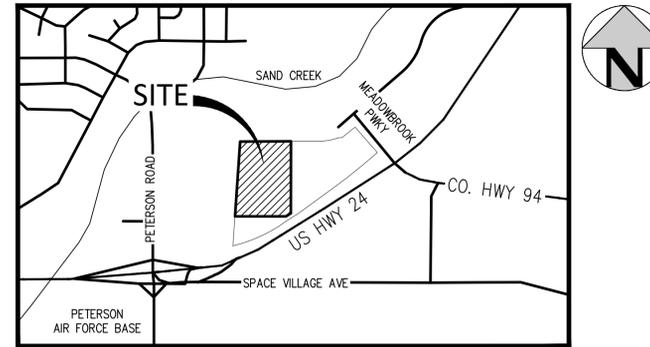


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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'

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.

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

ENGINEER'S 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



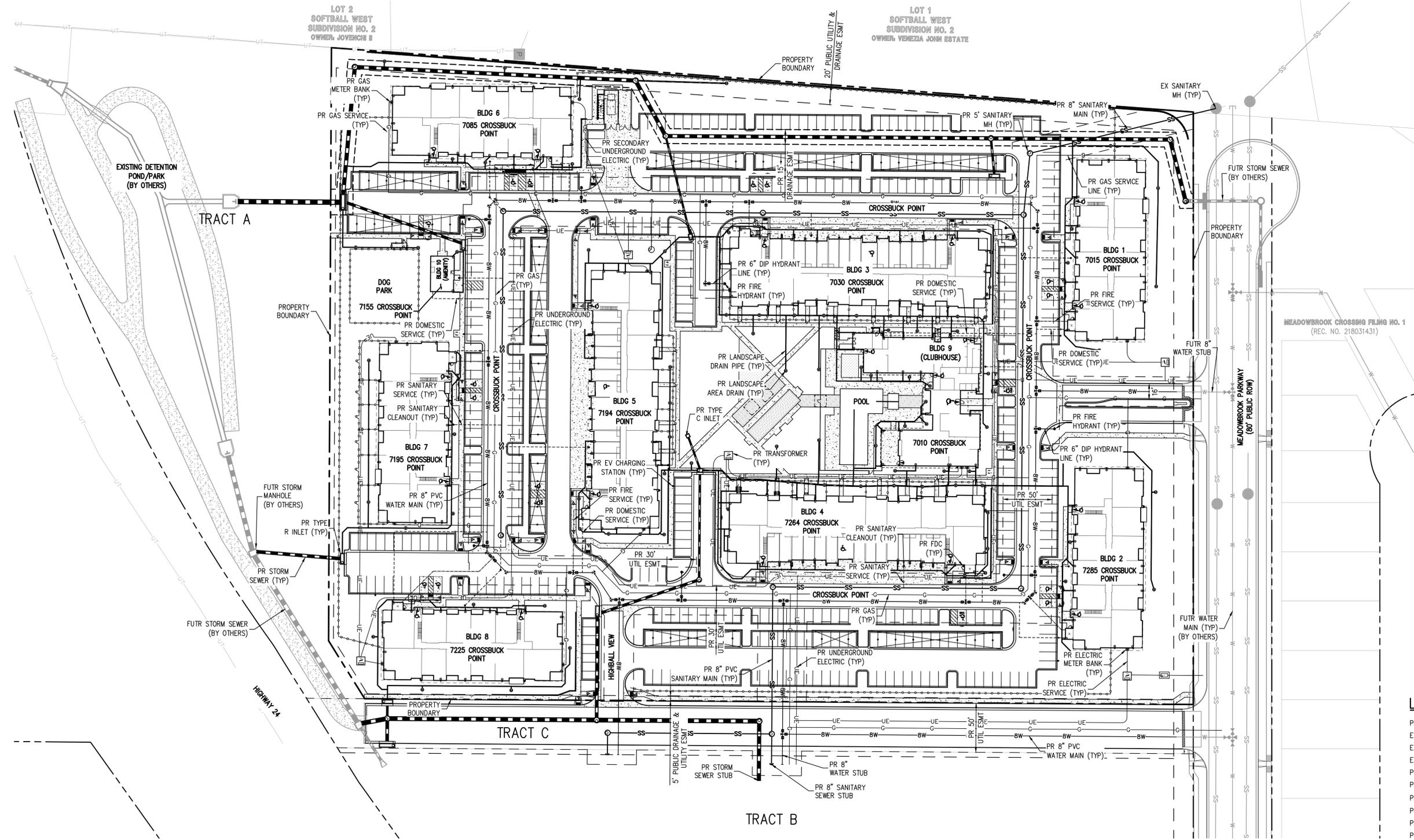
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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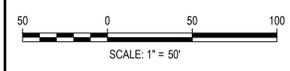
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LEGEND:

- 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

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 DESIGNED BY: JDO
 CHECKED BY: JDO
 PLOTTED: FR 10/14/22 2:42:44P BY: ETHAN MARSH



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

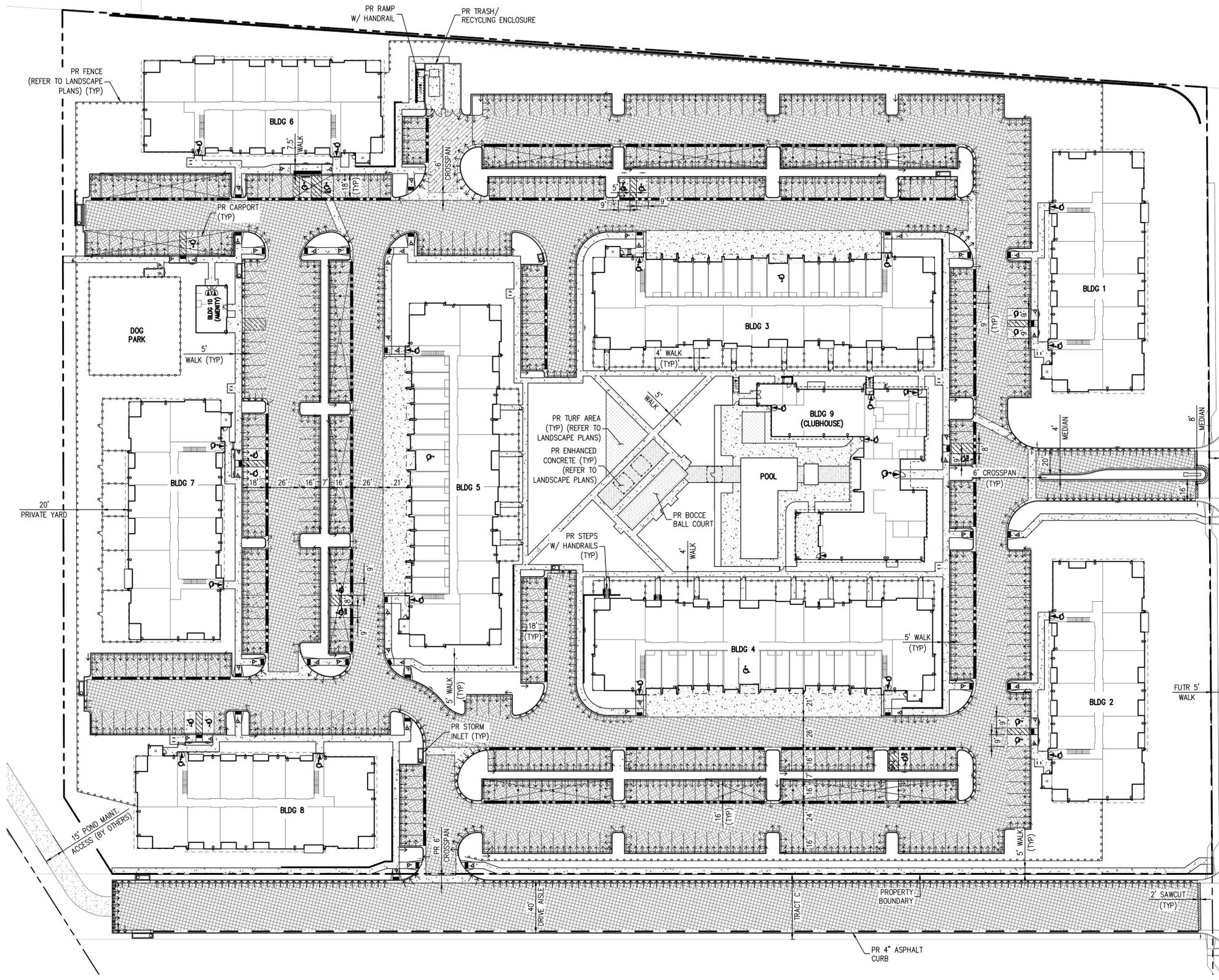
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 OVERALL UTILITY PLAN

PROJECT #: 200823
 SHEET NUMBER
CD3
 2 OF 36

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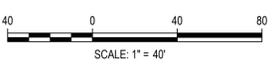
LEGEND:

- 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:

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

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



DESIGNED BY: EEM
 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

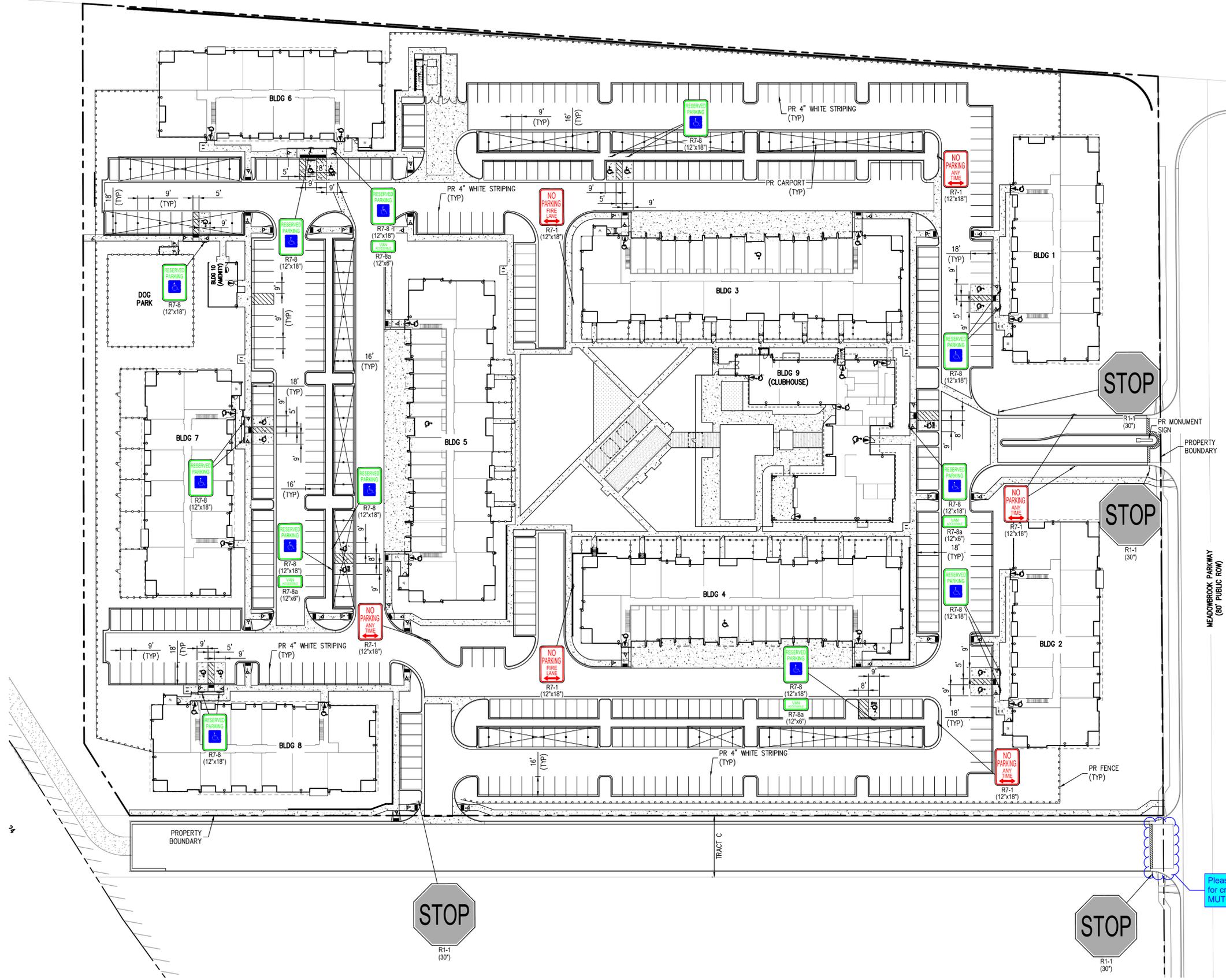
HKS HARRIS KOCHER SMITH
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 PAVING PLAN

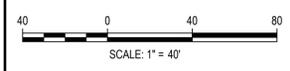
PROJECT #: 200823
 SHEET NUMBER
CD4
 4 OF 36

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Please show striping for crosswalk per MUTCD.

FILE PATH: K:\200823\ENGINEERING\CD - SIGNAGE AND STRIPING PLAN\DWG LAYOUT.LAYOUT1
NO SCALE
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DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS

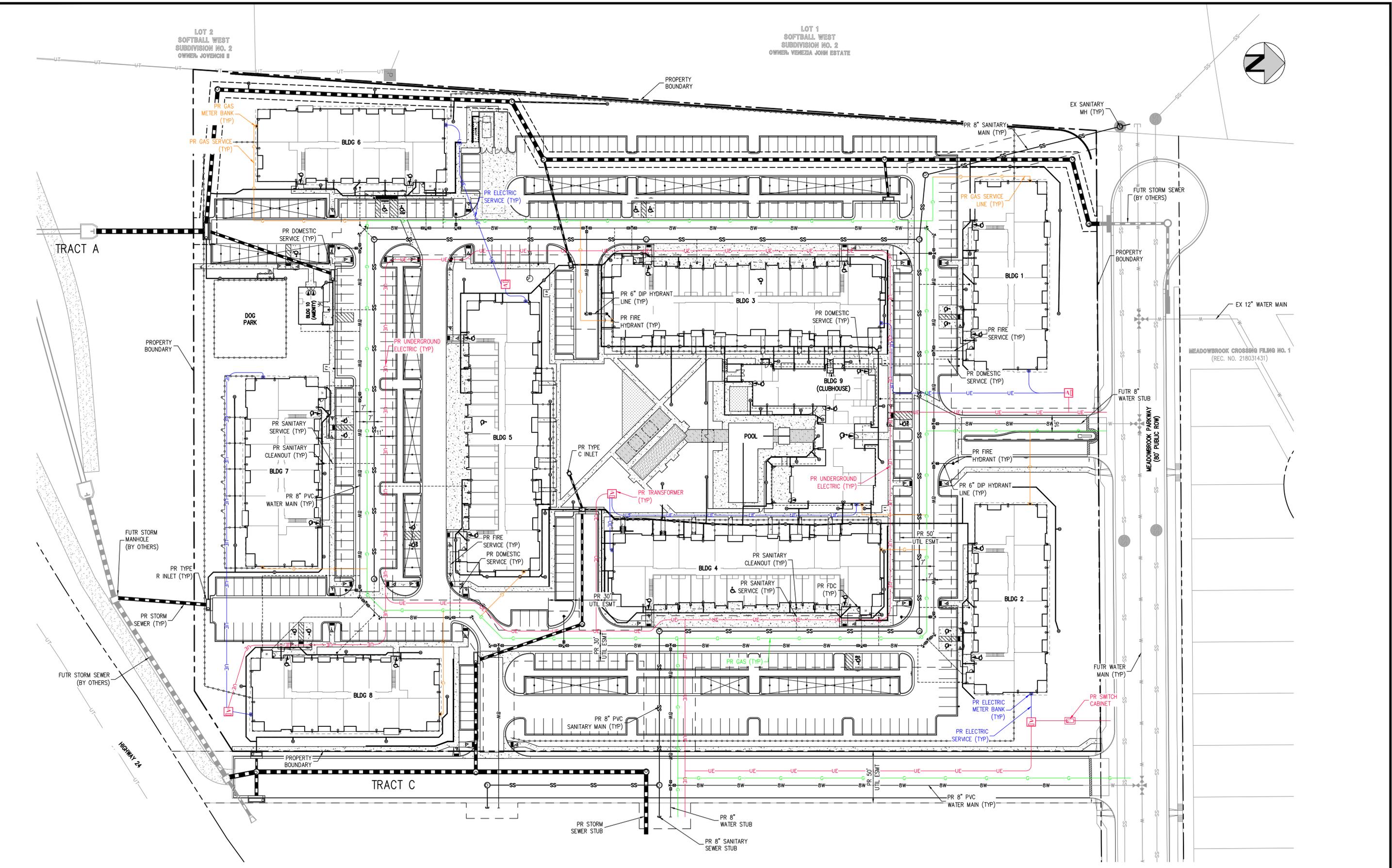
HKS HARRIS KOCHER SMITH
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
SIGNAGE AND STRIPING PLAN

PROJECT #: 200823
 SHEET NUMBER
CD5
 5 OF 36

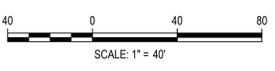
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 5 VIEWS: 0 PLOTS: 0 PLOTTED: FRID 11/14/22 4:30 PM BY: ETHAN MARKS



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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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TRINISIC ACQUISITION COMPANY, LLC

