: Enclaves or Near Enclaves

Enclaves are areas of unincorporated El Paso County that are surrounded on all sides by an incorporated municipality, primarily the City of Colorado Springs but enclaves or near enclaves exist within or adjacent to other municipalities. The largest enclave

is Cimarron Hills, an urbanized community with nearly 18,000 residents, but several smaller enclaves exist around other areas of Colorado Springs as well.

The majority of the enclaves are developed or partially developed in a manner that would require significant improvement for annexation. These include roadway improvements, storm-water improvements and utility infrastructure upgrades. Most enclave areas are accessed by municipal roads, experience the impacts of urban stormwater runoff, or are otherwise served by one or more municipal utilities. The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it. Discussion with the City of Colorado Springs and other municipalities regarding the possible annexation of these areas should be continued and revisited regularly to explore means to finance improvements and service debt to make annexation a feasible consideration.

Colorado Springs Airport/Peterson Air Force Base

Colorado Springs Airport is the second largest in the State of Colorado with continually rising passenger totals and activity. Currently, large amounts of land adjacent to the airport are primed for commercial and industrial development, in part due to the establishment of a Commercial Aeronautical Zone (CAZ). The Board of County Commissioners approved the CAZ to attract local businesses and spur development on the available land. The County should continue to prioritize nonresidential growth in this area to help expand the Employment Center in unincorporated El Paso County. Employment Centers not only provide additional job opportunities for County residents but it expands the County's tax base, providing more opportunities to address other County issues such as upgrades to infrastructure, expansion of services and development of new roadways. Peterson Air Force Base also utilizes the Colorado Springs Airport for military flight operations and hosts various military activities critical to national security. The County should also coordinate future development adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and within the Peterson Air Force Base buffer area with the Airport and the Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport. Coordination with Colorado Springs Airport should also be considered, as necessary.

d. Other Implications (Priority Development, Housing, etc.)

The property is not located within a priority development area.

e. Analysis

The property is located within the Employment Center placetype. The Employment Center placetype is the County's primary location for large-scale, nonretail businesses that provide significant employment and economic development opportunities. The Master Plan identifies the Employment Center placetype as appropriate for commercial development. The property is also located within both the Enclaves and Colorado Springs Airport/Peterson Air Force Base Key Areas. Relevant goals, objectives, and strategies are as follows:

Goal LU2 Specific Strategy – Priority: *Continue to prioritize nonresidential growth in the Colorado Springs Airport area to help expand the employment center in unincorporated El Paso County.*

Goal LU3 – *Encourage a range of development types to support a variety of land uses.*

Goal LU3 Specific Strategy – Priority: *The Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment will be intense enough to transition the existing development setting to an entirely new type of development.*

Objective LU3-1 – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

Objective LU4-3 – *Employment Centers should comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses.*

Goal ED1 – *Recruit new businesses and spur the development of growing sectors.*

Objective ED1-6 – *Large employers should be located on major roadways to improve connectivity and minimize their impact on daily traffic.*

Objective ED3-6 – *Prioritize commercial use as development opportunities arise in order to support the growing residential base in the rural areas.*

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant goals and policies are as follows:

> ***Goal 1.1 –*** *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*
>
> ***Policy 1.1.1 –*** *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*
>
> ***Goal 1.2 –*** *Integrate water and land use planning.*
>
> ***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.*
>
> ***Policy 6.0.11–*** *Continue to limit urban level development to those areas served by centralized utilities.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 5 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 5 for central water providers:

> The Plan identifies the current demand for Region 5 to be 4,396 acre-feet per year (AFY) (Figure 5.1) with a current supply of 4,849 AFY (Figure 5.2). The projected demand in 2040 for Region 5 is at 6,468 AFY (Figure 5.1) with a projected supply of 68,000 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 5 is at 9,608 AFY (Figure 5.1) with a projected supply of 10,131 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 523 AFY is anticipated for Region 5.

See the water section below for a summary of the water findings and recommendations for the proposed subdivision.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies coal in the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A soils and geology report was submitted and reviewed alongside the Preliminary Plan application. No geologic hazards were found that would preclude development of the site. The Colorado Geological Survey was sent a referral and has no outstanding comments or concerns.

2. Floodplain

The property is not located within a defined floodplain as determined by a review of the FEMA Flood Insurance Rate Map panel numbers 08041C0754G, 08041C0754G, and 08041C0754G dated December 7, 2018.

3. Drainage and Erosion

The property is located within the Jimmy Camp Creek (FOFO2000), and Peterson Field (FOFO3400) drainage basins. These drainage basins are studied drainage basins with associated drainage and bridge fees. Drainage and bridge fees will be due at the time of Final Plat recording.

Stormwater runoff will be conveyed via a private stormwater system to four private full-spectrum detention ponds that will mitigate developed runoff and provide the necessary permanent stormwater quality for the development. The Crossroads Metropolitan District No. 1 will provide maintenance for the proposed ponds. Per the associated preliminary drainage report, the development of this property will not adversely affect the surrounding developments.

A grading and erosion control plan that identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system will be required to be submitted with the Final Plat application.

4. **Transportation**

The development is located on the northwest corner of the intersection of Marksheffel Road and Air Lane. Air Lane is a County owned and maintained roadway while Marksheffel Road is a City of Colorado Springs owned and maintained roadway. Direct lot access to the development will be provided via Air Lane and two proposed privately maintained non-residential collector roadways that are internal to the site. Deviation requests pertaining to the proposed private roadway characteristics have been approved by the ECM Administrator.

The submitted traffic study projects that the development will generate 16,066 average daily trips with full buildout of the development by the year 2040. The traffic study has identified improvements at the intersections of State Highway 24/ Marksheffel Road, State Highway 94/State Highway 24, State Highway 94/Marksheffel Road, Air Lane/Marksheffel Road, and Marksheffel Road/private non-residential collector roadway. The improvements consist of signal improvements, auxiliary turn lanes, acceleration lanes, as well as a new traffic signal.

The El Paso County 2016 Major Transportation Corridors Plan Update identifies capacity improvements to State Highway 24 from Marksheffel Road to Constitution Avenue in the immediate vicinity of the site. Additionally, CDOT access permits will be required at the intersections of State Highway 24/Marksheffel Road, State Highway 24/State Highway 94, and State Highway 94/Marksheffel Road.

El Paso County Road Impact Fees (RIF) as approved by Resolution 19-471 apply to the development. The RIF will be assessed at the final land use approval or when the applicant applies for a building permit, whichever is last. The applicant may elect to remit road impact fees at time of plat recordation or participate in a Public Improvement District with the County.

G. SERVICES

1. **Water**

Water is provided by the Cherokee Metropolitan District. Water sufficiency has been analyzed with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Preliminary Plan has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. **Sanitation**
   Wastewater is provided by the Cherokee Metropolitan District.

3. **Emergency Services**
   The property is within the Falcon Fire Protection District. The District has provided a letter indicating intent to provide fire protection services, was sent a referral for the Preliminary Plan, and has no outstanding comments or concerns at this time. The application has been shown to meet the requirements of the Land Development Code regarding fire protection.

