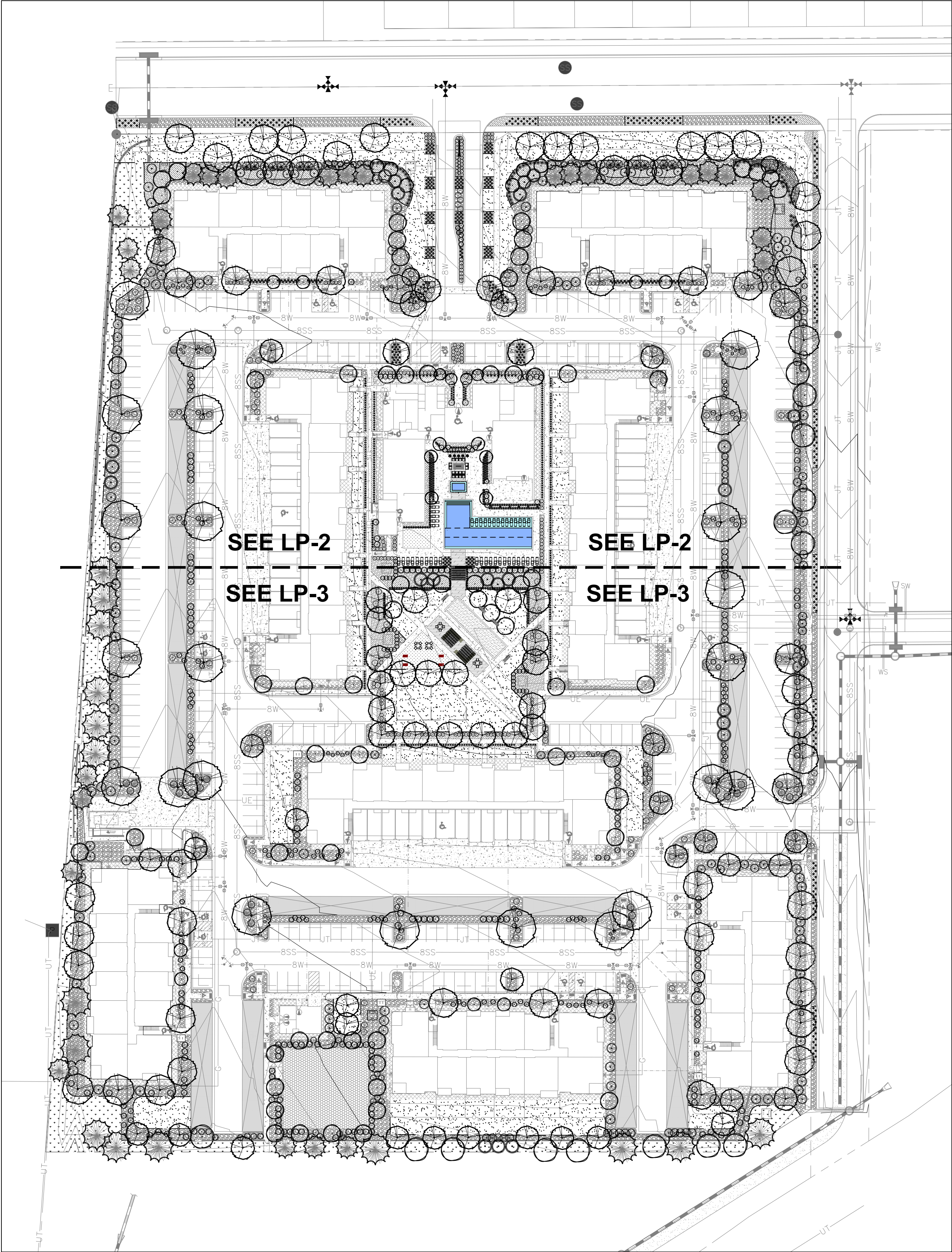


# AURA AT CROSSROADS

## SITE DEVELOPMENT PLAN

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



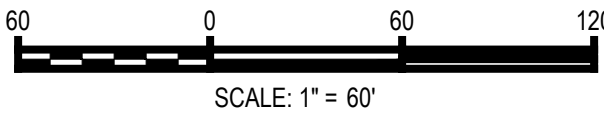
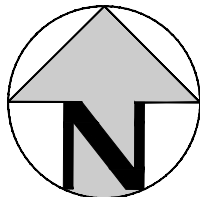
| Landscape Code Requirements |                 |                   |                |
|-----------------------------|-----------------|-------------------|----------------|
| INTERNAL LANDSCAPING        |                 |                   |                |
| Lot Area                    | 15% of Lot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

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

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

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

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



| ISSUE DATE: 08-06-2021 PROJECT #: 200823 |                   |
|--|-------------------|
| DATE                                     | REVISION COMMENTS |
|  |                   |
|  |                   |
|  |                   |
|  |                   |
|  |                   |

henry  
design  
group

Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202

303.446.2368 • henrydesigngroup.com

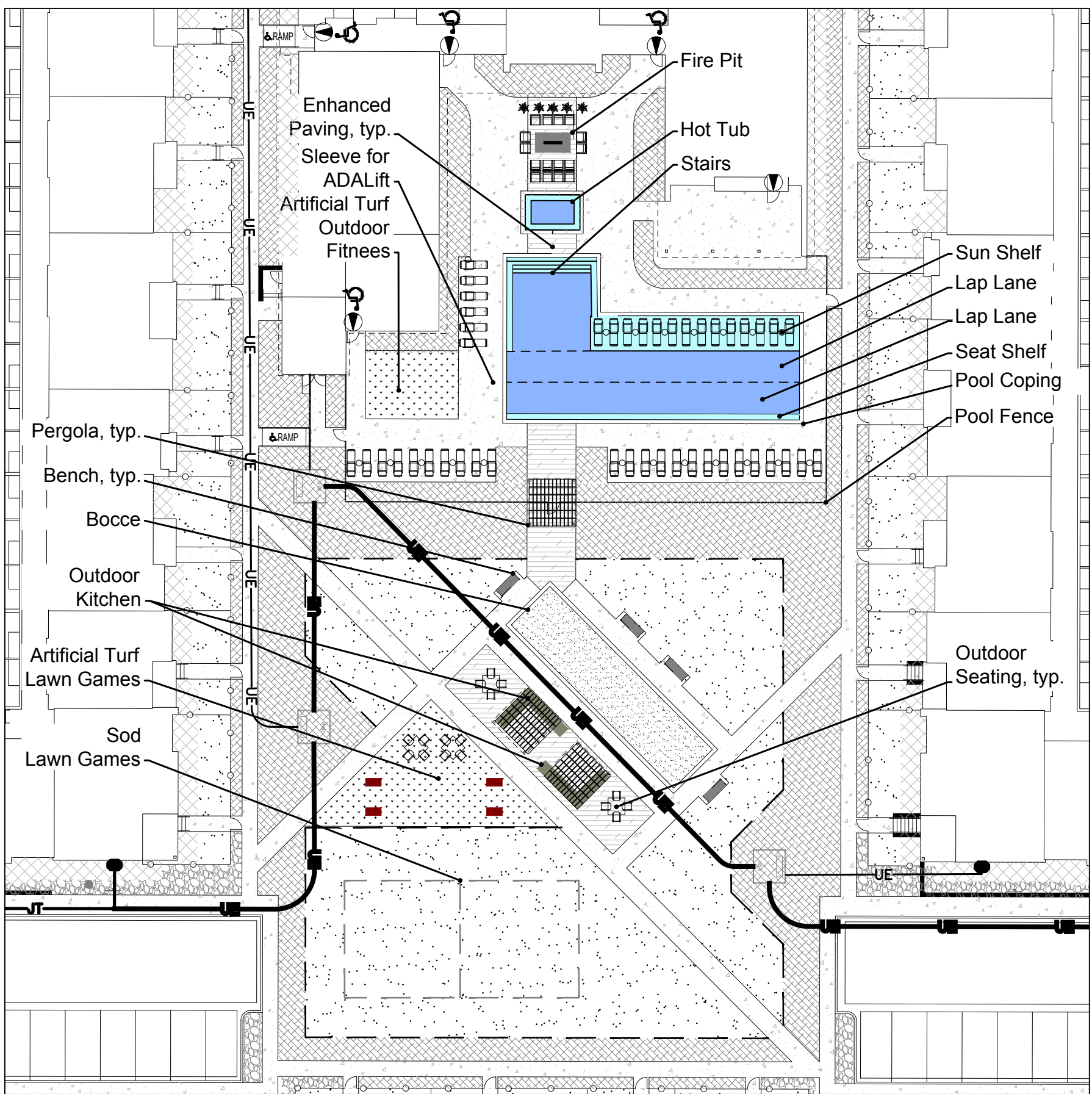
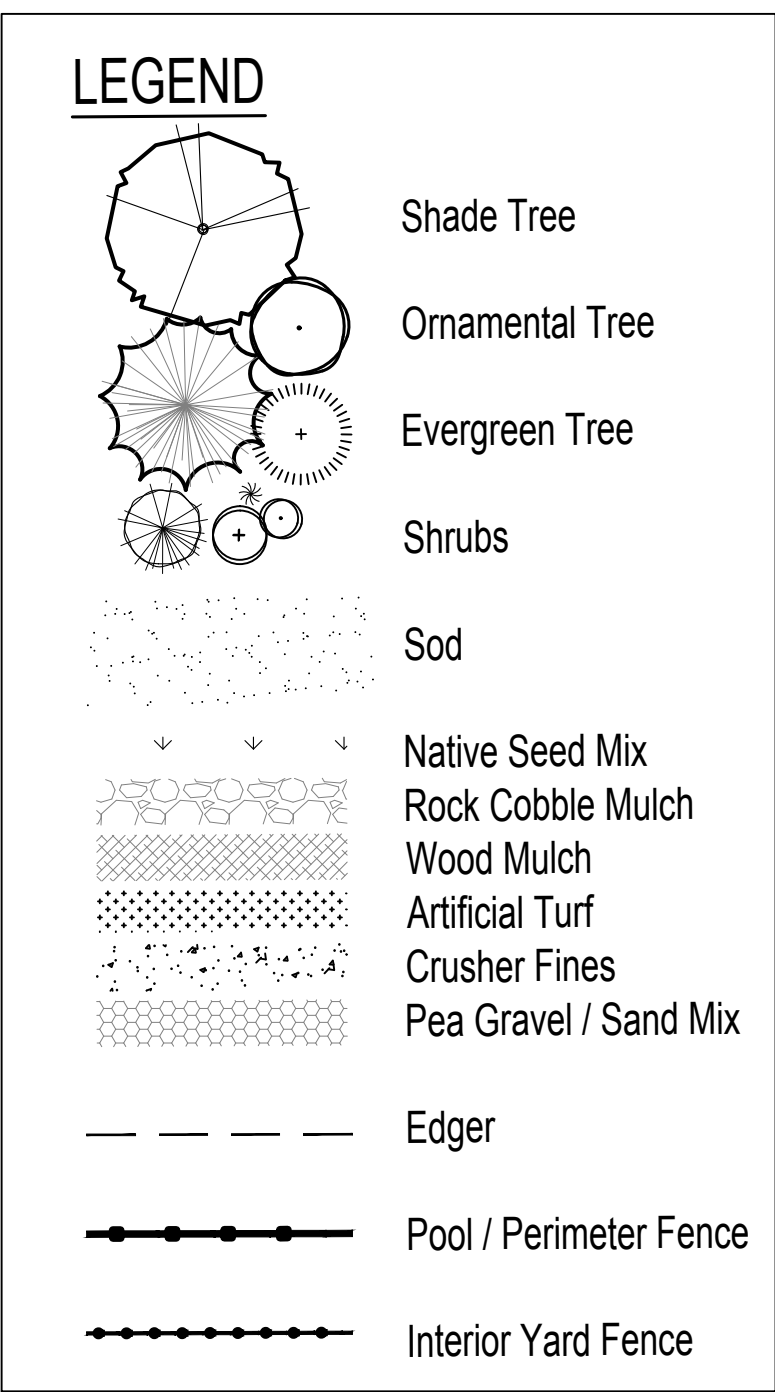
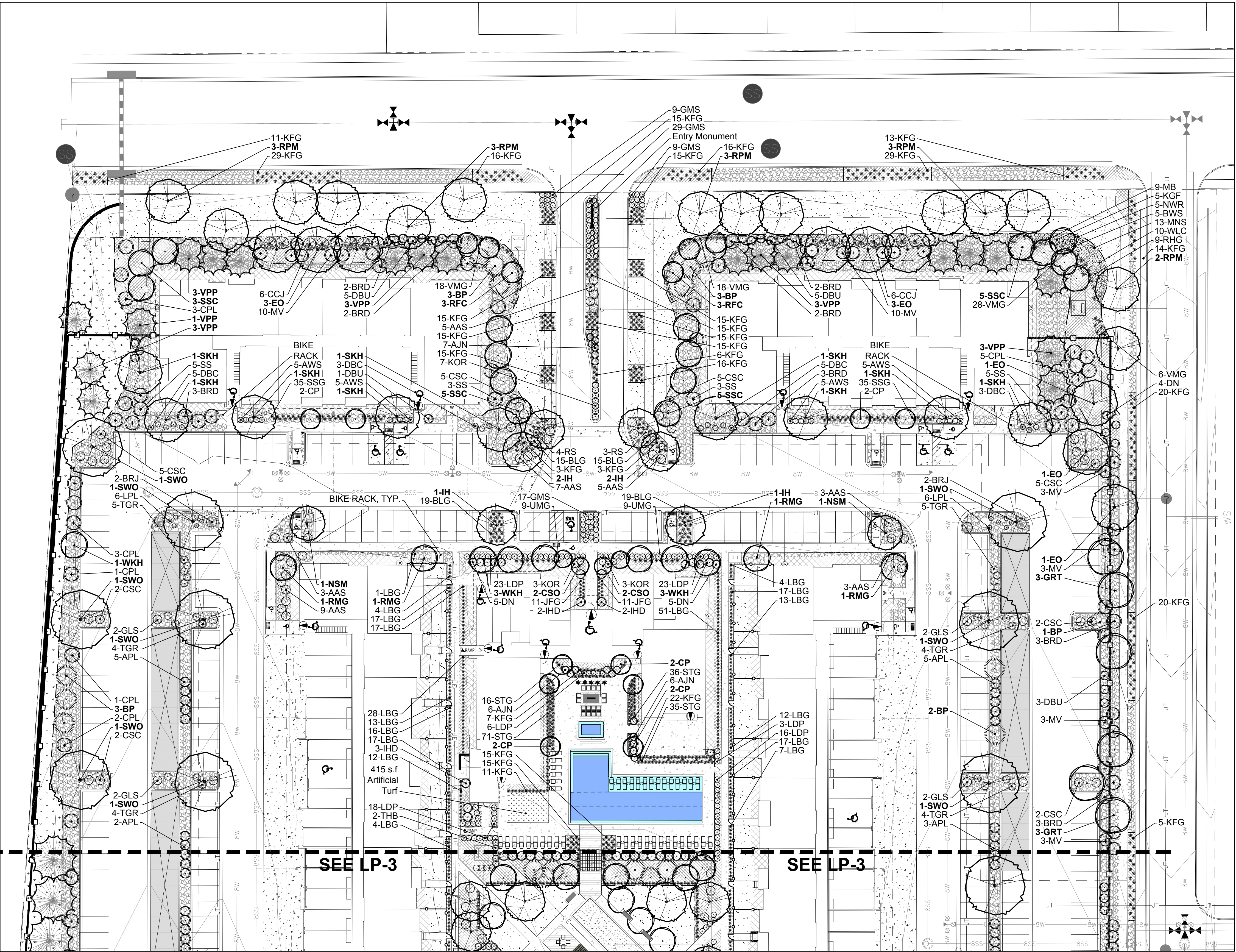
TRINIS ACQUISITION COMPANY, LLC  
8235 DOUGLAS AVENUE, SUITE 950  
DALLAS, TX 75225  
P: 970.819.9968



