

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

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

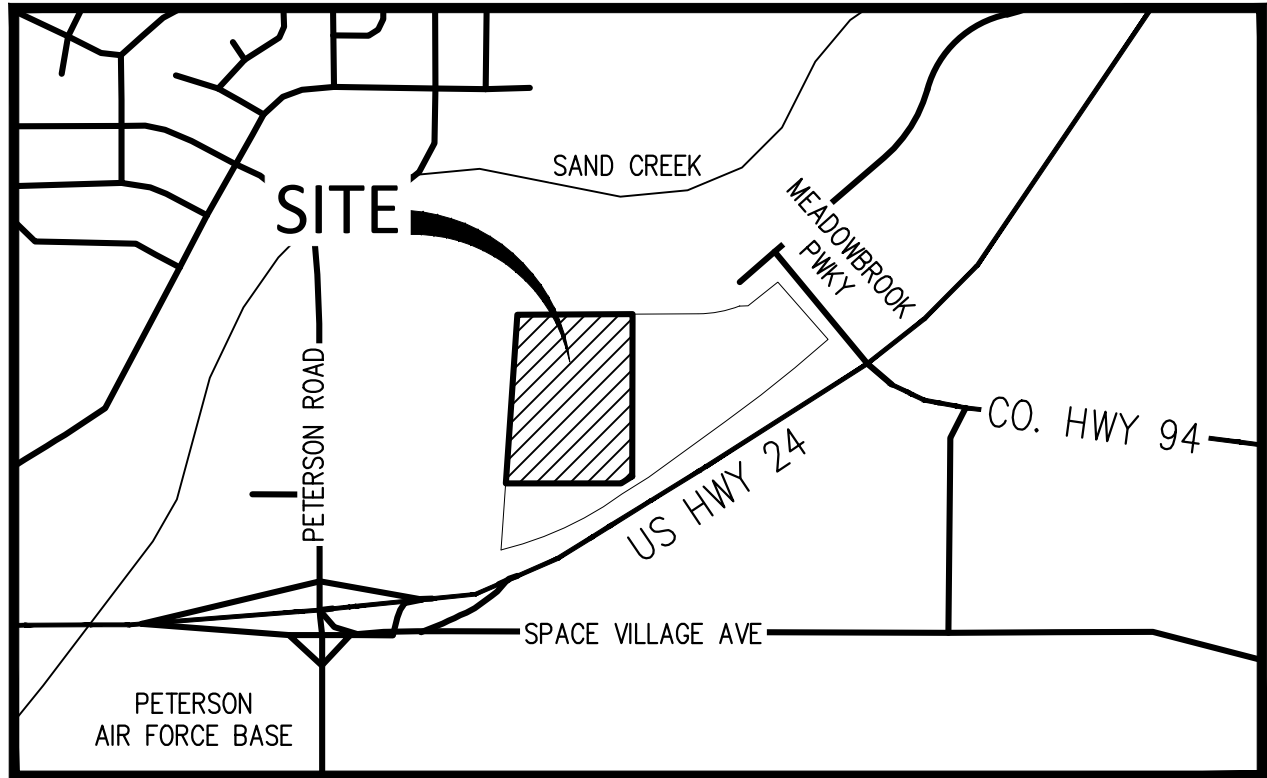
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST QUARTER CORNER BY AN ILLEGIBLE 3-1/2" BRASS CAP 2.0' DOWN AND AT THE SOUTHWEST CORNER BY A 3-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 22573"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

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

CIVIL CONSTRUCTION PLANS



VICINITY MAP

SCALE: 1" = 800'

ABBREVIATIONS

BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PHS	PHASE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
WAT	WATER

SHEET INDEX

CD1	COVER SHEET
CD2	SITE PLAN
CD3	OVERALL UTILITY PLAN
CD4	PAVING PLAN
CD5	SIGNAGE AND STRIPING PLAN
CD6	DRY UTILITY PLAN
CD7	TRACT C - ROADWAY TYPICAL SECTIONS & DETAILS
CD8	TRACT C - CENTERLINE PLAN & PROFILE
CD9	TRACT C - CENTERLINE PLAN & PROFILE
CD10	TRACT C - CURB RETURN PROFILE
CD11	DETAILED GRADING PLAN
CD12	DETAILED GRADING PLAN
CD13	DETAILED GRADING PLAN
CD14	DETAILED GRADING PLAN
CD15	DETAILED GRADING PLAN
CD16	DETAILED GRADING PLAN
CD17	DETAILED GRADING PLAN
CD18	DETAILED GRADING PLAN
CD19	DETAILED GRADING PLAN
CD20	DETAILED GRADING PLAN
CD21	DETAILED GRADING PLAN
CD22	DETAILED GRADING PLAN
CD23	DETAILED GRADING PLAN
CD24	DETAILED GRADING PLAN
CD25	STORM SEWER PLAN & PROFILE
CD26	STORM SEWER PLAN & PROFILE
CD27	STORM SEWER PLAN & PROFILE
CD28	STORM SEWER PLAN & PROFILE
CD29	STORM SEWER PLAN & PROFILE
CD30	LANDSCAPE DRAIN PLAN
CD31	LANDSCAPE DRAIN PLAN
CD32	LANDSCAPE DRAIN PLAN
CD33	LANDSCAPE DRAIN TABLES
CD34	STORM SEWER DETAILS
CD35	STORM SEWER DETAILS
CD36	GENERAL DETAILS

GRADING AND EROSION CONTROL PLAN
EC1 GRADING AND EROSION CONTROL COVER
EC2 GRADING AND EROSION CONTROL - INITIAL
EC3 GRADING AND EROSION CONTROL - INTERIM
EC4 GRADING AND EROSION CONTROL - FINAL
EC5 GRADING AND EROSION CONTROL - DETAILS
EC6 GRADING AND EROSION CONTROL - DETAILS
EC7 GRADING AND EROSION CONTROL - DETAILS
WATER PLANS
WT1 COVER SHEET
WT2 OVERALL UTILITY PLAN
WT3 WATER PLAN & PROFILE - LINE A
WT4 WATER PLAN & PROFILE - LINE A
WT5 WATER PLAN & PROFILE - LINE A
WT6 WATER PLAN & PROFILE - LINE A
WT7 WATER PLAN & PROFILE - LINE A & B
WT8 WATER PLAN & PROFILE - LINE C
WT9 WATER PLAN & PROFILE - LINE D
WT10 WATER SERVICES PLAN
WT11 WATER DETAILS
SANITARY SEWER PLANS
SS1 COVER SHEET
SS2 OVERALL UTILITY PLAN
SS3 SANITARY PLAN & PROFILE LINE A
SS4 SANITARY PLAN & PROFILE LINE A
SS5 SANITARY PLAN & PROFILE LINE B
SS6 SANITARY PLAN & PROFILE LINE B
SS7 SANITARY DETAILS

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.

ENGINEERS STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN D. O'ROURKE, P.E.
STATE OF COLORADO REGISTRATION NO. 43327

DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

ALLISON JONES
TRINSC ACQUISITION COMPANY
8235 DOUGLAS AVE., DALLAS, TX 75225

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVIN, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

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

OWNER/DEVELOPER:



1515 WYNKOOP ST., STE. 300
DENVER, CO 80202
P: 970-819-9968
POC: ALLISON JONES
ajones@trinscres.com

ARCHITECT



255 WALNUT ST.
DENVER, CO 80205
OFFICE: 303-832-4474
RYAN BENDER
ryanb@kephart.com

LANDSCAPE ARCHITECT



1501 WAZEE ST., STE. 1-C
DENVER, CO 80202
OFFICE: 303-446-2368
STEVE ALLEN
sallen@henrydesigngroup.com

CIVIL ENGINEER



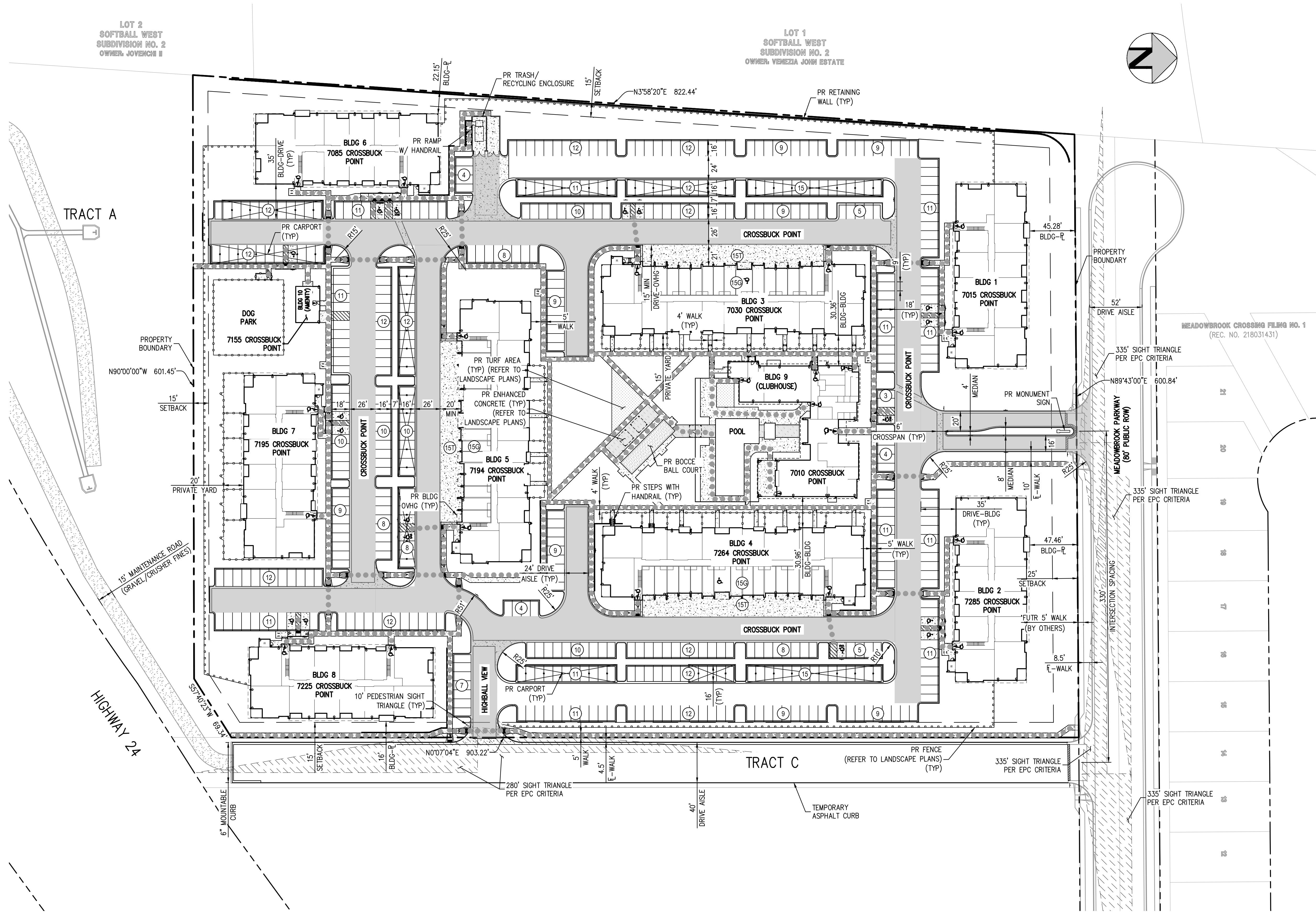
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
Harriskochersmith.com



Know what's below.
Call before you dig.

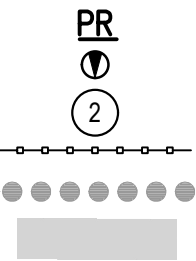
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

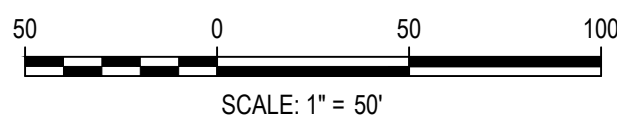


LEGEND

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



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DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
SITE PLAN

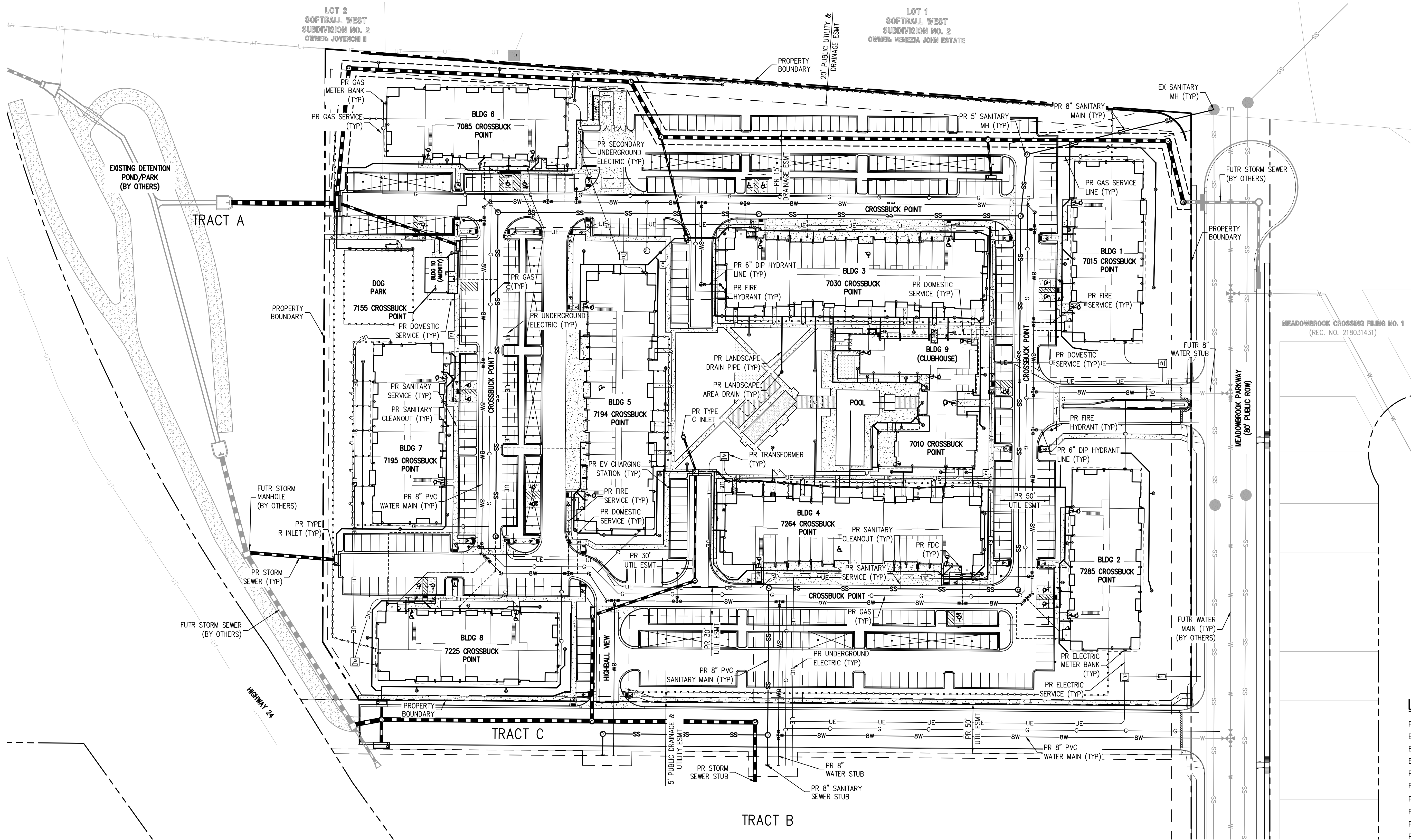
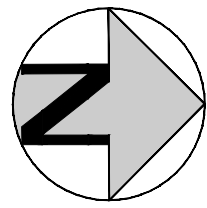
PROJECT #: 200823
SHEET NUMBER

CD2

2 OF 36

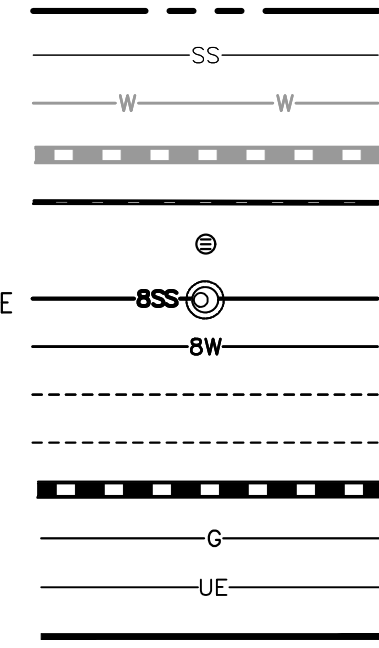
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6 REVISIONS: 1 - preliminary plan - 2/6/21
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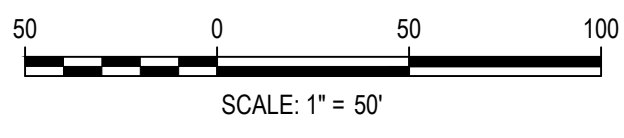


LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED RETAINING WALL
- PROPOSED HYDRANT



FILEPATH: K:\20082\ENGINEERING\UTILITIES\STORM\ST - OVERALL UTILITY PLANNING LAYOUT LAYOUT2
DESIGNED BY: EEM
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DRAWN BY: EEM
PLOTTED: FRID 01/14/22 4:42:44P BY: ETHAN MARKS



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

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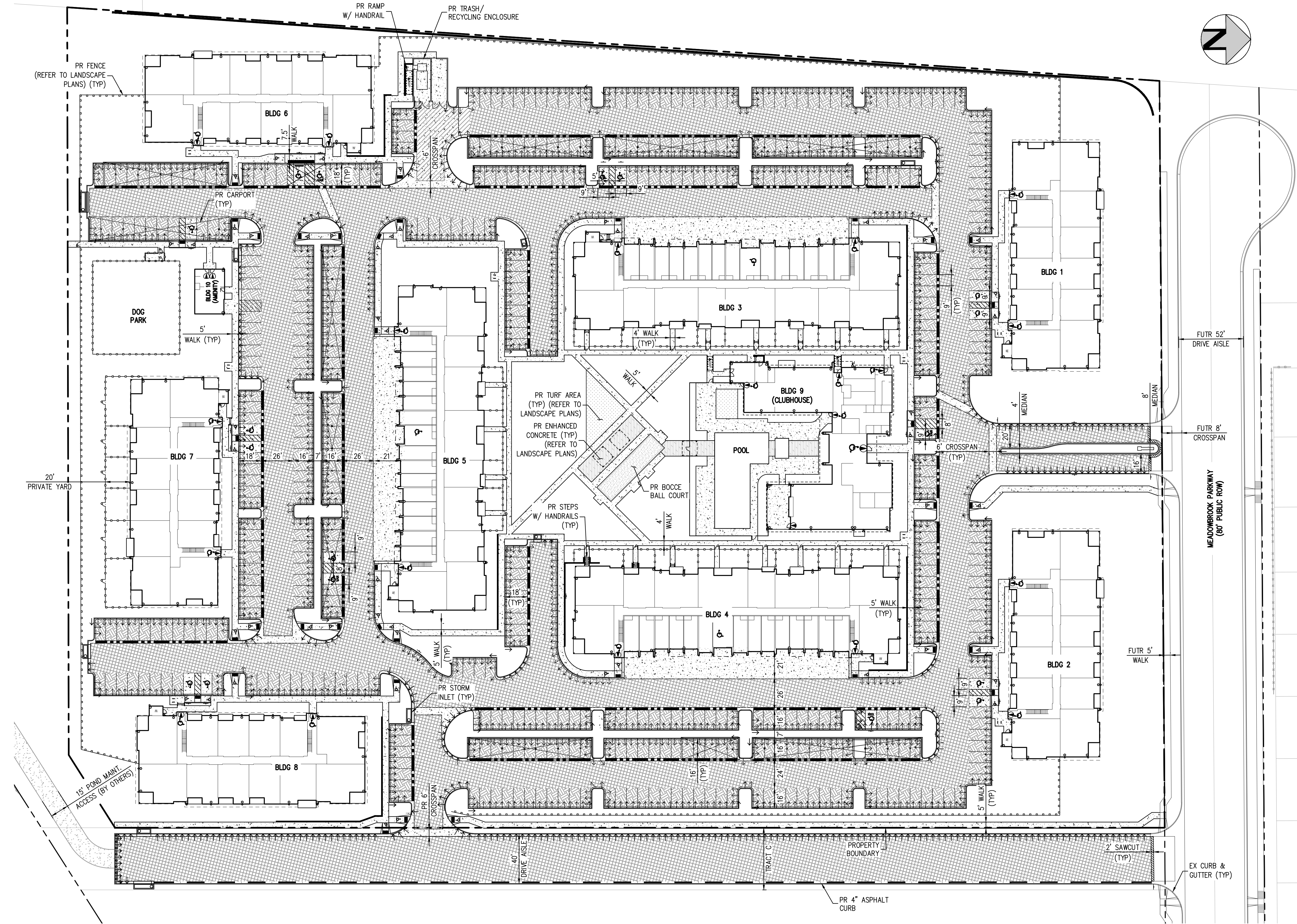
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
OVERALL UTILITY PLAN

PROJECT #: 200823
SHEET NUMBER
CD3
2 OF 36

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FILEPATH: K:\200823\ENGINEERING\CD\CD - PAVING PLANDWG LAYOUT: LAYOUT1
5 VIEWS
PLOTTED: FR 01/14/22 2:42:51P BY: ETHAN MARKS



LEGEND:

- PROPOSED EPC TYPE A CURB & GUTTER - 6" VERTICAL (2' CATCH)
- PROPOSED EPC TYPE B CURB & GUTTER - 6" VERTICAL (1' SPILL)
- PROPOSED EPC TYPE C CURB & GUTTER (6" MOUNTABLE - SPILL)
- PROPOSED 2' VALLEY PAN
- PROPOSED 2' ADA PAN
- 5" PORTLAND CEMENT CONCRETE (PCC)
- 4" FULL-DEPTH HOT MIX ASPHALT (HMA) OR (ALTERNATE: 3" HMA + 4" AGGREGATE BASE COURSE)
- 6" FULL-DEPTH HOT MIX ASPHALT (HMA) OR (ALTERNATE: 4" HMA + 6" AGGREGATE BASE COURSE)
- 6" PORTLAND CEMENT CONCRETE (PCC) (TRASH DUMPSTER RUN-UPS)
- SAWCUT (MATCH EXISTING ASPHALT PAVEMENT SECTION)
- PROPOSED 6" ASPHALT CURB

NOTES:

- PAVEMENT THICKNESSES ARE SHOWN FOR INFORMATION ONLY. REFER TO THE GEOTECHNICAL INVESTIGATION OF CROSSROADS APARTMENTS PREPARED BY CTL THOMPSON FOR PAVEMENT SECTION AND MATERIALS.
- CONTRACTOR SHALL CONSTRUCT CONCRETE PAVEMENT JOINTS IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION, M&S STANDARDS, CURRENT EDITIONS, UNLESS OTHERWISE INDICATED IN PLANS.
- SEE ARCHITECT, LANDSCAPE ARCHITECT & STRUCTURAL PLANS FOR MORE DETAILS REGARDING WALL TYPES FOR ALL SITE RETAINING WALLS.



40	0	40	80
SCALE: 1" = 40'			
DESIGNED BY: EEM			
CHECKED BY: JDO			
DRAWN BY: ML			

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
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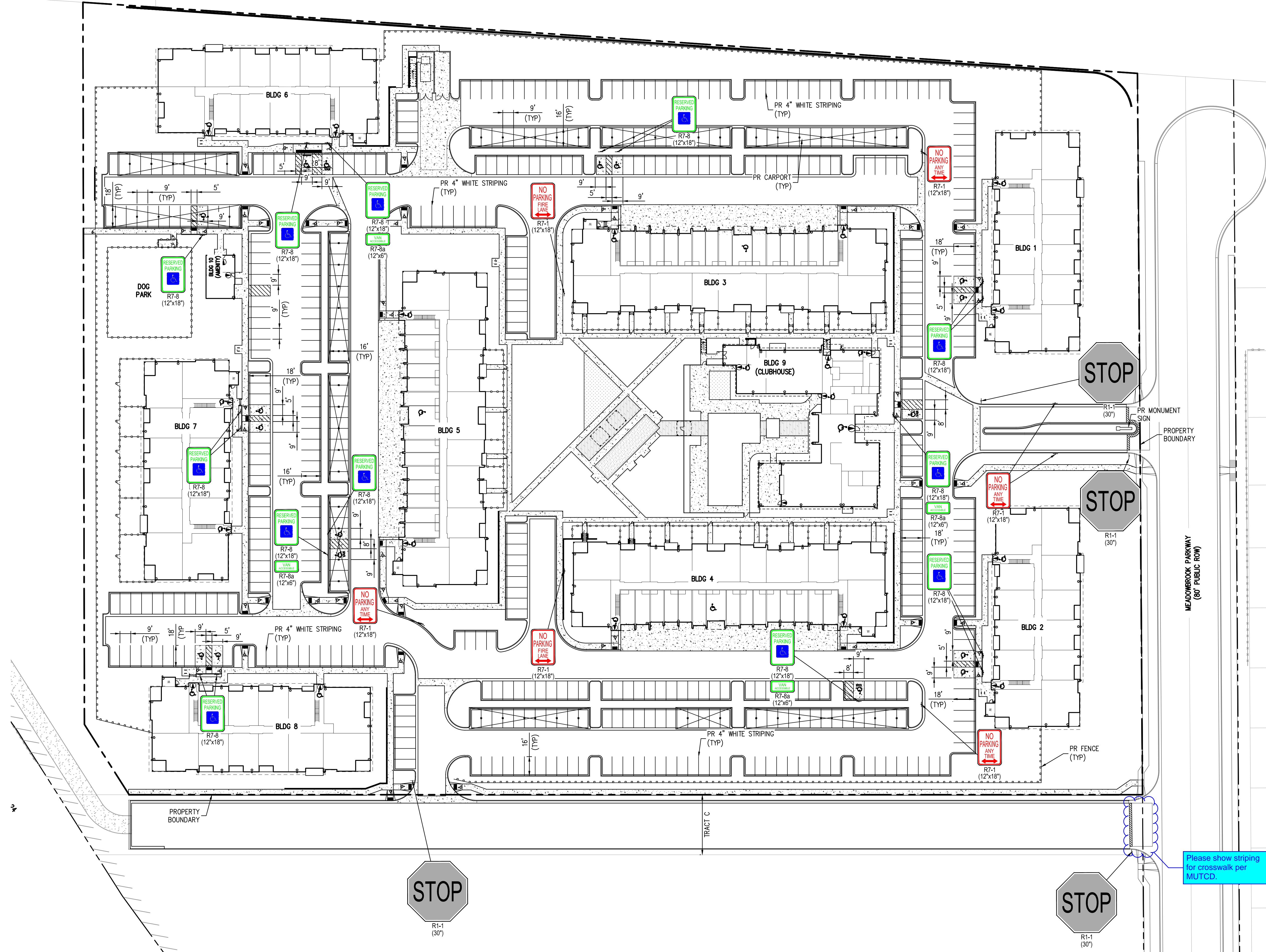
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AURA AT CROSSROADS
PAVING PLAN

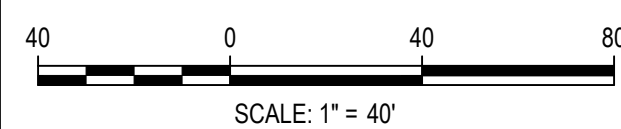
PROJECT #: 200823
SHEET NUMBER
CD4
4 OF 36

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FILE PATH: K:\200823\ENGINEERING\CD - SIGNAGE AND STRIPING\PLANDWG LAYOUT: LAYOUT1
NO SCALE
PLOTTED: FR 01/14/22 2:43:01P BY: ETHAN MARKS



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ISSUE DATE: 08-06-2021	
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10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS

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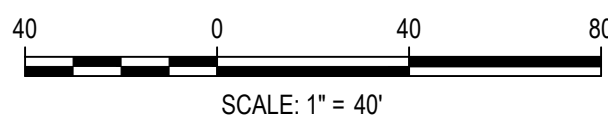
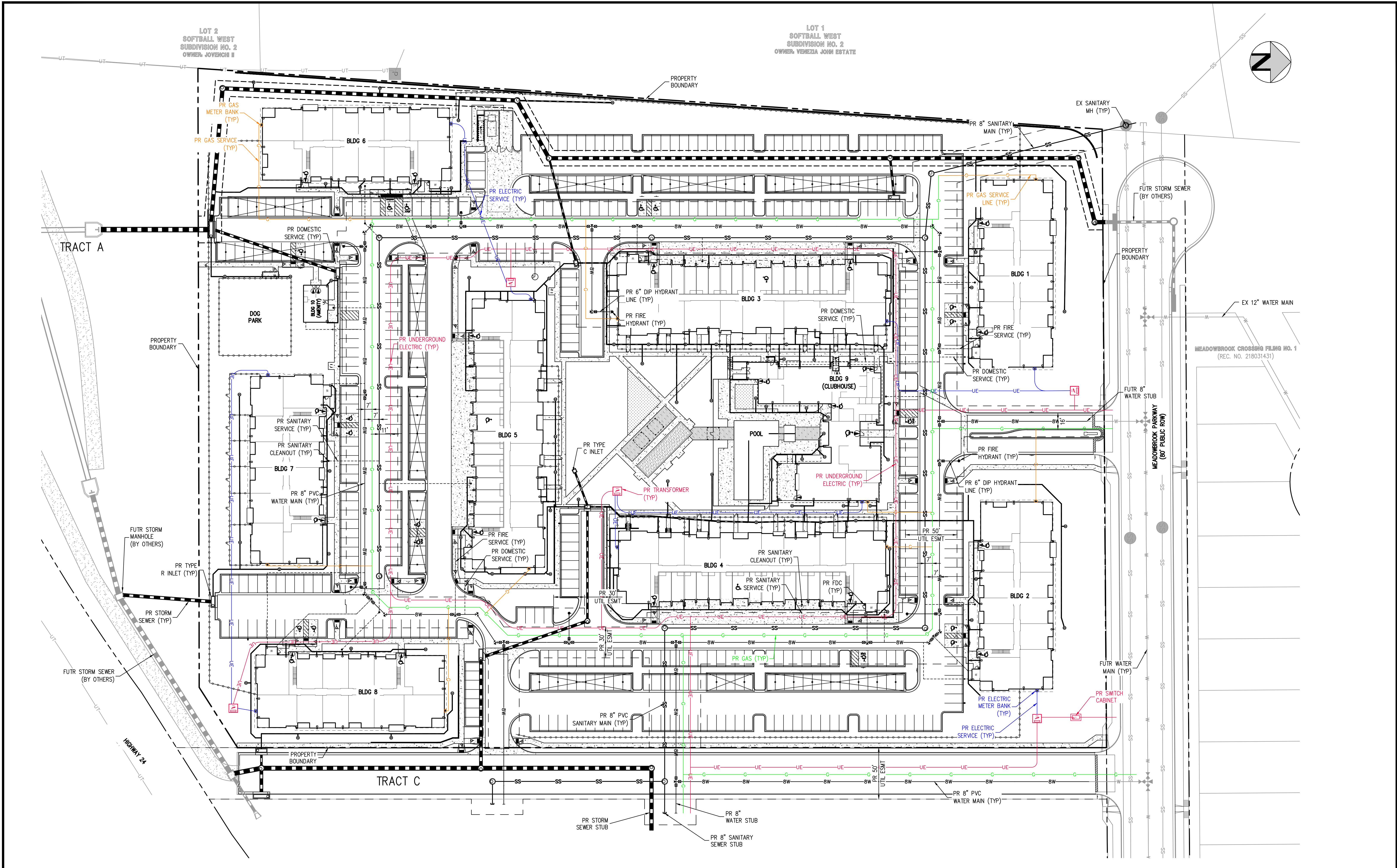
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
SIGNAGE AND STRIPING PLAN

PROJECT #: 200823
SHEET NUMBER
CD5
5 OF 36

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FILEPATH: K:\20082\ENGINEERING\UTILITIES\CD - DRY UTILITY PLANNING LAYOUT LAYOUT2
REVISED: 08-06-2021
PLOTTED: FRID 01/14/22 4:32 PM BY: ETHAN MARKS



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ISSUE DATE: 08-06-2021	
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01-13-2022	PER COUNTY COMMENTS

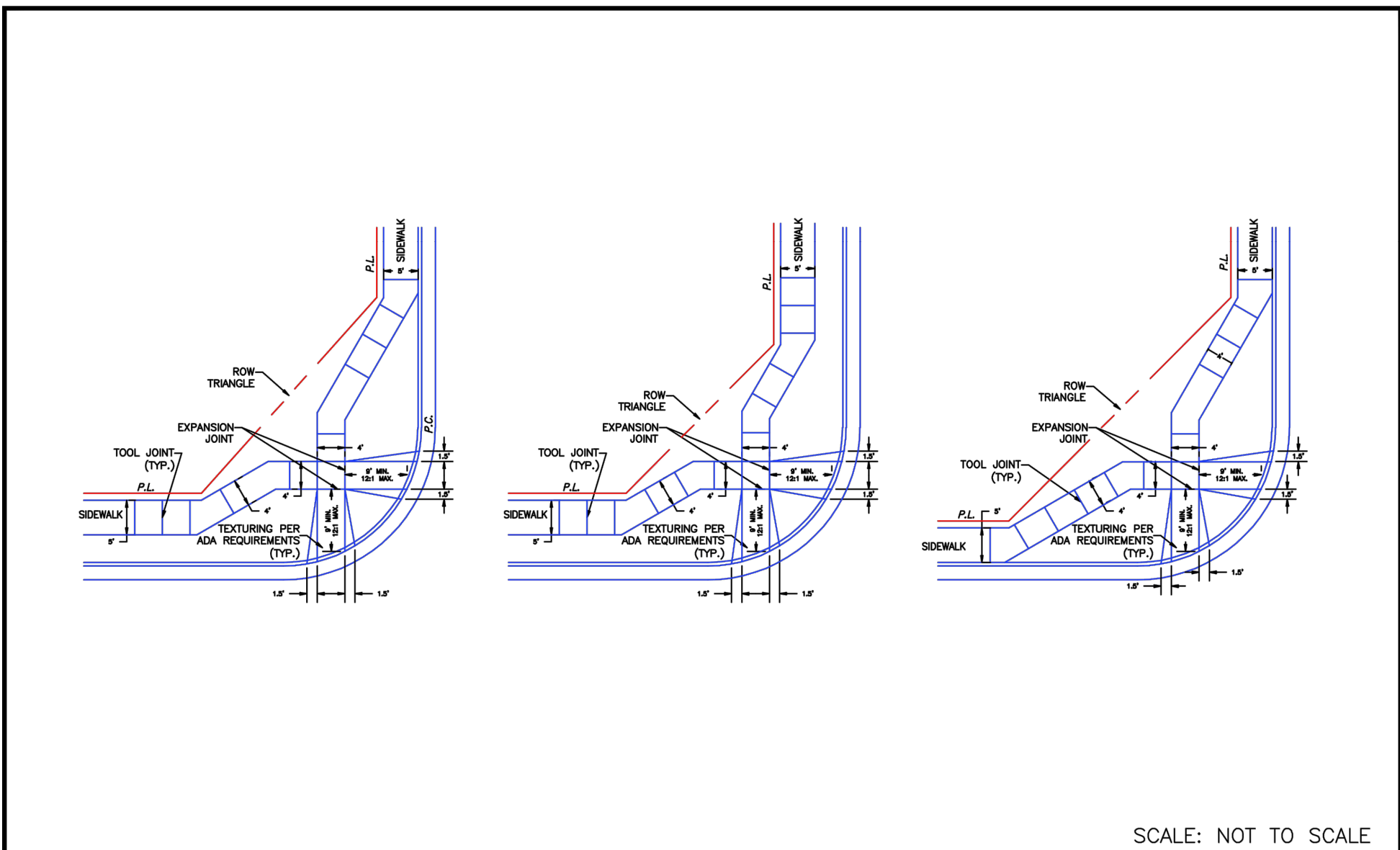
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TRINIS ACQUISITION COMPANY, LLC


AURA AT CROSSROADS
DRY UTILITY PLAN

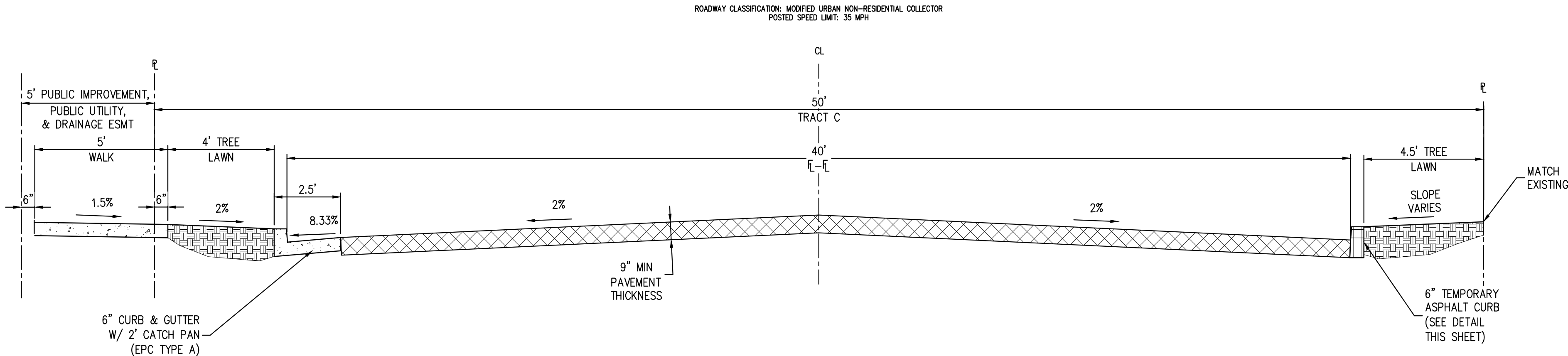
PROJECT #: 200823
SHEET NUMBER
CD6
CD6 OF 36