4. **Utilities**
   Colorado Springs Utilities (CSU) provides gas and electric services for the proposed Preliminary Plan. CSU was sent a referral for the Preliminary Plan and has no outstanding comments or concerns at this time.

5. **Metropolitan Districts**
   The property is included within Cherokee Metropolitan District, which provides central water and sewer services in the area. The property is also included within the Crossroads Metropolitan District No. 2, which is proposed to own and maintain the road, utility, drainage, and open space tracts.

6. **Parks/Trails**
   Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

7. **Schools**
   The site is within the boundaries of the Colorado Springs School District No. 11. Fees in lieu of school land dedication shall be paid to El Paso County at time of recording the Final Plat(s).

H. APPLICABLE RESOLUTIONS

See attached resolution.

I. STATUS OF MAJOR ISSUES

There are no major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.

2. Applicable school and park fees shall be paid with each Final Plat.

3. 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 it relates to the Preble's Meadow Jumping Mouse as a listed species.

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 6/13/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 18 adjoining property owners on July 17, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series
Letter of Intent
Preliminary Plan Drawing
County Attorney's Letter
Colorado Springs Airport Advisory Commission Letter
Draft Resolution

Aerial Map

File No. SP207

Map Series No.0

N

0 0.1 0.3 0.5 Miles

Placetype Map

File No. SP207

Map Series No.0

N

0 0.1 0.1 0.2 Miles

Area of Change

File No. SP207

Map Series No.0

N

0 0.1 0.1 0.2 Miles

Key Areas

File No. SP207

Map Series No.0

N

0 0.1 0.1 0.2 Miles

CROSSROADS NORTH PRELIMINARY PLAN
LETTER OF INTENT
PCD File No. SP207

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 900
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 acres included in preliminary plan area (parcels) is zoned CR, 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).

Overall site was previously platted as Lots 7, 12-20 under the Hillcrest Acres Plat recorded as Reception No. 153860.
A request to rezone 22.06 acres of the preliminary plan area from the M (4.83 AC) and I-2 (17.23 AC) zones to the CR CAD-O zoning district was approved by the Board of County

Commissioners on May 25, 2021 (Resolution No. 21-210). With the approved zone change, it is fitting to provide smaller lots for commercial uses.

Request & Justification
Colorado Springs Equities, LLC ("The Applicant") requests approval of the Crossroads North Preliminary Plan that includes fifteen (15) commercial lots, Four (4) tracts for stormwater detention/water quality, public and private rights-of-way, road improvements including sidewalks as depicted on road cross sections, utility infrastructure, landscape buffers, and a preliminary landscape plan. The preliminary plan also includes offsite detention and stormwater improvements on City of Colorado Springs property south of Air Lane associated with the ROW and related off-site grading. The pond development will occur within existing and future easements to be provided in partnership with the City of Colorado Springs.

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

- 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 authorization to install wet and dry utilities. Early grading has been submitted under a separate application process.
- 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. Internal Private Roads and sections

The preliminary plan provides a preliminary landscape plan that 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 Crossroads Metro District 2. Future individual lot landscaping will be submitted on a per site basis which shall conform to this overall preliminary landscape 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:

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	Major Arterial	25 feet	1 per 20 feet
Air Lane	Non-Arterial	10 feet	1 per 30 feet
Crossroad Road (s)	Non-Arterial	10 feet	1 per 30 feet

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

Overlay Zone

The Site Falls Under the Commercial Airport Overlay District (CAD-O) Zone, Subzone APZ-2, Allowed uses under the APZ-2 uses consist of, but are not limited to, Office, Commercial and Warehouse uses. As identified in Chapter 4, 4.3.1 Table 4-7.

The preliminary plan also provides direct access to Crossroads North per two proposed access points. One from a southern full movement access along Marksheffel Road approximately 1,000 feet north of SH-94 and a second full-movement access along Marksheffel Road approximately 2,000 feet north of SH-94.

At the 3/4 movement access intersection for Crossroads North along Marksheffel Road. See the related traffic study for public improvements and related access deviation enclosed. 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).

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 Your El Paso Master Plan and Water Master Plan as discussed below.

Your El Paso Master Plan Conformance

Key Area(s): *The site is located within overlapping boundaries of the following Key Areas:*

A. Enclaves/Near Enclaves
B. Colorado Springs Airport/Peterson Air Force Base
C. Military Installations and 2-mile Notification Zone

A. Enclaves/Near Enclaves *The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it.*

Surrounding land uses include a Southern Delivery System Water Treatment Plant on the eastern boundary opposite of Marksheffel; service oriented commercial and light industrial land uses located north and west of the site opposite US 24; and vacant land owned by the City of Colorado Springs on the south opposite of Air Lane. Ongoing coordination efforts exist between the City and developer to develop an ±18 acre sports park. these negotiations may extend beyond approval of the preliminary plan and future final plats for the Crossroads North project.

B. Colorado Springs Airport/Peterson Air Force Base *The County should continue to prioritize nonresidential growth in this area to help expand the Employment Center in unincorporated El Paso County. Employment Centers not only provide additional job opportunities for County residents, but it expands the County's tax base, providing more opportunities to address other County issues*

such as upgrades to infrastructure, expansion of services and development of new roadways.

The project proposes commercial development in the CR-CAD-O zone.

C. Military Installations and 2-mile Notification Zone
JLUS Recommendations

• Manage encroachment issues from nearby development that could impact utility infrastructure, transportation routes, and that may generate vertical obstructions beneath airspace utilized by fight operations.
• • Implement consistent and compatible zoning regulations for land areas within Accident Potential Zones (APZs).

Core Principle: Foster effective working relationships with military installations to support planning efforts and mutual success.

Goal 6.1 - Support compatible land uses within and in close proximity to bases and associated facilities.

No military encroachment issues have been identified by Peterson AFB. Vertical development will be in accordance with existing height restrictions in the CAD-O zone. The commercial zoning is compatible with Peterson AFB operations and JLUS recommendations. No review comments have been provided to date from Peterson AFB.

Areas of Change:
Transition: *Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development*.

BOCC approval of the rezone of parcels included in the preliminary plan area from the M to the CR (CAD-O) zone for consolidation of land under a single zone for future commercial development. Prior to the current development application, zoning and ownership of the parcels were fragmented. the current entitlement efforts are placing underutilized property into production as a unified commercial development.

Placetype: Employment Center (within Military Impact Buffer)

Primary land uses within this Placetype, include office, light industrial/business park, and heavy industrial. Supporting land uses include restaurant, commercial retail, Commercial Service. Planned uses within the Crossroads North preliminary plan include supporting retail and service uses within the Employment Center Placetype. this is consistent with the Area(s) of Change (Transition) whereby *"redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development"*.

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.

Table 3: CMD Commitments before addition of new development

Commitments	AFY
In-District (2015)	2693
Committed Since 2015	590.7
Schriever Air Force Base	537
Kane	200
Tipton	225
Construction	25
Parks	25
Total	**4295.7**

With 4,443.0 AFY of exportable supply and 4,295.7AFY of commitments, CMD has a water balance of 147.3 AFY remaining for additional commitments.