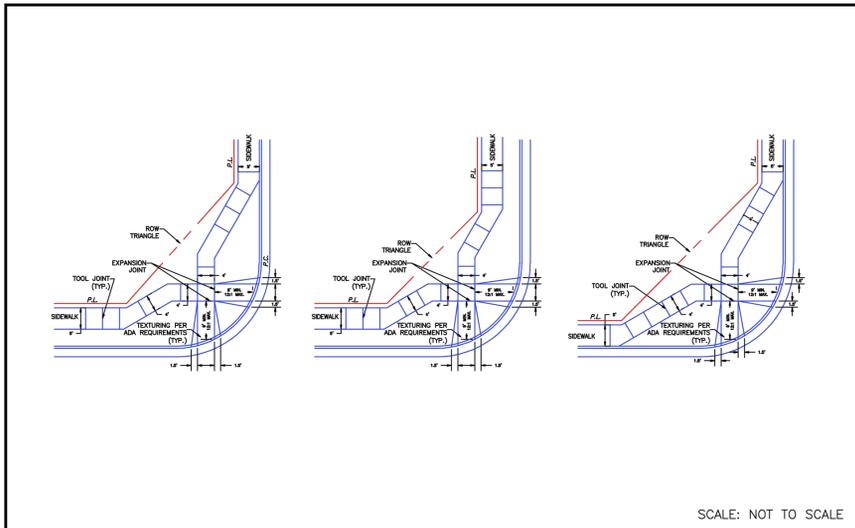
AURA AT CROSSROADS
 DRY UTILITY PLAN

PROJECT #: 200823
 SHEET NUMBER

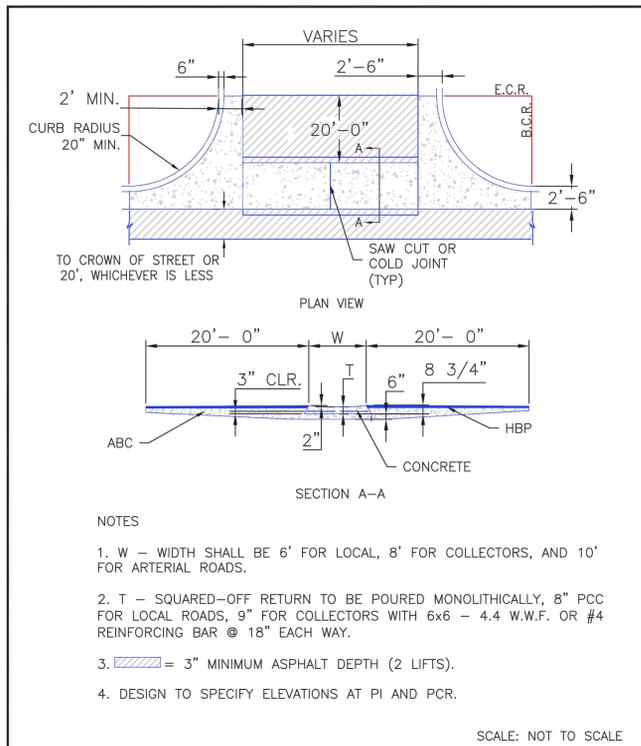
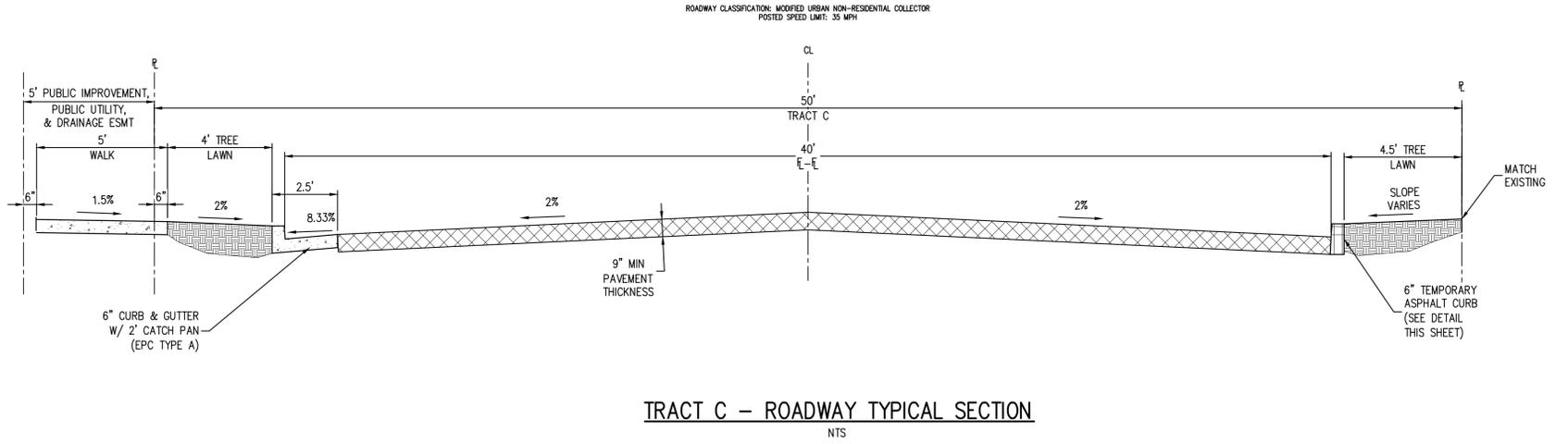
CD6

CD6 OF 36

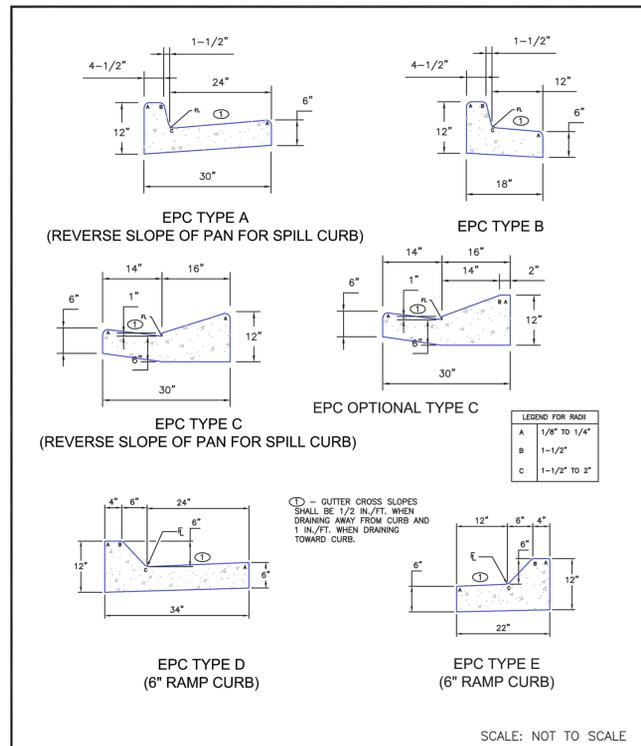
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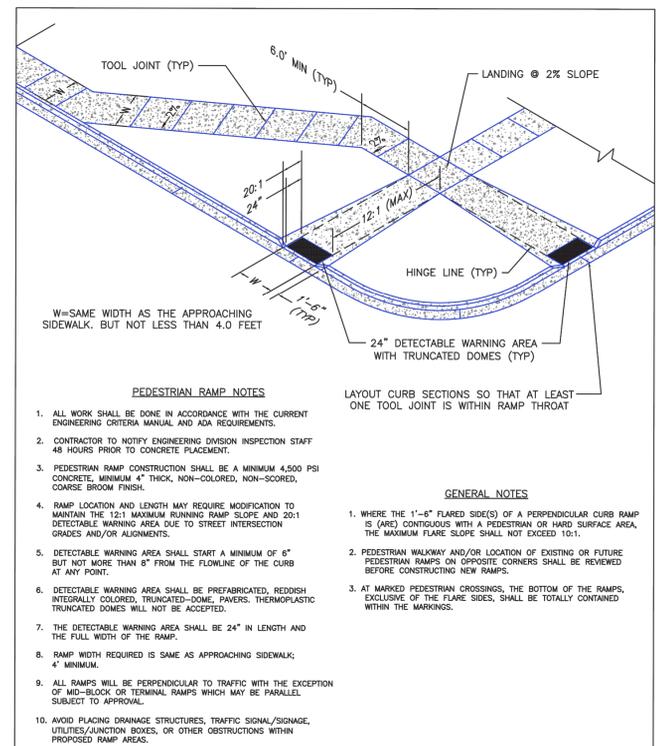
DATE APPROVED: 9/16/10 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_2-40
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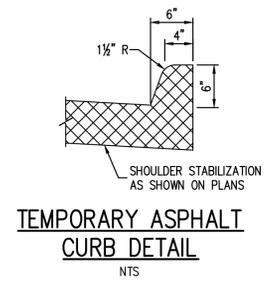
DATE APPROVED: 8/11/11 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-26
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DATE APPROVED: 8/11/11 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-20
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DATE APPROVED: 7/9/09 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-41
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FILE PATH: K:\200826\ENGINEERING\ROADWAY\CD - TRACT C TYPICAL SECTIONS.DWG LAYOUT LAYOUT
NO SCALE
PLOTTED: FR 01/14/22 2:43:23P BY: ETHAN MARRIS

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

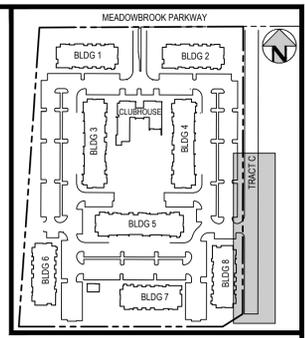
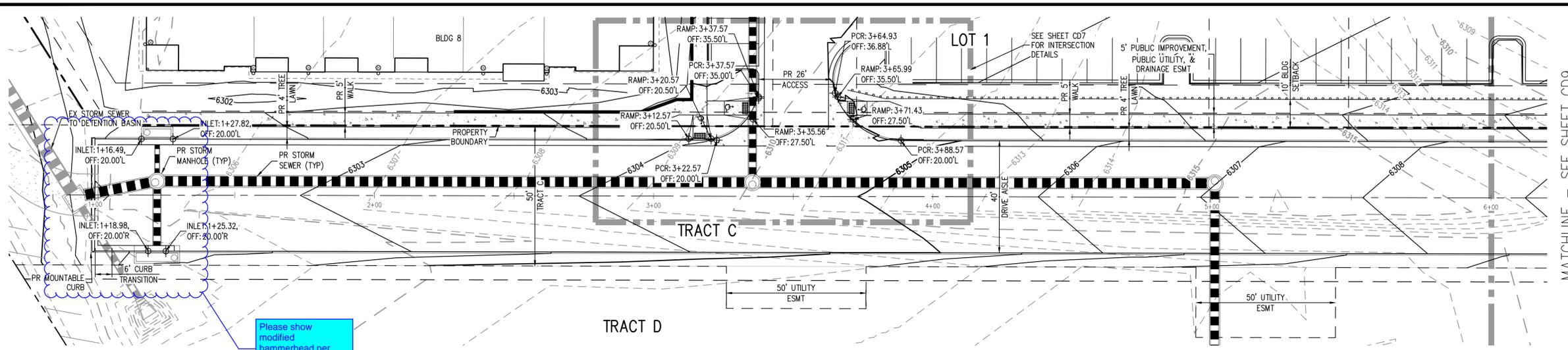
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
TRACT C - ROADWAY TYPICAL SECTIONS & DETAILS

PROJECT #: 200823
SHEET NUMBER
CD7
7 OF 36

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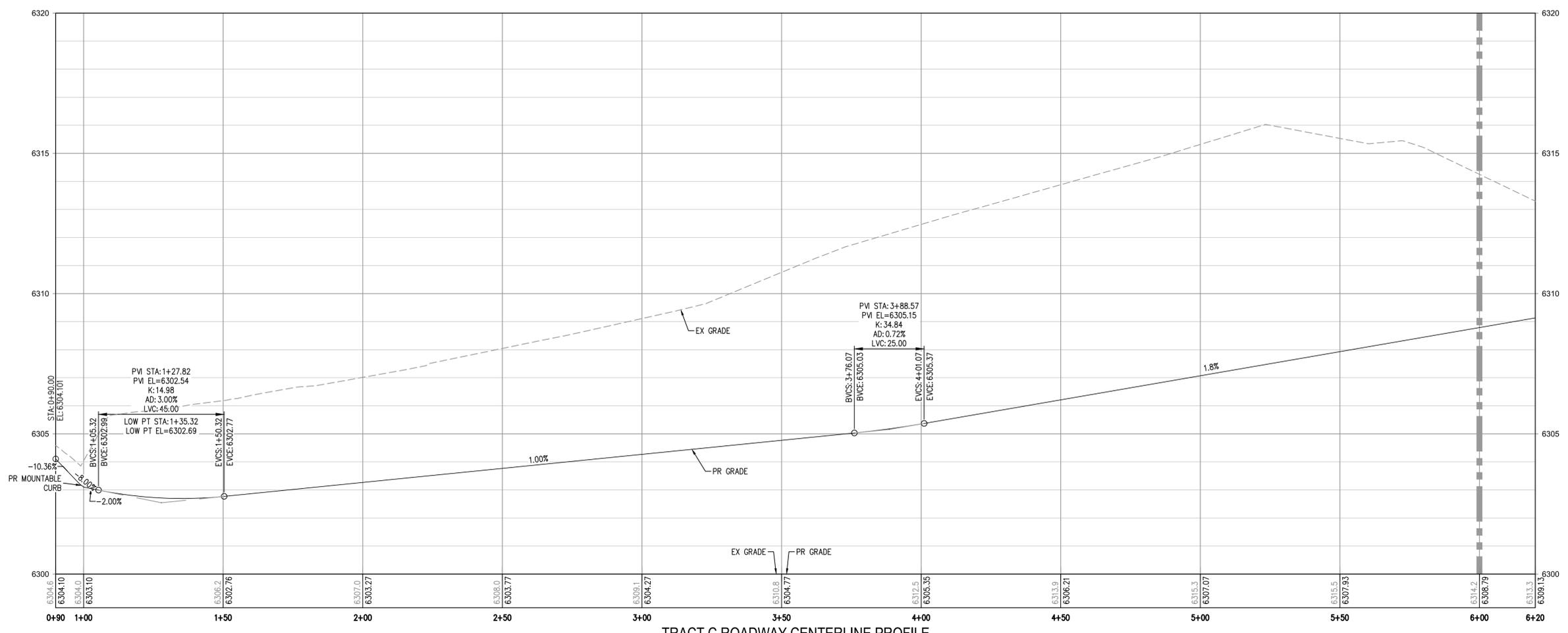
KEY MAP
SCALE: 1" = 250'

Please show modified hammerhead per conversation on 2/15/2022.

PR TRACT C ROADWAY CENTERLINE - PLAN
SCALE = 1" = 20'

MATCHLINE - SEE SHEET CD9

MATCHLINE - SEE SHEET CD9

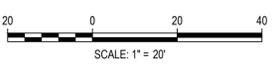


TRACT C ROADWAY CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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

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

FILE PATH: K:\200823\ENGINEERING\ROADWAY\CD - CENTERLINE PLAN & PROFILE\DWG LAYOUT LAYOUT1 TO SHEET CD8.dwg
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PLOTTER: P-11422-243-40P
BY: ETHAN MARKS



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

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

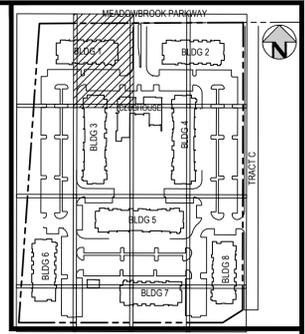
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
TRACT C - CENTERLINE PLAN & PROFILE

PROJECT #: 200823
SHEET NUMBER
CD8
8 OF 36

MATCHLINE - SEE SHEET CD26



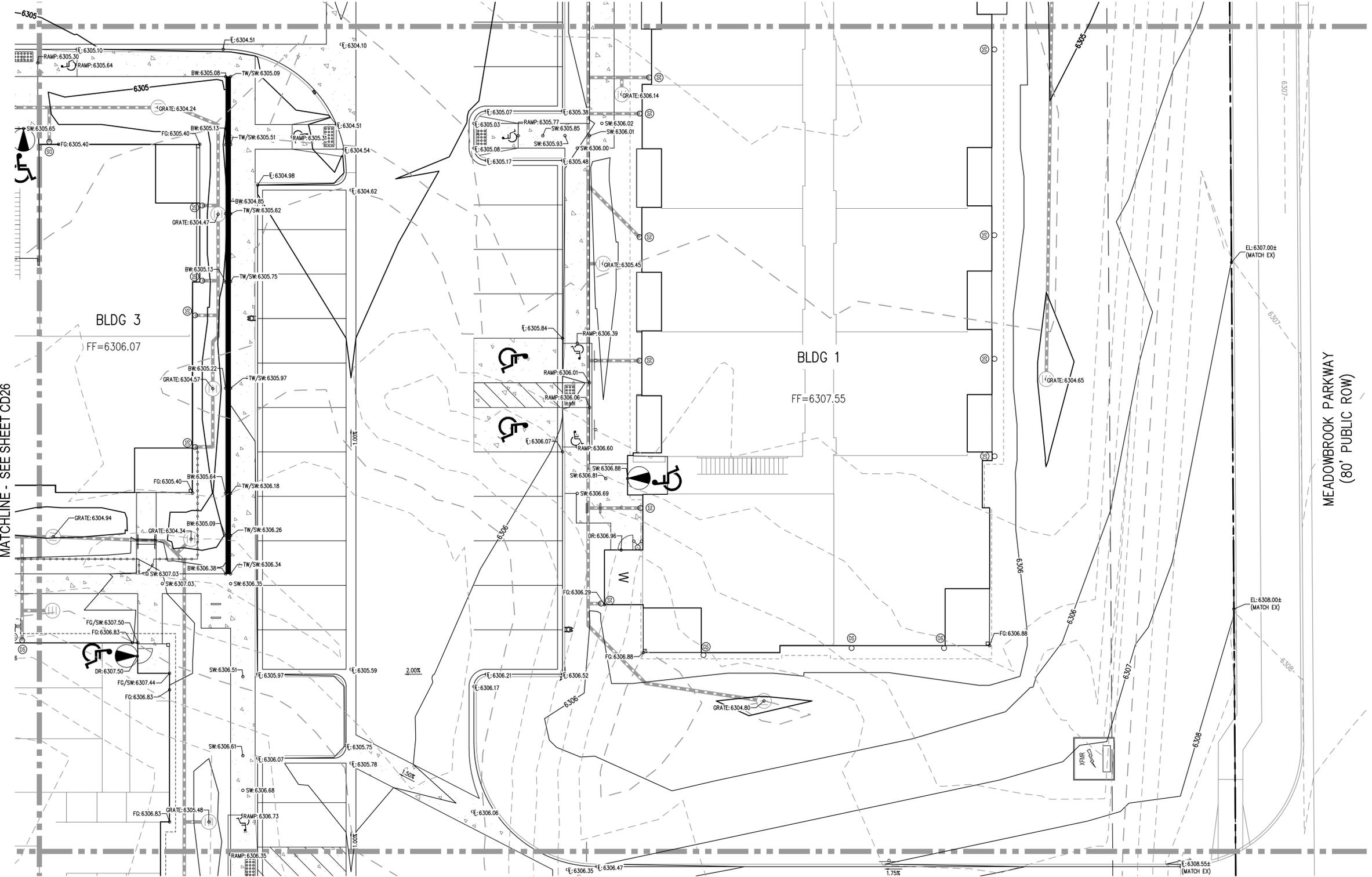
KEY MAP
SCALE: 1" = 250'