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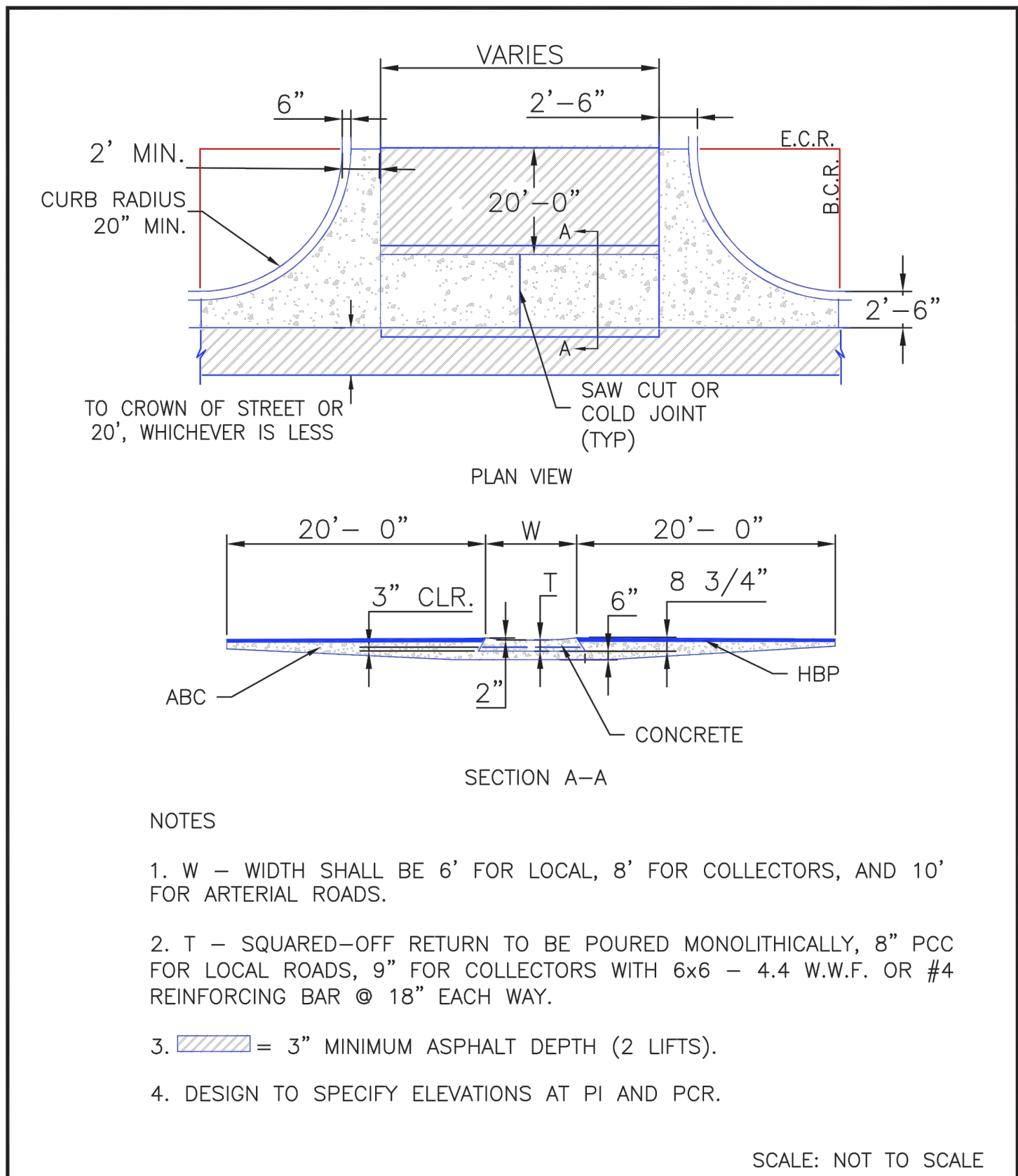


SCALE: NOT TO SCALE

9/16/10		Pedestrian Intersection		
DATE APPROVED:		Ramp Detail		
André P. Brackin		Standard Drawing		
DEPARTMENT OF TRANSPORTATION		REVISION DATE:	FILE NAME:	
		11/10/04	SD_2-40	




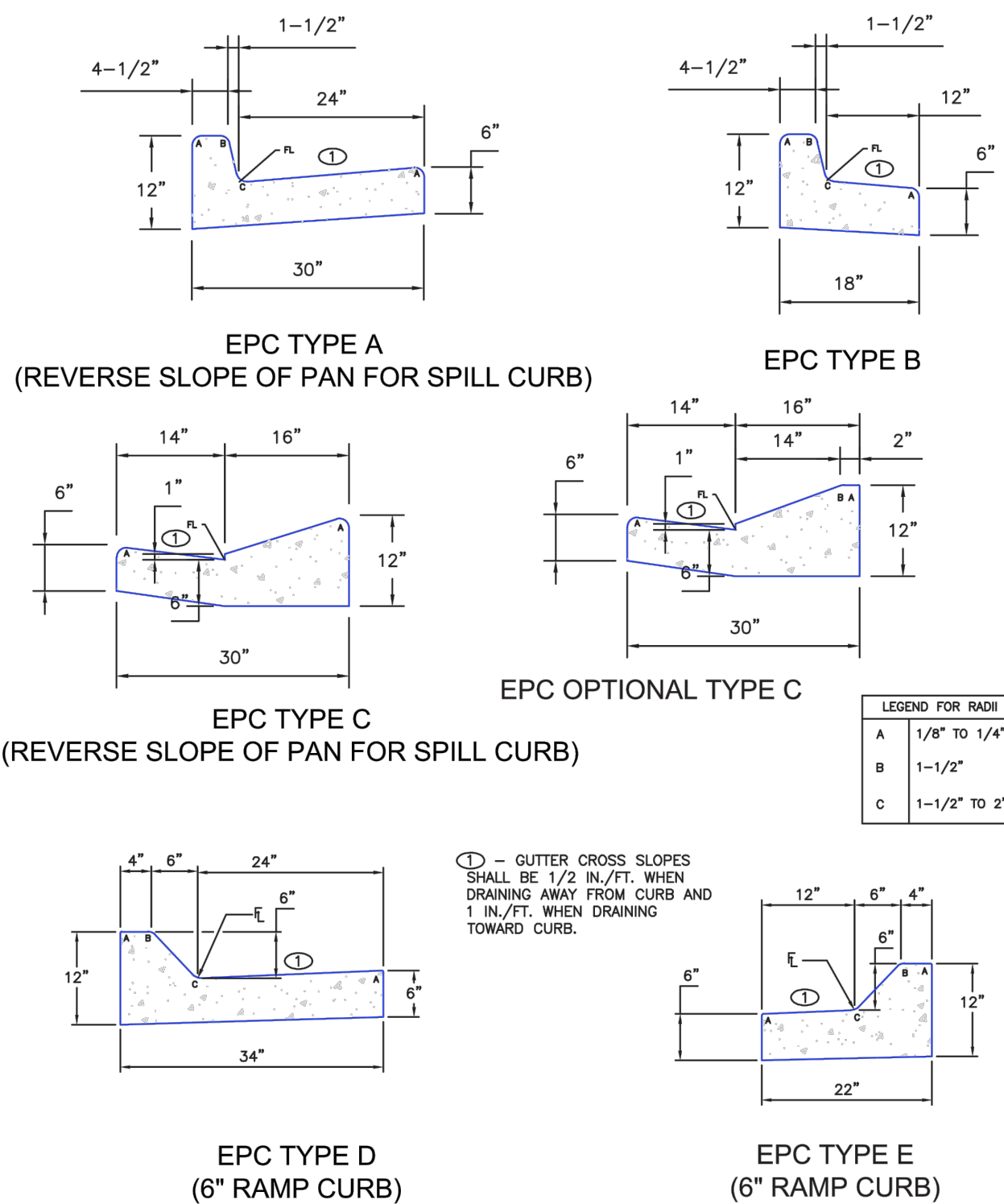
TRACT C – ROADWAY TYPICAL SECTION
NTS




- NOTES
- W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 - T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
 - = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

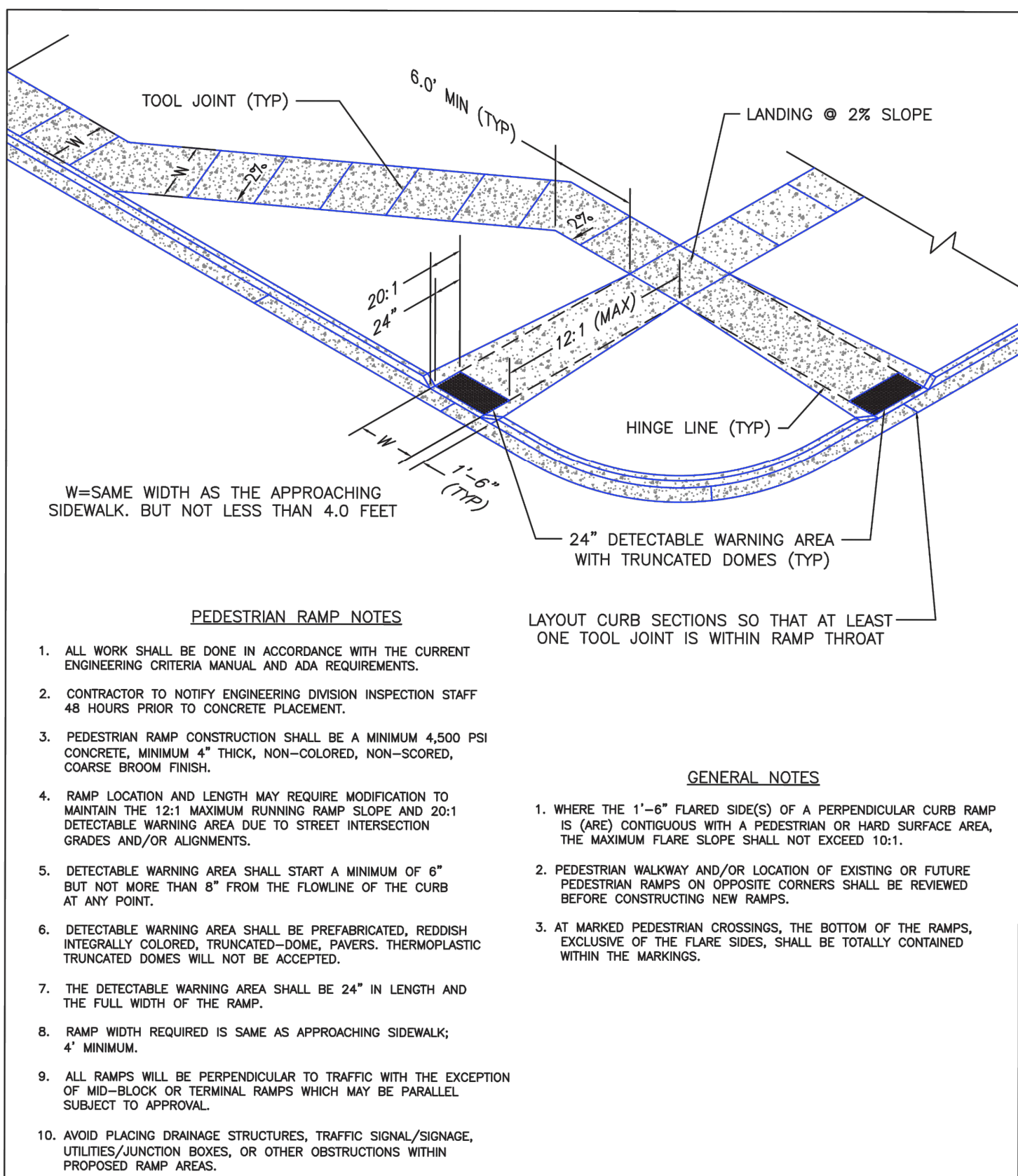
SCALE: NOT TO SCALE

8/11/11		Typical Cross Pan Layout Detail Standard Drawing		
DATE APPROVED:				
André P. Brackin		REVISION DATE:	FILE NAME:	
DEPARTMENT OF TRANSPORTATION		12/8/15	SD_2-26	




SCALE: NOT TO SCALE

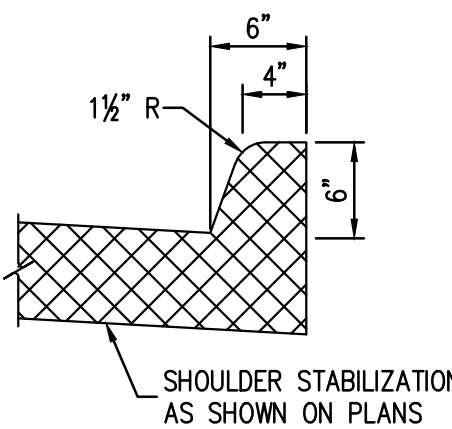
8/11/11		Typical Curb and Gutter Details Standard Drawing		
DATE APPROVED:				
André P. Brackin		REVISION DATE:	FILE NAME:	
DEPARTMENT OF TRANSPORTATION		12/8/15	SD_2-20	



- PEDESTRIAN RAMP NOTES
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
 - RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
 - DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDDISH, INTEGRALLY COLORED, TRUNCATED-DOME, PAVERS, THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
 - THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 - RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
 - ALL RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
 - AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

- GENERAL NOTES
- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 - PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
 - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

7/9/09		Pedestrian Intersection Ramp		
DATE APPROVED:		Standard Drawing		
André P. Brackin		REVISION DATE:	FILE NAME:	
DEPARTMENT OF TRANSPORTATION		12/8/15	SD_2-41	



TEMPORARY ASPHALT
CURB DETAIL
NTS

FILE PATH: K:\200823\ENGINEERING\ROADWAY\CD - TRACT C TYPICAL SECTIONS.DWG LAYOUT: LAYOUT1
NO SCALE
PLOTTED: FR 01/14/22 2:43:23P BY: ETHAN MARKS



DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: LME

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

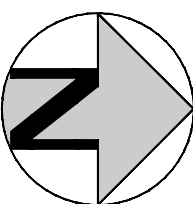


TRINIS ACQUISITION COMPANY, LLC

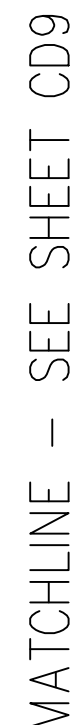
AURA AT CROSSROADS
TRACT C - ROADWAY TYPICAL SECTIONS & DETAILS

PROJECT #: 200823
SHEET NUMBER
CD7
7 OF 36

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SCALE = 1" = 20'

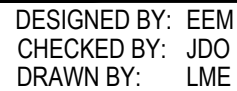
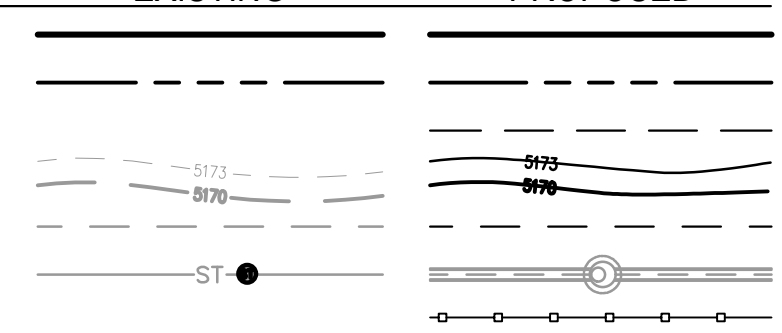


HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

1. REFER TO CD4 FOR PAVING AND CURB AND GUTTER INFORMATION
2. INLET OFFSET INFORMATION IS FROM THE ROADWAY CENTERLINE TO THE EXTENDED FLOWLINE AND IS NOT ADJUSTED TO THE INLET DETAIL.

PROPERTY BOUNDARY
RIGHT-OF-WAY
BUILDING SETBACK
CONTOURS
UTILITY EASEMENT
STORM SEWER
FENCE

PROPOSED



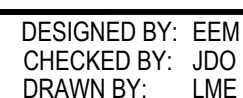
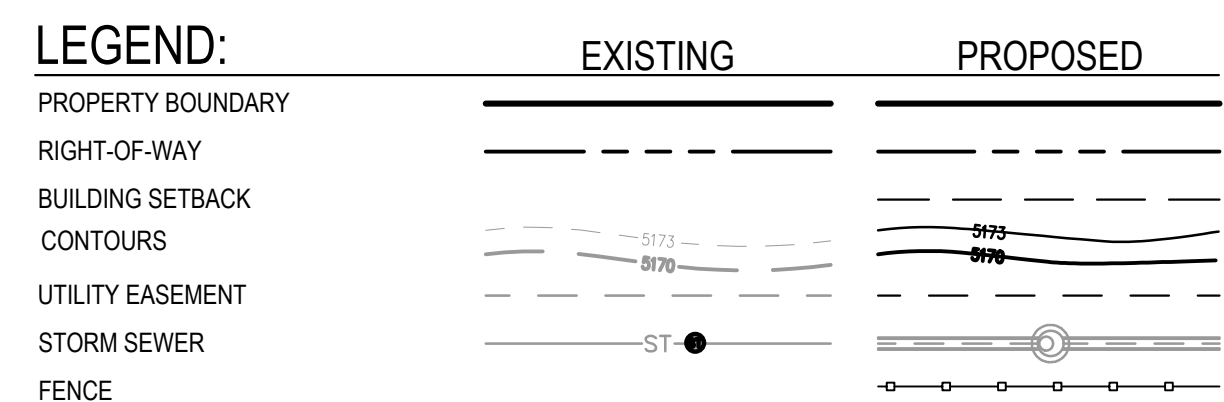
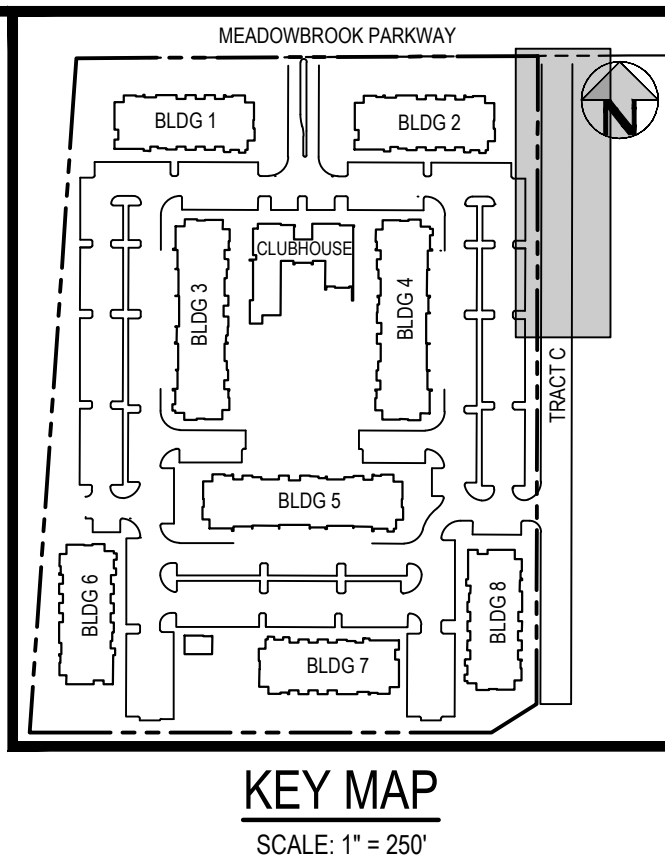
ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



AURA AT CROSSROADS

TRACT C - CENTERLINE PLAN & PROFILE

8 OF 36



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



TRINSIC ACQUISITION COMPANY, LLC

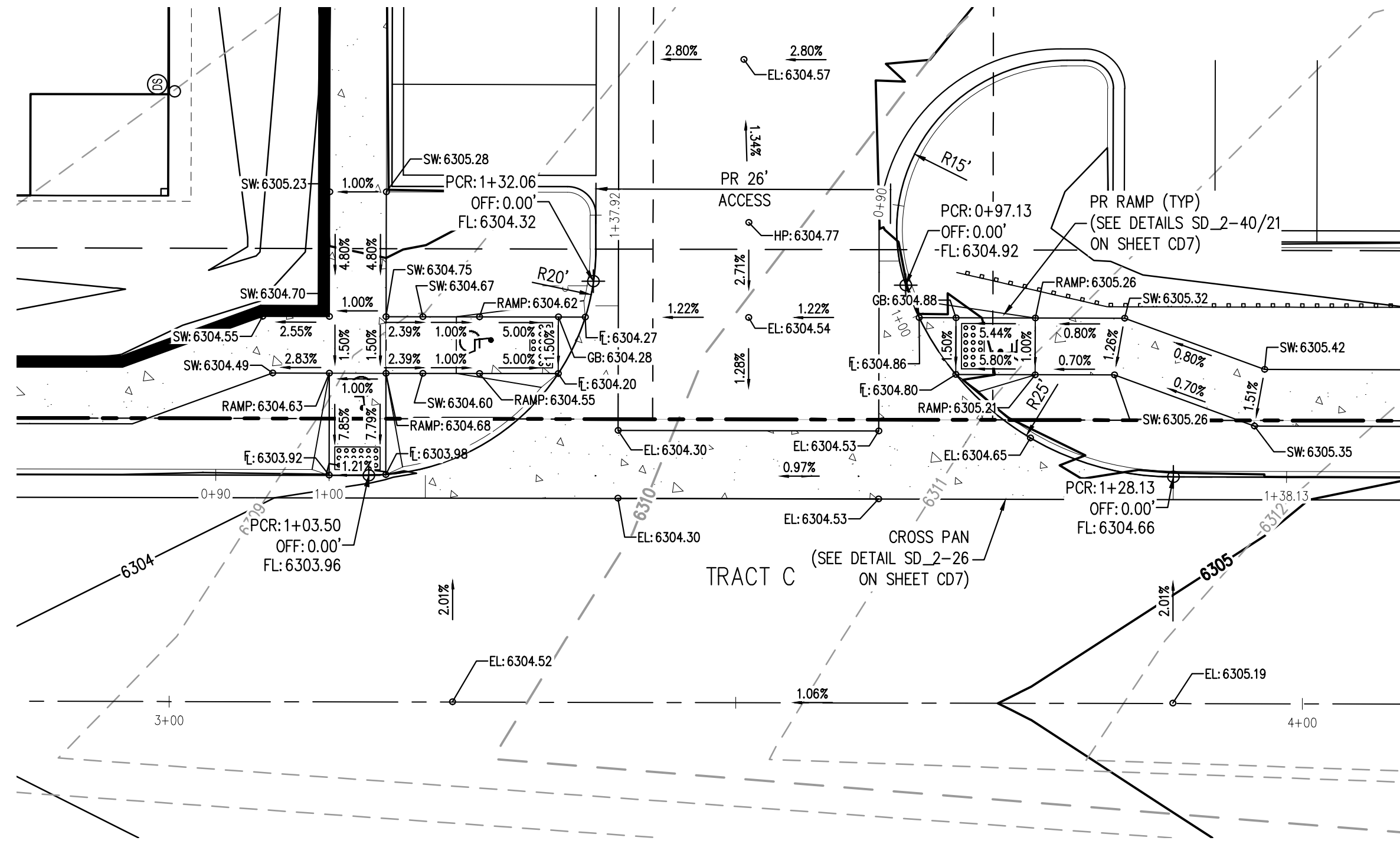
AURA AT CROSSROADS

TRACT C - CENTERLINE PLAN & PROFILE

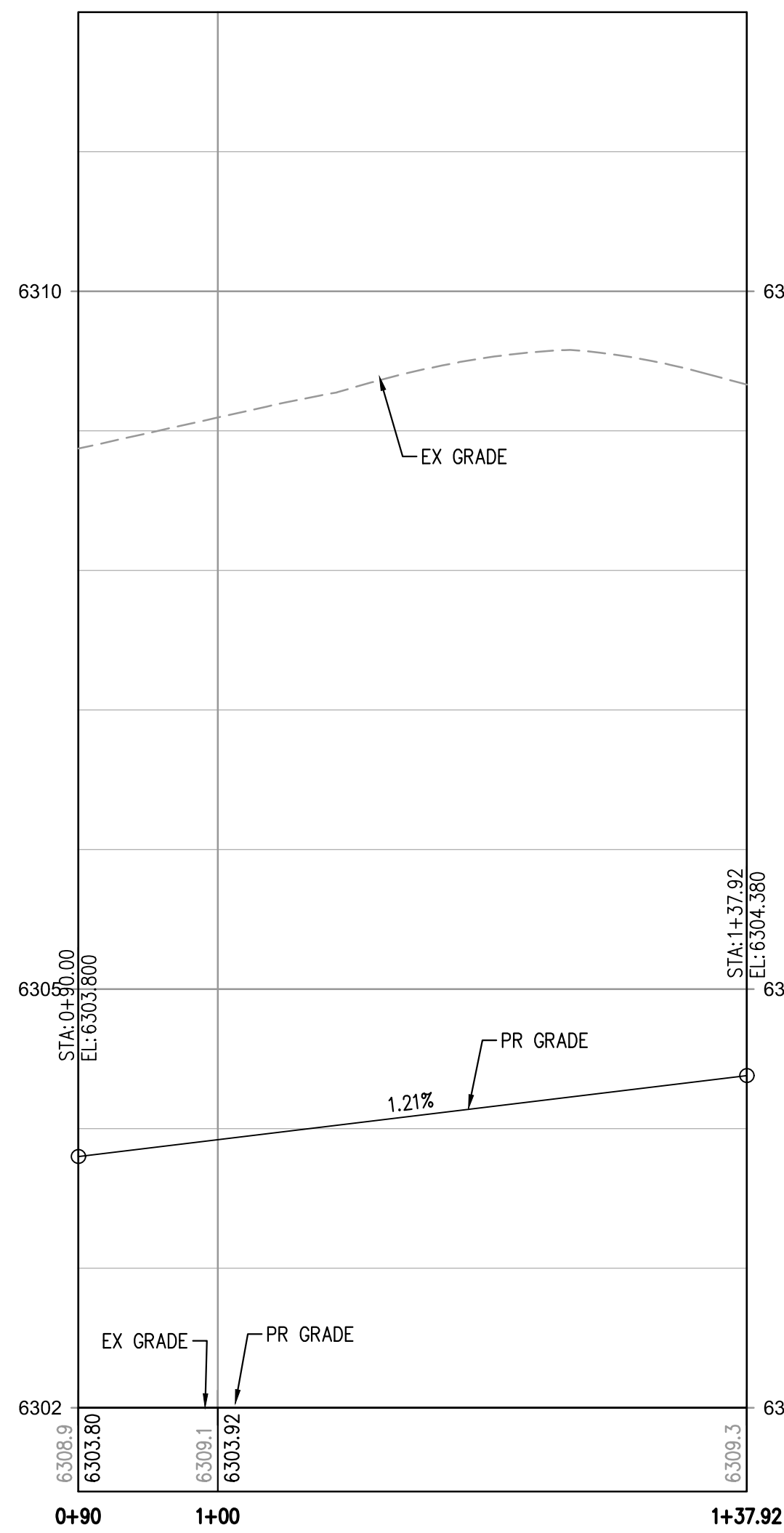
PROJECT #:	200823
SHEET NUMBER	

CD9

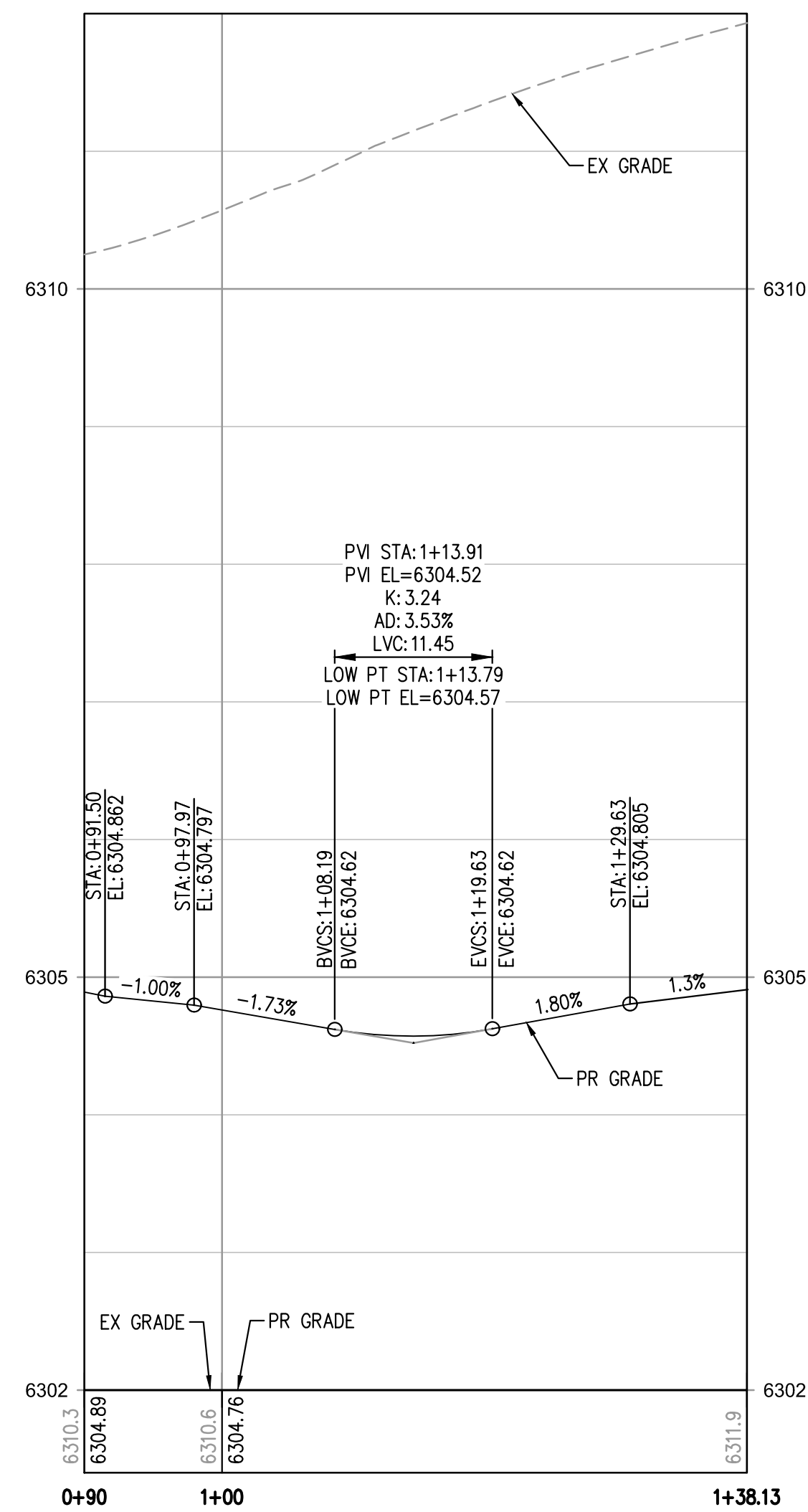
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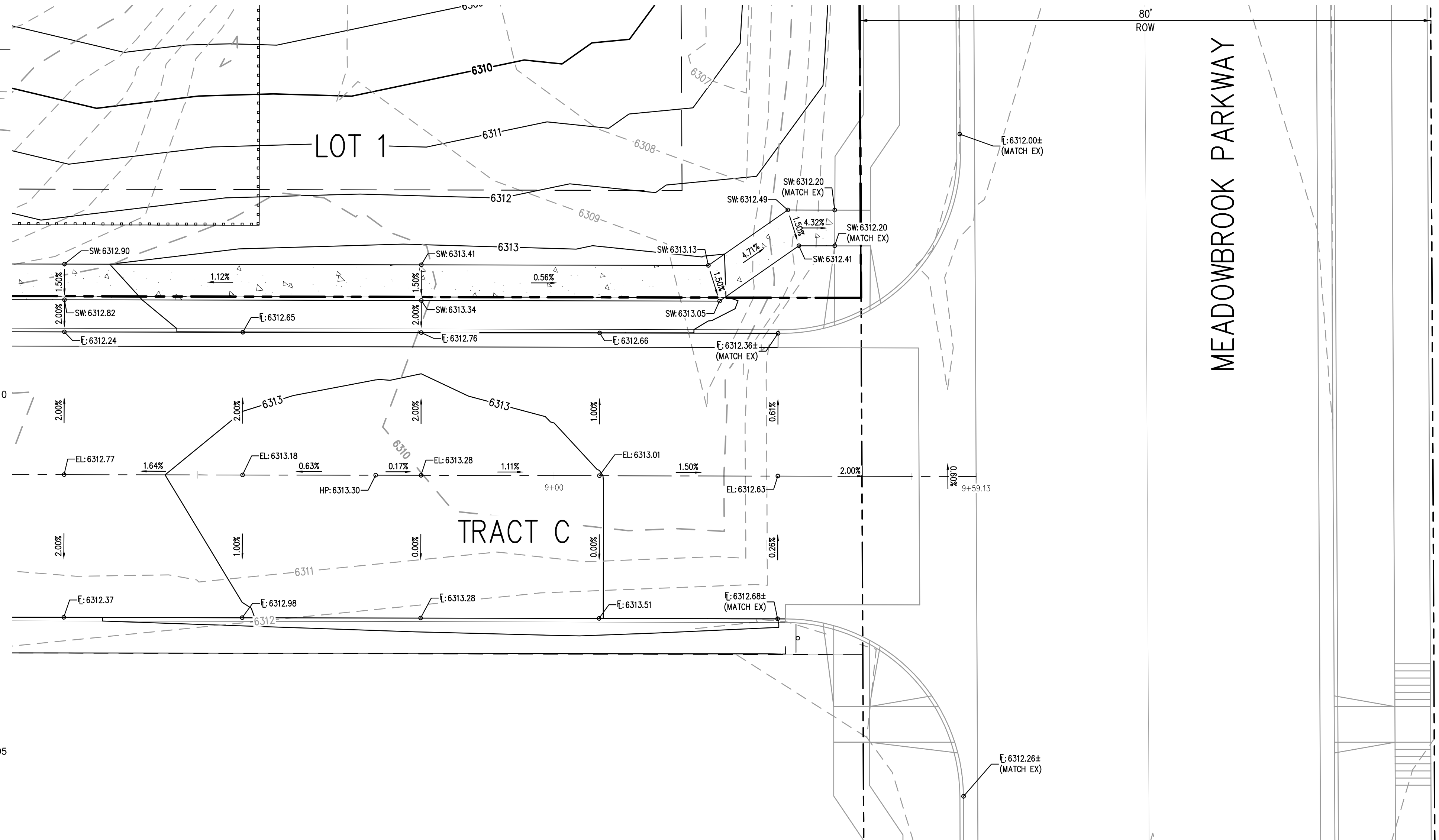
PR TRACT C/ACCESS INTERSECTION DETAIL
SCALE = 1" = 10'



TRACT C ACCESS (S) PROFILE
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VERTICAL SCALE: 1" = 2'

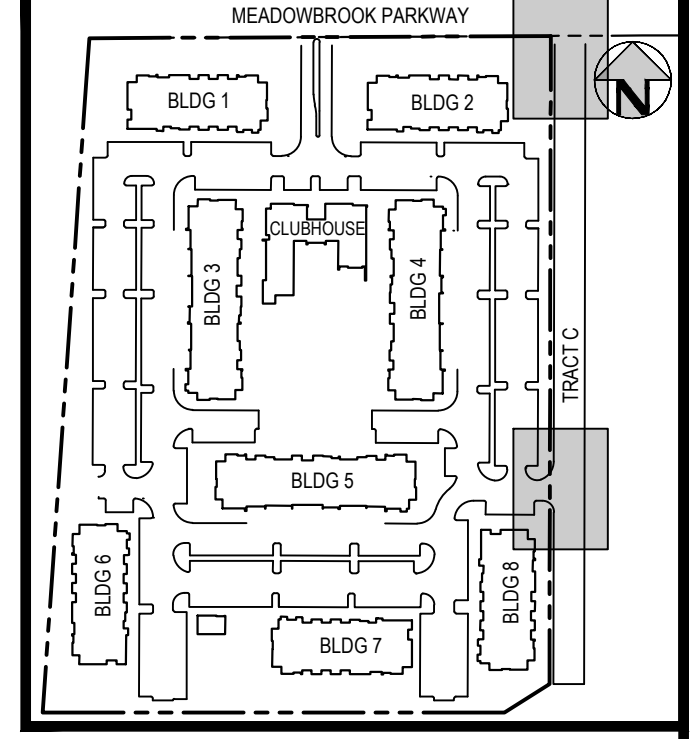


TRACT C ACCESS (N) PROFILE
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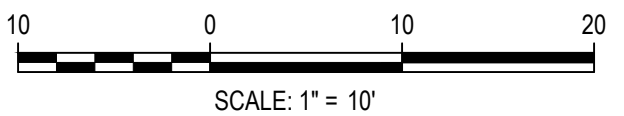
PR TRACT C/ MEADOWBROOK PARKWAY INTERSECTION DETAIL
SCALE = 1" = 10'

LEGEND:	EXISTING	PROPOSED
	PROPERTY BOUNDARY	PROPERTY BOUNDARY
RIGHT-OF-WAY		
BUILDING SETBACK		
CONTOURS		
UTILITY EASEMENT		
FENCE		



KEY MAP
SCALE: 1" = 250'

FILE PATH: K:\200823\ENGINEERING\ROADWAY\CD - TRACT C CURB RETURN PROFILES.DWG LAYOUT: LAYOUT1
TO: G:\200823\ENGINEERING\ROADWAY\CD - TRACT C CURB RETURN PROFILES.DWG LAYOUT: LAYOUT1
PLOTTED: FR 01/14/22 2:43:55P BY: ETHAN MARKS



DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: LME

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

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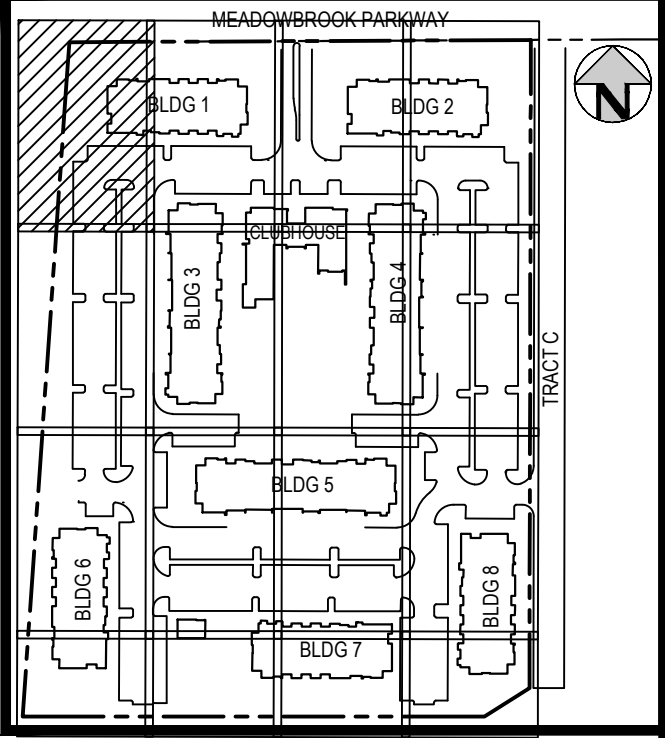
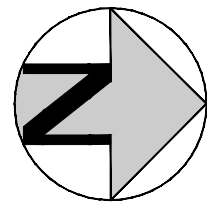
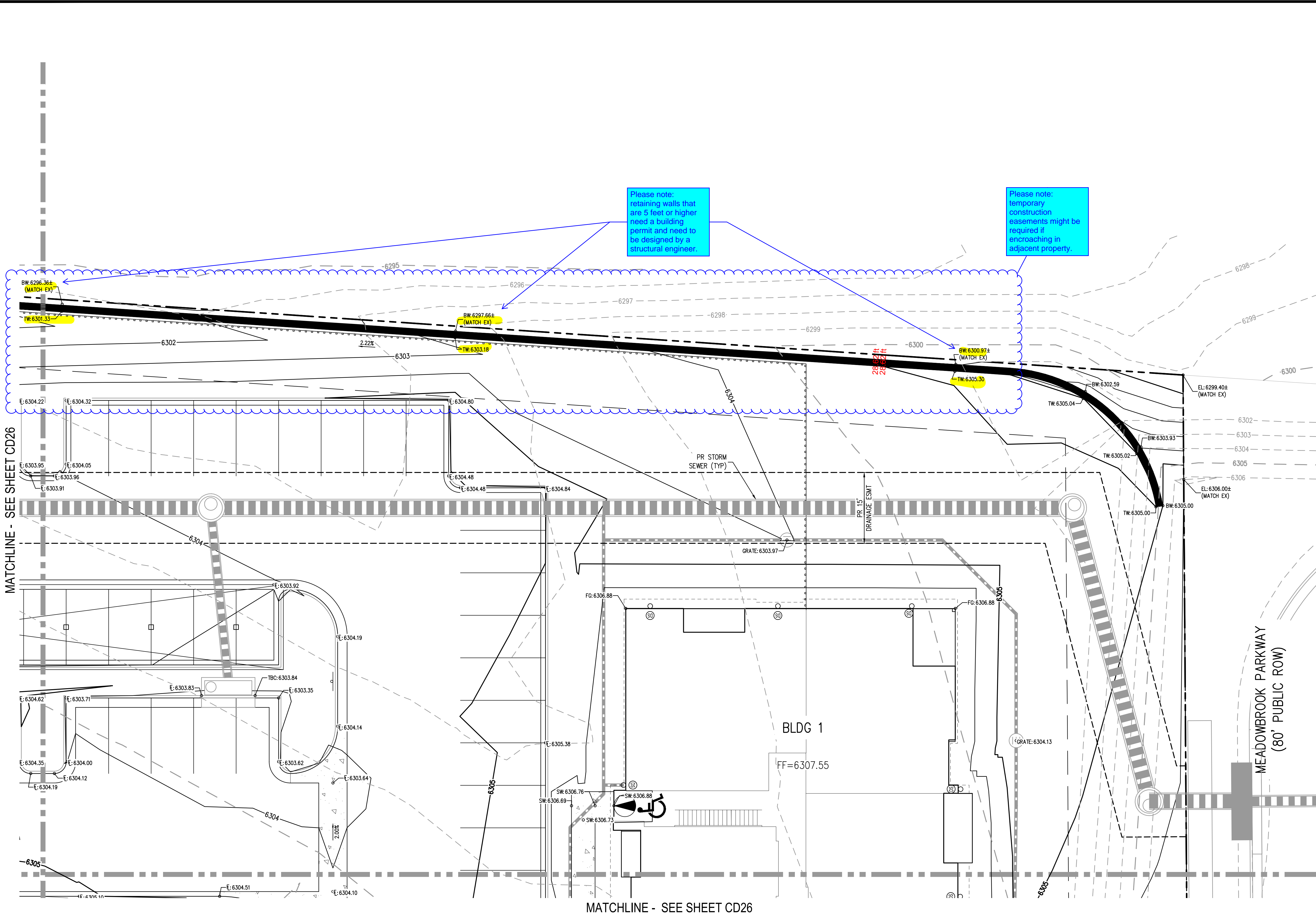
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
TRACT C - CURB RETURN PROFILE

PROJECT #: 200823
SHEET NUMBER
CD10
10 OF 36

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

FILEPATH: K:\20082\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - ADWG LAYOUT LAYOUT1
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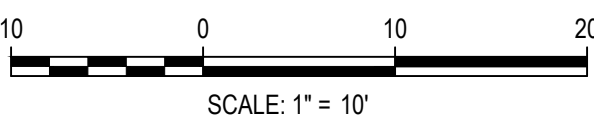
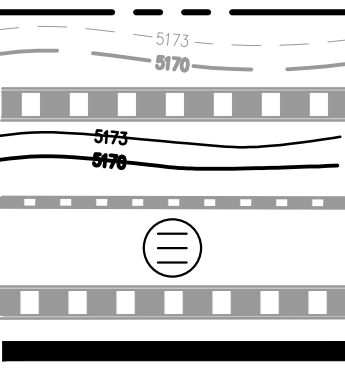
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 3%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33% RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS

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HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD11

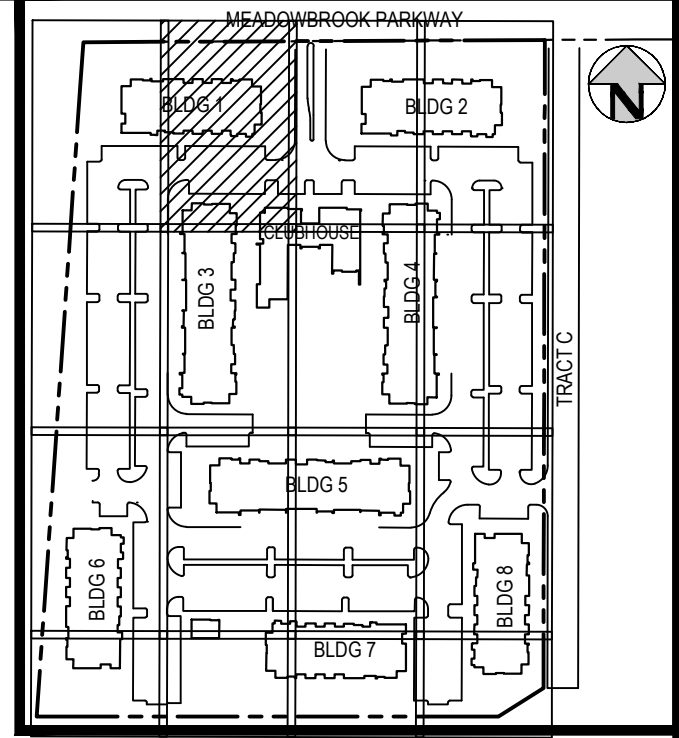
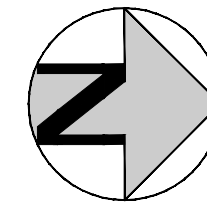
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CHECKED BY: JDO
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MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26



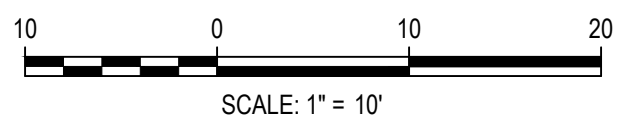
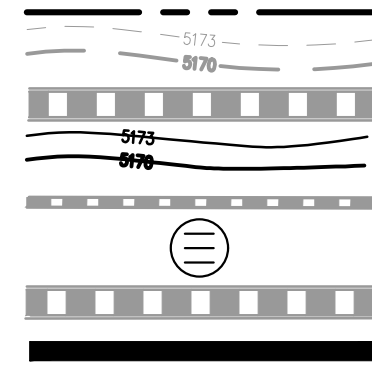
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021	
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10-29-2021	PER COUNTY COMMENTS
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TRINIS ACQUISITION COMPANY, LLC

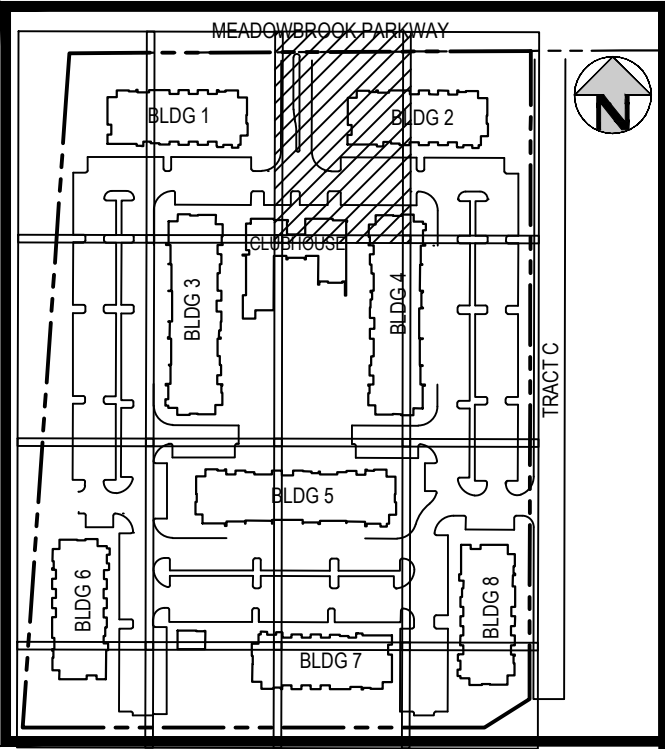
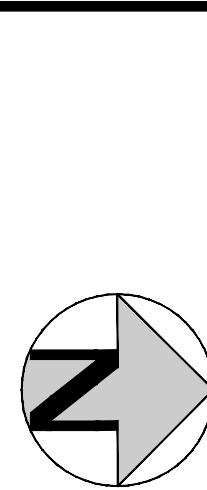
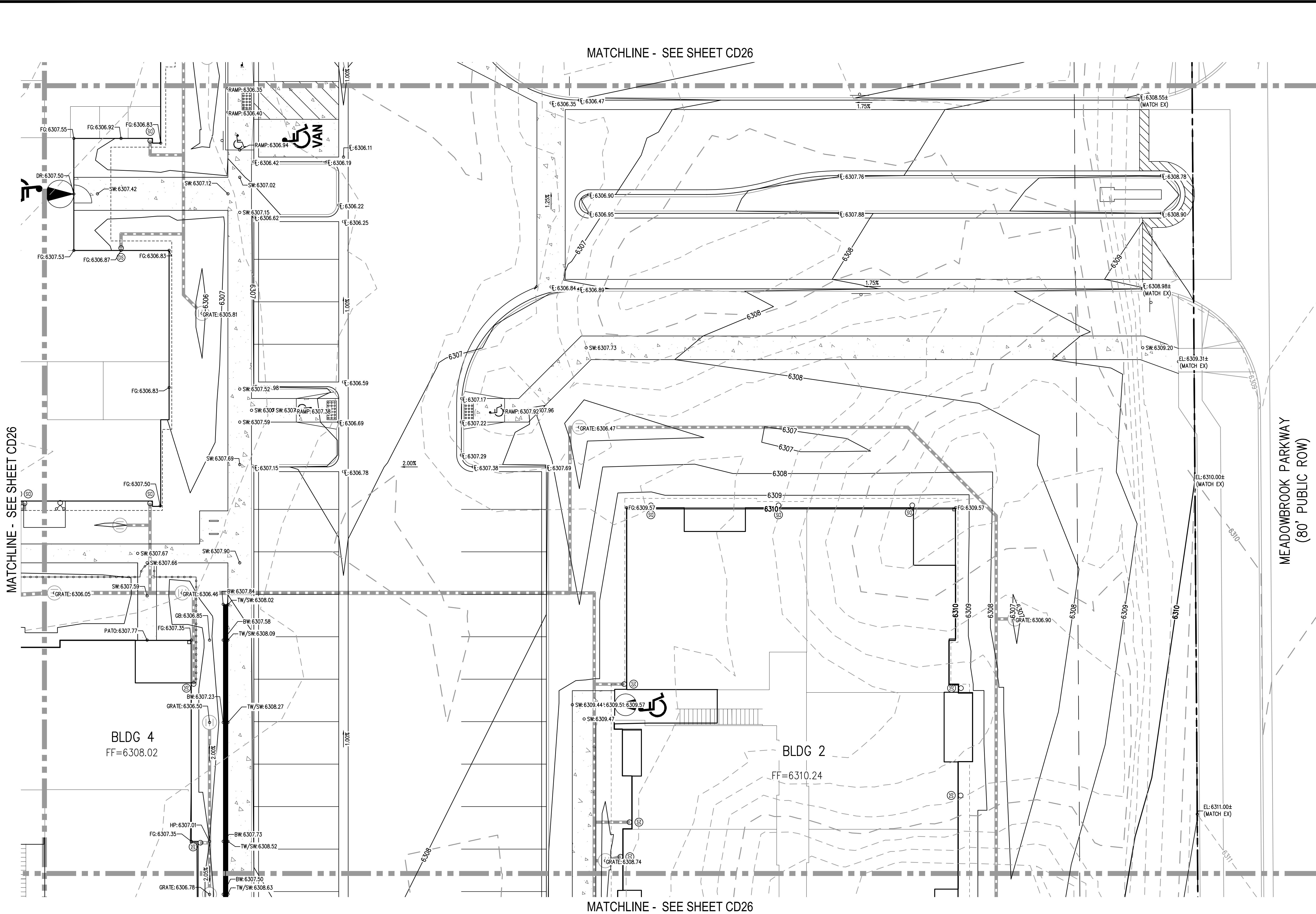
AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD12

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

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PLOTTED: FRIDAY 11/22/2024 4:10 PM BY: ETHAN MARKS



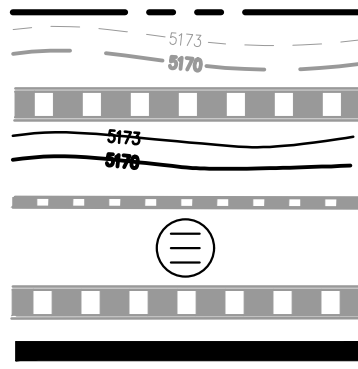
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

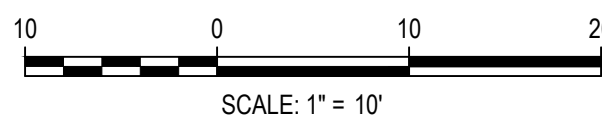
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9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
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11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



Know what's below.
Call before you dig.



SCALE: 1" = 10'

DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

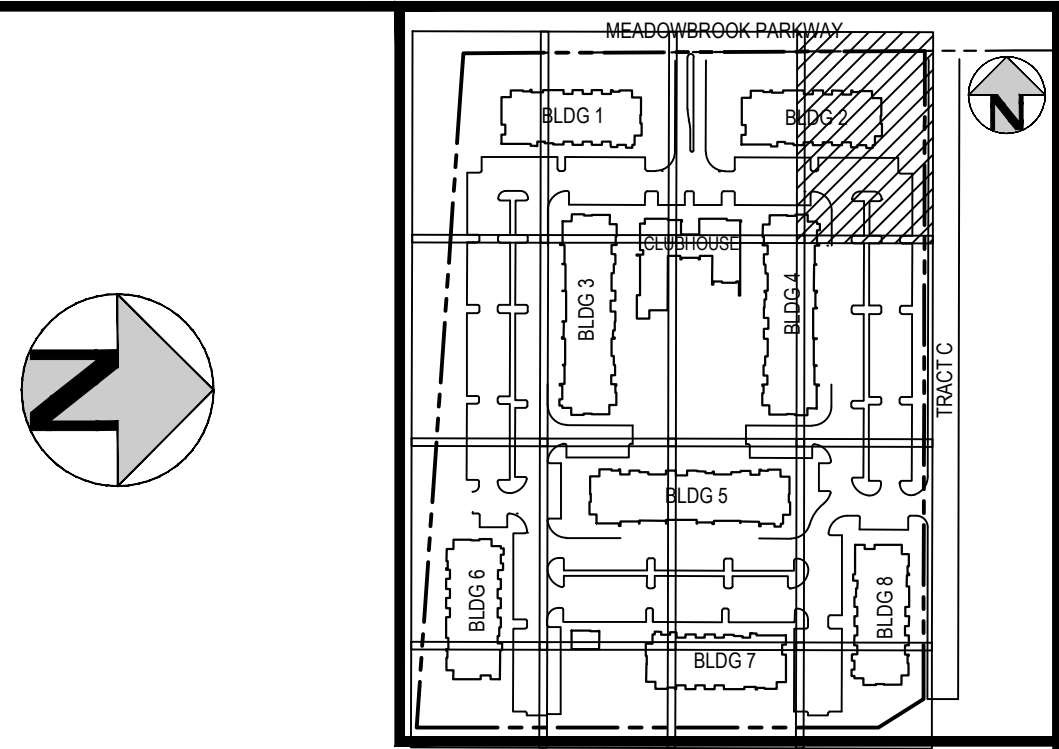
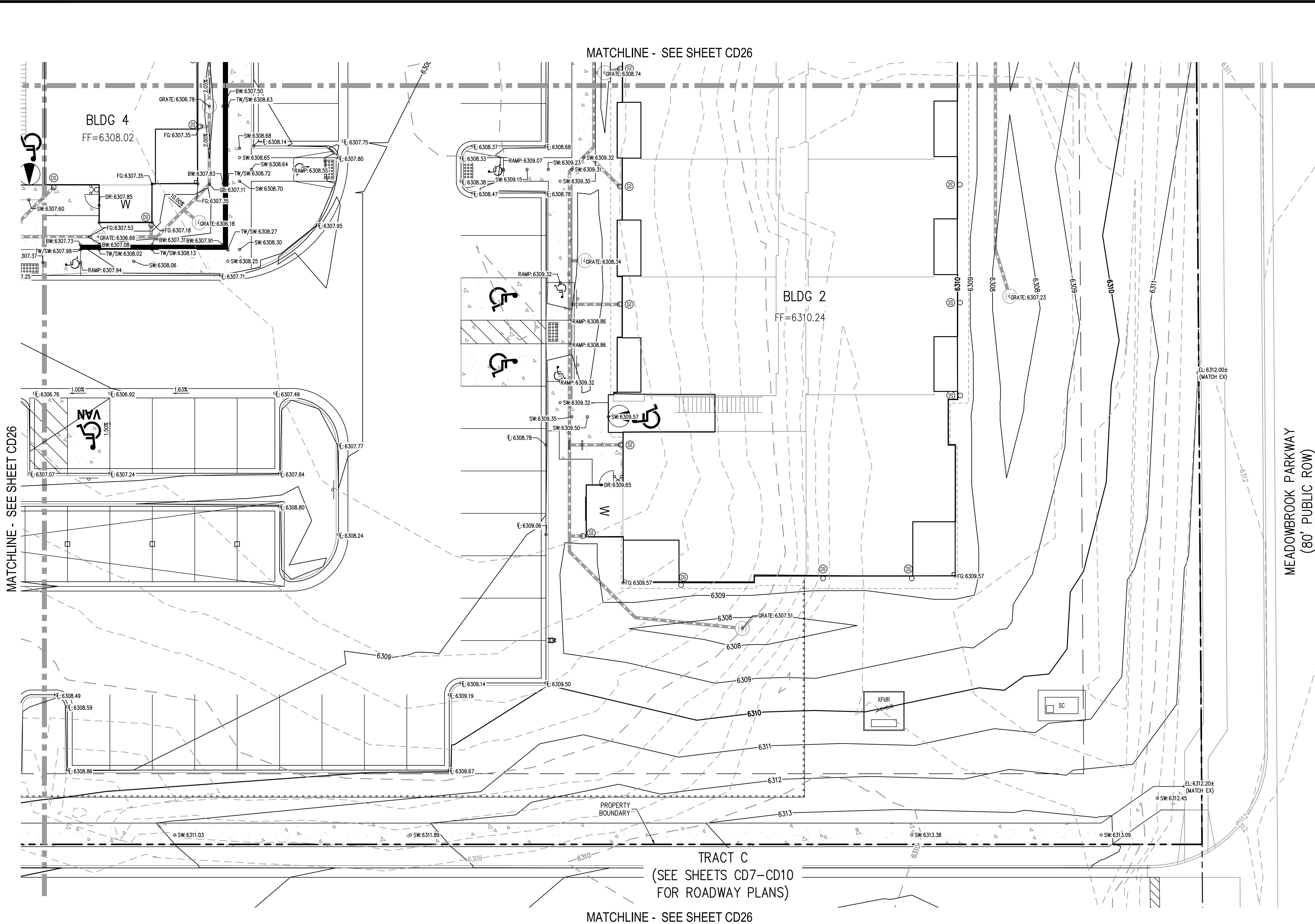
PROJECT #: 200823
SHEET NUMBER

CD13

13 OF 36

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

FILEPATH: K:\20082\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - ADWG LAYOUT LAYOUT4
2:15:55 PM 10/29/2021
PLOTTED: FRID 10/14/22 4:44:24 BY: ETHAN MARKS



GENERAL GRADING NOTES:

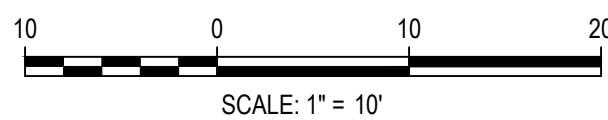
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2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
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LEGEND:

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- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



Know what's below.
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DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
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TRINISIC ACQUISITION COMPANY, LLC

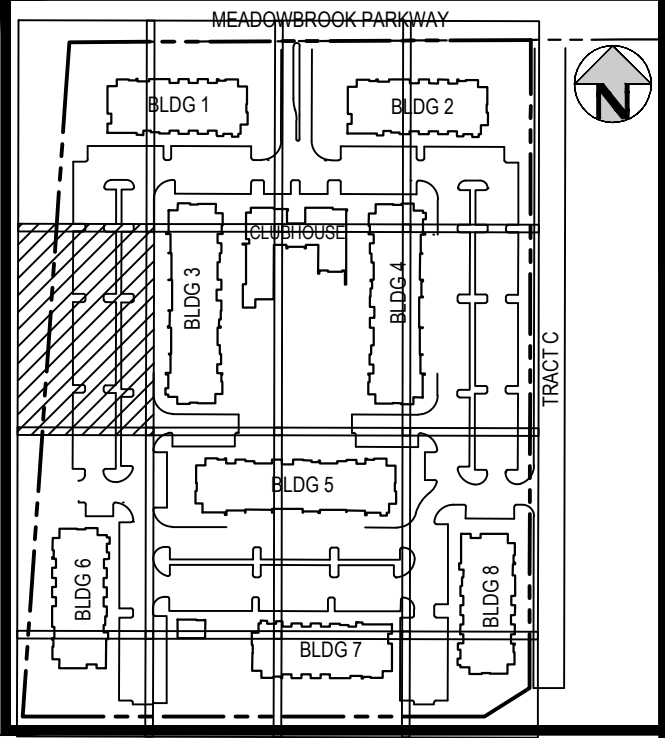
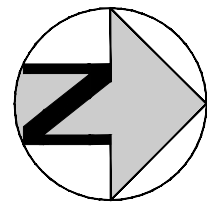
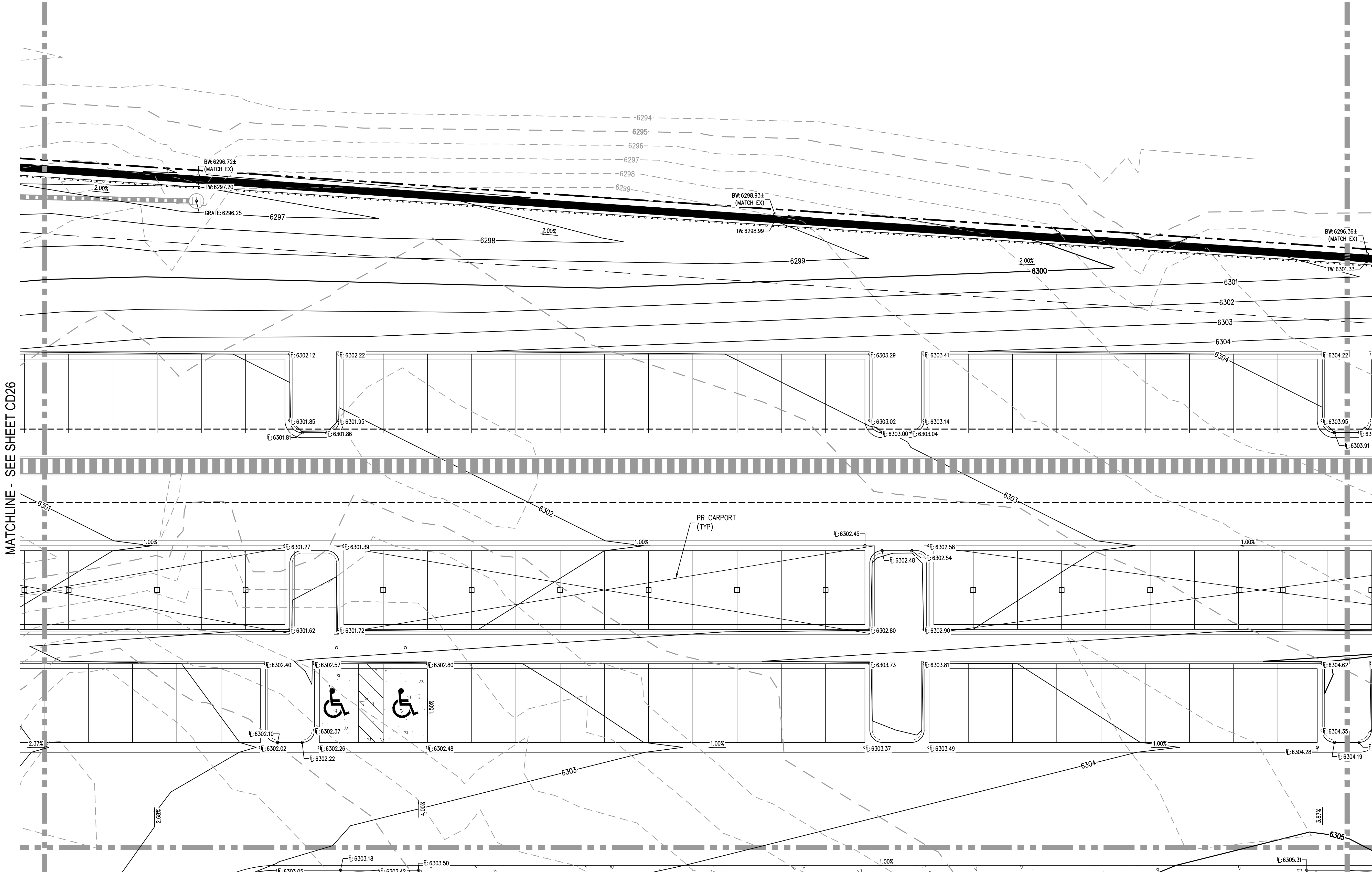
AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD14

14 OF 36

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



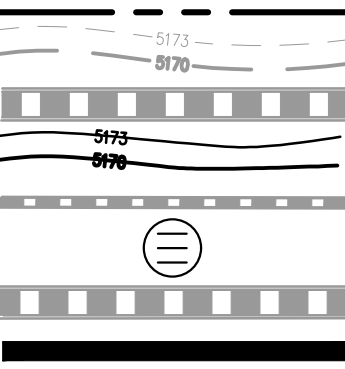
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

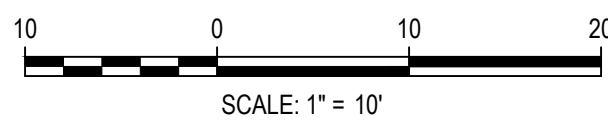
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LEGEND:

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- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



FILEPATH: K:\20082\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - ADWG LAYOUT LAYOUTS
2. USER: jdo
3. PLOTTED: FR 01/14/22 4:44:27 BY: ETHAN MARKS



DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS

HKS **HARRIS KOCHER SMITH**
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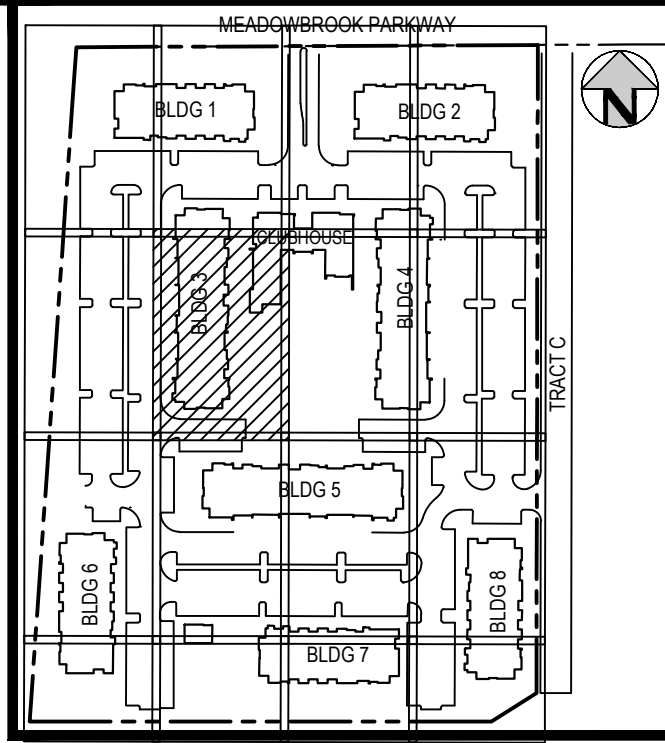
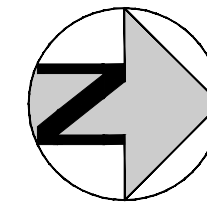
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD15

MATCHLINE - SEE SHEET CD26



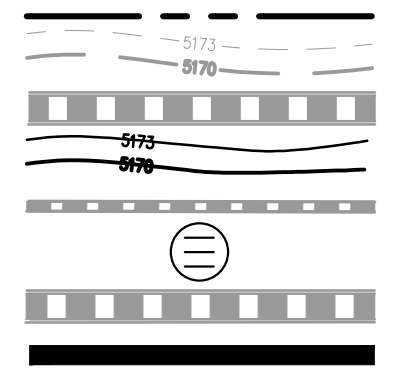
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

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LEGEND:

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- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



MATCHLINE - SEE SHEET CD26

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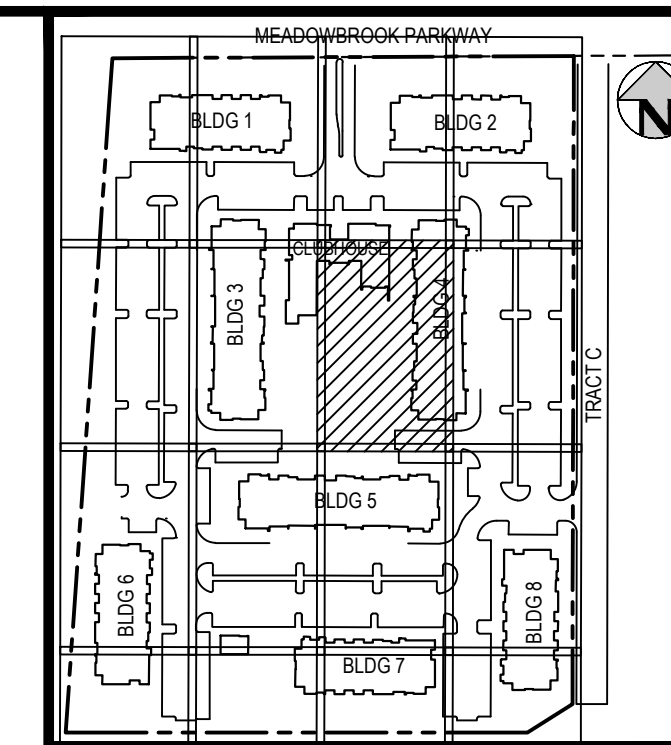
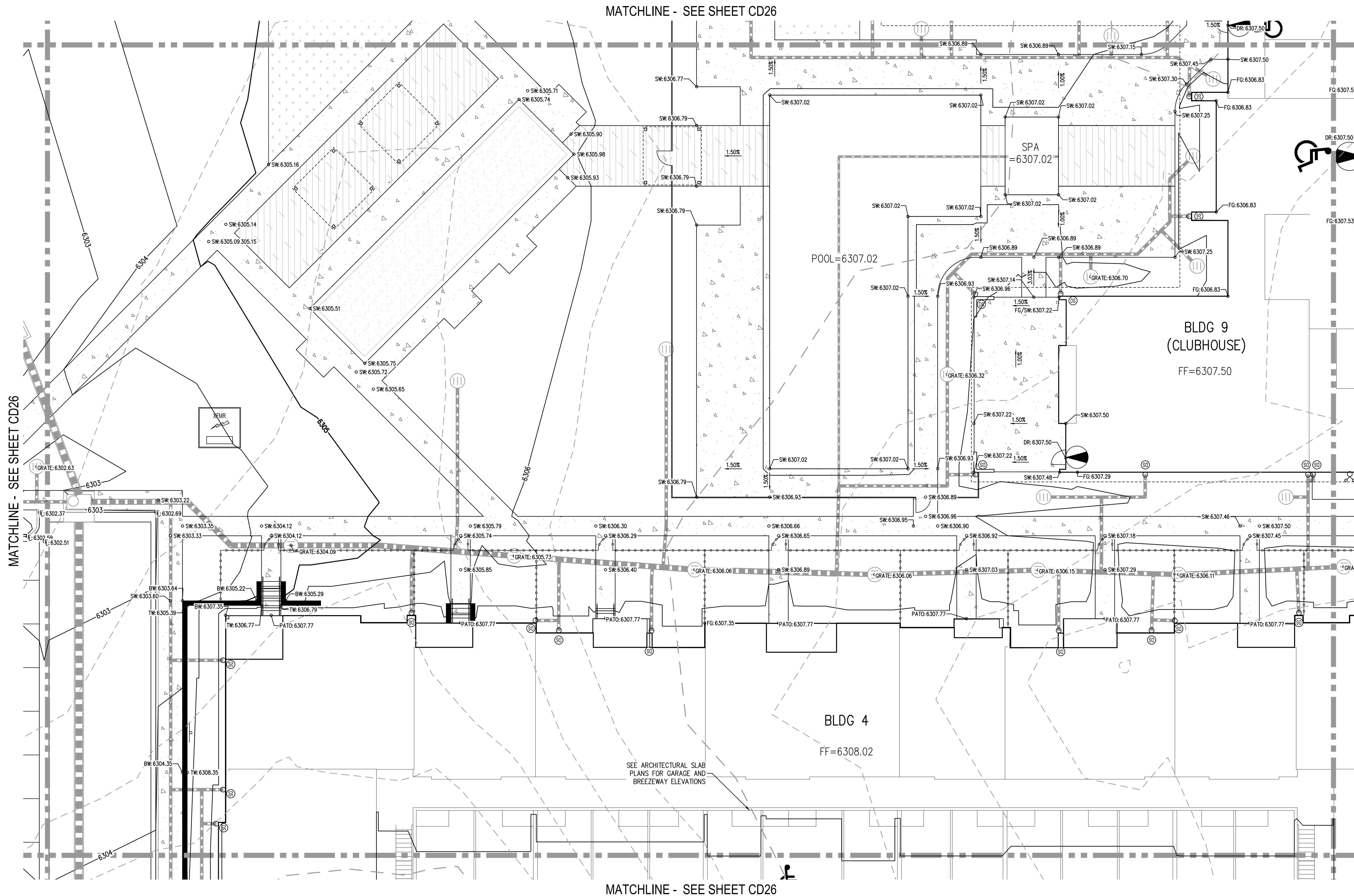
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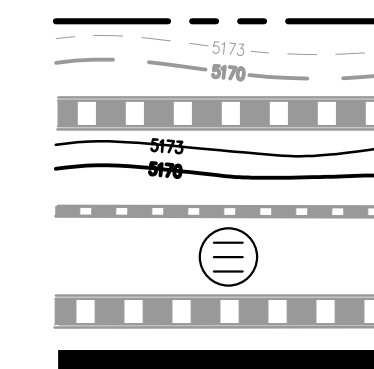
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

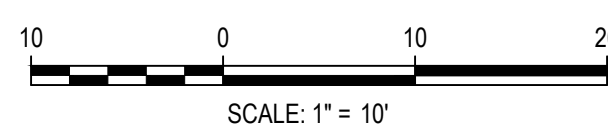
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2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%: LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%; RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SURF ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPED PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIKE 1-INCH TO 2-INCHES IN WIDTH WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PAVE ELEVATIONS.
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17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).