CMD has committed to allocate 49.6 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 subdivision is consistent with the purposes of this current 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 with approval of the private road waivers and associated deviations. The Falcon Fire Protection Department has reviewed the private road cross sections and does not object to the roadway design or circulation pattern. 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**

  The preliminary plan is within the Cherokee Metropolitan District service boundaries. A commitment to provide water service has been provided by the District. The District has identified adequate water resources to serve the proposed development. Offsite improvements to extend service lines to the site are are being installed now and it is anticipated that water will be on site the end of the first quarter of 2024. Plans to extend service lines is an ongoing regional planning effort (separate project with the District) for infrastructure extensions to bring water under highway SH24 and SH94. It is anticipated that the BOCC will be able to make the required water findings during the preliminary plan application review. See associated water commitment letter from CCMD.

- **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

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 B, & C on the Preliminary Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Meadowbrook Crossing Metropolitan District. Additional off-site drainage facilities are located on Lot 8 and Lot 11 Hillcrest Acres which are located on the south side of Air Lane. These lots are City owned and are within the land area slated for development as a sports park. The Meadowbrook Crossing Metropolitan District will secure the associated easements with City of Colorado Springs.

- **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. Two (1) full and (1) 3/4-movement access point along Marksheffel is provide with the preliminary plan.

  The proposed 3/4-movement access is consistent with the access point depicted on the Marksheffel Access Management Plan. The 3/4-movement 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 and primary access point that supports the development area.

  The approved deviation with conditions is attached to this letter of intent for reference. See traffic report for additional support of the request.

  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 for private internal roads.

- **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. The Applicant is coordinating ongoing negotiations with the City of Colorado Springs to develop a sports park on City properties adjacent to the southern side of the Air Lane ROW. These negotiations are occurring concurrently with the Crossroads North development application review; however, final plans, agreements, and permitting are likely to extend beyond the preliminary plan and final plat approval process for this development application.

- **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.

<u>Private Road Details and Private Road Waivers and Justification</u>

1. Waiver to Sections 8.4.4.C. and 8.4.4.E.3 of the <u>Code</u> to allow for private roads that are not proposed to be built to public road standards. Considerations:

   - Section 8.4.4.C, *Public Roads Required*, of the <u>Code</u> states:
     "Divisions of land, lots and tracts shall be served by public roads."

   - Section 8.4.4.E.3, *Private Road Allowances*, of the <u>Code</u> states:
     "Generally, private roads shall be constructed and maintained to <u>ECM</u> standards except as may be otherwise determined in the waiver.
     a) Criteria: ***Right-of-way width where suitable alternative provisions are***

made for pedestrian walkways and utilities;
The waiver includes a non-standard non-residential cross section within a 60-foot-wide tract instead of lying within an 80-foot ROW. All required roadway, sidewalk, stormwater, and utility improvements and easements are located within the 60-foot cross section.

b) ***Design speed where it is unlikely the road will be needed for use by the general public;***
No variation is proposed.

c) ***Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;***
No variation is proposed.

d) ***Maximum and minimum block lengths; and***
No variation is proposed.

e) ***Maximum grade.***
No variation is proposed.

WAIVER APPROVAL CRITERIA

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***
  The waiver requests do not have the effect of nullifying the intent and purpose of the Code which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

  The private roads will be constructed by the Developer and dedicated to the Crossroads Metropolitan Districts Nos. 1 & 2 for maintenance and ownership.

- ***The waiver will not result in the need for additional subsequent waivers;***
  No additional waivers are needed to support the private road waiver.

  The applicant proposes to place private roads (non-residential collectors) within a 50-foot public access and utilities tract where an 80-foot right of way would be required. The Code and ECM require private roads to meet public road standards unless otherwise approved by a deviation. Deviation requests

have been submitted for the use of a private non-standard cross section. The waver Criteria and Justification:

- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***
  The transportation impacts were analyzed in the Crossroads Mixed Use Traffic Study Letter, prepared by Kimley-Horn dated May 24, 2021 which found the proposed private roads suitable to meet projected traffic demands of the Crossroads Mixed-Use development.

- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***
  The proposed waiver is based on the responding to market demands, maintain infill design flexibility to integrate the proposed mix of multifamily and commercial land uses, and maximize spatial constraints created by incorporating multiple buffers required to accommodate multiple zone districts and to achieve compatibility among commercial, industrial, multi-family, and single-family land uses.

- ***A non-economical hardship to the owner would result from a strict application of this Code;***
  The requested waivers are not related to any specific economic hardships.

- ***The waiver will not in any manner vary the zoning provisions of this Code; and***
  The waiver will not vary any zoning provisions of the Code.

- ***The proposed waiver is not contrary to any provision of the Master Plan.***
  The waivers are not contrary to any provision of the Master Plan.

The applicant is requesting the following deviations

1. A deviation from the standard Urban Non-Residential Collector Roadway Cross Section for Air Lane is requested. The standard cross section includes two travel lanes (12'), a striped median (12'), and two shoulders (6') within a 48-foot wide pavement mat; two 2.5-foot curb and gutter at the end of the pavement mat, two eight (8) foot (typical) landscape/tree lawns, two five (5) foot detached sidewalks all within an 80-foot ROW

   The deviation is being requested in order to create a more efficient development in terms of land devoted to transportation facilities and to maximize land for commercial land uses on an irregularly shaped infill development parcel.

The proposed private road cross section includes the following deviation(s) from standard ECM Standards for an urban residential collector section. Requesting.

- 60-foot ROW. Typical cross section is within an 80-foot Public ROW.
- 48-foot pavement width, where typical cross section has a 48’ pavement width. No change.
- Two 12-foot travel lanes with two 6’ shoulders, where typical cross section has two 12-foot travel lanes with two 6’ shoulders. No Change
- Striped 12’ median, whereas typical cross section has 12’ striped median. No change.
- 5-foot detached sidewalk, where typical cross section has 5’ detached sidewalks, No Change.
- Two 10’ Public Improvement Easements, whereas typical cross section contains none.
- Two 8’ landscape/tree lawns. Typical cross section has two 8’ landscape/tree lawns.
- Typical cross section intersection spacing is 660’ or 330’ when intersecting local roadways. The layout of all of the commercial lots is not known at this time. Therefore, a deviation for the future applications will be necessary. Access spacing will also need to be considered. (Table 2-35).

2. A deviation from the standard Urban Non-Residential Collector Roadway Cross Section for Pro Omnibus Heights and Semper Supra Point is requested. The standard cross section includes two travel lanes (12’), a striped median (12’), and two shoulders (6’) within a 48-foot wide pavement mat; two 2.5-foot curb and gutter at the end of the pavement mat, two eight (8) foot (typical) landscape/tree lawns, two five (5) foot detached sidewalks all within an 80-foot ROW. A deviation from the minimum centerline radius for Urban Non-Residential Collector Roadways is also requested. The minimum radius is 565 feet.

