



# CROSSROADS NORTH PRELIMINARY PLAN

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

LOT TABLE		
LOT NO.	SF/AC±	USE
1	197,834.40SF± / 4.54AC±	COMMERCIAL
2	400,274SF± / 9.19AC±	COMMERCIAL
3	339,627SF± / 7.80AC±	COMMERCIAL
4	76,255SF± / 1.75AC±	COMMERCIAL
5	154,848SF± / 3.56AC±	COMMERCIAL
6	82,164SF± / 1.89AC±	COMMERCIAL
7	58,100SF± / 1.33AC±	COMMERCIAL
8	47,705SF± / 1.10AC±	COMMERCIAL
9	49,200SF± / 1.13AC±	COMMERCIAL
10	56,686SF± / 1.30AC±	COMMERCIAL
11	65,088SF± / 1.49AC±	COMMERCIAL

one lot table per  
prelim plan  
please....we do not  
need to repeat  
information.

NOTED AND REVISED ACCORDINGLY

TRACT TABLE			
TRACT	SF/AC±	OWNER	USE
A	124,528.21SF± / 2.86AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
B	63,469.91SF± / 1.46AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
C	64,364SF± / 1.48AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
D	11,340SF± / 0.26AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
E	26,211SF± / 0.60AC±	CMD2	VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
F	113,243SF± / 2.60AC±	CMD2	VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE

state what these tracts are  
purposed for? are any future  
development? Tracts shown in  
Drainage report clearly are not  
intended for pedestrians to walk  
about it so its not landscape /  
openspace and are utility's in  
the drainage tracts allowed ? ....

if one drives on its not open  
space/ landscape- is also likely  
not a drainage pond NOTED

\*CMD2-CROSSROADS METROPOLITAN DISTRICT NO. 2

- Scale Adequate to represent the information (1"=200' preferred)
- Size Maximum Size forty-two (42') on one side
- Contours One acre or less lot size two foot contours (2')  
Larger than one acre five foot contours (5')  
Accuracy to be no less than 1/4 contour interval  
Mountainous Topography-High Relief twenty foot contours (20')  
Contours extended no less than 100' onto adjacent property?
- General Information Required on Plan
- Subdivision Name
- General Legal Description by 1/4 Section, Section, Township, Range
- Legal includes approximate survey tie to an accepted survey monument?
- Name & address of person/corporation/organization preparing preliminary plan
- Name & address of subdivider
- Name & address of property owners, within, surrounded by, and adjacent to the subdivision including identification of all platted subdivisions by name
- Date of preparation, north point, written and graphic scale
- Vicinity map to locate tract - map to show relationship to existing major thoroughfares
- Boundary lines of the subdivision showing approximate length of lines
- Approximate location, rights of way, width, surfacing, functional classification, and names of existing and proposed maintained and dedicated public and private streets
- Approximate length of street centerlines, radii of curves, centerline grades, and type of curb, gutter and sidewalk
- Approximate location, length, width and use of all existing and proposed easements, utility rights of way, major utility facilities, intersection, bridges, culverts, and drainage ways. Indicate underground facilities
- Approximate location, length, width and type of all non-thoroughfare transportation

Crossroads Metro District 2- correct? identify name at least once...NOTED

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

there are multiple checklist items missing- please NOTED

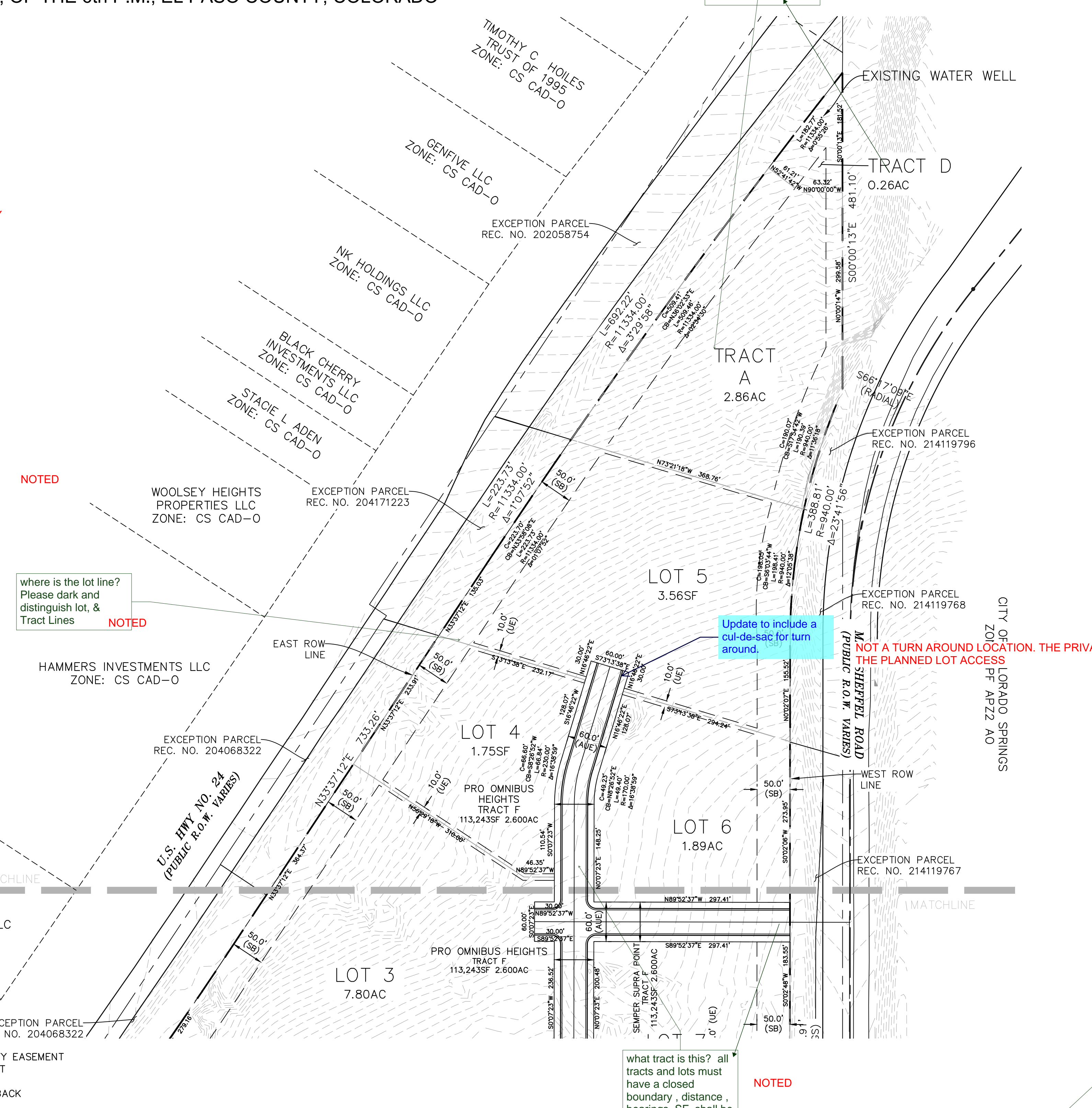
- links (e.g. paths, bikeways, trails, PRT, guideways, railroads, etc.)
- Approximate layout, dimensions, angles, land use, and acreage or square footage of each lot
- The approximate location of land to be conveyed or reserved in deeds for the use of all property owners, residents, or the general public and the proposed methods of dedication and maintenance of such lands; to include but not be limited to: parks, open space, public streets and thoroughfares, bikeways, paths, trails, schools and school sites, public utilities, and community and social service facilities
- If fees are to be paid in lieu of land, the approximate amount of such fees and the concurrence of the parties involved are to be shown
- Notes to indicate disposition, maintenance responsibility, and service responsibility (suppliers) for water and sanitation, energy supplies, common areas, and other services and areas which will serve the community must be shown
- Approximate location of existing and proposed structures
- Approximate location of:
  - (1) Watercourses, existing bodies of water, and other waterforms
  - (2) Sites of historic or archaeological significance as inventoried in the El Paso County Historic Preservation Plan
  - (3) Identified and inventoried sites of natural or scenic importance

