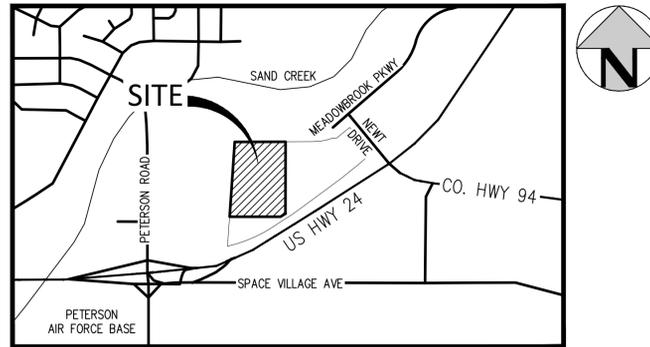


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AURA AT CROSSROADS

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'

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	MODIFIED TYPE R INLET (A8) DETAILS
CD37	MODIFIED TYPE R INLET (A8) DETAILS
CD38	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

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 553,068 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 1-1/2" 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

EL PASO COUNTY CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE EL PASO COUNTY, EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND THE EL PASO ENGINEERING MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION.
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
 - EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROAD, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL VOLUME 1 AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD)- INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOORPLAN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS- ISSUED 401 AND/ OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SITE TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA (IF APPLICABLE. ADDITIONAL SIGNING AND STRIPING NOTED WILL BE PROVIDED).
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITH THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STORM SEWER NOTE:

ALL PROPOSED STORM SEWER PIPE FOR THIS PROJECT SHALL BE RCP OR POLYPROPYLENE PIPE (PP) AS APPROVED IN WRITING AND IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY REQUIREMENTS.

PE STAMP SHEET NOTES:

- THE SCOPE OF RESPONSIBILITY FOR JOHN O'ROURKE IS LIMITED TO SHEETS CD1-CD24, CD30-33, CD38, EC1-EC7, WT1-WT11, SS1-SS7.
- THE SCOPE OF RESPONSIBILITY FOR MARK WEST IS LIMITED TO SHEETS CD25-CD29, CD34-35.
- THE SCOPE OF RESPONSIBILITY FOR ERIC HENDERSON IS LIMITED TO SHEET CD36-37.

FUTURE IMPROVEMENTS NOTE:

- ALL FUTURE IMPROVEMENTS SHOWN AS "FUTURE (FUTR)" ARE FUTURE IMPROVEMENTS BEING INSTALLED BY THE MASTER DEVELOPER & METRO DISTRICT. THE CONTRACTOR SHALL VERIFY THE AS-BUILT CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES W/ THE DESIGN PRIOR TO CONSTRUCTION.

ENGINEERS STATEMENT:

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



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

DATE

OWNER/DEVELOPER'S STATEMENT:

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

Allison Jones

ALLISON JONES
TRINISIC ACQUISITION COMPANY, LLC
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

PCD FILE NO. PPR-21-041

OWNER/DEVELOPER:



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

ARCHITECT



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

LANDSCAPE ARCHITECT



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

CIVIL ENGINEER



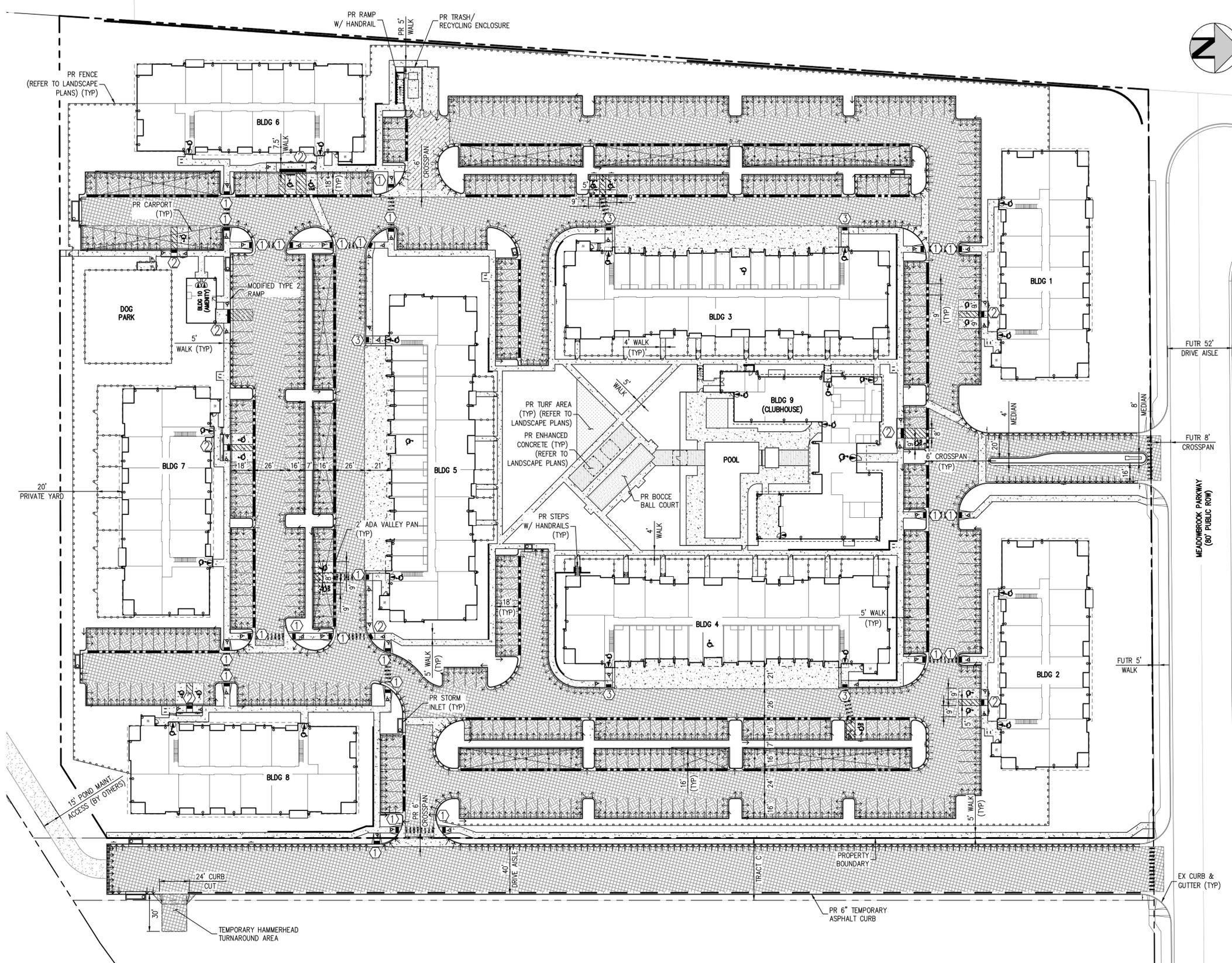
1120 LINCOLN STREET, SUITE 1000
DENVER, COLORADO 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

Filepath: K:\2022\ENGINEERING\CD- COVER SHEETING Layout Layout.LAYOUT1
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 User: jharriskocher



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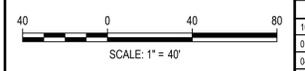
LEGEND:

- 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 VALLEY PAN
- PORTLAND CEMENT CONCRETE (PCC)
 - 4" FOR PRIVATE SIDEWALKS
 - 5" FOR SIDEWALK PARALLEL TO TRACT C
- 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 & PARKING APRONS)
- SAWCUT (MATCH EXISTING ASPHALT PAVEMENT SECTION)
- PROPOSED 6" TEMPORARY ASPHALT CURB
- PEDESTRIAN INTERSECTION RAMP
- PARALLEL PEDESTRIAN RAMP
- MODIFIED PARALLEL PEDESTRIAN RAMP

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 REINFORCEMENT PAVEMENT JOINTS, ETC. 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.
4. 2' ADA VALLEY PAN SHALL BE USED ALONG ALL CONCRETE HANDICAP ADA SPACES AND HANDICAP ADA ACCESS AISLES.
5. CONTRACTOR SHALL ADJUST CARPORT COLUMN LOCATIONS TO AVOID PLACING A COLUMN ON/NEAR HANDICAP ADA SPACES AND HANDICAP ADA ACCESS AISLES.

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 PLOTTED: THU 04/07/22 2:32:42P BY: MATT LEBEDZINSKI



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
04-01-2022	ISSUED FOR CONSTRUCTION



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

TRINISIC ACQUISITION COMPANY, LLC

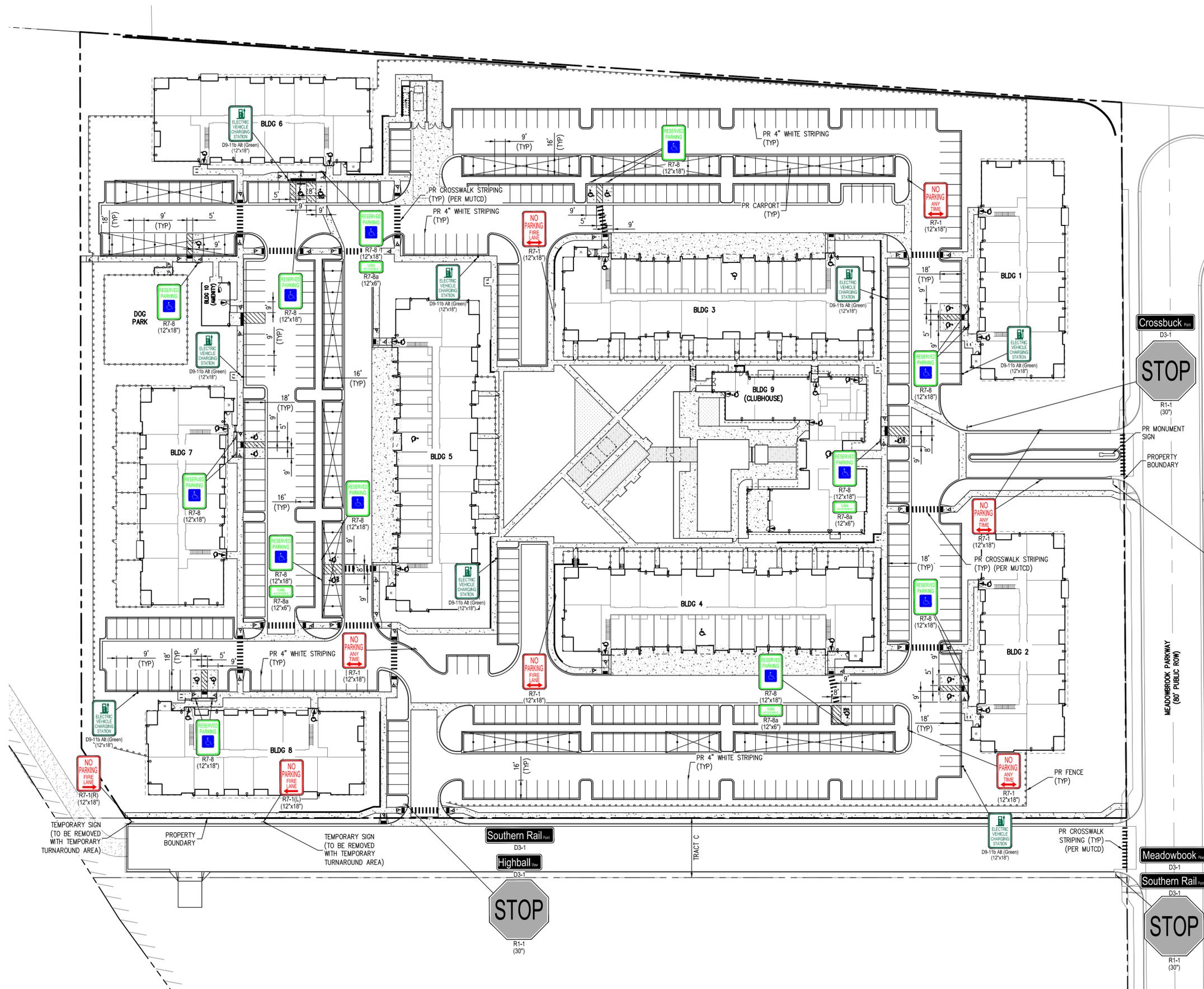
AURA AT CROSSROADS
 PAVING PLAN



PROJECT #: 200823
 SHEET NUMBER

CD4

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



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TEMPORARY SIGN
 (TO BE REMOVED
 WITH TEMPORARY
 TURNAROUND AREA)

PROPERTY
 BOUNDARY

TEMPORARY SIGN
 (TO BE REMOVED
 WITH TEMPORARY
 TURNAROUND AREA)

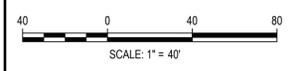
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Highball
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Meadowbrook
 D3-1

