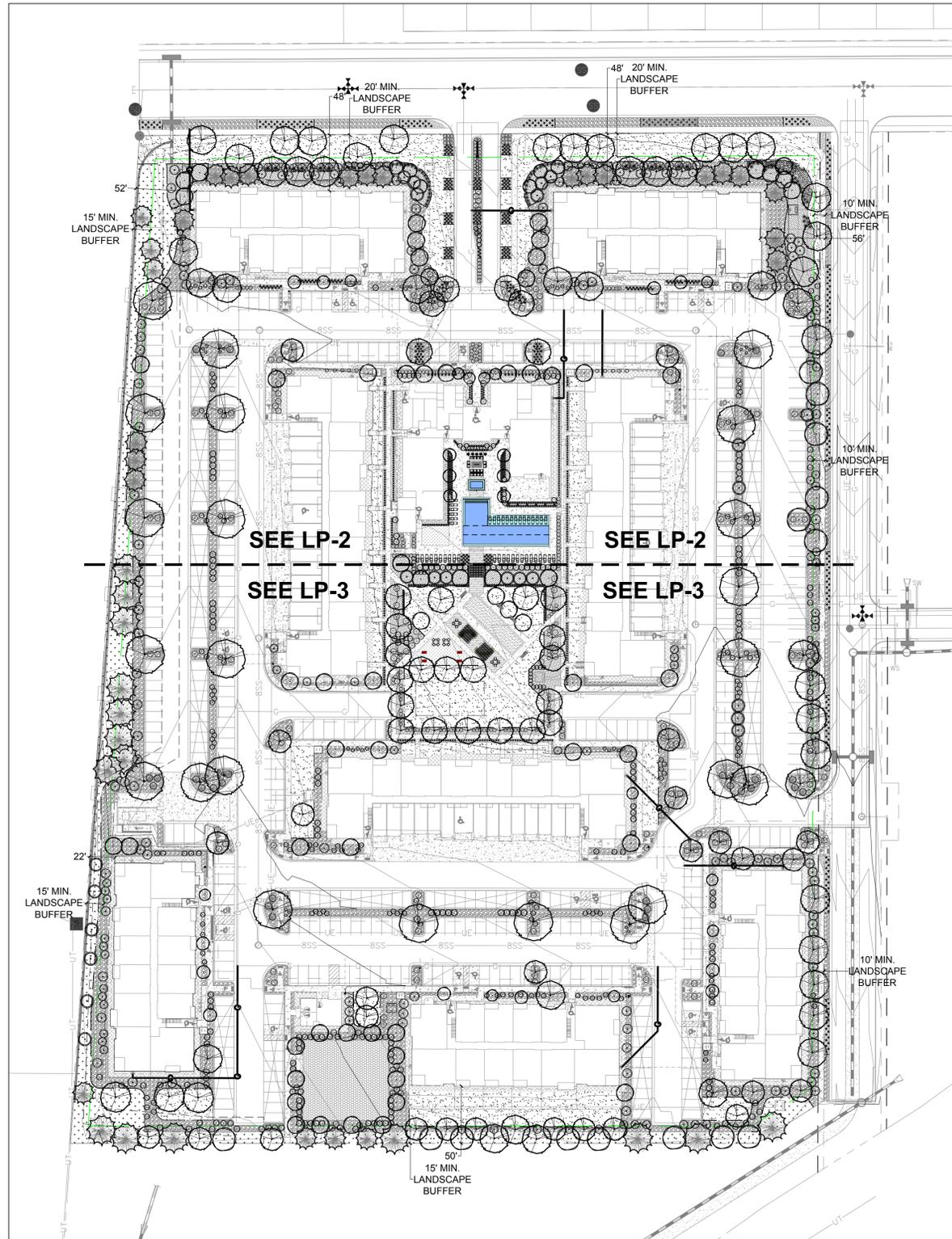


AURA AT CROSSROADS SITE DEVELOPMENT PLAN

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



Landscape Code Requirements			
INTERNAL LANDSCAPING			
Lot Area	15% of Lot Area	1 tree per 500 sf	Trees Provided
553058.31	82958.75	165.92	166
ROADWAY LANDSCAPING			
Linear Feet of Non-Arterial	1 tree per 30 lf	Trees Provided	
1176.36	39.21	40	
BUFFER LANDSCAPING			
Linear Feet of Buffer	1 tree per 25 lf	Trees Provided	
1628.28	65.13	65	
PARKING LOT LANDSCAPING			
Number of Parking Spaces	1 tree per 15 ps	Trees Provided	
496	33.07	33	
Total Trees Required		303.33	304

Hydrozones Legend						
Symbols	Square Footage	Abbreviations	Hydrozones	Inches per year	Landscape Coverage	Irrigation
[Symbol]	5258	NA	Dog Park	0	Pea Gravel / Sand Mix	No
[Symbol]	1474		Artificial Turf	0	Artificial Turf	No
[Symbol]	19100	NON-IRR	Non Irrigated	0	4" Rock Mulch	No
[Symbol]	25409	V	Very Low	0 to 7	Native Seed	Yes
[Symbol]	74656	L	Low	7 to 15	1.5" Rock Mulch	Yes
[Symbol]	24988	M	Moderate	15 to 25	Bark Mulch	Yes
[Symbol]	44847	H	High	more than 25	Drought Tolerant Sod	Yes
	195732	Total Landscape Area				

Bicycle Parking Requirements		
Number of Vehicular Parking Spaces	1 Bike p.s. per 5% of Vehicular p.s.	Bike Spaces Provided
583	29.15	32

Landscape Buffer Summary		
BUFFER - ADJACENT TO RIGHT OF WAY		
Location	Required Width	Provided Width
Northern Boundary	20'-0"	20'-0"
Eastern Boundary	10'-0"	10'-0"
BUFFER - ADJACENT TO NON-RESIDENTIAL		
Location	Required Width	Provided Width
Western Boundary	15'-0"	15'-0"
Southern Boundary	15'-0"	15'-0"

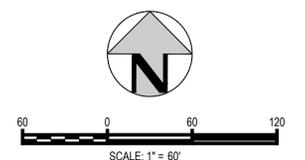
Sheet Index	
Page Number	Sheet Name
20	Landscape Cover
21	Landscape Plan 'A'
22	Landscape Plan 'B'
23	Landscape Notes
24	Landscape Details
25	Landscape Details

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AURA AT CROSSROADS
LANDSCAPE COVER SHEET
SHEET 20 OF 29
PCD FILE NO. PPR-21-041



