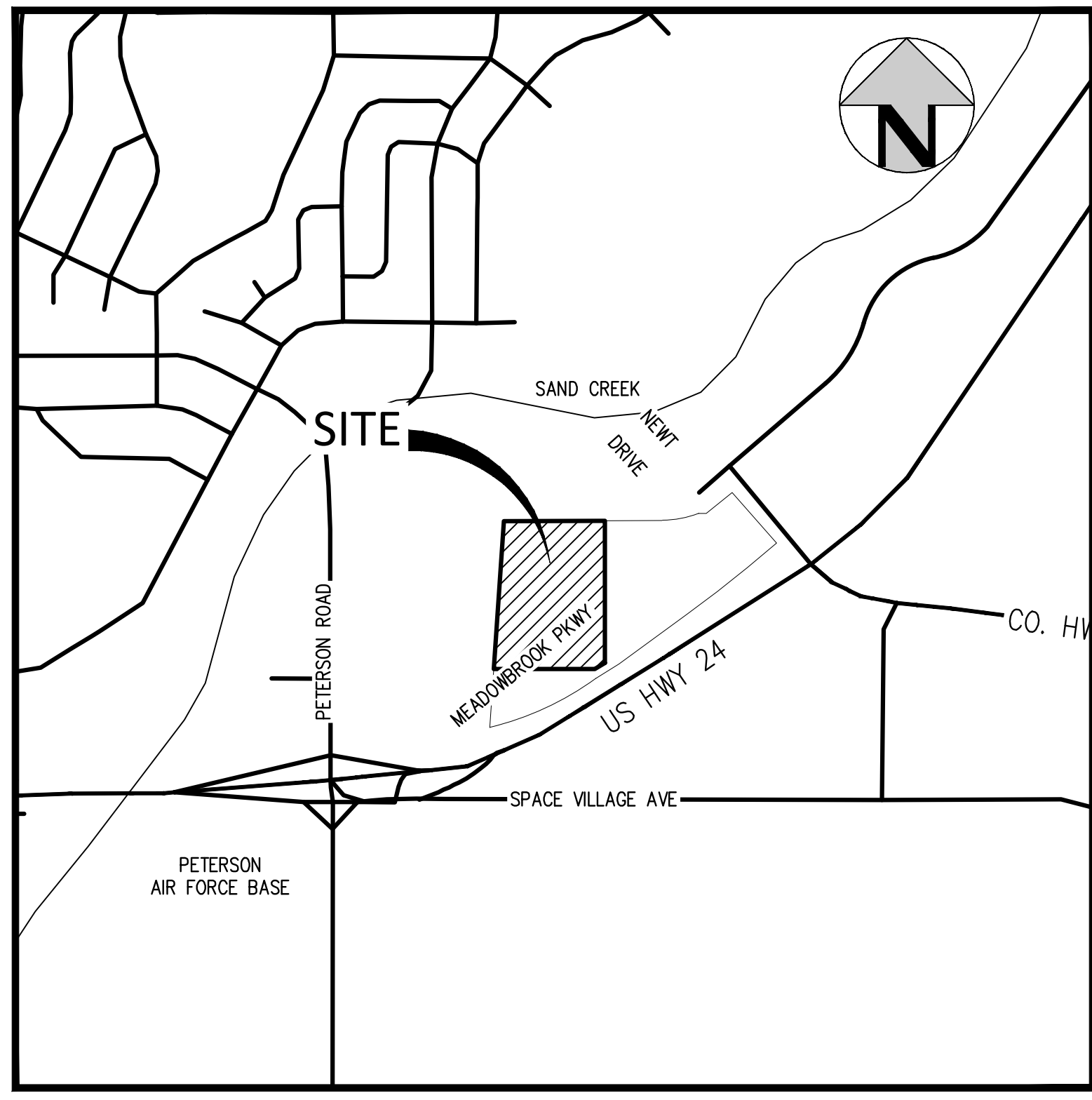


AURA AT CROSSROADS SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

EL PASO COUNTY CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE EL PASO COUNTY. EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND THE EL PASO ENGINEERING MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION.
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
 - b. EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - d. CDOT M&S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROAD, 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, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL VOLUME 1 AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD), INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOORPLAN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS- ISSUED 401 AND/ OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SITE TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTED WILL BE PROVIDED).
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITH THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