LEGEND:

PROPERTY BOUNDARY
EXISTING CONTOURS
EXISTING STORM LINE
PROPOSED CONTOURS
PROPOSED LANDSCAPE DRAIN PIPE
PROPOSED LANDSCAPE AREA DRAIN
PROPOSED STORM LINE
PROPOSED RETAINING WALL



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TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

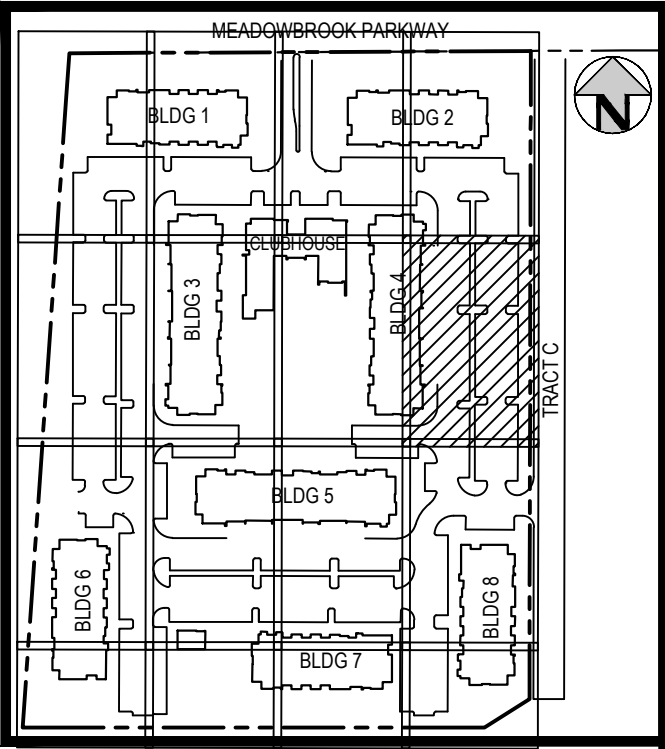
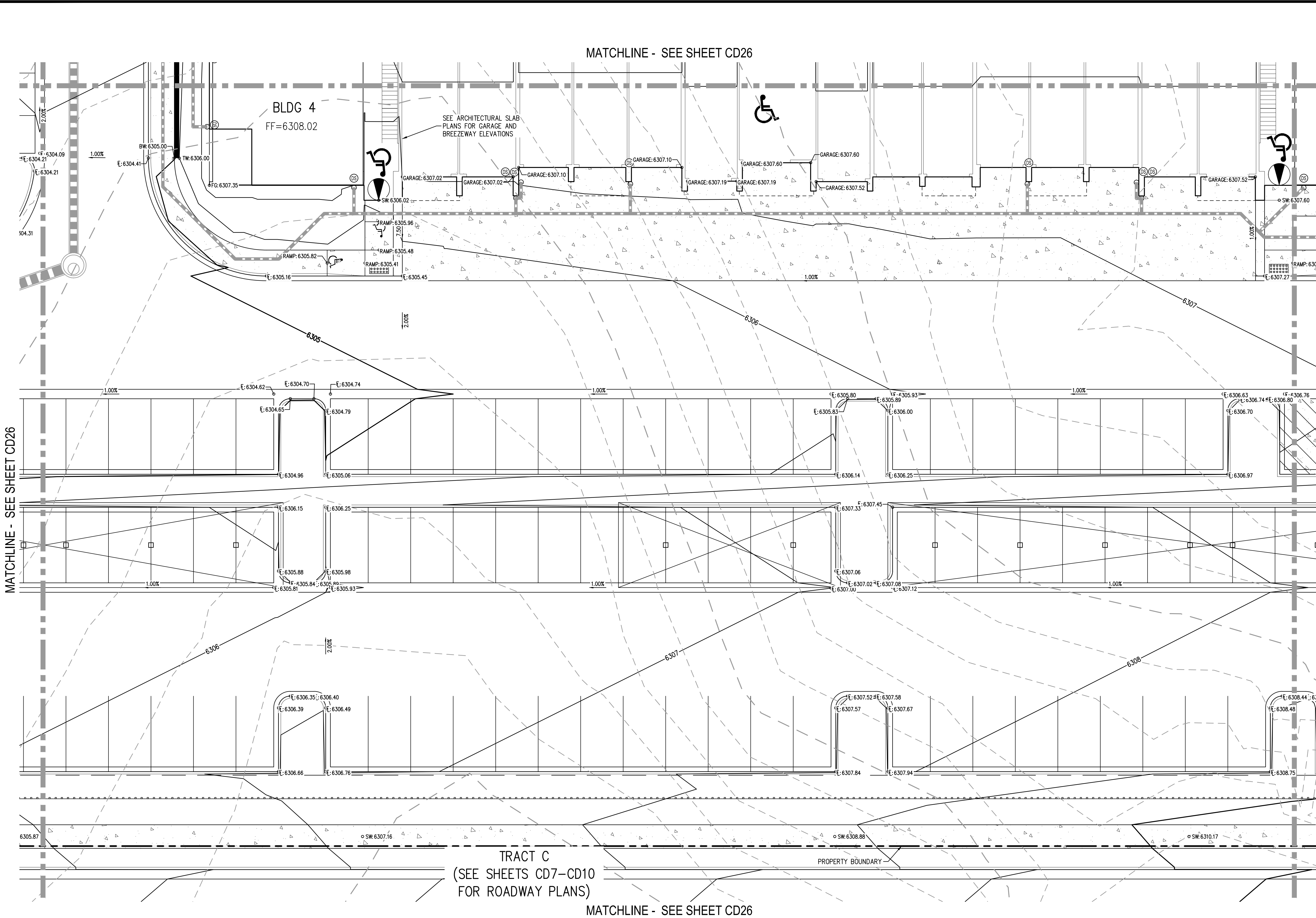
	PROJECT #: 200823
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CD17

17 OF 36

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

FILEPATH: K:\20082\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - BDWG LAYOUT LAYOUT8
2 VIEWS: 1 - PLAN, 2 - ELEVATION
PLOTTED: FRIDAY 14:22:44, 2025 BY: ETHAN MARKS



KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



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SCALE: 1" = 10'

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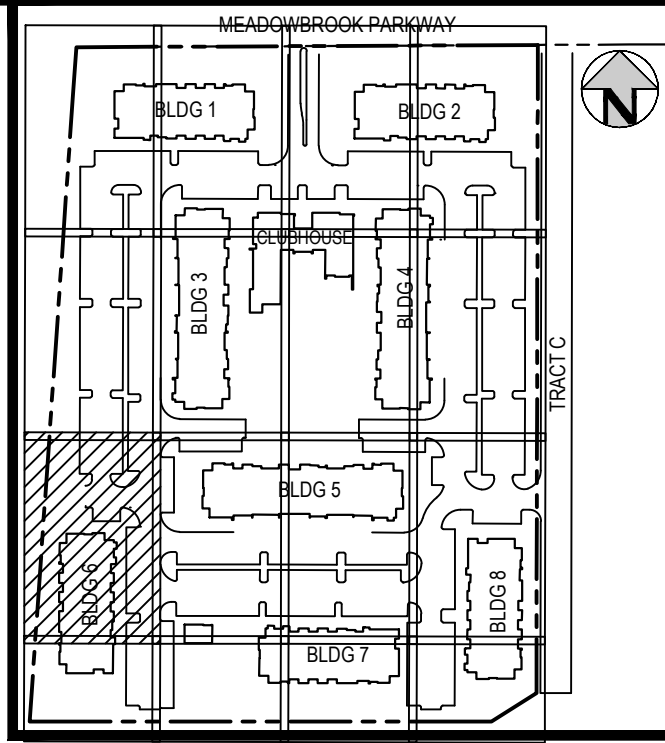
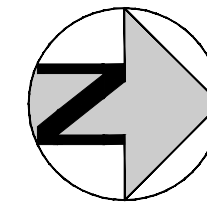
HARRIS KOCHER SMITH
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD18
18 OF 36

MATCHLINE - SEE SHEET CD26



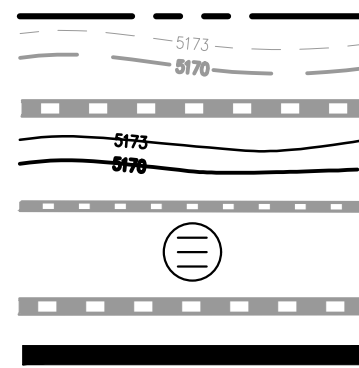
KEY MAP
SCALE: 1" = 250'

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LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
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- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL

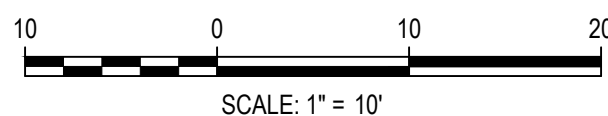
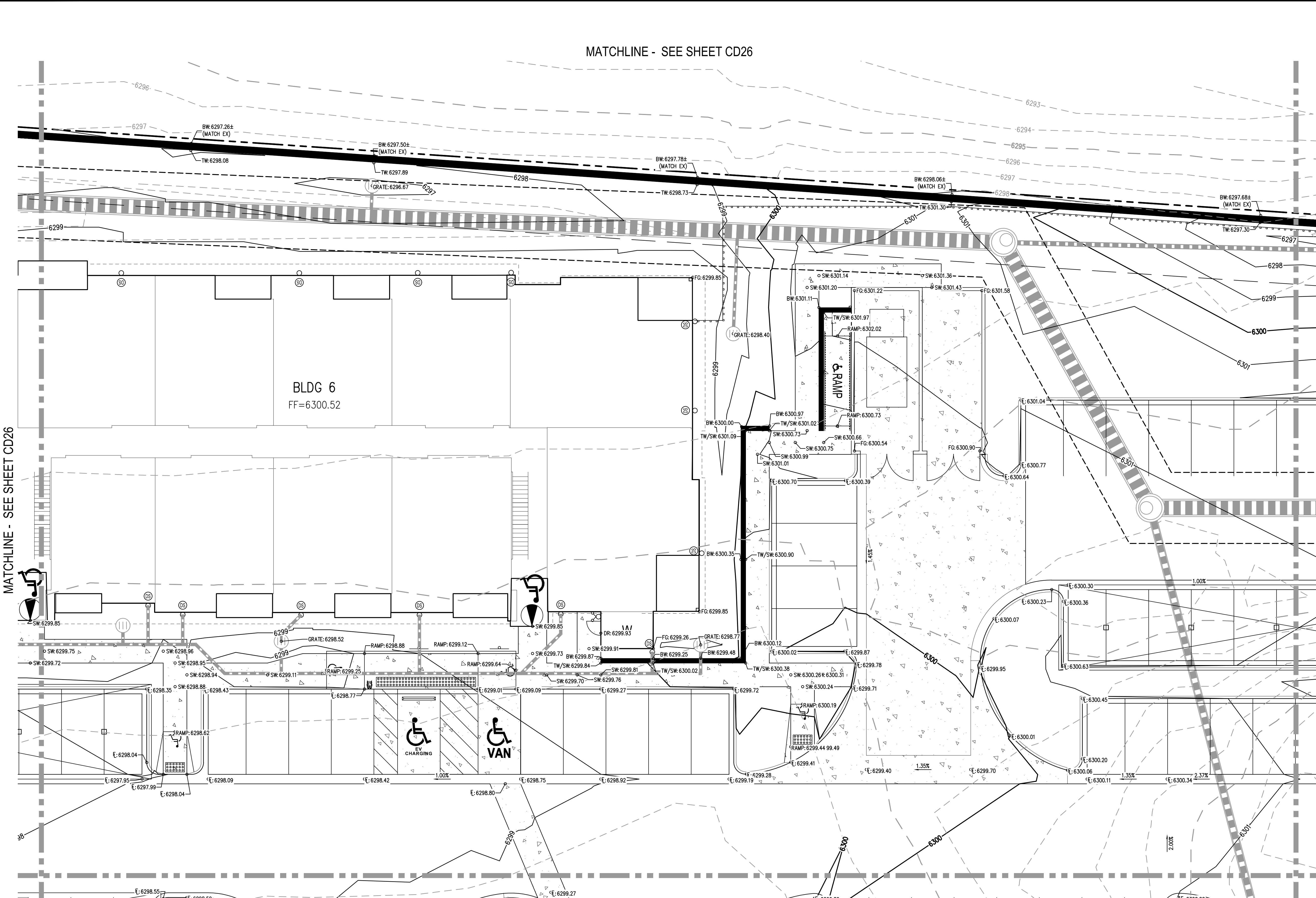


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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

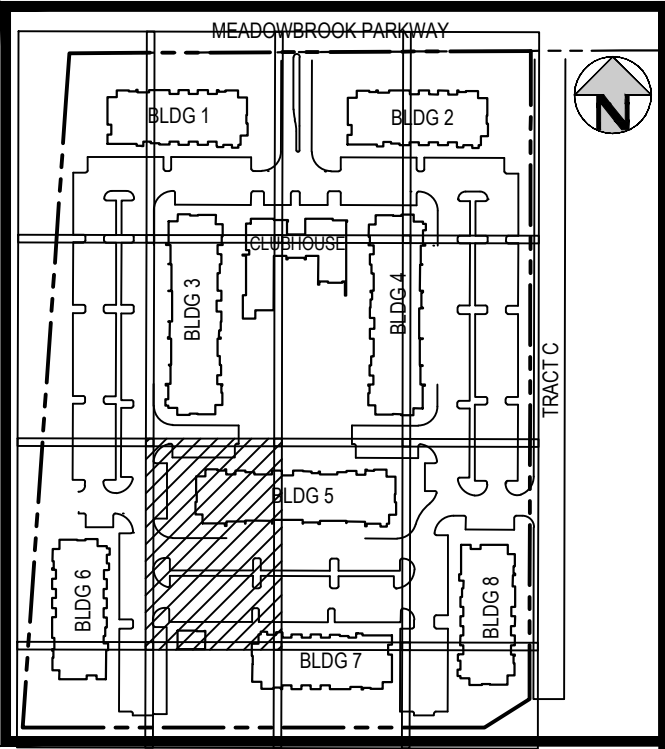
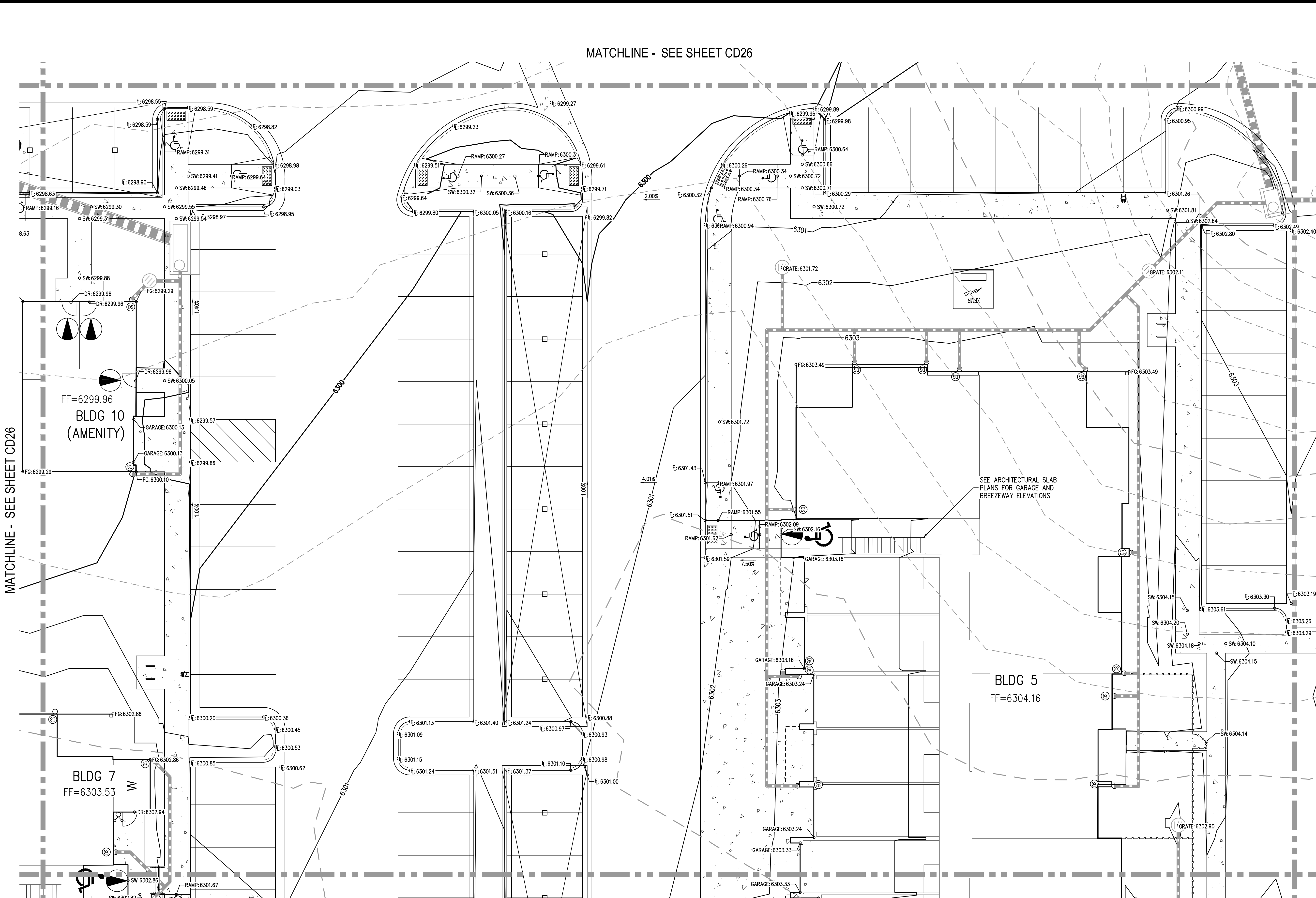
PROJECT #: 200823
SHEET NUMBER

CD19

19 OF 36

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FILEPATH: K:\200820\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - BDWG LAYOUT LAYOUT10
2: ELEVATION
3: PLAN
4: SECTION
5: PLOT
6: PLOTTED: FRI 01/14/22 4:45:09P BY: ETHAN MARKS



KEY MAP
SCALE: 1" = 250'

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- PROPOSED RETAINING WALL

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD28

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26



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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD20
20 OF 36

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

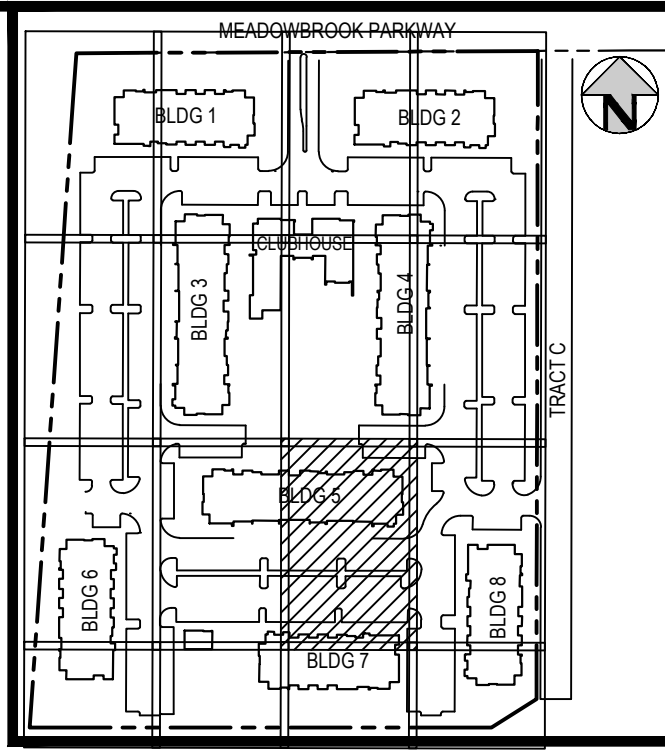
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2/25/2022 10:45:39 AM
PLOTTED: FRIDAY 11/25/2022 10:45:39 AM BY: ETHAN MARKS

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26



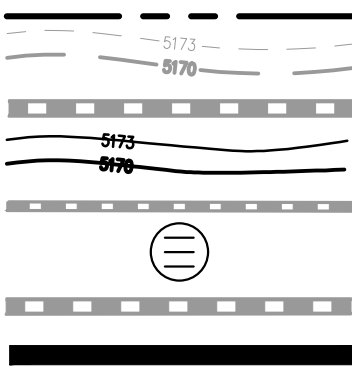
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 3%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 7% FOR 7'-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
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11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
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13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

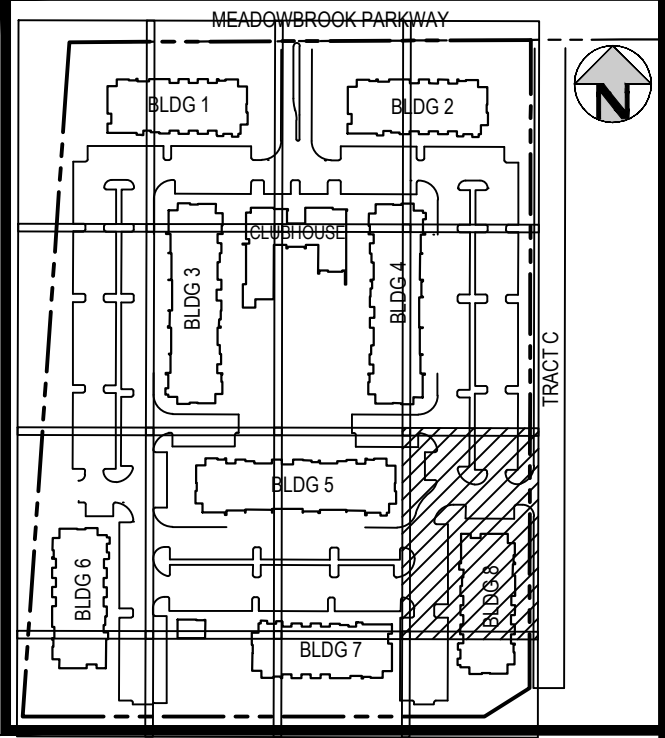
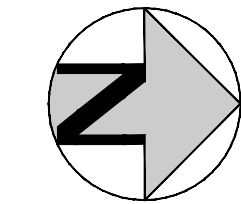
CD21

21 OF 36

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

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2. USER: jdo
3. DATE: 08-06-2021
4. PLOTTED: FRI 01/14/22 2:45:18P BY: ETHAN MARKS

MATCHLINE - SEE SHEET CD26



KEY MAP
SCALE: 1" = 250'

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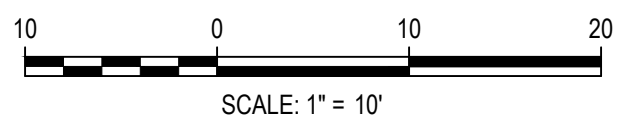
LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL

PROJECT #: 200823
SHEET NUMBER

CD22

22 OF 36



DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



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TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

MATCHLINE - SEE SHEET CD26

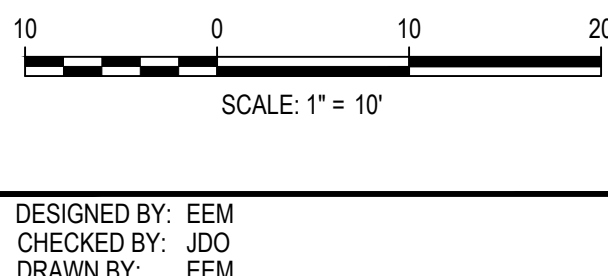
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(SEE SHEETS CD7-CD10
FOR ROADWAY PLANS)

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

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PLOTTED: FRID 10/11/2022 4:45:25P BY: ETHAN MARKS



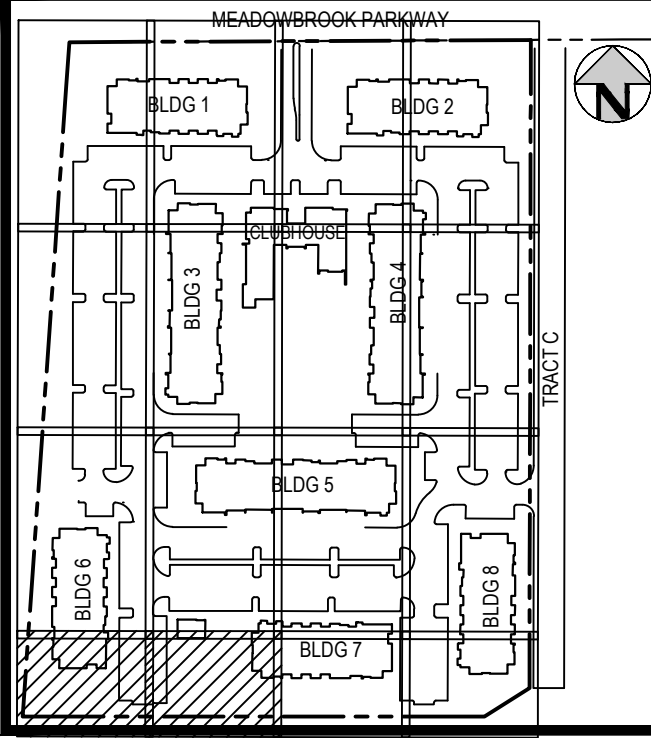
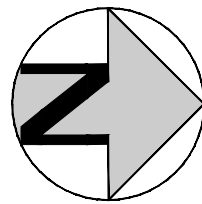
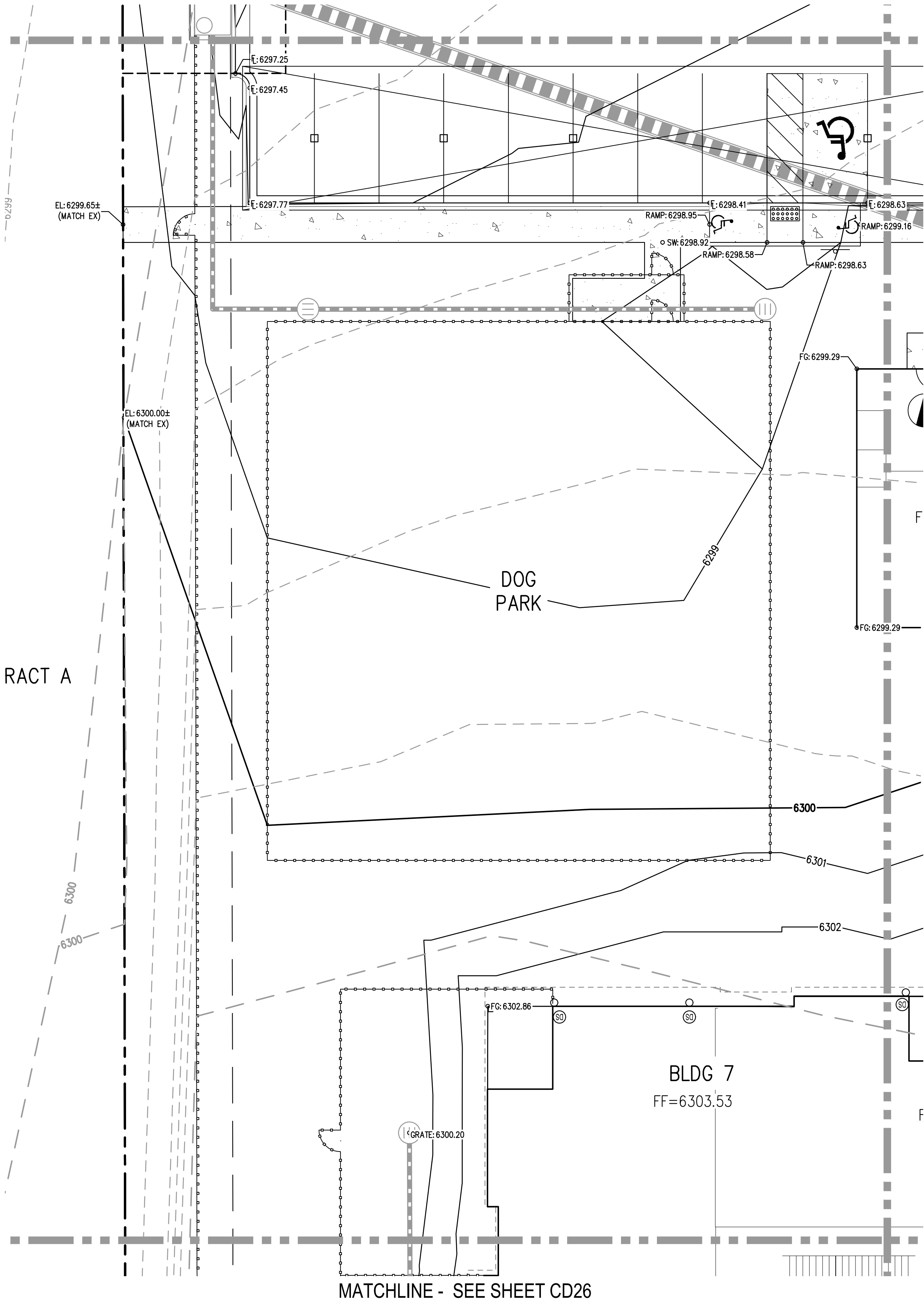
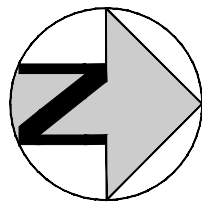
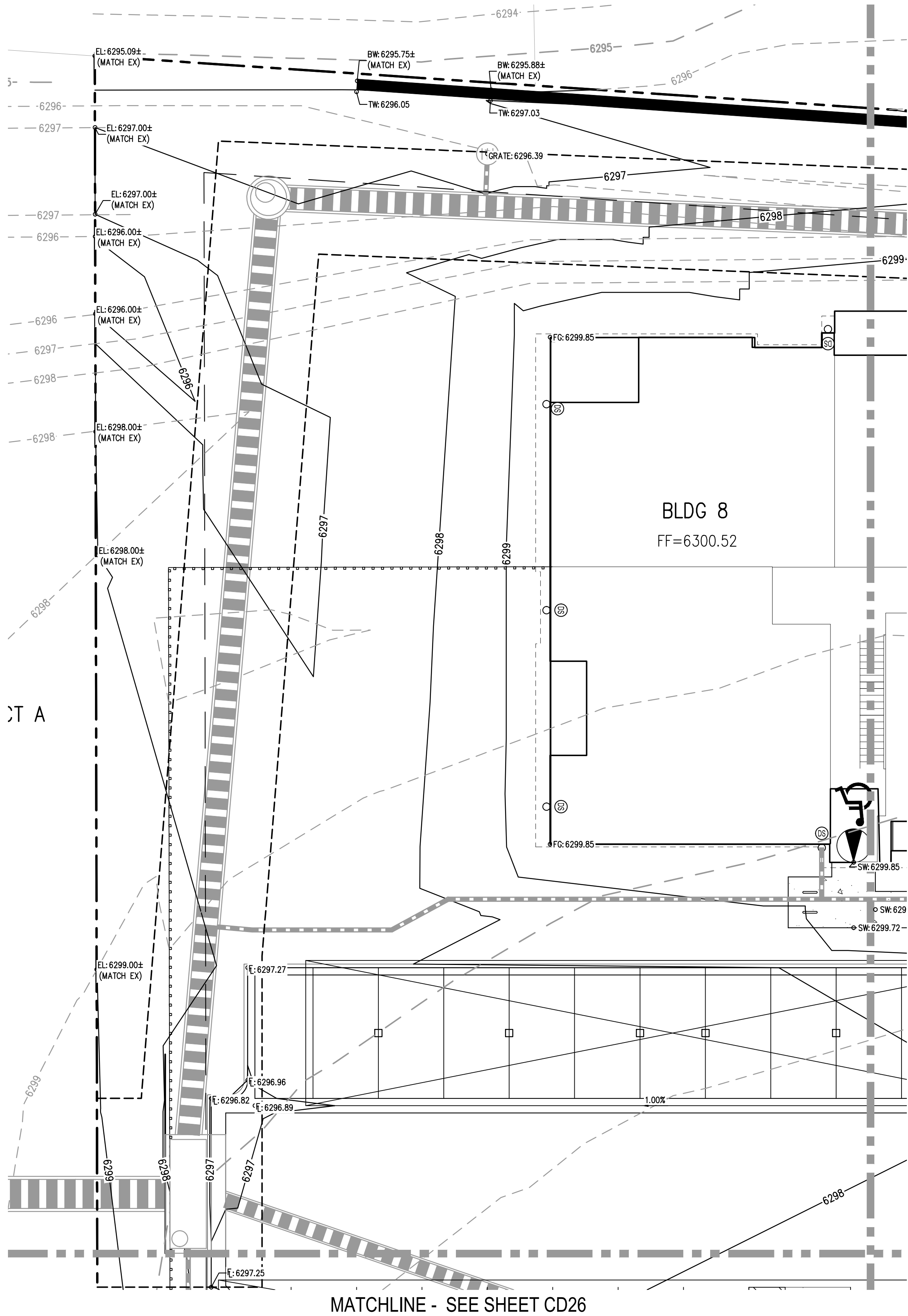
ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD23
23 OF 36



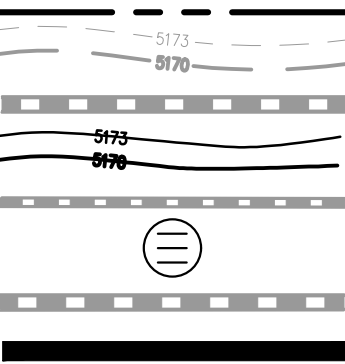
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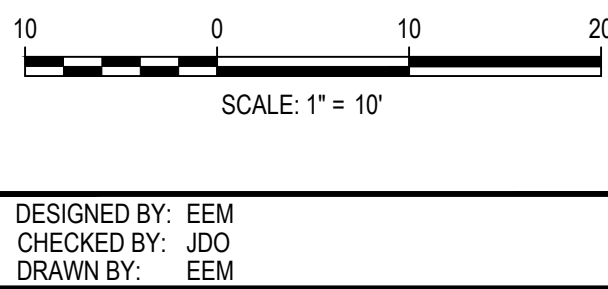
LEGEND:

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- EXISTING CONTOURS
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- PROPOSED CONTOURS
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FILEPATH: K:\200820\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - BDWG LAYOUT LAYOUT14
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CHECKED BY: JDO
PLOTTED: FRID 01/14/22 4:45:36P BY: ETHAN MARKS



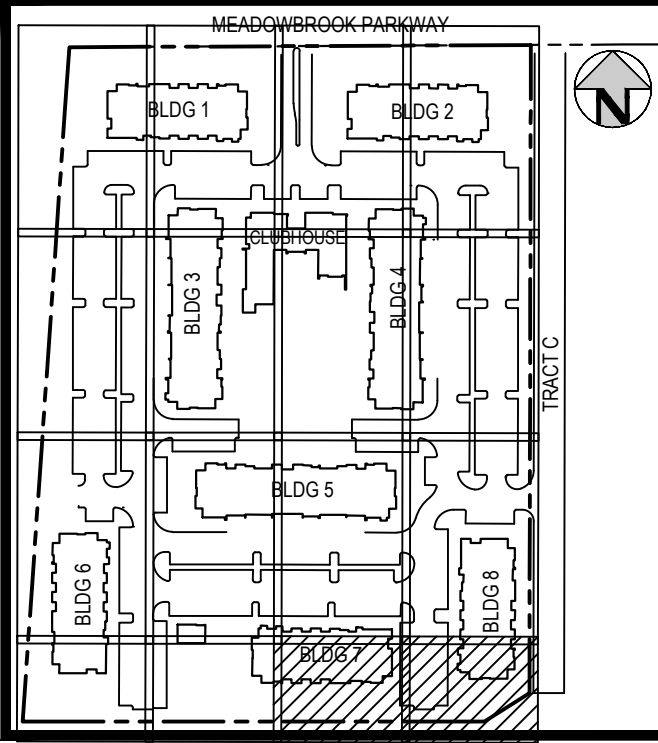
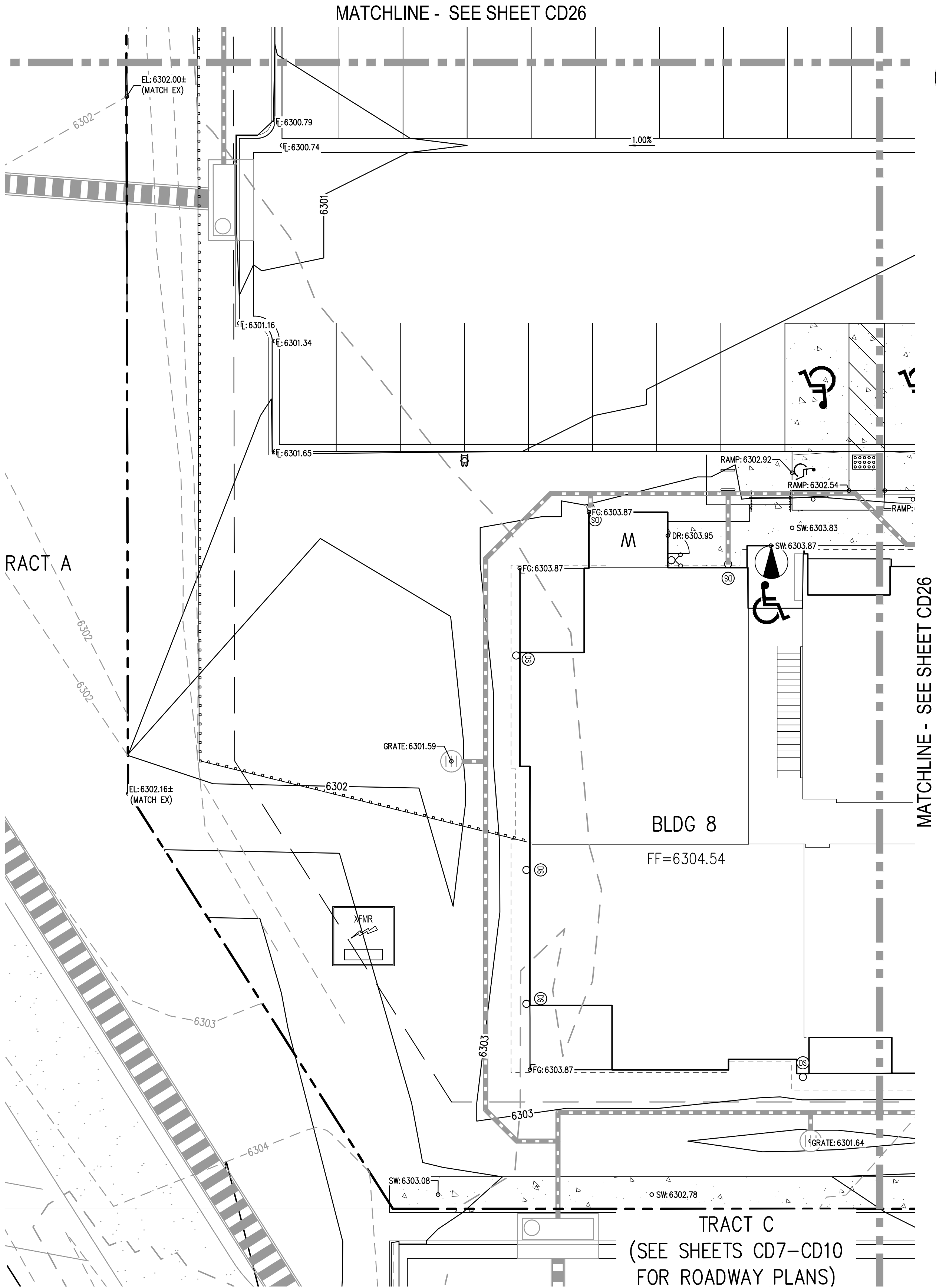
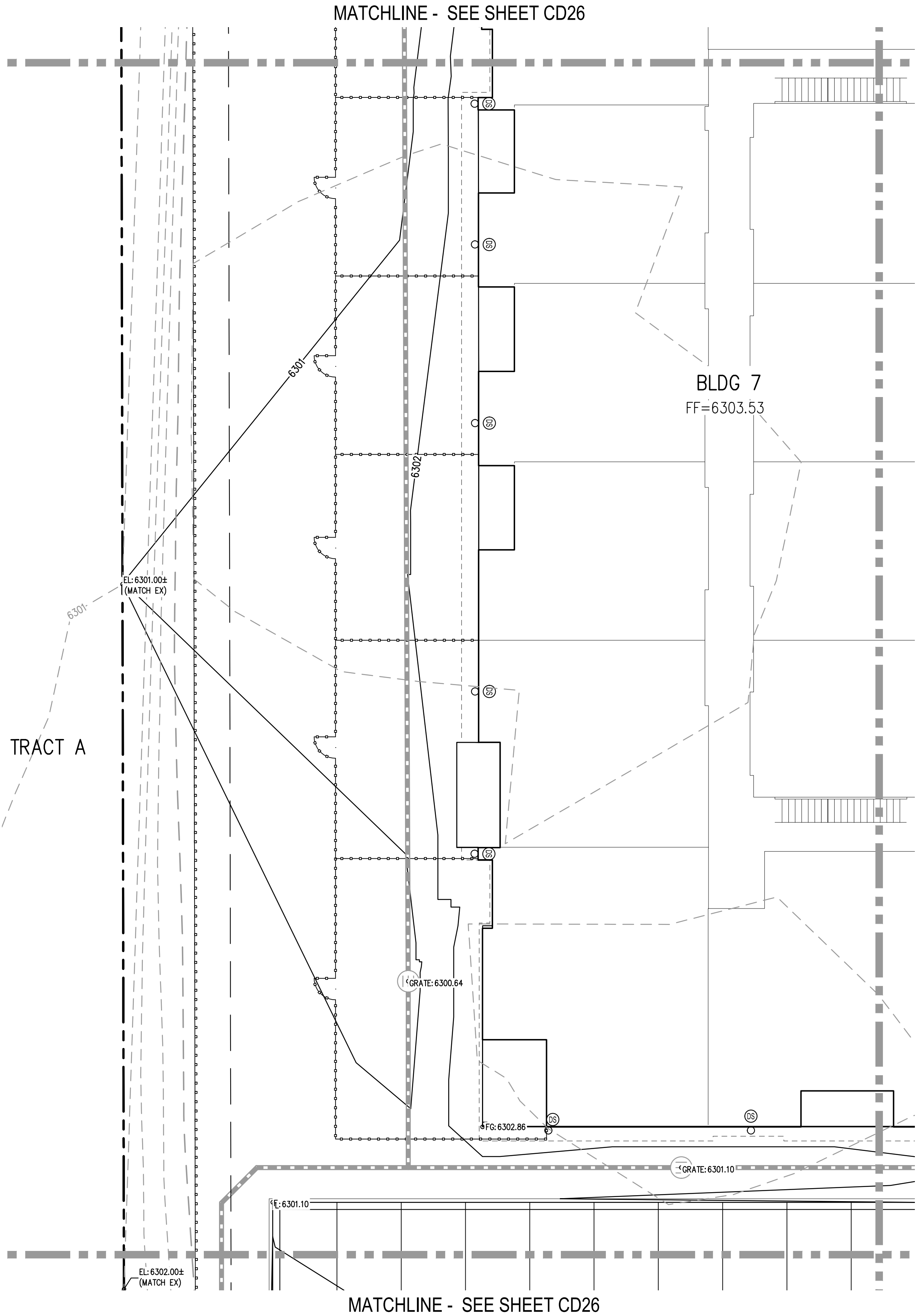
ISSUE DATE: 08-06-2021	
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10-29-2021	PER COUNTY COMMENTS
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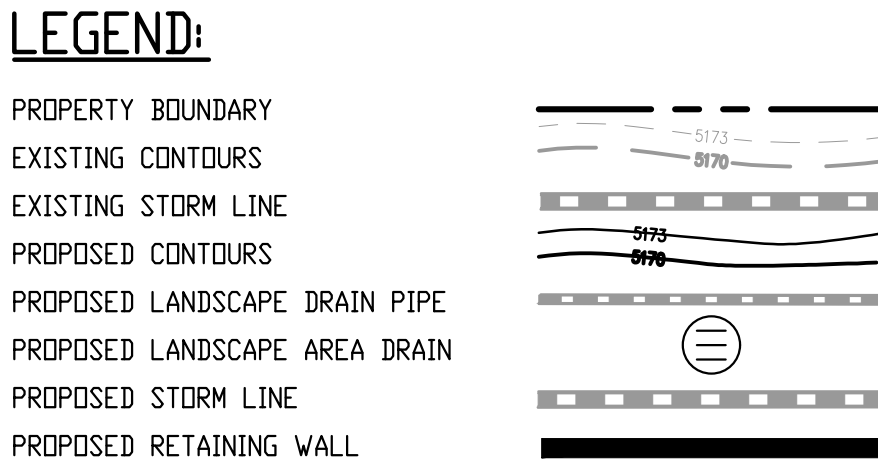
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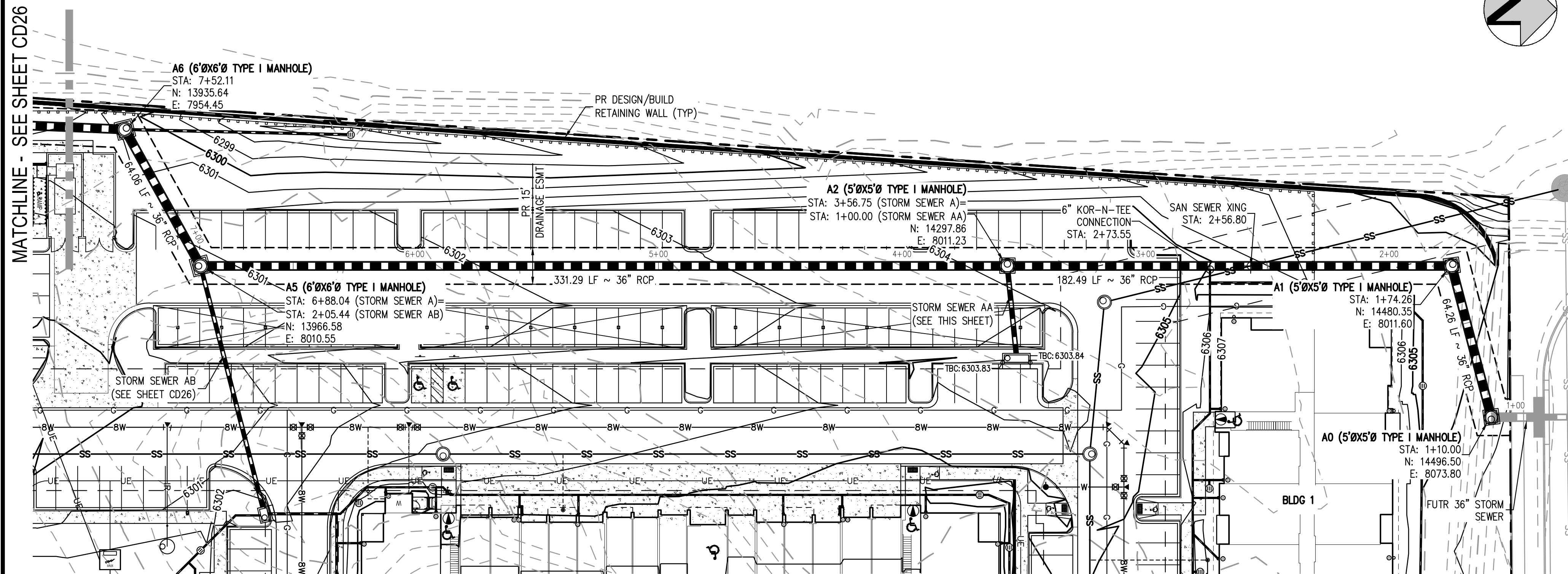
AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD24
24 OF 36