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 GRASSED 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.
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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



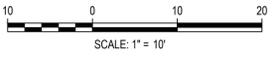
MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MEADOWBROOK PARKWAY
(80' PUBLIC ROW)

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

FILE PATH: K:\200828\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - ADWG LAYOUT.LAYOUT2
DATE PLOTTED: 01/14/22 4:41:49 PM
PLOTTED BY: ETHAN MARKS



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

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



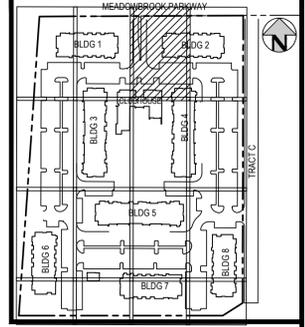
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD12

MATCHLINE - SEE SHEET CD26

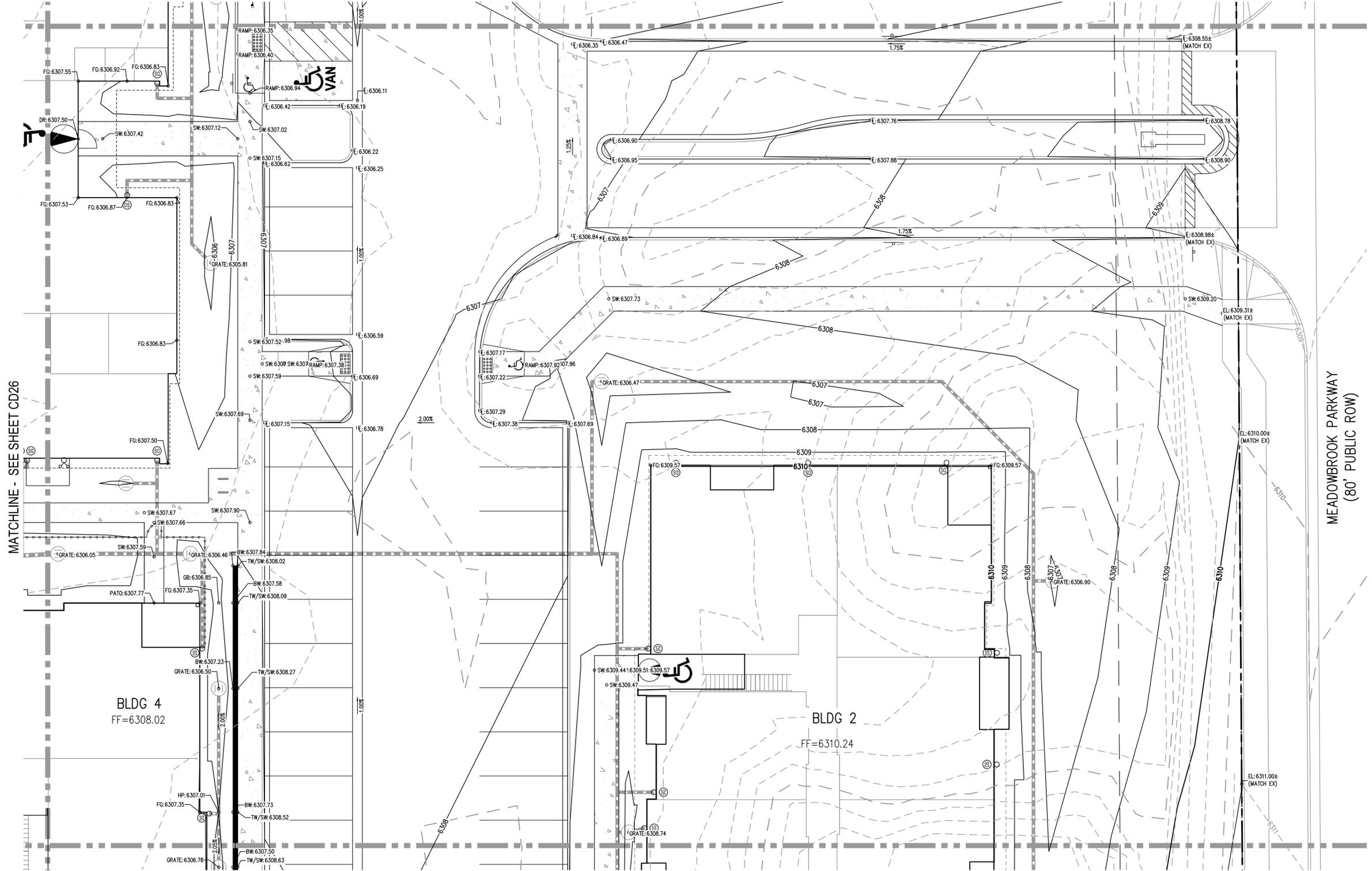
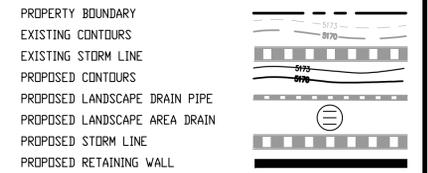


KEY MAP
SCALE: 1" = 250'

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LEGEND:



MATCHLINE - SEE SHEET CD26

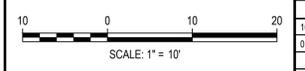
MATCHLINE - SEE SHEET CD26

MEADOWBROOK PARKWAY
(80' PUBLIC ROW)

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FF=6308.02

BLDG 2
FF=6310.24

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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DATE PLOTTED: 08/11/2021 14:22:44:199 BY: ETHAN MARKS



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

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

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HarrisKocherSmith.com

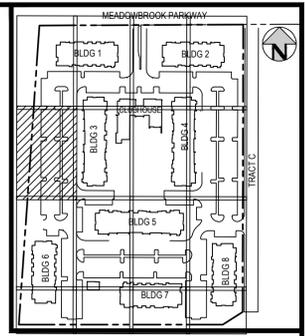
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

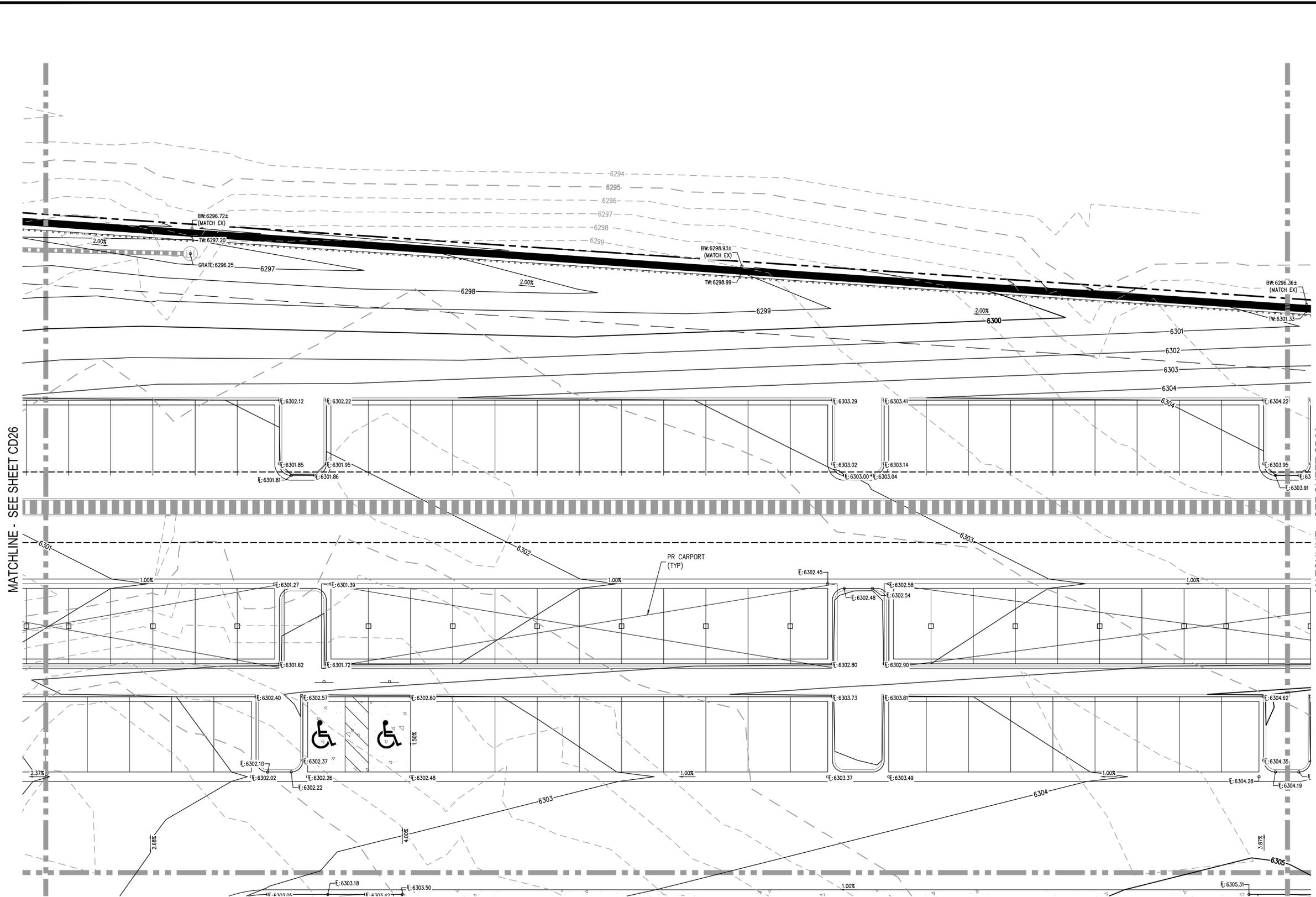
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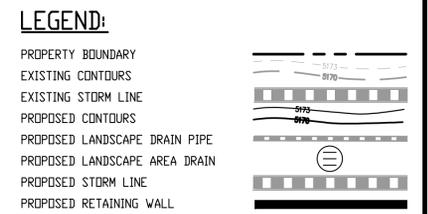
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



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SCALE: 1" = 250'



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MATCHLINE - SEE SHEET CD26

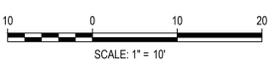
MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

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DATE PLOTTED: 01/14/22 4:42:27 BY: ETHAN MARKS



Know what's below.
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DRAWN BY: EEM

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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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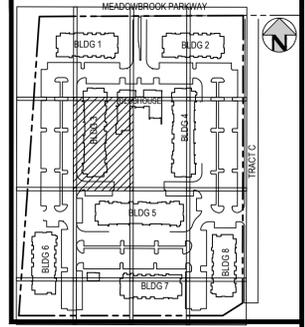
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

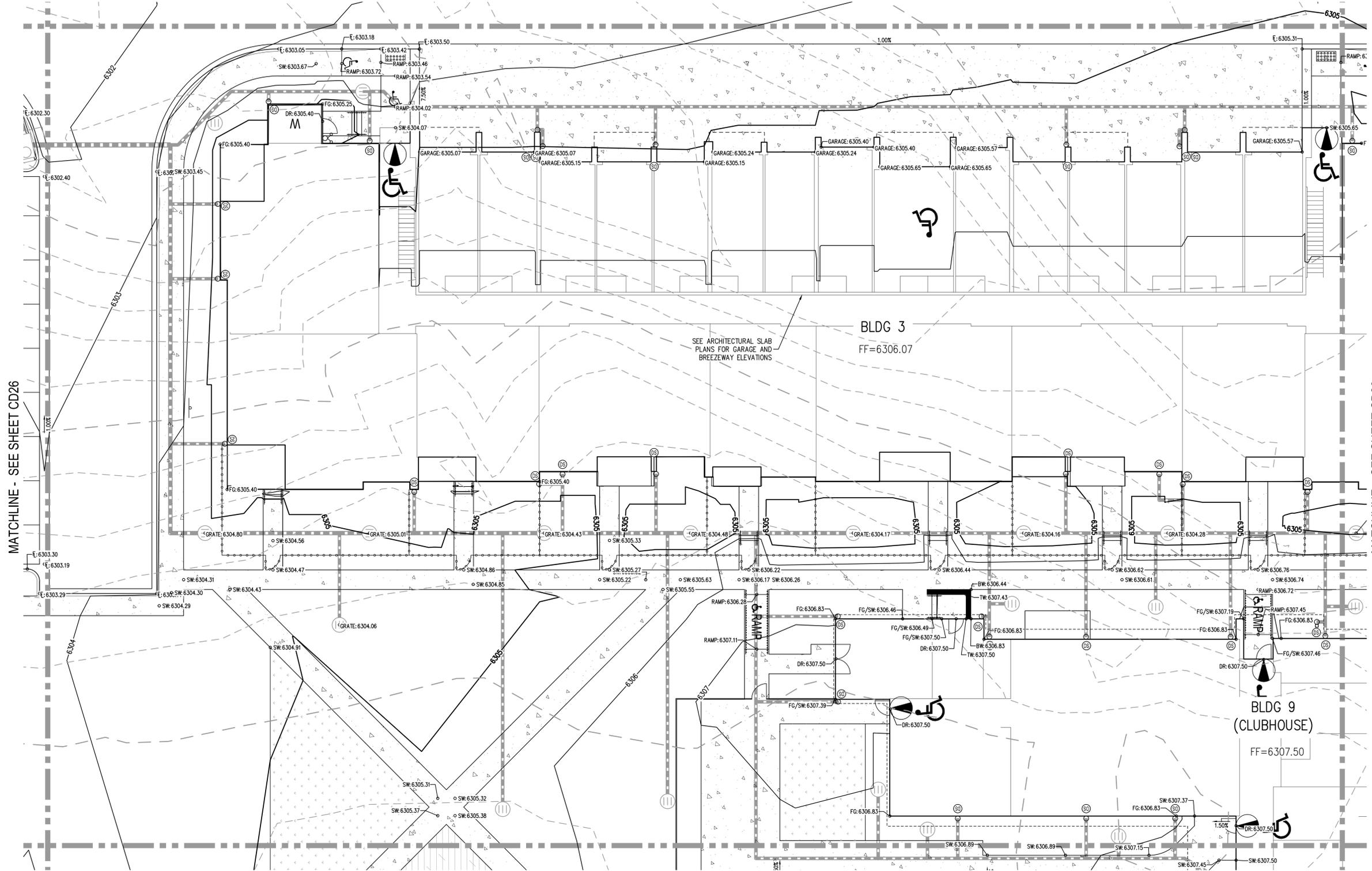
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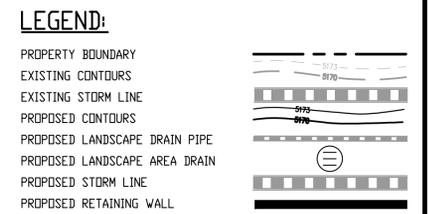
MATCHLINE - SEE SHEET CD26



KEY MAP
SCALE: 1" = 250'



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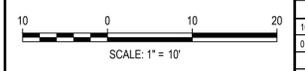


MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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CHECKED BY: JDO
PLOTTED: FRIDAY 11/14/22 4:43:40 BY: ETHAN MARKS



DESIGNED BY: EEM
CHECKED BY: JDO
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DATE	REVISION COMMENTS
08-06-2021	ISSUE DATE
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS

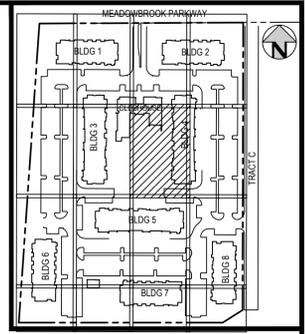
HKS HARRIS KOCHER SMITH
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P: 303.623.6300 F: 303.623.6311
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