VICINITY MAP
SCALE: 1" = 800'

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 OVERALL UTILITY PLAN
- 4 OVERALL GRADING PLAN
- 5 BUILDING TYPE A - COMPOSITE PLAN
- 6 BUILDING TYPE A - ROOF PLAN
- 7 BUILDING TYPE B - COMPOSITE PLAN
- 8 BUILDING TYPE B - ROOF PLAN
- 9 CLUBHOUSE - COMPOSITE PLAN
- 10 CLUBHOUSE - ROOF PLAN
- 11 AMENITY BUILDING - PLANS & ELEVATIONS
- 12 BUILDING TYPE A - ELEVATIONS
- 13 BUILDING TYPE A ELEVATIONS
- 14 BUILDING TYPE B - ELEVATIONS
- 15 BUILDING TYPE B - ELEVATIONS
- 16 CLUBHOUSE - ELEVATIONS
- 17 CLUBHOUSE - ELEVATIONS
- 18 CAR PORT - PLANS & ELEVATIONS
- 19 TRASH ENCLOSURE - PLANS & ELEVATIONS
- 20 LANDSCAPE COVER
- 21 LANDSCAPE PLAN 'A'
- 22 LANDSCAPE PLAN 'B'
- 23 LANDSCAPE NOTES
- 24 LANDSCAPE DETAILS
- 25 LANDSCAPE DETAILS
- 26 PHOTOMETRIC PLAN
- 27 PHOTOMETRIC PLAN
- 28 LIGHTING DETAILS
- 29 LIGHTING DETAILS

LEGAL DESCRIPTION

LOT 1 AND TRACT C OF THE CROSSROADS MIXED USE FILING NO. 1 RECORDED AT RECEPTION NO. _____, EL PASO COUNTY CLERK AND RECORDER.

SAID PARCELS CONTAINS 553,058 SQUARE FEET OR 12.70 ACRES, MORE OR LESS.

AND 44,375 SQUARE FEET OR 1.02 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST QUARTER CORNER BY AN ILLEGIBLE 3-1/2" BRASS CAP 2.0' DOWN AND AT THE SOUTHWEST CORNER BY A 3-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 22573" ASSUMED TO BEAR NORTH 00°04'51" EAST.

BENCHMARK

BENCHMARK IS A NGS POINT R 76, BEING A STANDARD U.S. COAST AND GEODETIC SURVEY BENCH MARK DISK SET IN THE TOP OF CONCRETE POST. IT PROJECTS 3 INCHES AND IS STAMPED R 76 1935. ELEVATION = 6286.32 NGVD29.

SITE DATA

	LOT 1		TRACT C	
ASSESSOR'S PARCEL ID NUMBER	5408007005		5408007005	
TOTAL AREA OF THE PROPERTY	553,058 SF (12.70 ACRES)	100%	44,375 SF (1.02 ACRES)	100%
TOTAL MULTI-FAMILY UNITS	306			
BUILDING COVERAGE	127,982.7 SF (2.94 ACRES)	23%	0 SF (0 ACRES)	0%
LANDSCAPED/OPEN SPACE AREA COVERAGE	195,732 SF (4.49 ACRES)	35%	9,079 SF (0.21 ACRES)	20%
ZONING	RM-30			
MAXIMUM ALLOWABLE BUILDING HEIGHT	40'			
NUMBER OF PARKING SPACES REQUIRED	594			
NUMBER OF PARKING SPACES PROVIDED	594			
	CODE REQUIREMENTS	PROPOSED		
MAX DENSITY	30 DU/AC	24.1 DU/AC		
LANDSCAPE COVERAGE	15% (1.91 AC)	35.4% (4.49 AC)		
SETBACK TYPE	MINIMUM REQUIREMENT			
FRONT	25 FEET			
SIDE/REAR	15 FEET			
MINIMUM DISTANCE BETWEEN BLDGS	10 FEET			

PROPOSED BUILDING COVERAGE, SHOWN PER USE

BUILDING TYPE	PER BUILDING
A (BLDGS 1,2,6,7,8)	13,035.5 SF
B (BLDGS 3,4,5)	17,364.7 SF
CLUBHOUSE	9,852.3 SF
AMENITY BLDG	858.8 SF
TOTAL	127,982.7 SF