The deviation is being requested in order to create a more efficient development in terms of land devoted to transportation facilities and to maximize land for commercial land uses on an irregularly shaped infill development parcel.

The proposed private road cross section includes the following deviation(s) from standard ECM Standards for an urban residential collector section. Requesting;

- 60-foot Tract. Typical cross section is within an 80-foot Public ROW.
- 36 foot pavement width, where typical cross section has a 48' pavement width.
- Two 12-foot travel lanes with NO 6' shoulders, where typical cross section has two 12-foot travel lanes with two 6' shoulders.
- Striped 12' median, whereas typical cross section has 12' striped median. No Change.
- 5-foot detached sidewalk, where typical cross section has 5' detached sidewalks, No Change.
- 200' minimum centerline radius (standard for urban local roadways) whereas typical cross section is 565' minimum centerline radius.
- Two 5' Public Improvement Easements, whereas typical cross section has none.
- Two 8' landscape/tree lawns. Typical cross section has two 8' landscape/tree lawns. No. change.
- 25 MPH design speed/25 MPH posted speed (urban local), whereas typical cross section is 40/35 MPH.
- Typical cross section intersection spacing is 660' or 330' when intersecting local roadways. The layout of all of the commercial lots is not known at this time. Therefore, a deviation for the future applications will be necessary. Direct lot access allowance in conformance with ECM Section 2.4 is implied with this deviation for Lots 4-9. Additional access spacing may also need to be considered. (Table 2-35)
- Parking will not be permitted. No Change

Justification for the requested deviations for Pro Omnibus Heights and Semper Supra Point include:

- More efficient use of land for infill development
- Facilitate a commercial design and lot configuration that responds to market demands and maintains infill design flexibility to integrate the proposed commercial and future park land uses
- To reduce spatial constraints created by incorporating multiple buffers required to accommodate multiple zone districts (mixed use development)
- To minimize vehicle dominance of the street realm and streetscape in order to promote pedestrian dominance and orientation with the site plan design and development phase
- Lower design speed and posted speed is more appropriate for high density commercial development with frequent driveway access points and slower speeds through drive aisles
- Typical cross section intersection spacing is 660’ or 330’ when intersecting local roadways. The layout of all the commercial lots is not known at this time. Therefore, a deviation for the future applications will be necessary. Access spacing will also need to be considered. (Table 2-35)

CROSSROADS NORTH

PRELIMINARY PLAN

SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

A PORTION OF LOTS 7, 12, 13, 14, 15, 16, 17, 18, 19, AND 20, HILLCREST ACRES RECORDED MAY 12, 1960, IN PLAT BOOK B–2, PAGE 64 IN THE RECORD OF EL PASO COUNTY, COLORADO EXCEPT THOSE PARCELS OF LAND AS DESCRIBED IN THE FOLLOWING RECEPTION NUMBERS; 204068322, 202058754, 214119767, 214119796, 214116022, AND 214116021 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

PRELIMINARY PLAN NOTES

1. 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.
2. 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.
3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY 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.
4. 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 PROJECTS ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING PRIVATE DRIVEWAY ACCESS POINTS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3.
8. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON 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.
9. NO–BUILD AREAS ARE AS SHOWN ON THE PLANS. NO–BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED DRAINAGE EASEMENTS, NO–BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO–BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
10. 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.
11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
12. RETAINING WALLS EXCEEDING 4–FEET WILL NEED TO BE STRUCTURALLY ENGINEERED AND PERMITTED THROUGH RBD.
13. 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.
14. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR ADMINISTRATIVE APPROVAL; AND RECORDED WITH THE CLERK AND RECORDER'S OFFICE.
15. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS 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.
16. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR CR ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD–O)
17. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED "08041C0576F", DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
18. 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 INADEQUACY 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.
19. 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 AT TIME OF FINAL PLAT.
20. A 30DB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
21. ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT TO BE RECORDED AT THE FINAL PLAT PHASE OR BY A SEPARATE INSTRUMENT PRIOR TO SUBMITTAL AND APPROVAL OF THE FINAL PLAT.
22. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT
23. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DESIGNATED ENTITY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS (BOCC).
24. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOCC.
25. FINAL LOCATION OF PROPOSED WATER EASEMENT HAS YET TO BE DETERMINED BY THE CHEROKEE METROPOLITAN DISTRICT, CROSSROADS METRO DISTRICT NO. 2, AND COLORADO DEPARTMENT OF TRANSPORTATION. LOTS, EASEMENTS, AND ROAD CONFIGURATIONS AND ALIGNMENTS MAY BE SUBJECT TO MINOR CHANGES IN ORDER TO REFLECT FUTURE AGREEMENT(S) AND FINAL EASEMENT ALIGNMENT. FINAL LOCATIONS WILL PROVIDE FOR THE OVERALL REQUIRED WATER LOOP FROM MEADOWBROOK PKWY, SOUTH TO AIR LANE SOUTH OF HIGH 94. FINAL LOCATIONS OF REQUIRED EASEMENTS AND UTILITY LINES SHALL BE PROVIDED PRIOR TO OR CONCURRENT WITH ANY FINAL PLAT SUBMITTAL.
26. THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD OR US HIGHWAY 24.
27. ALL STREETS SHOWN, EXCEPT FOR AIR LANE, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY CROSSROADS METROPOLITAN DISTRICT 2.
28. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
29. THE SUBDIVIDER(S) AGREES ON BEHALF OF THEMSELVES AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19–471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
30. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
31. 36. A PUBLIC IMPROVEMENT EASEMENT FOR A SIDEWALK ALONG THE SOUTH RIGHT–OF–WAY LINE OF AIR LANE WILL ONLY BE ILLUSTRATED ON THE PRELIMINARY PLAN AND WILL BE DOCUMENTED DURING THE DEVELOPMENT PLAN AND FINAL PLAT APPROVAL PROCESS WITH THE CITY OF COLORADO SPRINGS.