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

PLANT LIST

SHADE TREES					
Qty.	Sym.	Scientific Name	Common Name	Size	Water Use
17	EO	Quercus robur	English Oak	2" cal. B&B	Xeric
26	IH	Gleditsia triacanthos var. inermis 'Imperial'	Imperial Honeylocust	2" cal. B&B	Low Hydro
27	NSM	Acer truncatum x platanoides 'Keithsform'	Norwegian Sunset Maple	2" cal. B&B	Low Hydro
22	RPM	Acer rubrum 'Frank Jr.' PP #16,769	Redpointe Maple	2" cal. B&B	Low Hydro
11	SKH	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2" cal. B&B	Low Hydro
23	SWO	Quercus bicolor	Swamp White Oak	2" cal. B&B	Low Hydro
126					
ORNAMENTAL TREES					
16	CP	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	1.5" cal. B&B	Low Hydro
12	CSO	Quercus robur x Q. alba 'Crimschmidt'	Crimson Spire Oak	1.5" cal. B&B	Low Hydro
14	GRT	Koelreuteria paniculata	Golden Rain Tree	1.5" cal. B&B	Low Hydro
14	JTL	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	1.5" cal. B&B	Low Hydro
6	RFC	Malus x 'Prairifire'	Radiant Flowering Crabapple	1.5" cal. B&B	Low Hydro
18	RMG	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" cal. B&B	Low Hydro
25	SSC	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" cal. B&B	Low Hydro
8	WKH	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" cal. B&B	Low Hydro
113					
EVERGREEN TREES					
15	AP	Pinus nigra	Austrian Pine	6' B&B	Low Hydro
24	BP	Pinus heldreichii	Bosnian Pine	6' B&B	Low Hydro
26	VPP	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramidal Pine	6' B&B	Low Hydro
65					
DECIDUOUS SHRUBS					
Qty.	Sym.	Scientific Name	Common Name	Size	
60	AAS	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 Gallon	Low Hydro
61	AJN	Physocarpus opulifolius 'Jefam'	Autumn Jubilee Ninebark	5 Gallon	Low Hydro
42	APL	Fallugia paradoxa	Apache Plume	5 Gallon	Xeric
103	AWS	Spirea japonica 'Anthony Waterer'	Anthony Waterer Spirea	5 Gallon	Low Hydro
47	BRD	Cornus stolonifera 'Baileyi'	Bailey Redtwig Dogwood	5 Gallon	Low Hydro
64	CSC	Prunus besseyi 'Pawnee Buttes'	Creeping Sand Cherry	5 Gallon	Xeric
27	CPL	Syringa vulgaris	Common Purple Lilac	5 Gallon	Low Hydro
26	DBC	Aronia melanocarpa 'Morton'	Dwarf Black Chokeberry	5 Gallon	Low Hydro
98	DBU	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gallon	Low Hydro
38	DN	Physocarpus opulifolius 'Nana'	Dwarf Ninebark	5 Gallon	Low Hydro
47	GLS	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	5 Gallon	Xeric
64	GMS	Spiraea x bumalda 'Goldflame'	Gold Flame Spirea	5 Gallon	Low Hydro
30	HC	Cotoneaster lucidus	Hedge Cotoneaster	5 Gallon	Low Hydro
29	IHD	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 Gallon	Low Hydro
13	KOR	Rosa x 'Radrazz'	Knock Out Rose	5 Gallon	Low Hydro
89	LDP	Ligustrum vulgare 'Lodense'	Lodense Privet	5 Gallon	Xeric
30	LPL	Amorpha canescens	Leadplant	5 Gallon	Xeric
44	MV	Viburnum lantana 'Mohican'	Mohican Viburnum	5 Gallon	Low Hydro
5	NWR	Rosa 'Nearly Wild'	Nearly Wild Rose	5 Gallon	Low Hydro
7	RS	Perovskia atriplicifolia	Russian Sage	5 Gallon	Low Hydro
29	SS	Amelanchier alnifolia	Saskatoon Serviceberry	5 Gallon	Low Hydro
22	THB	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	5 Gallon	Low Hydro
76	TGR	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 Gallon	Xeric
24	WSC	Prunus besseyi	Western Sand Cherry	5 Gallon	Low Hydro
21	YFC	Ribes aureum	Yellow Flowering Currant	5 Gallon	Low Hydro
1096					

EVERGREEN SHRUBS					
26	BRJ	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 Gallon	Xeric
12	CCJ	Juniperus sabina 'Monna'	Calgary Carpet Juniper	5 Gallon	Xeric
38					
ORNAMENTAL GRASSES					
68	BLG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grass	1 Gallon	Low Hydro
22	JFG	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 Gallon	Low Hydro
574	KFG	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gallon	Low Hydro
400	LBG	Schizachyrium scoparium	Little Bluestem Grass	1 Gallon	Xeric
70	SSG	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gallon	Low Hydro
158	STG	Nassella tenuissima	Silky Thread Grass	1 Gallon	Low Hydro
18	UMG	Muhlenbergia reverchonii 'PUND01S'	Undaunted Ruby Muhly Grass	1 Gallon	Low Hydro
70	VMG	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 Gallon	Low Hydro
1380					
PERENNIALS					
5	BWS	Veronica pectinata	Blue Woolly Veronica	1 Gallon	Low Hydro
5	KGF	Liatris spicata 'Kobold'	Kobold Gayfeather	1 Gallon	Low Hydro
9	MB	Liatris spicata	Morning Blazing Star	1 Gallon	Low Hydro
13	MNS	Salvia sylvestris 'May Night'	May Night Salvia	1 Gallon	Low Hydro
9	RHG	Geranium 'Rozanne' PP12175	Rozanne Hardy Geranium	1 Gallon	Low Hydro
10	WLC	Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint	1 Gallon	Low Hydro
51					

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 1-1/2" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL 5' BUILDING OFFSET BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 2" TO 3" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL PLANTING BEDS ADJACENT TO DRYLAND SEEDED AREAS OR SOD AREAS SHALL BE SEPARATED WITH 1/8" X 4" ROLLED TOP STEEL EDGER.
- OWNER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS OR AVAILABILITY OF MATERIAL. OVERALL QUALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLANS. ANY CHANGES WILL BE PROVIDED TO THE OWNER FOR REVIEW AND APPROVAL.
- PRIOR TO INSTALLATION OF PLANT MATERIAL & SOD, CONTRACTOR SHALL THOROUGHLY LOOSEN ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION. CONTRACTOR TO THOROUGHLY INCORPORATE SIX CUBIC YARDS OF COMPOST OR COMPOSTED WEED FREE MANURE PER 1,000 SQUARE FEET TO BED AND SOD AREAS. AREAS TO BE NATIVE SEEDED TO RECEIVE FOUR CUBIC YARDS OF AMENDMENT. ORGANIC MATERIAL TO HAVE THE FOLLOWING CHARACTERISTICS:
 - ORGANIC MATTER: 25% OR GREATER
 - SALT CONTENT: 3.0 MMHOS/CM MAX.
 - pH: 8.5 MAXIMUM
 - CARBON TO NITROGEN RATIO 10:1 TO 25:1
 CONTRACTOR WILL PROVIDE A NUTRIENT TEST FROM THE LAST 3 MONTHS PRIOR TO SPREADING. MOUNTAIN PEAT, ASPEN HUMUS, GYPSUM AND SAND WILL NOT BE ACCEPTED.
- TURF GRASS WILL BE SODDED WITH DROUGHT TOLERANT ENVIROTURF.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- NO LANDSCAPING OR IRRIGATION SHALL OCCUR WITHIN 5' FEET OF ALL BUILDING FOUNDATIONS.

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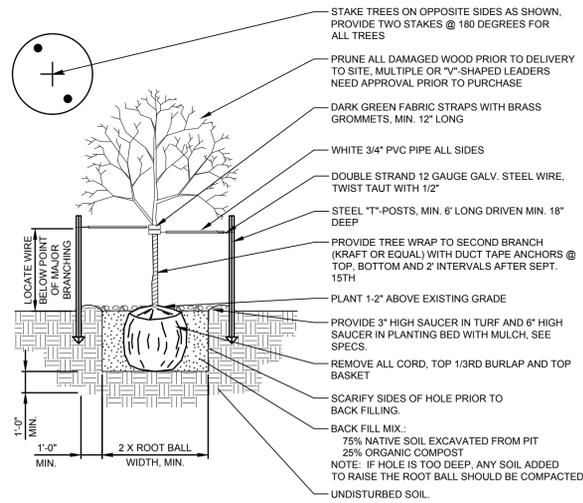
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AURA AT CROSSROADS
LANDSCAPE NOTES
SHEET 23 OF 29
PCD FILE NO. PPR-21-041

PROJECT #200823

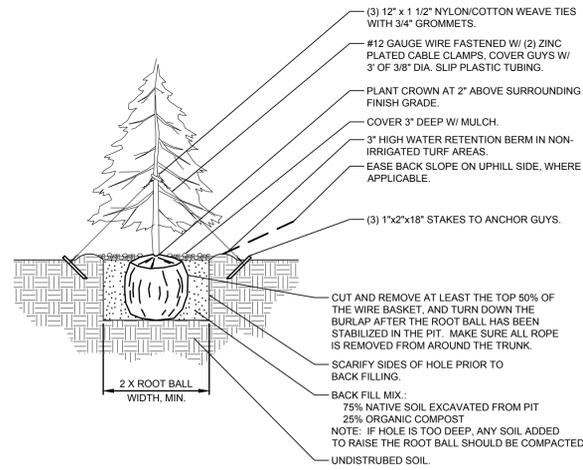
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WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