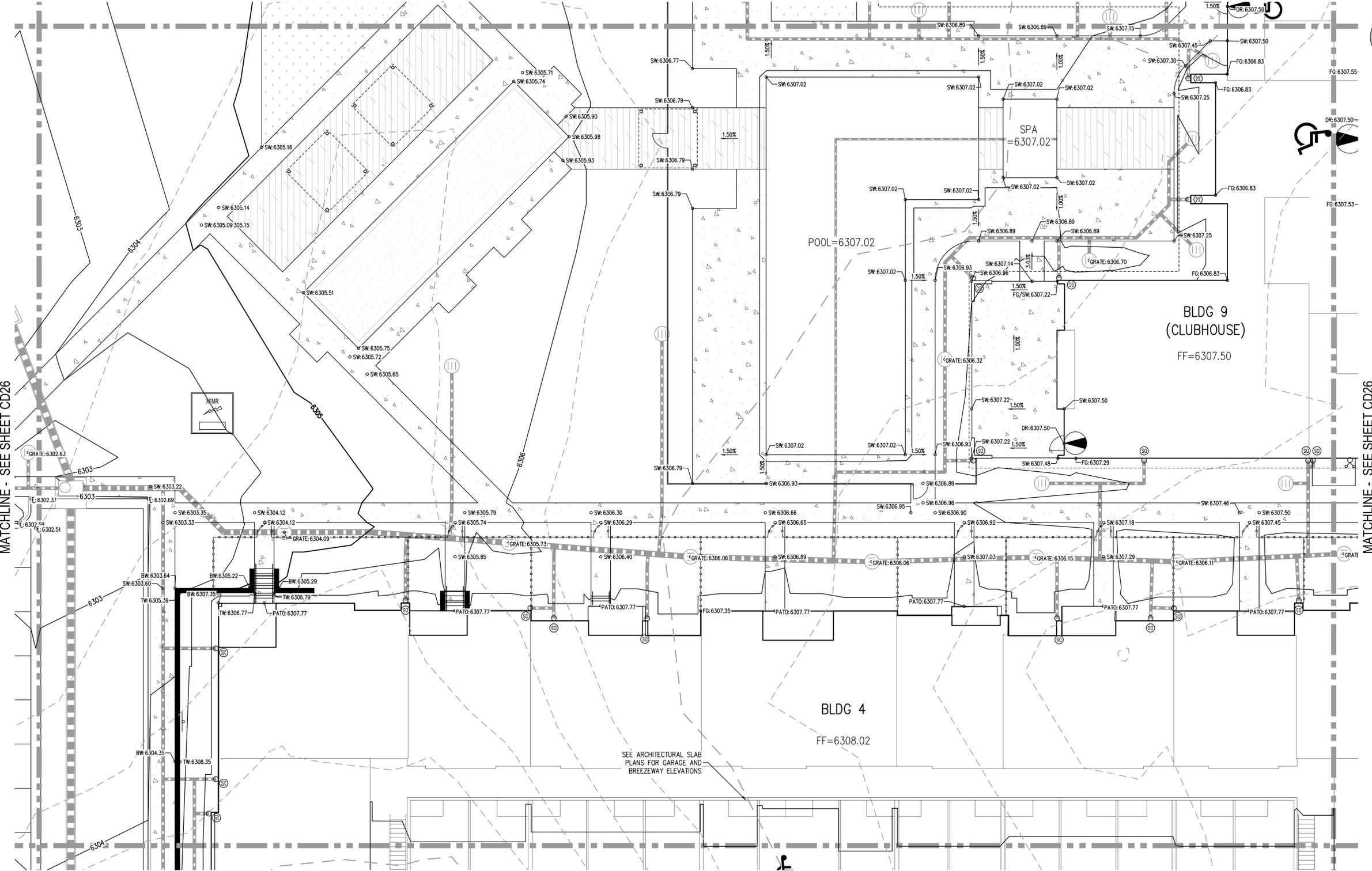
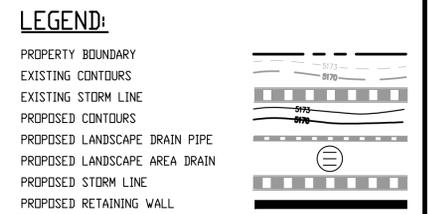
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SHEET NUMBER
CD16
16 OF 36

MATCHLINE - SEE SHEET CD26



KEY MAP
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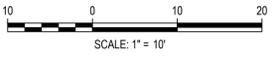
MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

SEE ARCHITECTURAL SLAB PLANS FOR GARAGE AND BREEZEWAY ELEVATIONS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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PLOTTER: PLOT01142244399
BY: ETHAN MARKS



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

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

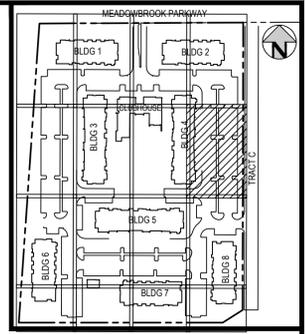


TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD17
17 OF 36

MATCHLINE - SEE SHEET CD26



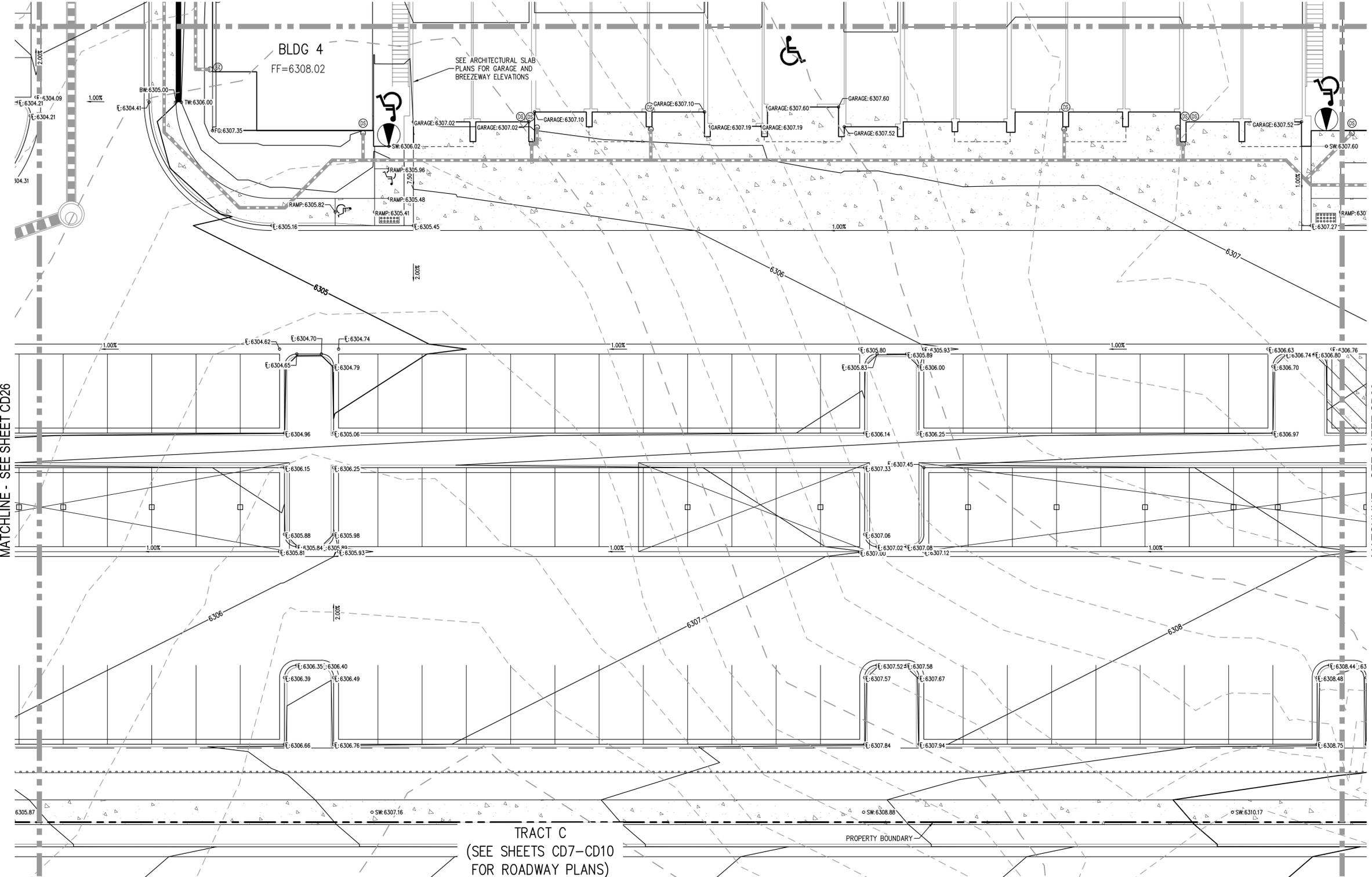
KEY MAP
SCALE: 1" = 250'

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%. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
5. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
6. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED 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.
7. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
8. 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.
9. 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.
10. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
11. 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.
12. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
13. 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.
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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

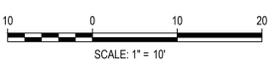


MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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DATE: 08-06-2021
PLOTTED: FRID 01/14/22 4:45:59 PM BY: ETHAN MARKS



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

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

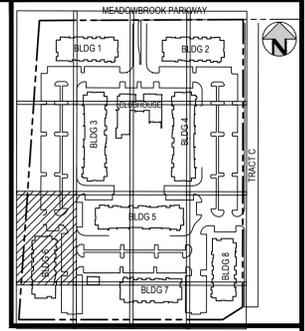


TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD18
18 OF 36

MATCHLINE - SEE SHEET CD26



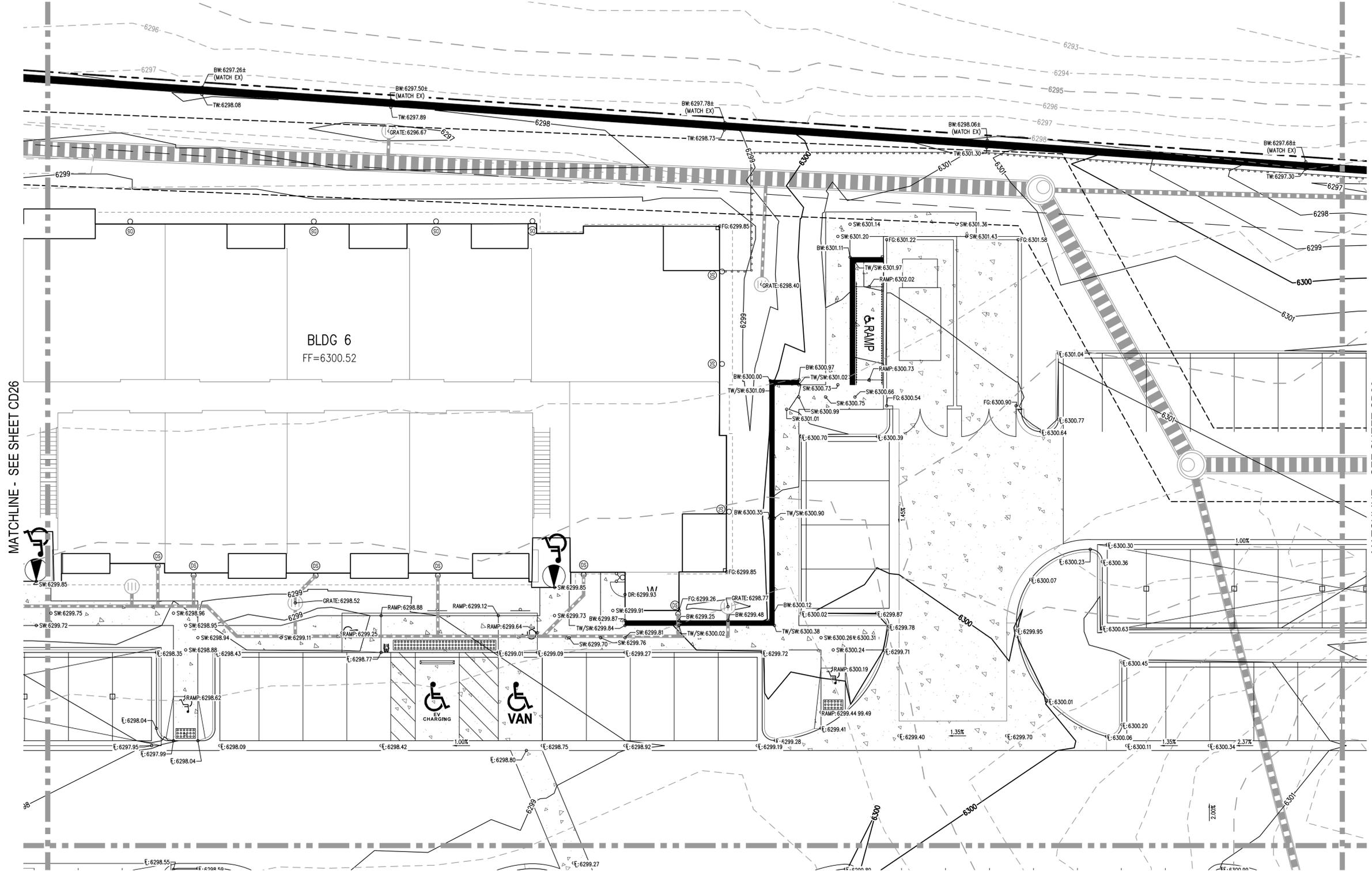
KEY MAP
SCALE: 1" = 250'

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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

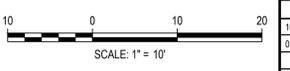


MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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DATE PLOTTED: 01/14/22 2:45:04 PM BY: ETHAN MARKS



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

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



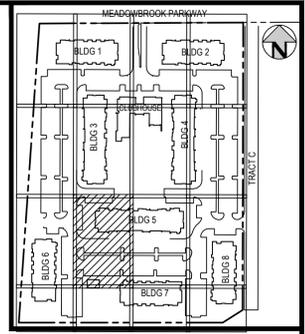
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD19

MATCHLINE - SEE SHEET CD26



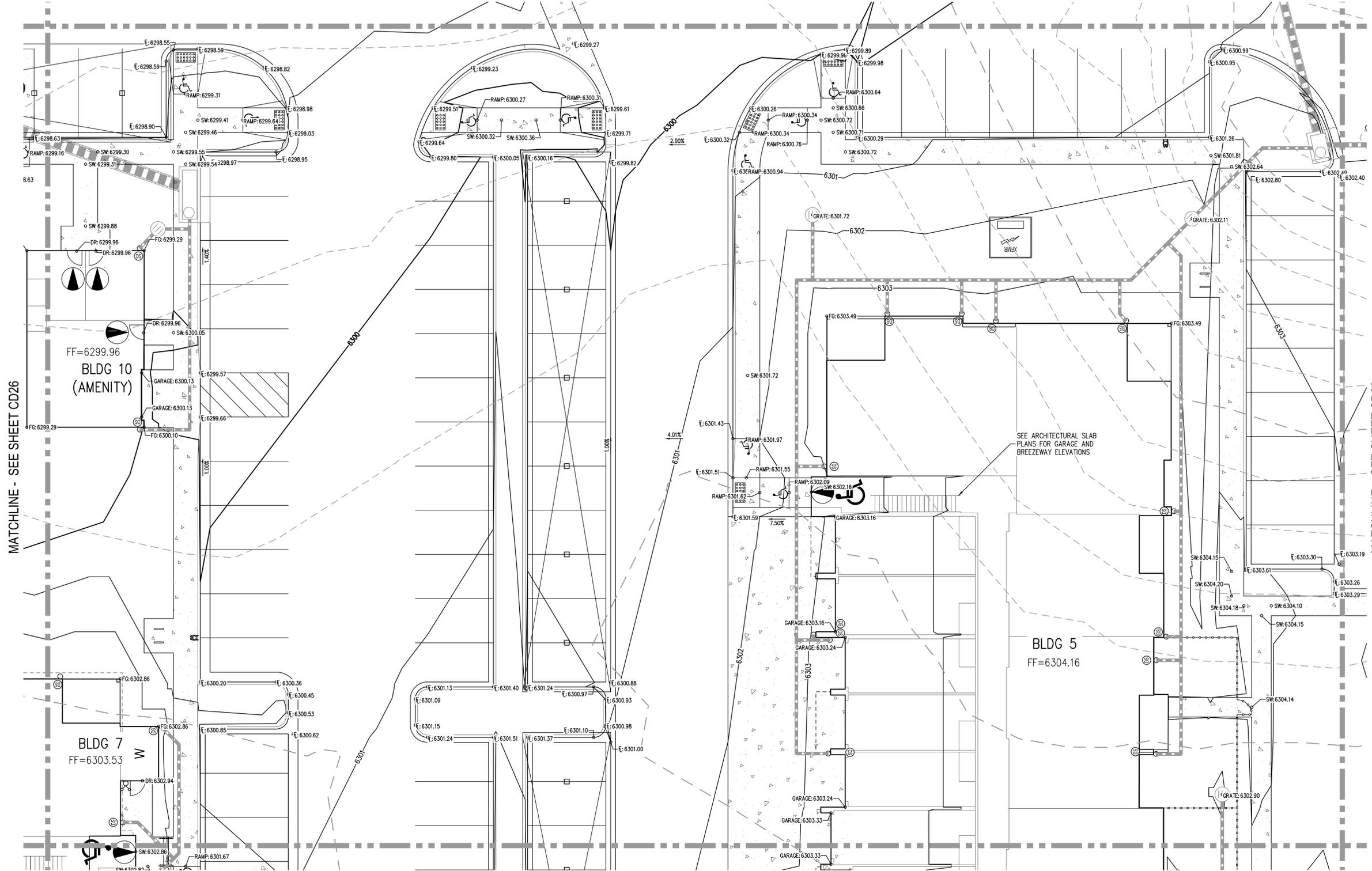
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

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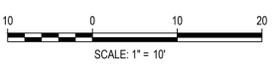
LEGEND:

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



MATCHLINE - SEE SHEET CD26

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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DATE PLOTTED: 10/11/2022 4:45:09 PM BY: ETHAN MARKS



DESIGNED BY: EEM
CHECKED BY: JDO
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ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS



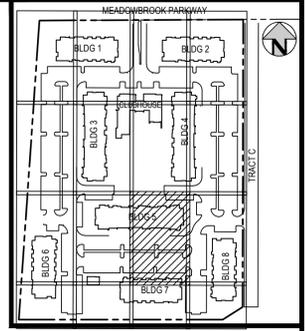
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD20