VICINITY MAP

SITE DATA TABLE:

TAX ID NUMBERS	5408001008, 5408001029, 5408001032, 5408001033, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, & 5408001052
CURRENT ZONING:	CR CAD-O
PROPOSED ZONING:	CR CAD-O
PROPOSED LOTS:	15
TOTAL SITE ACREAGE	44.34 AC
MINIMUM LOT SIZE	1.038 AC
TOTAL LOT ACREAGE	34.517 AC±
PRIVATE ROAD ACREAGE	2.436 AC±
DETENTION POND ACREAGE	4.265 AC±
OPEN SPACE ACREAGE	3.135 AC±

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTES**

THE ENTIRETY OF THE PROPOSED DEVELOPMENT MAY BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION CROSSROADS NORTH", BY CTL|THOMPSON, INC., CTL|T PROJECT NO. CS18526.001–105, DATED OCTOBER 6, 2020), IN FILE SP207 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- POTENTIALLY HYDRO–COMPACTIVE SOILS: MAY BE PRESENT ANYWHERE WITHIN THE ENTIRE DEVELOPMENT. SITE–SPECIFIC, DESIGN–LEVEL GEOTECHNICAL INVESTIGATIONS PERFORMED FOR EACH PLANNED STRUCTURE SHOULD ADDRESS THE BEHAVIOR OF THE ON–SITE SANDS WHEN WETTED.**
- EXISTING FILL STOCKPILES: VARIOUS LOCATIONS SHOWN ON REPORT FIG. 2 – SURFICIAL GEOLOGIC MAP, AND LABELED AS MAP UNIT "AF"**
- "AF" IS IDENTIFIED AS MAN–MADE FILL CONSISTING OF END–DUMPED SOIL STOCKPILES TYPICALLY 3 TO 5 FEET IN MAXIMUM HEIGHT.**
- RETAINING WALLS SHALL BE DESIGNED IN CONFORMANCE WITH LOCAL CODES.**
- RETAINING WALLS OVER 4 FEET IN EXPOSED HEIGHT, AND RETAINING ALLS THAT ARE SUBJECT TO SURCHARGE LOADING SUCH AS THAT EXERTED BY TIERED RETAINING WALL SYSTEMS, SHOULD BE DESIGNED BY A PROFESSIONAL ENGINEER. RETAINING WALLS DESIGNED BY A PROFESSIONAL ENGINEER SHOULD INCLUDE GLOBAL STABILITY ANALYSIS AS PART OF THEIR DESIGN. PART OF THE RETAINING WALL DESIGN PROCESS SHOULD BE A SITE SPECIFIC, DESIGN–LEVEL GEOTECHNICAL INVESTIGATION, AND SHOULD BE PROVIDED AS PART OF THE FUTURE SITE DEVELOPMENT PLAN DESIGN.**

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

FLOODPLAIN NOTES

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 08041C0756G, 08041C0758G, 08041C0758G, AND 08041C0758G REVISED DECEMBER 7, 2018. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

SHEETSET KEY
FOR GRAPHIC REPRESENTATION ONLY

SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN – 1
03	PRELIMINARY PLAN – 2
04	GRADING SHEET
05	UTILITY SHEET
06–13	LANDSCAPE SHEETS

SUBMITTAL DATES:

SUBMITTAL 01	10/23/2020
SUBMITTAL 02	05/25/2022
SUBMITTAL 03	06/20/2022
SUBMITTAL 04	10/06/2022
SUBMITTAL 05	10/25/2023
SUBMITTAL 06	01/10/2024
SUBMITTAL 07	05/29/2024
SUBMITTAL 08	06/28/2024
SUBMITTAL 09	07/01/2024
SUBMITTAL 10	07/18/2024

PROJECT TEAM

OWNER/ DEVELOPER:
CROSSROADS METROPOLITAN DISTRICT NO. 2
C/O THE EQUITY GROUP
ATTN: DANNY MIENTKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNER/LANDSCAPE ARCH.:
KIMLEY–HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER
MS CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., SUITE 305
COLORADO SPRINGS, CO 80903

Kimley»Horn

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COVER
SHEET 01 OF 13

CROSSROADS NORTH

PRELIMINARY PLAN

SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

LOT TABLE

LOT NO.	SF/AC±	USE
1	86,679SF± / 1.990AC±	COMMERCIAL
2	94,602SF± / 2.172AC±	COMMERCIAL
3	165,002SF± / 4.477AC±	COMMERCIAL
4	52,191SF± / 1.198AC±	COMMERCIAL
5	159,658SF± / 3.665AC±	COMMERCIAL
6	168,664SF± / 3.872AC±	COMMERCIAL
7	138,408SF± / 3.177AC±	COMMERCIAL
8	94,379SF± / 2.167AC±	COMMERCIAL
9	157,740SF± / 3.621AC±	COMMERCIAL
10	84,019SF± / 1.929AC±	COMMERCIAL
11	64,740SF± / 1.486AC±	COMMERCIAL
12	45,235SF± / 1.038AC±	COMMERCIAL
13	49,080SF± / 1.127AC±	COMMERCIAL
14	52,142SF± / 1.197AC±	COMMERCIAL
15	61,035SF± / 1.401AC±	COMMERCIAL
LOT TABLE TO REFERENCE SHEET 2 AND SHEET 3		

TRACT TABLE

TRACT	SF/AC±	OWNER	USE
A	122,408SF± / 2.810AC±	**CMD2	PRIMARY USE - OPEN SPACE AND LANDSCAPE, SURFACE DRAINAGE AND UNDERGROUND UTILITY
B	14,154SF± / 0.325AC±	**CMD2	PRIMARY USE - OWNER'S PARCEL, SIGNAGE SECONDARY USES - OPEN SPACE AND LANDSCAPE FOR SURFACE DRAINAGE AND UNDERGROUND UTILITY
C	138,367SF± / 3.176AC±	**CMD2	PRIMARY USE - SHARED SURFACE PARKING, LANDSCAPE SECONDARY USES - ABOVE/UNDERGROUND DETENTION, ABOVE/UNDERGROUND DRAINAGE AND UTILITY USES
D	47,420SF± / 1.089AC±	**CMD2	PRIMARY USE - DRAINAGE DETENTION, SECONDARY USES - UTILITY, OPEN SPACE, LANDSCAPE
E***	106,104SF± / 2.436AC±	**CMD2	PRIMARY USES - VEHICULAR AND PEDESTRIAN ACCESS, ROADWAY LANDSCAPE, UNDERGROUND DRAINAGE AND UTILITY USE
**CMD2 = CROSSROADS METROPOLITAN DISTRICT NO. 2			
*** TRACT E OVERLAYS PROPOSED 80' ACCESS AND UTILITY EASEMENT ALONG PRO OMNIBUS HEIGHTS			
***TRACT E OVERLAYS PROPOSED 70' ACCESS AND UTILITY EASEMENT ALONG NOX ALBUM POINT			
TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3			

SHEET 2 SPECIFIC NOTES

1. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
2. FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
3. TEMPORARY ACCESS EASEMENT WILL BE PROVIDED THROUGH LOT 9 TO TRACT A UNTIL DEVELOPMENT AND PERMANENT ACCESS IS PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED STORM EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED INTERIOR LOT LINE
- CENTERLINE
- CULVERT
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED ROADWAY STRIPING (WHITE)
- PROPOSED ROADWAY STRIPING (YELLOW)
- DETENTION ACCESS ROAD
- PROPOSED DETENTION ACCESS ROAD

(AUE) ACCESS & UTILITY EASEMENT
(UE) UTILITY EASEMENT
(SB) SETBACK LINE
(LS) LANDSCAPE SETBACK

NORTH

0 50' 100' 200'
SCALE: 1" = 100'

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PRELIM PLAN 1
SHEET 02 OF 13

CROSSROADS NORTH

PRELIMINARY PLAN

SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

LOT TABLE

LOT NO.	SF/AC±	USE
1	86,679SF± / 1.990AC±	COMMERCIAL
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LOT TABLE TO REFERENCE SHEET 2 AND SHEET 3		