Southern Rail
 D3-1



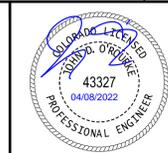
DESIGNED BY: EEM
 CHECKED BY: JDO
 DRAWN BY: ML

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 SIGNAGE AND STRIPING PLAN

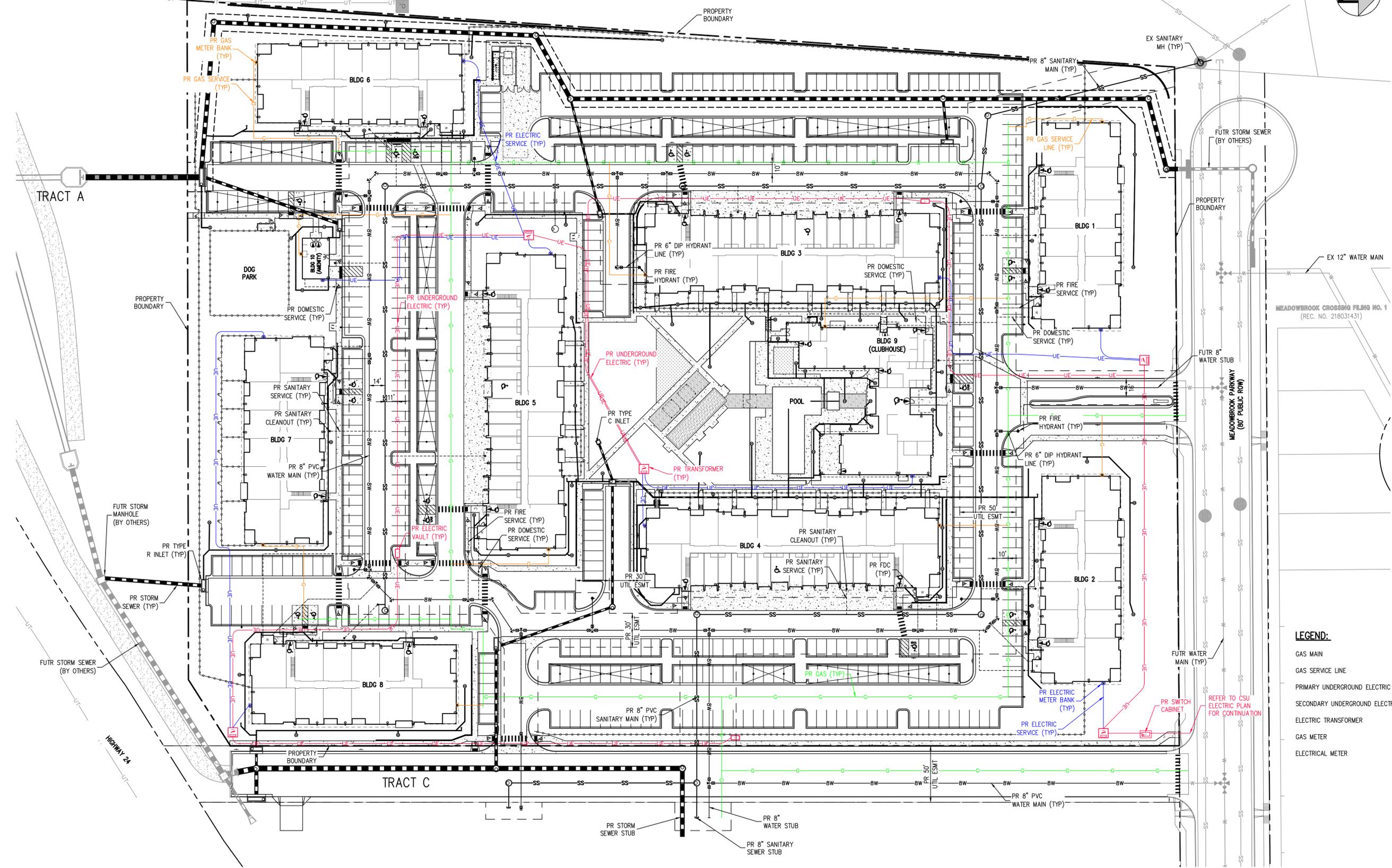


PROJECT #: 200823
 SHEET NUMBER
CD5
 5 OF 38

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LOT 2
SOFTBALL WEST
SUBDIVISION NO. 2
OWNER: JOVENCHII II

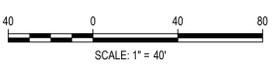
LOT 1
SOFTBALL WEST
SUBDIVISION NO. 2
OWNER: VEVEZIA JOHN ESTATE



LEGEND:

GAS MAIN	
GAS SERVICE LINE	
PRIMARY UNDERGROUND ELECTRIC	
SECONDARY UNDERGROUND ELECTRIC	
ELECTRIC TRANSFORMER	
GAS METER	
ELECTRICAL METER	

FILE: H:\K\200822\ENGINEERING\UTILITIES\CD - DRY UTILITY PLAN.DWG LAYOUT_LAYOUT2
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ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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

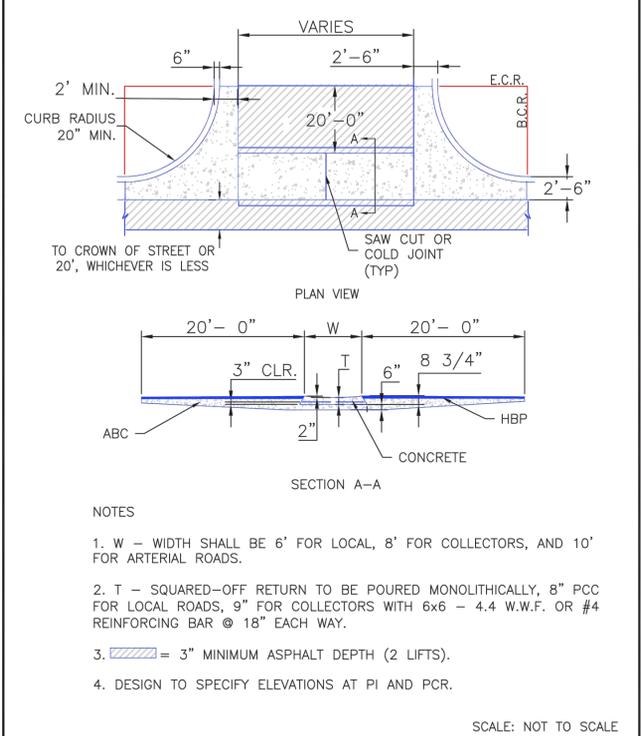
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 DRY UTILITY PLAN

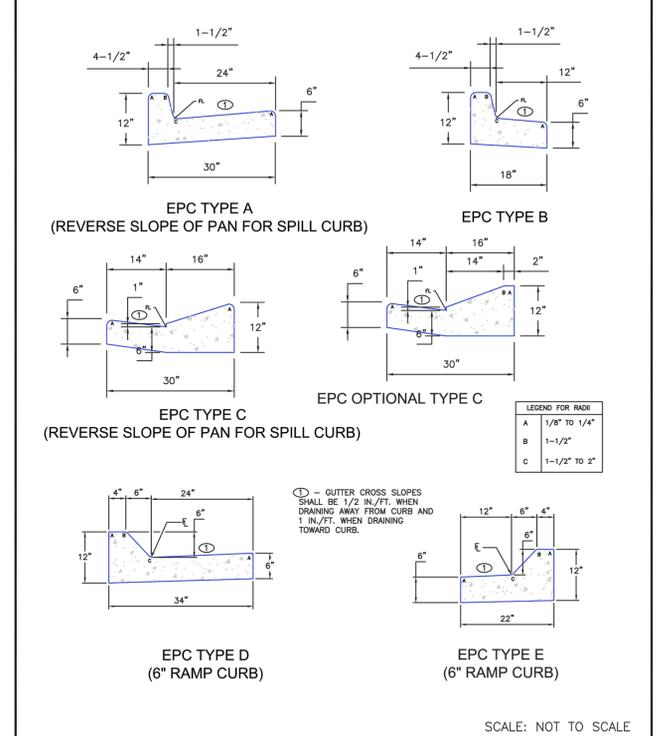


PROJECT #: 200823
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CD6
 CD6 OF 38

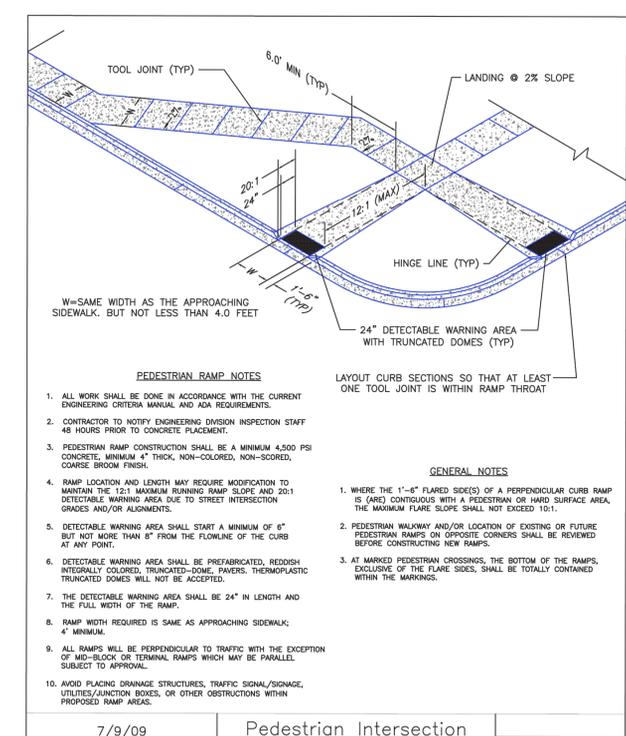
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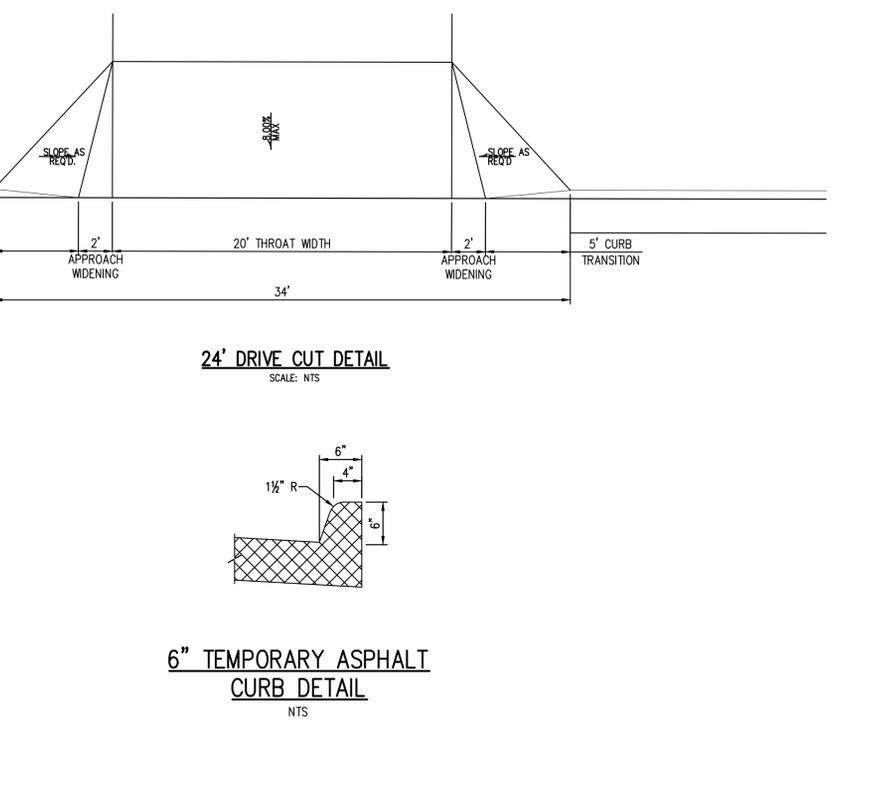
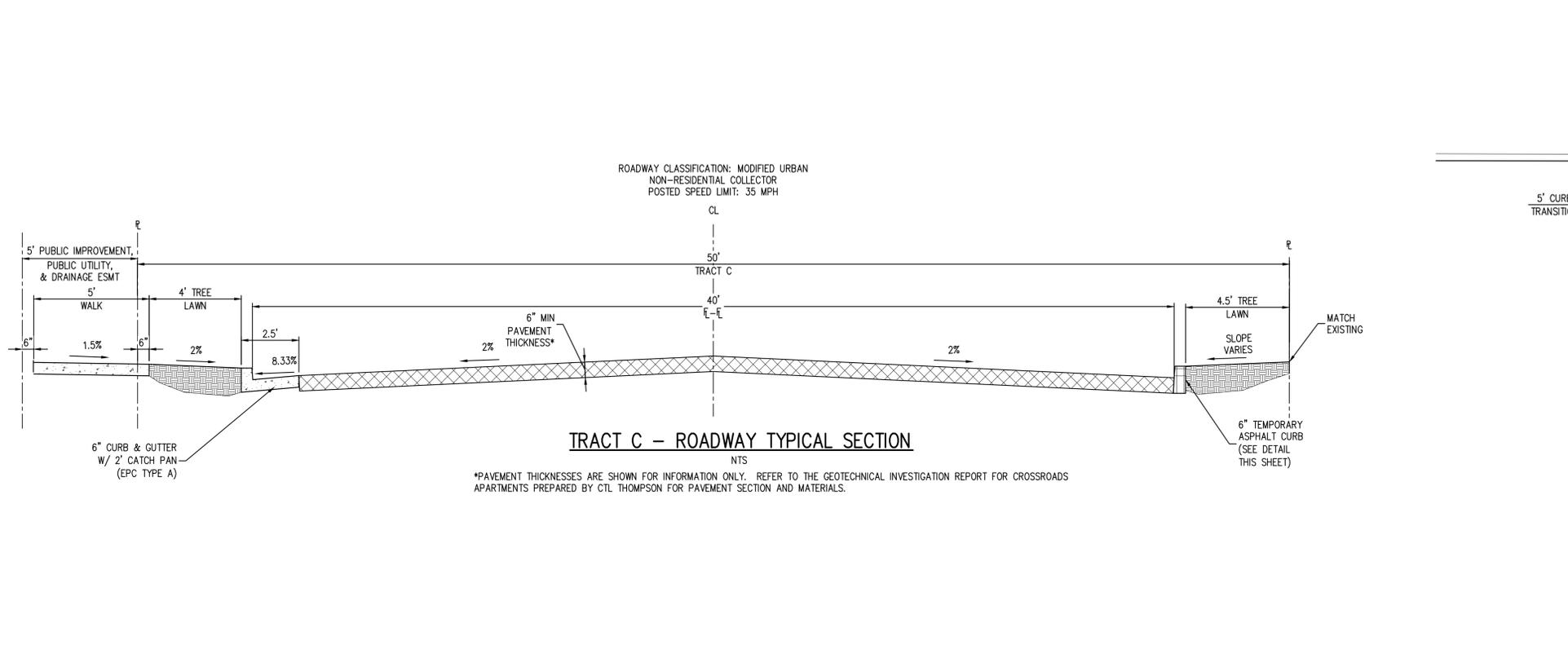
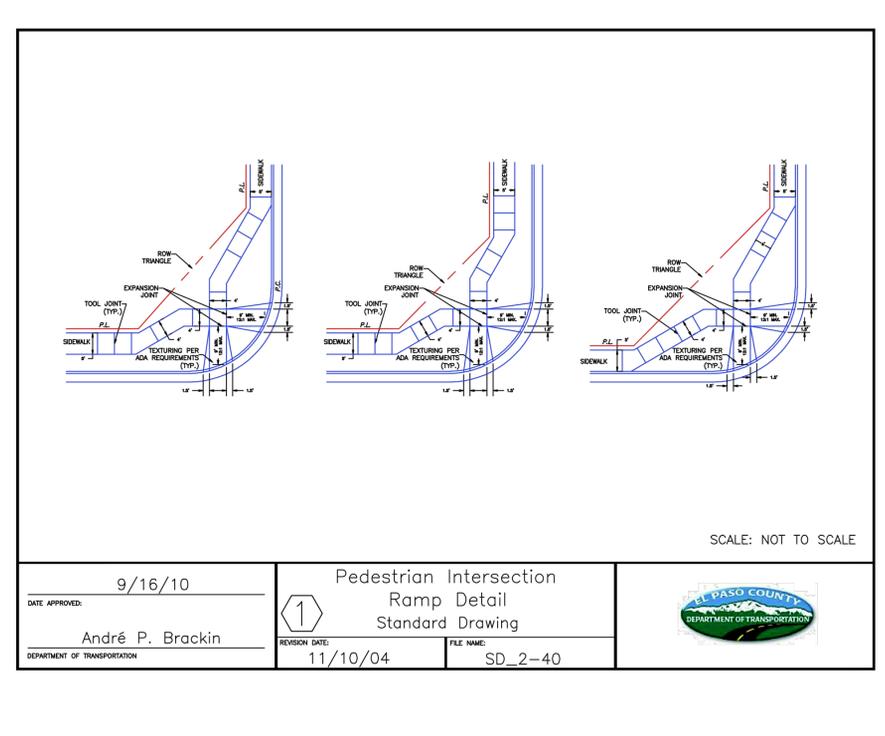
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APPROVED: André P. Brackin	APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 12/8/15	REVISION DATE: 12/8/15
FILE NAME: SD_2-26	FILE NAME: SD_2-20