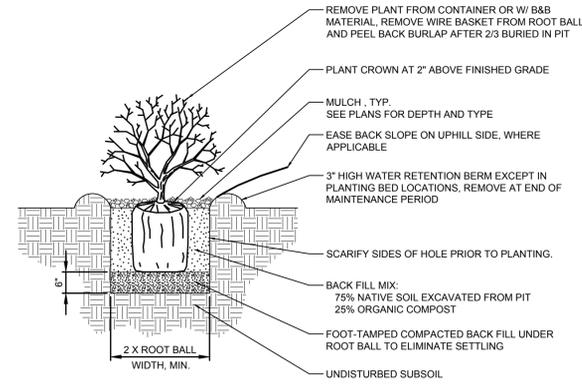
DECIDUOUS TREE PLANTING & STAKING

SCALE: 1/4"=1'-0"



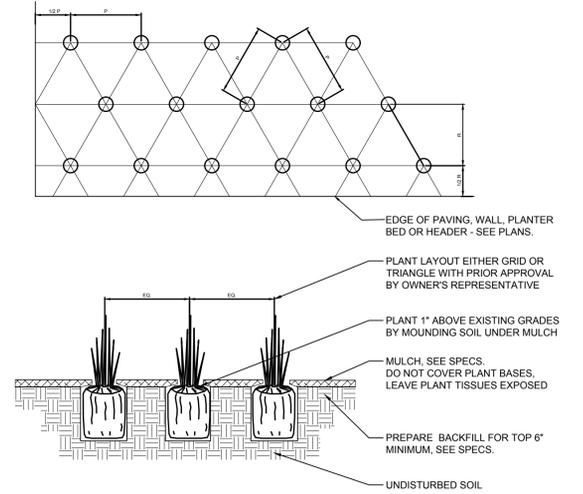
EVERGREEN TREE PLANTING & STAKING

SCALE: 1/4"=1'-0"



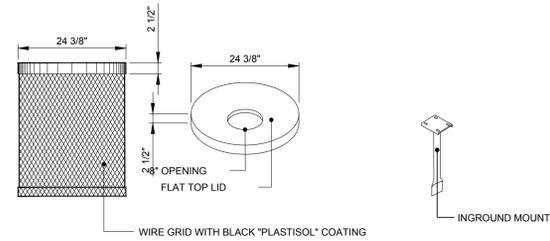
TYPICAL SHRUB PLANTING

SCALE: 1/2"=1'-0"



TYPICAL PERENNIAL PLANTING DETAIL

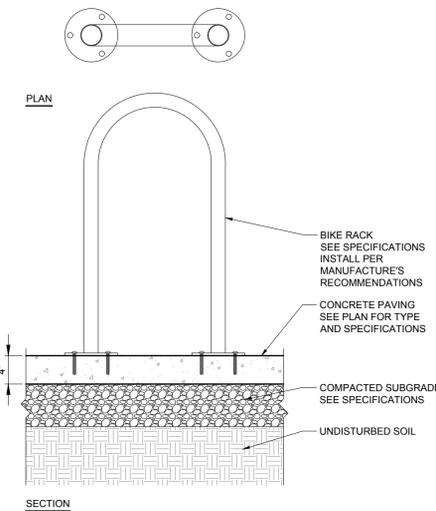
SCALE: 1/2"=1'-0"



Wabash Valley model No. LRD32 with lid
No. FTL32 and inground leg model 10056.

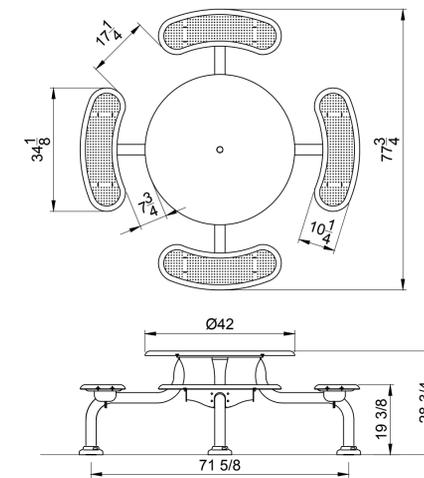
TRASH RECEPTACLE

SCALE: 1/2"=1'-0"



BIKE RACK ON CONCRETE PAVING

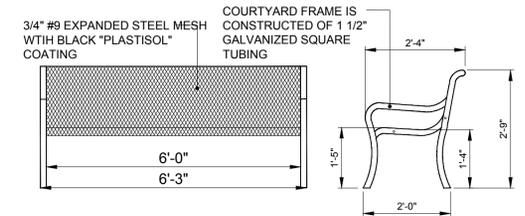
SCALE: 1"=1'-0"



Wabash Valley - Round Perforation Pattern - Model no. CA2Q50C, Color: Silver

PICNIC TABLE

SCALE: 1/2"=1'-0"



Wabash Valley Diamond Pattern Bench no. CYD4110, Color: black

COURTYARD BENCH

SCALE: 1/2"=1'-0"