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

All Sheets should have this info for every prelim plan submitted to County at a minimum... NOTED

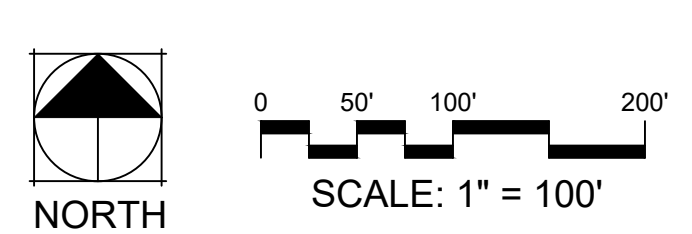
what is this for- its not detention based on GEC plan? Is there 2 tracts? I can't see boundary lines or lot lines?

NO PONDS ON SITE, BUT SITE CONVEYS RUNOFF  
TWO TRACTS (A&D) CLARIFIED ON RESUBMITTAL



what tract is this? all tracts and lots must have a closed boundary, distance, bearings, SF, shall be shown for each. put label in side so we know which segment is which please.. NOTED

identify sheet name used on index NOTED



BY DATE
REVISION

NO.
453-0180

DESIGNED BY: LMS
2018 KIMLEY-HORN AND ASSOCIATES, INC.

DRAWN BY: LMS
600 NORTH NEW YORK AVE., SUITE 300

CHECKED BY: JEH
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DATE: XX/XX/20

2018 KIMLEY-HORN AND ASSOCIATES, INC.  
600 NORTH NEW YORK AVE., SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

CROSSROADS NORTH  
PRELIMINARY PLAN

PROJECT NO.  
096956000

SHEET

OF

K:\COS\_LA\096956000 - Crossroads North Working\096956000-PP.dwg Salazar, Larry 11/4/2020 10:06 AM