DATE APPROVED: 8/11/11	DATE APPROVED: 8/11/11
APPROVED: André P. Brackin	APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION	DEPARTMENT OF TRANSPORTATION
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FILE NAME: SD_2-20	FILE NAME: SD_2-41



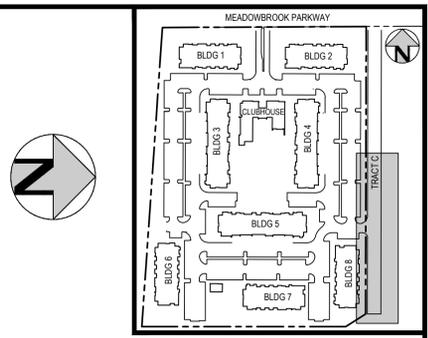
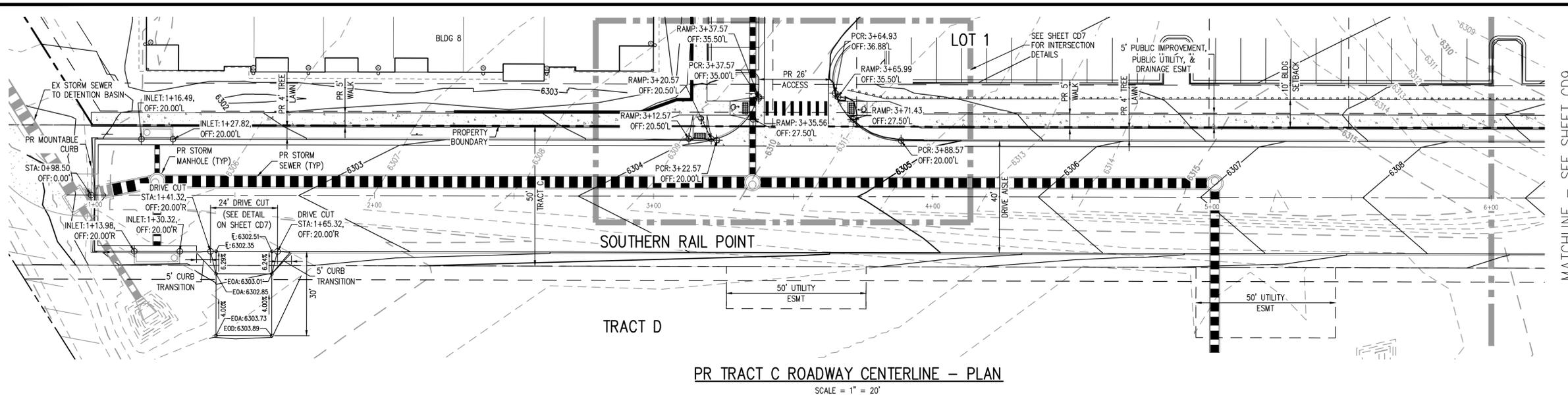
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DEPARTMENT OF TRANSPORTATION	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 12/8/15	REVISION DATE: 12/8/15
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FILE PATH: K:\00822\ENGINEERING\ROADWAY\CD - TRACT C TYPICAL SECTIONS.DWG LAYOUT: LAYOUT
2 VIEWS: THU 04/07/22 2:33:50P BY: MATT LEBIEDZINSKI

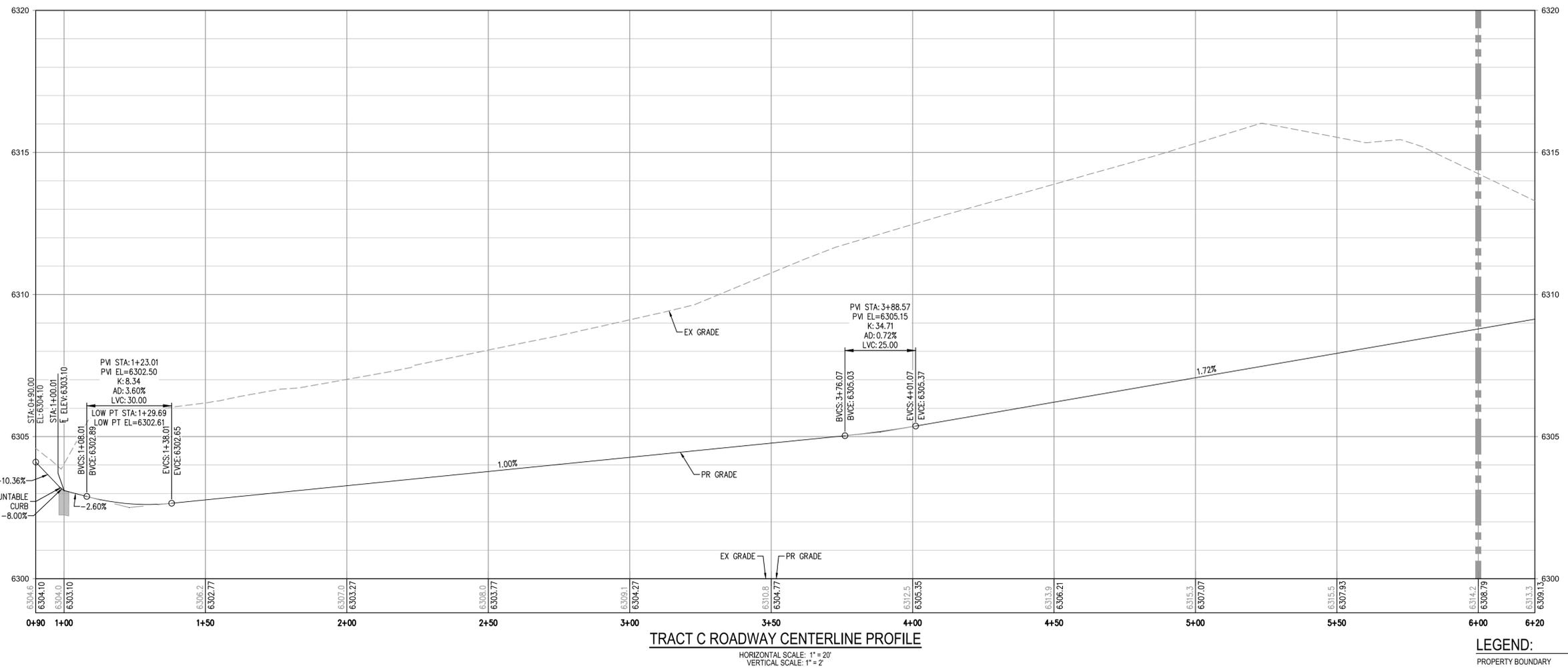
<p>Know what's below. Call before you dig.</p>	<p>DESIGNED BY: EEM CHECKED BY: JDO DRAWN BY: LME</p>	<p>ISSUE DATE: 08-06-2021</p> <table border="1"> <tr> <th>DATE</th> <th>REVISION COMMENTS</th> </tr> <tr> <td>10-29-2021</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>01-13-2022</td> <td>PER COUNTY COMMENTS</td> </tr> <tr> <td>04-01-2022</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </table>	DATE	REVISION COMMENTS	10-29-2021	PER COUNTY COMMENTS	01-13-2022	PER COUNTY COMMENTS	04-01-2022	ISSUED FOR CONSTRUCTION	<p>1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com</p>	<p>TRINISIC ACQUISITION COMPANY, LLC</p>	<p>AURA AT CROSSROADS TRACT C - ROADWAY TYPICAL SECTIONS & DETAILS</p>	<p>43327 04/08/2022 PROFESSIONAL ENGINEER</p>	<p>PROJECT #: 200823</p> <p>SHEET NUMBER</p> <p>CD7</p> <p>7 OF 38</p>
		DATE	REVISION COMMENTS												
10-29-2021	PER COUNTY COMMENTS														
01-13-2022	PER COUNTY COMMENTS														
04-01-2022	ISSUED FOR CONSTRUCTION														

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



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

MATCHLINE - SEE SHEET CD9



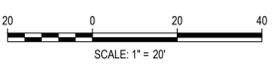
TRACT C ROADWAY CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE - SEE SHEET CD9

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

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DATE PLOTTED: THU 04/07/2022 2:34:08PM
PLOTTER: HP DesignJet 2430
BY: MATT LEGHEDZINSKI