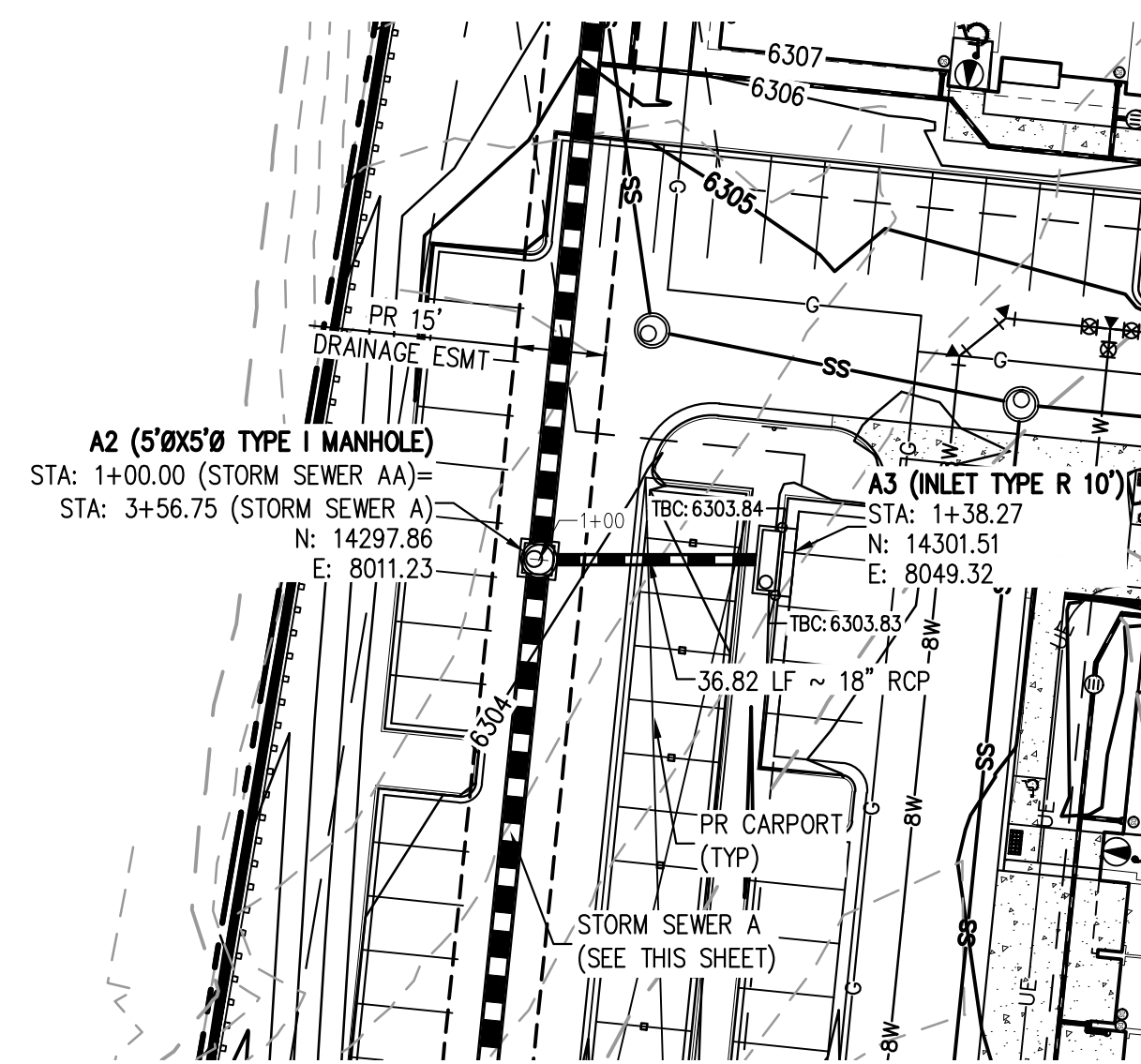
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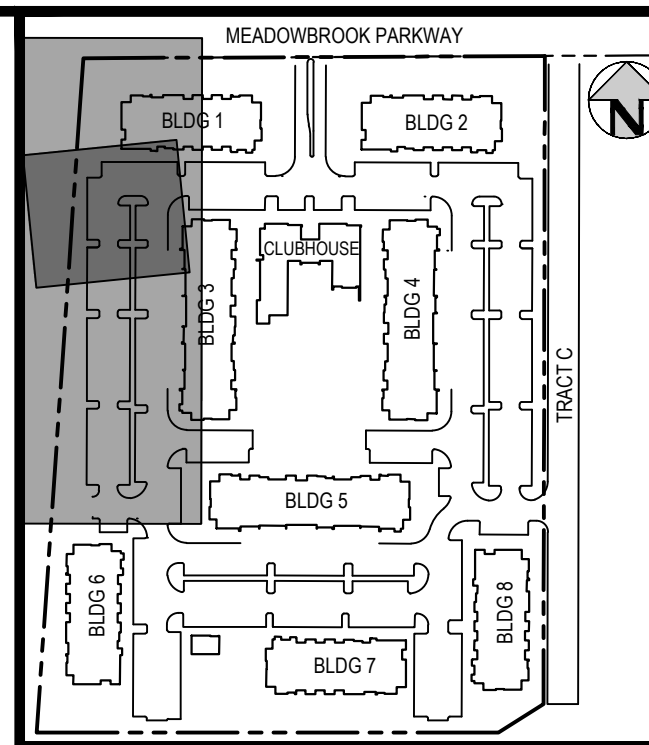
STORM SEWER A PLAN

SCALE: 1" = 30'



STORM SEWER AA PLAN

SCALE: 1" = 30'



KEY MAP

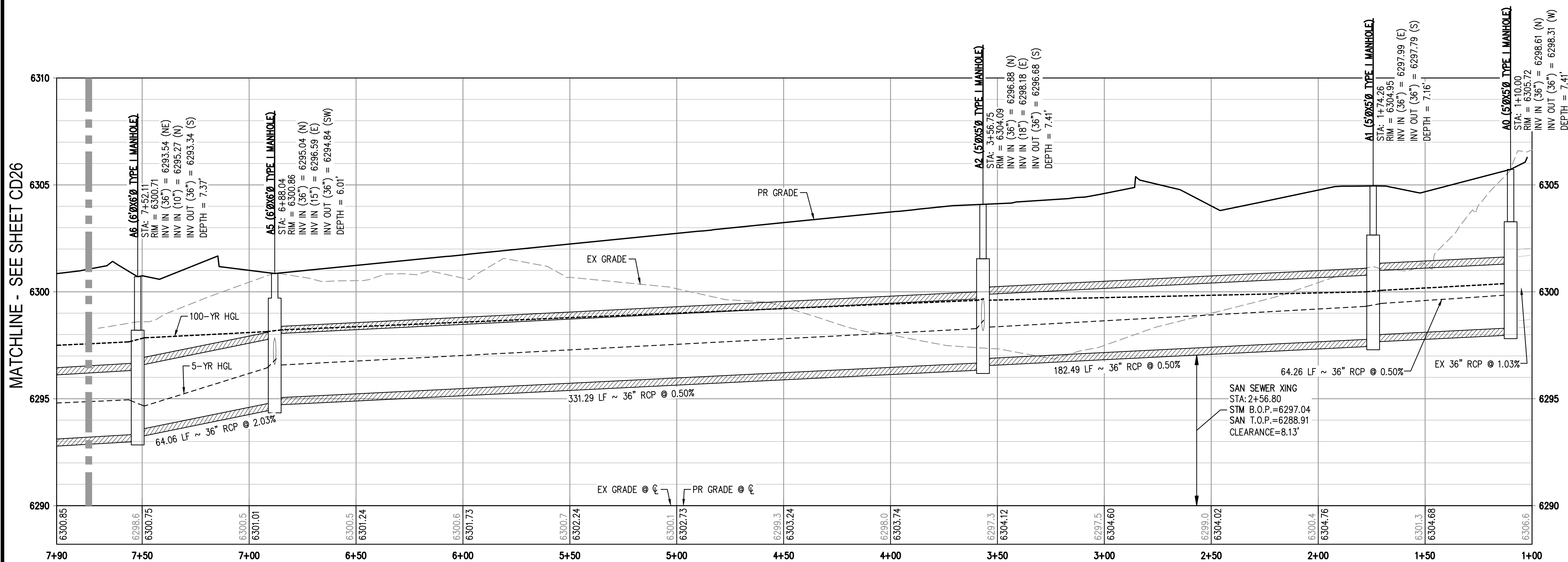
SCALE: 1" = 250'

LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED RETAINING WALL
- PROPOSED HYDRANT

GENERAL STORM NOTES:

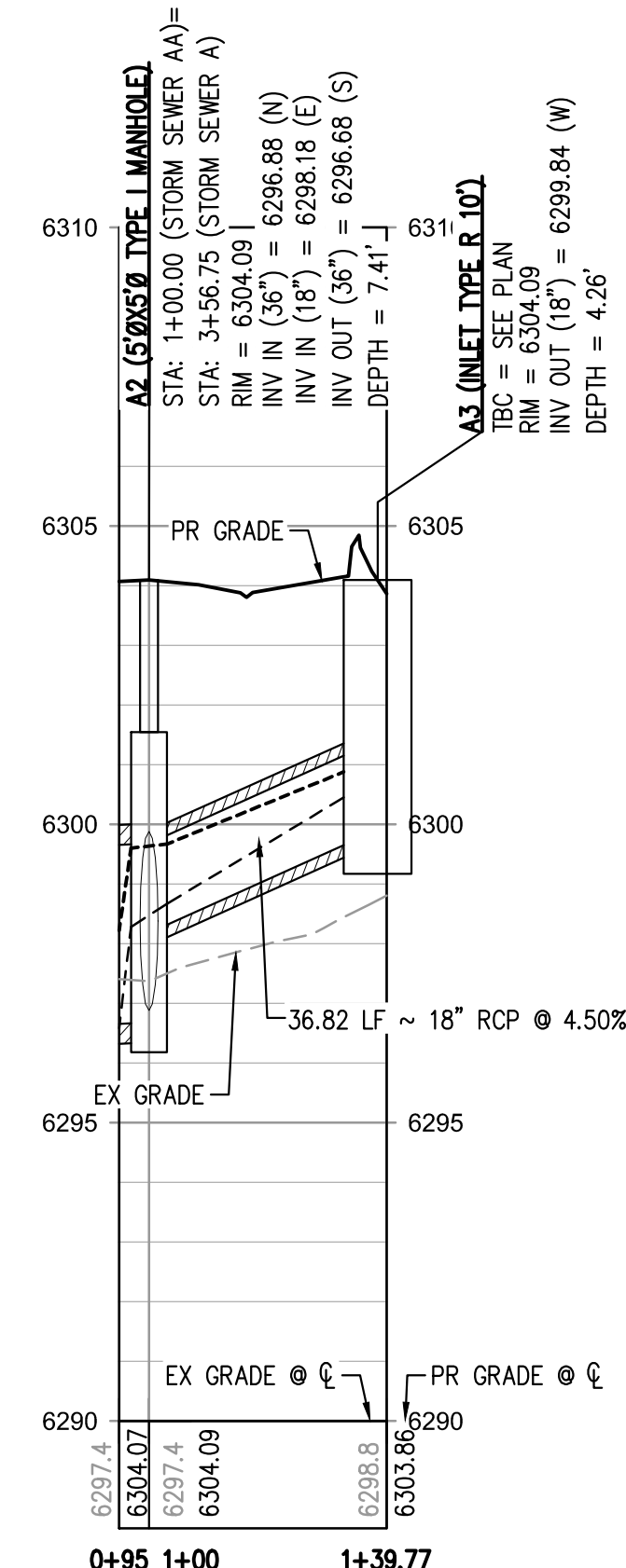
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STORM SEWER A PROFILE

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 3'



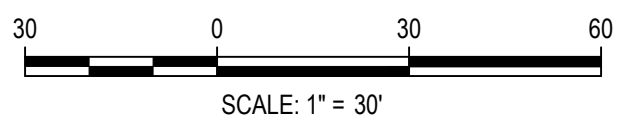
STORM SEWER AA PROFILE

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 3'



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TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS

STORM SEWER PLAN & PROFILE

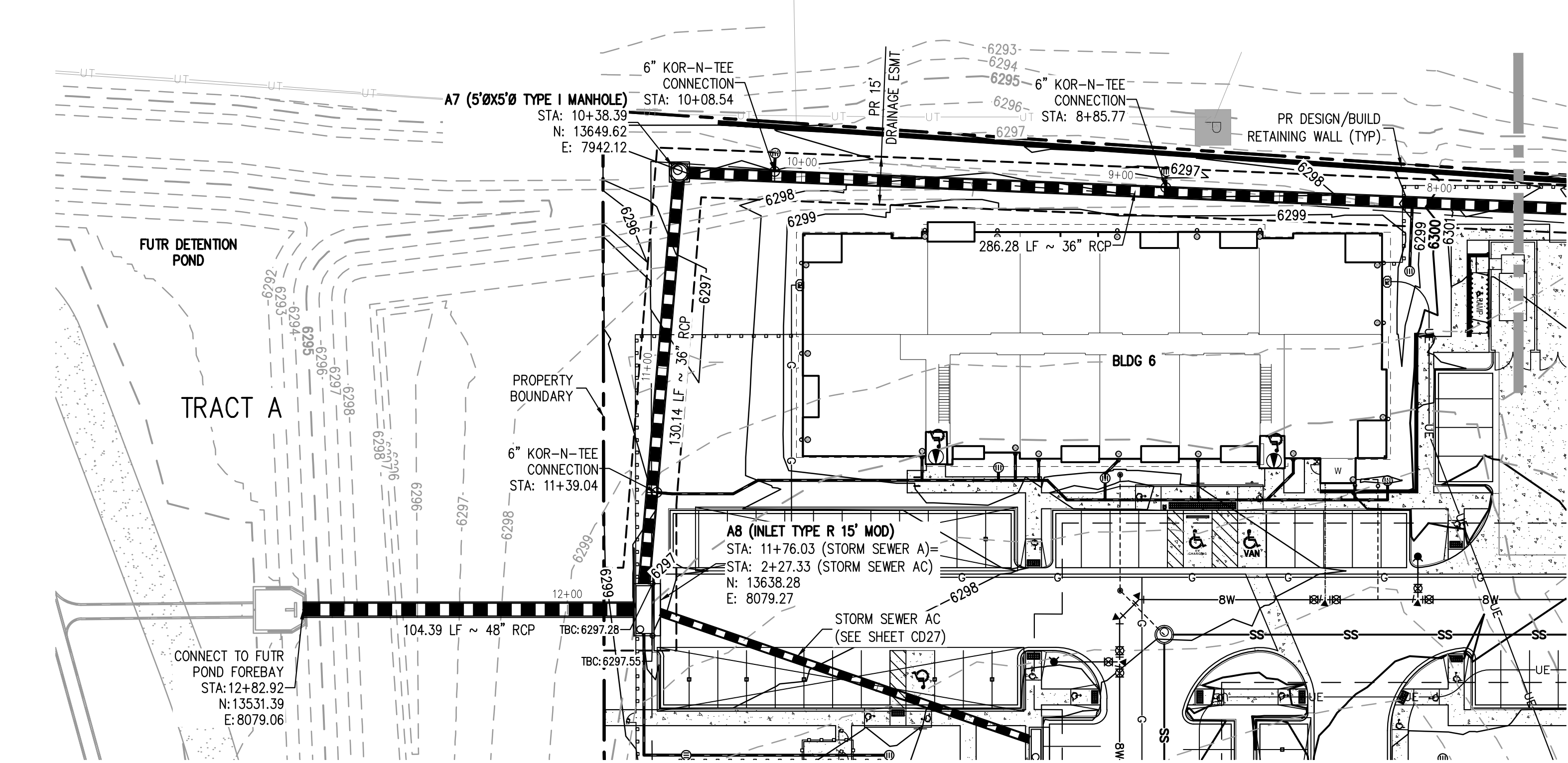
PROJECT #:	200823
SHEET NUMBER	

CD25

25 OF 36

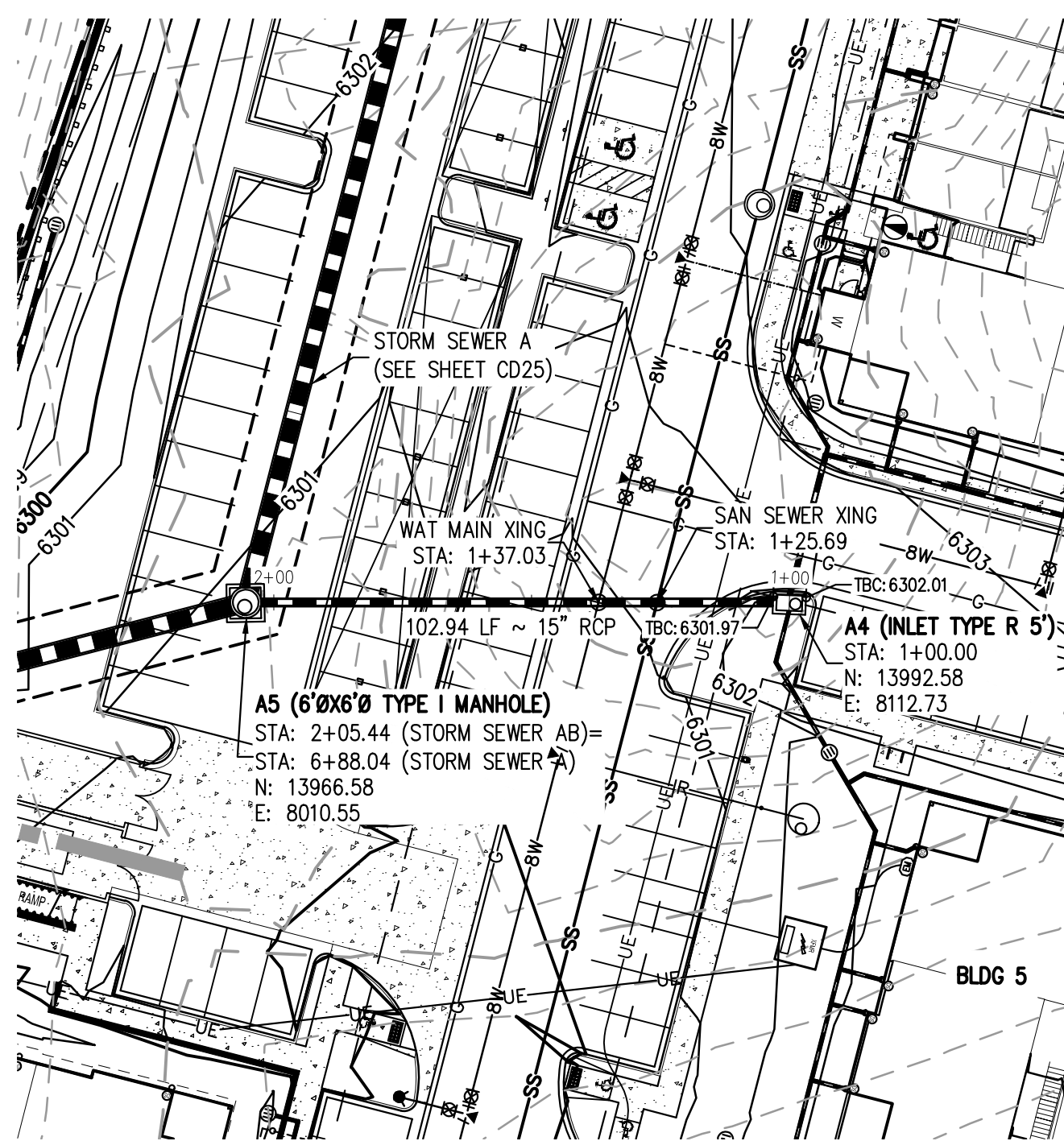
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STORM SEWER A PLAN
SCALE: 1" = 30'

MATCHLINE - SEE SHEET CD25



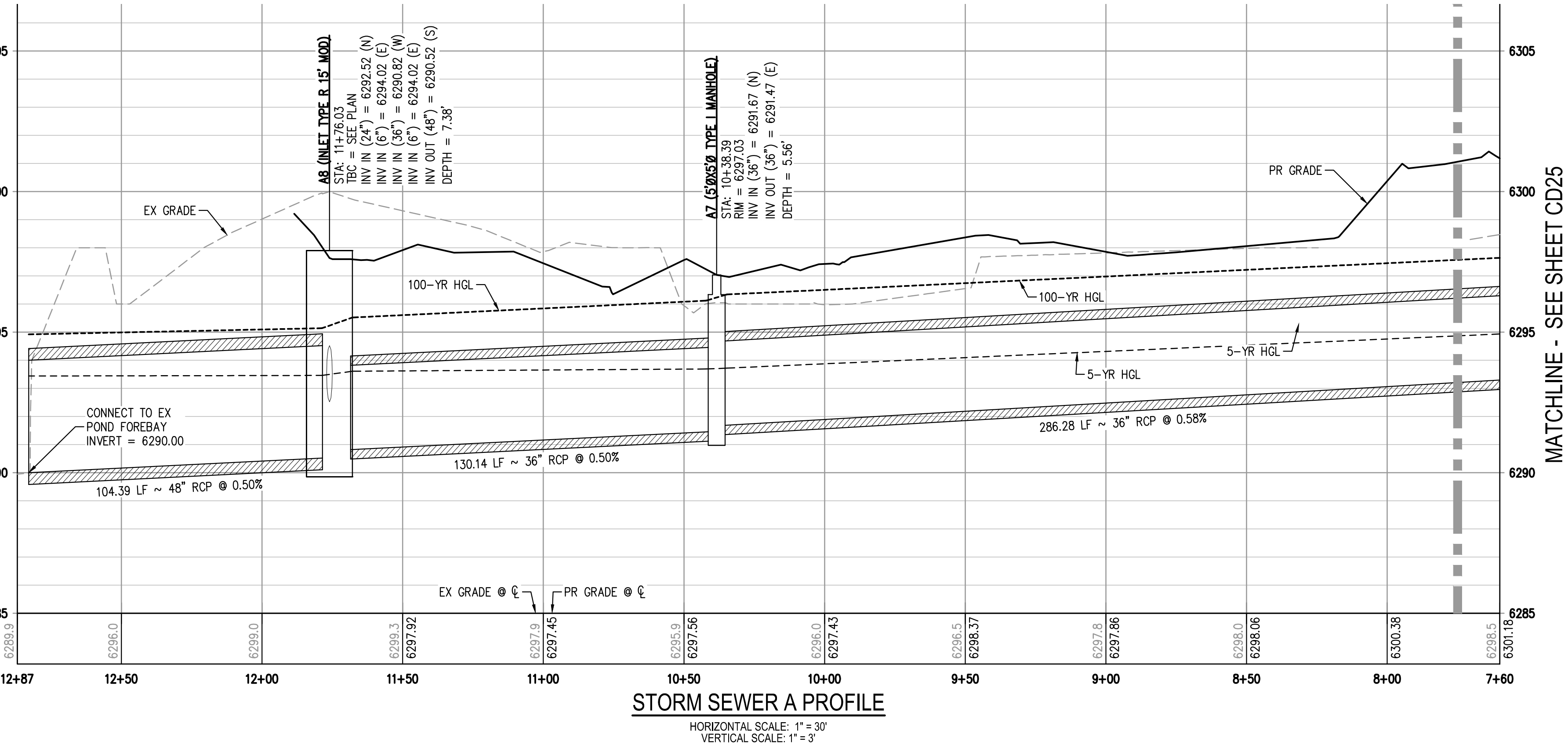
STORM SEWER AB PLAN
SCALE: 1" = 30'

LEGEND:

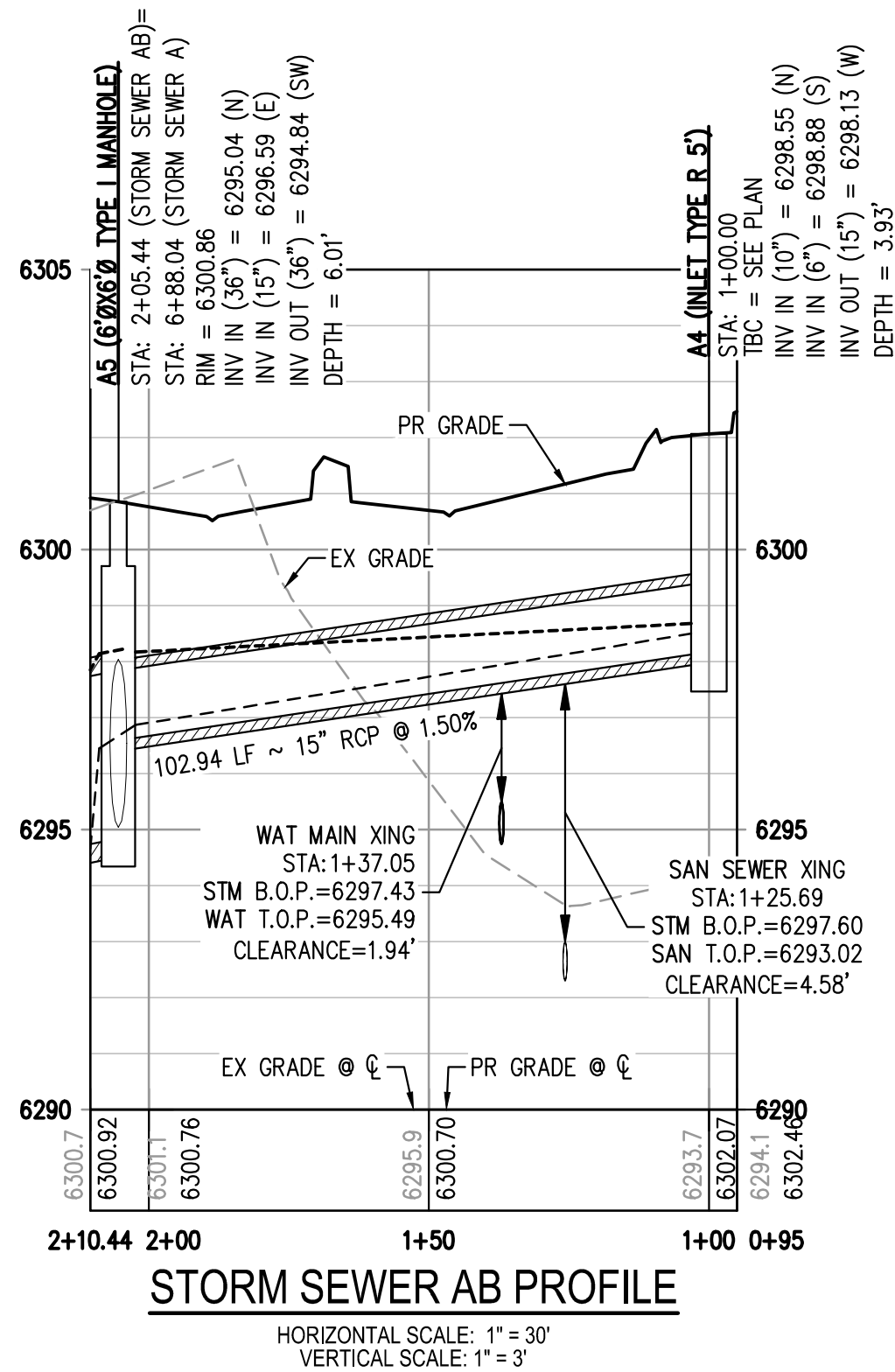
PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/ MANHOLE	SS
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	---

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MATCHLINE - SEE SHEET CD25





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KOCHER
SMITH

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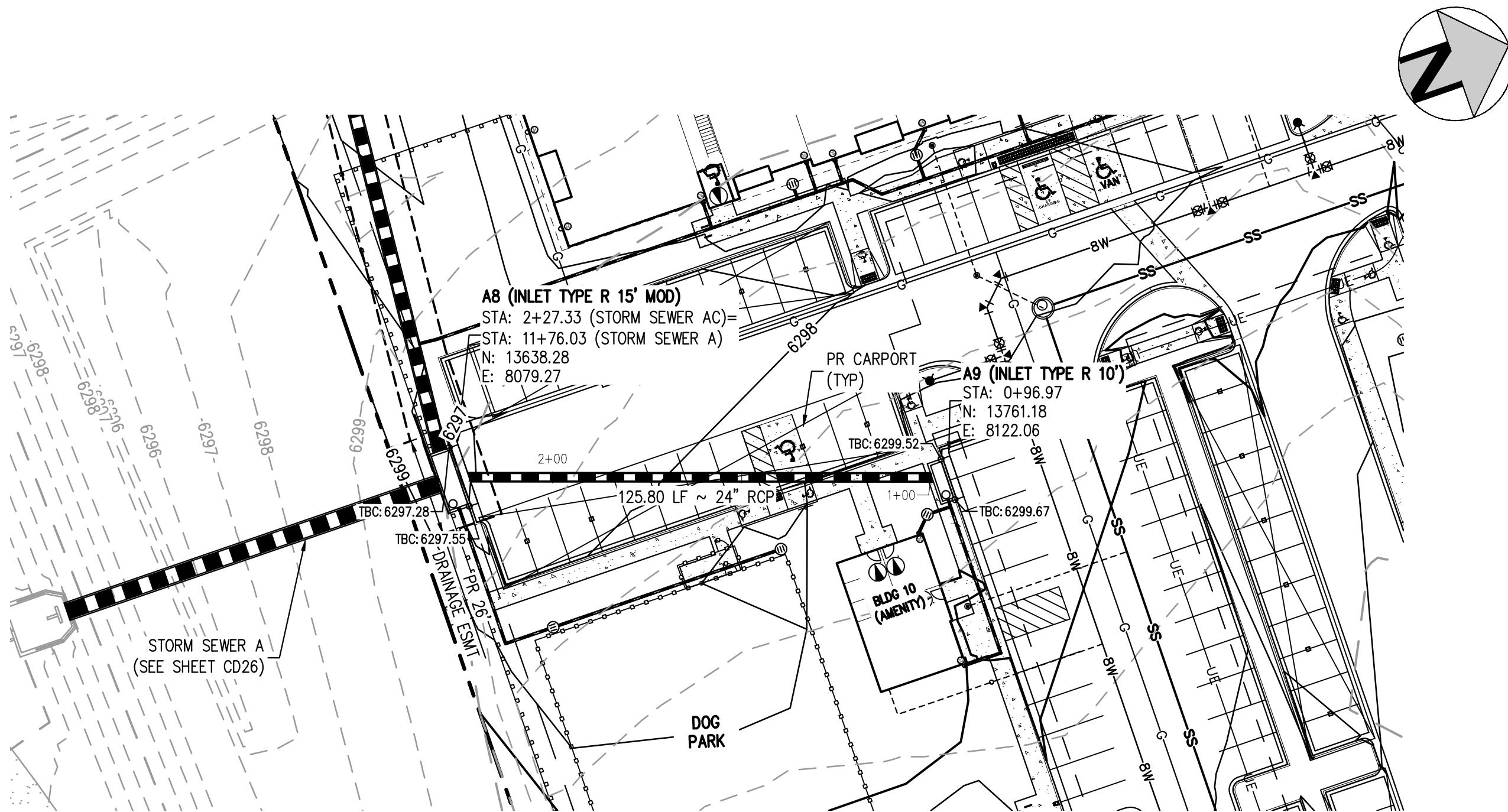
AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