MATCHLINE - SEE SHEET CD26



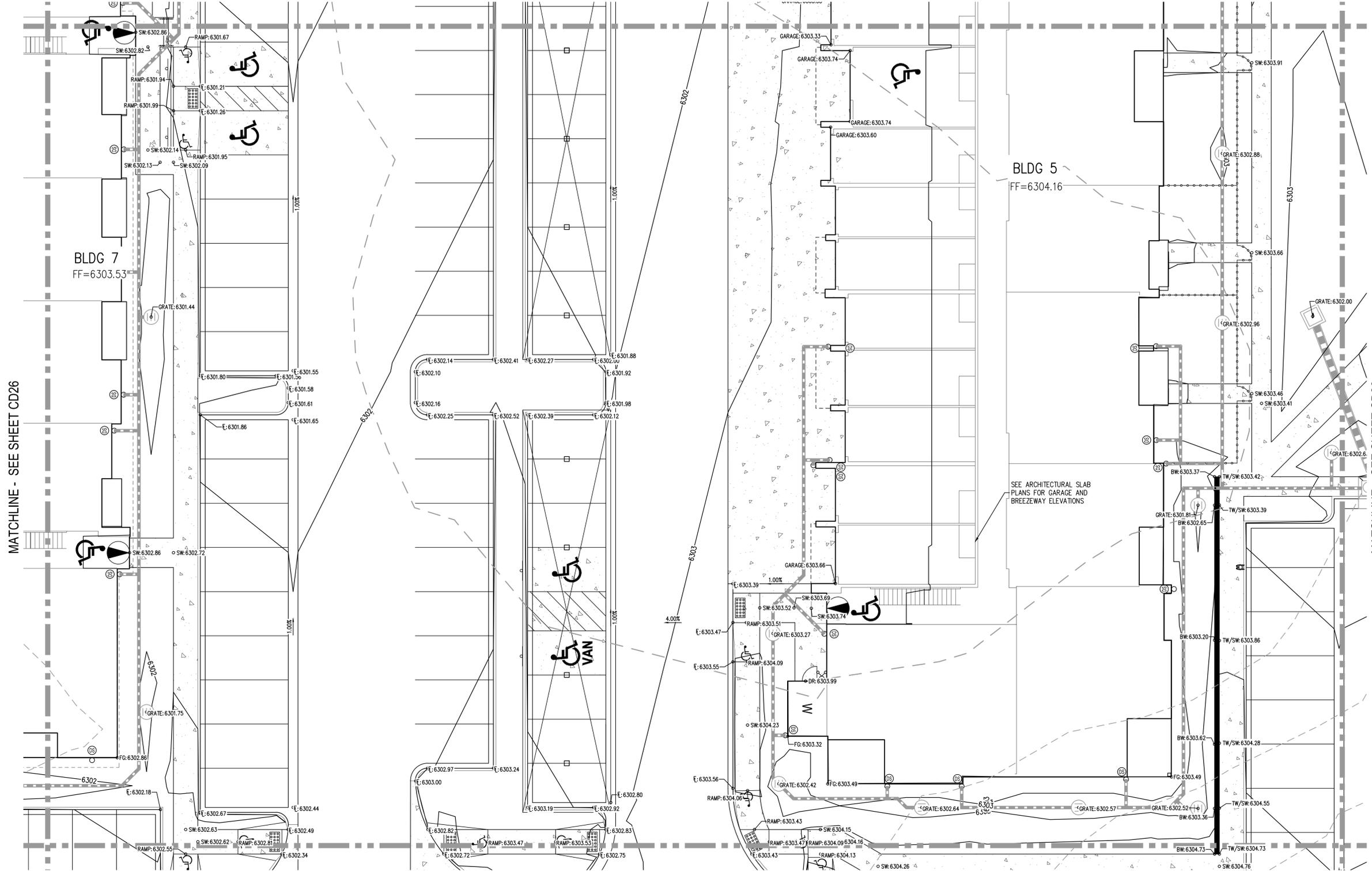
KEY MAP
SCALE: 1" = 250'

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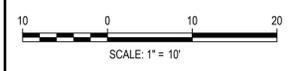


MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILE PATH: K:\200822\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - B.DWG LAYOUT LAYOUT11
DATE PLOTTED: 01/14/22 4:51:39 PM BY: ETHAN MARKS



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

DATE	REVISION COMMENTS
08-06-2021	ISSUE DATE
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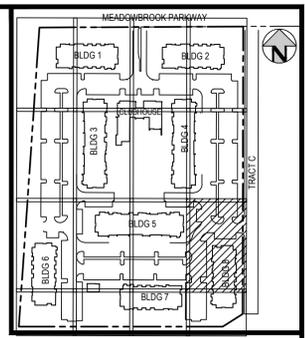
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

CD21

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



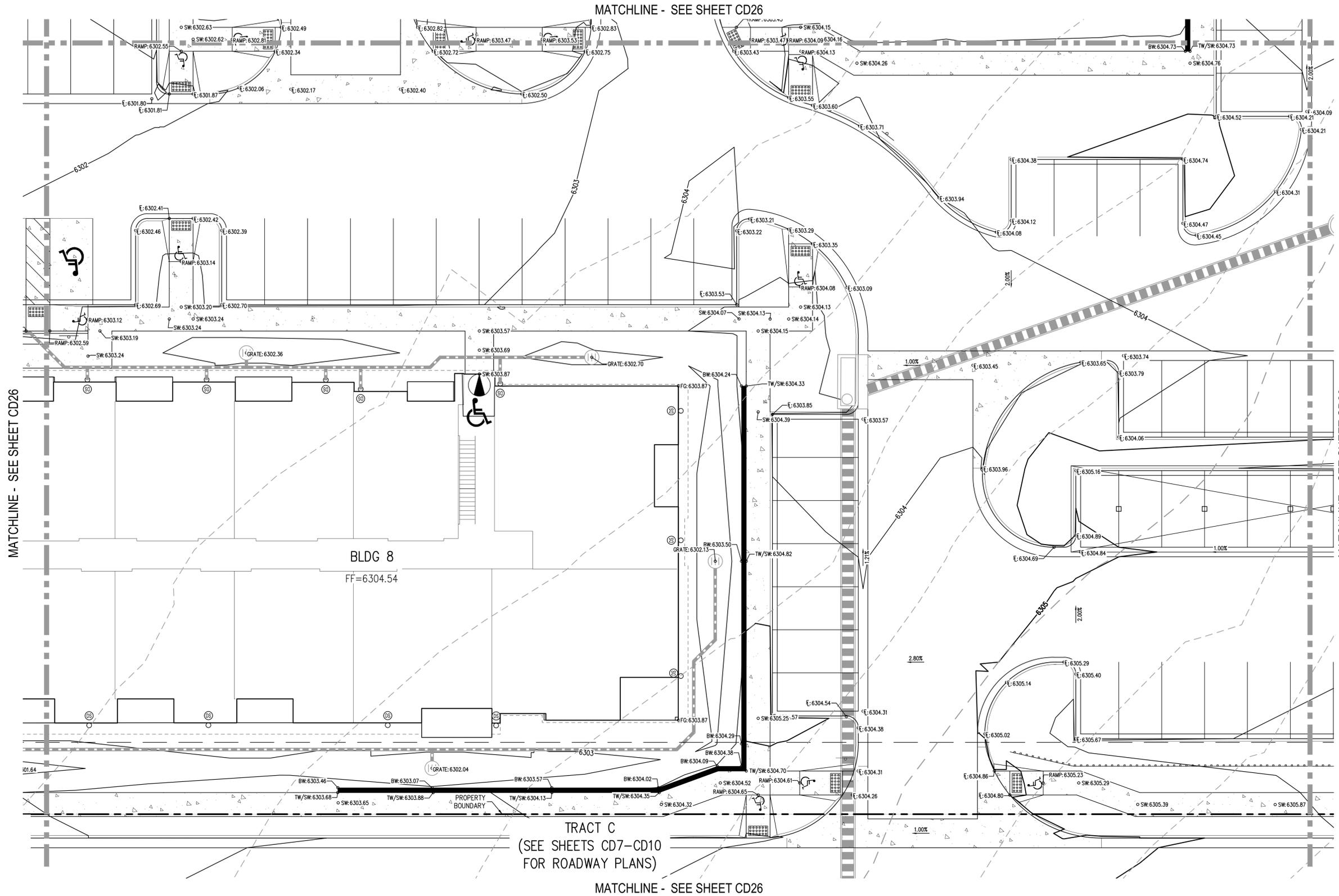
KEY MAP
SCALE: 1" = 250'

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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 GRASSED 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.
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



MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD28

MATCHLINE - SEE SHEET CD26

MATCHLINE - SEE SHEET CD26

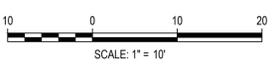
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TRACT C
(SEE SHEETS CD7-CD10
FOR ROADWAY PLANS)

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Denver, Colorado 80203
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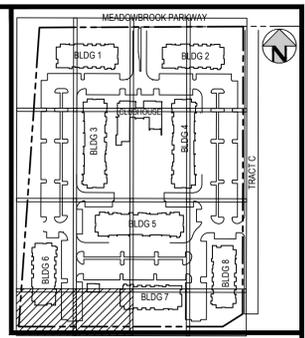
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER

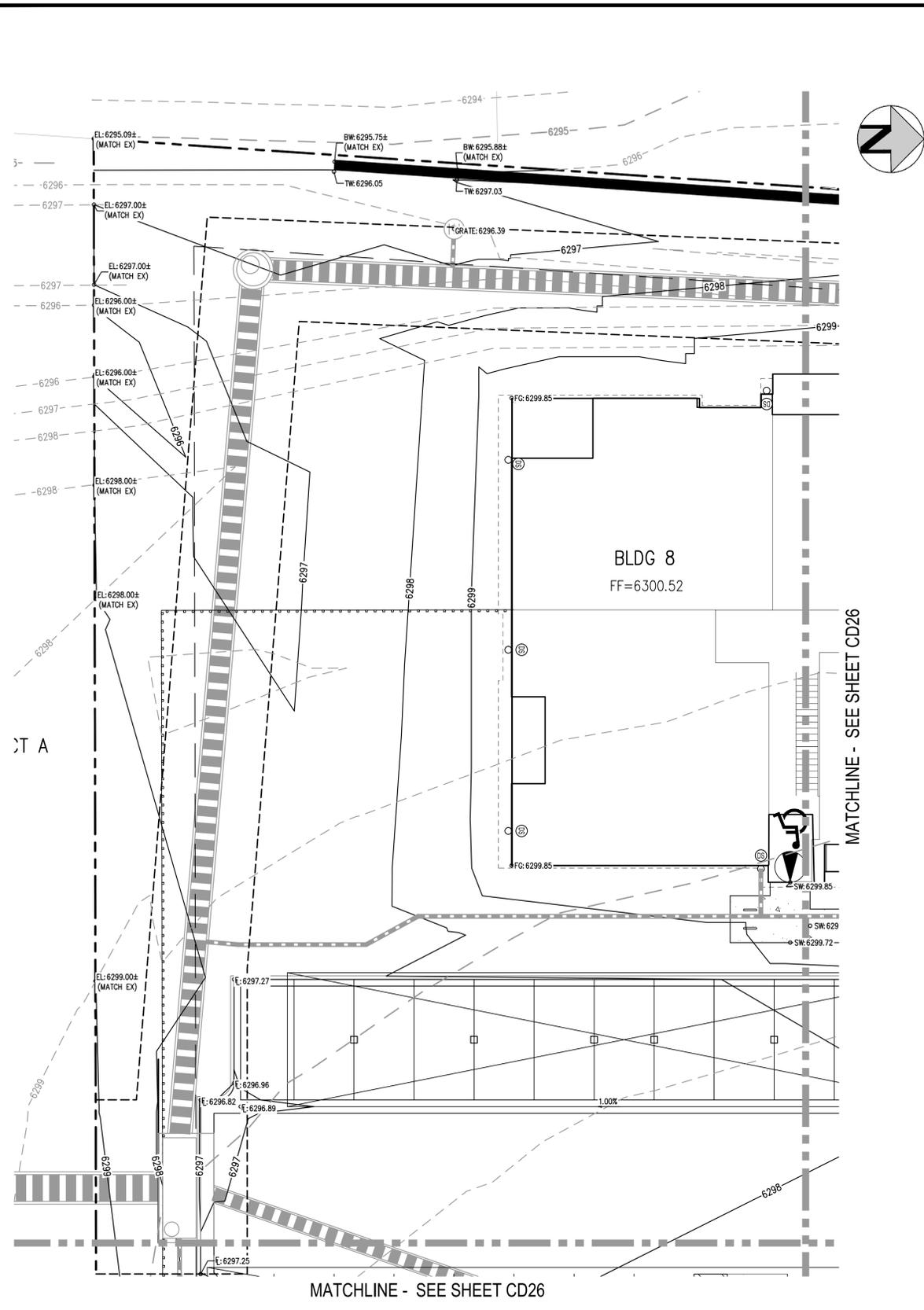
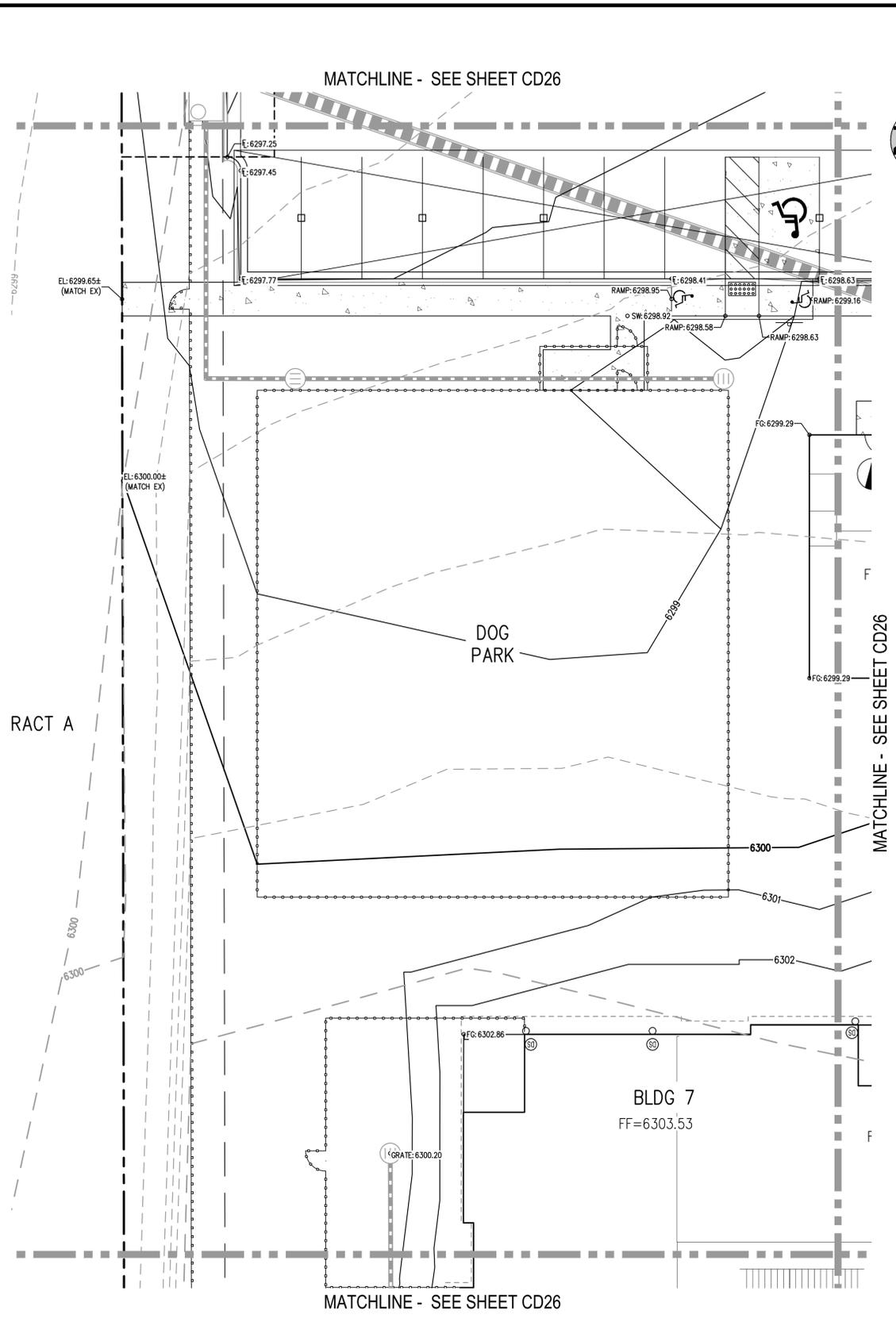
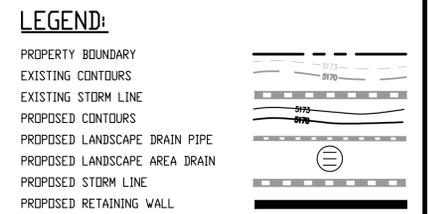
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KEY MAP
SCALE: 1" = 250'

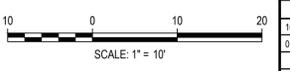
- GENERAL GRADING NOTES:**
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 9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 7% FOR 77-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
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FILE PATH: K:\200823\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - B.W.G. LAYOUT LAYOUT13
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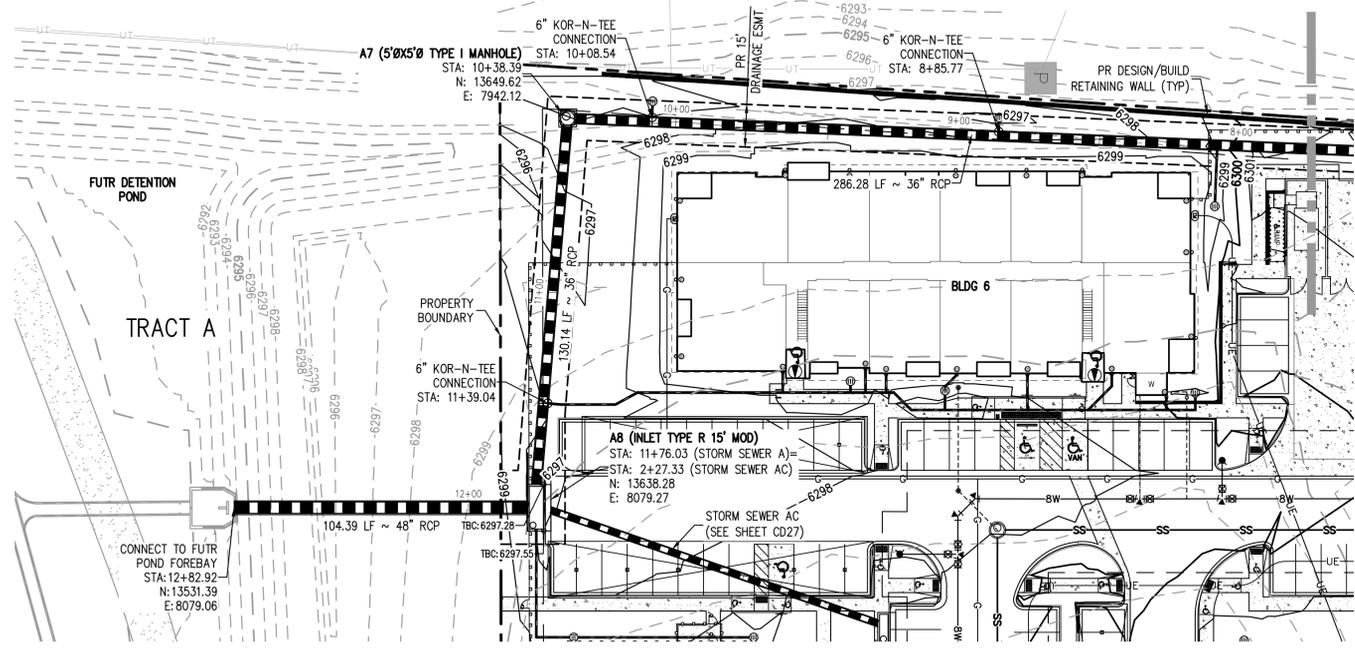
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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