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

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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

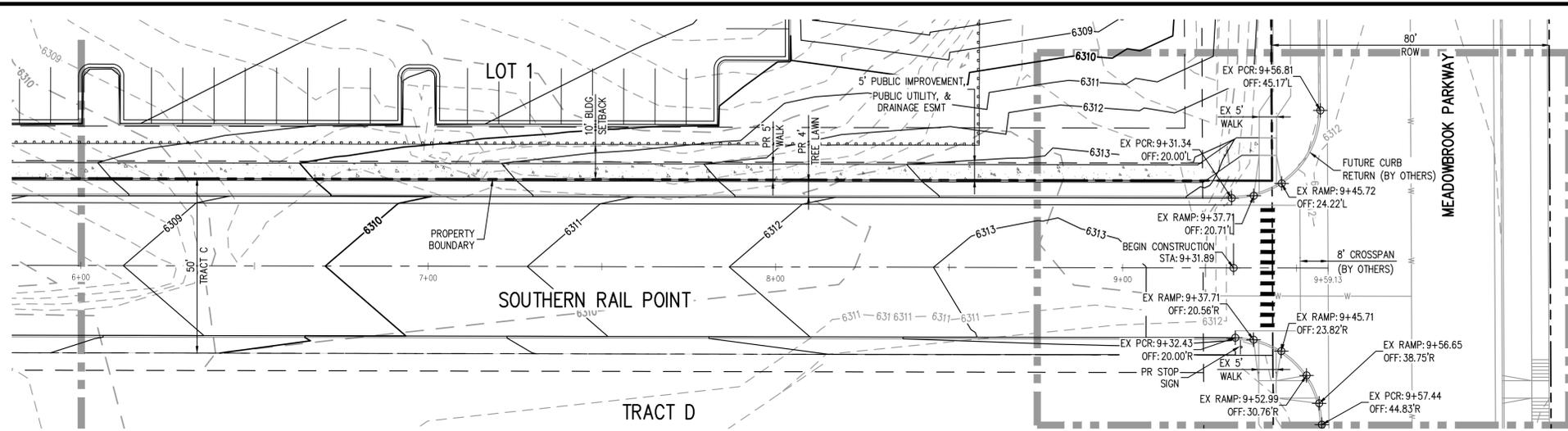
AURA AT CROSSROADS
TRACT C - CENTERLINE PLAN & PROFILE



PROJECT #: 200823
SHEET NUMBER
CD8
8 OF 38

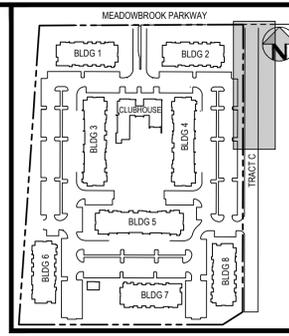
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCHLINE - SEE SHEET CD8



PR TRACT C ROADWAY CENTERLINE - PLAN

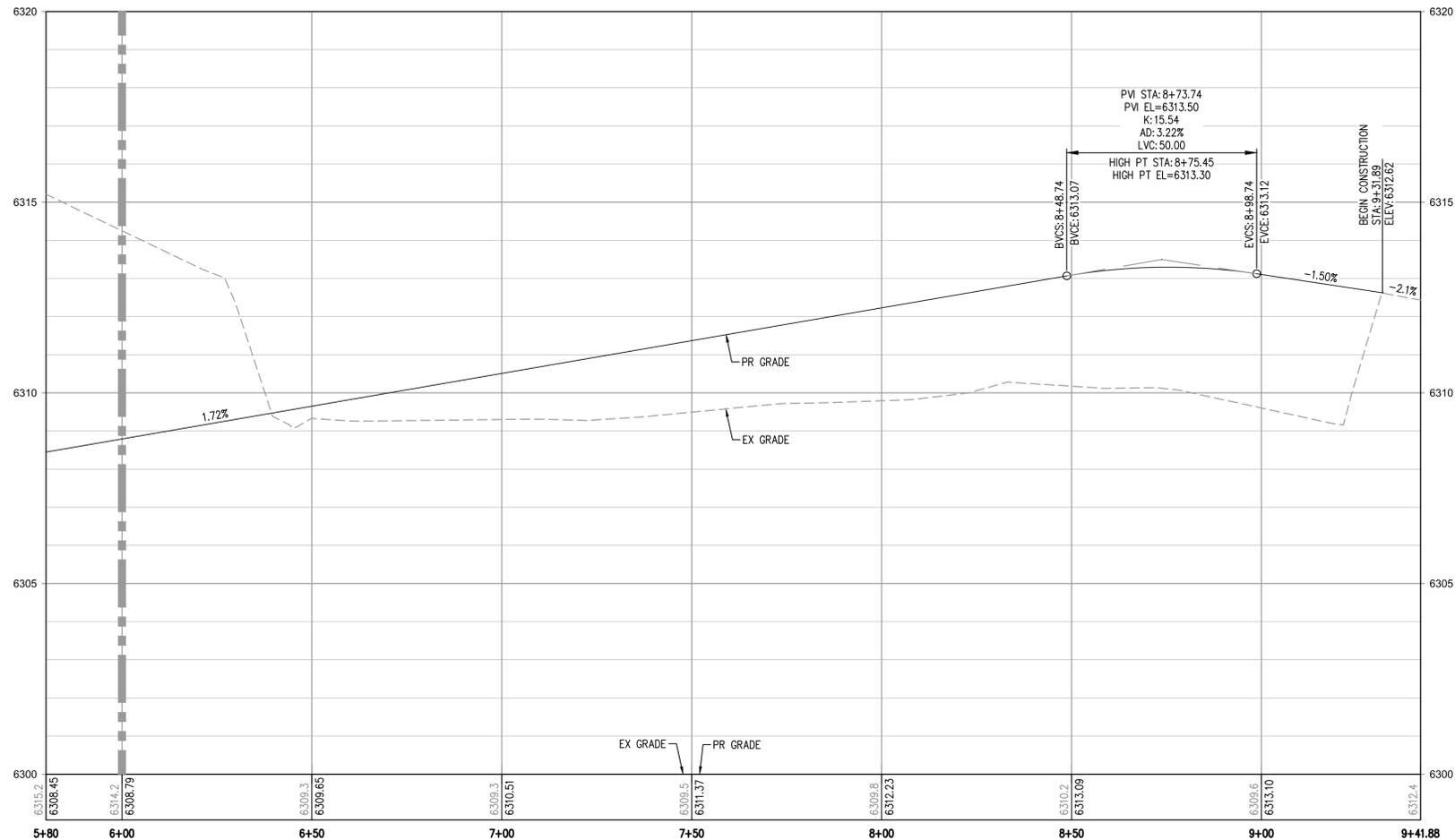
SCALE = 1" = 20'



KEY MAP
SCALE: 1" = 250'

SEE SHEET CD10 FOR INTERSECTION DETAILS

MATCHLINE - SEE SHEET CD8



TRACT C ROADWAY CENTERLINE PROFILE

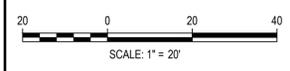
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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_LAYOUT (2).DWG
 TO SCALE: 1" = 20' (Plan); 1" = 2' (Profile); PLOT DATE: 04/08/2022 10:41:33 AM
 PLOTTED: THU 04/07/2022 2:34:13 PM BY: MATT LEHEDZINSKI



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

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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 HarrisKocherSmith.com

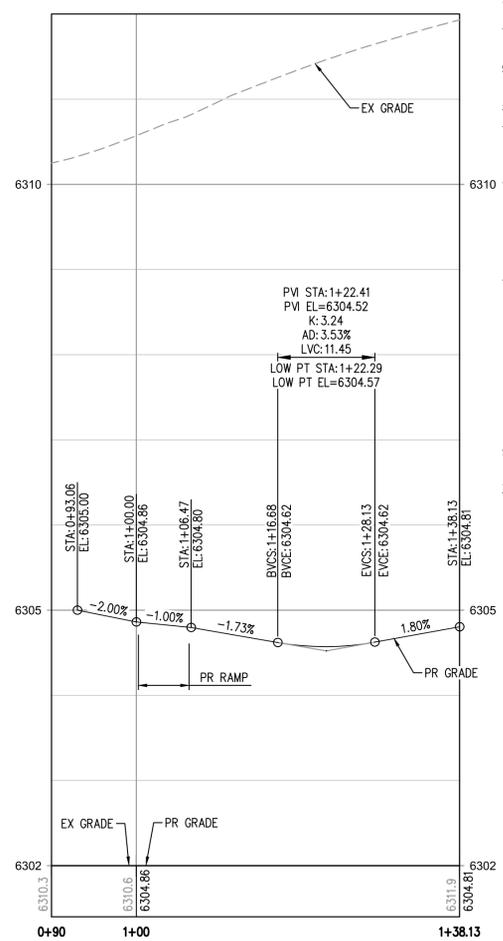
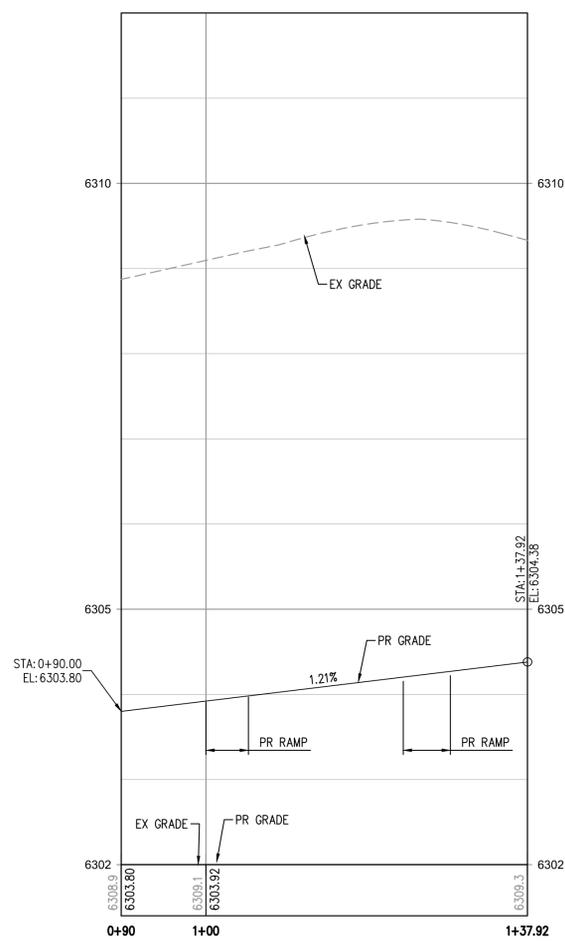
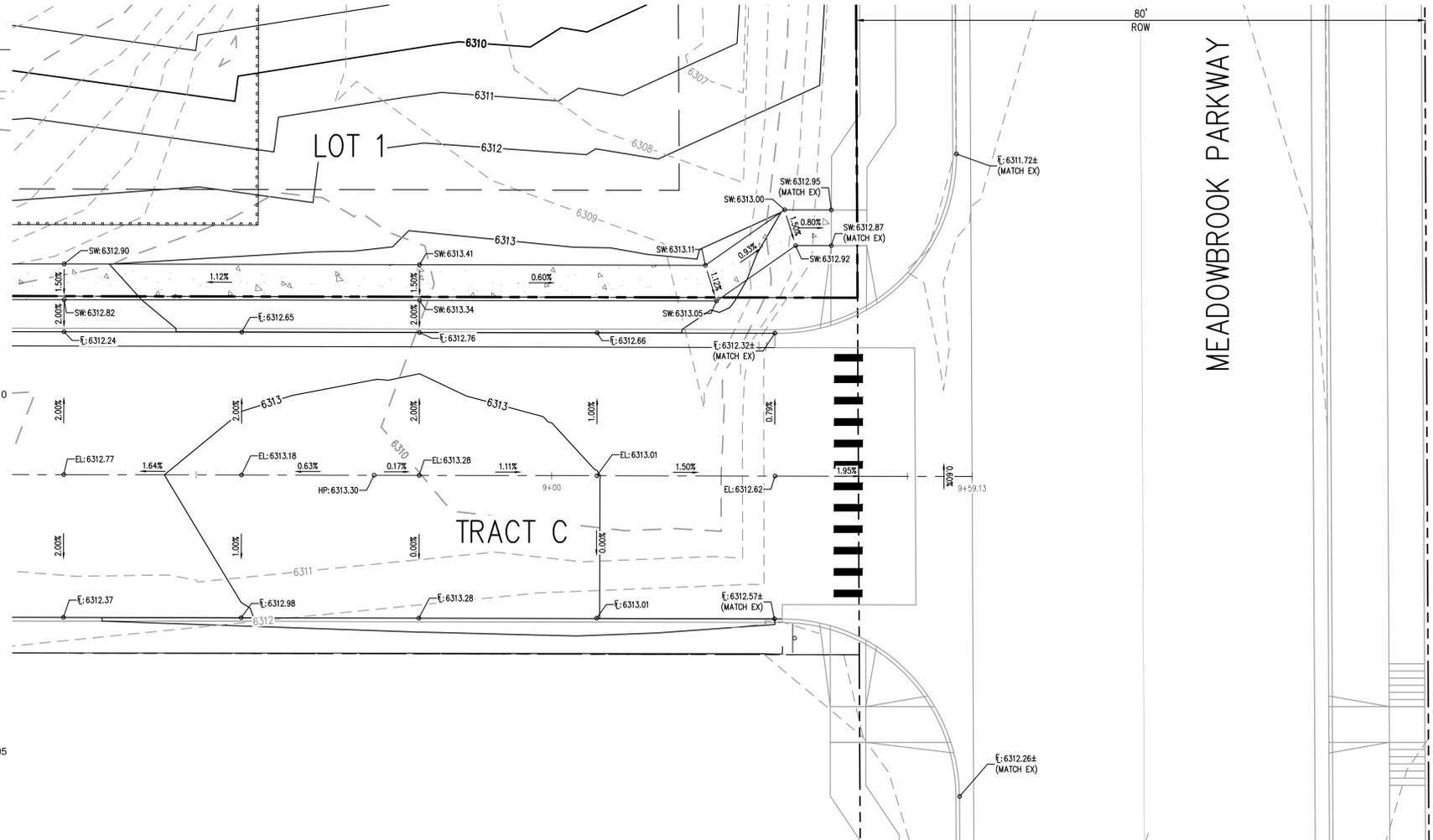
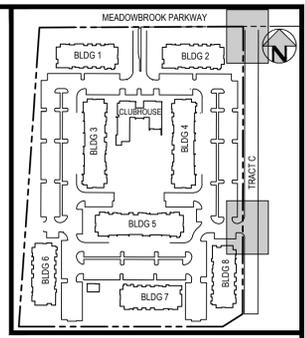
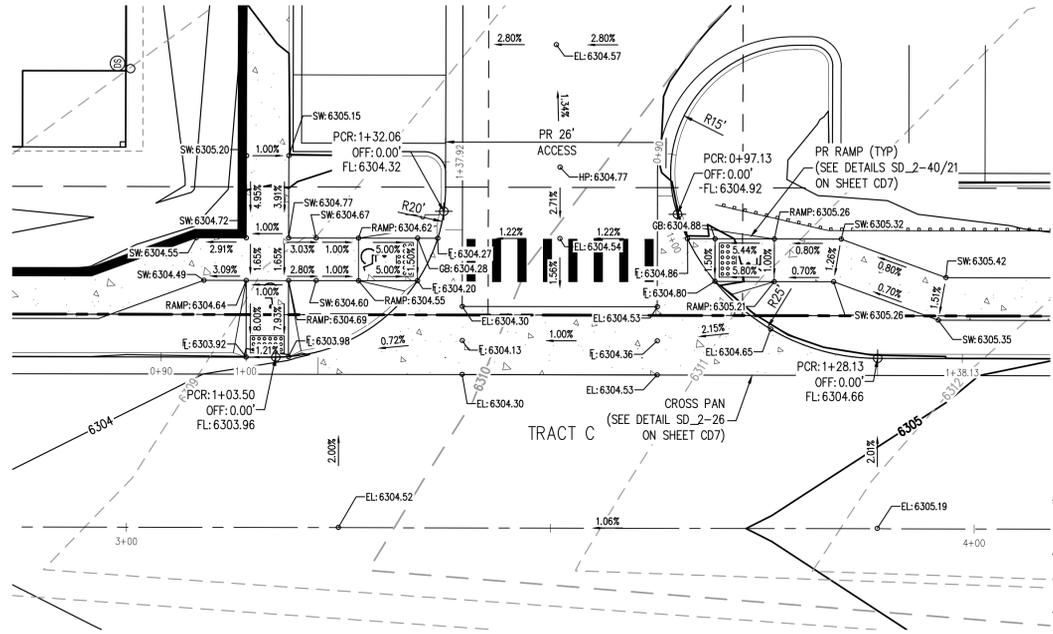
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 TRACT C - CENTERLINE PLAN & PROFILE