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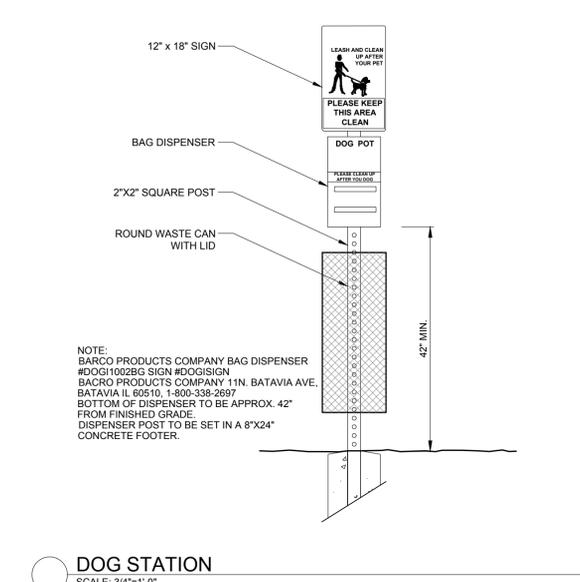
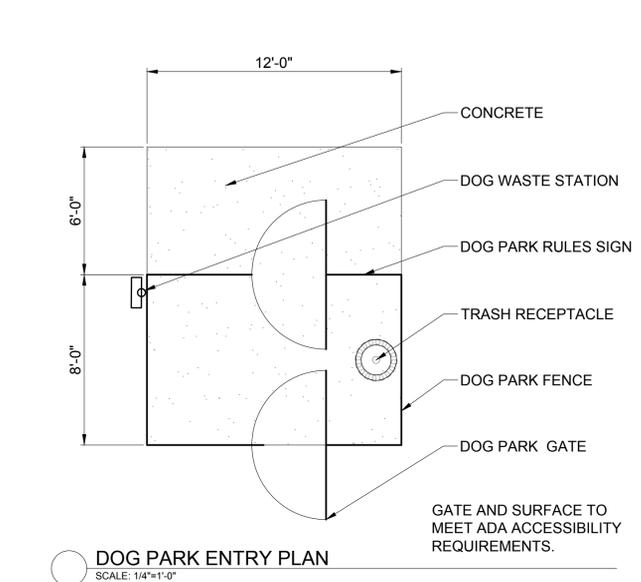
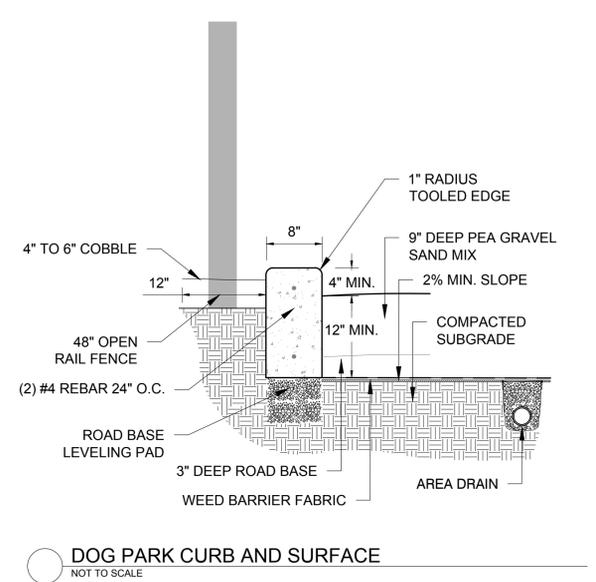
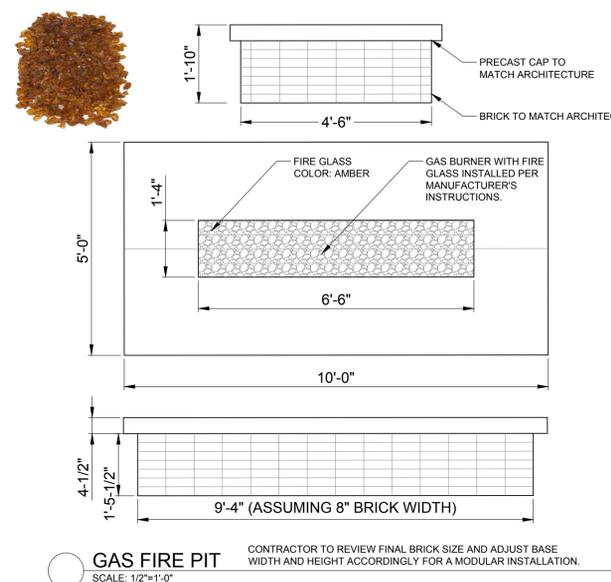
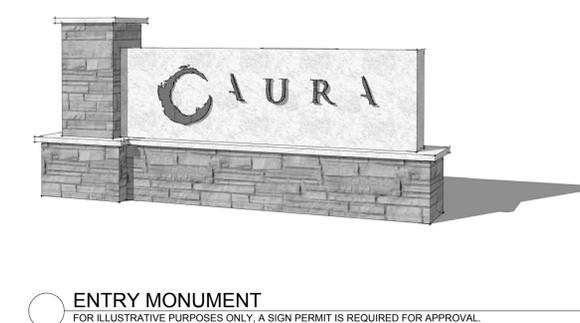
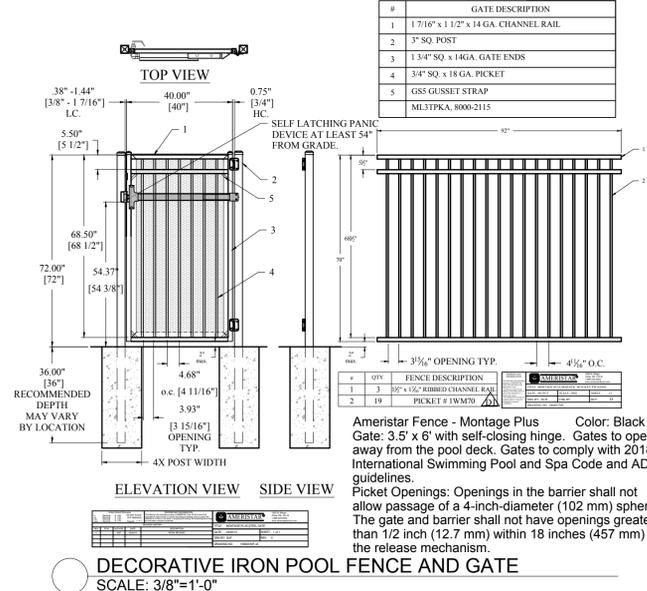
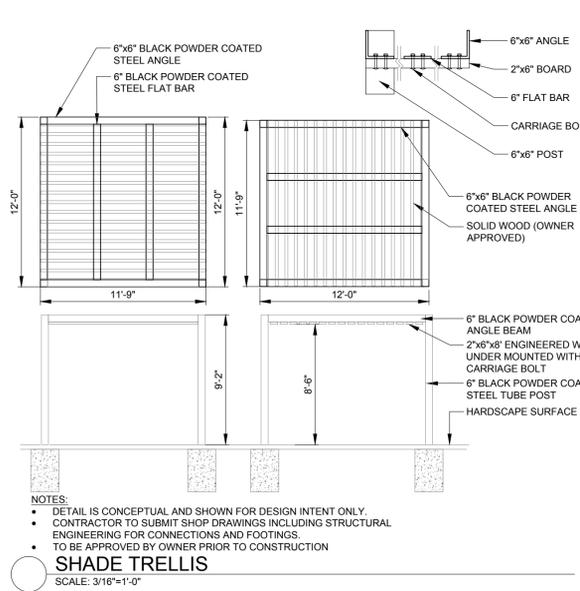
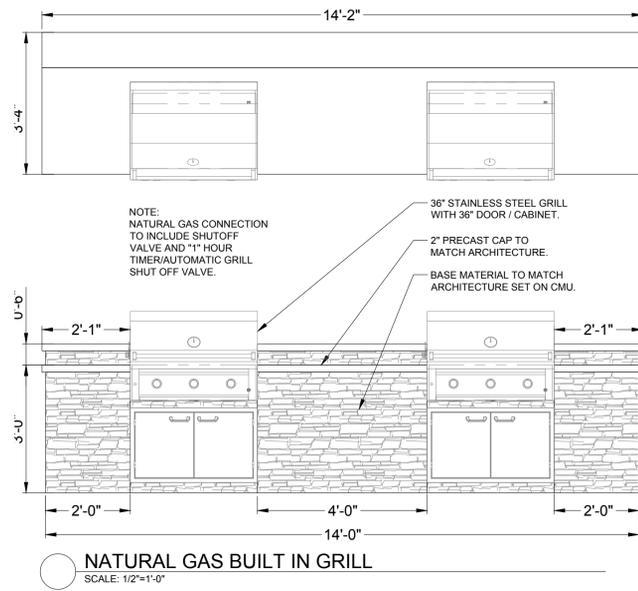
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AURA AT CROSSROADS
LANDSCAPE DETAILS
SHEET 24 OF 29
PCD FILE NO. PPR-21-041