TRACT TABLE

TRACT	SF/AC±	OWNER	USE
A	122,408SF± / 2.810AC±	**CMD2	PRIMARY USE - OPEN SPACE AND LANDSCAPE, SURFACE DRAINAGE AND UNDERGROUND UTILITY
B	14,154SF± / 0.325AC±	**CMD2	PRIMARY USE - OWNER'S PARCEL, SIGNAGE SECONDARY USES - OPEN SPACE AND LANDSCAPE FOR SURFACE DRAINAGE AND UNDERGROUND UTILITY
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**CMD2 = CROSSROADS METROPOLITAN DISTRICT NO. 2			
*** TRACT E OVERLAYS PROPOSED 80' ACCESS AND UTILITY EASEMENT ALONG PRO OMNIBUS HEIGHTS			
***TRACT E OVERLAYS PROPOSED 70' ACCESS AND UTILITY EASEMENT ALONG NOX ALBUM POINT			
TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3			

SHEET 3 SPECIFIC NOTES

1. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
2. FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
3. LOT 1 THROUGH LOT 4 WILL BE ACCESSED BY WAY OF THE DESIGNATED SHARED ACCESS POINT OFF OF AIR LANE. ALL OTHER LOTS ACCESS WILL BE PROVIDED THROUGH A SHARED ACCESS WITH TRACT E (SEMPER SUPRA VIEW).

LEGEND

- PROPERTY BOUNDARY
- PROPOSED STORM EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED INTERIOR LOT LINE
- CENTERLINE
- CULVERT
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED ROADWAY STRIPING (WHITE)
- PROPOSED ROADWAY STRIPING (YELLOW)
- DETENTION ACCESS ROAD
- PROPOSED DETENTION ACCESS ROAD

(AUE) ACCESS & UTILITY EASEMENT
(UE) UTILITY EASEMENT
(SB) SETBACK LINE
(LS) LANDSCAPE SETBACK

NORTH

0 50' 100' 200'
SCALE: 1" = 100'

Kimley»Horn

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PRELIM PLAN 2
SHEET 03 OF 13

CROSSROADS NORTH
PRELIMINARY GRADING PLAN

CROSSROADS NORTH
PRELIMINARY GRADING PLAN
JOB #18-001
JUNE 18, 2024

LEGEND

- (6920) EXISTING MAJOR CONTOUR
- (6918) EXISTING MINOR CONTOUR
- 6920 PROPOSED MAJOR CONTOUR
- 6918 PROPOSED MINOR CONTOUR
- FILING BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- FUTURE PROPERTY LINE
- EXISTING PROPERTY LINE
- LOD LIMITS OF DISTURBANCE/ CONST. BOUNDARY/CONST. FENCE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROP SWALE
- SEDIMENT BASIN TRIBUTARY AREA
- FO EXISTING FIBER OPTIC LINE
- OH EXISTING OVERHEAD ELECTRIC
- EXISTING LOT LINE
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING UNDERGROUND ELECTRICAL
- UE EXISTING GAS LINE
- UG EXISTING WATERLINE
- EXISTING DRAINAGE BASIN
- PROPOSED RETAINING WALL TO BE DESIGNED AT THE SDP PHASE OF EACH LOT DESIGN
- EXIST INLET
- PROPOSED INLET
- L.P./H.P. LOW POINT/HIGH POINT
- (2.0)% FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- PROPOSED SWALE
- EXISTING FLOW DIRECTION ARROW
- EXISTING SWALE/ROADSIDE DITCH
- EMERGENCY OVERFLOW DIRECTION
- RIPRAP TYP.
- IP INLET PROTECTION – INTERIM
- SBB STRAW BALE DITCH CHECK – INTERIM
- SCL SEDIMENT CONTROL LOG – INTERIM
- SF SILT FENCE – INITIAL/INTERIM
- VTC VEHICLE TRACKING CONTROL – INITIAL/INTERIM
- ECB NORTH AMERICAN GREEN SC150 TEMPORARY EROSION CONTROL BLANKET (OR APPROVED EQUAL) – PERMANENT

1" = 100'
0 50' 100 200
Scale in Feet

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CROSSROADS NORTH

SITE UTILITY EXHIBIT

CROSSROADS NORTH
SITE UTILITY EXHIBIT
JOB #18-001
JULY 12, 2024

UTILITY PROVIDERS

GAS – CSU
ELECTRIC – CSU
WATER – CSU FOR PARK SITE
WATER – CHEROKEE MD FOR DEVELOPMENT
SANITARY – CHEROKEE MD FOR PARK SITE BATHROOMS
SANITARY – CHEROKEE MD FOR DEVELOPMENT
STORM SEWER – EL PASO COUNTY OR PRIVATE

NOTE:

PROPOSED RETAINING WALLS TO BE CONSTRUCTED AT SDP PHASE OF EACH LOT DESIGN.

TYPICAL AIR LANE (PUB) 48' MAT (STRIPED MEDIAN)

SCALE: NTS

TYPICAL PRO OMINIBUS HEIGHTS (PRVT) 48' MAT (STRIPED MEDIAN)

SCALE: NTS

TYPICAL NOX ALBUM POINT (PRVT) 48' MAT (STRIPED MEDIAN)

SCALE: NTS

LEGEND

- EXISTING CSU FORCE MAIN
- EXISTING WATER MAIN CHEROKEE MD
- EXISTING GRAVITY SANITARY SEWER CHEROKEE MD
- PROPOSED GRAVITY SANITARY SEWER CHEROKEE MD
- PROPOSED WATER MAIN CHEROKEE MD
- PROPOSED WATER MAIN CSU
- PROPOSED CSU 4" FORCE MAIN RELOCATION
- REAGAN RANCH 6" FORCE MAIN
- REAGAN RANCH 12" FORCE MAIN
- FO EXISTING FIBER OPTIC
- OE EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- W EXISTING WATER WELL
- ST EXISTING STORM SEWER
- ST EXISTING STORM SEWER MANHOLE
- UE EXISTING UNDERGROUND ELECTRIC
- UT EXISTING UNDERGROUND TELEPHONE
- WL EXISTING WATER
- TEST HOLE TEST HOLE

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COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

NORTH NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B	
EVERGREEN TREES					
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6` HGT.
	PE	58	PINUS EDULIS PINON PINE	B & B	6` HGT.
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6` HGT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6` HGT.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE
GROUND COVERS					
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART
	W.M.	43,424 SF	CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY APACHE PLUME THREELEAF SUMAC MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"

*SEE FULL PLANT SCHEDULE ON SHEET 8

GRAPHIC SCALE IN FEET
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NORTH

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PRELIMINARY PLAN
SHEET 6 OF 13

CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

NORTH

NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
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*SEE FULL PLANT SCHEDULE ON SHEET 8

GRAPHIC SCALE IN FEET
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PRELIMINARY PLAN
SHEET 7 OF 13

CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

NORTH

NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.
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*SEE FULL PLANT SCHEDULE ON SHEET 8

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

NORTH
NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA `FLAME` FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B	
EVERGREEN TREES					
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.
	PE	58	PINUS EDULIS PINON PINE	B & B	6' HGT.
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE
GROUND COVERS					
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART
	W.M.	43,424 SF	CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY APACHE PLUME THREELEAF SUMAC MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"

*SEE FULL PLANT SCHEDULE ON SHEET 8

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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PRELIMINARY PLAN
SHEET 9 OF 13

CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

NORTH NTS

PLANT SCHEDULE

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*SEE FULL PLANT SCHEDULE ON SHEET 8

GRAPHIC SCALE IN FEET
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CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

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CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.,. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SODdLAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.