PROJECT #: 200823
 SHEET NUMBER
CD9
 9 OF 38

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

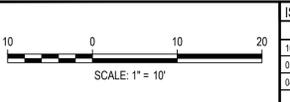


PR TRACT C/ MEADOWBROOK PARKWAY INTERSECTION DETAIL
SCALE = 1" = 10'

LEGEND:

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

FILE PATH: K:\200823\ENGINEERING\ROADWAY\CD - TRACT C CURB RETURN PROFILES.BIG LAYOUT: LAYOUT1
 TO: GREGG, P. Date: 04/08/2022 2:34:25P BY: MATT LEHEDZINSKI
 PLOTTED: THU 04/07/2022 2:34:25P



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

DATE	REVISION COMMENTS
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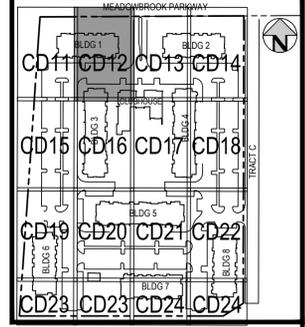
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 TRACT C - CURB RETURN PROFILE



PROJECT #: 200823
 SHEET NUMBER
CD10
 10 OF 38

MATCHLINE - SEE SHEET CD11



KEY MAP
SCALE: 1" = 250'

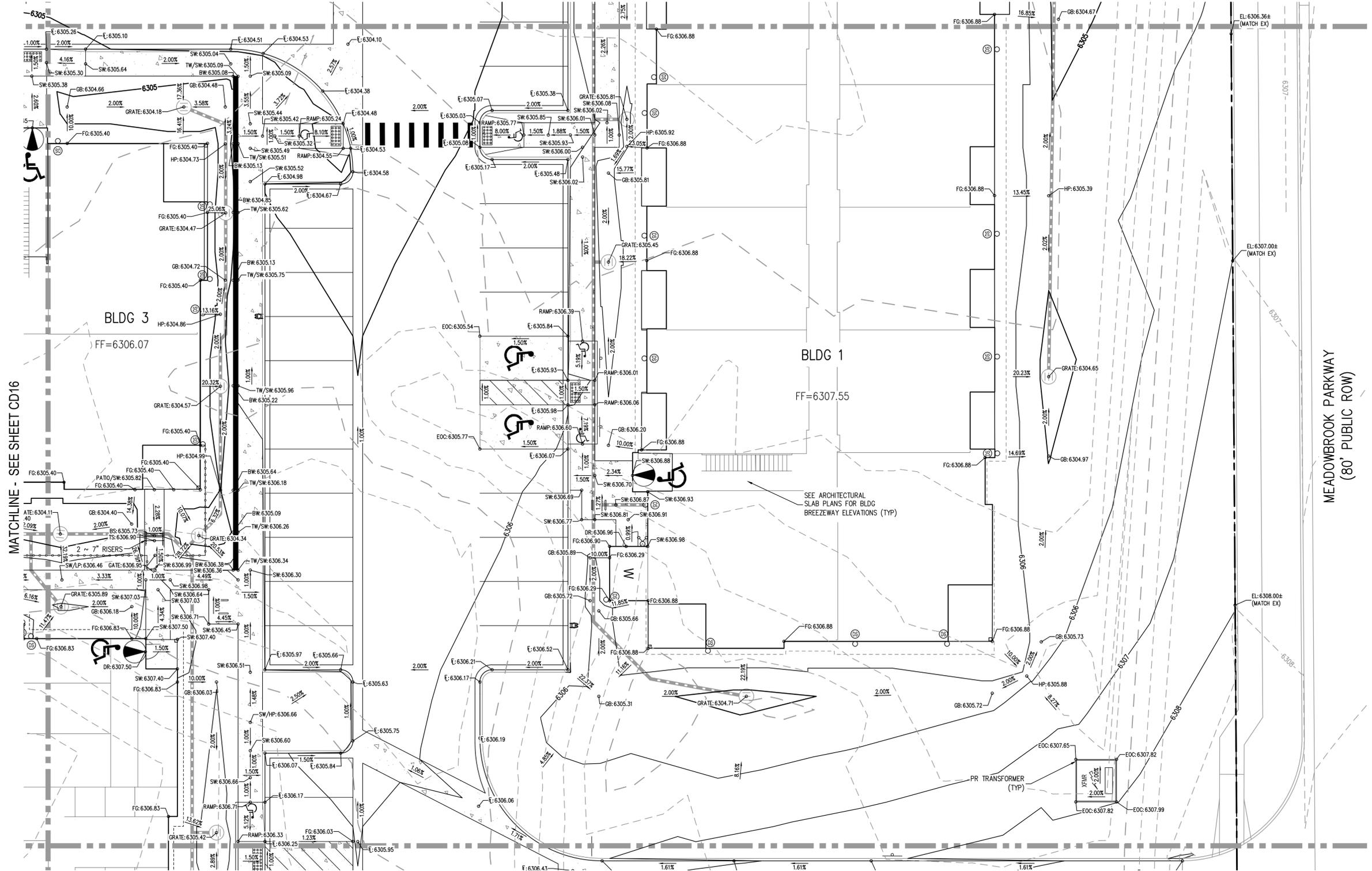
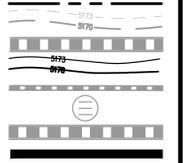


GENERAL GRADING NOTES:

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 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. CONTRACTOR SHALL PROVIDE SPLASH BLOCKS AT DOWNSPOUTS (OR EXTEND DOWNSPOUTS) WITH NO LANDSCAPE DRAINPIPE CONNECTION A MINIMUM OF 3-FEET IN LENGTH AWAY FROM THE BUILDING FOUNDATION AND DIRECTED TO NEARBY SWALES AND LANDSCAPE AREA DRAINS.
19. GRADING ELEVATIONS AND SLOPES SHOWN WITHIN THE BUILDING ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOUNDATION STEPS AND ELEVATIONS.

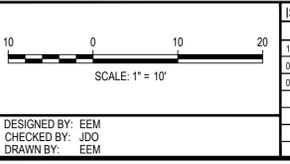
LEGEND:

- 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 CD13

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILES: H:\K\200823\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - A.DWG LAYOUT.LAYOUT
PLOT: THU 04/07/22 2:36:58 PM BY: MATT LEBIEDZINSKI



ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



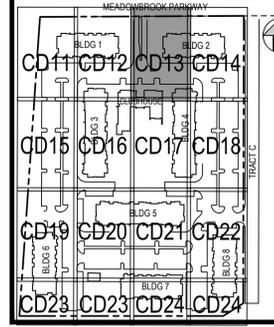
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER
CD12
12 OF 38

MATCHLINE - SEE SHEET CD12



KEY MAP
SCALE: 1" = 250'