PROJECT #: 200823
SHEET NUMBER

CD26

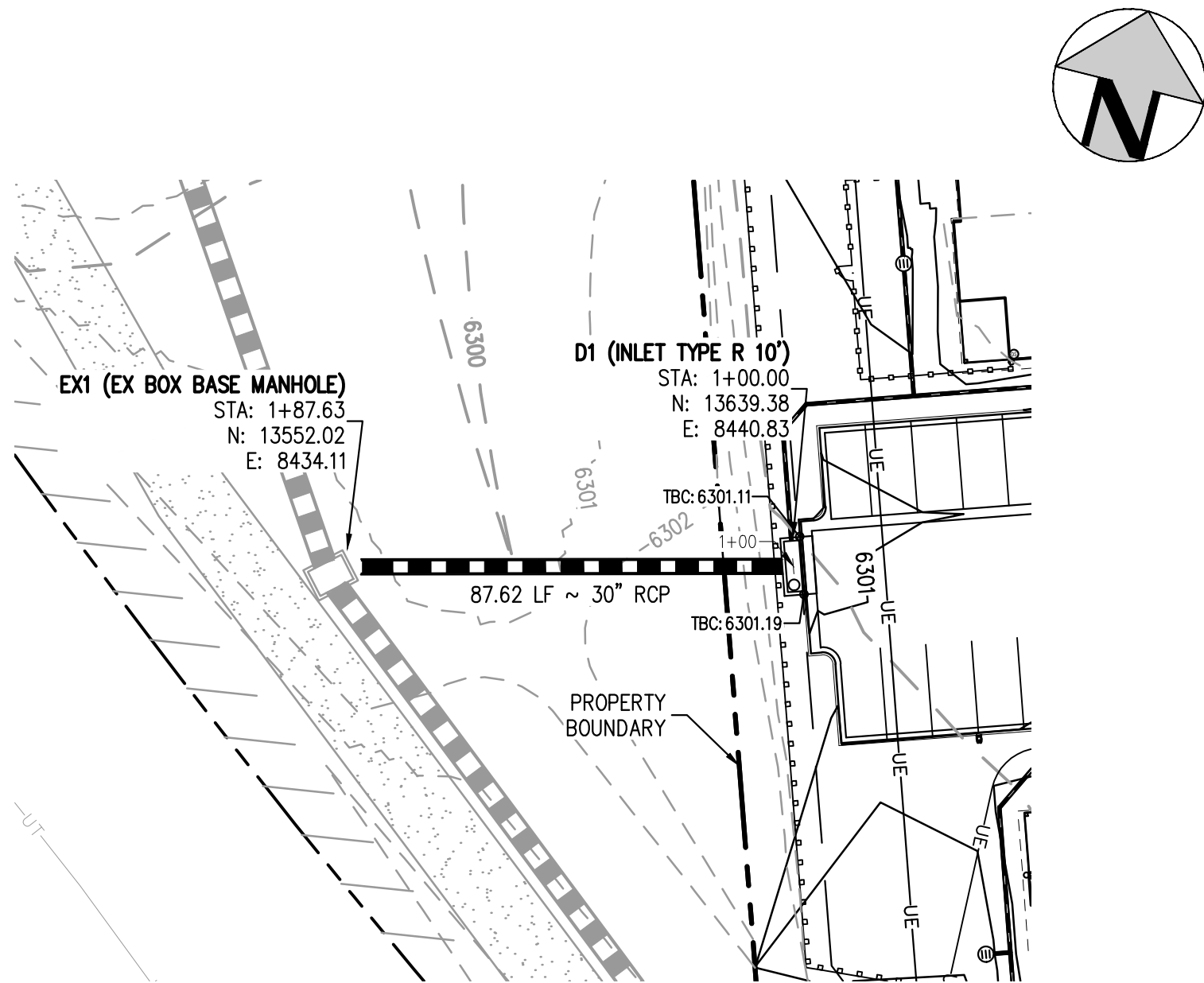
26 OF 36

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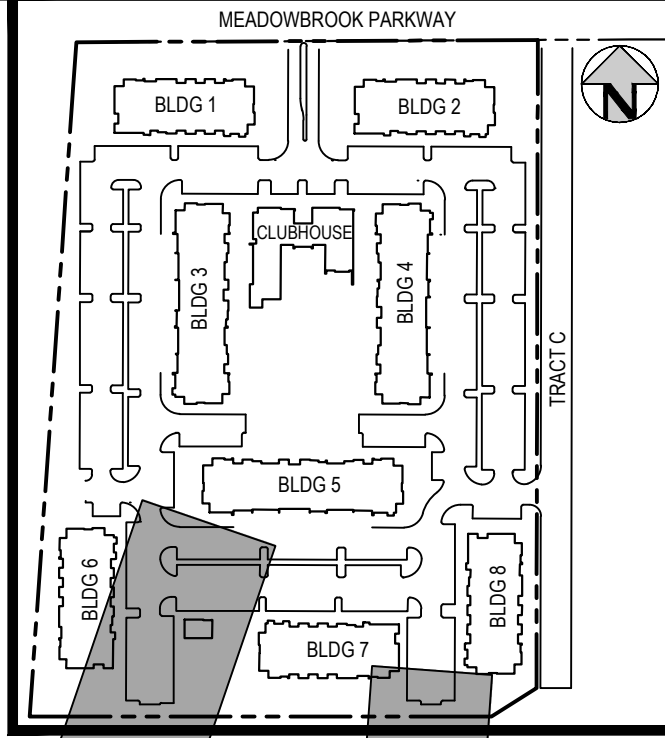
STORM SEWER AC PLAN

SCALE: 1" = 30'



STORM SEWER D PLAN

SCALE: 1" = 30'

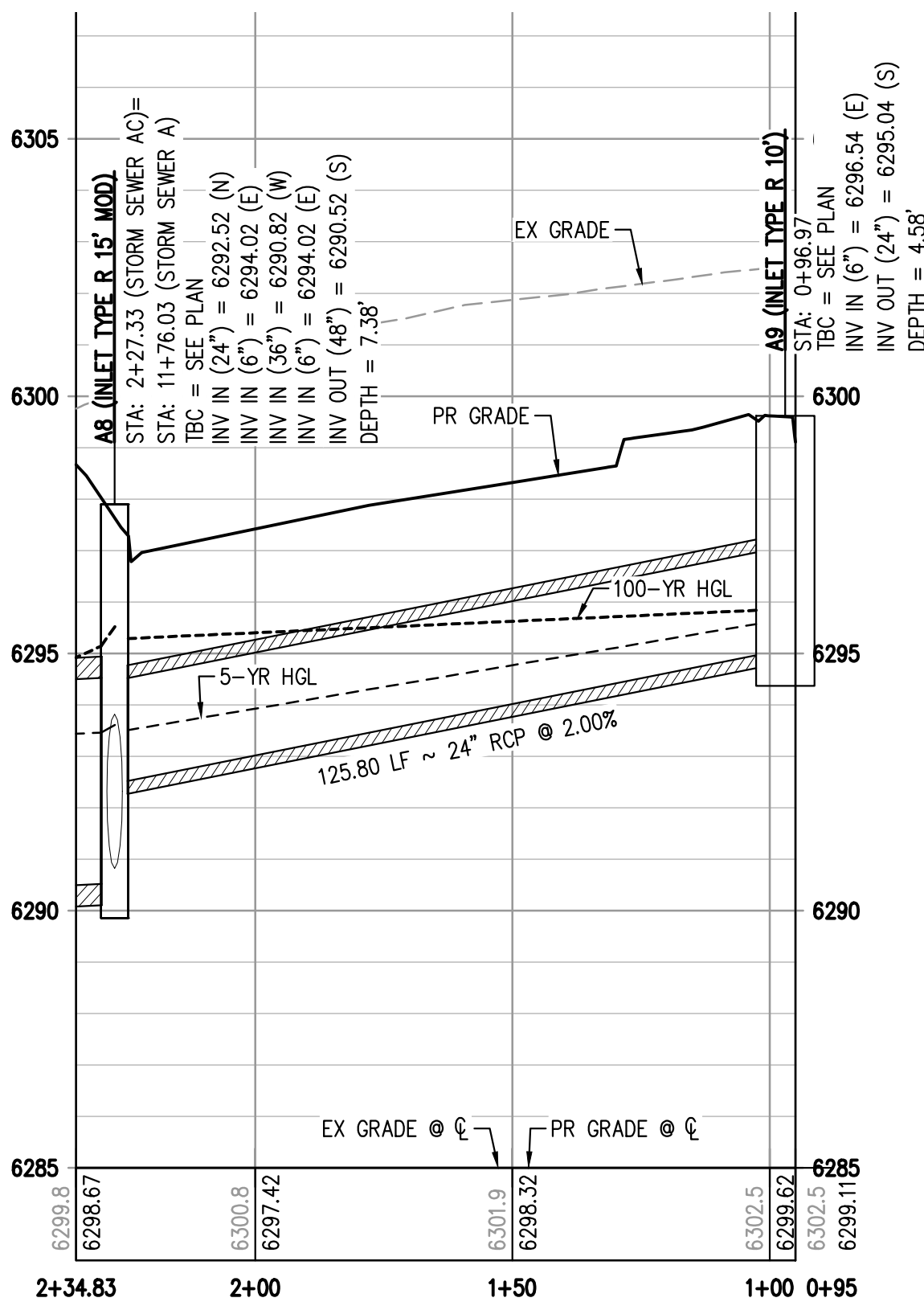


KEY MAP

SCALE: 1" = 250'

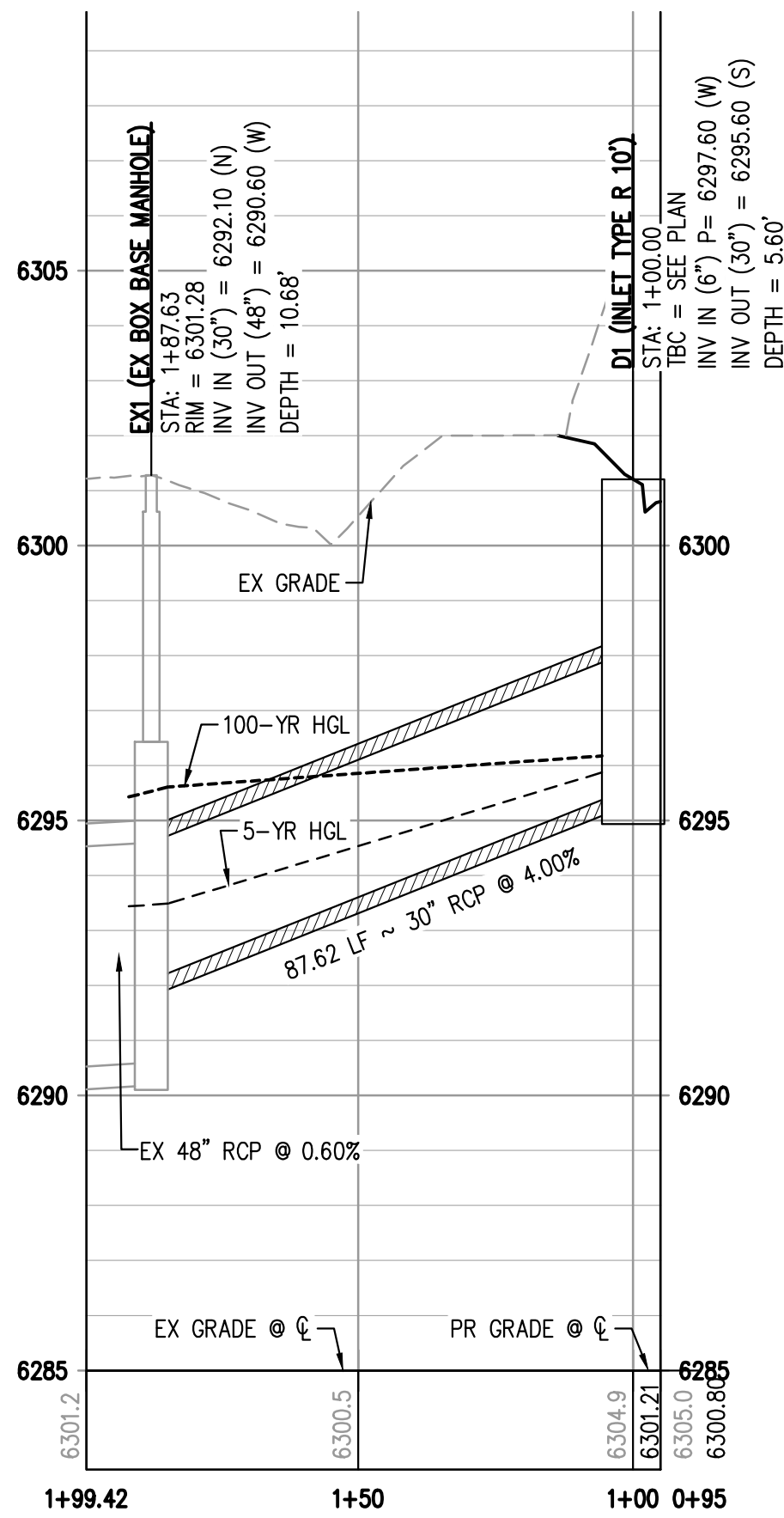
LEGEND:

PROPERTY BOUNDARY	SS
EXISTING SANITARY SEWER	W
EXISTING WATER LINE	W
EXISTING STORM LINE	W
PROPOSED LANDSCAPE DRAIN PIPE	W
PROPOSED LANDSCAPE AREA DRAIN	W
PROPOSED SANITARY SEWER W/ MANHOLE	W
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	W
PROPOSED SANITARY SERVICE	W
PROPOSED STORM LINE	W
PROPOSED GAS LINE	W
PROPOSED ELECTRIC LINE	W
PROPOSED RETAINING WALL	W
PROPOSED HYDRANT	W



STORM SEWER AC PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



STORM SEWER D PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

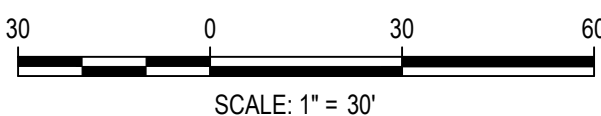
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SCALE: 1" = 30'

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ISSUE DATE: 08-06-2021

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AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

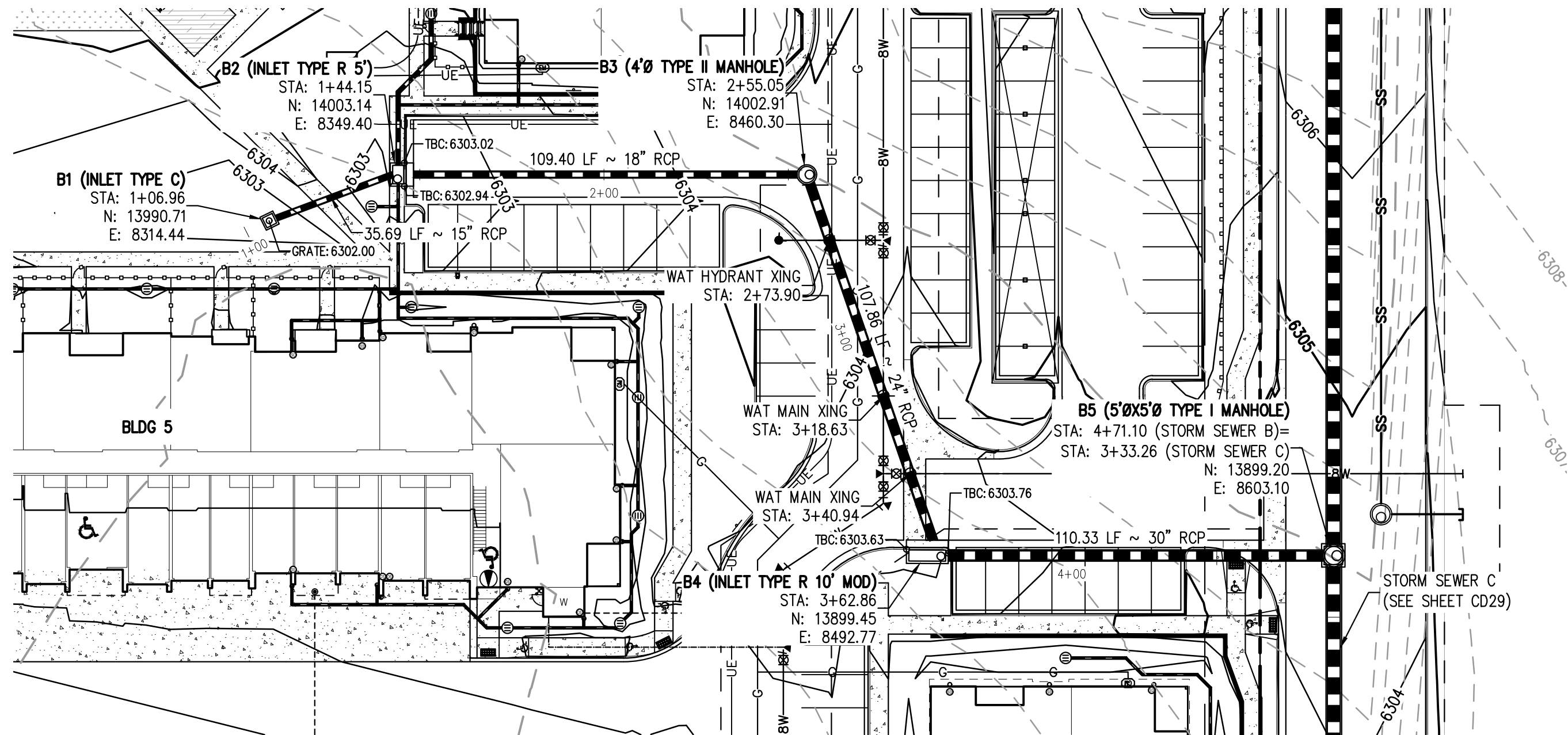
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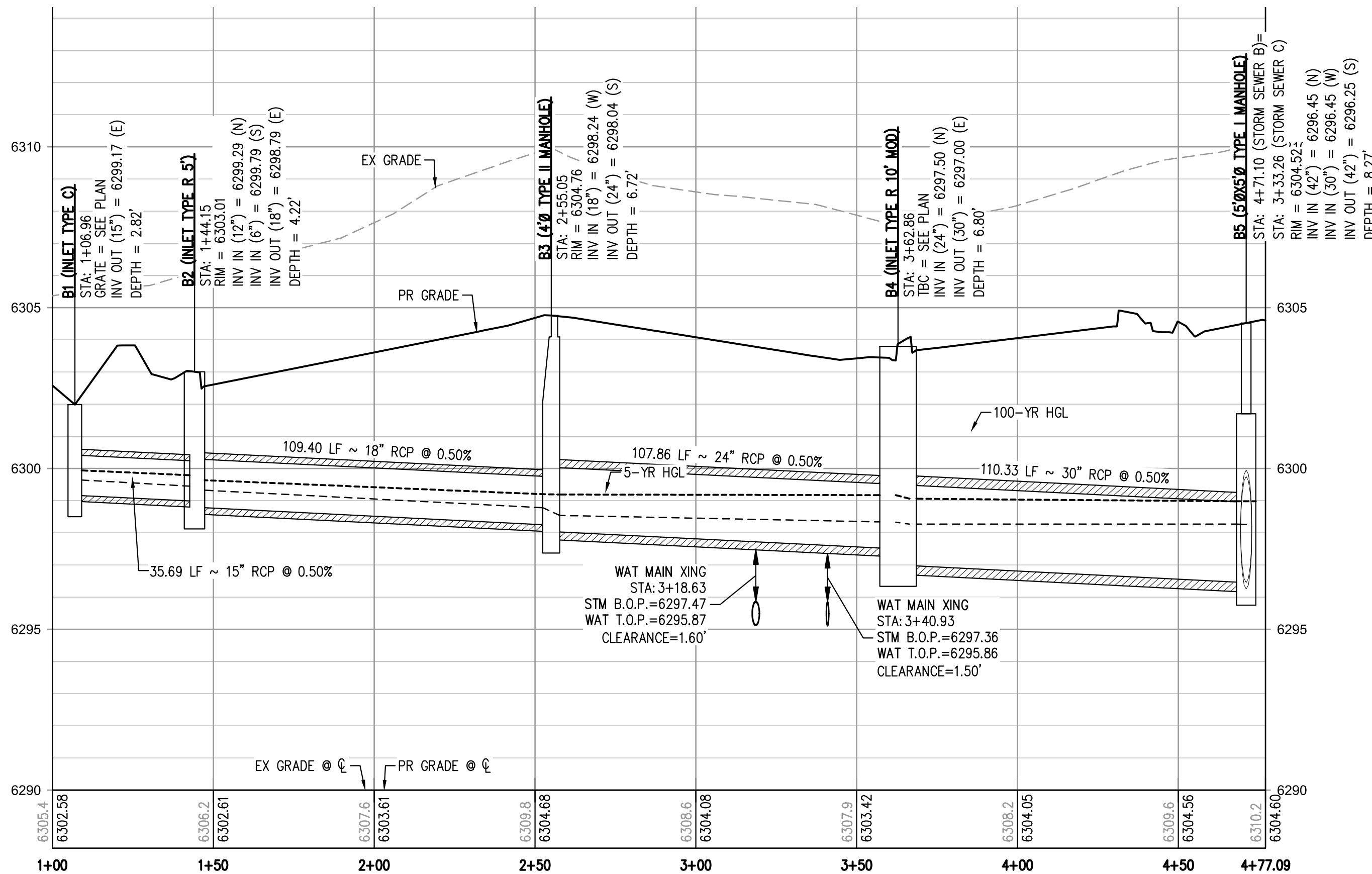
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27 OF 36

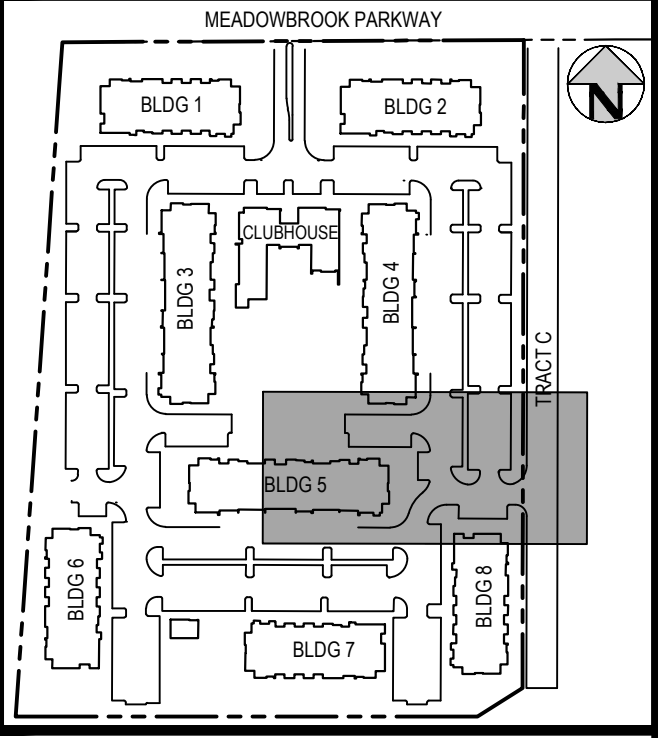
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



STORM SEWER B PLAN
SCALE: 1" = 30'



STORM SEWER B PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



KEY MAP
SCALE: 1" = 250'

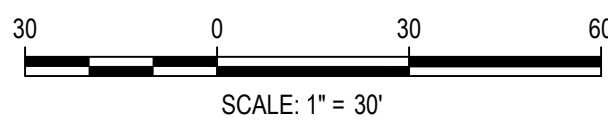
LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED SANITARY SEWER W/ MANHOLE	SS
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	---

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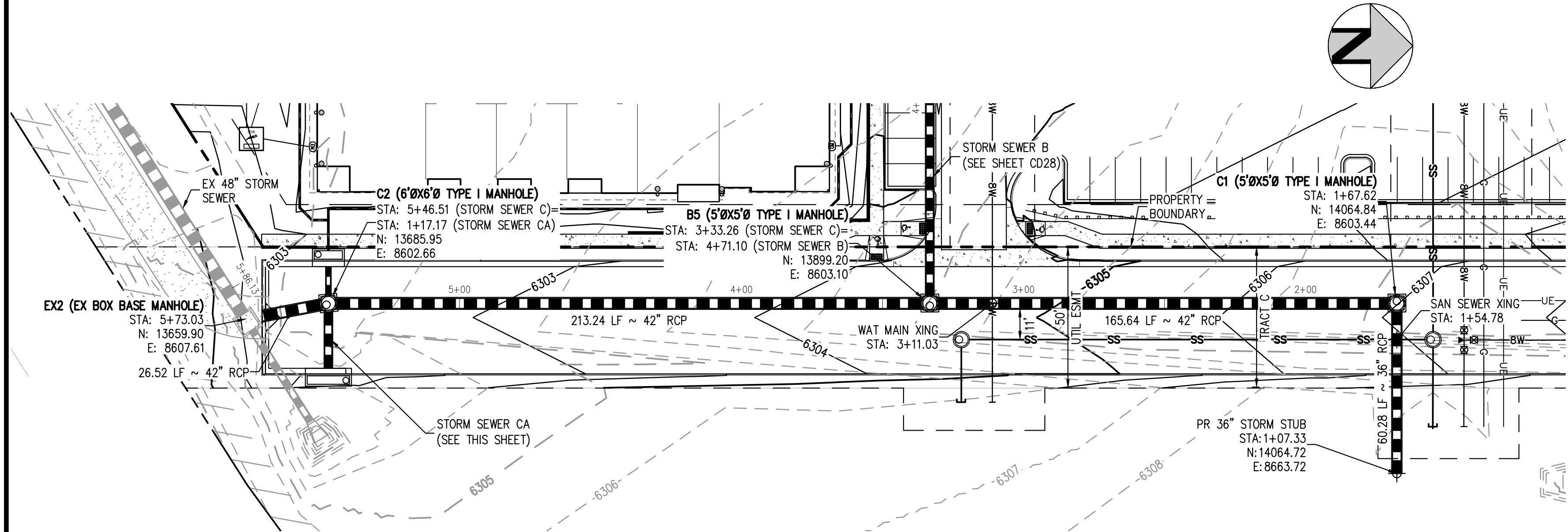
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AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

PROJECT #: 200823
SHEET NUMBER

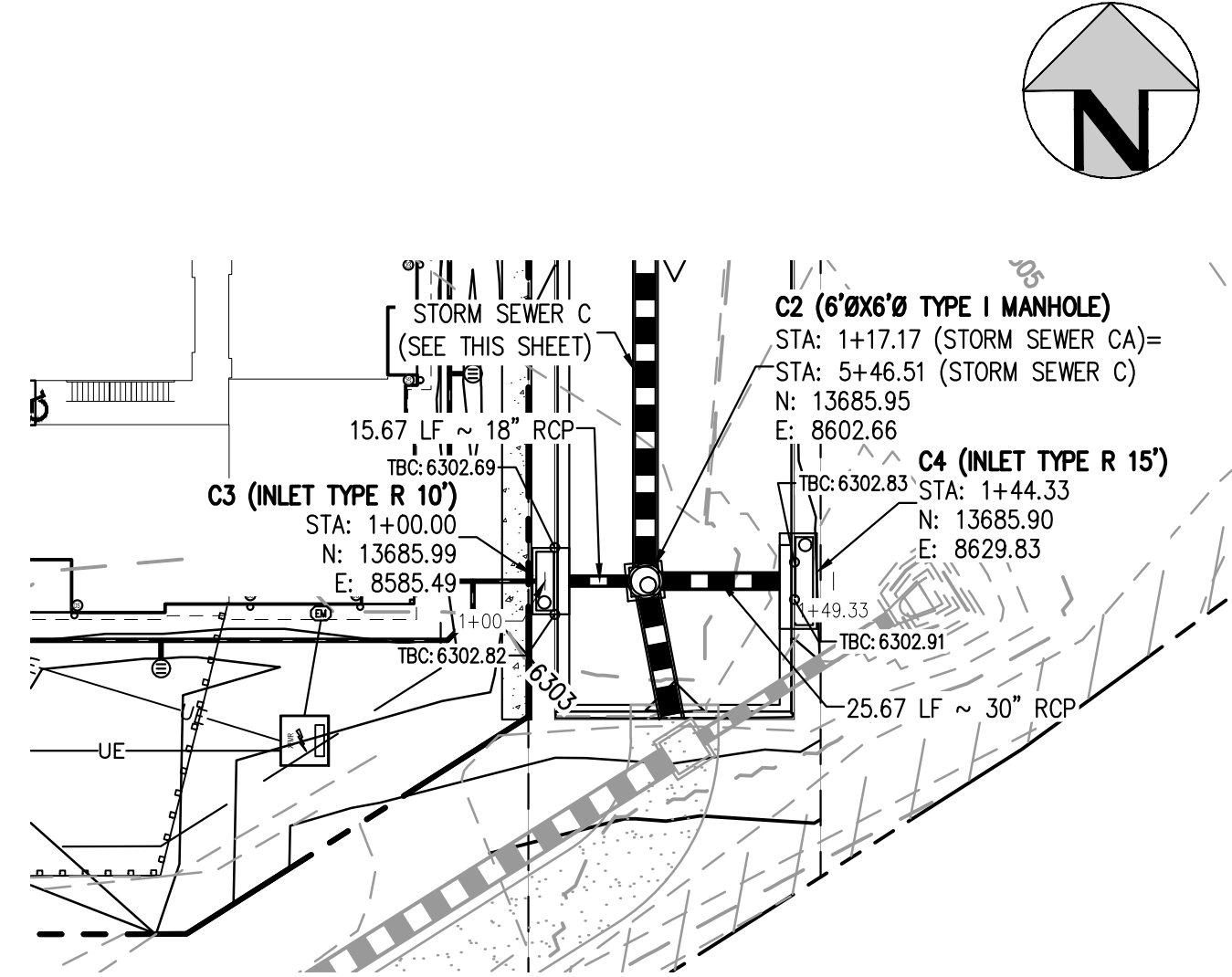
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STORM SEWER C PLAN

SCALE: 1" = 30'



STORM SEWER CA PLAN

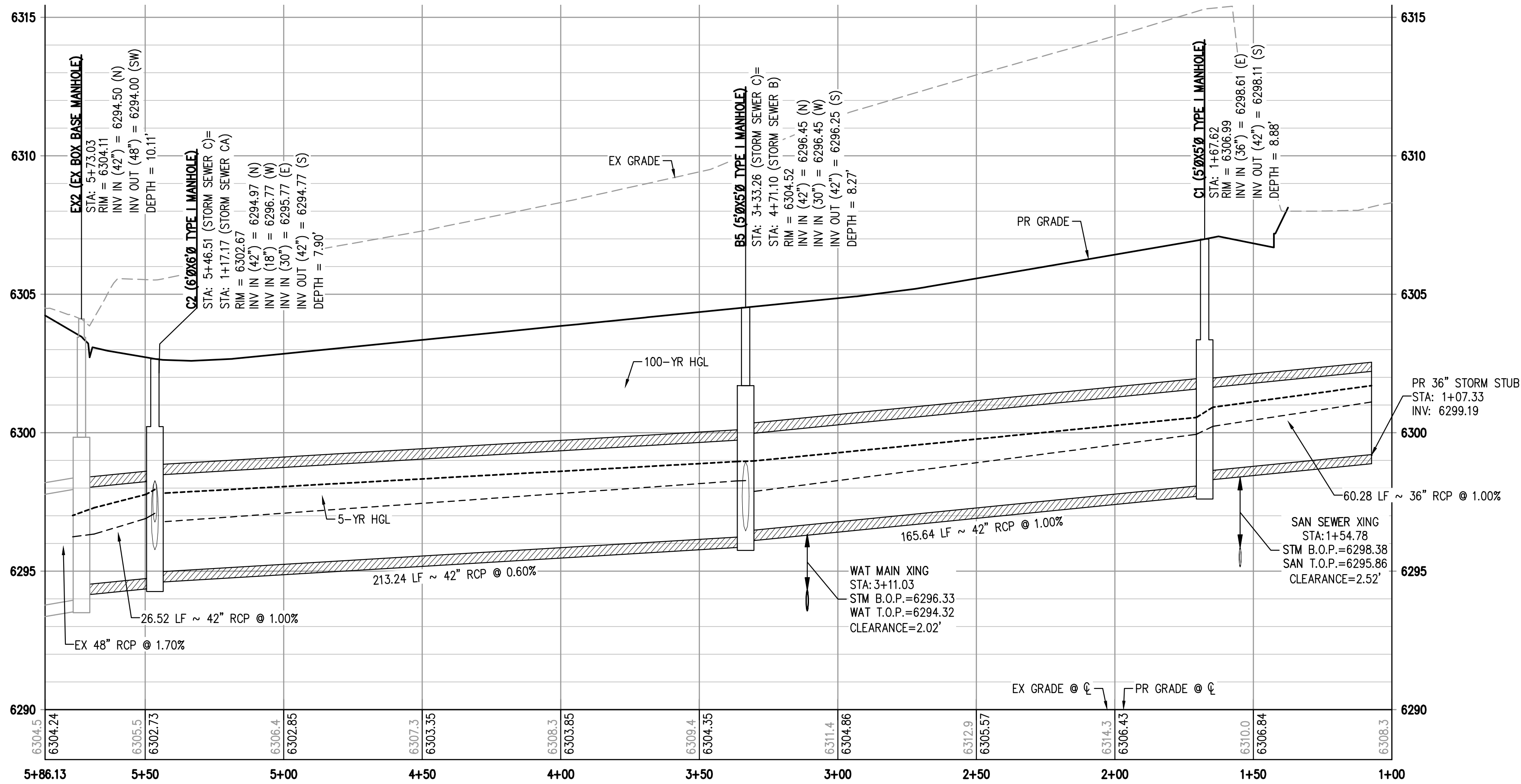
SCALE: 1" = 30'

LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
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PROPOSED WATER LINE	W
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PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	---

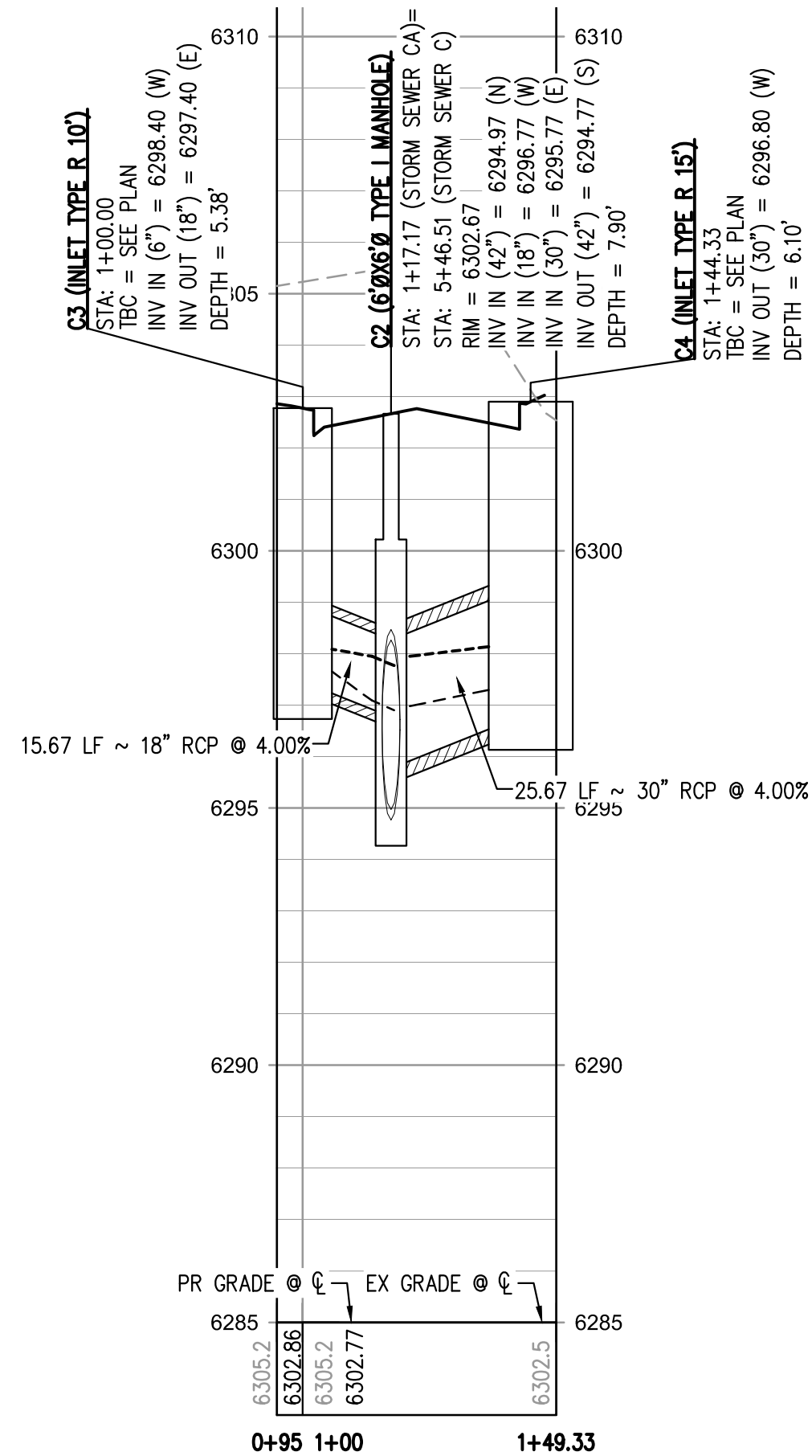
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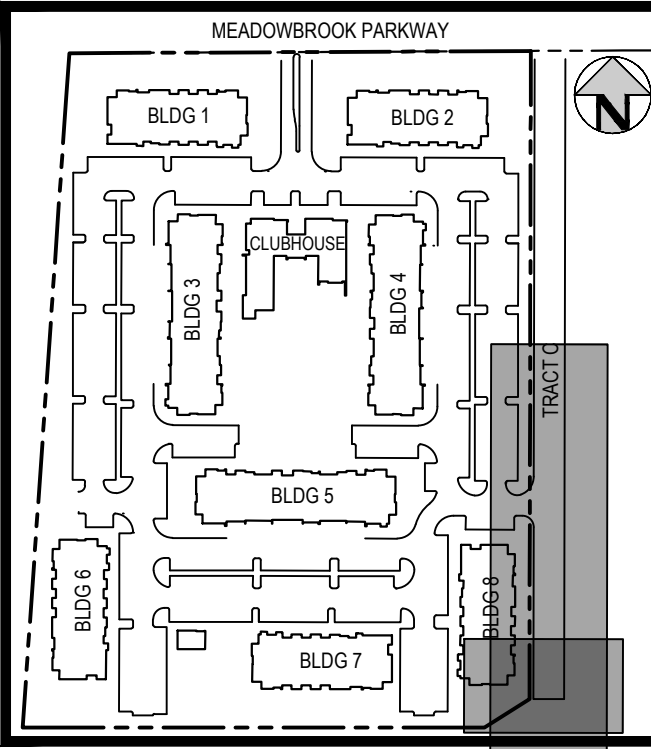
STORM SEWER C PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



STORM SEWER CA PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



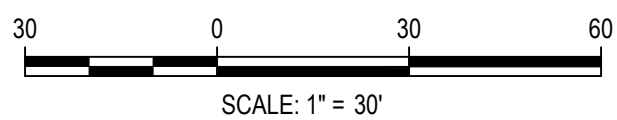
KEY MAP

SCALE: 1" = 250'

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STAMP



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DRAWN BY: EEM

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
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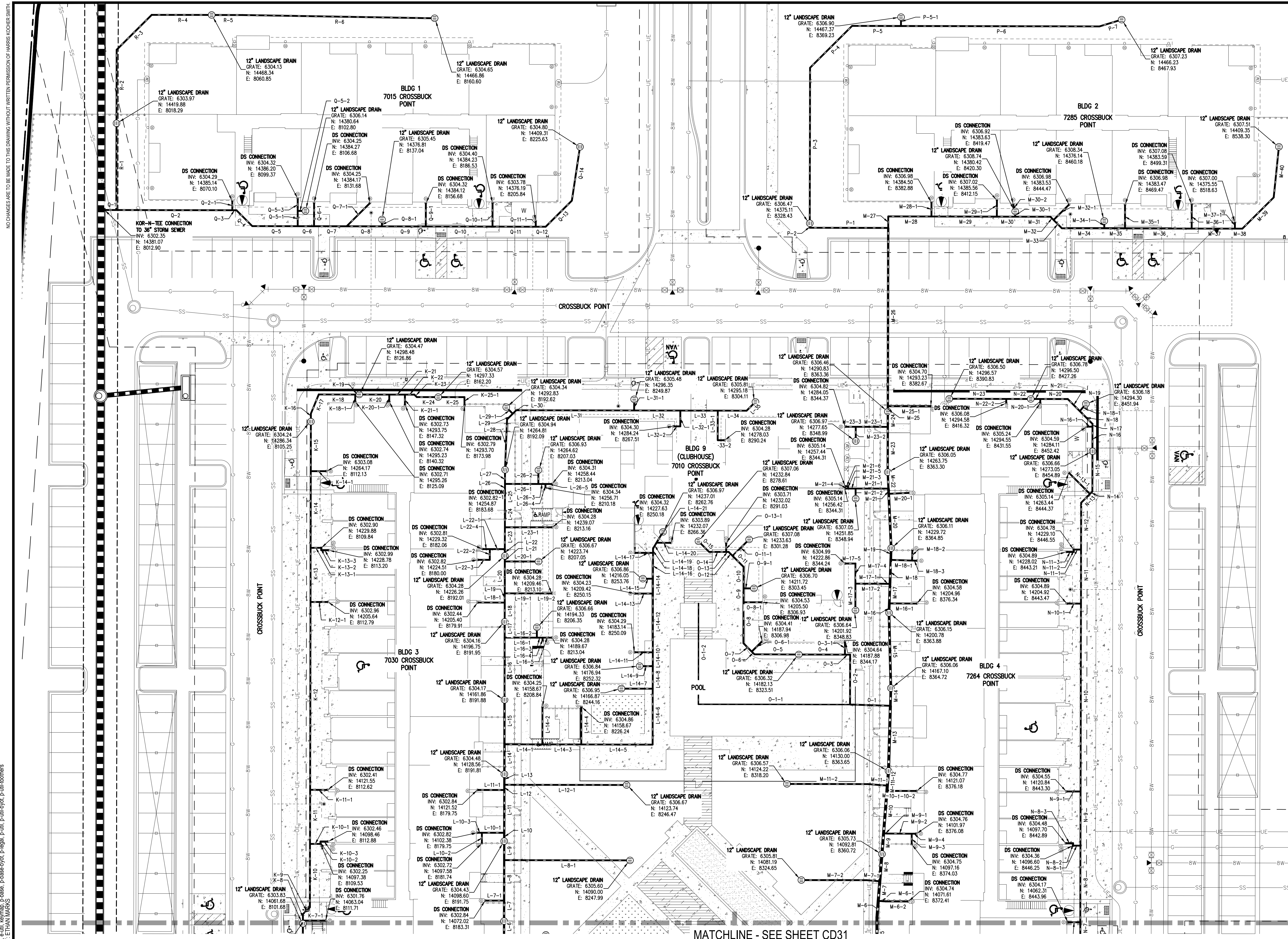
AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

PROJECT #: 200823

SHEET NUMBER

CD29

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LEGEND:
(NOTE THAT SYMBOLS MAY BE SCALED LARGER THAN ACTUAL SIZE FOR CLARITY)

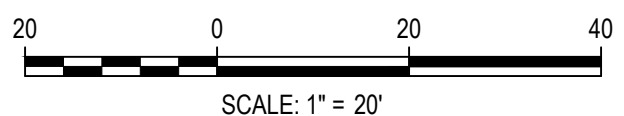
	EXISTING	PROPOSED
STORM SEWER	SS	SS
SANITARY SEWER	SS	SS
GAS LINE	G	G
UNDERGROUND ELECTRIC	UE	UE
WATER LINE	W	W
UNDERGROUND TELECOM	UT	UT
LANDSCAPE DRAIN PIPE		
LANDSCAPE CLEANOUT		
AREA DRAIN INLET		

- NOTES:**
1. CONTRACTOR SHALL USE 90 DEGREE WYE'S AT PERPENDICULAR JOINTS WHERE POSSIBLE.
 2. CONTRACTOR TO USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. IF ECCENTRIC REDUCERS ARE USED, INVERTS MUST MATCH.
 3. CONTRACTOR TO USE STANDARD PVC FITTINGS WHEN POSSIBLE AND/OR UNLESS OTHERWISE NOTED ON THE PLAN.
 4. ALL LANDSCAPE DRAIN PIPES SHALL BE WATER-TIGHT PVC, RIGID HDPE WITH SMOOTH INNER-WALL, OR ENGINEER APPROVED EQUIVALENT.
 5. ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 1.5 FT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
 6. LANDSCAPE DRAINS LOCATED AT THE END OF THE LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 7. LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 8. IN-LINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE IN-LINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
 9. AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT, AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 10. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK, AND SHALL BE PROTECTED IN PLACE DURING INSTALLATION OF ALL PRIVATE STORM FACILITIES.