PROJECT #200823

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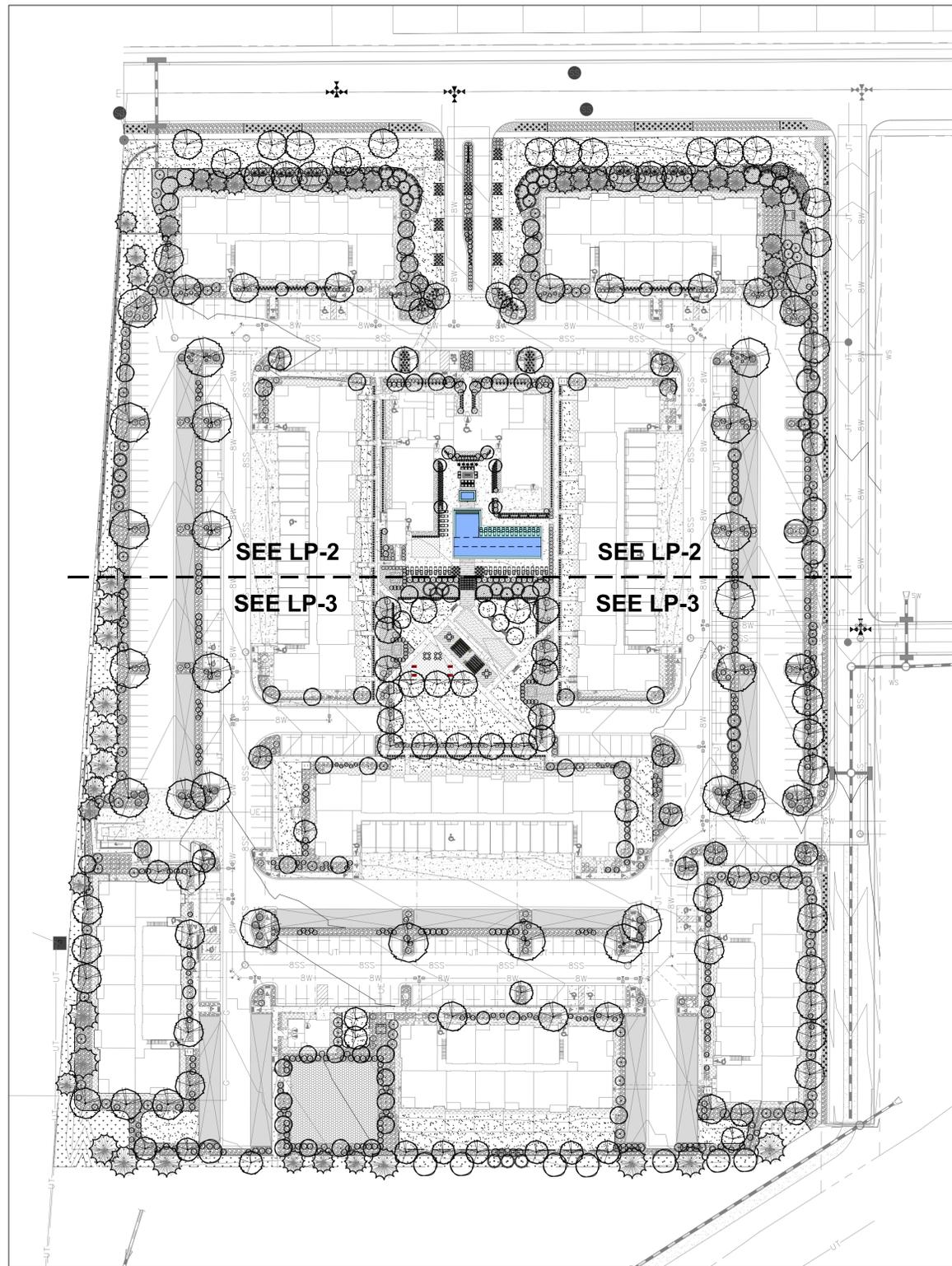
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AURA AT CROSSROADS
LANDSCAPE DETAILS
SHEET 25 OF 29
PCD FILE NO. PPR-21-041

PROJECT #201823

AURA AT CROSSROADS SITE DEVELOPMENT PLAN

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	195732	Total Landscape Area				

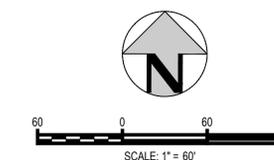
Bicycle Parking Requirements		
Number of Vehicular Parking Spaces	1 Bike p.s. per 5% of Vehicular p.s.	Bike Spaces Provided
583	29.15	32

This plan does not provide a discussion of buffer widths and does not indicate whether the required buffer widths are adhered to. Please include the required buffer widths and explain what has been provided. Note that 15 ft landscape buffer is required between residential and nonresidential use. 10 ft buffer for non-arterial.

Response by Steve Allen, Henry Design Group

Minimum landscape buffer widths have been dimensioned on the plan. Additional dimensions have been provided to show the actual building setback from the property line. A landscape buffer chart has also been added for clarity.

Sheet Index	
Page Number	Sheet Name
20	Landscape Cover
21	Landscape Plan 'A'
22	Landscape Plan 'B'
23	Landscape Notes
24	Landscape Details
25	Landscape Details



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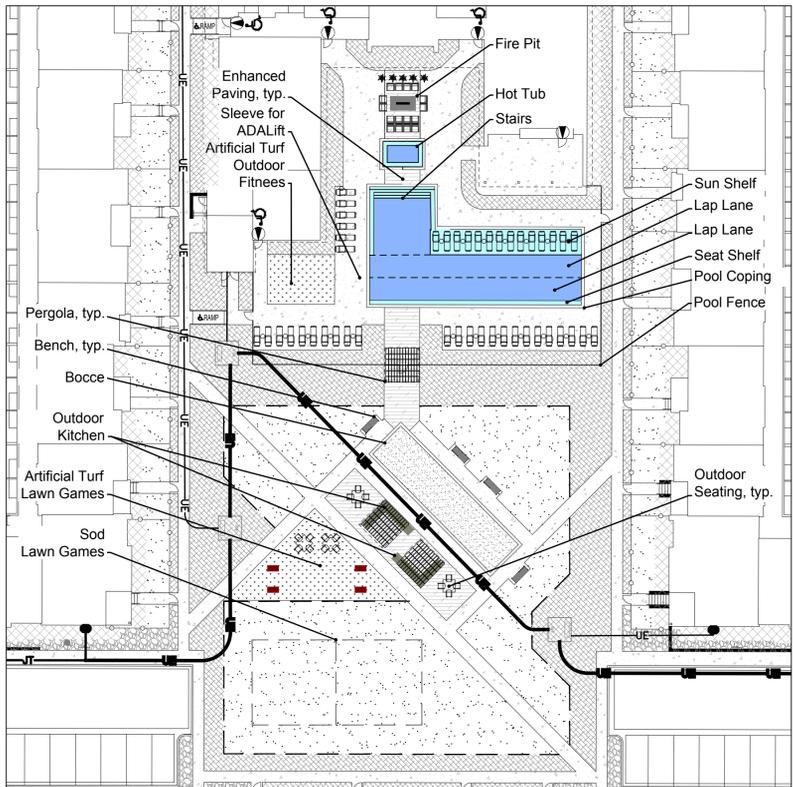
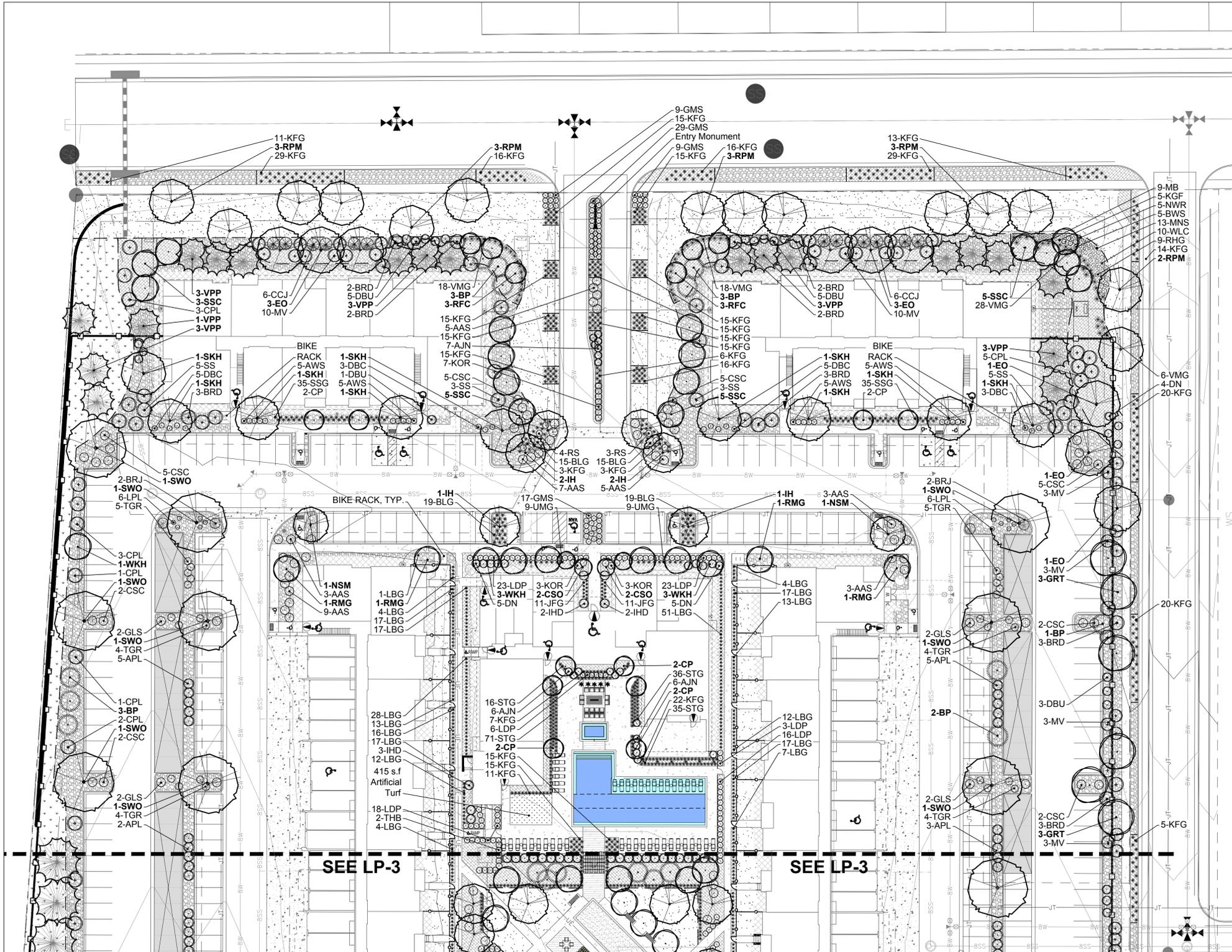
CROSSROADS
LANDSCAPE COVER SHEET
SHEET 20 OF 29