PROPOSED BUILDING SUMMARY

BUILDING TYPE	GROSS BUILDING AREA	1 BED/1 BATH	2 BED/2 BATH	3 BED/2 BATH	DWELLING UNITS
A (BLDGS 1,2,6,7,8)	35,897 SF	24	9	3	36
B (BLDGS 3,4,5)	49,905 SF	15	27	0	42
CLUBHOUSE	10,423 SF	-	-	-	-
AMENITY	864 SF	-	-	-	-
TOTAL PROJECT UNITS		165	126	15	306

PARKING COUNT

PARKING TYPE	STANDARD SPACES	ADA STANDARD SPACES	ADA VAN SPACES
OPEN SURFACE	368	11	3
COVERED SURFACE (CARPORT)	119	2	1
GARAGE	42	3	--
TANDEM (DRIVEWAYS)	45	-	--
TOTAL PARKING	594*		
REQUIRED PARKING**	594*		

*PARKING COUNT INCLUDES STANDARD AND ADA PARKING SPACES
 **REQUIRED PARKING CALCULATION: (165)(1.5)+(126)(1.7)+(15)(2)+(306)3=594

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\200823\ENGINEERING\SITE DEVELOPMENT PLAN\PRELIMINARY PLAN - COVER SHEET.DWG User: LAYOUT1
 Plotted: Tue 06/01/2022 10:37:39PM By: Edwin Marks

ISSUE DATE: 08-06-2021	PROJECT #: 200823
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
06-14-2022	PER COUNTY COMMENTS

DEVELOPER

TRINISC ACQUISITION COMPANY, LLC
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 DALLAS, TX 75225
 P: 970.819.9968

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KEPHART
 community ■ planning ■ architecture