FILEPATH: K:\200823\ENGINEERING\UTILITIES\STORMCDD - LANDSCAPE PLANNING LAYOUT.LAYOUT1
DESIGNED BY: ML
CHECKED BY: EM
PLOTTED: FR 01/14/22 2:47:11P BY: ETHAN MARKS



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DRAWN BY: ML

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

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

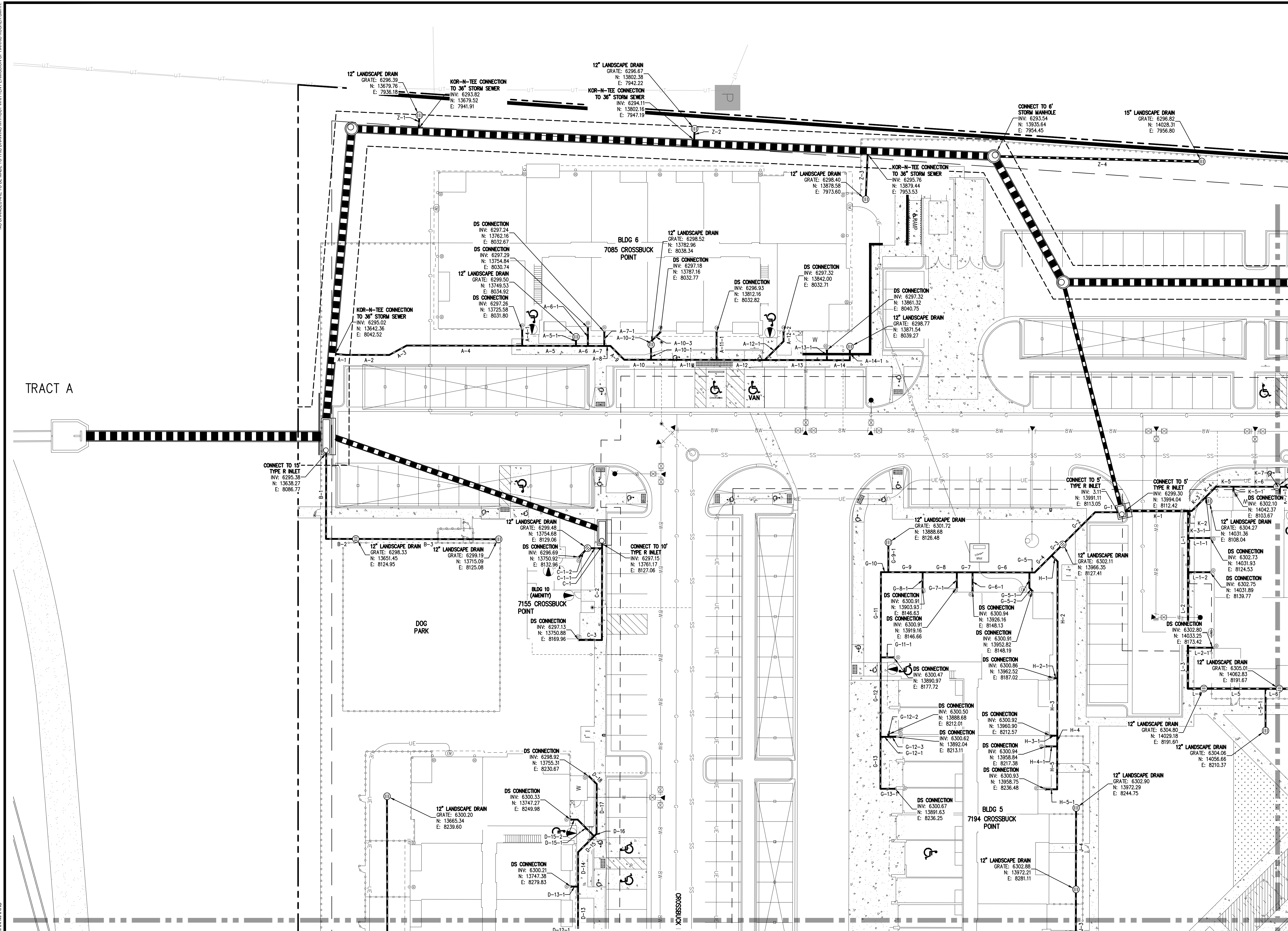
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN

PROJECT #: 200823
SHEET NUMBER
CD30
30 OF 36

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

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CHECKED BY: EM
PLOTTED: FR 01/14/22 2:47:20P BY: ETHAN MARKS



LEGEND:	(NOTE THAT SYMBOLS MAY BE SCALED LARGER THAN ACTUAL SIZE FOR CLARITY)	
	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER		
GAS LINE		
UNDERGROUND ELECTRIC		
WATER LINE		
UNDERGROUND TELECOM		
LANDSCAPE DRAIN PIPE		
LANDSCAPE CLEANOUT		
AREA DRAIN INLET		

- NOTES:**
- CONTRACTOR SHALL USE 90 DEGREE WYE'S AT PERPENDICULAR JOINTS WHERE POSSIBLE.
 - CONTRACTOR TO USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. IF ECCENTRIC REDUCERS ARE USED, INVERTS MUST MATCH.
 - CONTRACTOR TO USE STANDARD PVC FITTINGS WHEN POSSIBLE AND/OR UNLESS OTHERWISE NOTED ON THE PLAN.
 - ALL LANDSCAPE DRAIN PIPES SHALL BE WATERTIGHT PVC, RIGID HDPE WITH SMOOTH INNER-WALL, OR ENGINEER APPROVED EQUIVALENT. ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 1.5 FT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
 - LANDSCAPE DRAINS LOCATED AT THE END OF THE LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 - LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 - INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
 - AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT, AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 - THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK, AND SHALL BE PROTECTED IN PLACE DURING INSTALLATION OF ALL PRIVATE STORM FACILITIES.

Know what's below.
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20 0 20 40

SCALE: 1" = 20'

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HARRIS KOCHER SMITH

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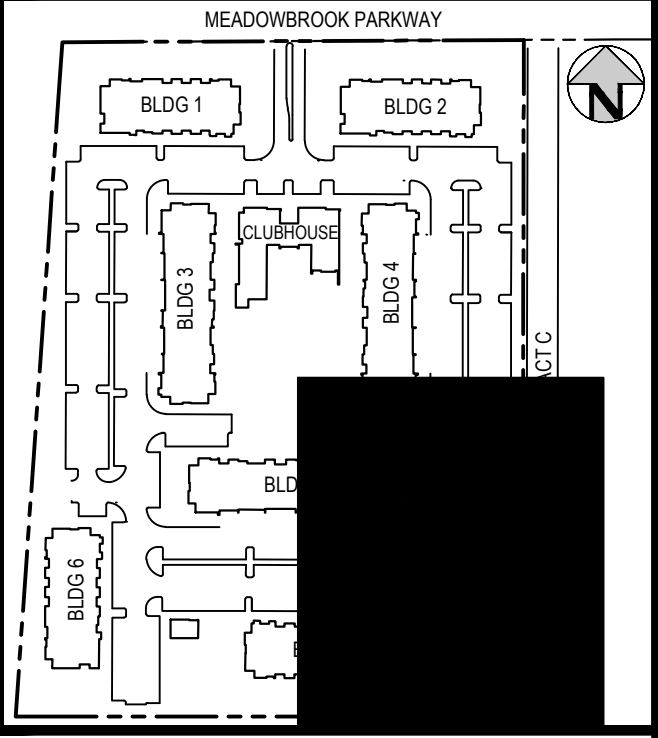
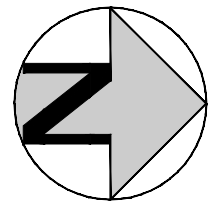
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN

PROJECT #: 200823
SHEET NUMBER
CD31

31 OF 36

MATCHLINE - SEE SHEET CD31



KEY MAP
SCALE: 1" = 250'

LEGEND:	(NOTE THAT SYMBOLS MAY BE SCALED LARGER THAN ACTUAL SIZE FOR CLARITY)	
	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER		
GAS LINE		
UNDERGROUND ELECTRIC		
WATER LINE		
UNDERGROUND TELECOM		
LANDSCAPE DRAIN PIPE		
LANDSCAPE CLEANOUT		
AREA DRAIN INLET		

NOTES:

- CONTRACTOR SHALL USE 90 DEGREE WYE'S AT PERPENDICULAR JOINTS WHERE POSSIBLE.
- CONTRACTOR TO USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. IF ECCENTRIC REDUCERS ARE USED, INVERTS MUST MATCH.
- CONTRACTOR TO USE STANDARD PVC FITTINGS WHEN POSSIBLE AND/OR UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL LANDSCAPE DRAIN PIPES SHALL BE WATERTIGHT PVC, RIGID HDPE WITH SMOOTH INNER-WALL, OR ENGINEER APPROVED EQUIVALENT. ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 1.5 FT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
- LANDSCAPE DRAINS LOCATED AT THE END OF THE LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
- LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
- INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
- AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT, AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
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FILEPATH: K:\200823\ENGINEERING\UTILITIES\STORM\CD - LANDSCAPE PLANNING LAYOUT\CD32.DWG
DESIGNED BY: EM
CHECKED BY: EM
PLOTTED: FR 01/14/22 2:47:26P BY: ETHAN MARKS



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CHECKED BY: EM
DRAWN BY: ML

ISSUE DATE: 08-06-2021

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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN

PROJECT #: 200823
SHEET NUMBER

CD32

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PIPE TABLE		
NAME	SIZE	LENGTH
A-1	6"	4.82'
A-2	6"	19.20'
A-3	6"	8.84'
A-4	6"	51.43'
A-4-1	6"	7.07'
A-5	6"	23.96'
A-5-1	6"	4.01'
A-6	6"	5.31'
A-6-1	6"	8.20'
A-7	6"	7.32'
A-7-1	6"	6.28'
A-8	6"	2.75'
A-9	6"	8.66'
A-10	6"	11.94'
A-10-1	6"	6.77'
A-10-2	6"	1.39'
A-10-3	6"	5.92'
A-11	6"	29.19'
A-11-1	6"	12.35'
A-12	6"	21.48'
A-12-1	6"	11.83'
A-12-2	6"	4.17'
A-13	6"	27.69'
A-13-1	6"	4.53'
A-14	6"	10.22'
A-14-1	6"	6.03'
B-1	6"	38.13'
B-2	6"	13.26'
B-3	6"	63.64'
C-1	6"	2.01'

PIPE TABLE		
NAME	SIZE	LENGTH
C-1-1	6"	6.48'
C-1-2	6"	5.43'
C-2	6"	40.91'
C-3	6"	10.20'
D-1	6"	21.59'
D-2	6"	7.00'
D-3	6"	21.20'
D-3-1	6"	26.10'
D-3-2	6"	143.65'
D-4	6"	38.24'
D-5	6"	42.92'
D-6	6"	4.89'
D-7	6"	11.55'
D-7-1	6"	1.58'
D-8	6"	28.09'
D-8-1	6"	3.92'
D-9	6"	29.27'
D-9-1	6"	5.05'
D-10	6"	7.32'
D-10-1	6"	3.13'
D-11	6"	15.84'
D-11-1	6"	2.50'
D-12	6"	9.16'
D-12-1	6"	3.08'
D-13	6"	25.00'
D-13-1	6"	3.08'
D-14	6"	15.36'
D-15	6"	10.07'
D-15-1	6"	10.42'
D-15-2	6"	3.01'

PIPE TABLE		
NAME	SIZE	LENGTH
D-16	6"	1.52'
D-17	6"	22.17'
D-18	6"	4.88'
E-1	6"	10.85'
E-2	6"	5.78'
E-3	6"	6.17'
E-4	6"	48.99'
E-4-1	6"	4.83'
E-5	6"	28.50'
E-6	6"	12.89'
E-7	6"	5.60'
E-7-1	6"	1.91'
E-8	6"	19.33'
E-8-1	6"	9.91'
E-9	6"	17.90'
E-10	6"	10.11'
E-11	6"	4.80'
E-11-1	6"	2.58'
E-12	6"	25.00'
E-12-1	6"	2.58'
E-13	6"	8.36'
E-13-1	6"	3.00'
E-14	6"	16.64'
E-14-1	6"	2.63'
E-15	6"	7.32'
E-15-1	6"	4.55'
E-16	6"	14.58'
E-17	6"	2.94'
E-18	6"	12.61'
E-18-1	6"	5.50'

PIPE TABLE		
NAME	SIZE	LENGTH
F-19	6"	19.21'
F-1	6"	3.99'
F-2	6"	35.49'
F-2-1	6"	3.98'
F-3	6"	90.55'
F-3-1	6"	3.90'
F-4	6"	51.32'
F-5	6"	5.05'
F-6	6"	14.84'
F-7	6"	6.36'
F-8	6"	16.40'
G-1	6"	10.33'
G-2	6"	20.38'
G-3	6"	6.98'
G-4	6"	10.70'
G-5	6"	2.31'
G-5-1	6"	6.85'
G-5-2	6"	1.97'
G-6	6"	25.34'
G-6-1	6"	8.31'
G-7	6"	7.01'
G-7-1	6"	6.85'
G-8	6"	15.23'
G-8-1	6"	6.85'
G-9	6"	15.29'
G-9-1	6"	13.26'
G-10	6"	3.27'
G-11	6"	37.97'
G-11-1	6"	5.68'
G-12	6"	35.39'

PIPE TABLE		
NAME	SIZE	LENGTH
G-12-1	6"	3.48'
G-12-2	6"	1.09'
G-12-3	6"	3.36'
G-13	6"	23.14'
G-13-1	6"	6.49'
H-1	6"	3.77'
H-2	6"	52.02'
H-2-1	6"	1.43'
H-3	6"	25.55'
H-3-1	6"	3.00'
H-4	6"	4.82'
H-4-1	6"	5.05'
H-5	6"	19.10'
H-5-1	6"	5.10'
I-1	6"	6.19'
I-1-1	6"	7.24'
I-2	6"	22.37'
I-3	6"	4.95'
I-3-1	6"	3.48'
I-4	6"	2.98'
I-5	6"	62.32'
I-6	6"	1.96'
I-6-1	6"	2.21'
I-6-2	6"	2.80'
I-7	6"	1.96'
I-8	6"	8.99'
I-8-1	6"	5.74'
I-9	6"	9.71'
I-10	6"	23.93'
I-10-1	6"	4.32'

PIPE TABLE		
NAME	SIZE	LENGTH
I-11	6"	8.18'
I-12	6"	3.12'
I-13	6"	2.58'
I-14	6"	2.13'
I-14-1	6"	2.50'
I-15	6"	19.18'
I-16	6"	4.27'
I-17	6"	1.68'
I-18	6"	8.69'
I-18-1	6"	2.50'
I-19	6"	20.75'
I-20	6"	5.59'
I-21	6"	3.43'
I-21-1	6"	11.42'
I-22	6"	5.46'
I-23	6"	23.48'
I-23-1	6"	1.97'
I-23-2	6"	1.09'
I-23-3	6"	3.34'
I-24	6"	23.10'
I-24-1	6"	5.00'
J-1	6"	5.04'
J-1-1	6"	8.54'
J-1-2	6"	2.96'
J-1-3	6"	4.76'
J-1-4	6"	4.96'
J-1-5	6"	19.14'
J-1-6	6"	5.00'
J-2	6"	28.66'
J-3	6"	34.53'

PIPE TABLE		
NAME	SIZE	LENGTH
J-4	6"	36.36'
K-1	10"	28.20'
K-2	6"	1.55'
K-3	6"	8.49'
K-3-1	6"	2.20'
K-4	6"	6.90'
K-5	6"	7.71'
K-5-1	6"	2.04'
K-6	6"	19.27'
K-7	6"	1.37'
K-7-1	6"	10.04'
K-8	6"	2.87'
K-9	6"	4.40'
K-10	6"	28.35'
K-10-1	6"	4.67'
K-10-2	6"	1.09'
K-10-3	6"	3.34'
K-11	6"	24.18'
K-11-1	6"	7.71'
K-12	6"	84.08'
K-12-1	6"	7.71'
K-13	6"	24.23'
K-13-1	6"	4.71'
K-13-2	6"	1.09'
K-13-3	6"	3.33'
K-14	6"	34.30'
K-14-1	6"	6.92'
K-15	6"	22.16'
K-16	6"	3.63'
K-17	6"	9.25'

PIPE TABLE		
NAME	SIZE	LENGTH
K-18	6"	16.31'
K-18-1	6"	3.23'
K-19	6"	1.77'
K-20	6"	13.46'
K-20-1	6"	3.23'
K-21	6"	7.01'
K-21-1	6"	4.68'
K-22	6"	4.23'
K-23	6"	1.53'
K-24	6"	9.55'
K-25	6"	11.75'
K-25-1	6"	3.60'
L-1	8"	27.28'
L-1-1	6"	9.64'
L-1-2	6"	9.70'
L-2	8"	33.64'
L-2-1	6"	11.13'
L-3	8"	18.20'
L-4	8"	7.10'
L-5	8"	27.52'
L-5-1	6"	18.71'
L-6	8"	6.13'
L-7	8"	9.17'
L-7-1	6"	8.39'
L-8	8"	18.11'
L-8-1	6"	56.26'
L-9	8"	8.49'
L-10	8"	3.75'
L-10-1	6"	10.00'
L-10-2	6"	4.80'

PIPE TABLE		
NAME	SIZE	LENGTH
L-10-3	6"	2.00'
L-11	8"	19.14'
L-11-1	6"	12.04'
L-12	8"	2.36'
L-12-1	6"	54.67'
L-13	8"	4.71'
L-14	8"	13.37'
L-14-1	6"	16.97'
L-14-2	6"	16.77'
L-14-3	6"	17.41'
L-14-4	6"	16.80'
L-14-5	6"	31.92'
L-14-6	6"	25.03'
L-14-7	6"	14.02'
L-14-8	6"	10.09'
L-14-9	6"	5.89'
L-14-10	6"	6.20'
L-14-11	6"	8.12'
L-14-12	6"	26.28'
L-14-13	6"	8.12'
L-14-14	6"	6.64'
L-14-15	6"	4.52'
L-14-16	6"	11.57'
L-14-17	6"	8.12'
L-14-18	6"	1.93'
L-14-19	6"	3.07'
L-14-20	6"	6.48'
L-14-21	6"	5.62'
L-15	8"	19.93'
L-16	6"	27.85'

PIPE TABLE		
NAME	SIZE	LENGTH
L-16-1	6"	14.41'
L-16-2	6"	4.64'
L-16-3	6"	2.56'
L-16-4	6"	1.59'
L-16-5	6"	4.14'
L-17	6"	7.03'
L-18	6"	8.63'
L-18-1	6"	12.05'
L-19	6"	4.13'
L-19-1	6"	15.04'
L-19-2	6"	6.09'
L-20	6"	14.27'
L-20-1	6"	15.04'
L-21	6"	2.49'
L-22	6"	3.03'
L-22-1	6"	6.72'
L-22-2	6"	4.82'
L-22-3	6"	5.28'
L-22-4	6"	3.24'
L-23	6"	9.76'
L-23-1	6"	21.13'
L-24	6"	10.64'
L-25	6"	5.15'
L-25-1	6"	8.39'
L-26	6"	3.63'
L-26-1	6"	14.95'
L-26-2	6"	6.16'
L-26-3	6"	3.16'
L-26-4	6"	1.74'
L-26-5	6"	2.86'

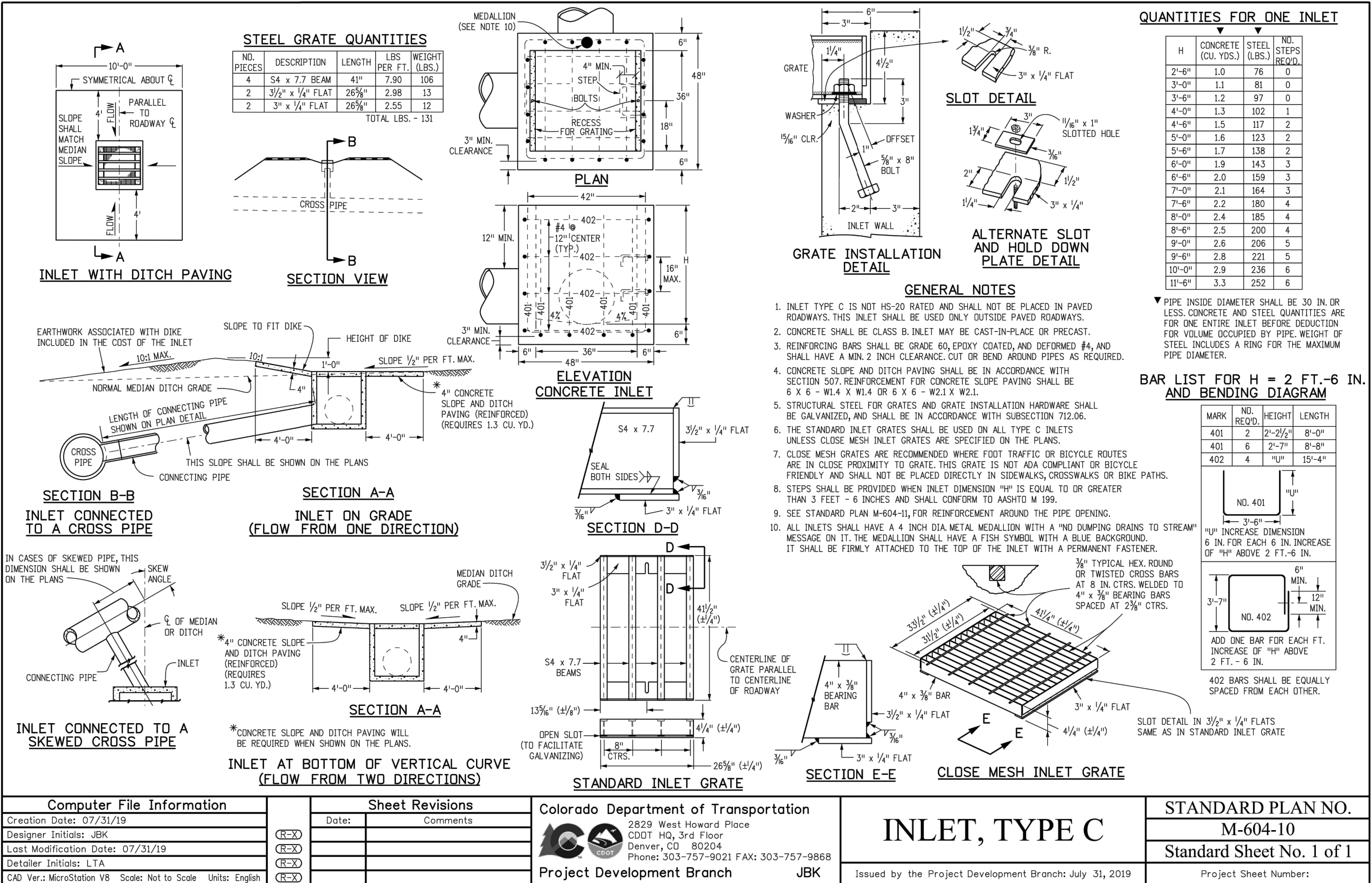
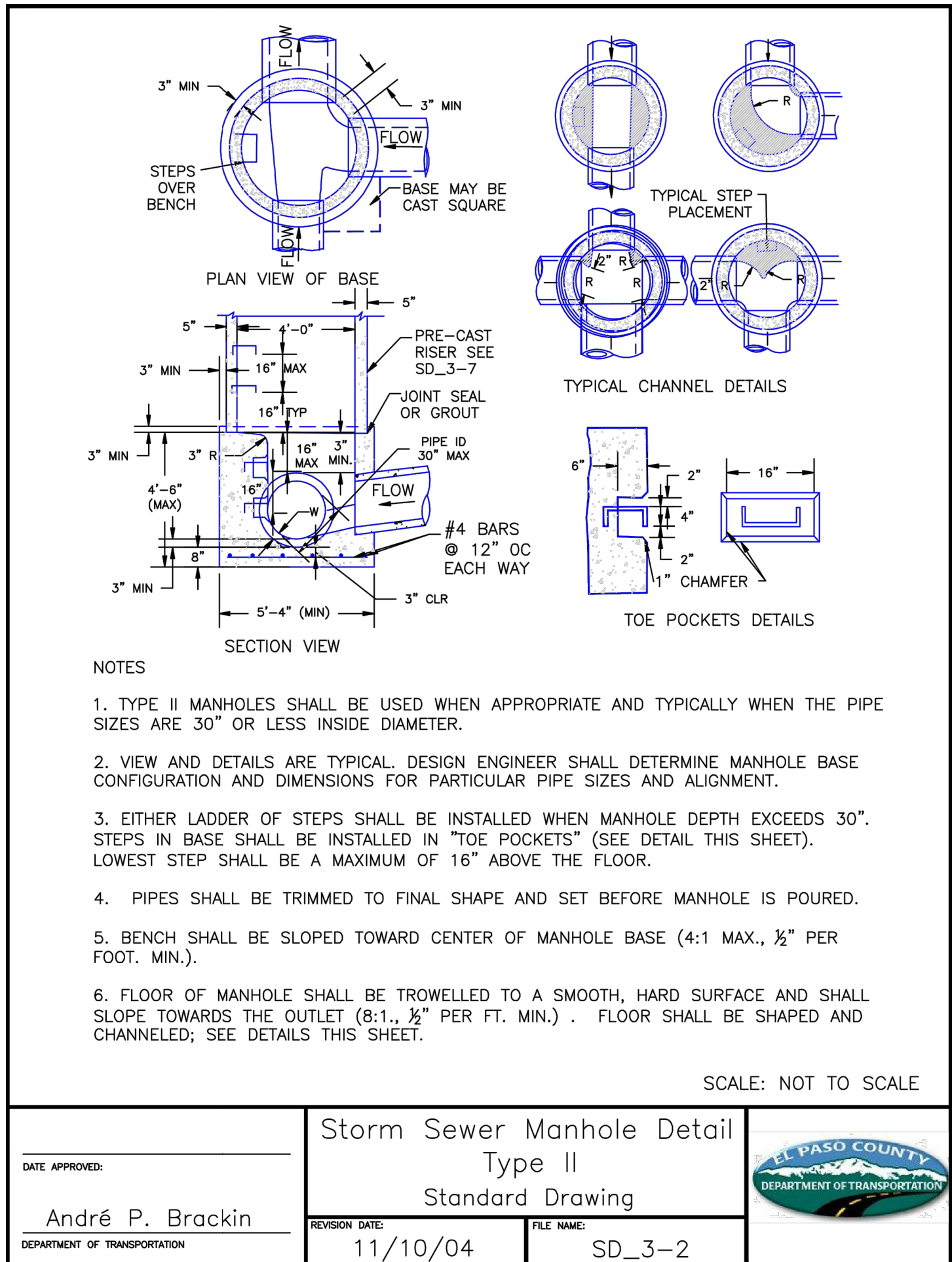
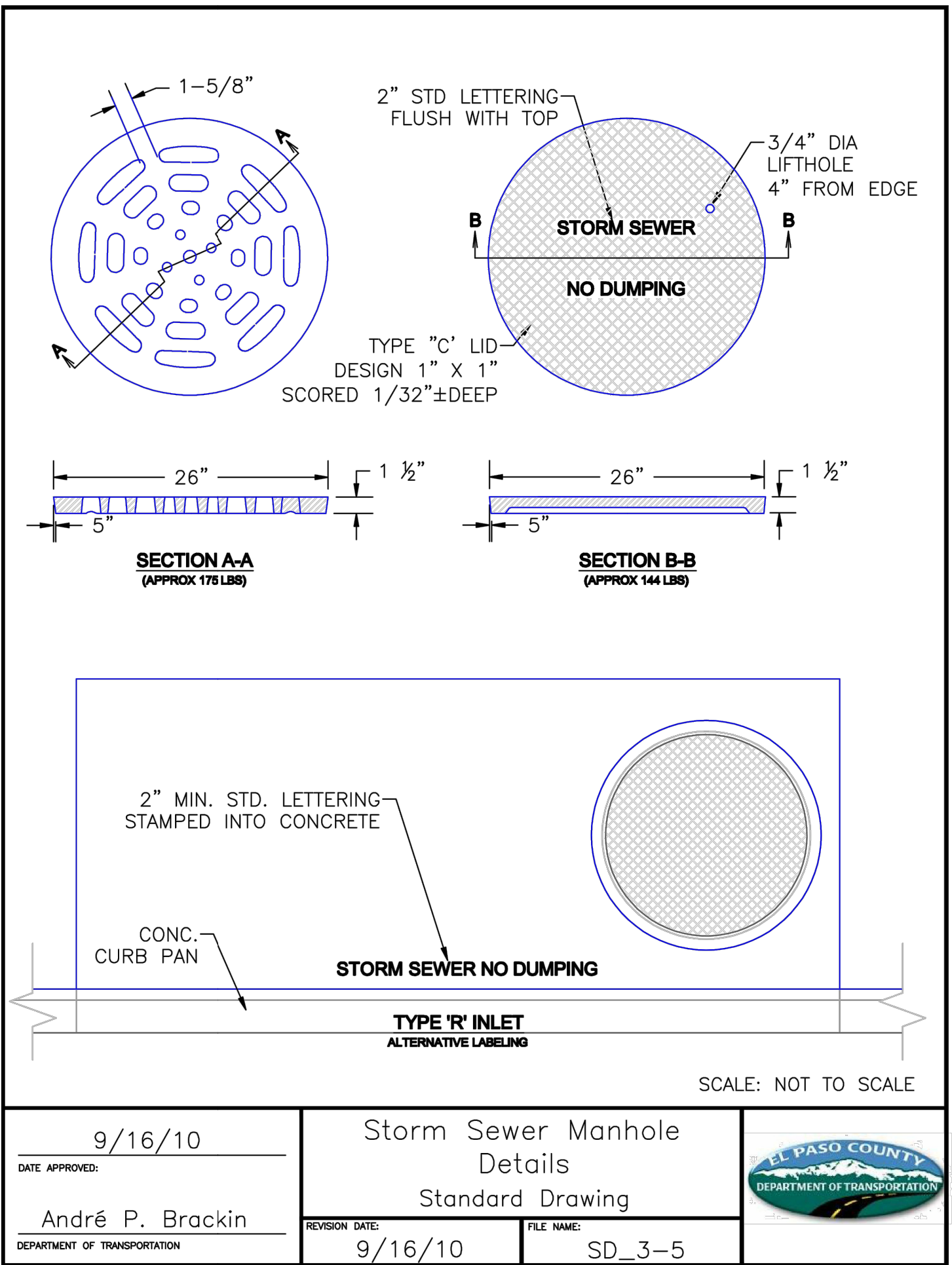
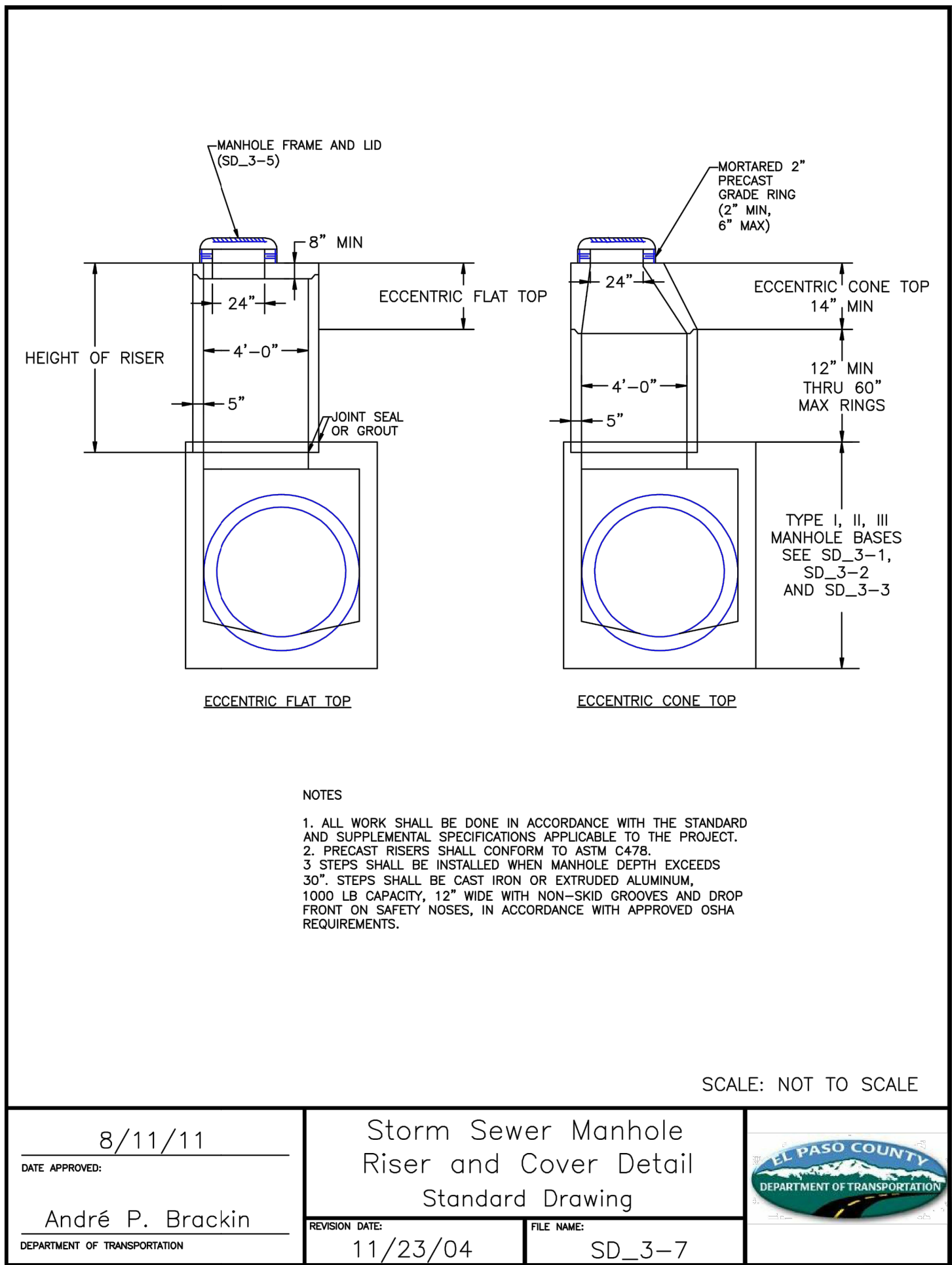
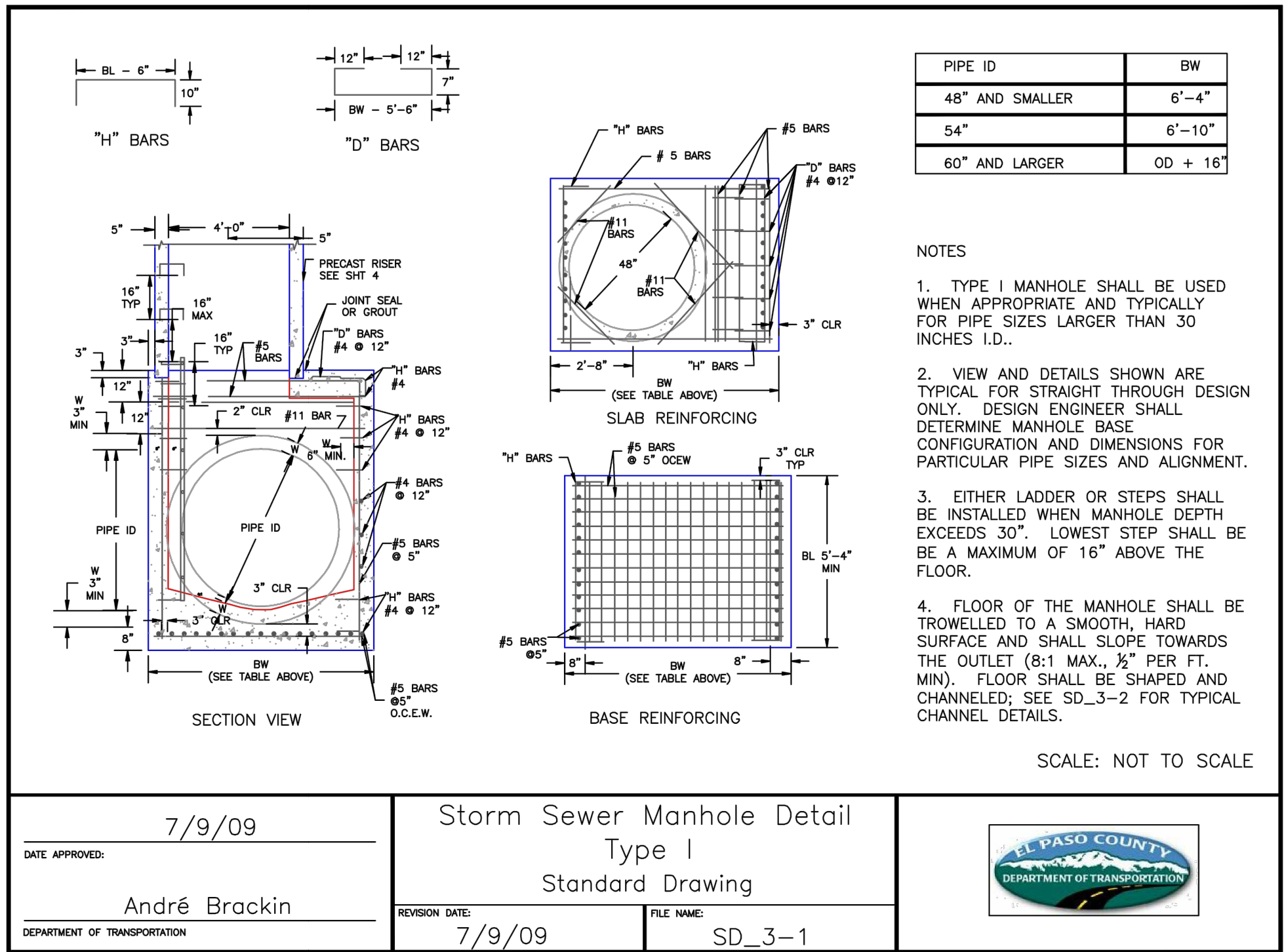
PIPE TABLE		
NAME	SIZE	LENGTH
L-27	6"	6.32'
L-28	6"	22.56'
L-29	6"	3.60'
L-29-1	6"	4.16'
L-30	6"	2.22'
L-31	6"	52.73'
L-31-1	6"	5.00'
L-32	6"	20.67'
L-32-1	6"	7.07'
L-32-2	6"	3.00'
L-33	6"	16.74'
L-33-1	6"	13.24'
L-33-2	6"	3.00'
L-34	6"	12.89'
L-35	6"	5.58'
M-1	12"	16.41'
M-2	12"	3.46'
M-3	12"	12.68'
M-4	12"	12.37'
M-5	12"	17.67'
M-6	12"	7.42'
M-6-1	6"	3.29'
M-6-2	6"	10.05'
M-7	12"	8.81'
M-7-1	6"	5.84'
M-7-2	6"	29.29'
M-8	12"	12.17'
M-9	12"	9.36'
M-9-1	6"	1.78'
M-9-2	6"	10.81'