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

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrubs
- Sod
- Native Seed Mix
- Rock Cobble Mulch
- Wood Mulch
- Artificial Turf
- Crusher Fines
- Pea Gravel / Sand Mix
- Edger
- Pool / Perimeter Fence
- Interior Yard Fence



Amenity Plan



SCALE: 1" = 30'

Landscape Plan 'A'

ISSUE DATE:	PROJECT #:
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PROJECT # 200823

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PLANT LIST

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23	SWO	Quercus bicolor	Swamp White Oak	2" cal. B&B	Low Hydro
135					
ORNAMENTAL TREES					
16	CP	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	1.5" cal. B&B	Low Hydro
4	CSO	Quercus robur x Q. alba 'Crimschmidt'	Crimson Spire Oak	1.5" cal. B&B	Low Hydro
14	GRT	Koelreuteria paniculata	Golden Rain Tree	1.5" cal. B&B	Low Hydro
14	JTL	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	1.5" cal. B&B	Low Hydro
6	RFC	Malus x 'Prairifire'	Radiant Flowering Crabapple	1.5" cal. B&B	Low Hydro
18	RMG	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" cal. B&B	Low Hydro
25	SSC	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" cal. B&B	Low Hydro
7	WKH	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" cal. B&B	Low Hydro
104					
EVERGREEN TREES					
15	AP	Pinus nigra	Austrian Pine	6' B&B	Low Hydro
24	BP	Pinus heldreichii	Bosnian Pine	6' B&B	Low Hydro
26	VPP	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramidal Pine	6' B&B	Low Hydro
65					
DECIDUOUS SHRUBS					
Qty.	Sym.	Scientific Name	Common Name	Size	
54	AAS	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 Gallon	Low Hydro
61	AJN	Physocarpus opulifolius 'Jefam'	Autumn Jubilee Ninebark	5 Gallon	Low Hydro
42	APL	Fallugia paradoxa	Apache Plume	5 Gallon	Xeric
93	AWS	Spirea japonica 'Anthony Waterer'	Anthony Waterer Spirea	5 Gallon	Low Hydro
47	BRD	Cornus stolonifera 'Baileyi'	Bailey Redtwig Dogwood	5 Gallon	Low Hydro
50	CSC	Prunus besseyi 'Pawnee Buttes'	Creeping Sand Cherry	5 Gallon	Xeric
27	CPL	Syringa vulgaris	Common Purple Lilac	5 Gallon	Low Hydro
26	DBC	Aronia melanocarpa 'Morton'	Dwarf Black Chokeberry	5 Gallon	Low Hydro
98	DBU	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gallon	Low Hydro
28	DN	Physocarpus opulifolius 'Nana'	Dwarf Ninebark	5 Gallon	Low Hydro
46	GLS	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	5 Gallon	Xeric
64	GMS	Spiraea x bumalda 'Goldflame'	Gold Flame Spirea	5 Gallon	Low Hydro
15	HC	Cotoneaster lucidus	Hedge Cotoneaster	5 Gallon	Low Hydro
29	IHD	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 Gallon	Low Hydro
13	KOR	Rosa x 'Radrazz'	Knock Out Rose	5 Gallon	Low Hydro
85	LDP	Ligustrum vulgare 'Lodense'	Lodense Privet	5 Gallon	Xeric
30	LPL	Amorpha canescens	Leadplant	5 Gallon	Xeric
44	MV	Viburnum lantana 'Mohican'	Mohican Viburnum	5 Gallon	Low Hydro
5	NWR	Rosa 'Nearly Wild'	Nearly Wild Rose	5 Gallon	Low Hydro
7	RS	Perovskia atriplicifolia	Russian Sage	5 Gallon	Low Hydro
28	SS	Amelanchier alnifolia	Saskatoon Serviceberry	5 Gallon	Low Hydro
35	THB	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	5 Gallon	Low Hydro
76	TGR	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 Gallon	Xeric
24	WSC	Prunus besseyi	Western Sand Cherry	5 Gallon	Low Hydro
21	YFC	Ribes aureum	Yellow Flowering Currant	5 Gallon	Low Hydro
1048					

EVERGREEN SHRUBS					
26	BRJ	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 Gallon	Xeric
12	CCJ	Juniperus sabina 'Monna'	Calgary Carpet Juniper	5 Gallon	Xeric
38					
ORNAMENTAL GRASSES					
68	BLG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grass	1 Gallon	Low Hydro
22	JFG	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 Gallon	Low Hydro
545	KFG	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gallon	Low Hydro
400	LBG	Schizachyrium scoparium	Little Bluestem Grass	1 Gallon	Xeric
70	SSG	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gallon	Low Hydro
158	STG	Nassella tenuissima	Silky Thread Grass	1 Gallon	Low Hydro
18	UMG	Muhlenbergia reverchonii 'PUND01S'	Undaunted Ruby Muhly Grass	1 Gallon	Low Hydro
70	VMG	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 Gallon	Low Hydro
1351					
PERENNIALS					
5	BWS	Veronica pectinata	Blue Woolly Veronica	1 Gallon	Low Hydro
5	KGF	Liatris spicata 'Kobold'	Kobold Gayfeather	1 Gallon	Low Hydro
9	MB	Liatris spicata	Morning Blazing Star	1 Gallon	Low Hydro
13	MNS	Salvia sylvestris 'May Night'	May Night Salvia	1 Gallon	Low Hydro
9	RHG	Geranium 'Rozanne' PP12175	Rozanne Hardy Geranium	1 Gallon	Low Hydro
10	WLC	Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint	1 Gallon	Low Hydro
51					

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 1-1/2" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL 5' BUILDING OFFSET BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 2" TO 3" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL PLANTING BEDS ADJACENT TO DRYLAND SEEDED AREAS OR SOD AREAS SHALL BE SEPARATED WITH 1/8" X 4" ROLLED TOP STEEL EDGER.
- OWNER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS OR AVAILABILITY OF MATERIAL. OVERALL QUALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLANS. ANY CHANGES WILL BE PROVIDED TO THE OWNER FOR REVIEW AND APPROVAL.
- PRIOR TO INSTALLATION OF PLANT MATERIAL & SOD, CONTRACTOR SHALL THOROUGHLY LOOSEN ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION. CONTRACTOR TO THOROUGHLY INCORPORATE SIX CUBIC YARDS OF COMPOST OR COMPOSTED WEED FREE MANURE PER 1,000 SQUARE FEET TO BED AND SOD AREAS. AREAS TO BE NATIVE SEEDED TO RECEIVE FOUR CUBIC YARDS OF AMENDMENT. ORGANIC MATERIAL TO HAVE THE FOLLOWING CHARACTERISTICS:
 - ORGANIC MATTER: 25% OR GREATER
 - SALT CONTENT: 3.0 MMHOS/CM MAX.
 - pH: 8.5 MAXIMUM
 - CARBON TO NITROGEN RATIO 10:1 TO 25:1
 CONTRACTOR WILL PROVIDE A NUTRIENT TEST FROM THE LAST 3 MONTHS PRIOR TO SPREADING. MOUNTAIN PEAT, ASPEN HUMUS, GYPSUM AND SAND WILL NOT BE ACCEPTED.
- TURF GRASS WILL BE SODDED WITH DROUGHT TOLERANT ENVIROTURF.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- NO LANDSCAPING OR IRRIGATION SHALL OCCUR WITHIN 5' FEET OF ALL BUILDING FOUNDATIONS.