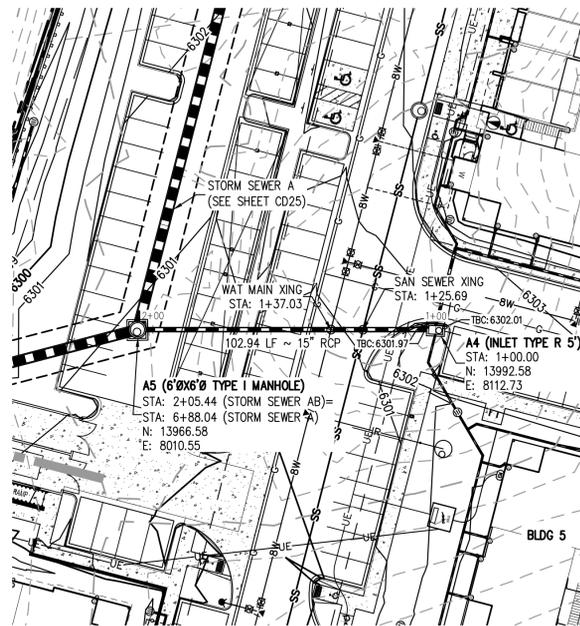
AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD23
23 OF 36

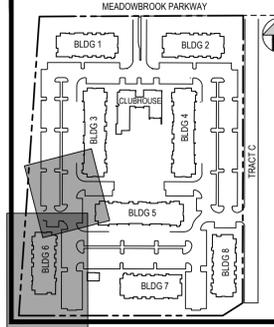
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STORM SEWER A PLAN
SCALE: 1" = 30'



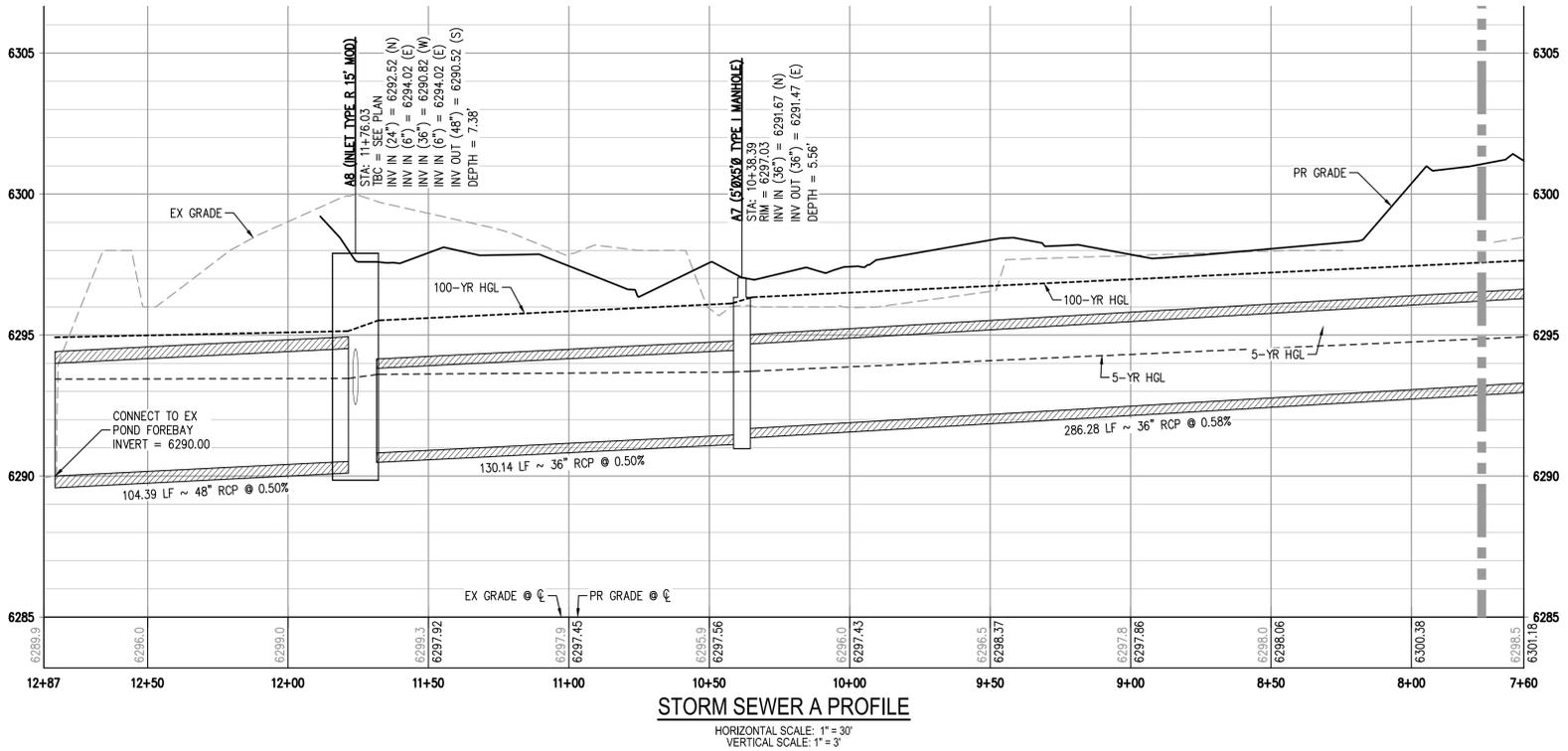
STORM SEWER AB PLAN
SCALE: 1" = 30'



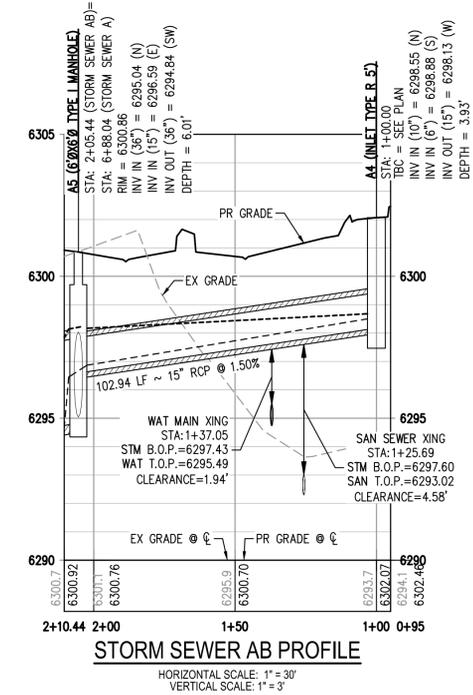
KEY MAP
SCALE: 1" = 250'

LEGEND:

- PROPERTY BOUNDARY ---
- EXISTING SANITARY SEWER --SS--
- EXISTING WATER LINE ---W---
- EXISTING STORM LINE ---S---
- PROPOSED LANDSCAPE DRAIN PIPE ---L---
- PROPOSED LANDSCAPE AREA DRAIN ---A---
- PROPOSED SANITARY SEWER W/ MANHOLE ---SSM---
- PROPOSED WATER LINE ---W---
- PROPOSED WATER SERVICE ---WS---
- PROPOSED SANITARY SERVICE ---SS---
- PROPOSED STORM LINE ---S---
- PROPOSED GAS LINE ---G---
- PROPOSED ELECTRIC LINE ---E---
- PROPOSED RETAINING WALL ---R---
- PROPOSED HYDRANT ---H---



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



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

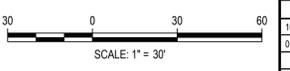
GENERAL STORM NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL USE HDPE, PVC, OR RCP PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER PRIOR TO INSTALLATION FOR APPROVAL.
7. FOR ALL NON-CENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING Baffles, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.

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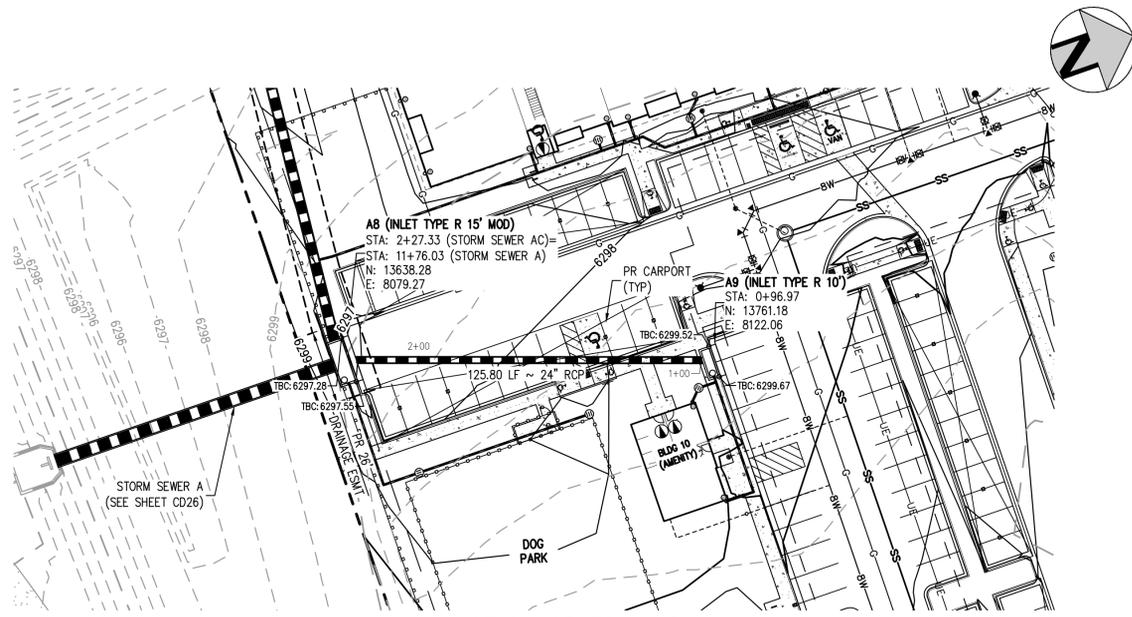
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

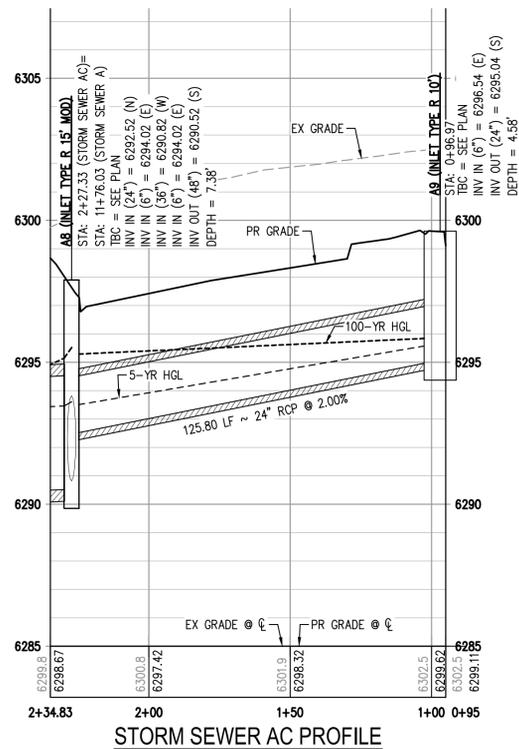
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SHEET NUMBER

CD26

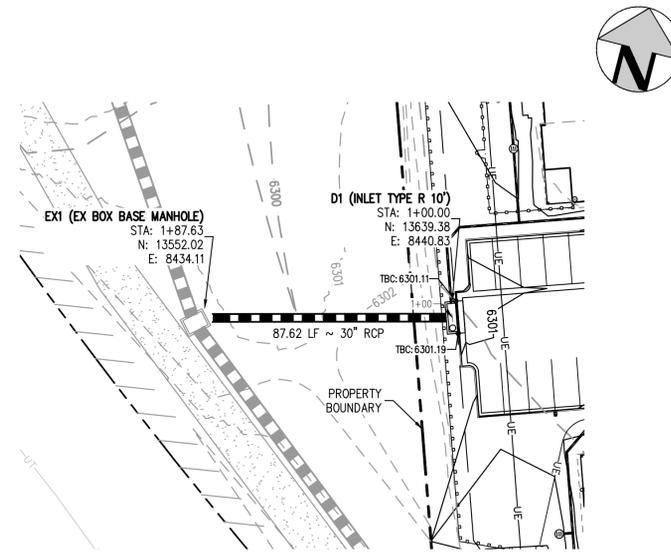
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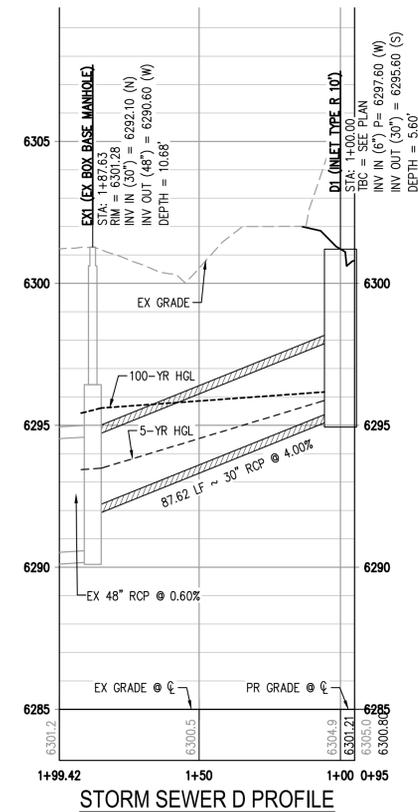
STORM SEWER AC PLAN
SCALE: 1" = 30'



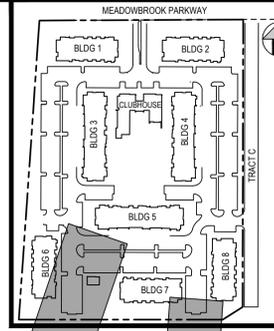
STORM SEWER AC PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



STORM SEWER D PLAN
SCALE: 1" = 30'



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



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

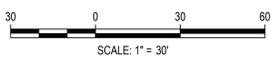
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 STORM SEWER PLAN & PROFILE

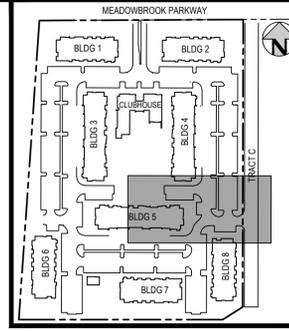
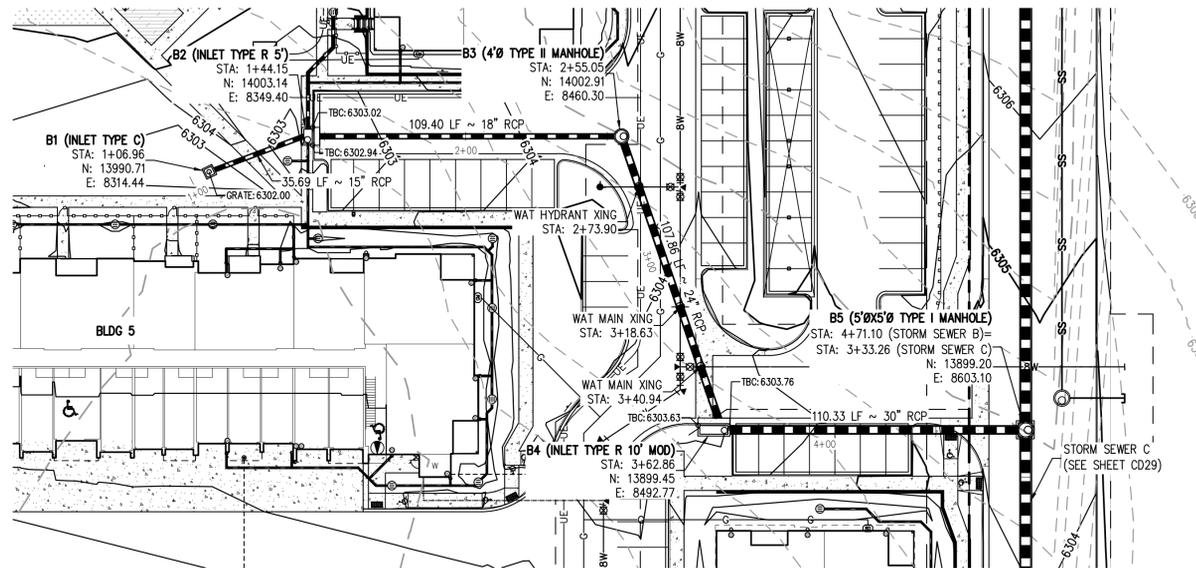
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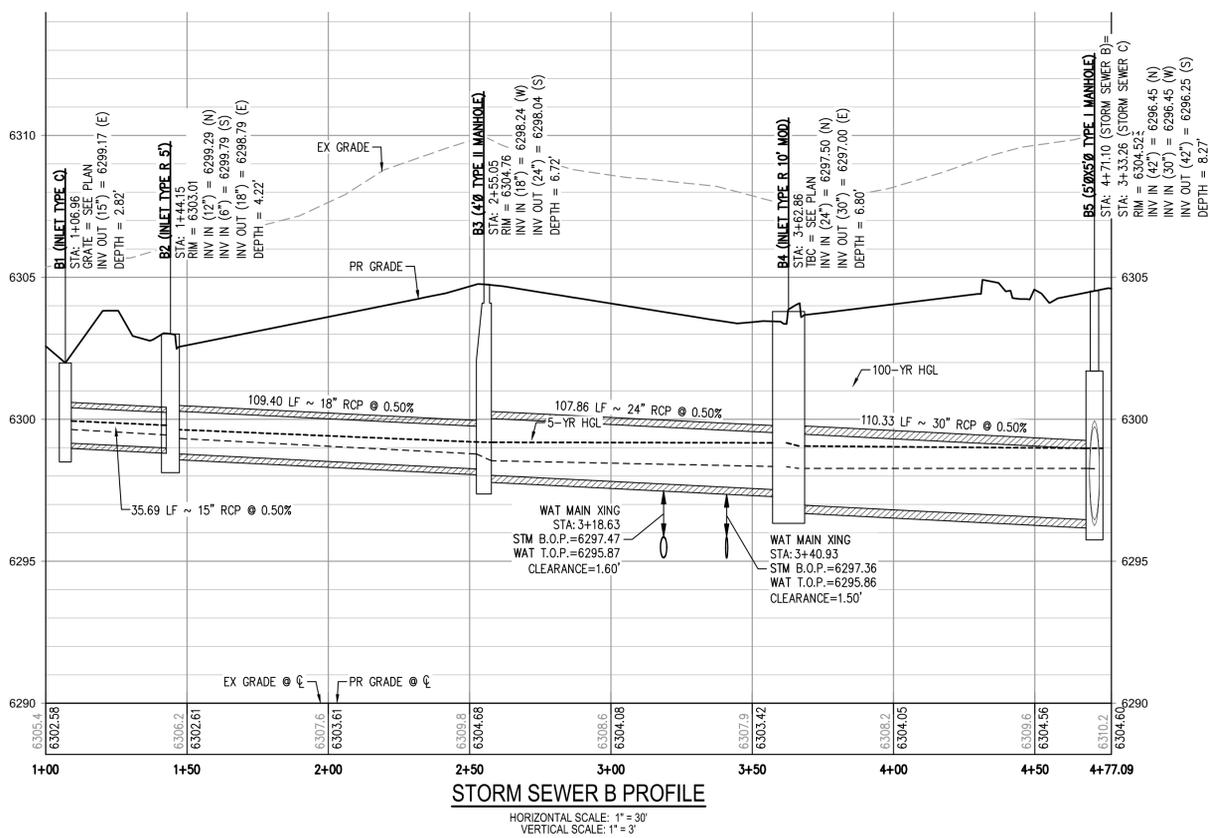
27 OF 36

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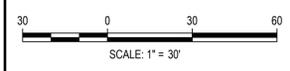
LEGEND:

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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 4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
 5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL USE HDPE, PVC, OR RCP PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL.
 7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
 8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
 9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
 10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
 11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
 12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING Baffles, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.