PIPE TABLE		
NAME	SIZE	LENGTH
M-9-3	6"	4.79'
M-9-4	6"	2.05'
M-10	12"	19.23'
M-10-1	6"	2.69'
M-10-2	6"	10.53'
M-11	12"	2.16'
M-11-1	6"	8.72'
M-11-2	6"	36.23'
M-12	12"	6.56'
M-13	12"	29.21'
M-14	10"	7.90'
M-15	10"	33.69'
M-16	10"	4.22'
M-16-1	6"	12.32'
M-17	10"	8.73'
M-17-1	6"	2.75'
M-17-2	6"	12.70'
M-17-3	6"	11.92'
M-17-4	6"	9.01'
M-17-5	6"	2.34'
M-18	10"	10.78'
M-18-1	6"	9.52'
M-18-2	6"	4.73'
M-18-3	6"	2.15'
M-19	10"	5.23'
M-20	10"	24.36'
M-20-1	6"	9.05'
M-21	10"	2.33'
M-21-1	6"	14.69'
M-21-2	6"	4.56'

PIPE TABLE		
NAME	SIZE	LENGTH
M-21-3	6"	3.38'
M-21-4	6"	1.26'
M-21-5	6"	1.02'
M-21-6	6"	1.25'
M-22	8"	7.37'
M-23	8"	20.27'
M-23-1	6"	14.34'
M-23-2	6"	6.39'
M-23-3	6"	4.64'
M-24	8"	6.81'
M-25	8"	2.40'
M-25-1	6"	19.31'
M-26	8"	79.80'
M-27	6"	5.16'
M-28	6"	19.33'
M-28-1	6"	6.34'
M-29	6"	29.27'
M-29-1	6"	7.46'
M-30	6"	8.16'
M-30-1	6"	2.34'
M-30-2	6"	3.32'
M-31	6"	15.77'
M-32	6"	2.05'
M-32-1	6"	9.82'
M-33	6"	5.25'
M-34	6"	18.96'
M-34-1	6"	3.30'
M-35	6"	9.27'
M-35-1	6"	10.66'
M-36	6"	29.84'

PIPE TABLE		
NAME	SIZE	LENGTH
M-36-1	6"	10.83'
M-37	6"	19.33'
M-37-1	6"	2.83'
M-38	6"	3.32'
M-39	6"	19.79

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FILES: K:\20082\ENGINEERING\GUILTIES\STORM-1\STORM SEWER DETAILS.DWG LAYOUT: LAYOUT1
PLOT: PLOT01:1422.247:1P BY: ETHAN MARKS



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DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

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

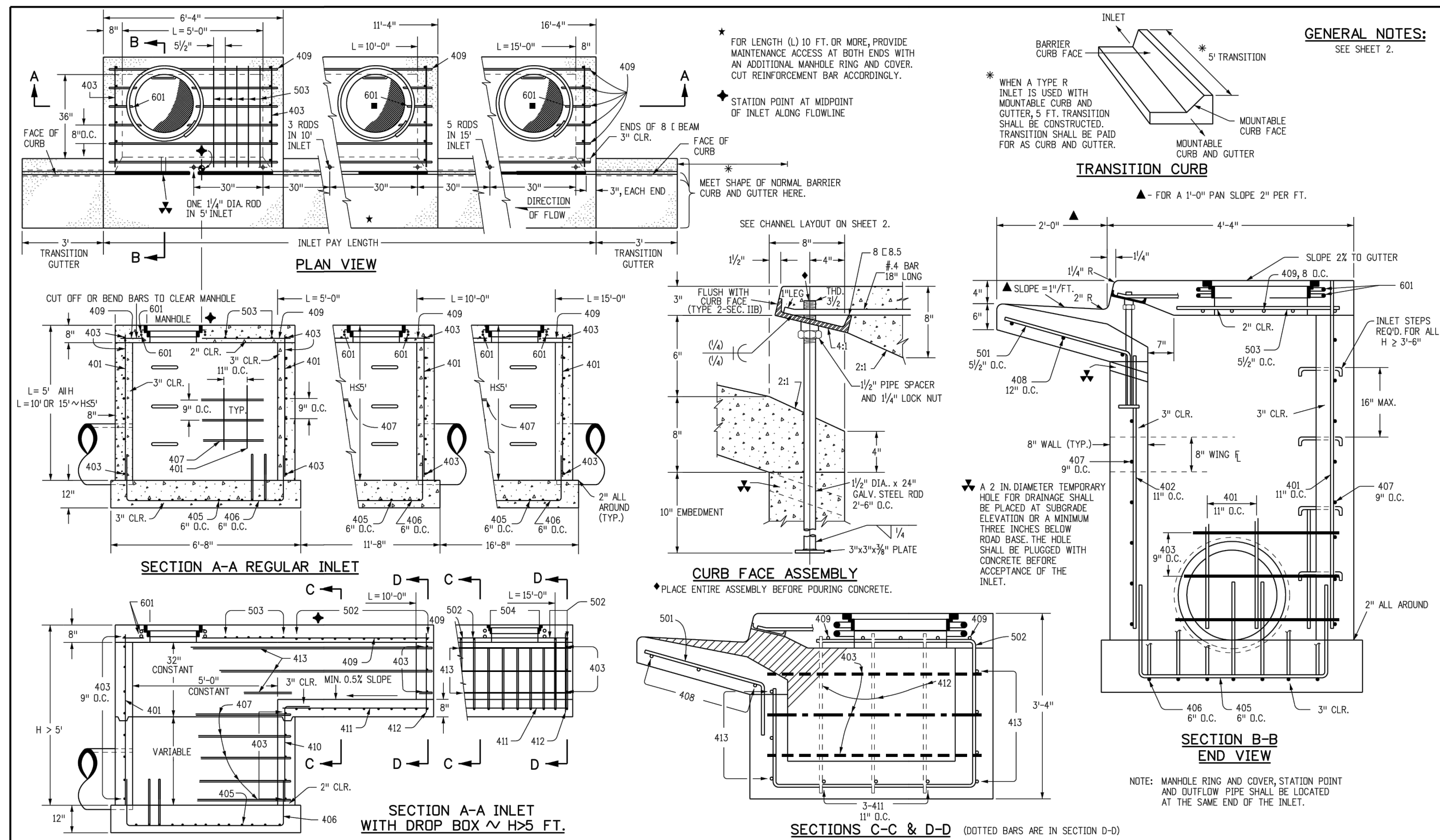


TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER DETAILS

PROJECT #: 200823
SHEET NUMBER

CD34



Computer File Information		Sheet Revisions		<div>Colorado Department of Transportation</div> <div></div> <div>4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820</div> <div>Project Development Branch</div> <div>DD/LTA</div>	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: DD	Date:	Comments			M-604-12
Last Modification Date: 07/04/12	Initials: LTA					
Full Path: www.coloradodot.org/info/business/designsupport						
Drawing File Name: 604012012.dgn						
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English				Sheet No. 1 of 2

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS			INLETS: H ≤ 5 FT.						INLETS: H > 5 FT.					
				L = 5 FT.		L = 10 FT.	L = 15 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.			
				NO. REQ'D.	LENGTH		NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH		
401	4	11"	II	15	*	21	*	26	*	11	*	11	*					
402	4	11"	II	7	*	13	*	18	*	7	*	7	*					
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"			
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"		6'-10"			
406	4	6"	VIII	7	8'-10"	7	13'-0"	7	18'-10"	7	8'-10"	7	8'-10"		8'-10"			
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"		5'-10"			
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	11'-10"	3	16'-10"		16'-10"			
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"		15'-10"			
410	4	11"	VII							3		3		3				
411	4	11"	II							3	5'-2"	3	5'-2"		10'-2"			
412	4	11"	II							3	2'-9"	3	2'-9"		7'-5"			
413	4	9"	II							7	10'-10"	7	15'-10"					
501	5	5/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"		3'-4"			
502	5	5/8"	III							11	11'-5"	17	11'-5"					
503	5	5/8"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"		8'-4"			
504	5	5/8"	IX															
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"		8'-10"			
■ 618.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"					
				2 BARS, 1 ROD		4 BARS, 3 RODS		8 BARS, 5 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS						

* VARIABLE REFERENCE TO TABLE TWO.
■ INCLUDE #4, #18 IN BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS

DROP BOX INLETS

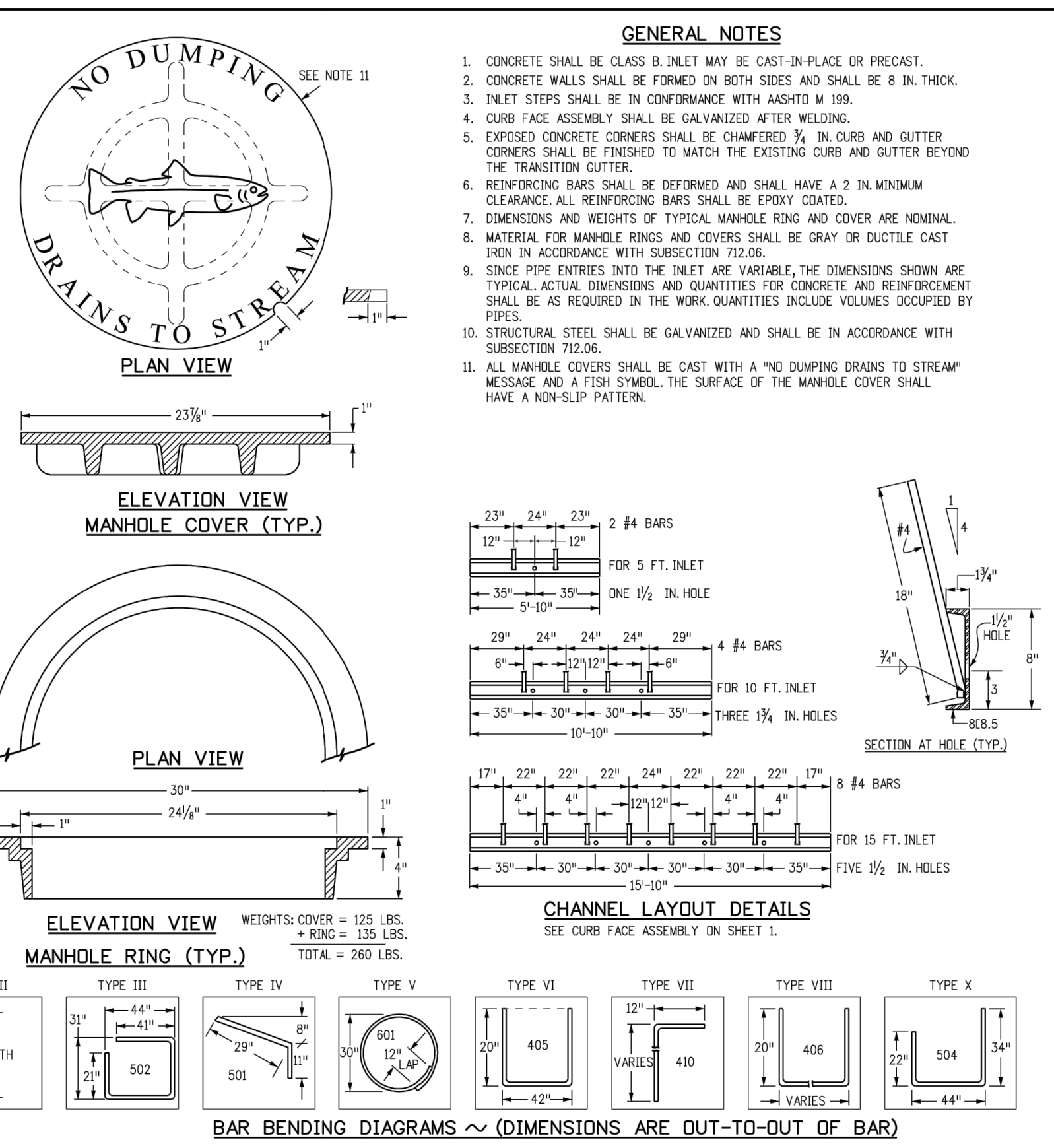
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

1/4"	LENGTH			N.D. REGULAR		N.D. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	401	402	410	REG.	BOX	REG.	BOX	CNC. LBS.	STEEL LBS.	CNC. LBS.	STEEL LBS.	CNC. LBS.	STEEL LBS.
3'-0"	4'-0"	1'-8"		10	7	3	2	385	53	497	74	706	
3'-6"	3'-2"	2'-2"		10	7	3	3	305	5.7	528	7.9	747	
4'-0"		3'-0"		12	9	3.7	3.6	6	559	8.4	786		
4'-6"	3'-2"	3'-0"		12	9	3.9	3.4	6.4	571	8.8	803		
5'-0"	4'-4"	3'-8"		14	11	4.3	3.4	6.1	602	9.3	844		
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	3.75	6	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	18	6	4.6	3.82	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	4.02	6.4	636	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	18	15	19	10	5.0	4.23	6.6	656	8.0	890
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	4.30	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	4.51	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	24	14	5.7	4.73	7.3	704	8.7	947
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	4.79	7.5	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	4.99	7.8	732	9.2	974
10'-0"	10'-6"	9'-6"	8'-11"	28	25	27	18	6.4	5.20	8.0	749	9.4	992
10'-6"	10'-12"	9'-12"	8'-5"	30	27	30	20	6.6	5.27	8.3	759	9.6	1002
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.8	5.40	8.5	779	9.9	1022

NOTES: FOR L=5 FT., L=10 FT., AND L=15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

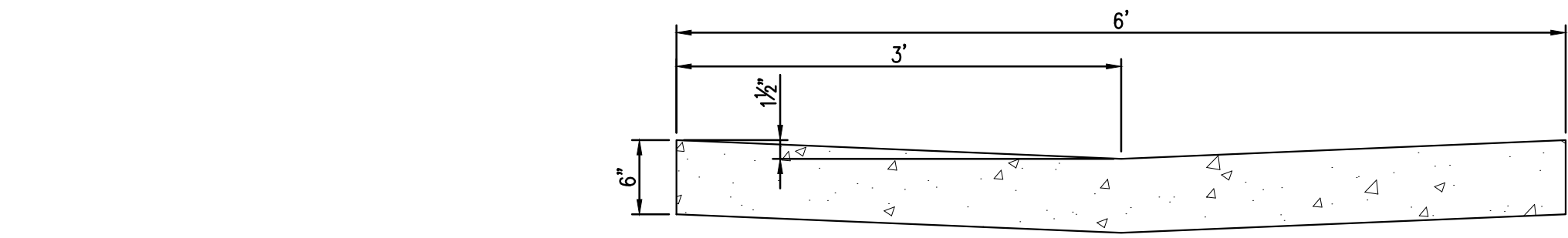
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12	Initials: DD	Date:	Comments
Last Modification Date: 07/04/12	Initials: LTA		
Full Path: www.coloradodot.info/business/designsupport			
Drawing File Name: 6040120202.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

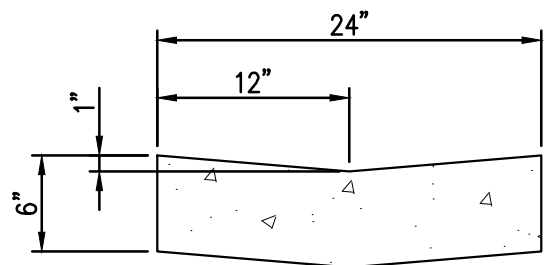


Colorado Department of Transportation  4201 East Arkansas Avenue Denver, Colorado 80272 Phone: (303) 757-9083 Fax: (303) 757-9820	<h1 style="text-align: center;">CURB INLET TYPE R</h1>	STANDARD PLAN NO.
		M-604-12
Project Development Branch	DD/LTA	Sheet No. 2 of 2

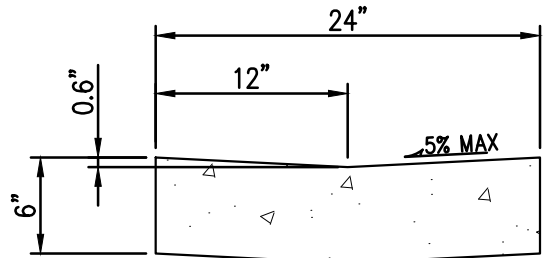
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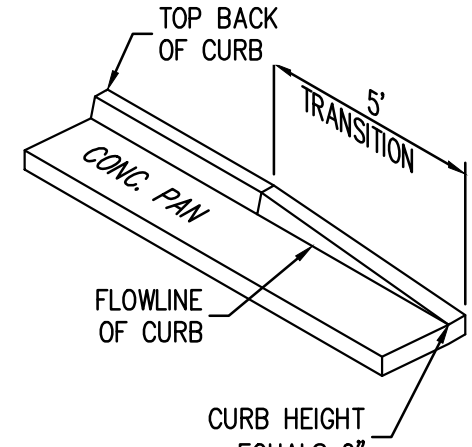
6' CROSSSPAN
(CROSS-SECTION)
NTS



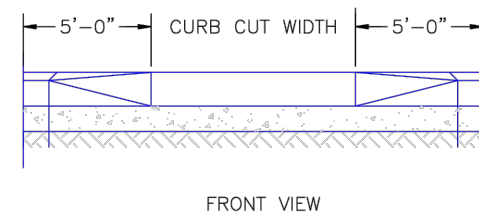
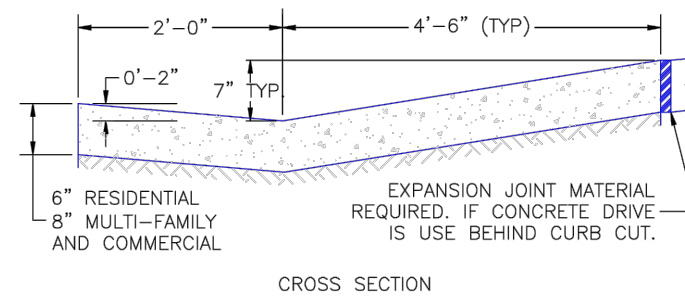
2' VALLEY PAN
NTS



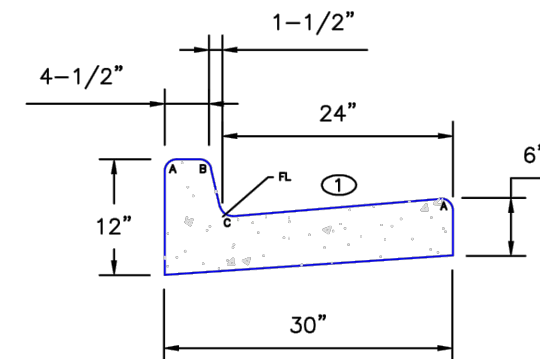
2' ADA VALLEY PAN
NTS



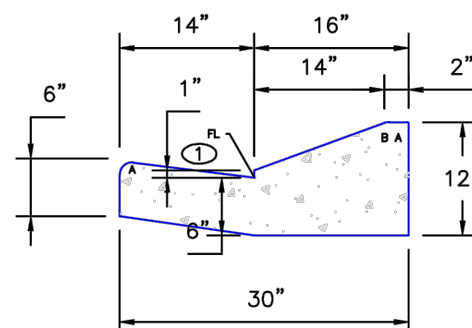
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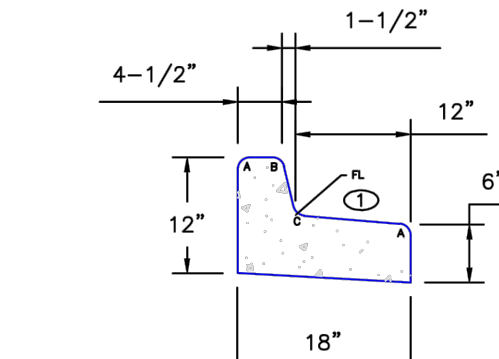
LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



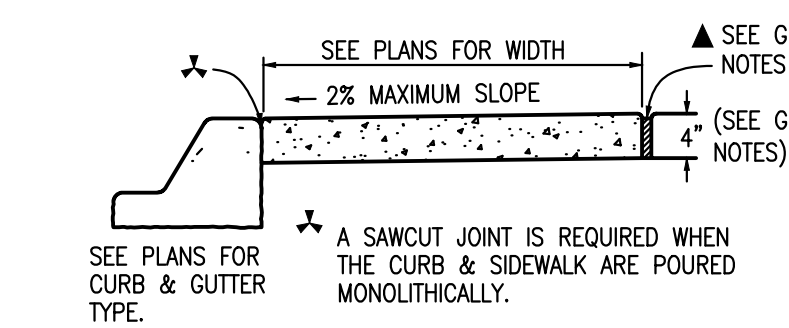
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)



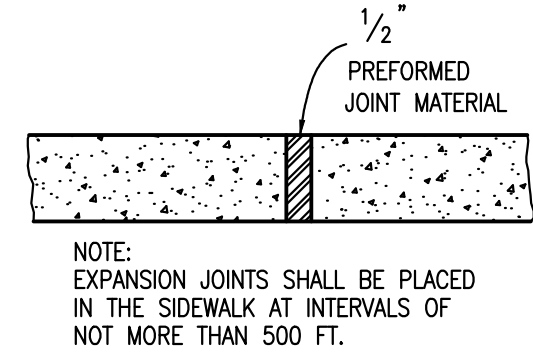
EPC OPTIONAL TYPE C



EPC TYPE B



CONCRETE SIDEWALK



SIDEWALK EXPANSION JOINT

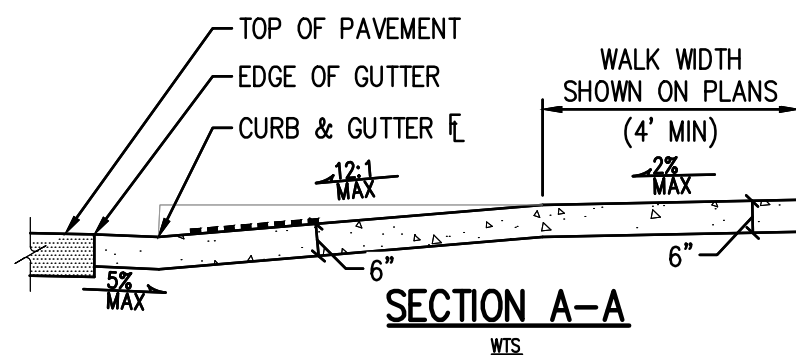
LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1"
C	1 1/2"
D	1 1/2" TO 2"

CURB, GUTTER, AND SIDEWALK NOTES

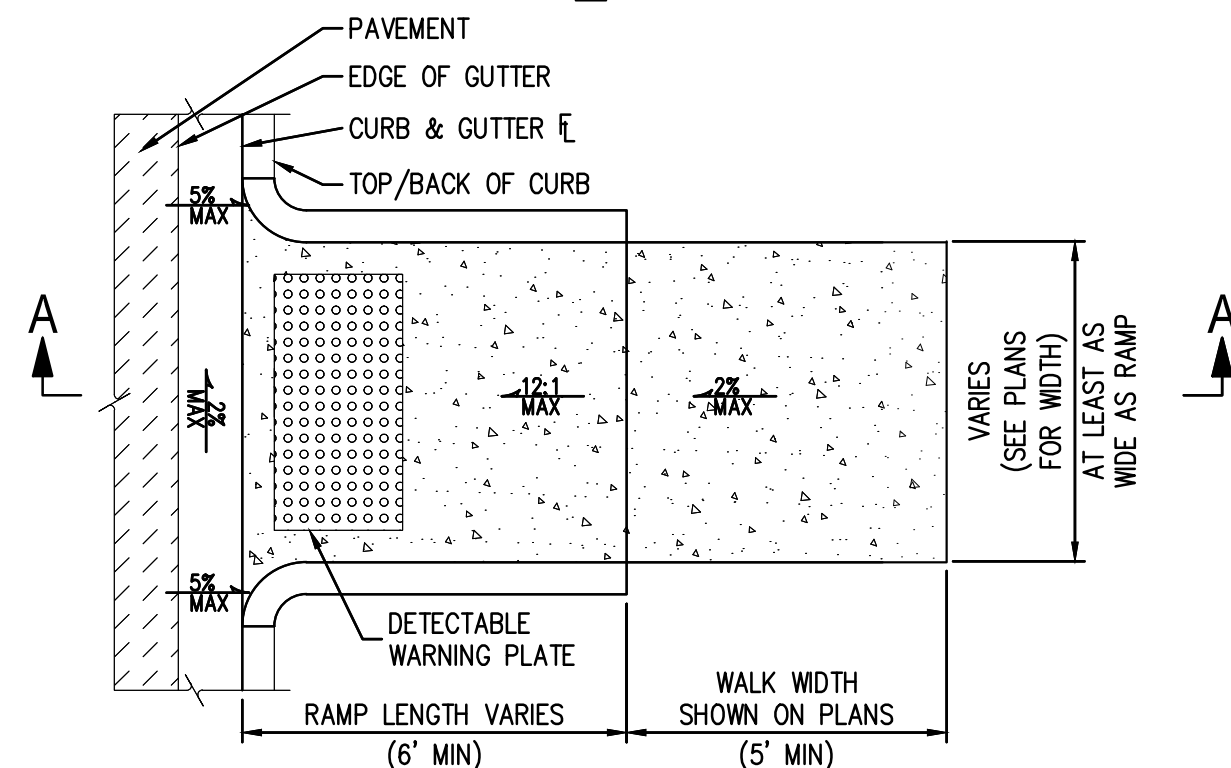
- ON CURVES 3 DEGREES OR SHARPER, CURBS AND/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 10 FEET MAY BE USED WHEN THE DEGREE OF CURVE IS LESS THEN 3 DEGREES.
 - CONCRETE SHALL BE CLASS B.
 - PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
 - CURB TYPE 4 (KEY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTIONS 1B AND 1M) IF SPECIFIED ON THE PLANS.
 - ALL SIDEWALK WIDER THAN 6' SHALL BE 4" THICK
- ▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
- ① GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1IN./FT. WHEN DRAINING TOWARD CURB.
- WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AISI 1018 AND SPACED 2 FT.-6 IN. THEY SHALL BE INSERTED 1/2 AND 1/2 LENGTH INTO THE GUTTER.
- WHERE AN ACCESSIBLE PATH CROSSES A GUTTER TYPE 2, THE CROSS SLOPE SHALL NOT BE STEEPER THAN 20:1.

CURB, GUTTER, AND SIDEWALK DETAILS

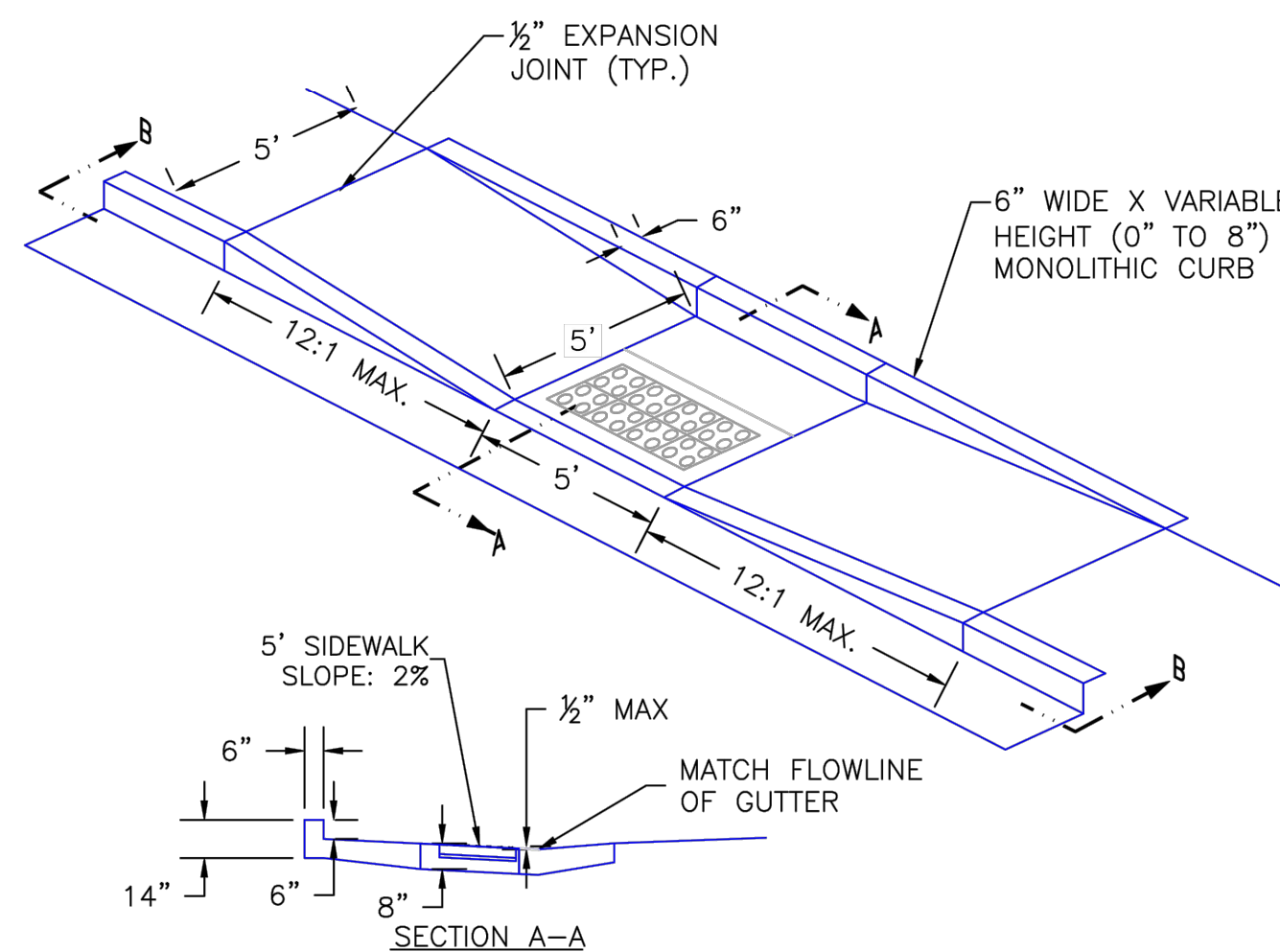
N.T.S.



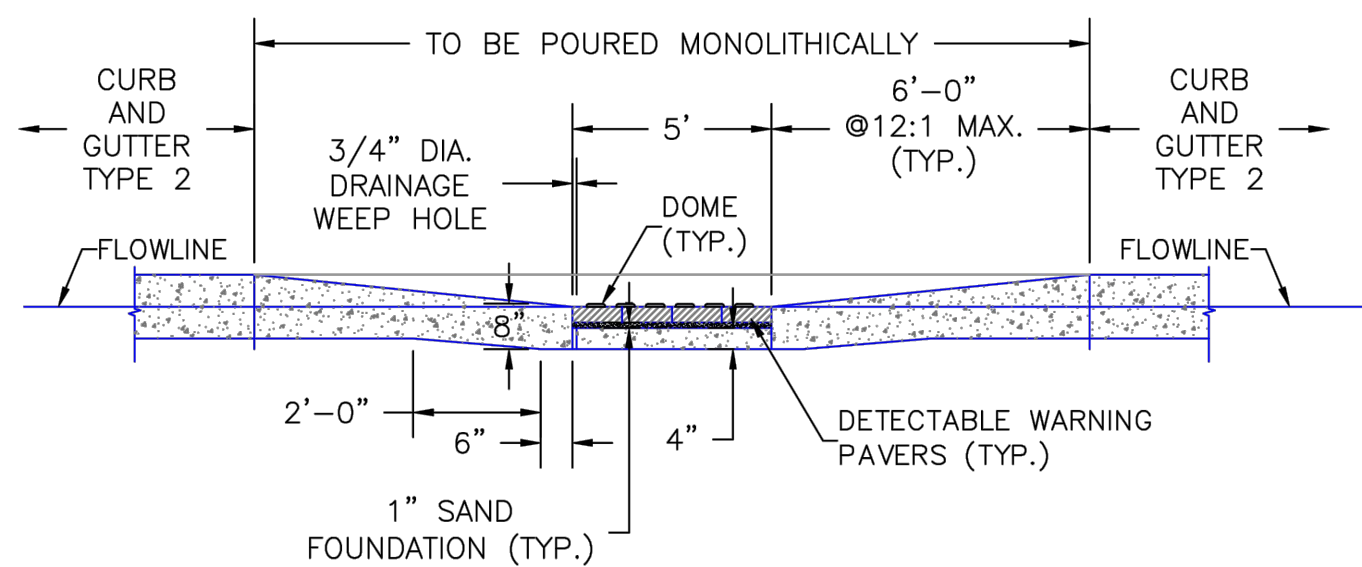
SECTION A-A



HANDICAP RAMP TYPE 1
NTS

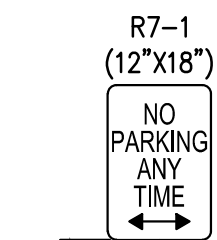


SECTION A-A

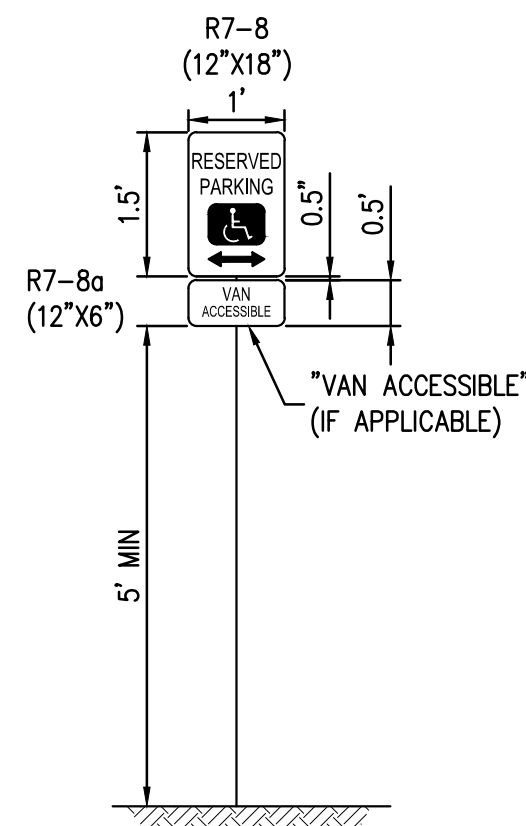


SECTION B-B

SCALE: NOT TO SCALE



NO PARKING
SIGN DETAIL
N.T.S.



HANDICAP PARKING
SIGN DETAIL
N.T.S.

8/11/11 DATE APPROVED:	Parallel Pedestrian Ramp Detail Standard Drawing	FILE NAME: SD_2-50
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	



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CHECKED BY: JDO
DRAWN BY: ML

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



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Denver, Colorado 80203
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HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
GENERAL DETAILS

PROJECT #: 200823

SHEET NUMBER

CD36

36 OF 36

FILE PATH: K:\200823\ENGINEERING\GDD - GENERAL DETAILS DWG LAYOUT\ LAYOUT1
NO SCALE
PLOTTED: FR 01/14/22 2:47:55P BY: ETHAN MARKS