PCD FILE NO: XXXXXXXXX

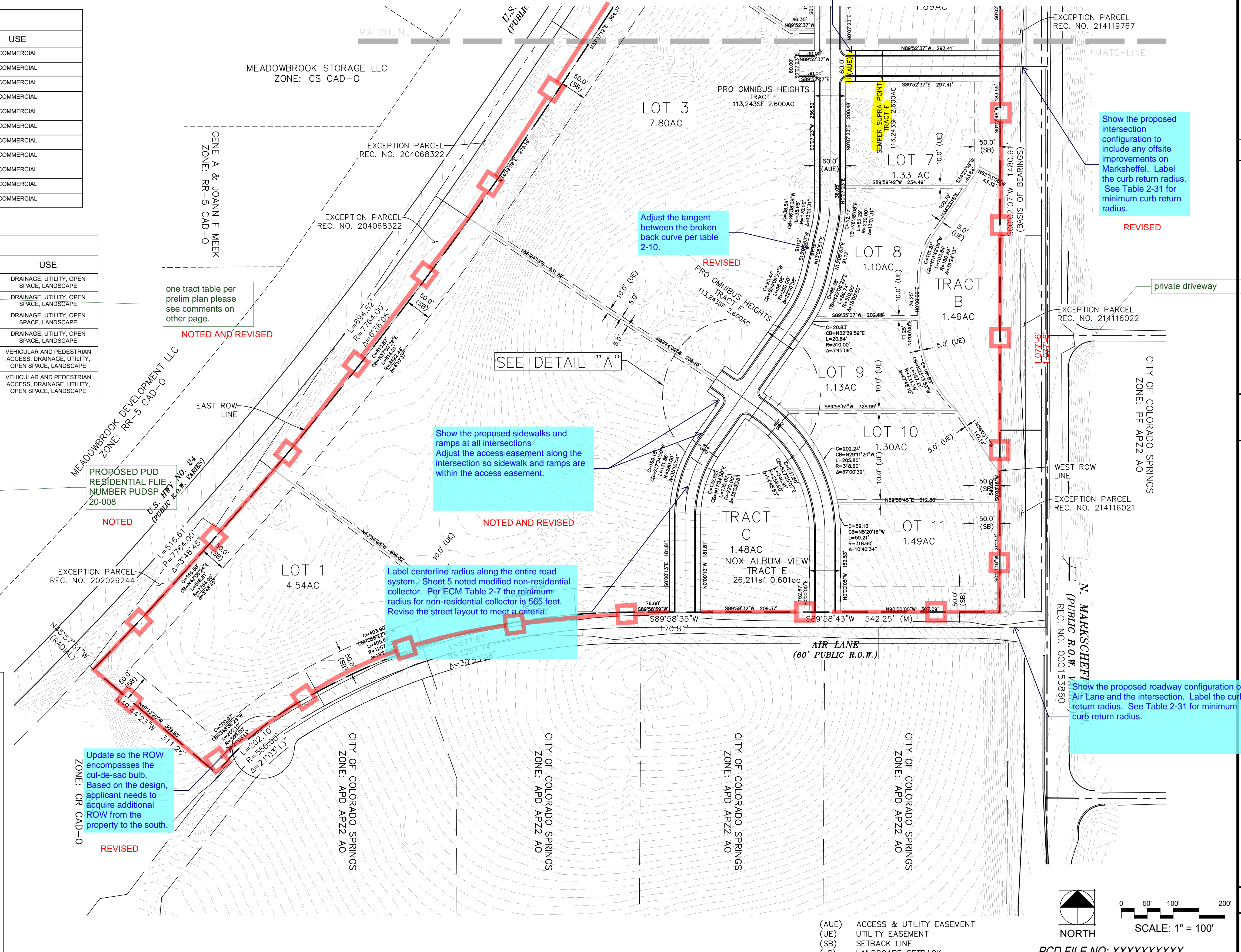
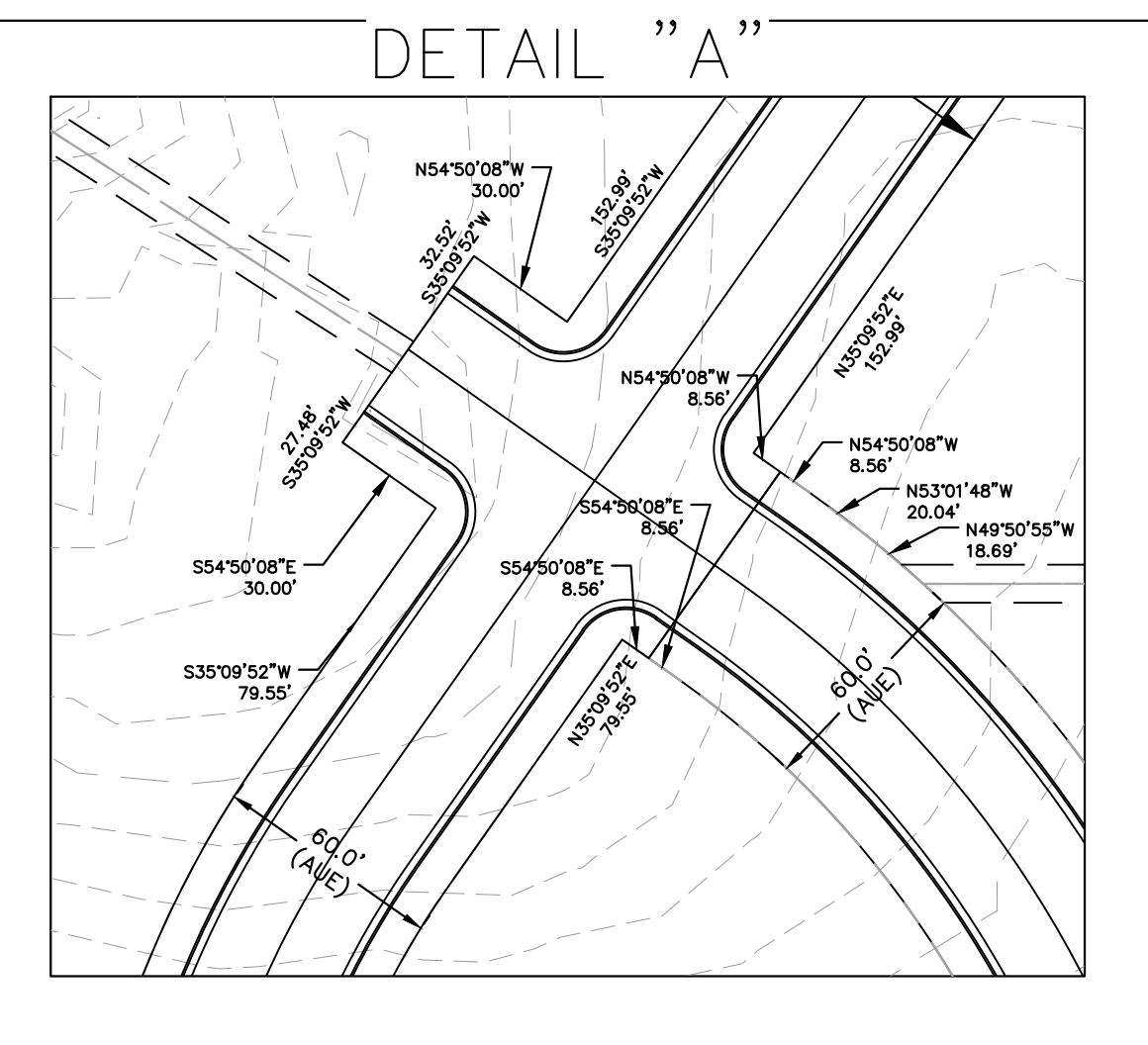
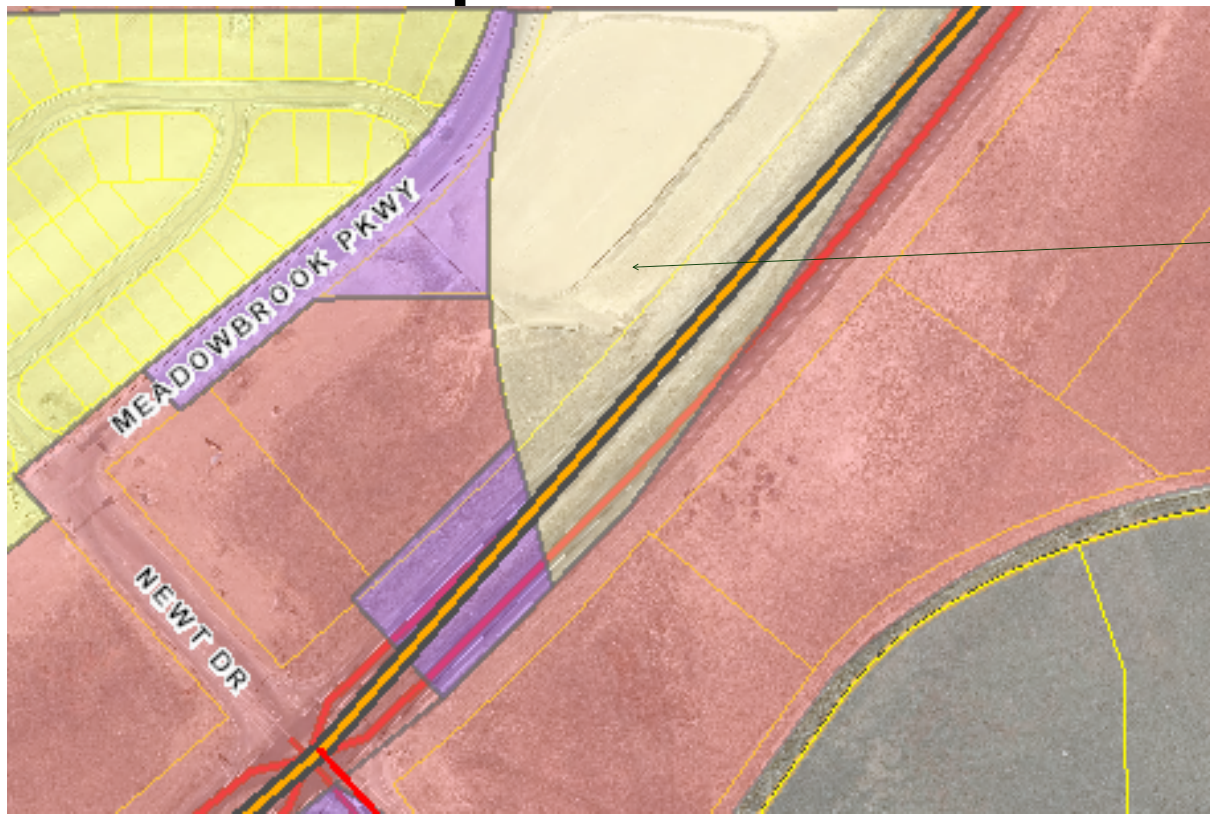
# CROSSROADS NORTH PRELIMINARY PLAN