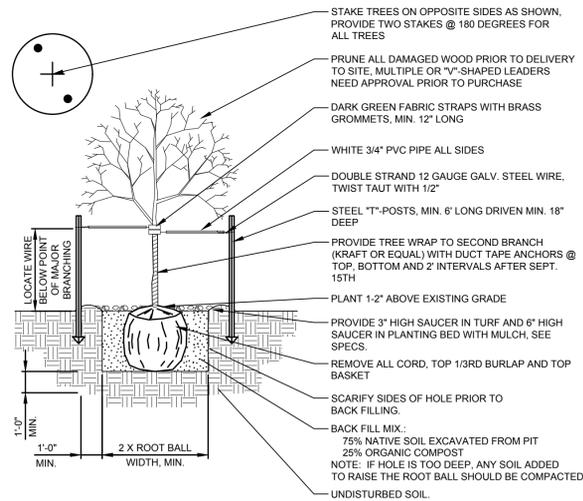
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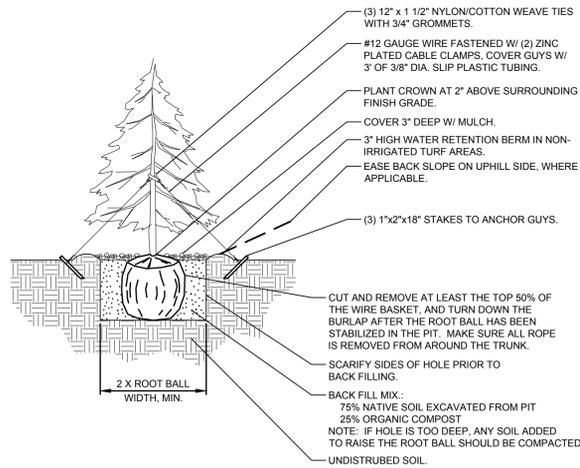
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AURA AT CROSSROADS SITE DEVELOPMENT PLAN

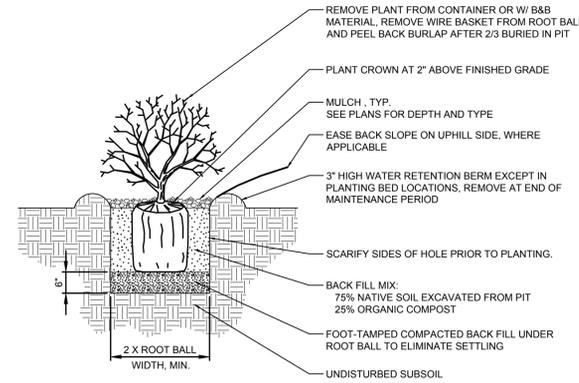
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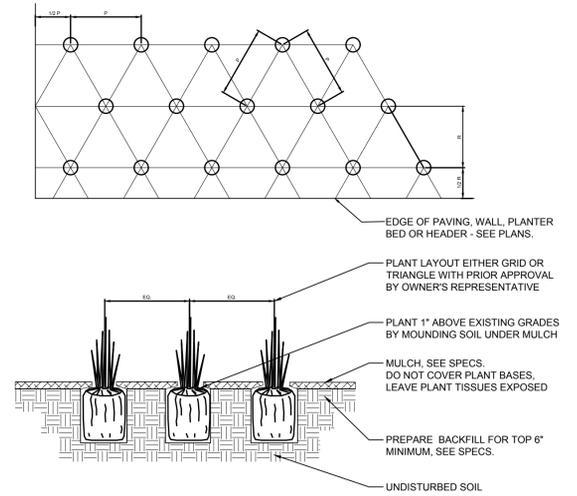
DECIDUOUS TREE PLANTING & STAKING
SCALE: 1/4"=1'-0"



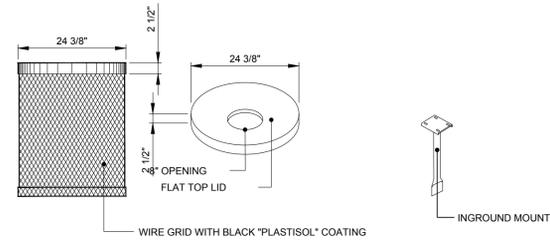
EVERGREEN TREE PLANTING & STAKING
SCALE: 1/4"=1'-0"



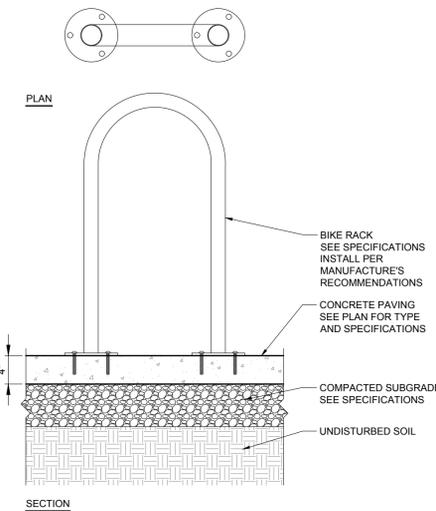
TYPICAL SHRUB PLANTING
SCALE: 1/2"=1'-0"



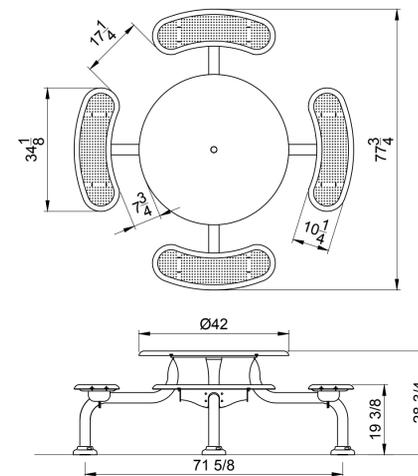
TYPICAL PERENNIAL PLANTING DETAIL
SCALE: 1/2"=1'-0"



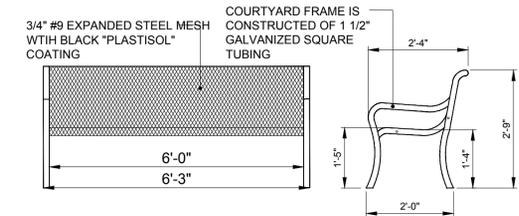
Wabash Valley model No. LRD32 with lid No. FTL32 and inground leg model 10056.
TRASH RECEPTACLE
SCALE: 1/2"=1'-0"



BIKE RACK ON CONCRETE PAVING
SCALE: 1"=1'-0"



Wabash Valley - Round Perforation Pattern - Model no. CA2Q50C, Color: Silver
PICNIC TABLE
SCALE: 1/2"=1'-0"



Wabash Valley Diamond Pattern Bench no. CYD4110, Color: black
COURTYARD BENCH
SCALE: 1/2"=1'-0"

