

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

Filename: K:\20082\ENGINEERING\SITE DEVELOPMENT PLAN\PRELIMINARY PLAN - COVER SHEET.DWG Layout: LAYOUT1
Plotted: 10/14/2023 12:49 PM By: Elana Marks

LEGAL DESCRIPTION

LOT 1 AND TRACT B 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

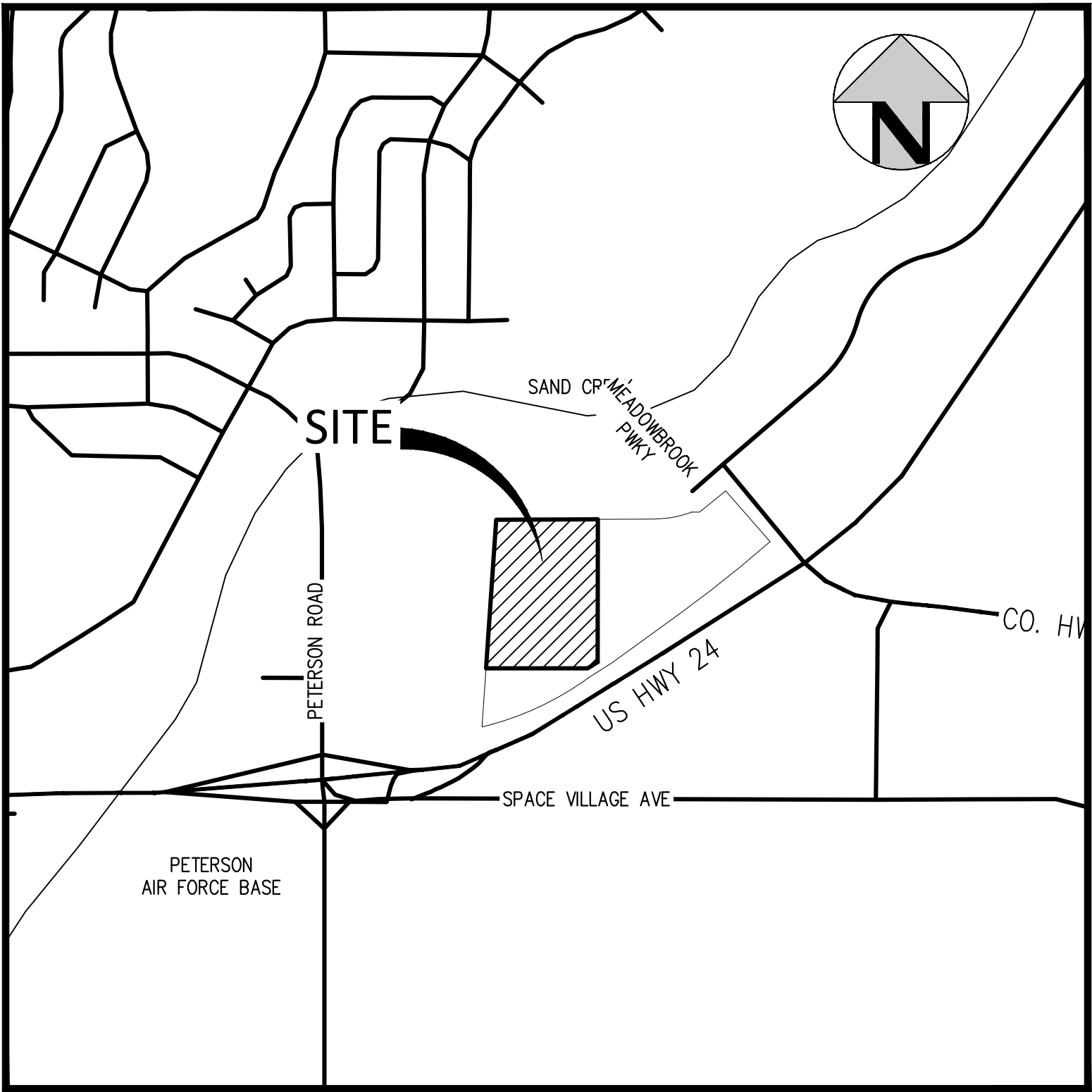
PARKING COUNT			
PARKING TYPE	STANDARD SPACES	ADA STANDARD SPACES	ADA VAN SPACES
OPEN SURFACE	368	11	3
COVERED SURFACE (CARPORT)	119	2	1
GARAGE	42	3	--
TANDEM (DRIVEWAYS)	45	--	--
TOTAL PARKING	594*		
REQUIRED PARKING**	594*		

*PARKING COUNT INCLUDES STANDARD AND ADA PARKING SPACES

**REQUIRED PARKING CALCULATION: (165)(1.5)+(126)(1.7)+(15)(2)+(306)/3=594

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



VICINITY MAP

SCALE: 1" = 800'

SHEET INDEX

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- 4 OVERALL GRADING PLAN
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- 6 BUILDING TYPE A - ROOF PLAN
- 7 BUILDING TYPE B - COMPOSITE PLAN
- 8 BUILDING TYPE B - ROOF PLAN
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- 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
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- 19 TRASH ENCLOSURE - PLANS & ELEVATIONS
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- 28 LIGHTING DETAILS
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EL PASO COUNTY CONSTRUCTION NOTES:

- 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
- 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.
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
 - EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD)- INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
- 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
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTED WILL BE PROVIDED).
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITH THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