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

LOT TABLE		
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7	58,100.50SF± / 1.33AC±	COMMERCIAL
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10	56,688.50SF± / 1.30AC±	COMMERCIAL
11	65,088.50SF± / 1.49AC±	COMMERCIAL

TRACT TABLE			
TRACT	SF/AC±	OWNER	USE
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\*CMD2-CROSSROADS METROPOLITAN DISTRICT NO. 2



This appears contradictory. The roads are both identified as tract and easement. **NOTED**

one tract table per prelim plan please see comments on other page. **NOTED AND REVISED**

Adjust the tangent between the broken back curve per table 2-10. **REVISED**

Show the proposed intersection configuration to include any offsite improvements on Marksheffel. Label the curb return radius. See Table 2-31 for minimum curb return radius. **REVISED**

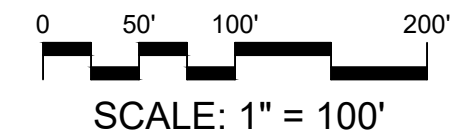
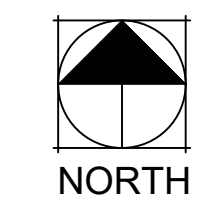
Show the proposed sidewalks and ramps at all intersections. Adjust the access easement along the intersection so sidewalk and ramps are within the access easement. **NOTED AND REVISED**

Label centerline radius along the entire road system. Sheet 5 noted modified non-residential collector. Per ECM Table 2-7 the minimum radius for non-residential collector is 565 feet. Revise the street layout to meet a criteria. **NOTED AND REVISED**

Update so the ROW encompasses the cul-de-sac bulb. Based on the design, applicant needs to acquire additional ROW from the property to the south. **REVISED**

Show the proposed roadway configuration of Air Lane and the intersection. Label the curb return radius. See Table 2-31 for minimum curb return radius. **NOTED AND REVISED**

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



SCALE: 1" = 100'

Kimley»Horn

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

CROSSROADS NORTH  
PRELIMINARY PLAN

PROJECT NO. 096956000  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 DESIGNED BY: LMS  
 DRAWN BY: LMS  
 CHECKED BY: JEH  
 DATE: XX/XX/20

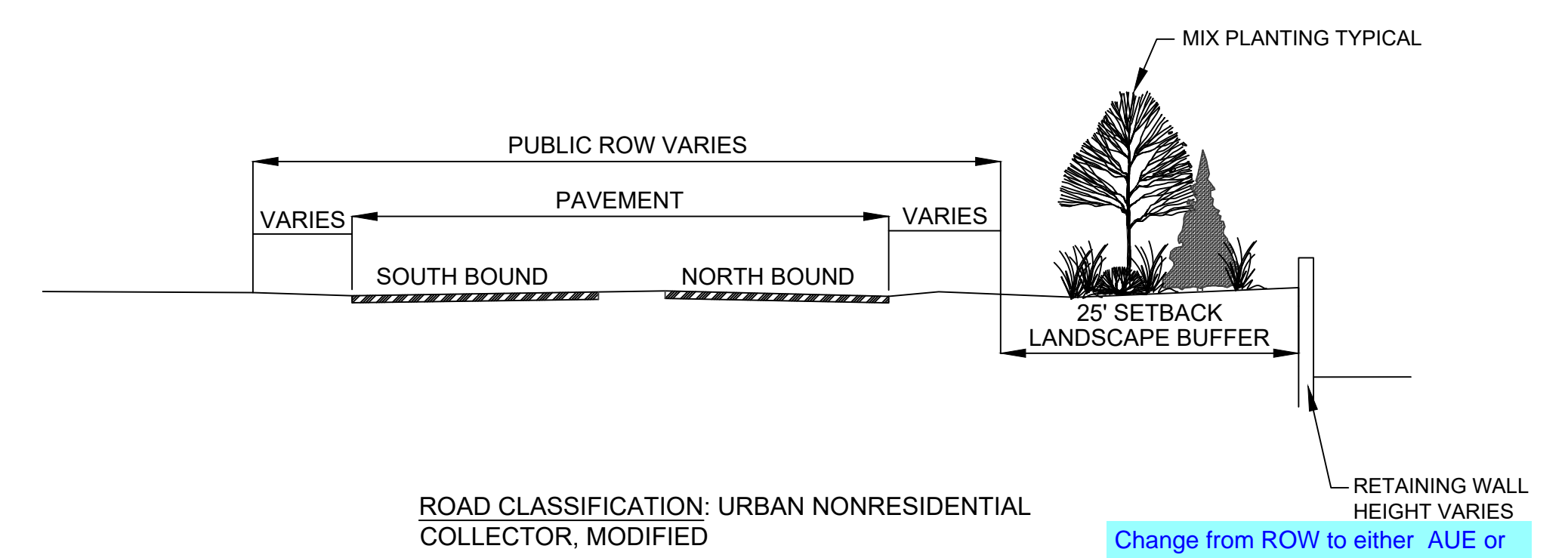
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_ NO. \_\_\_\_\_