# AURA AT CROSSROADS

## SITE DEVELOPMENT PLAN

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



Amenity Plan

Landscape Plan 'A'

|                        |                   |
|------------------------|-------------------|
| ISSUE DATE: 08-06-2021 | PROJECT #: 200823 |
| DATE                   | REVISION COMMENTS |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |

henry  
design  
group

Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
303.446.2368 • henrydesigngroup.com

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

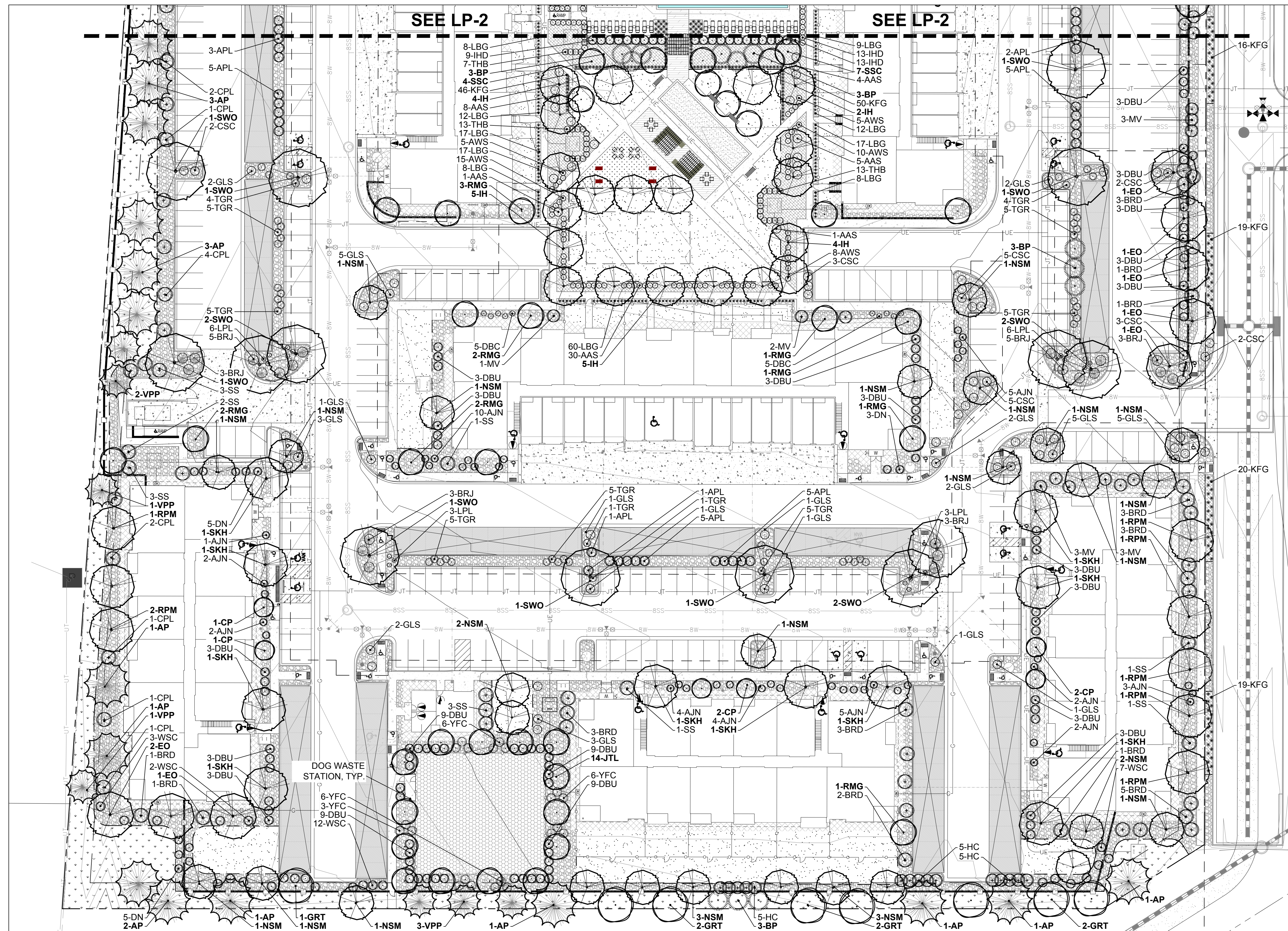
CROSSROADS  
LANDSCAPE PLAN 'A'  
SHEET 21 OF 29



# AURA AT CROSSROADS

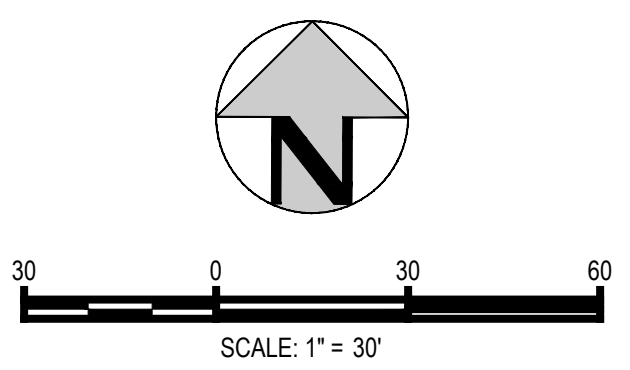
## SITE DEVELOPMENT PLAN

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



# LEGEND

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

[illegible]