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 (303) 632-4474

LANDSCAPE ARCHITECT

henry design group

1501 WAZEE ST. SUITE 1-C
 DENVER, CO, 80202
 (303) 446-2368

CIVIL ENGINEER

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com



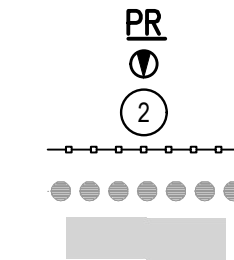
PROJECT #: 200823

AURA AT CROSSROADS SITE DEVELOPMENT PLAN

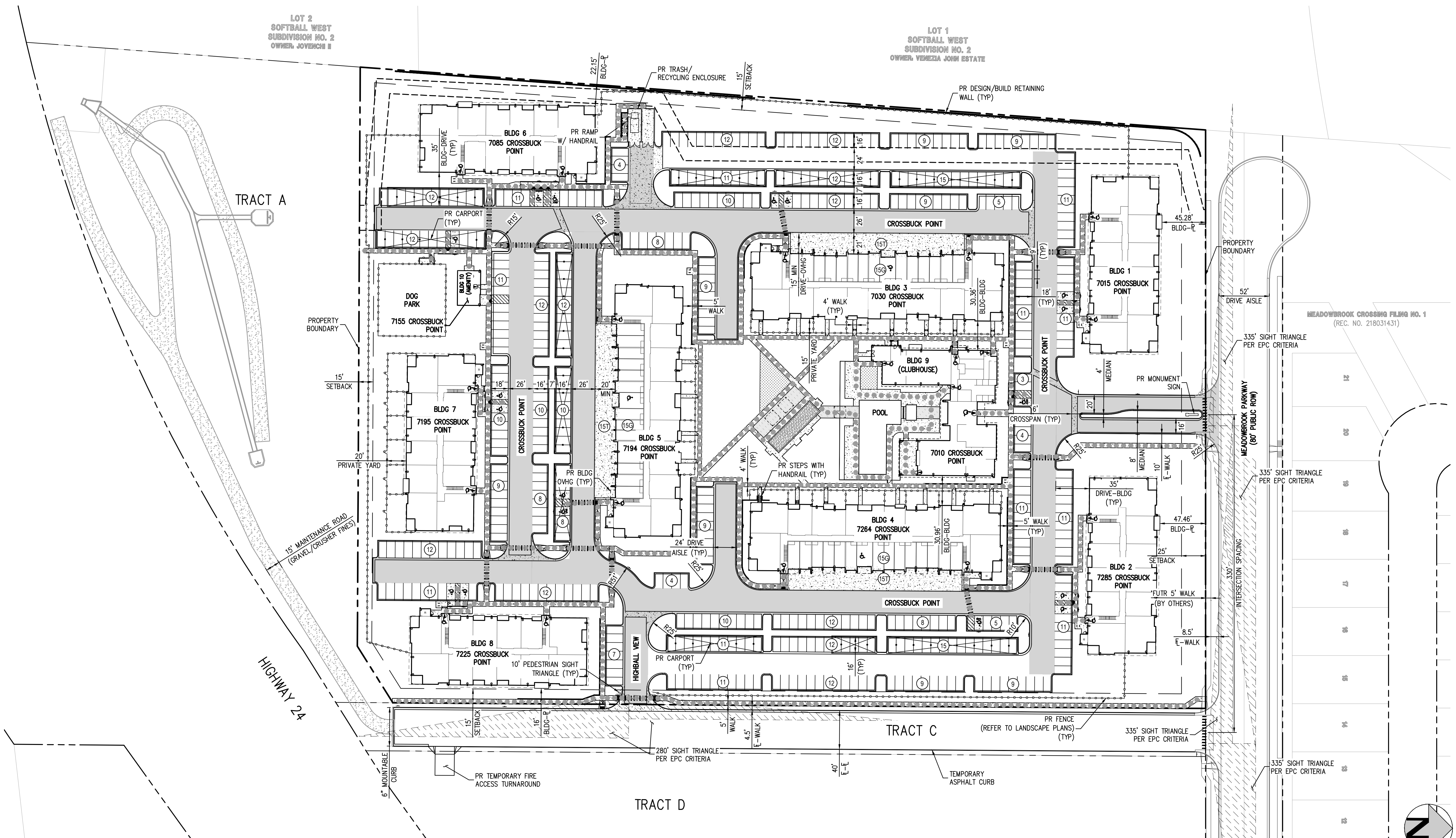
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- BUILDING ENTRANCE
- PARKING COUNT
- FENCE
- ACCESSIBLE PATH
- 26' FIRE ACCESS LANE
- (UNLESS OTHERWISE DENOTED)

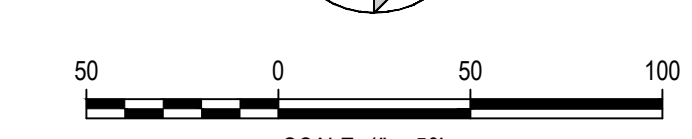
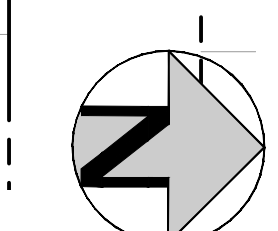


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MEADOWBROOK CROSSING FILING NO. 1
(REC. NO. 218031431)

MEADOWBROOK PARKWAY
(80' PUBLIC ROW)



ISSUE DATE:	PROJECT #:
08-06-2021	200823
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
06-14-2022	PER COUNTY COMMENTS