K:\COS\_LA\096956000 - Crossroads North\Working\096956000-PP.dwg

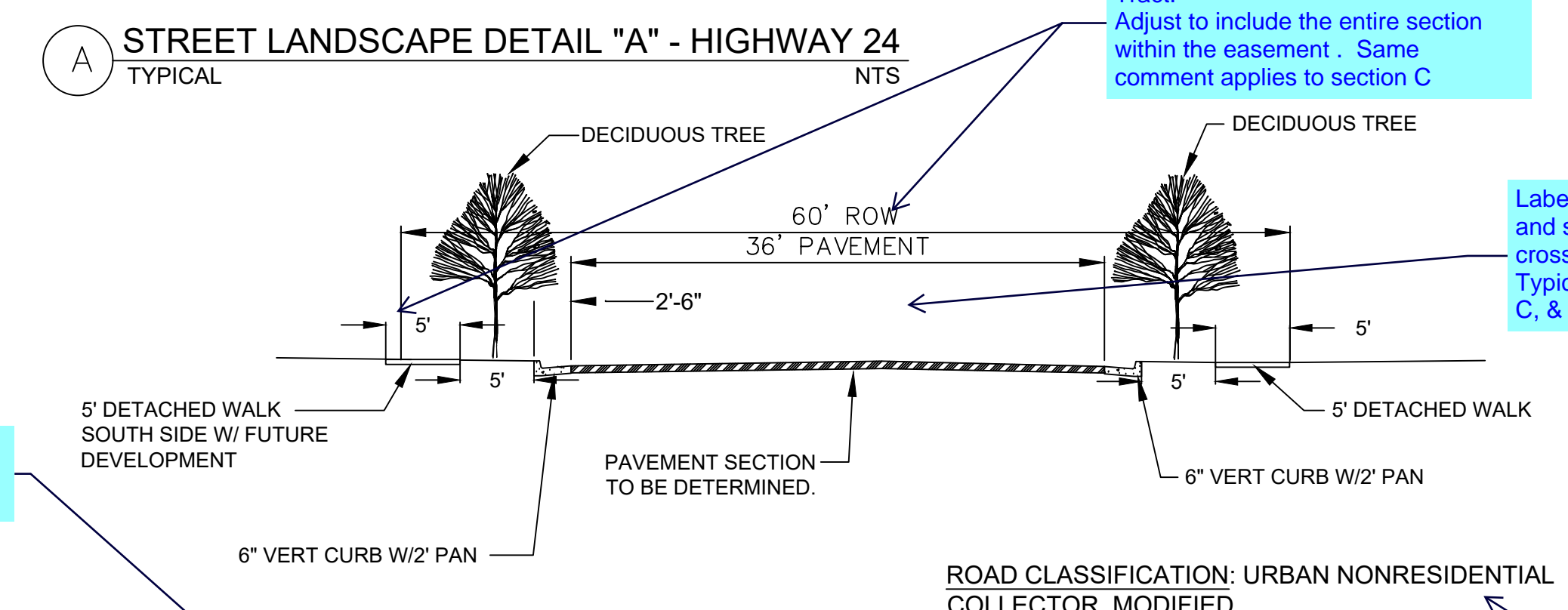


# CROSSROADS NORTH PRELIMINARY PLAN / LANDSCAPE STANDARDS

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



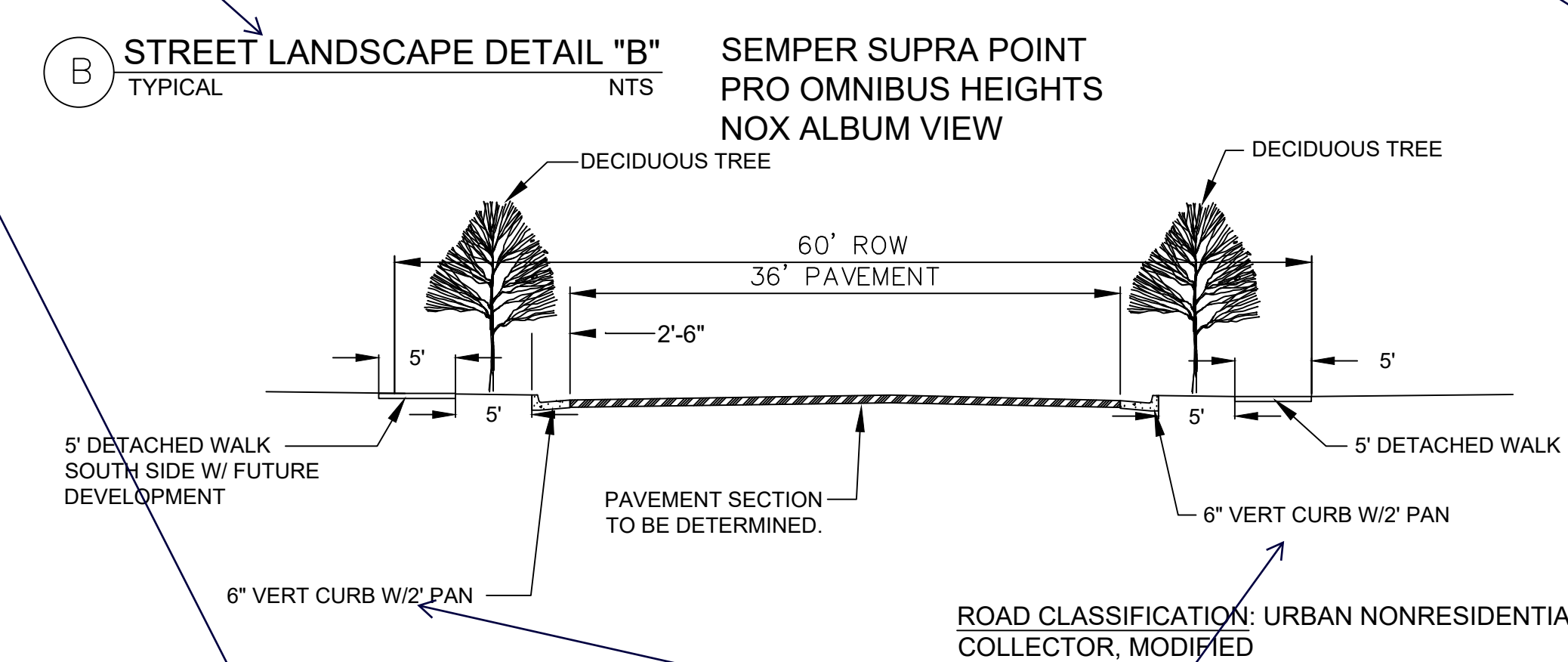
where is the exhibit showing the street trees? please provide and verify line of sight/sight triangles are shown...if Developer is installing with development...if you want to enforce standards shown in details