FILEPATH: K:\200823\ENGINEERING\UTILITIES\STORM\ST-PLAN & PROFILE.DWG LAYOUT: LAYOUT4
 DWG: ST-PLAN & PROFILE.DWG
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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

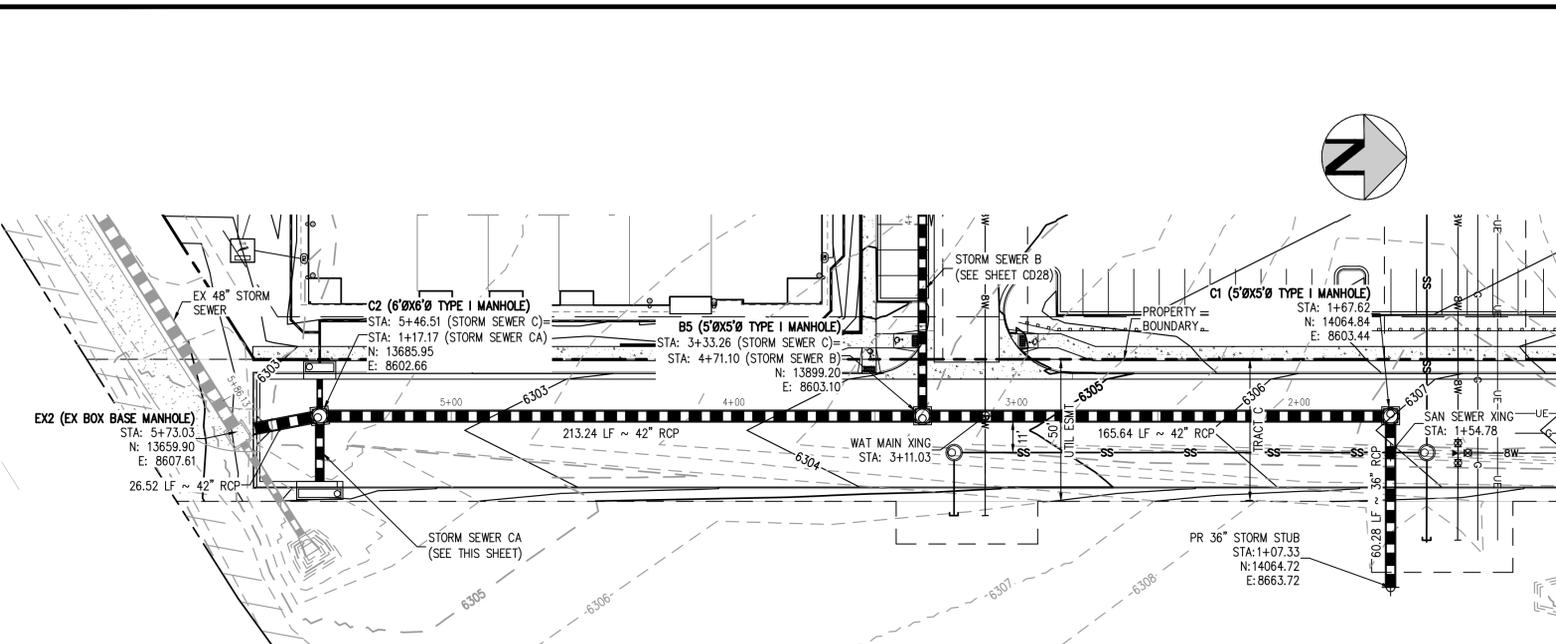
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 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

TRINISAC ACQUISITION COMPANY, LLC

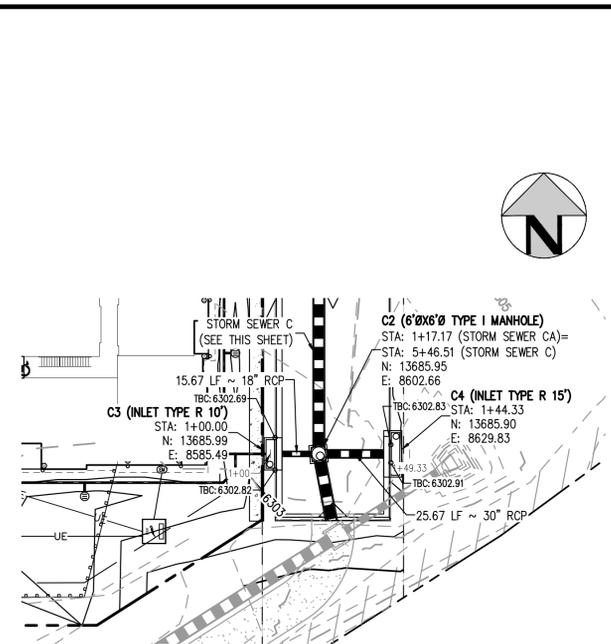
AURA AT CROSSROADS
 STORM SEWER PLAN & PROFILE

PROJECT #: 200823
 SHEET NUMBER
CD28
 28 OF 36

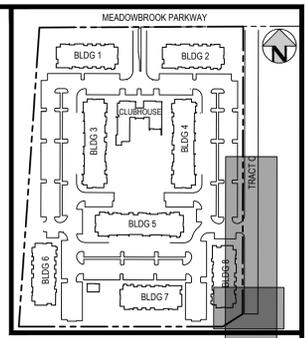
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



STORM SEWER C PLAN
SCALE: 1" = 30'



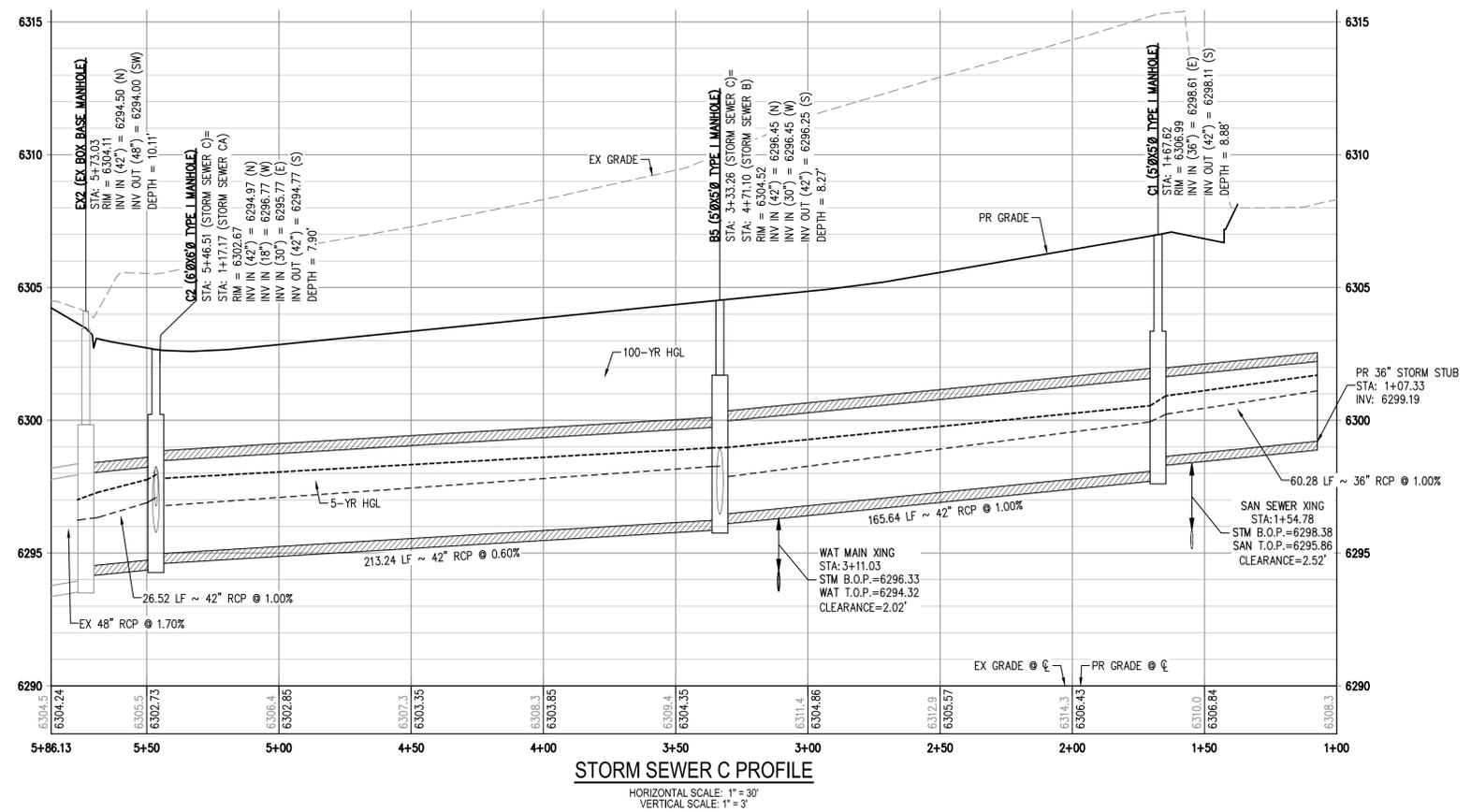
STORM SEWER CA PLAN
SCALE: 1" = 30'



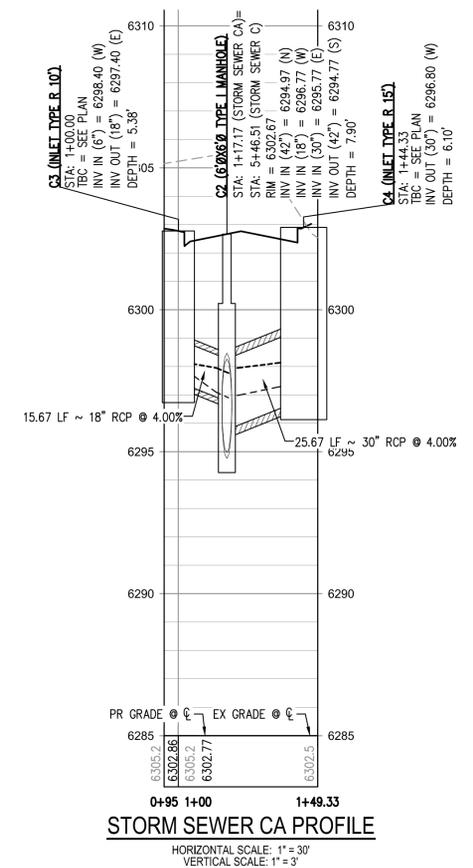
KEY MAP
SCALE: 1" = 250'

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	SW
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	---



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



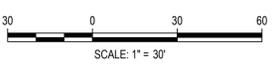
STORM SEWER CA PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

- GENERAL STORM NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION. IN ACCORDANCE WITH COLORADO STATE STATUTES.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE. AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
 3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
 4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
 5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL USE HDPE, PVC, OR RCP PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL.
 7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
 8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
 9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
 10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
 11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
 12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.

FILEPATH: K:\200823\ENGINEERING\UTILITIES\STORM\STORM PLAN & PROFILE.DWG LAYOUT: LAYOUTS
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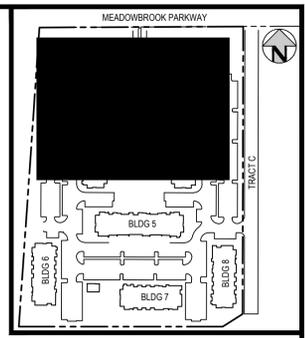
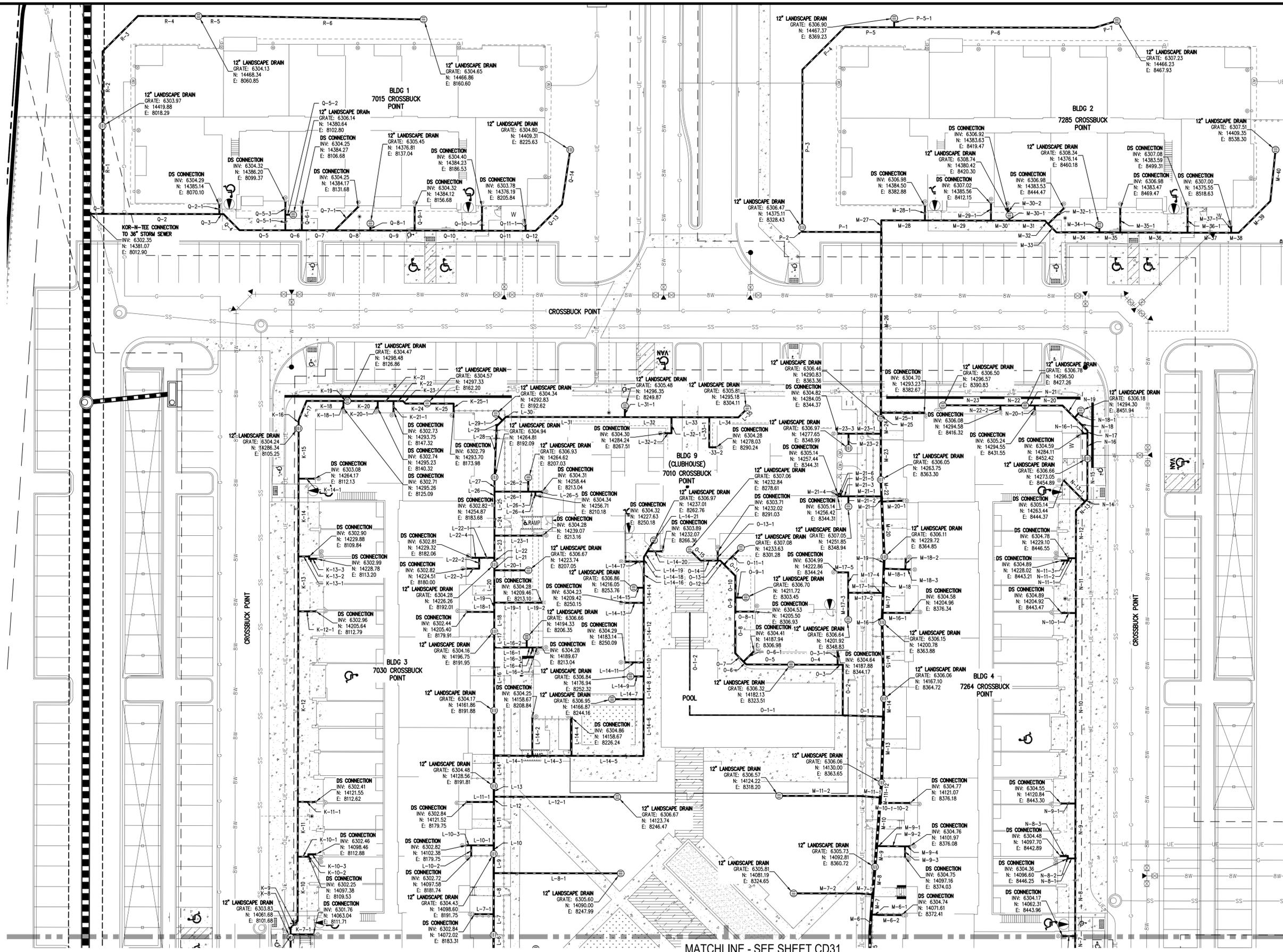
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

PROJECT #: 200823
SHEET NUMBER

CD29

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



KEY MAP
SCALE: 1" = 250'

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

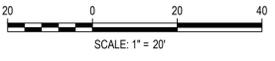
	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER		
GAS LINE		
UNDERGROUND ELECTRIC		
WATER LINE		
UNDERGROUND TELECOM		
LANDSCAPE DRAIN PIPE		
LANDSCAPE CLEANOUT		
AREA DRAIN INLET		

- 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 WATER-TIGHT 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.