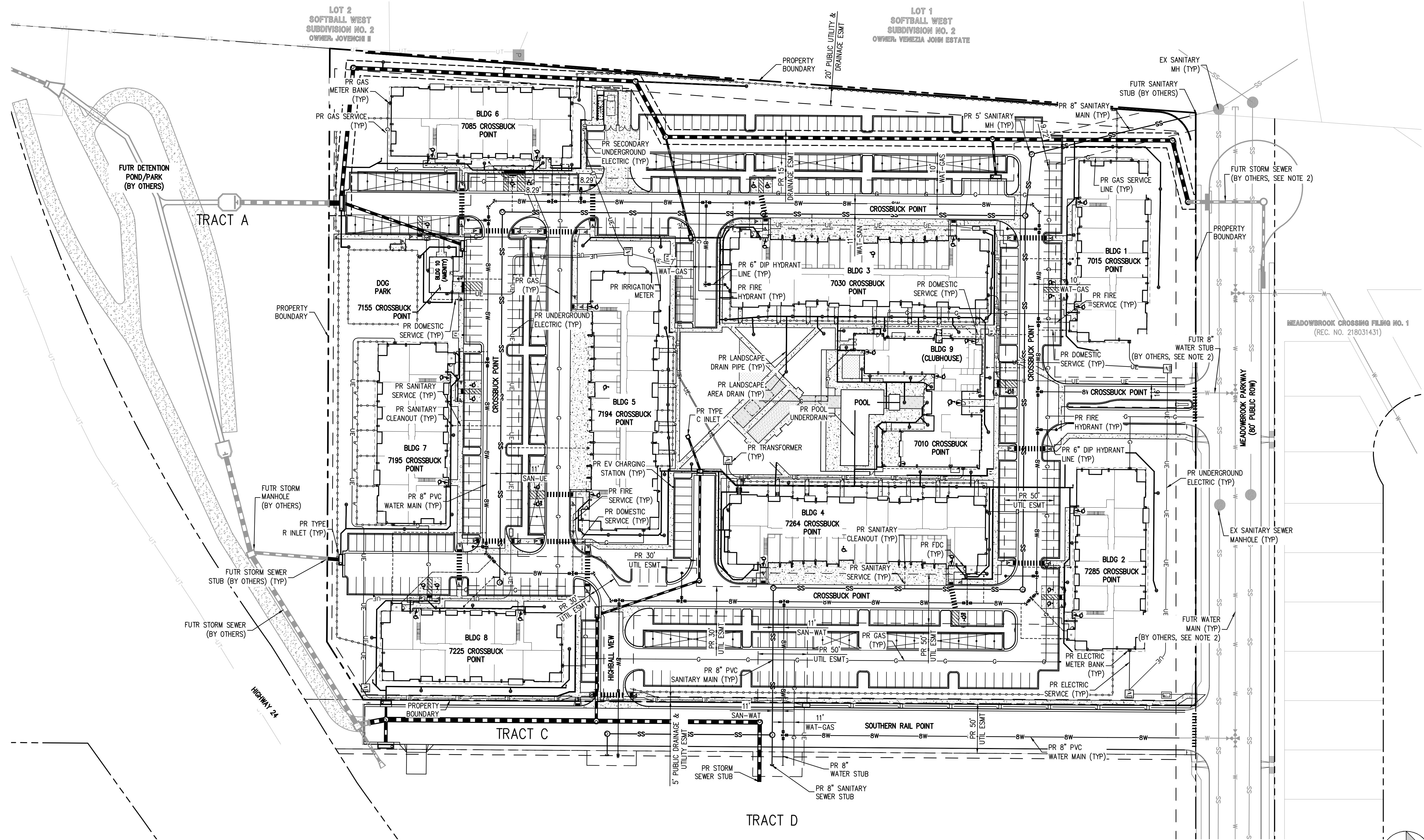
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 HarrisKocherSmith.com

TRINIS ACQUISITION COMPANY, LLC
 8235 DOUGLAS AVENUE, SUITE 950
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 P: 970.819.9968

SITE PLAN
 SHEET 2 OF 29
 PCD FILE NO. PPR-21-041

AURA AT CROSSROADS SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



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 Project: TLE 061 4221 37859 Dr. Brian Malar