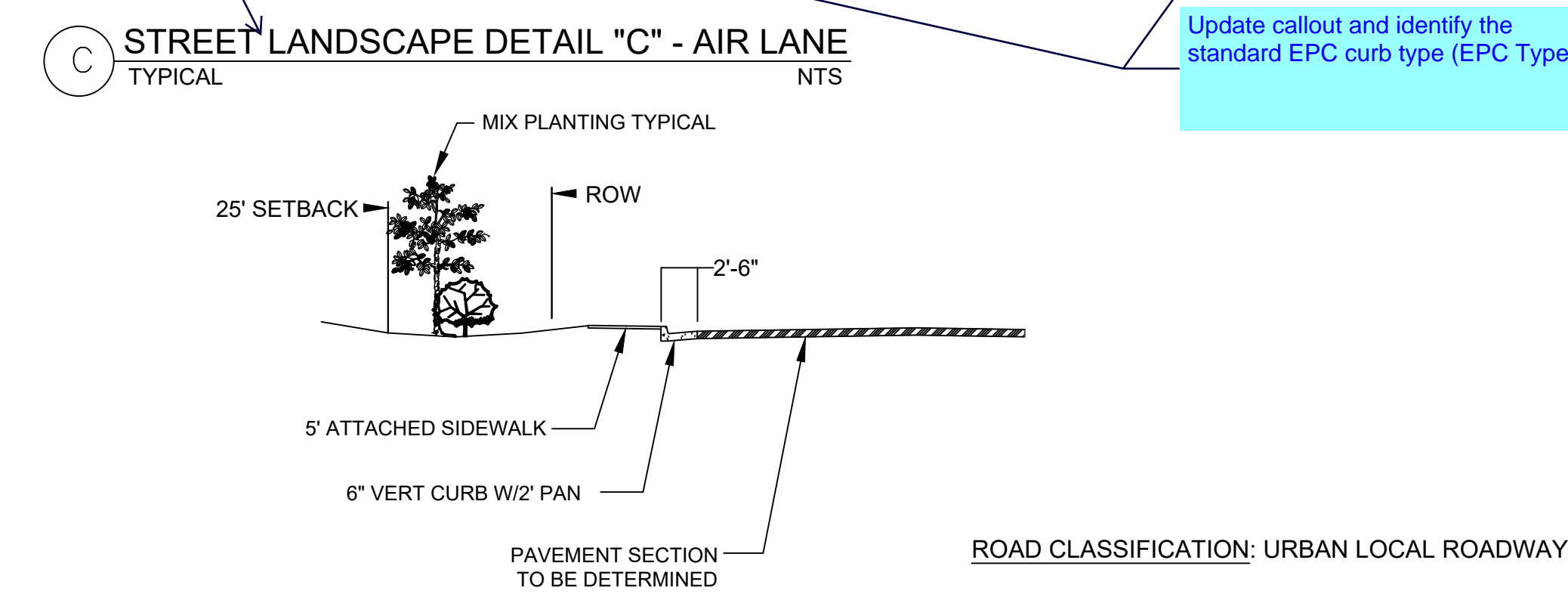
Change from ROW to either AUE or Tract. Adjust to include the entire section within the easement. Same comment applies to section C