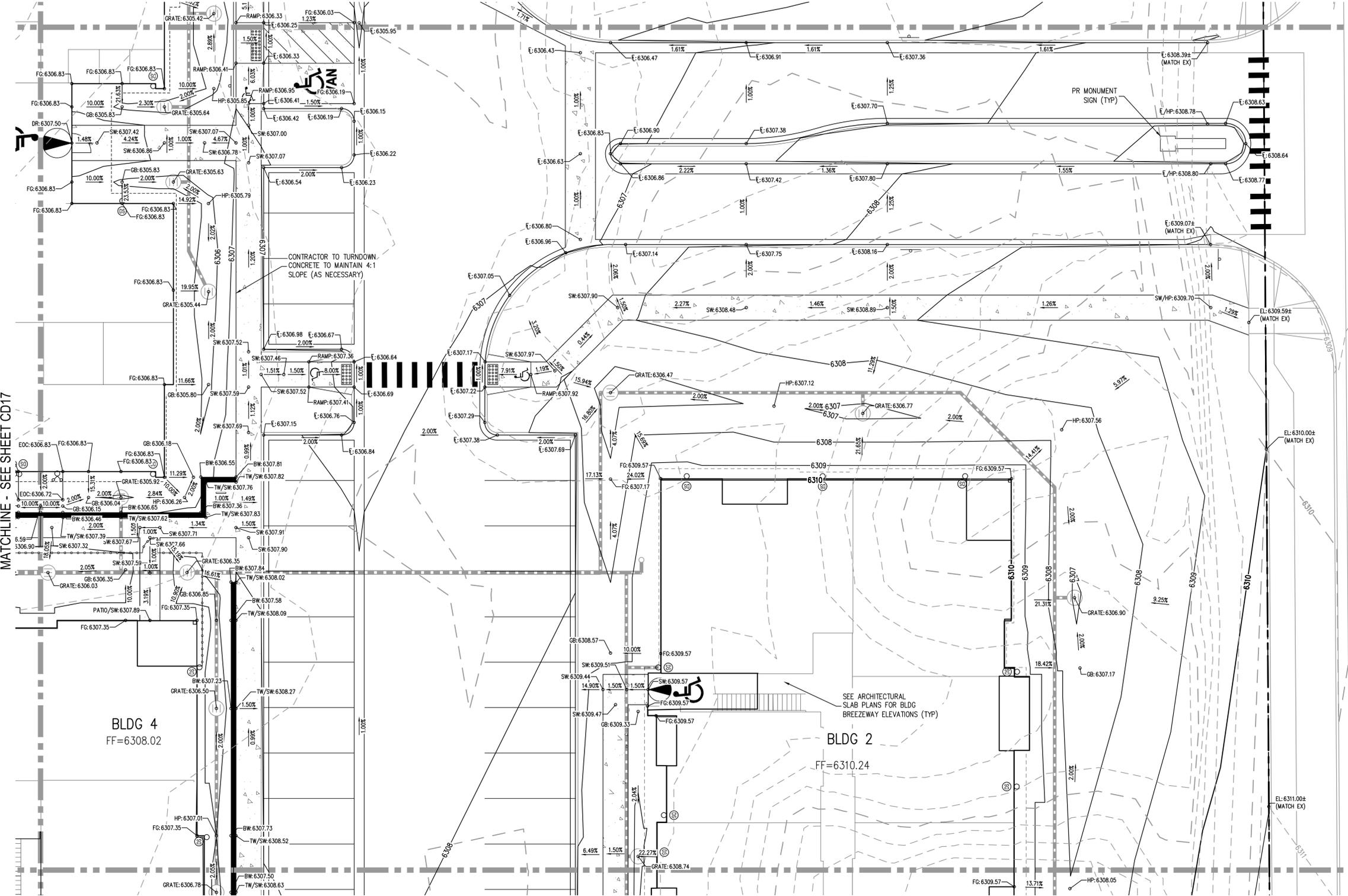
GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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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.
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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.
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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).
18. CONTRACTOR SHALL PROVIDE SPLASH BLOCKS AT DOWNSPOUTS (OR EXTEND DOWNSPOUTS) WITH NO LANDSCAPE DRAINPIPE CONNECTION A MINIMUM OF 3-FEET IN LENGTH AWAY FROM THE BUILDING FOUNDATION AND DIRECTED TO NEARBY SWALES AND LANDSCAPE AREA DRAINS.
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LEGEND:

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

MEADOWBROOK PARKWAY
(80' PUBLIC ROW)

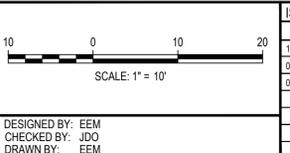


MATCHLINE - SEE SHEET CD14

MATCHLINE - SEE SHEET CD17

BLDG 4
FF=6308.02

BLDG 2
FF=6310.24



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

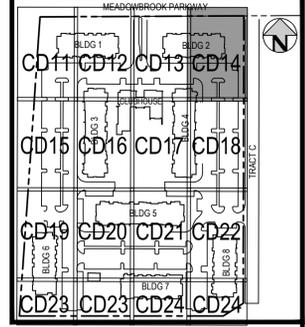
AURA AT CROSSROADS
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER
CD13
13 OF 38

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILES: H:\K\200823\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - ADWG LAYOUT.LAYOUT3
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MATCHLINE - SEE SHEET CD13



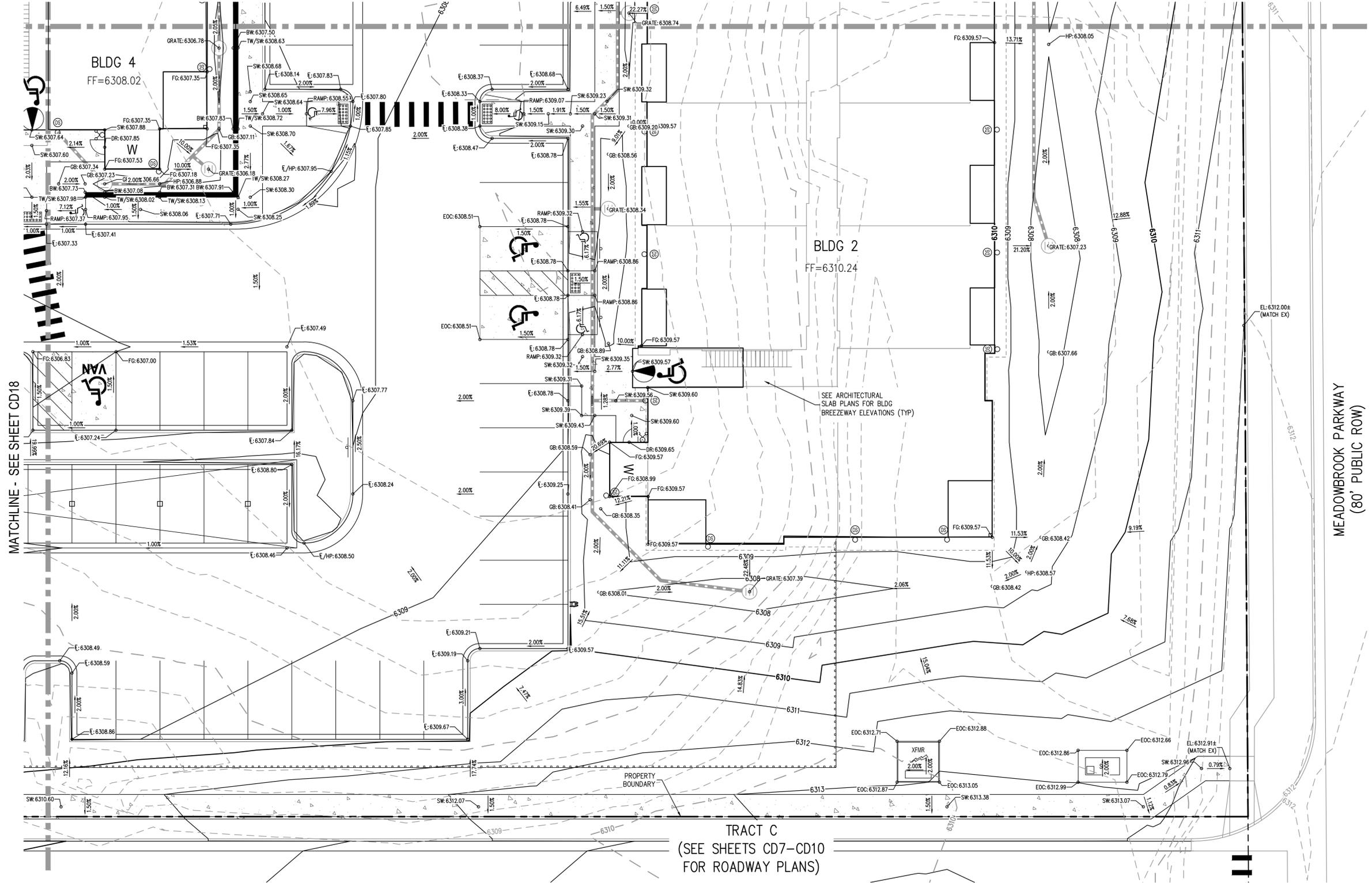
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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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).
18. CONTRACTOR SHALL PROVIDE SPLASH BLOCKS AT DOWNSPOUTS (OR EXTEND DOWNSPOUTS) WITH NO LANDSCAPE DRAINPIPE CONNECTION A MINIMUM OF 3-FEET IN LENGTH AWAY FROM THE BUILDING FOUNDATION AND DIRECTED TO NEARBY SWALES AND LANDSCAPE AREA DRAINS.
19. GRADING ELEVATIONS AND SLOPES SHOWN WITHIN THE BUILDING ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOUNDATION STEPS AND ELEVATIONS.

LEGEND:

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



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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PLOT: THU 04/07/22 3:35:28P BY: MATT LEBIEDZINSKI

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

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

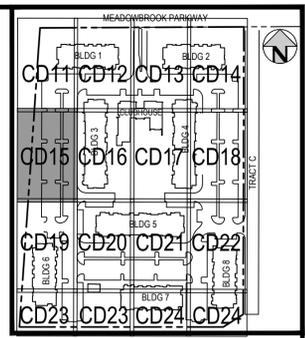
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

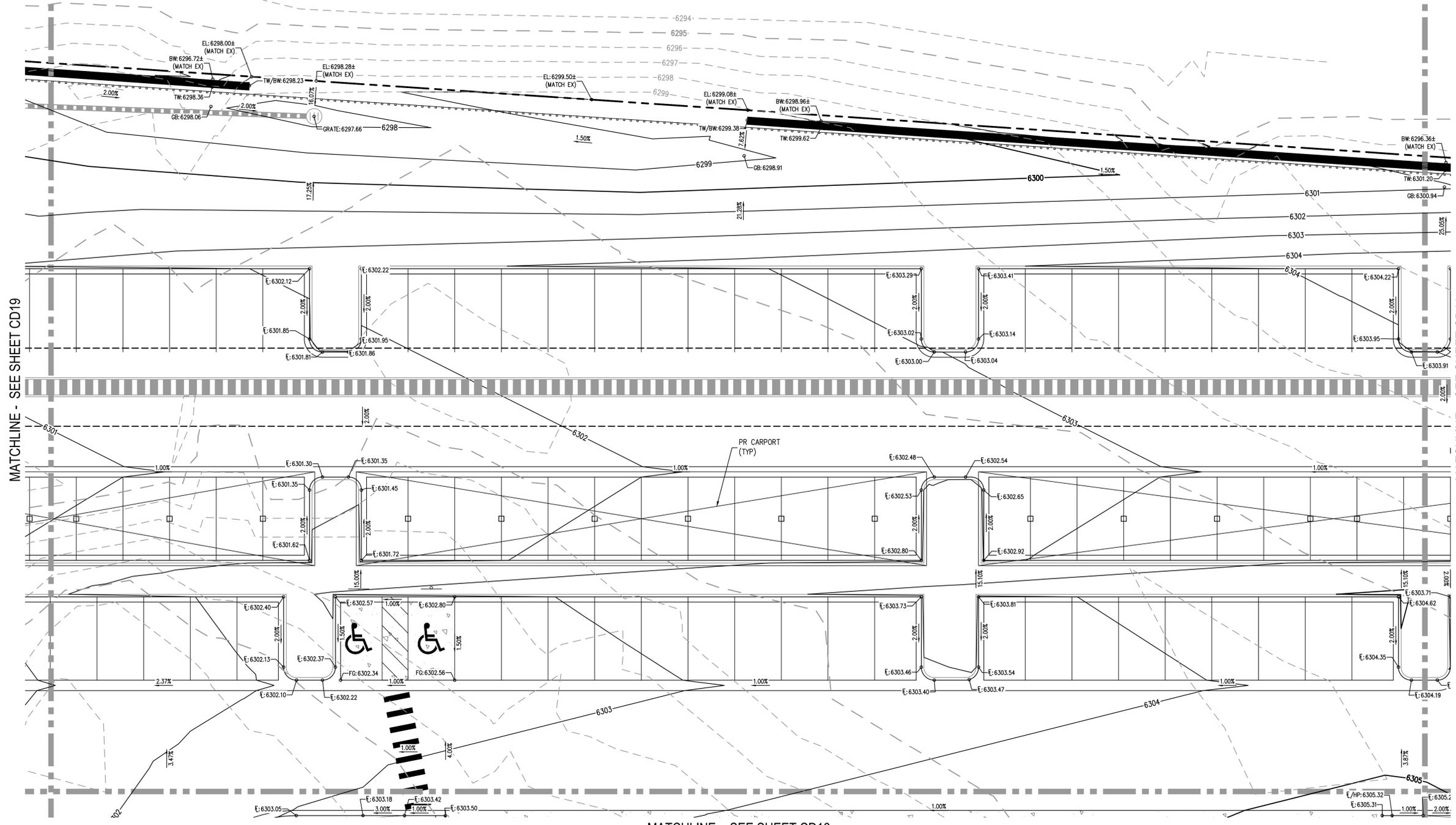
AURA AT CROSSROADS
DETAILED GRADING PLAN

PROJECT #: 200823
SHEET NUMBER
CD14
14 OF 38

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



KEY MAP
SCALE: 1" = 250'



GENERAL GRADING NOTES:

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

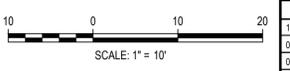
- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL

PROJECT #: 200823
SHEET NUMBER

CD15

15 OF 38

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PLOTTER: HP-GL-PLT
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PLOTTER: HP-GL-PLT
BY: MATT LEBIEDZINSKI