2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

Kimley»Horn

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COLORADO SPRINGS, COLORADO 80903 (719) 453–0180

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LANDSCAPE N

CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

1 SOIL PREP

NTS 196-956-000-01

2 EVERGREEN TREE PLANTING

NTS 196-956-000-03

3 DECIDUOUS TREE PLANTING

NTS 196-956-000-02

NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

4 SHRUB PLANTING

NTS 196-956-000-04

(PAUE) PRIVATE ACCESS & UTILITY EASEMENT
(UE) UTILITY EASEMENT
(SB) SETBACK LINE

PROPERTY BOUNDARY LINE
APPROXIMATE PROPOSED LOT/TRACT LINE
APPROXIMATE PROPOSED SETBACK LINE
APPROXIMATE PROPOSED ACCESS & UTILITY EASEMENT LINE
APPROXIMATE PROPOSED CURB, GUTTER AND SIDEWALK
APPROXIMATE PROPOSED CURB & GUTTER
EXISTING EDGE OF ASPHALT
EXISTING TOPOGRAPHY (MINOR)
EXISTING TOPOGRAPHY (MAJOR)
APPROXIMATE PROPOSED CURB 25' RADIUS (TYPICAL)

LANDSCAPE SETBACKS AND BUFFERS

STREET NAME OR BOUNDARY:	MARKSHEFFEL RD	HIGHWAY 24
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	25 ' / 25'
LINEAR FOOTAGE:	1,870'	3,061'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF
NUMBER OF TREES REQ. / PROV.	94 / 134*	154 / 194*
EVERGREEN TREES REQ. / PROV.	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MK	HW

* THE INTERNAL STREET TREES ARE TO BE COUNTED AS EXTRA AT THIS TIME.
** INTERNAL STREET TREES ARE PROVIDED AT INITIAL PHASE AT 100 FT SPACING

INTERNAL LANDSCAPING

NET SITE AREA (LOT 1 + TRACTS A & B):	1,931,450.4 SF (44.34 AC)
PERCENT MINIMUM INTERNAL AREA:	N/A
INTERNAL LANDSCAPE AREA REQ. / PROV.	N/A
TREE PER FEET REQ.	N/A
INTERNAL TREES REQ. / PROV.	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN

INTERNAL LANDSCAPE REQUIREMENTS ARE NOT APPLICABLE AT THIS TIME FOR CURRENT SUBMITTAL

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
DECIDUOUS TREES							
	AF	27	ACER GINNALA `FLAME' FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN	15'-20'	20'-25'
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B		40'-60'	60'+
EVERGREEN TREES							
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
	PE	58	PINUS EDULIS PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.	25'-30'	60'+

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
GROUND COVERS							
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED
	W.M.	43,424 SF	CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY APACHE PLUME THREELEAF SUMAC MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"	YES	PIONEER SAND

A TYPICAL LANDSCAPE ELEVATION (PRELIMINARY)

ELEVATION NTS

Kimley»Horn

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LANDSCAPE DETAILS
SHEET 13 OF 13

EL PASO COUNTY
COLORADO

County Attorney

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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

June 13, 2024

SP-20-7 Crossroads North Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Colorado Springs Equities LLC ("Applicant") to divide 44.34 acres into 15 commercial lots. The property is currently zoned CR CAD-O (Commercial Regional - Commercial Aviation District Overlay).

Estimated Water Demand

2. Pursuant to the Water Supply Information Summary ("WSIS"), the annual demand is 49.6 total acre-feet. This allows for 45.7 acre-feet per year for commercial use, based on an estimate of 0.1 gallons-per-day/square foot of commercial space for 408,300 sq. ft. of developed commercial space and 3.9 acre-feet per year for irrigation of 1.69 acres. Based on this, the Applicant must provide a supply of 14,880 acre-feet of water (49.6 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement for the subdivision.

ASSISTANT COUNTY ATTORNEYS
NATHAN J. WHITNEY STEVEN A. KLAFFKY LORI L. SEAGO BRYAN E. SCHMID TERRY A. SAMPLE
CHRISTOPHER M. STRIDER DOREY L. SPOTTS ERIKA KEECH STEVEN W. MARTYN MERI GERINGER

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from Cherokee Metropolitan District ("District"). As identified in the Water Resources Report, the annual water demand for the development is 49.6 acre-feet per year. Per the Water Resources Report, Cherokee's total available water supply is approximately 4,443 acre-feet/year, while its existing water commitments total 4,295 acre-feet per year before the addition of the proposed development.

4. The General Manager of the District provided a letter dated October 18, 2023, committing to provide water service for the commercial lots within Crossroads North, which is located within the District's boundaries. The District commits to 49.6 acre-feet per year.

The District notes that these commitments are "hereby made exclusively for this specific development project at this site within the District." The District's commitment is only a conditional commitment: "[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment."

State Engineer's Office Opinion

5. In a letter dated May 23, 2024, the State Engineer reviewed the application to subdivide the 44.34 acres into 15 commercial lots. The State Engineer confirmed that the Cherokee Metropolitan District has committed a water supply of 49.6 acre-feet/year, which is the water demand identified in the WSIS. Further, the State Engineer declared that "[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Crossroads North is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Crossroads North is 49.6 acre-feet per year to be supplied by Cherokee Metropolitan District. **Based on the water demand of 49.6 acre-feet/year for the development and the District's availability of water sources, but given the conditional nature of the District's commitment to serve, the County Attorney's Office recommends a finding of conditional sufficiency as to water quantity and dependability for Crossroads North.**

7. Quality. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply operating in conformance with the Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis: The County Attorney's Office reviewed the following documents in preparing this review: the Water Supply Information Summary, the Water Resources Report dated October 2023, the Cherokee Metropolitan District letter dated October 18, 2023, and the State Engineer's Office Opinion dated May 23, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect or should the below requirement not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of and comply with the conditions, rules, regulations, and specifications set by the District.