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

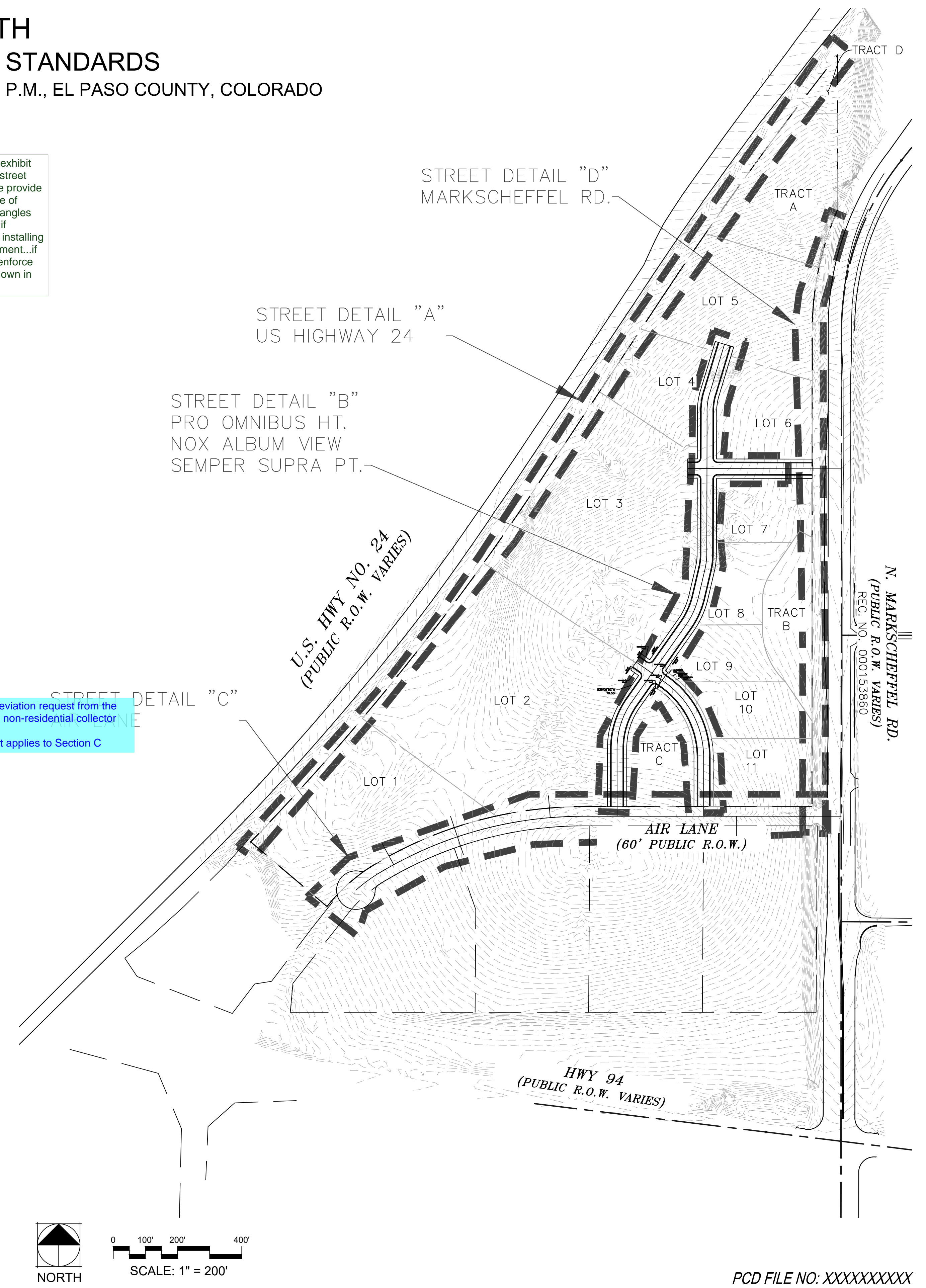
Update Sections B, & C by inserting the word "and" between street landscape.



This requires deviation request from the standard urban non-residential collector cross section. Same comment applies to Section C



Update callout and identify the standard EPC curb type (EPC Type A)



NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**

2018 KIMLEY-HORN AND ASSOCIATES, INC.  
1000 NORTH NEWYORK AVE., SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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

CROSSROADS NORTH  
PRELIMINARY PLAN

PROJECT NO.  
096956000

SHEET

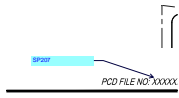
OF

PCD FILE NO: XXXXXXXXXX

K:\COS\_LA\096956000 - Crossroads North\Working\096956000-PP.dwg Salazar, Larry 11/4/2020 10:09 AM

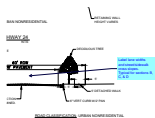
# Prelim Plan V\_1 redlines.pdf Markup Summary 12-18-2020

dsdlaforce (20)



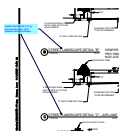
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SP207



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**Author:** dsdlaforce  
**Date:** 12/14/2020 4:50:04 PM  
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Label lane widths  
and street/sidewalk cross slopes.  
Typical for sections B, C, & D



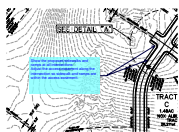
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**Date:** 12/15/2020 2:35:14 PM  
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Update Sections B, & C by inserting the word "and"  
between street landscape.



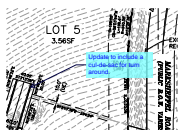
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This requires deviation request from the standard  
urban non-residential collector cross section.  
Same comment applies to Section C



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**Author:** dsdlaforce  
**Date:** 12/15/2020 2:39:32 PM  
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Show the proposed sidewalks and ramps at all  
intersections  
Adjust the access easement along the intersection  
so sidewalk and ramps are within the access  
easement.



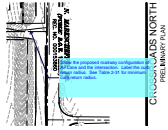
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Update to include a cul-de-sac for turn around.



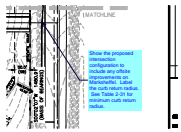
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Include a preliminary grading plan showing proposed contours. Include slope tags along the road centerline.



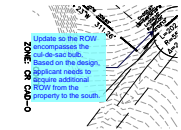
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Show the proposed roadway configuration of Air Lane and the intersection. Label the curb return radius. See Table 2-31 for minimum curb return radius.



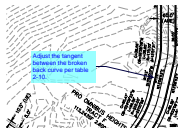
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Show the proposed intersection configuration to include any offsite improvements on Marksheffel. Label the curb return radius. See Table 2-31 for minimum curb return radius.



**Subject:** Callout  
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**Author:** dsdlaforce  
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Update so the ROW encompasses the cul-de-sac bulb. Based on the design, applicant needs to acquire additional ROW from the property to the south.



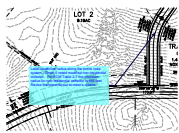
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Adjust the tangent between the broken back curve per table 2-10.



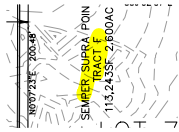
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Add the following notes:  
 1. There shall be no direct lot access to Marksheffel Road and US Highway 24. {Note: This note may need to be revised to include Air Lane based on comments to the TIS to provide recommendation on Air Lane Road classification.}  
 2. All streets shown, except for Air Lane, are private and will be owned and maintained by [xxx].

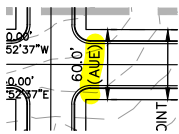


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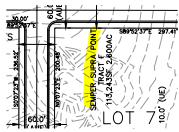
Label centerline radius along the entire road system. Sheet 5 noted modified non-residential collector. Per ECM Table 2-7 the minimum radius for non-residential collector is 565 feet. Revise the street layout to meet a criteria.



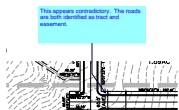
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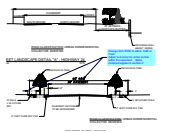


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**Subject:** Callout  
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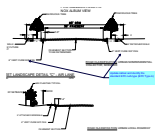
This appears contradictory. The roads are both identified as tract and easement.