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

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



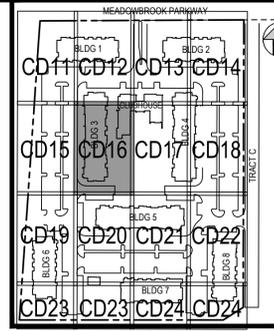
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

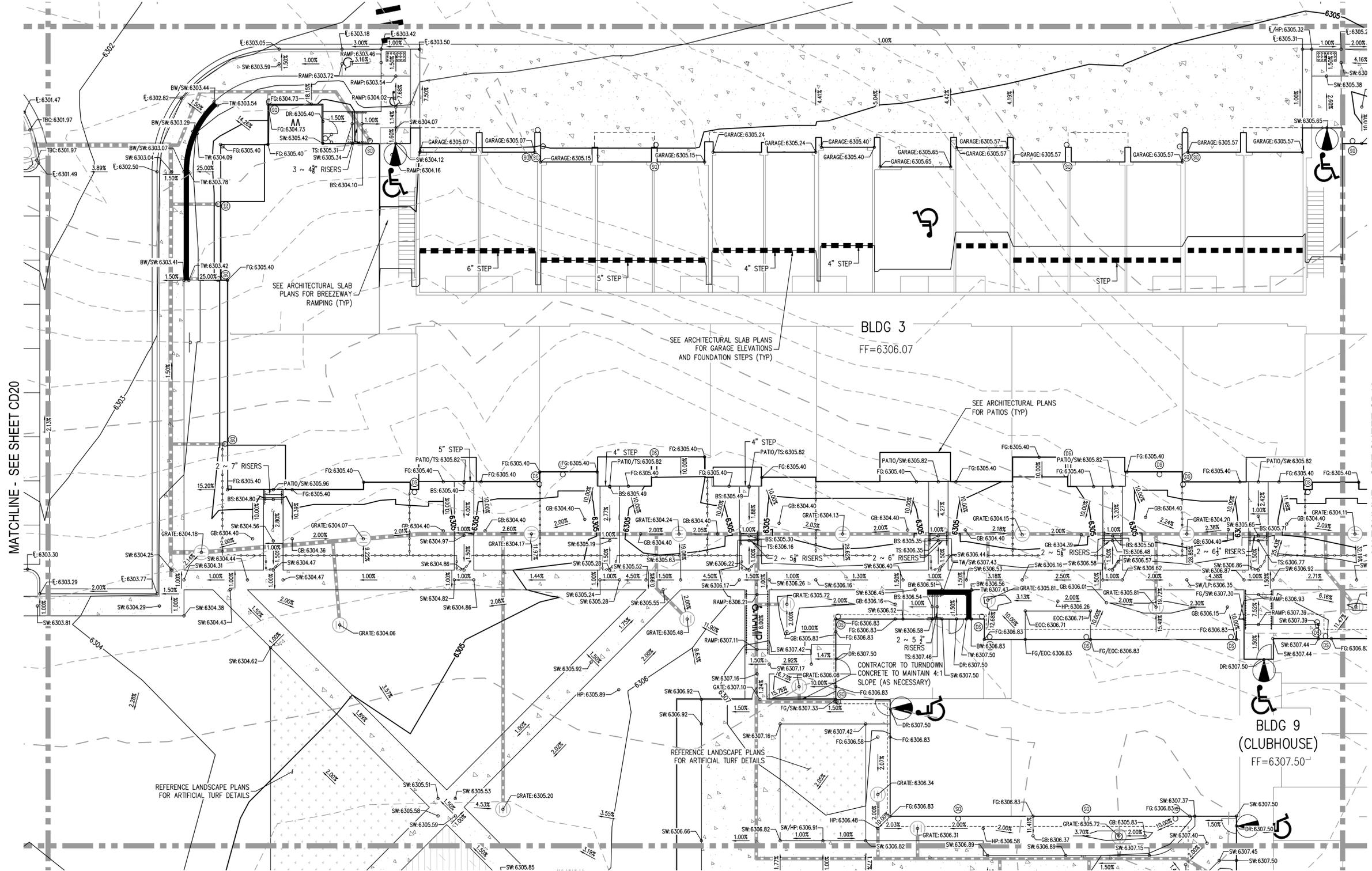
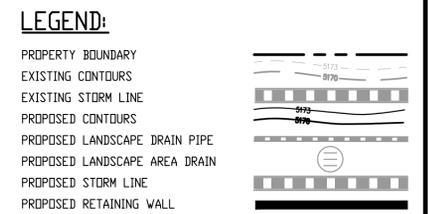


MATCHLINE - SEE SHEET CD15



KEY MAP
SCALE: 1" = 250'

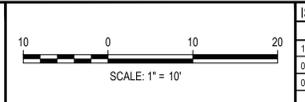
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MATCHLINE - SEE SHEET CD17

MATCHLINE - SEE SHEET CD20

MATCHLINE - SEE SHEET CD12



ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER

CD16

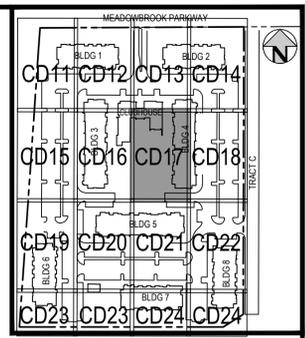
16 OF 38

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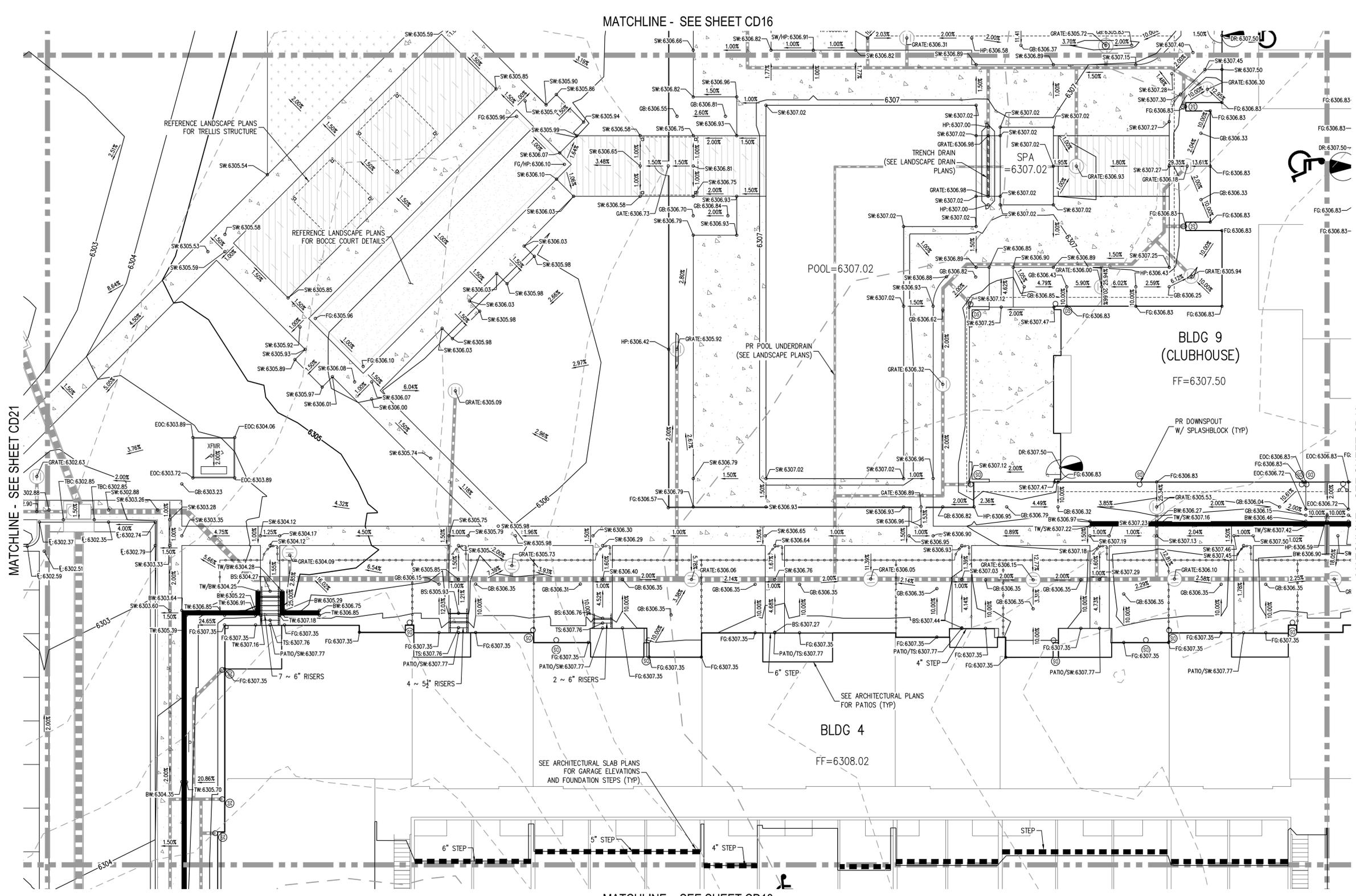


DESIGNED BY: EEM
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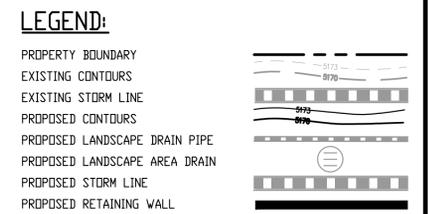
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 250'



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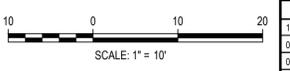
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MATCHLINE - SEE SHEET CD13

MATCHLINE - SEE SHEET CD16

MATCHLINE - SEE SHEET CD18

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PLOTTER: HP DesignJet 365PS
PLOT BY: MATT LEBIEDZINSKI



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

ISSUE DATE: 08-06-2021	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



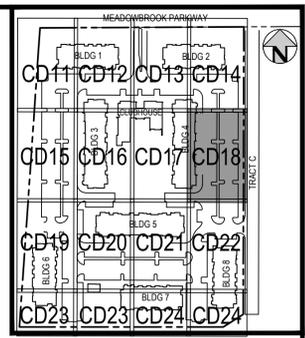
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

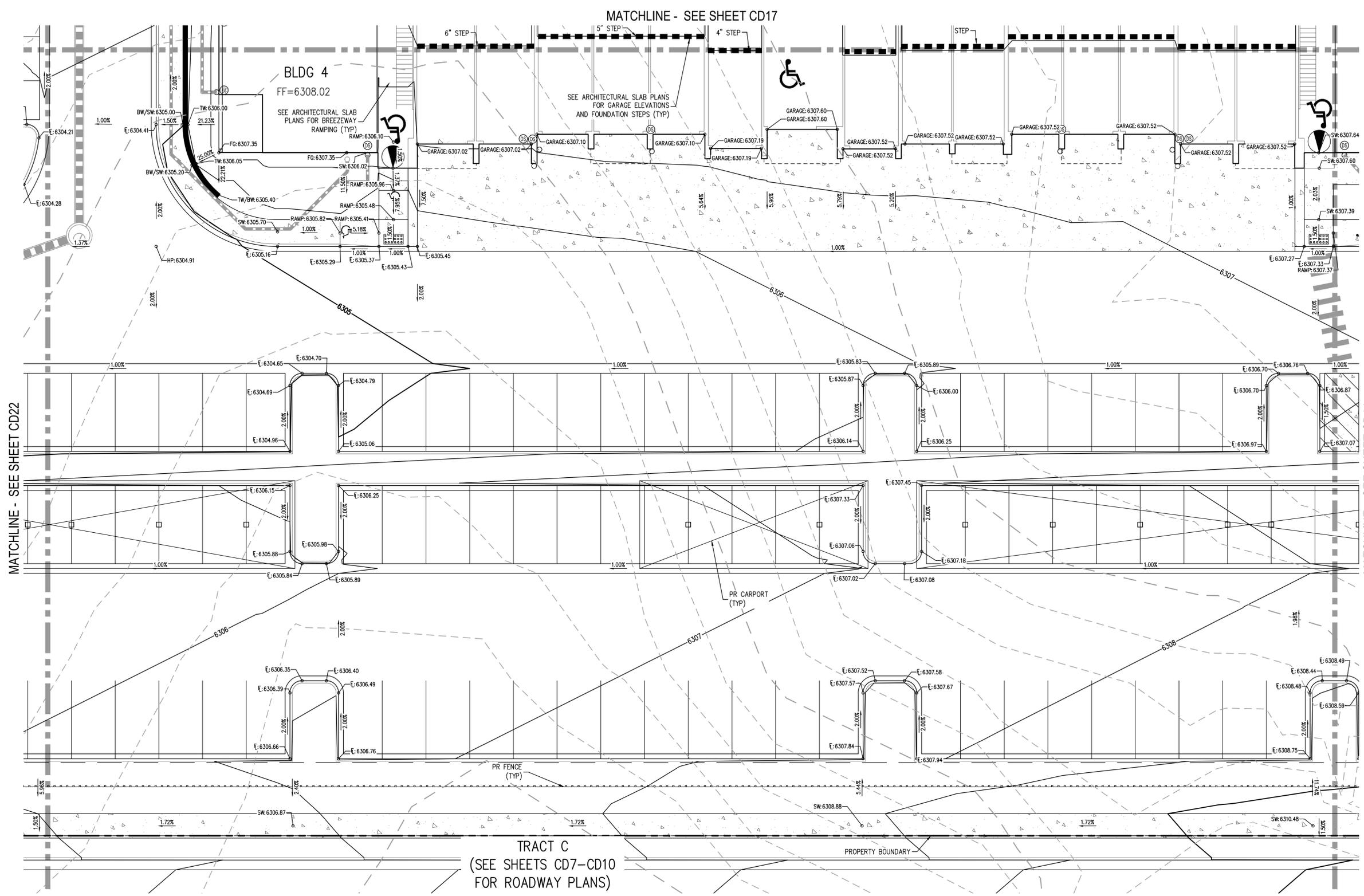


PROJECT #: 200823
SHEET NUMBER
CD17
17 OF 38

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



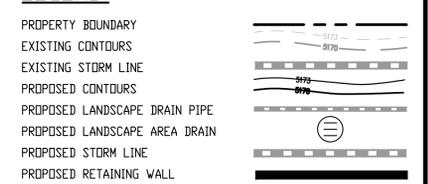
KEY MAP
SCALE: 1" = 250'