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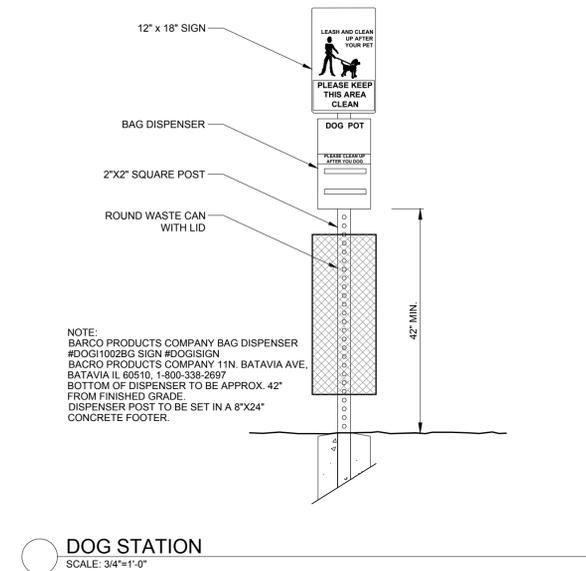
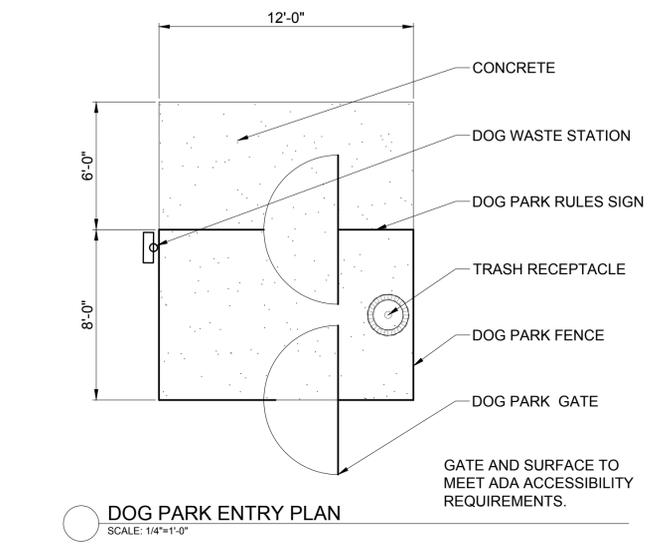
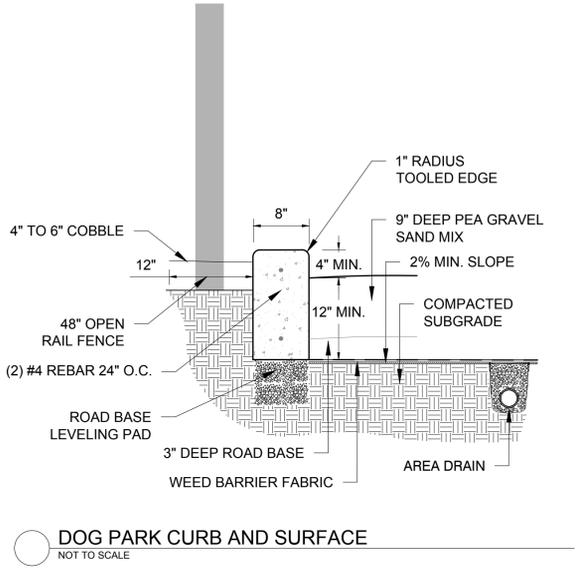
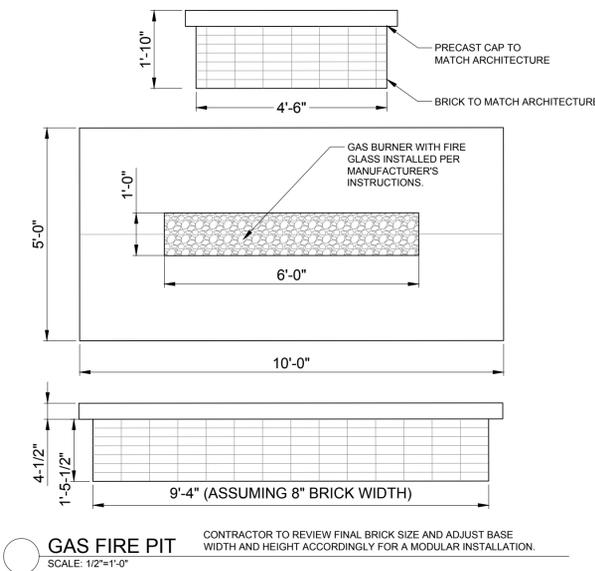
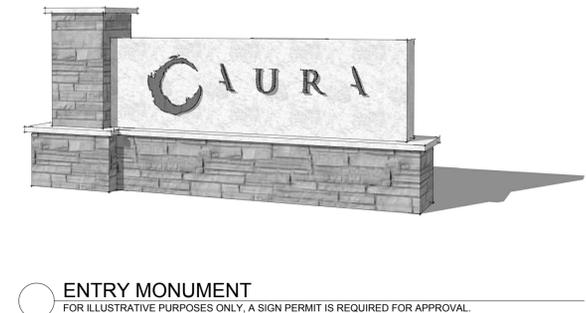
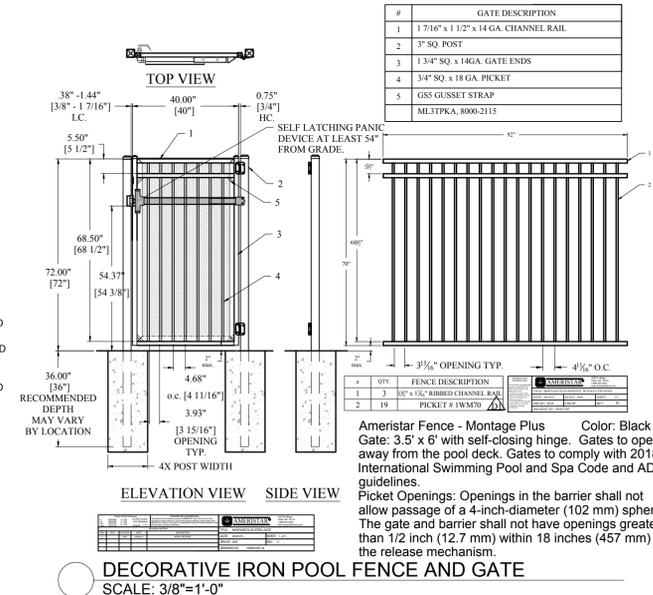
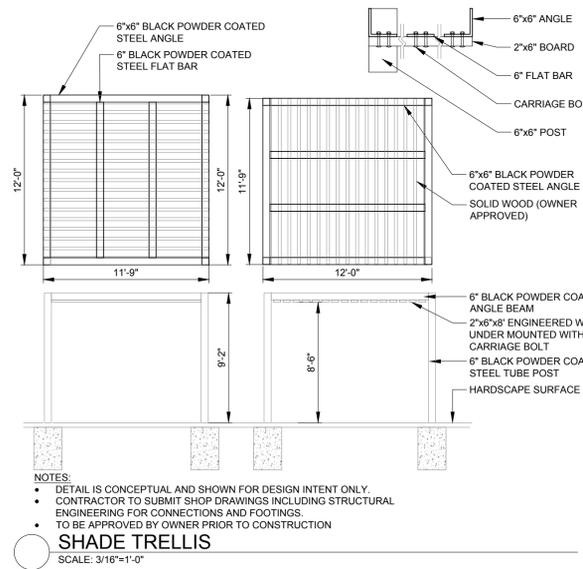
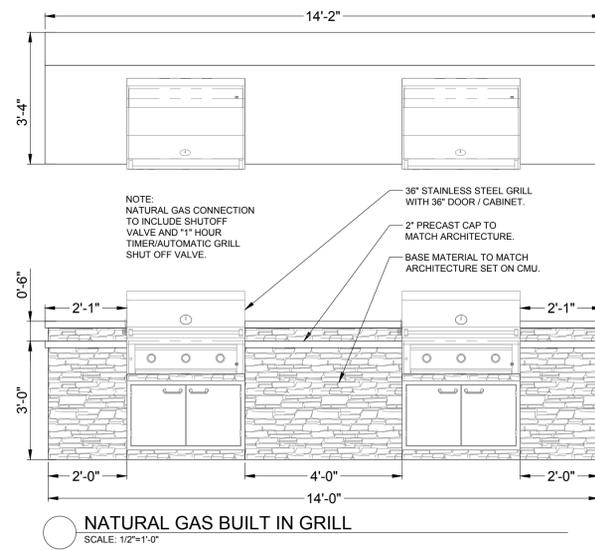
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**CROSSROADS
LANDSCAPE DETAILS**
SHEET 24 OF 29

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



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**CROSSROADS
LANDSCAPE DETAILS**
SHEET 25 OF 29

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