# AURA AT CROSSROADS

## SITE DEVELOPMENT PLAN

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

### PLANT LIST

| SHADE TREES      |      |   |                             |               |           |
|------------------|------|---|-----------------------------|---------------|-----------|
| Qty.             | Sym. | Scientific Name                               | Common Name                 | Size          | Water Use |
| 17               | EO   | Quercus robur                                 | English Oak                 | 2" cal. B&B   | Xeric     |
| 26               | IH   | Gleditsia triacanthos var. inermis 'Imperial' | Imperial Honeylocust        | 2" cal. B&B   | Low Hydro |
| 28               | NSM  | Acer truncatum x platanoides 'Keithsform'     | Norwegian Sunset Maple      | 2" cal. B&B   | Low Hydro |
| 22               | RPM  | Acer rubrum 'Frank Jr.' PP #16,769            | Redpointe Maple             | 2" cal. B&B   | Low Hydro |
| 19               | SKH  | Gleditsia triacanthos var. inermis 'Skyline'  | Skyline Honeylocust         | 2" cal. B&B   | Low Hydro |
| 23               | SWO  | Quercus bicolor                               | Swamp White Oak             | 2" cal. B&B   | Low Hydro |
| 135              |      |   |                             |               |           |
| ORNAMENTAL TREES |      |   |                             |               |           |
| 16               | CP   | Pyrus calleryana 'Glen's Form'                | Chanticleer Pear            | 1.5" cal. B&B | Low Hydro |
| 4                | CSO  | Quercus robur x Q. alba 'Crimschmidt'         | Crimson Spire Oak           | 1.5" cal. B&B | Low Hydro |
| 14               | GRT  | Koelreuteria paniculata                       | Golden Rain Tree            | 1.5" cal. B&B | Low Hydro |
| 14               | JTL  | Syringa reticulata 'Ivory Silk'               | Japanese Tree Lilac         | 1.5" cal. B&B | Low Hydro |
| 6                | RFC  | Malus x 'Prairifire'                          | Radiant Flowering Crabapple | 1.5" cal. B&B | Low Hydro |
| 18               | RMG  | Acer grandidentatum 'Schmidt'                 | Rocky Mountain Glow Maple   | 1.5" cal. B&B | Low Hydro |
| 25               | SSC  | Malus x 'Spring Snow'                         | Spring Snow Crabapple       | 1.5" cal. B&B | Low Hydro |
| 7                | WKH  | Crataegus viridis 'Winter King'               | Winter King Hawthorn        | 1.5" cal. B&B | Low Hydro |
| 104              |      |   |                             |               |           |
| EVERGREEN TREES  |      |   |                             |               |           |
| 15               | AP   | Pinus nigra                                   | Austrian Pine               | 6' B&B        | Low Hydro |
| 24               | BP   | Pinus heldreichii                             | Bosnian Pine                | 6' B&B        | Low Hydro |
| 26               | VPP  | Pinus flexilis 'Vanderwolf's Pyramid'         | Vanderwolf's Pyramidal Pine | 6' B&B        | Low Hydro |
| 65               |      |   |                             |               |           |
| DECIDUOUS SHRUBS |      |   |                             |               |           |
| Qty.             | Sym. | Scientific Name                               | Common Name                 | Size          |           |
| 54               | AAS  | Rhus trilobata 'Autumn Amber'                 | Autumn Amber Sumac          | 5 Gallon      | Low Hydro |
| 61               | AJN  | Physocarpus opulifolius 'Jefam'               | Autumn Jubilee Ninebark     | 5 Gallon      | Low Hydro |
| 42               | APL  | Fallugia paradoxa                             | Apache Plume                | 5 Gallon      | Xeric     |
| 93               | AWS  | Spirea japonica 'Anthony Waterer'             | Anthony Waterer Spirea      | 5 Gallon      | Low Hydro |
| 47               | BRD  | Cornus stolonifera 'Baileyi'                  | Bailey Redtwig Dogwood      | 5 Gallon      | Low Hydro |
| 50               | CSC  | Prunus besseyi 'Pawnee Buttes                 | Creeping Sand Cherry        | 5 Gallon      | Xeric     |
| 27               | CPL  | Syringa Vulgaris                              | Common Purple Lilac         | 5 Gallon      | Low Hydro |
| 26               | DBC  | Aronia melanocarpa 'Morton'                   | Dwarf Black Chokeberry      | 5 Gallon      | Low Hydro |
| 98               | DBU  | Euonymus alatus 'Compactus'                   | Dwarf Burning Bush          | 5 Gallon      | Low Hydro |
| 28               | DN   | Physocarpus opulifolius 'Nana'                | Dwarf Ninebark              | 5 Gallon      | Low Hydro |
| 46               | GLS  | Rhus aromatica 'Gro-Low'                      | Dwarf Fragrant Sumac        | 5 Gallon      | Xeric     |
| 64               | GMS  | Spiraea x bumalda 'Goldflame'                 | Gold Flame Spirea           | 5 Gallon      | Low Hydro |
| 15               | HC   | Cotoneaster lucidus                           | Hedge Cotoneaster           | 5 Gallon      | Low Hydro |
| 29               | IHD  | Cornus alba 'Bailhalo'                        | Ivory Halo Dogwood          | 5 Gallon      | Low Hydro |
| 13               | KOR  | Rosa x 'Radrazz'                              | Knock Out Rose              | 5 Gallon      | Low Hydro |
| 85               | LDP  | Ligustrum vulgare 'Lodense'                   | Lodense Privet              | 5 Gallon      | Xeric     |
| 30               | LPL  | Amorpha canescens                             | Leadplant                   | 5 Gallon      | Xeric     |
| 44               | MV   | Viburnum lantana 'Mohican'                    | Mohican Viburnum            | 5 Gallon      | Low Hydro |
| 5                | NWR  | Rosa 'Nearly Wild'                            | Nearly Wild Rose            | 5 Gallon      | Low Hydro |
| 7                | RS   | Perovskia atriplicifolia                      | Russian Sage                | 5 Gallon      | Low Hydro |
| 28               | SS   | Amelanchier alnifolia                         | Saskatoon Serviceberry      | 5 Gallon      | Low Hydro |
| 35               | THB  | Rhamnus frangula 'Columnaris'                 | Tall Hedge Buckthorn        | 5 Gallon      | Low Hydro |
| 76               | TGR  | Chrysothamus nauseous graveolens              | Tall Green Rabbitbrush      | 5 Gallon      | Xeric     |
| 24               | WSC  | Prunus besseyi                                | Western Sand Cherry         | 5 Gallon      | Low Hydro |
| 21               | YFC  | Ribes aureum                                  | Yellow Flowering Currant    | 5 Gallon      | Low Hydro |
| 1048             |      |   |                             |               |           |

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

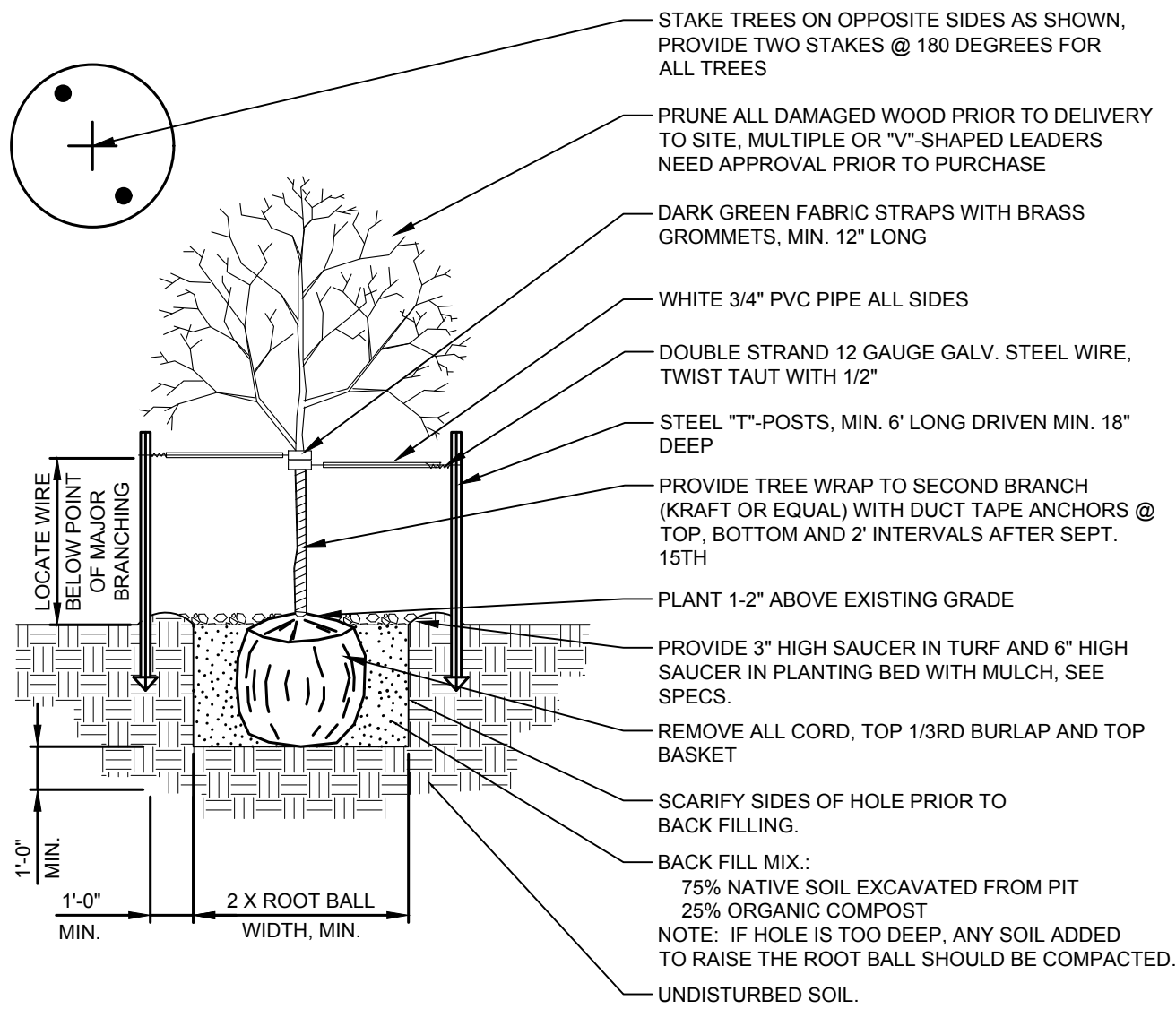
### LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 1-½" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL 5' BUILDING OFFSET BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 2" TO 3" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL PLANTING BEDS ADJACENT TO DRYLAND SEEDED AREAS OR SOD AREAS SHALL BE SEPARATED WITH 1/8" X 4" ROLLED TOP STEEL EDGER.
- OWNER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS OR AVAILABILITY OF MATERIAL. OVERALL QUALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLANS. ANY CHANGES WILL BE PROVIDED TO THE OWNER FOR REVIEW AND APPROVAL.
- PRIOR TO INSTALLATION OF PLANT MATERIAL & SOD, CONTRACTOR SHALL THOROUGHLY LOOSEN ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION. CONTRACTOR TO THOROUGHLY INCORPORATE SIX CUBIC YARDS OF COMPOST OR COMPOSTED WEED FREE MANURE PER 1,000 SQUARE FEET TO BED AND SOD AREAS. AREAS TO BE NATIVE SEEDED TO RECEIVE FOUR CUBIC YARDS OF AMENDMENT. ORGANIC MATERIAL TO HAVE THE FOLLOWING CHARACTERISTICS:
  - ORGANIC MATTER: 25% OR GREATER
  - SALT CONTENT: 3.0 MMHOS/CM MAX.
  - pH: 8.5 MAXIMUM
  - CARBON TO NITROGEN RATIO 10:1 TO 25:1CONTRACTOR WILL PROVIDE A NUTRIENT TEST FROM THE LAST 3 MONTHS PRIOR TO SPREADING. MOUNTAIN PEAT, ASPEN HUMUS, GYPSUM AND SAND WILL NOT BE ACCEPTED.
- TURF GRASS WILL BE SODDED WITH DROUGHT TOLERANT ENVIROTURF.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- NO LANDSCAPING OR IRRIGATION SHALL OCCUR WITHIN 5' FEET OF ALL BUILDING FOUNDATIONS.