DEVELOPER

TRINISC ACQUISITION COMPANY, LLC
8235 DOUGLAS AVENUE, SUITE 950
DALLAS, TX 75225
P: 970.819.9968

ARCHITECT

KEPHART
community ■ planning ■ architecture
2555 WALNUT ST.
DENVER, CO, 80205
(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

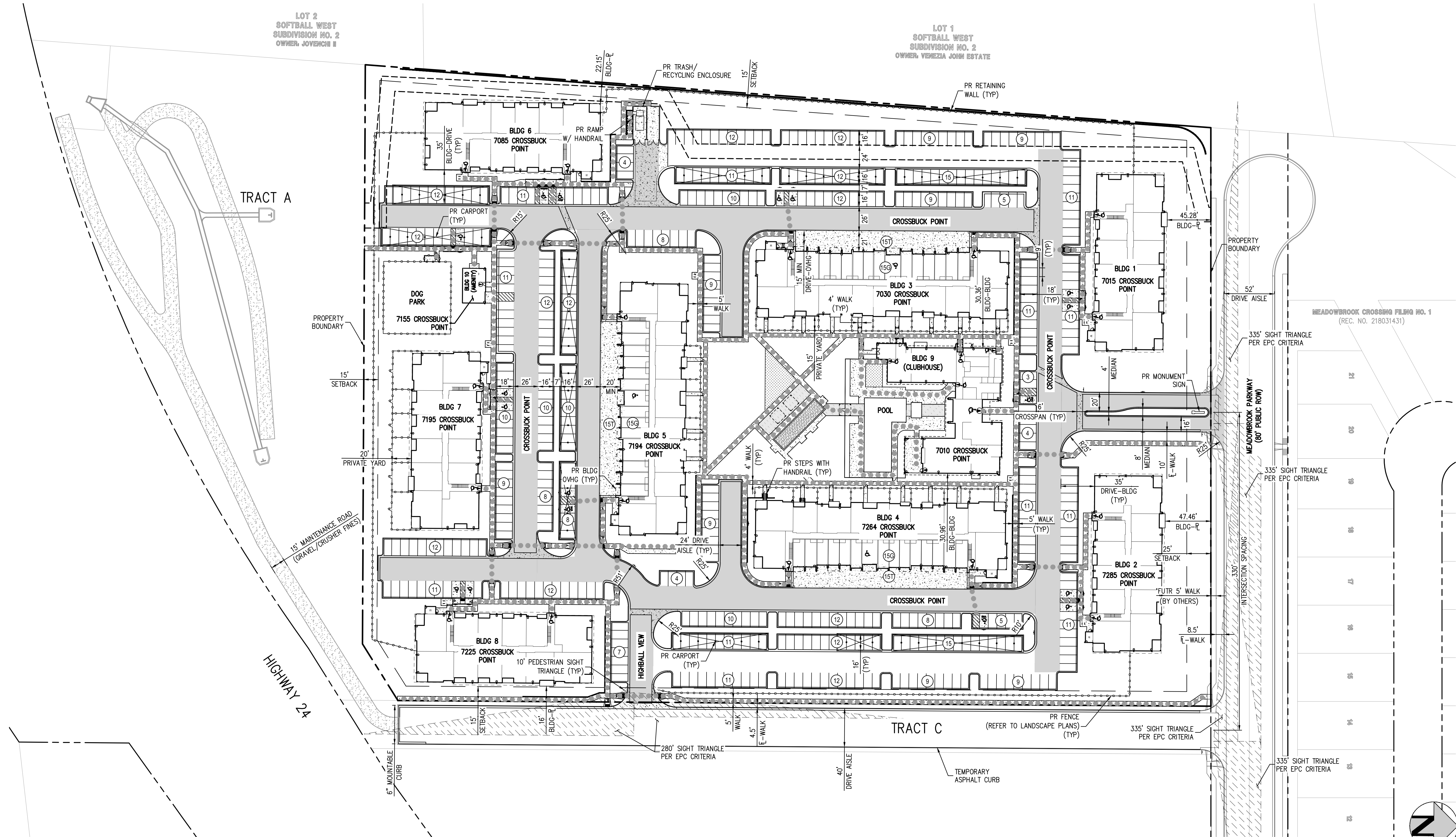
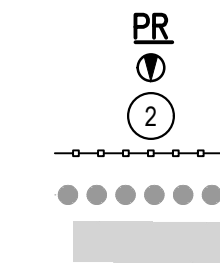
COVER SHEET
SHEET 1 OF 29
PCD FILE NO. PPR-21-041

AURA AT CROSSROADS

PROJECT #: 200823

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

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

[illegible]

TRINISIC ACQUISITION COMPANY, LLC
8235 DOUGLAS AVENUE, SUITE 950
DALLAS, TX 75225
P: 970.819.9968

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

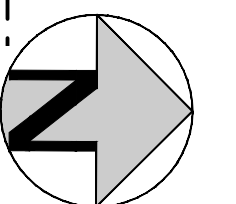
AURA AT CROSSROADS

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Depath: K:\2008\23\ENGINEERING\SITE DEVELOPMENT PLAN\PRELIMINARY PLAN - SITE PLAN.DWG Layout: LAYOUT1
 XREFs: e-legal, p-base, p-base-byot, p-legal, p-utl(U)
 dtd: FRI 01/14/22 3:12:53P By: Ethan Marks

PROJECT #823

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



**HKS HARRIS
KOCHER
SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

OVERALL UTILITY PLAN
SHEET 3 OF 29
PCD FILE NO. PPR-21-041

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Printed: 01/14/2023 11:35 AM By: Brian Marks