FILE PATH: K:\200823\ENGINEERING\UTILITIES\STORM\CD - LANDSCAPE PLANNING LAYOUT.LAYOUT
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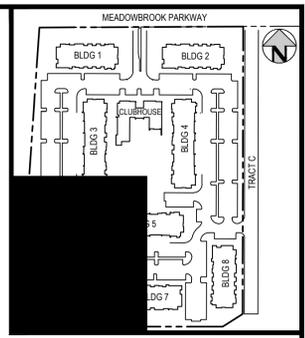
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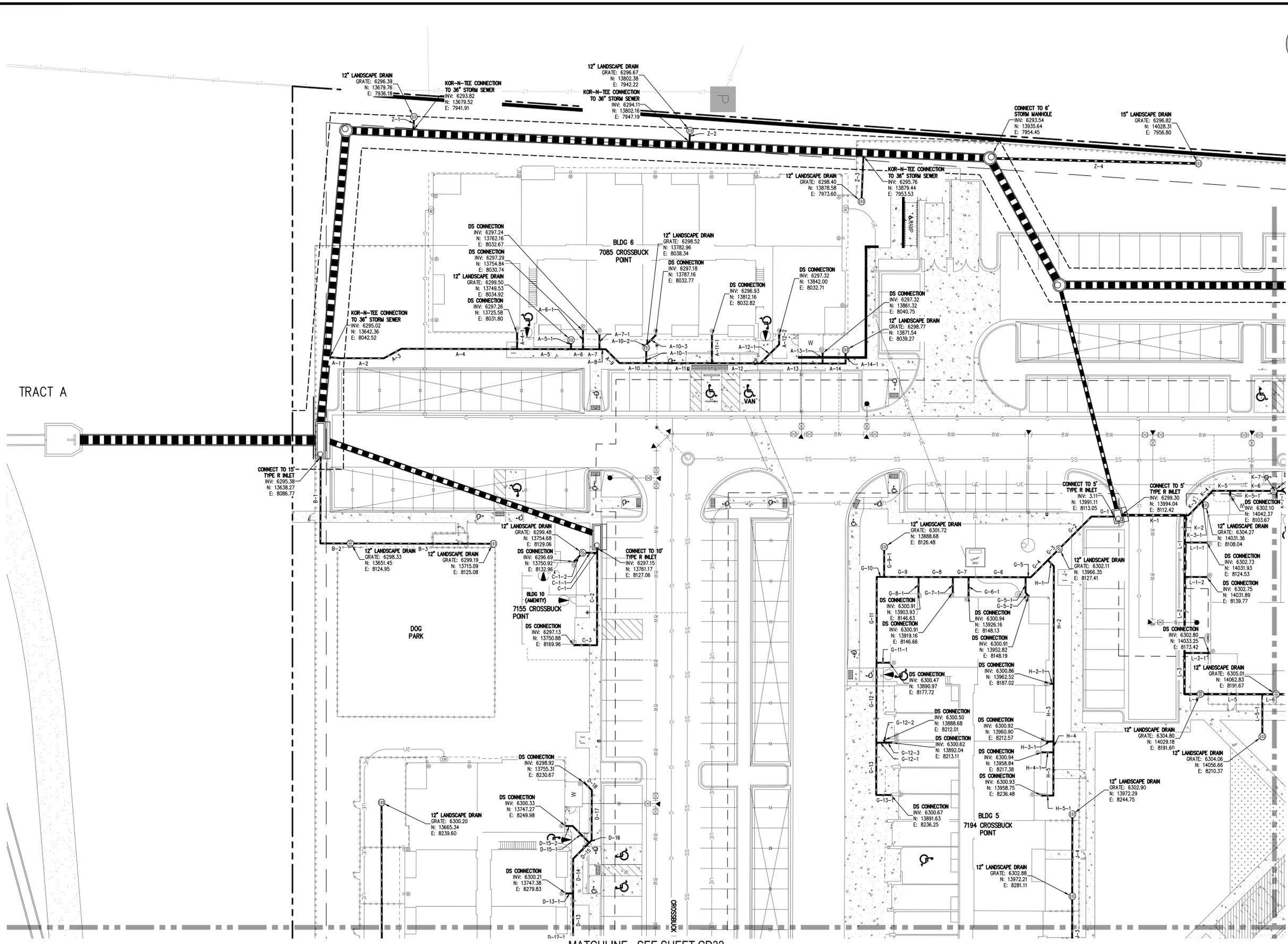
AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN

PROJECT #: 200823
SHEET NUMBER
CD30
30 OF 36

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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.
 - 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.

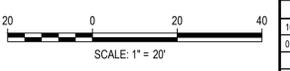
MATCHLINE - SEE SHEET CD30

MATCHLINE - SEE SHEET CD32

FILE PATH: K:\200823\ENGINEERING\GUT\IT\ISS\STORMCD - LANDSCAPE PLANNING LAYOUT LAYOUT (2).DWG
PLOTTED: 01/14/22 2:47:20P BY: ETHAN MARIC



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DRAWN BY: ML

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1120 Lincoln Street, Suite 1000
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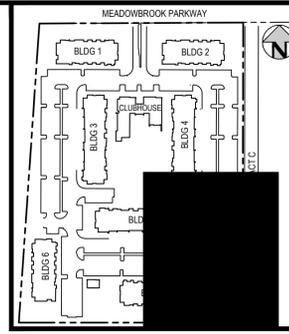
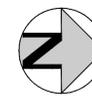
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN

PROJECT #: 200823
SHEET NUMBER

CD31

MATCHLINE - SEE SHEET CD31



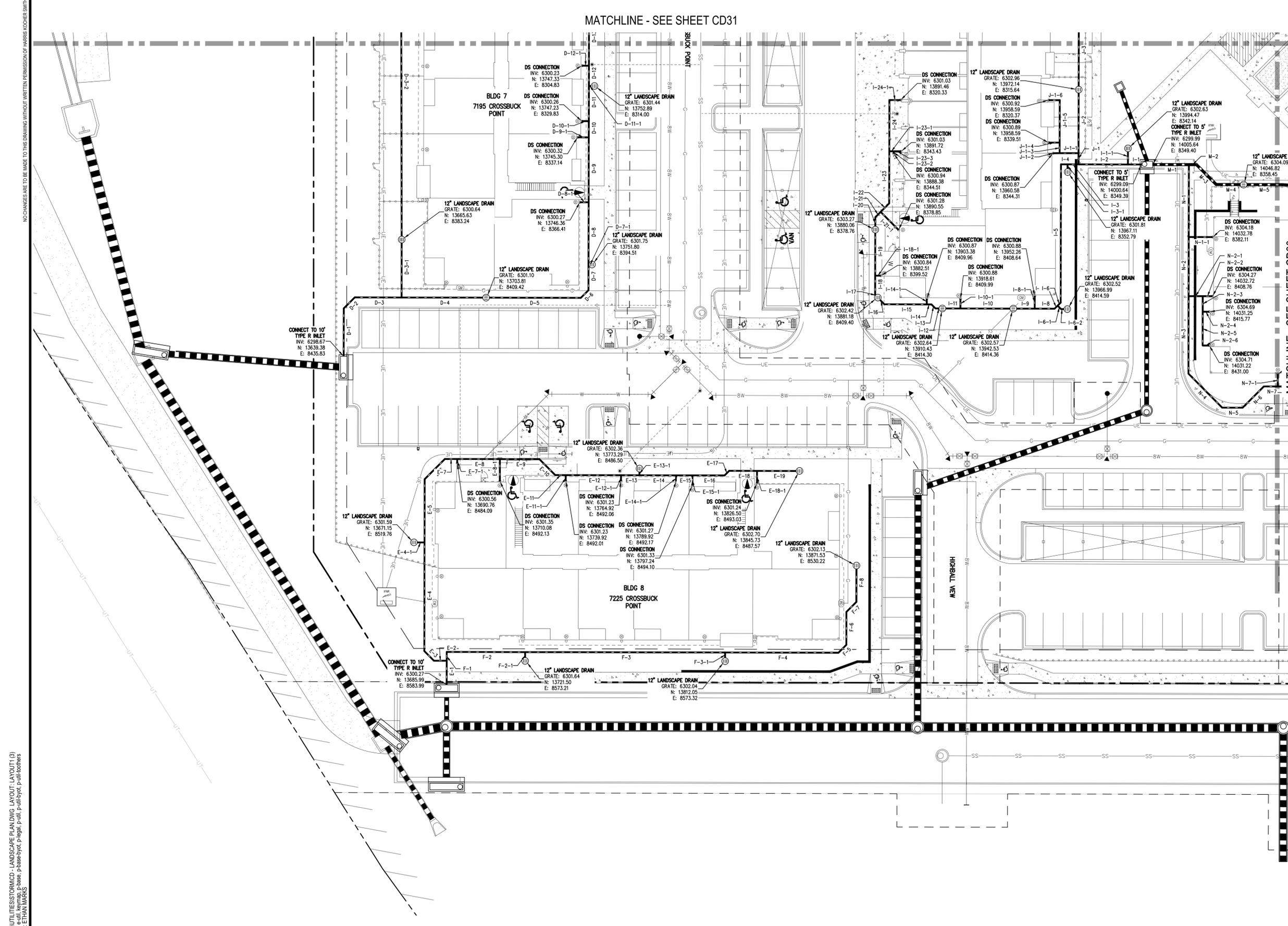
KEY MAP
SCALE: 1" = 250'

MATCHLINE - SEE SHEET CD30

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:**
- 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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 PLOTTED: FR 01/14/24 2:47:26P BY: ETHAN MARIC

DESIGNED BY: ML
 CHECKED BY: EM
 DRAWN BY: ML

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AURA AT CROSSROADS
 LANDSCAPE DRAIN PLAN

PROJECT #: 200823
 SHEET NUMBER
CD32
 32 OF 36

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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"	11.20'
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
E-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'
F-9	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"	3.23'
K-19	6"	1.77'
K-20	6"	13.46'
K-21	6"	3.23'
K-21-1	6"	7.01'
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-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	8"	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"	4.64'
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"</	

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

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	FILE NAME: SD_3-1
DESIGNER: André Brackin	REVISION DATE: 7/9/09	DEPARTMENT OF TRANSPORTATION

NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
- PRECAST RISERS SHALL CONFORM TO ASTM C478.
- STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	FILE NAME: SD_3-7
DESIGNER: André P. Brackin	REVISION DATE: 11/23/04	DEPARTMENT OF TRANSPORTATION

SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	FILE NAME: SD_3-5
DESIGNER: André P. Brackin	REVISION DATE: 9/16/10	DEPARTMENT OF TRANSPORTATION

NOTES

- TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
- VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
- BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN.).
- FLOOR OF MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED: 11/10/04	Storm Sewer Manhole Detail Type II Standard Drawing	FILE NAME: SD_3-2
DESIGNER: André P. Brackin	REVISION DATE: 11/10/04	DEPARTMENT OF TRANSPORTATION

NO. PIECES	DESCRIPTION	LENGTH PER FT. (LBS.)	WEIGHT PER FT. (LBS.)	TOTAL LBS. - 131
4	S4 x 7.7 BEAM	41"	7.90	106
2	3/8" x 1/4" FLAT	26 1/2"	2.98	13
2	3" x 1/2" FLAT	26 1/2"	2.55	12

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	STEPS (NO. REQ'D)
2'-0"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	97	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"	2.1	164	3
7'-6"	2.2	180	4
8'-0"	2.4	185	4
8'-6"	2.5	200	4
9'-0"	2.6	206	5
9'-6"	2.8	221	5
10'-0"	2.9	236	6
11'-0"	3.3	252	6

GENERAL NOTES

- INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A MIN 2 INCH CLEARANCE, CUT OR BEND AROUND PIPES AS REQUIRED.
- CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO ASHOTO M 159.
- SEE STANDARD PLAN M-604-11, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- ALL INLETS SHALL HAVE A 4 INCH DIA METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

SCALE: NOT TO SCALE

Creation Date: 07/31/19	Designer: JBK	Colorado Department of Transportation
Last Modification Date: 07/31/19	Checker: JBC	2829 West Howard Place
Detailer: LTA	Checker: JBC	CDOT HQ, 3rd Floor
CAD Ver: MicroStation V8	Scale: Not to Scale	Denver, CO 80204
Units: English		Phone: 303-757-9021 FAX: 303-757-9868

FILES PATH: K:\200822\ENGINEERING\GUTILLES\STORMSIST - STORM SEWER DETAILS.DWG LAYOUT: LAYOUT1 PLOTTED: FR 01/14/22 2:47:41P BY: ETHAN MARKS



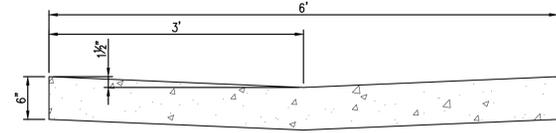
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS

TRINISIC ACQUISITION COMPANY, LLC

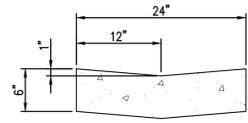
AURA AT CROSSROADS
STORM SEWER DETAILS

PROJECT #: 200823
SHEET NUMBER
CD34
34 OF 36

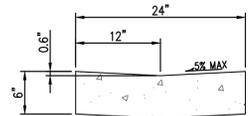
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



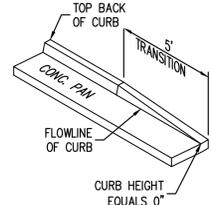
6' CROSSPAN
(CROSS-SECTION)
NTS



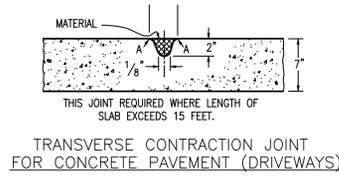
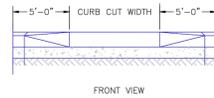
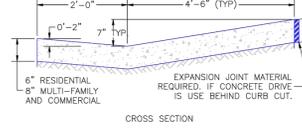
2' VALLEY PAN
NTS



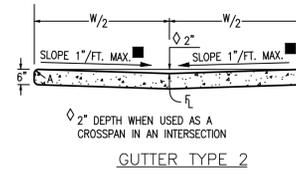
2' ADA VALLEY PAN
NTS



5' CURB TRANSITION
6" TO 0" CURB HEIGHT
NTS



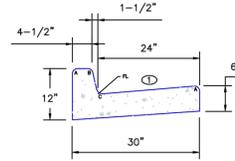
TRANSVERSE CONTRACTION JOINT
FOR CONCRETE PAVEMENT (DRIVEWAYS)



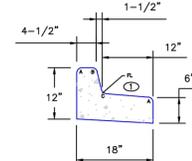
GUTTER TYPE 2

LEGEND FOR RADII

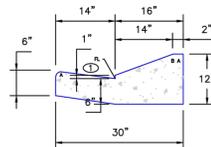
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



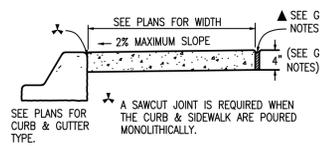
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)



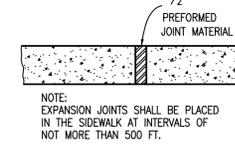
EPC TYPE B



EPC OPTIONAL TYPE C



CONCRETE SIDEWALK

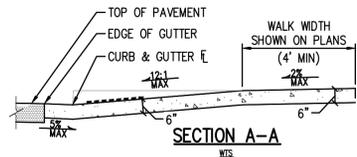


SIDEWALK EXPANSION JOINT

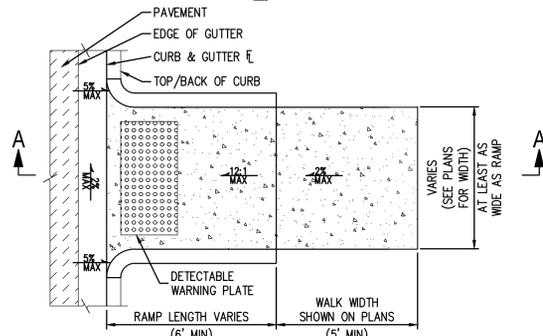
LEGEND FOR RADII

A	1/8" TO 1/4"
B	1"
C	1-1/2"
D	1-1/2" TO 2"

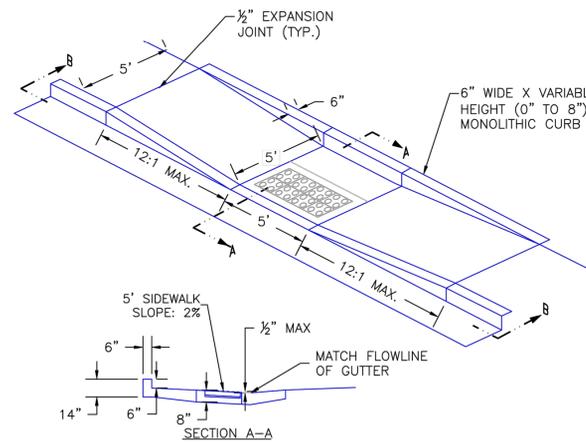
CURB, GUTTER, AND SIDEWALK DETAILS
N.T.S.



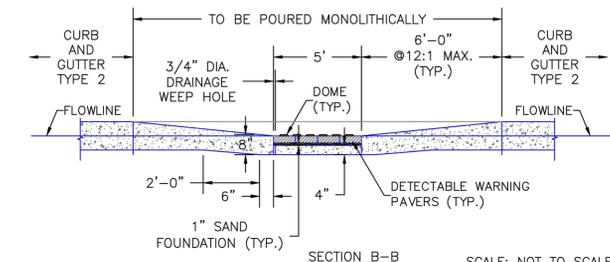
SECTION A-A



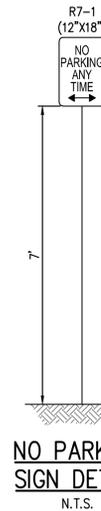
HANDICAP RAMP TYPE 1
NTS



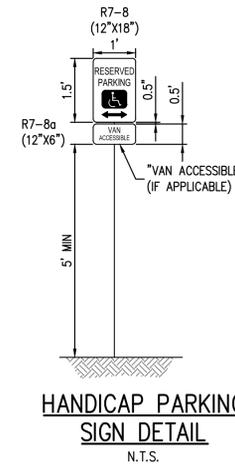
SECTION A-A



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	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-50

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



Know what's below.
Call before you dig.

DESIGNED BY: ML
CHECKED BY: JDO
DRAWN BY: ML

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

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AURA AT CROSSROADS
GENERAL DETAILS

PROJECT #: 200823

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