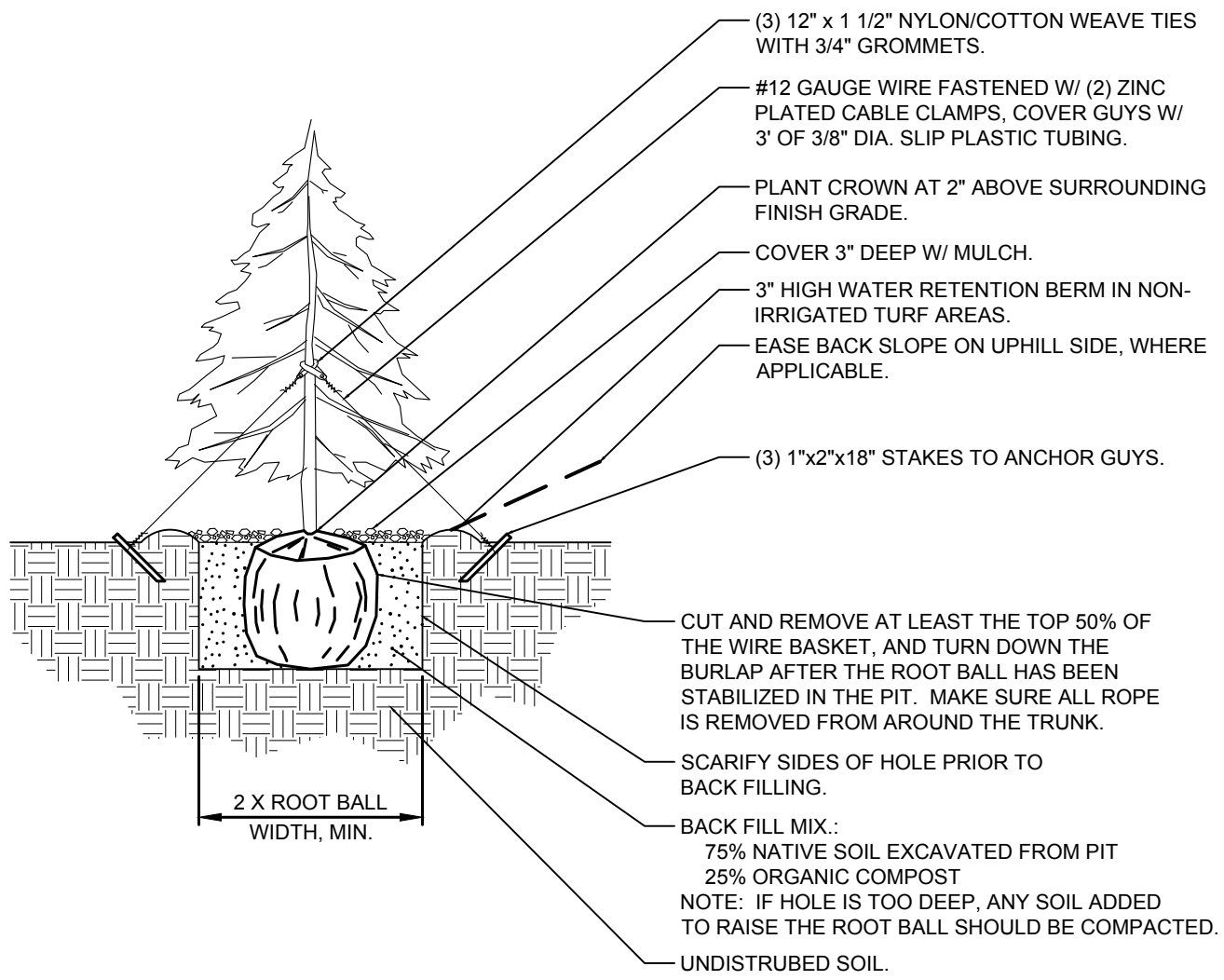
|                        |  |                   |  |
|------------------------|--|-------------------|--|
| ISSUE DATE: 08-06-2021 |  | PROJECT #: 200823 |  |
| DATE                   |  | REVISION COMMENTS |  |
|                        |  |                   |  |
|                        |  |                   |  |
|                        |  |                   |  |
|                        |  |                   |  |
|                        |  |                   |  |
|                        |  |                   |  |
|                        |  |                   |  |
|                        |  |                   |  |



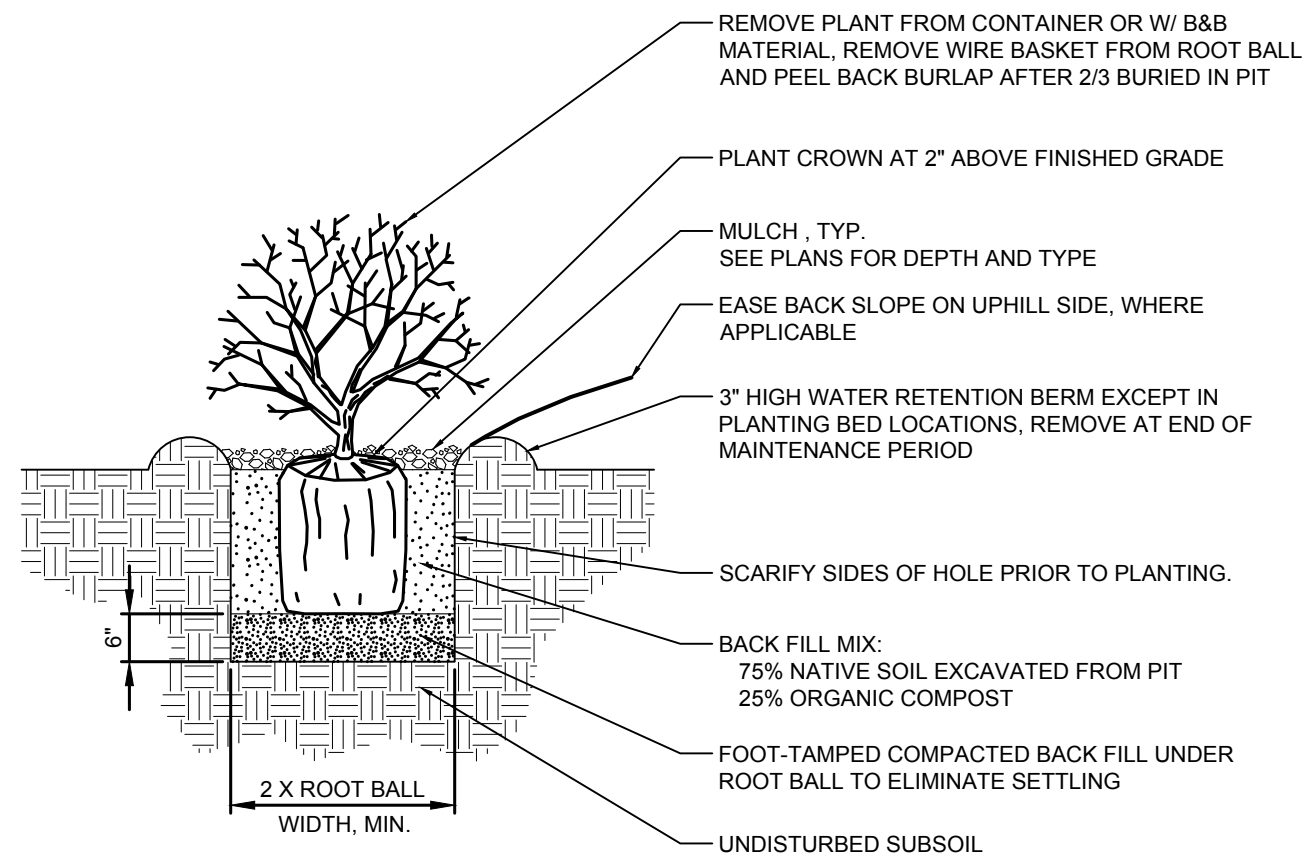
AURA AT CROSSROADS  
SITE DEVELOPMENT PLAN  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65  
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



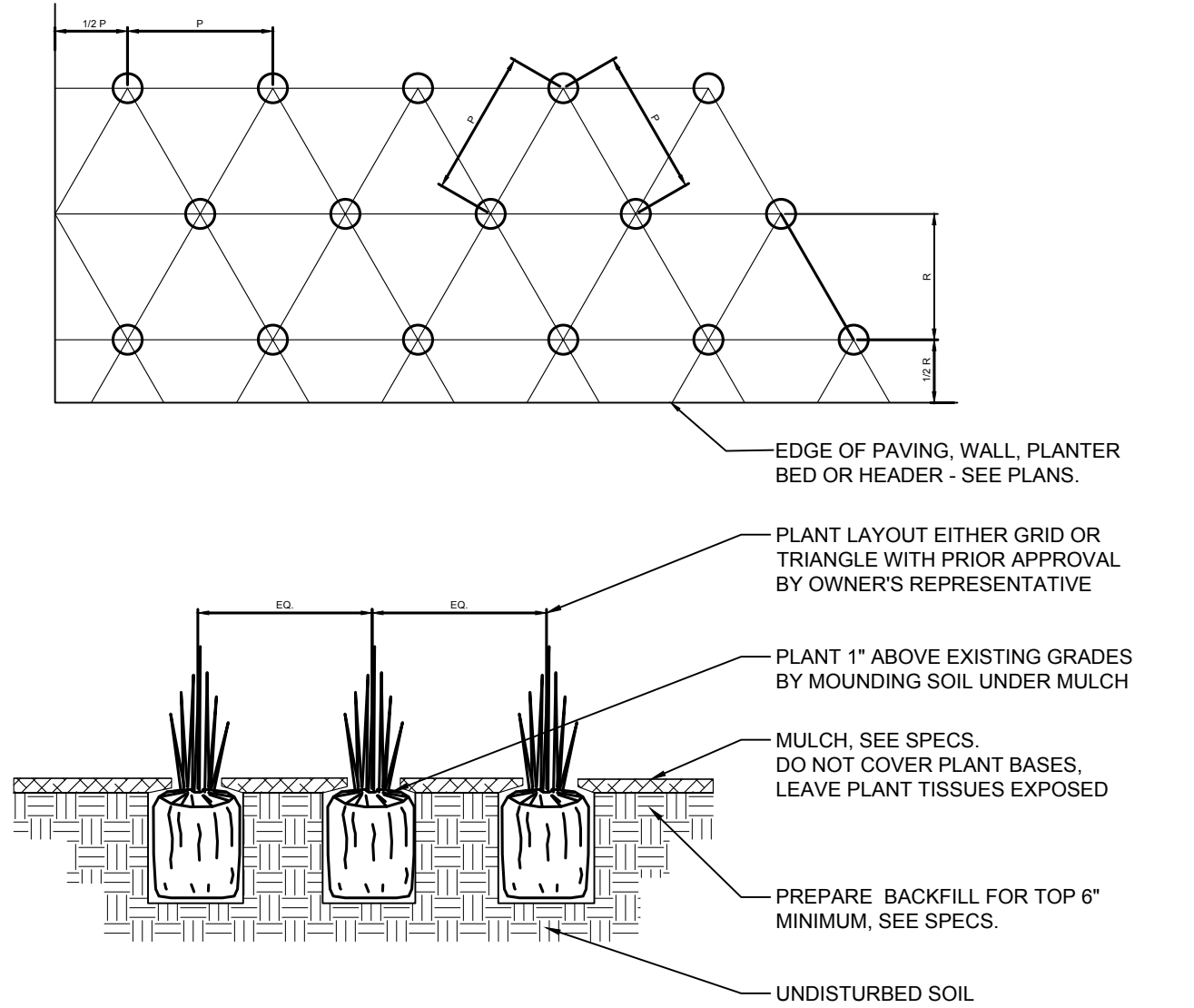
DECIDUOUS TREE PLANTING & STAKING  
SCALE: 1/4"=1'-0"