B. Applicant must obtain final plat approval and provide evidence thereof to the District within 12 months of the District's commitment letter dated October 18, 2023 (approval must be provided by October 18, 2024), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid. Once Applicant provides proof to the District that satisfies the District's condition of final plat approval, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.**

cc: Ryan Howser, Project Manager, Planner

SEE ATTACHED FOR PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting
To Be Heard December 16, 2020
Land Use Review Item #10

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):	**PARCEL #(S):**
SP207 ***COMMERCIAL PRELIMINARY PLAN***	5408001008, 5408001029, 5408001032 - 1034, 5408001041 - 1042 5408001051 - 1052

DESCRIPTION:

Request by Kimley-Horn & Associates on behalf of Colorado Springs Equities, LLC for approval of the Crossroads Preliminary Plan. The plan includes 11 commercial lots, six (6) tracts for stormwater detention/water quality, public rights-of-way, private roads, landscaping and other associated facilities/infrastructure. Commercial development includes a home improvement center, movie theater, sports complex and retail pad sites. The site is zoned Commercial Regional and Commercial Airport Overlay (CR, CAD-O) and consists of approximately 44 acres. The property is located northwest of the intersection of Highway 94 and Marksheffel Road.

***Review Note**: The Crossroads North rezone was reviewed with recommended conditions by the Commission in November 2020.*

CONSTRUCTION/ALTERATION OF MORE THAN1 200 FEET ABOVE GROUND LEVEL?	**DISTANCE/DIRECTION FROM COS:**
No	1.9 miles north of Rwy 17L
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:	**COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:**
45 feet above ground level; 6,425 feet above mean sea level	Accident Potential Zone (APZ-2), ADNL Noise Subzone

ATTACHMENTS:
CROSSROADS PRELIMINARY PLAN/162282
CLICK ON VIEW PRELIMINARY PLAN DRAWINGS UNDER DOCUMENTS LIST

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- **ADNL:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County.
- No development that creates mass gatherings is permitted.
- The approval of this land use item by the Airport and the AAC does not constitute as any commitment, agreement, or other to the land owned by the Airport indicated as a future inclusion area.
- Other uses may require the indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **Avigation Easement:** Proof of previous filing (Book 2478, Page 304) is noted on plan; no further action required.
- **APZ-2:** The proposed is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed uses associated with this development appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities. FAA's website https://oeaaa.faa.gov/oeaaa/external/portal.jsp).

SEE ATTACHED FOR PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting
To Be Heard December 16, 2020
Land Use Review Item #10

PROJECT LOCATION EXHIBIT:

Colorado Springs Airport Advisory Commission Meeting
To Be Heard November 18, 2020
Land Use Review Item #07

PREVIOUS REVIEW

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):	PARCEL #(S):
CR201 ***COMMERCIAL SITE DEVELOPMENT REZONE***	5408001008, 5408001029, 5408001032 - 1034, 5408001041 - 1042 5408001051 - 1052

DESCRIPTION:

Request by Kimley-Horn & Associates on behalf of Colorado Springs Equities, LLC for approval of Crossroads North rezone. The rezone includes 25.18 acres from Industrial (M) (4.84 acres) and Limited Industrial (I-2) (20.34 acres) zones to the Commercial Regional and Commercial Airport Overlay (CR, CAD-O) zoning district for a home improvement center, movie theater, sports complex and retail pad sites. The property is located northwest of the intersection of Highway 94 and Marksheffel Road.

***Review Note**: The Crossroads Metropolitan District was reviewed with recommended conditions by the Commission in June 2020.*

CONSTRUCTION/ALTERATION OF MORE THAN1 200 FEET ABOVE GROUND LEVEL?	DISTANCE/DIRECTION FROM COS:
No	1.9 miles north of Rwy 17L
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:	**COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:**
45 feet above ground level; 6,425 feet above mean sea level	Accident Potential Zone (APZ-2), ADNL Noise Subzone

PREVIOUS REVIEW

ATTACHMENTS:
CROSSROADS NORTH REZONE/162080
CLICK ON VIEW ZONING MAP UNDER DOCUMENTS LIST

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- **ADNL:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County.
- Residential use is not compatible within the 65 DNL noise contour and no residential development is permitted within the 65 DNL contour.
- No development that creates mass gatherings is permitted.
- The approval of this land use item by the Airport and the AAC does not constitute as any commitment, agreement, or other to the land owned by the Airport indicated as a future inclusion area.
- Other uses may require the indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **Avigation Easement:** An Avigation Easement or proof of previous filing (book/page or reception number) is requested.
- **APZ-2:** The proposed is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed uses associated with this development appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities. FAA's website https://oeaaa.faa.gov/oeaaa/external/portal.jsp).

PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting
To Be Heard November 18, 2020
Land Use Review Item #07

PROJECT LOCATION EXHIBIT:

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A PRELIMINARY PLAN
CROSSROADS NORTH (SP207)

WHEREAS, Colorado Springs Equities, LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Crossroads North Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on August 1, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on August 22, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.

2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings.

4. That all exhibits were received into evidence.

5. That the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. That the subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.

7. That the subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.

8. That 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 the Land Development Code.

9. That 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 the Land Development Code.

10. That 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.W. §30-28-133(6)(c)].

11. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.

12. 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.

13. That 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 the Land Development Code and the Engineering Criteria Manual.

14. That 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 encouraging 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 therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

15. That necessary services, including police and fire protection, recreation, utilities, open space, and transportation system are or will be available to serve the proposed subdivision.

16. That the subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

17. That the proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.

18. That for the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, 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 the Code; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Crossroads North Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.

2. Applicable school and park fees shall be paid with each Final Plat.

3. 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 it relates to the Preble's Meadow Jumping Mouse as a listed species.

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution

(Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 6/13/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 22nd day of August 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION
LOTS 12, 13, 14, 15, 16 AND 18, HILLCREST ACRES, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1960 AT RECEPTION NO. 153860, EXCEPT THAT PORTION ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO AS DESCRIBED IN RULE AND ORDER RECORDED APRIL 28, 2004 UNDER RECEPTION NO. 204068322, AND EXCEPT THOSE PORTIONS CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER 17, 2014 AT RECEPTION NO. 214116021 AND RECORDED DECEMBER 17, 2014 AT RECEPTION NO. 214116022, COUNTY OF EL PASO, STATE OF COLORADO.

LOT 17, HILLCREST ACRES, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2014 AT RECEPTION NO. 214119767.

LOT 19, HILLCREST ACRES, COUNTY OF EL PASO, STATE OF COLORADO, AS AMENDED BY SURVEYOR'S STATEMENT RECORDED JUNE 22, 1960 IN BOOK 1812 AT PAGE 136, EXCEPT THAT PORTION TAKEN BY DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO AS CONTAINED IN RULE AND ORDER RECORDED OCTOBER 13, 2004 UNDER RECEPTION NO. 204171223 AND EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2014 AT RECEPTION NO. 214119768.

LOT 20, HILLCREST ACRES, EXCEPT THOSE PORTIONS CONVEYED IN DEED RECORDED JANUARY 20, 1961 IN BOOK 1840 AT PAGE 498 AND IN DEED RECORDED APRIL 12, 2002 UNDER RECEPTION NO. 202058754 AND IN DEED RECORDED DECEMBER 30, 2014 AT RECEPTION NO. 214119796, COUNTY OF EL PASO, STATE OF COLORADO.