ISSUE DATE:	PROJECT #:
08-06-2021	200823
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
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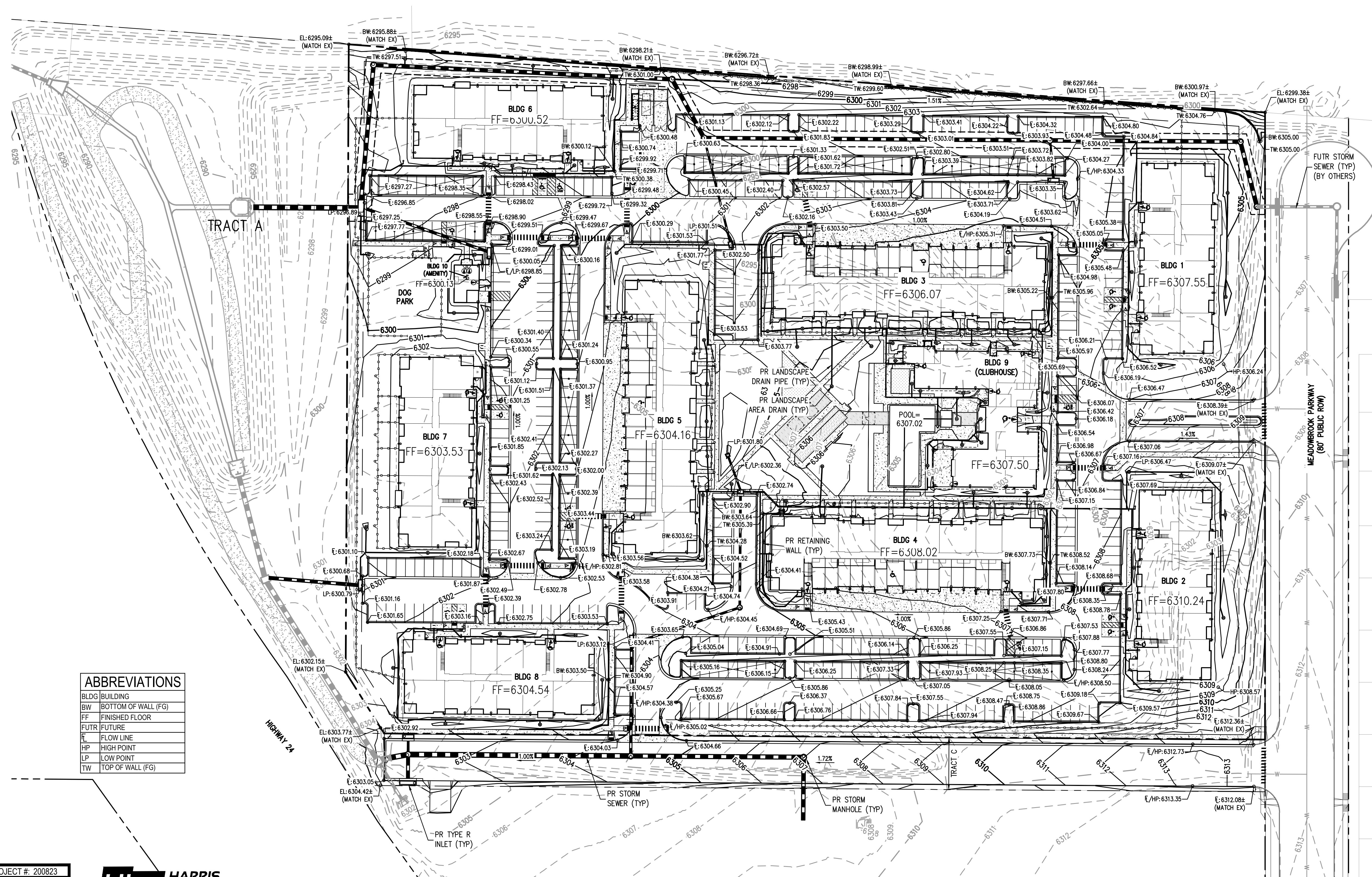
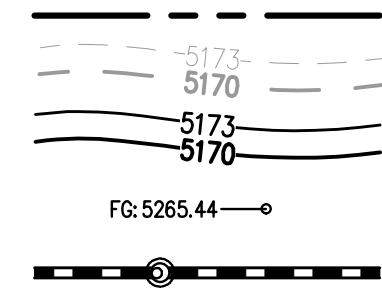
SCALE: 1" = 50'
OVERALL UTILITY PLAN
 SHEET 3 OF 29
 PCD FILE NO. PPR-21-041
AURA AT CROSSROADS

AURA AT CROSSROADS SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPOT ELEVATION
- PR STORM SEWER



ABBREVIATIONS	
BLDG	BUILDING
BW	BOTTOM OF WALL (FG)
FF	FINISHED FLOOR
FUTR	FUTURE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
TW	TOP OF WALL (FG)

ISSUE DATE	PROJECT #
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10-29-2021	PER COUNTY COMMENTS
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SCALE: 1" = 50'
OVERALL GRADING PLAN
SHEET 4 OF 29
PCD FILE NO. PPR-21-041

AURA AT CROSSROADS

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