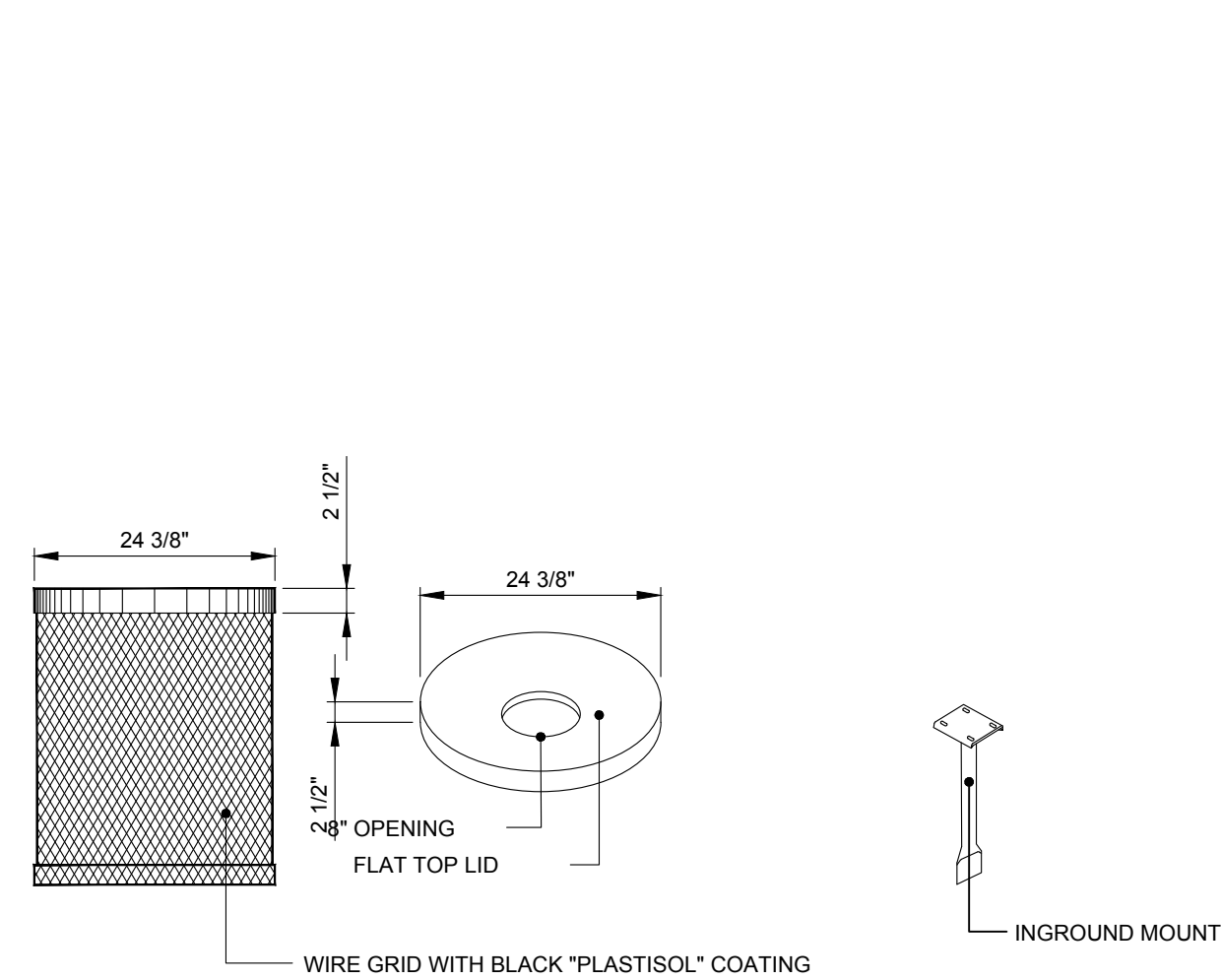
EVERGREEN TREE PLANTING & STAKING  
SCALE: 1/4"=1'-0"



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

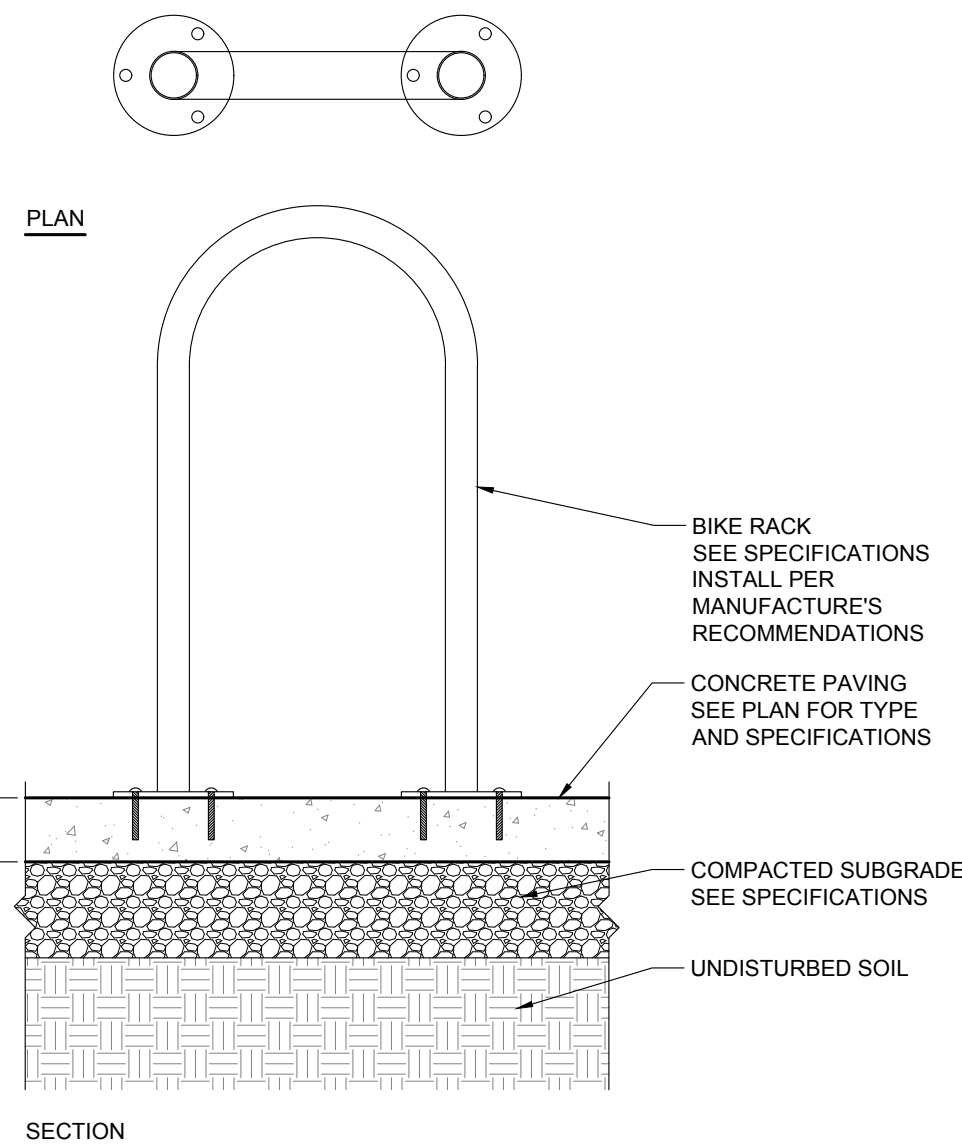


TYPICAL PERENNIAL PLANTING DETAIL  
SCALE: 1/2"=1'-0"

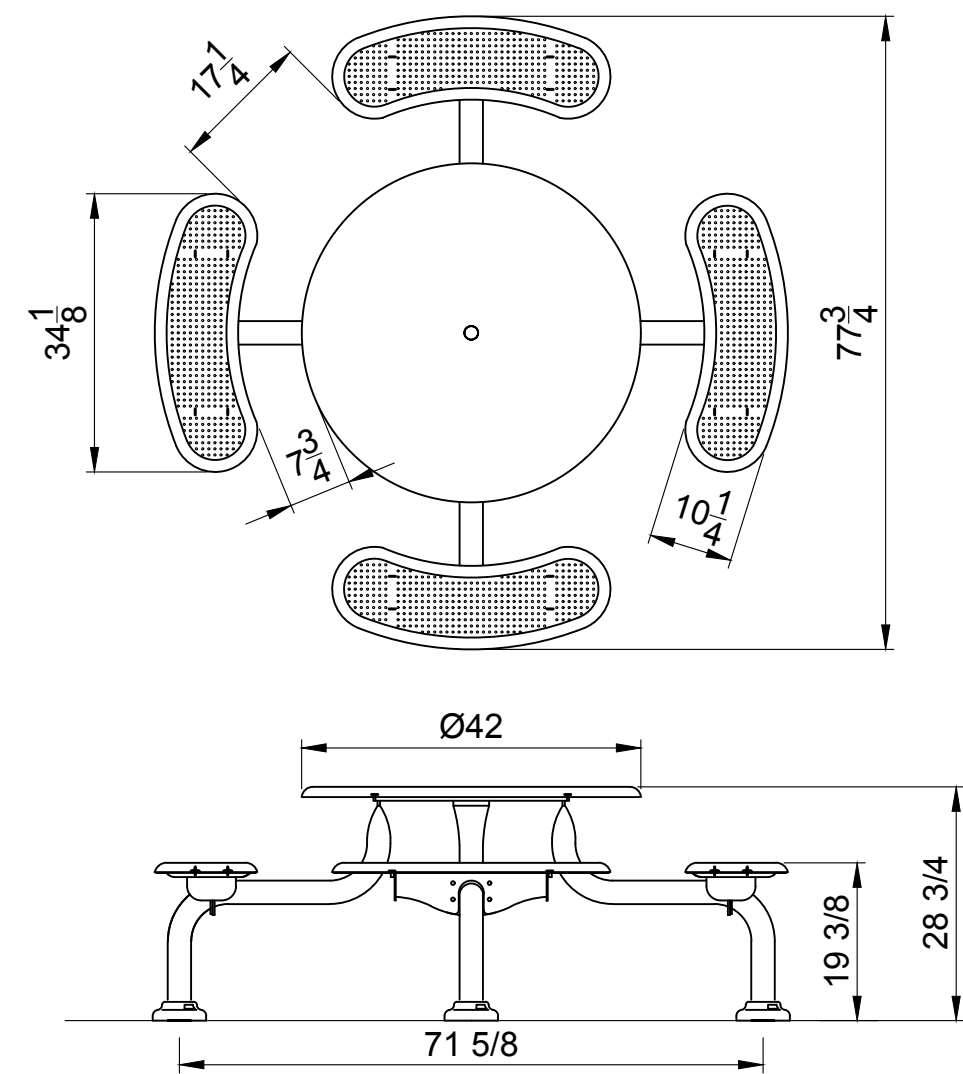


Wabash Valley model No. LRD32 with lid  
No. FTL32 and inground leg model 10056.