**Subject:** Callout  
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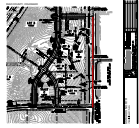
Change from ROW to either AUE or Tract. Adjust to include the entire section within the easement. Same comment applies to section C





**Subject:** Callout  
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Update callout and identify the standard EPC curb type (EPC Type A)



**Subject:** Polylength Measurement  
**Page Label:** [3] 096956000-PP - PRELIMINARY PLAN-2  
**Author:** dsdlaforce  
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1,077'-6"

dspdparsons (47)



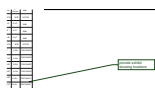
**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 1:14:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

state what the these tracts purposed for? are any future development? Tracts shown in Drainage report clearly are not intended for pedestrians to walk about it so its not landscape / openspace and are utility's in the drainage tracts allowed ? ....



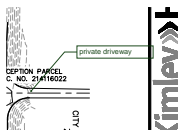
**Subject:** Callout  
**Page Label:** [5] 096956000-PP - DETAILS  
**Author:** dsdparsons  
**Date:** 12/17/2020 10:55:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where is the exhibit showing the street trees? please provide and verify line of sight/sight triangles are shown....if Developer is installing with development...if you want to enforce standards shown in details



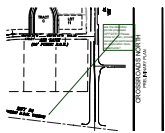
**Subject:** Callout  
**Page Label:** [4] 096956000-PP - NOTES  
**Author:** dsdparsons  
**Date:** 12/17/2020 10:55:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide exhibit showing locations



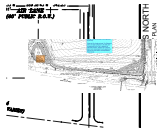
**Subject:** Callout  
**Page Label:** [3] 096956000-PP - PRELIMINARY PLAN-2  
**Author:** dsdparsons  
**Date:** 12/17/2020 10:56:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

private driveway

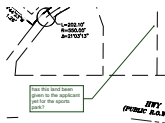


**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 10:59:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

are the detention ponds proposed OFFSITE?  
 Please show on plan, provide ownership  
 permission on application docs, easements?

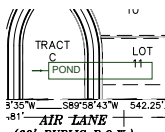


**Subject:** Image  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:00:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



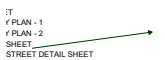
**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:03:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

has this land been given to the applicant yet for the  
 sports park?



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:04:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

POND



**Subject:** Arrow  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:08:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:11:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:11:17 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

there are multiple checklist items missing- please add.

**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:13:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

All Sheets should have this info for every prelim plan submitted to County at a minimum...

**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:18:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is that a district?

**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:19:58 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

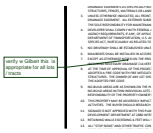
show on LS plan please and detail; verify not within line of sight/sight triangles

**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:20:44 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show all retaining walls and heights on plans all sheets

**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:21:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

identify them on plan



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:22:26 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

verify w Gilbert this is appropriate for all lots / tracts



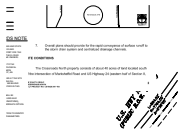
**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:22:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

verify correct



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:23:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

name of report prepared by



**Subject:** Image  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:46:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where are these channels or tracts easements on  
prelim plan as recommended in GEO report?



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:46:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this section needs to be reevaluated based on  
report...

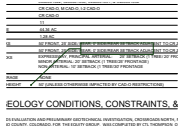


**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 11:47:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:35:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

how is this not considered a constraint in the GEO report, and why is it not mapped as required.



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:38:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

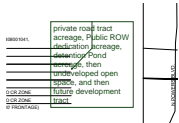


**Subject:** Polygon  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:39:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:39:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this



**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:43:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

private road tract acreage, Public ROW dedication acreage, detention Pond acreage, then undeveloped open space, and then future development tract

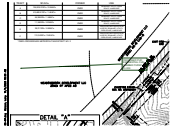


**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:44:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

see checklist requirements....

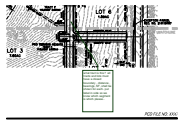


**Subject:** Image  
**Page Label:** [3] 096956000-PP - PRELIMINARY PLAN-2  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:45:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [3] 096956000-PP - PRELIMINARY PLAN-2  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:46:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PROPOSED PUD RESIDENTIAL FLIE NUMBER  
 PUDSP 20-008



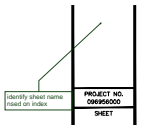
**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:49:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what tract is this? all tracts and lots must have a closed boundary , distance , bearings, SF, shall be shown for each. put label in side so we know which segment is which please..



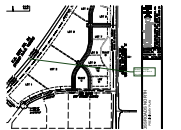
**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:50:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where is the lot line? Please dark and distinguish lot, & Tract Lines



**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:51:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

identify sheet name used on index

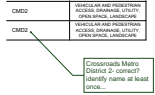


**Subject:** Callout  
**Page Label:** [1] 096956000-PP - COVER  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:51:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

shrink? provide match lines if this a key map



**Subject:** Image  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 12:52:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:42:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Crossroads Metro District 2- correct? identify name at least once...



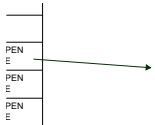
**Subject:** Callout  
**Page Label:** [3] 096956000-PP - PRELIMINARY PLAN-2  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:45:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

one tract table per prelim plan please see comments on other page.

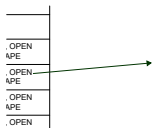


**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:45:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

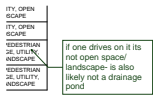
one lot table per prelim plan please....we do not need to repeat information.



**Subject:** Arrow  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:46:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:46:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



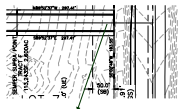
**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:47:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

if one drives on it its not open space/ landscape- is also likely not a drainage pond



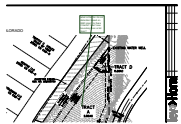
**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:52:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



**Subject:** Arrow  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:54:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is this for- its not detention based on GEC plan? Is there 2 tracts? I can't see boundary lines or lot lines?



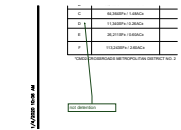
**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:57:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is this for- its not detention based on GEC plan? Is there 2 tracts? I can't see boundary lines or lot lines?



**Subject:** Arrow  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:57:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

not detention



**Subject:** Callout  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:58:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...

**Subject:** Arrow  
**Page Label:** [2] 096956000-PP - PRELIMINARY PLAN  
**Author:** dsdparsons  
**Date:** 12/17/2020 9:58:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**