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

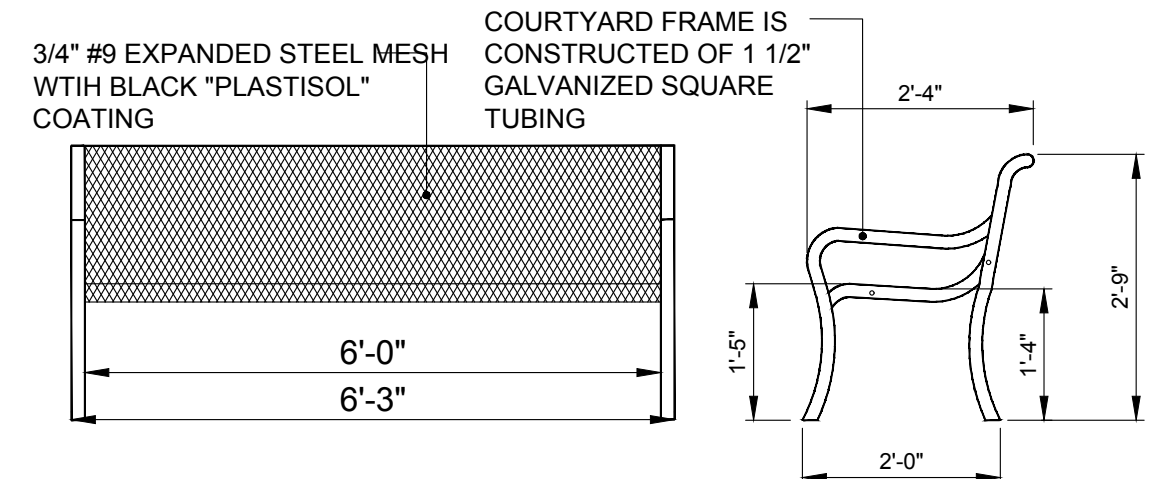


BIKE RACK ON CONCRETE PAVING  
SCALE: 1"=1'-0"



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

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



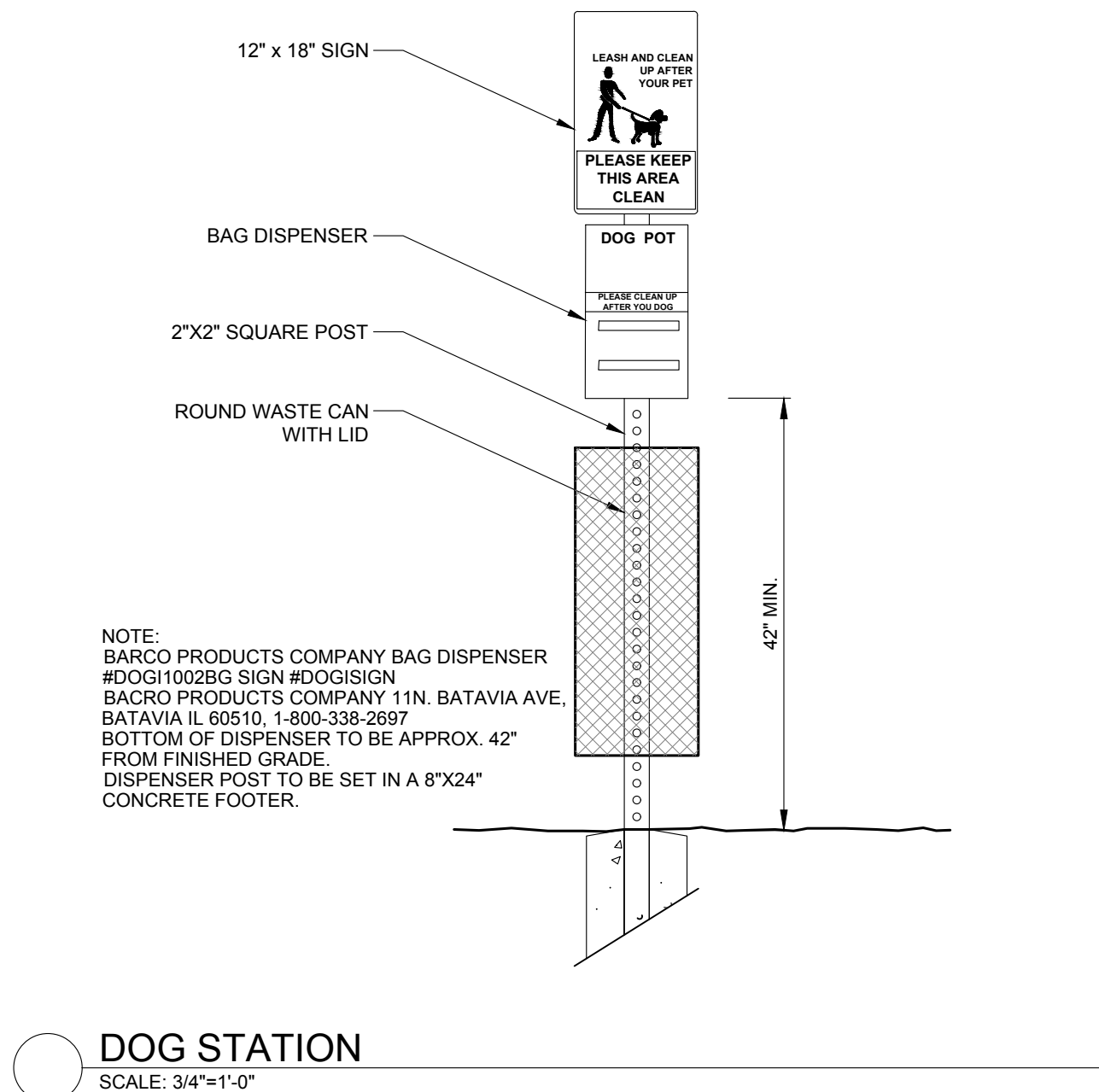
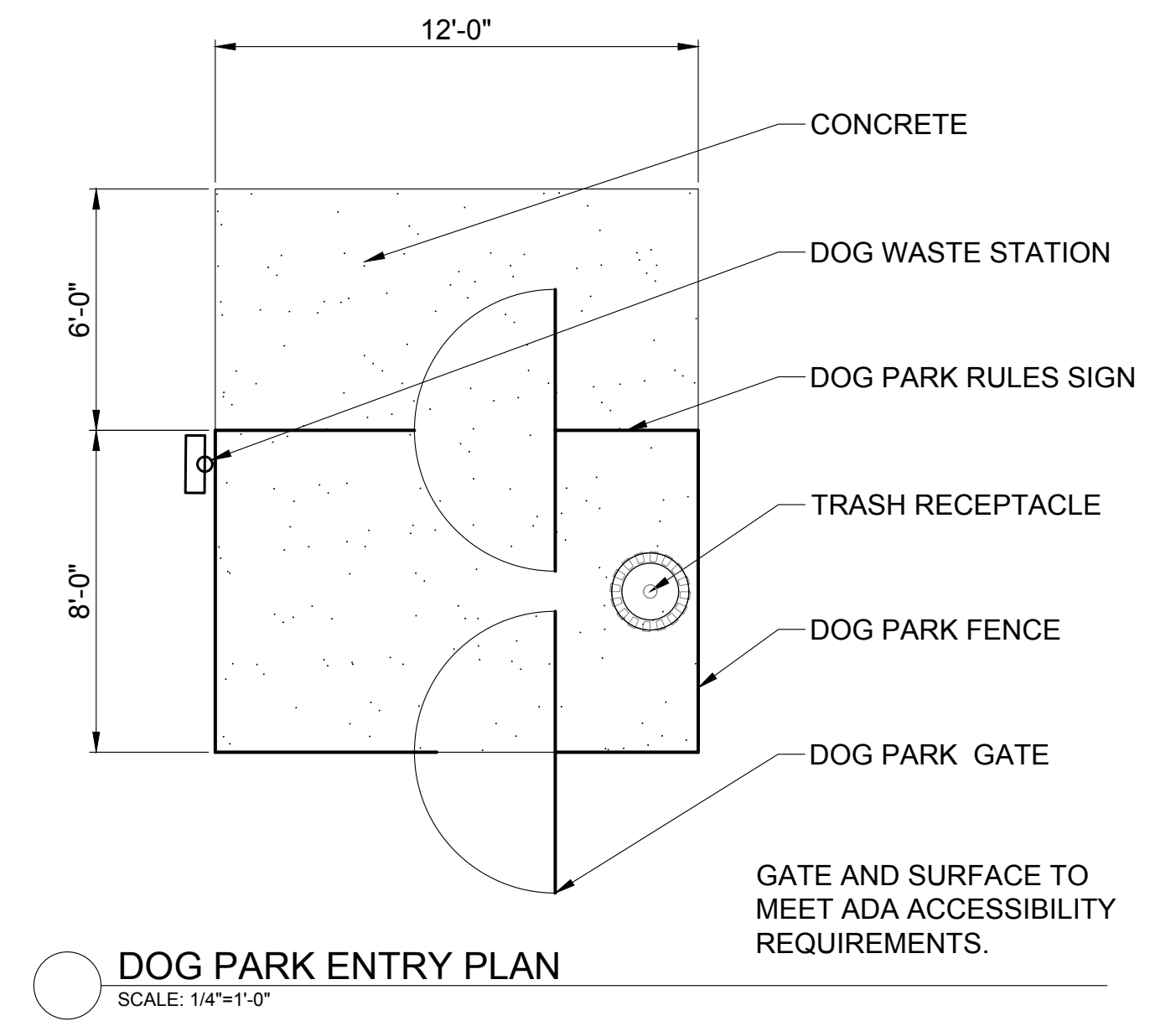
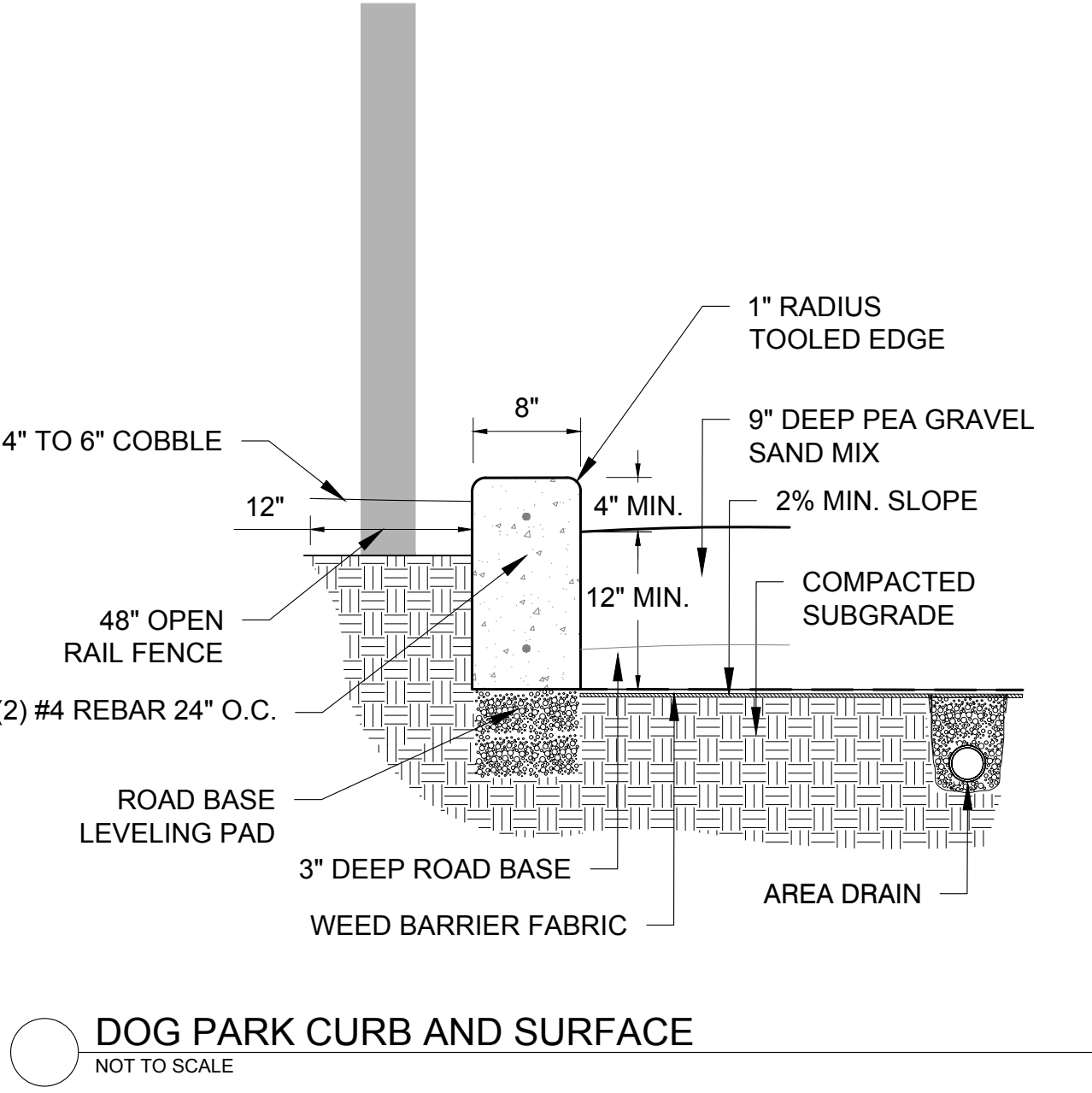
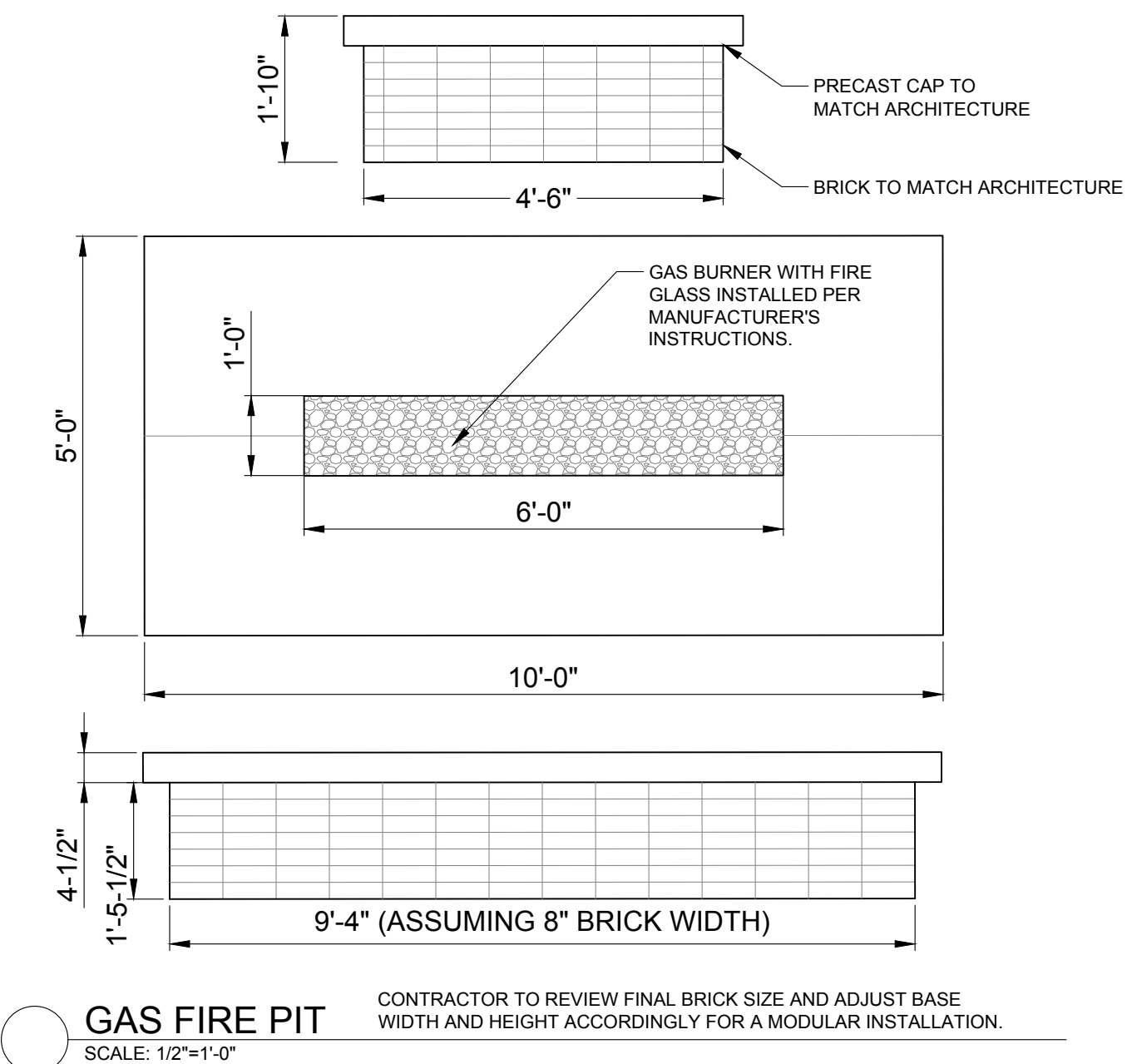
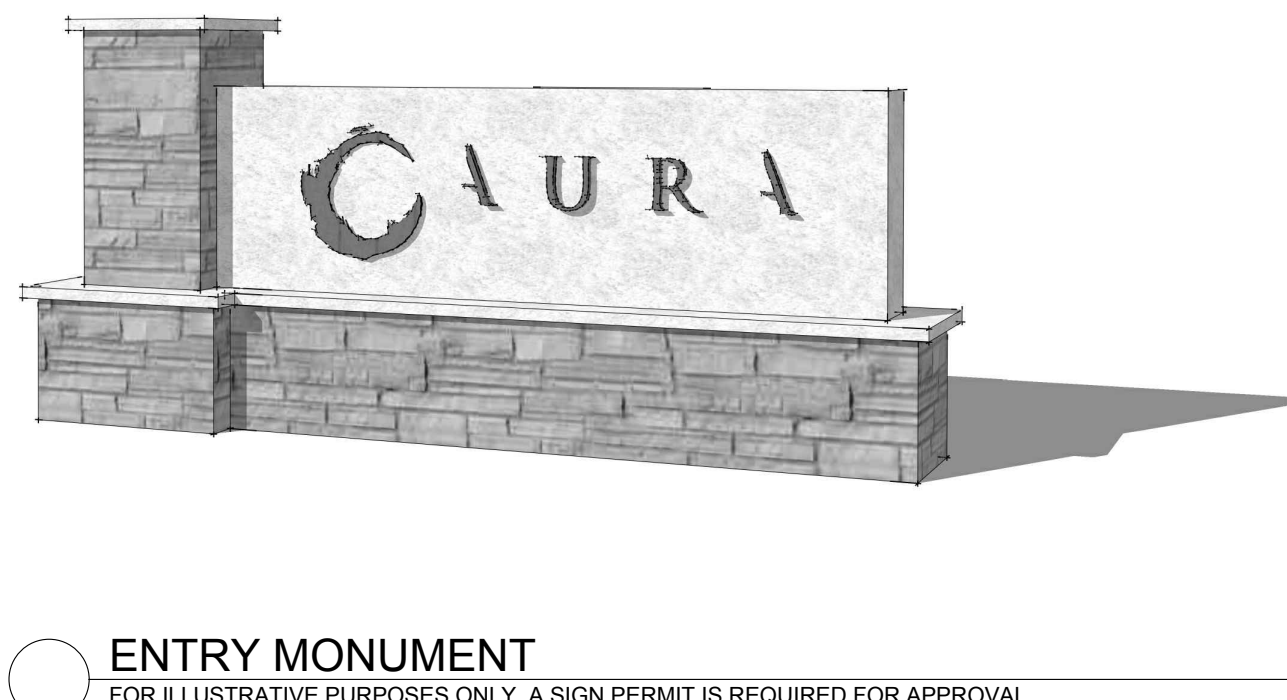
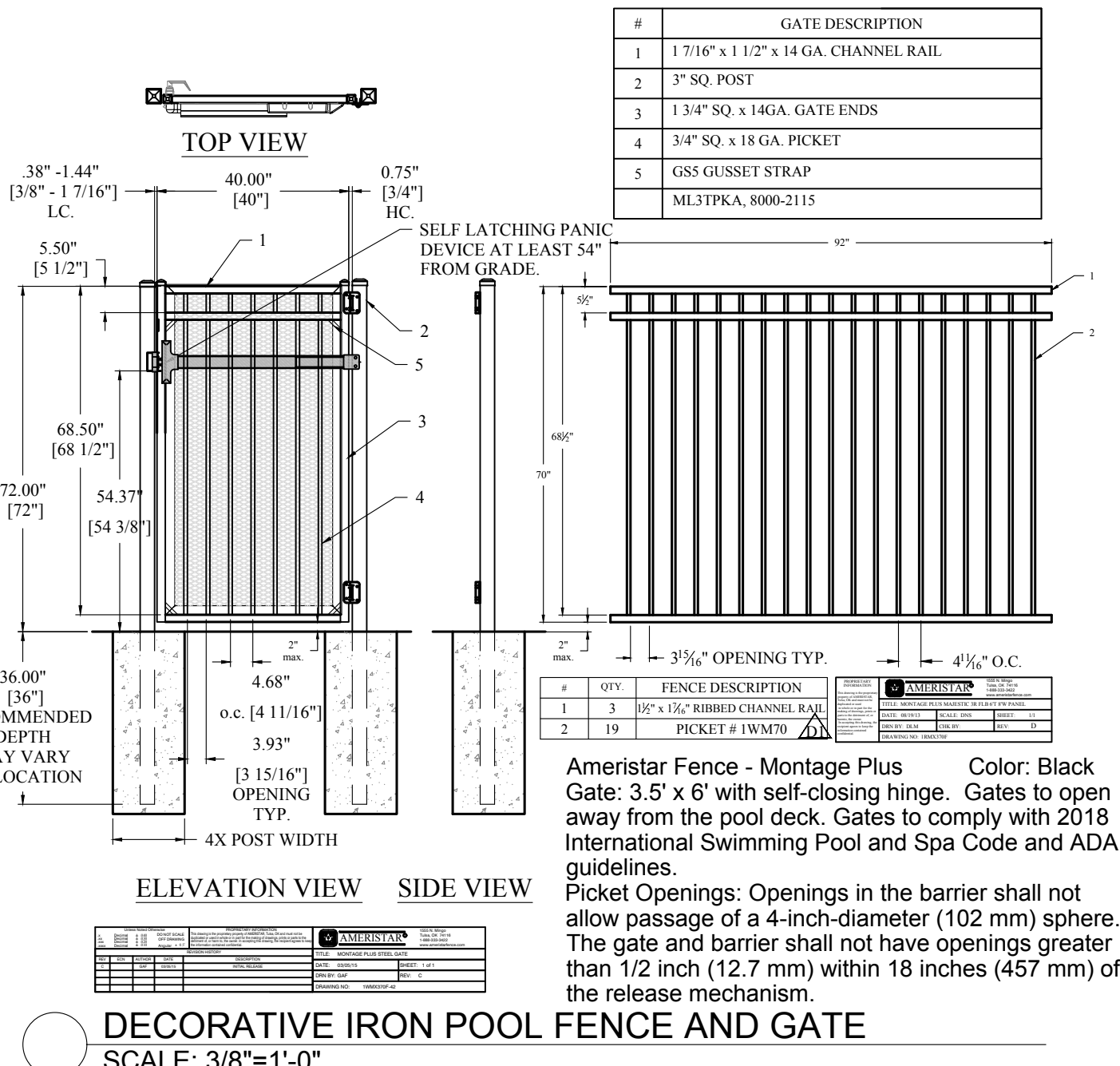
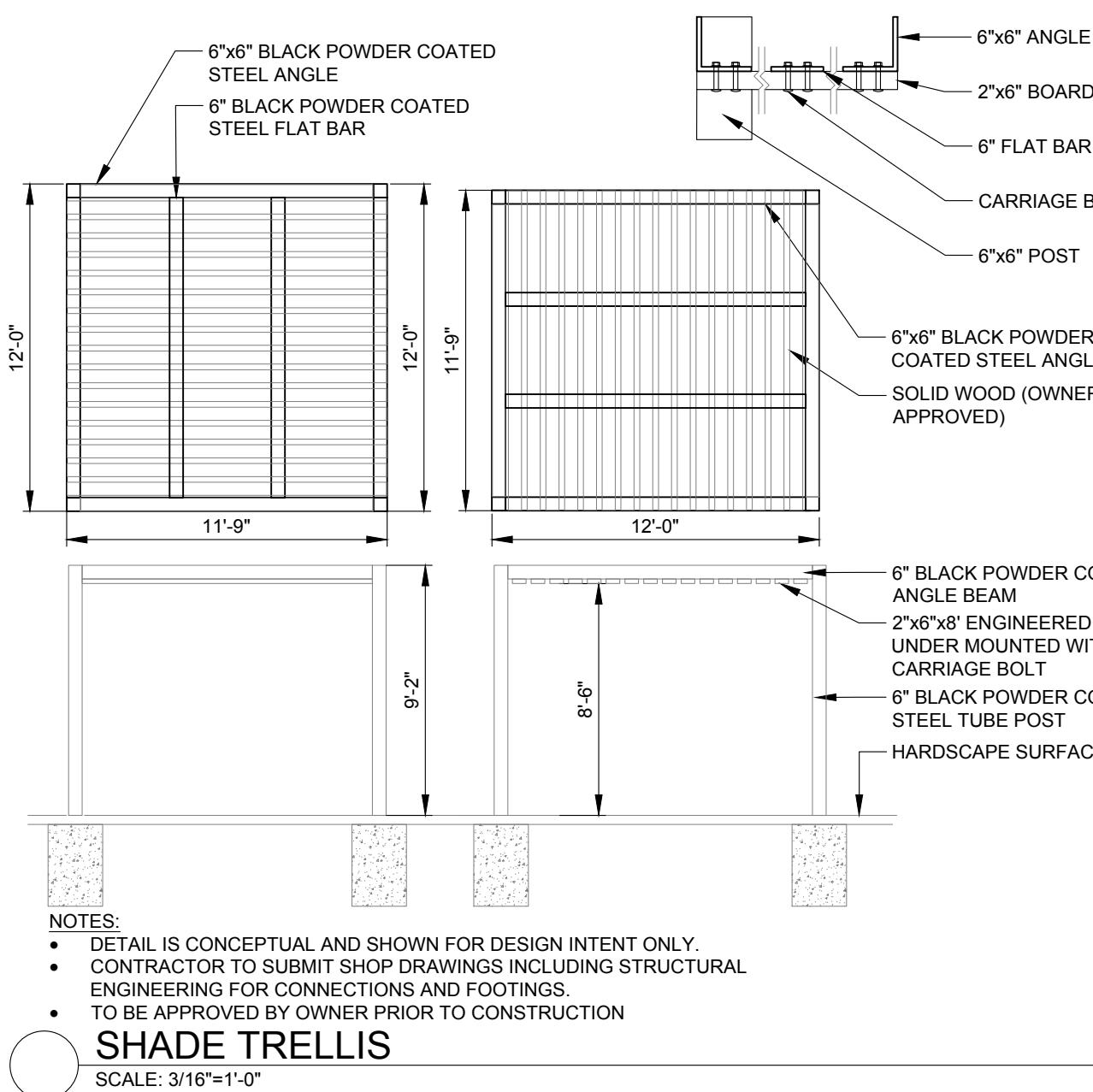
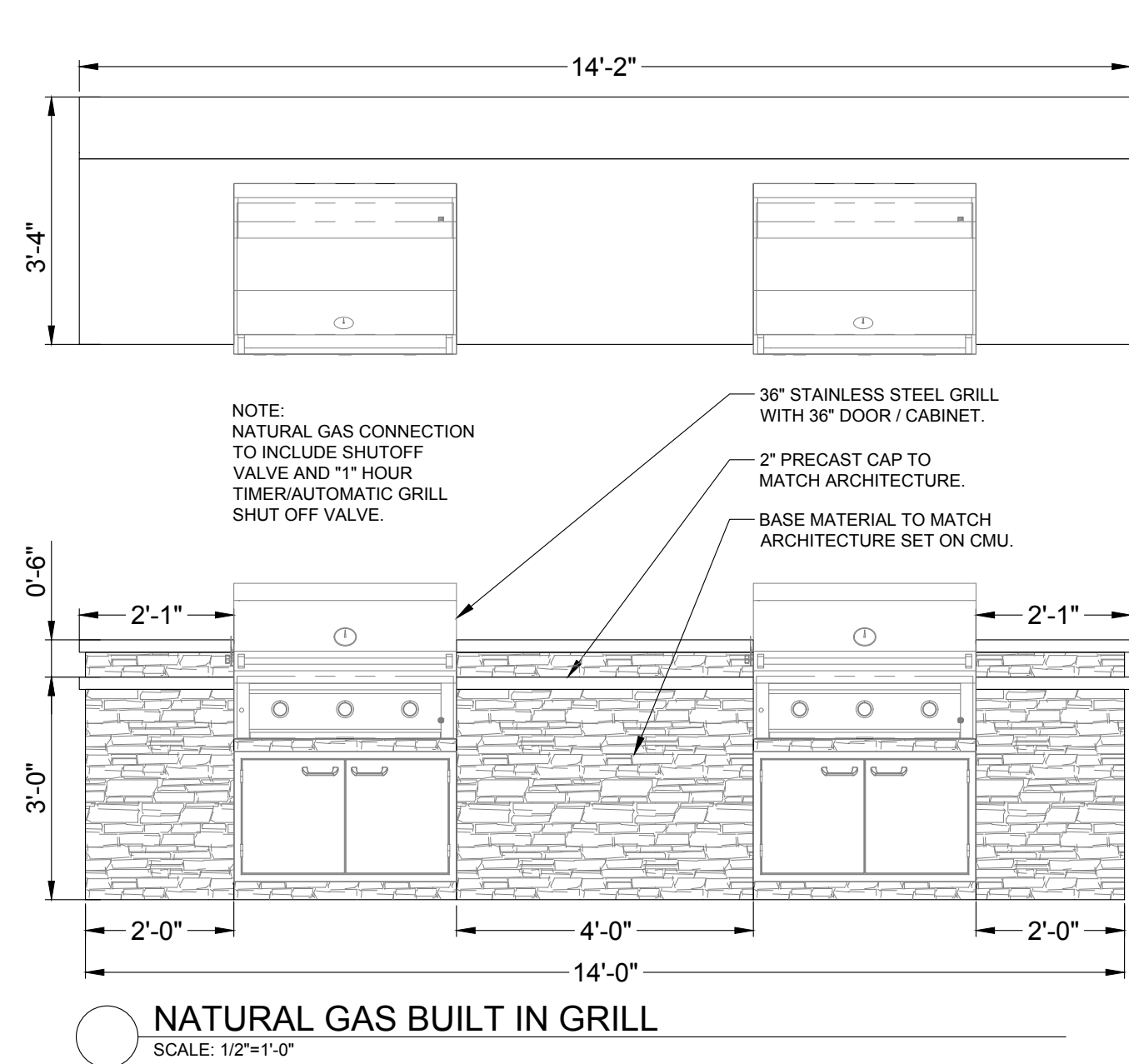
Wabash Valley Diamond Pattern Bench no. CYD4110, Color: black

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

|                        |                   |
|------------------------|-------------------|
| ISSUE DATE: 08-06-2021 | PROJECT #: 200823 |
| DATE                   | REVISION COMMENTS |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |



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



| ISSUE DATE: 08-06-2021 | PROJECT #: 200823 |
|------------------------|-------------------|
| DATE                   | REVISION COMMENTS |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |

henry  
design  
group

Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202

303.446.2368 • henrydesigngroup.com

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

CROSSROADS  
LANDSCAPE DETAILS  
SHEET 25 OF 29