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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).
18. CONTRACTOR SHALL PROVIDE SPLASH BLOCKS AT DOWNSPOUTS (OR EXTEND DOWNSPOUTS) WITH NO LANDSCAPE DRAINPIPE CONNECTION A MINIMUM OF 3-FEET IN LENGTH AWAY FROM THE BUILDING FOUNDATION AND DIRECTED TO NEARBY SWALES AND LANDSCAPE AREA DRAINS.
19. GRADING ELEVATIONS AND SLOPES SHOWN WITHIN THE BUILDING ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOUNDATION STEPS AND ELEVATIONS.

LEGEND:

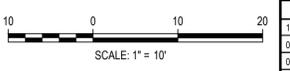


MATCHLINE - SEE SHEET CD22

MATCHLINE - SEE SHEET CD14

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

FILES: H:\K\200822\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - B DWG LAYOUT LAYOUTS
5 SHEETS
PLOTTED: THU 04/07/22 2:36:31P BY: MATT LEBIEDZINSKI



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

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN



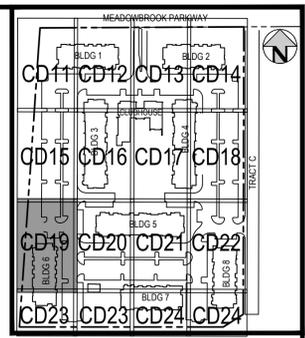
PROJECT #: 200823

SHEET NUMBER

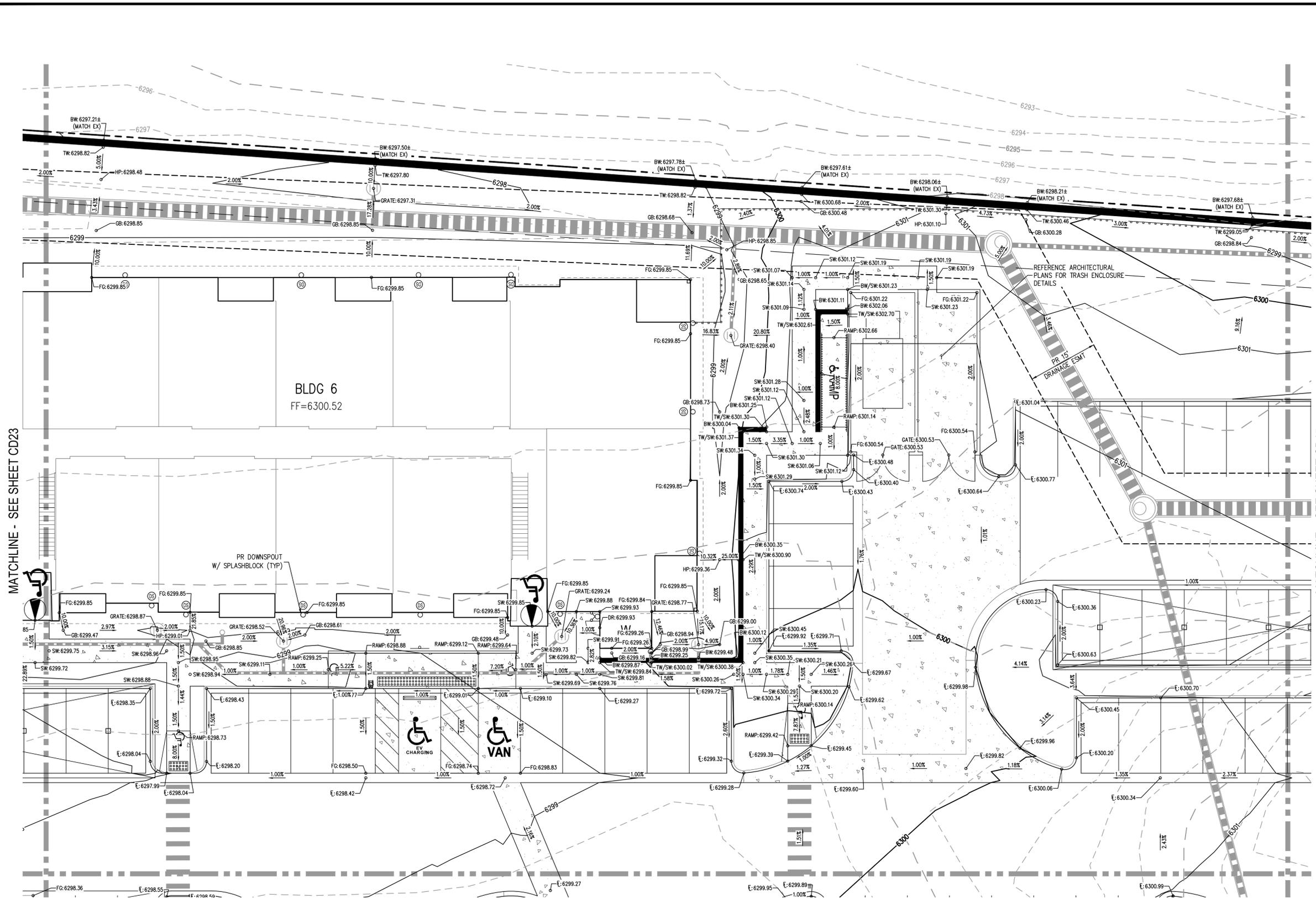
CD18

18 OF 38

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



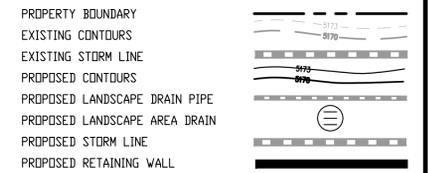
KEY MAP
SCALE: 1" = 250'



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 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
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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.
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11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
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LEGEND:

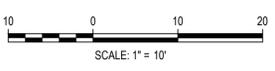


MATCHLINE - SEE SHEET CD23

MATCHLINE - SEE SHEET CD15

MATCHLINE - SEE SHEET CD20

FILES: H:\K\200822\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - B.DWG LAYOUT - LAYOUT9
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PLOTTED: THU 04/07/22 2:36:40 PM BY: MATT LEBIEDZINSKI



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

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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

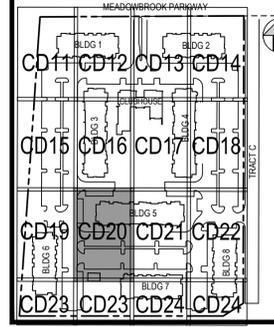
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

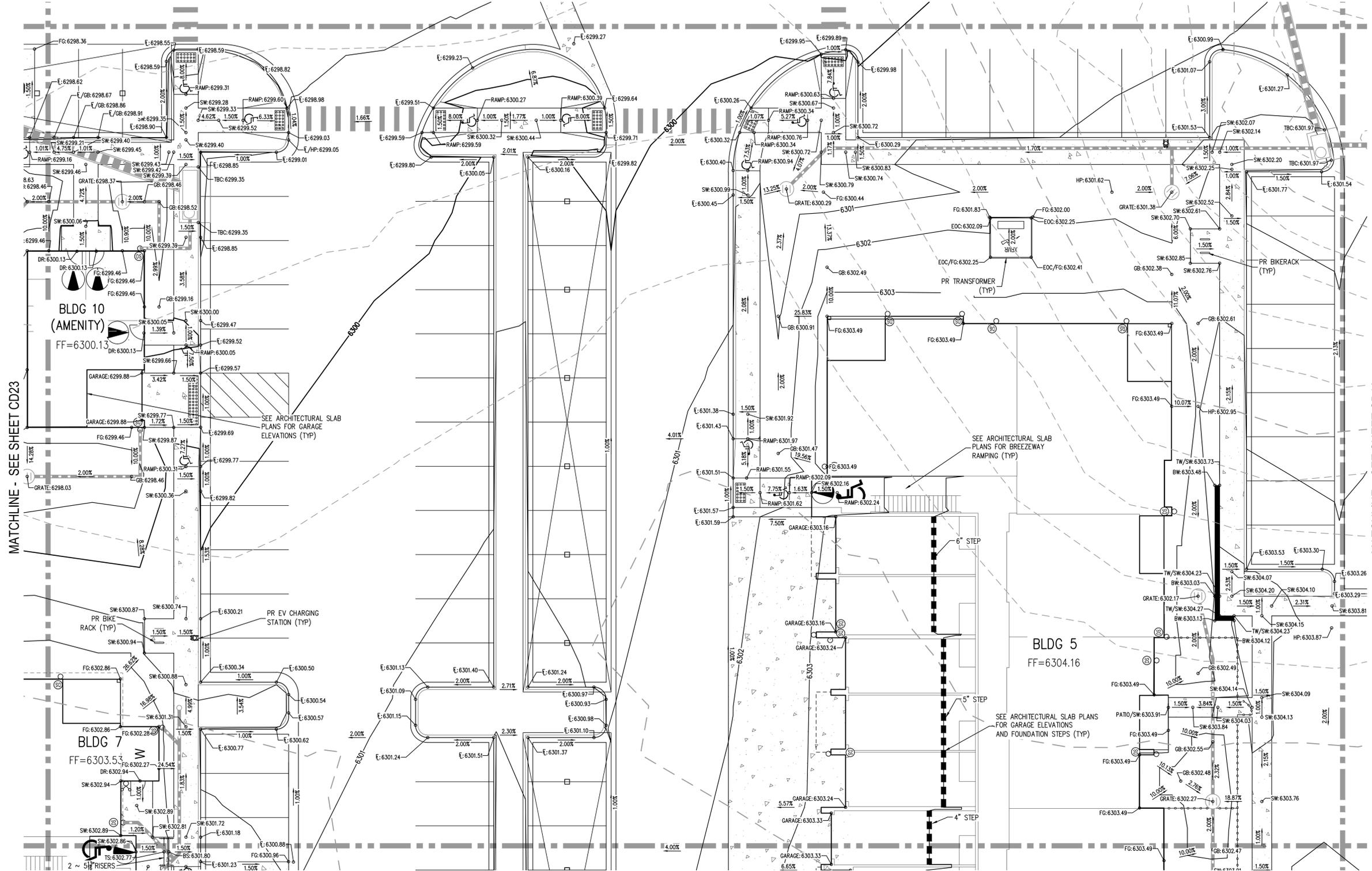


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SHEET NUMBER
CD19
19 OF 38

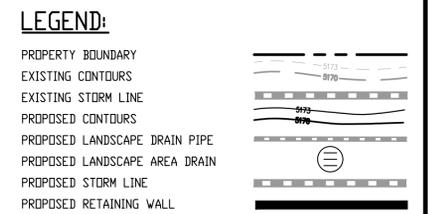
MATCHLINE - SEE SHEET CD19



KEY MAP
SCALE: 1" = 250'



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MATCHLINE - SEE SHEET CD23

MATCHLINE - SEE SHEET CD16

MATCHLINE - SEE SHEET CD21

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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PLOTTED: THU 04/07/22 2:36:59 PM BY: MATT LEBIEDZINSKI

Know what's below.
Call before you dig.

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

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

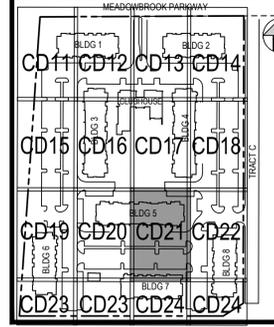
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINISAC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

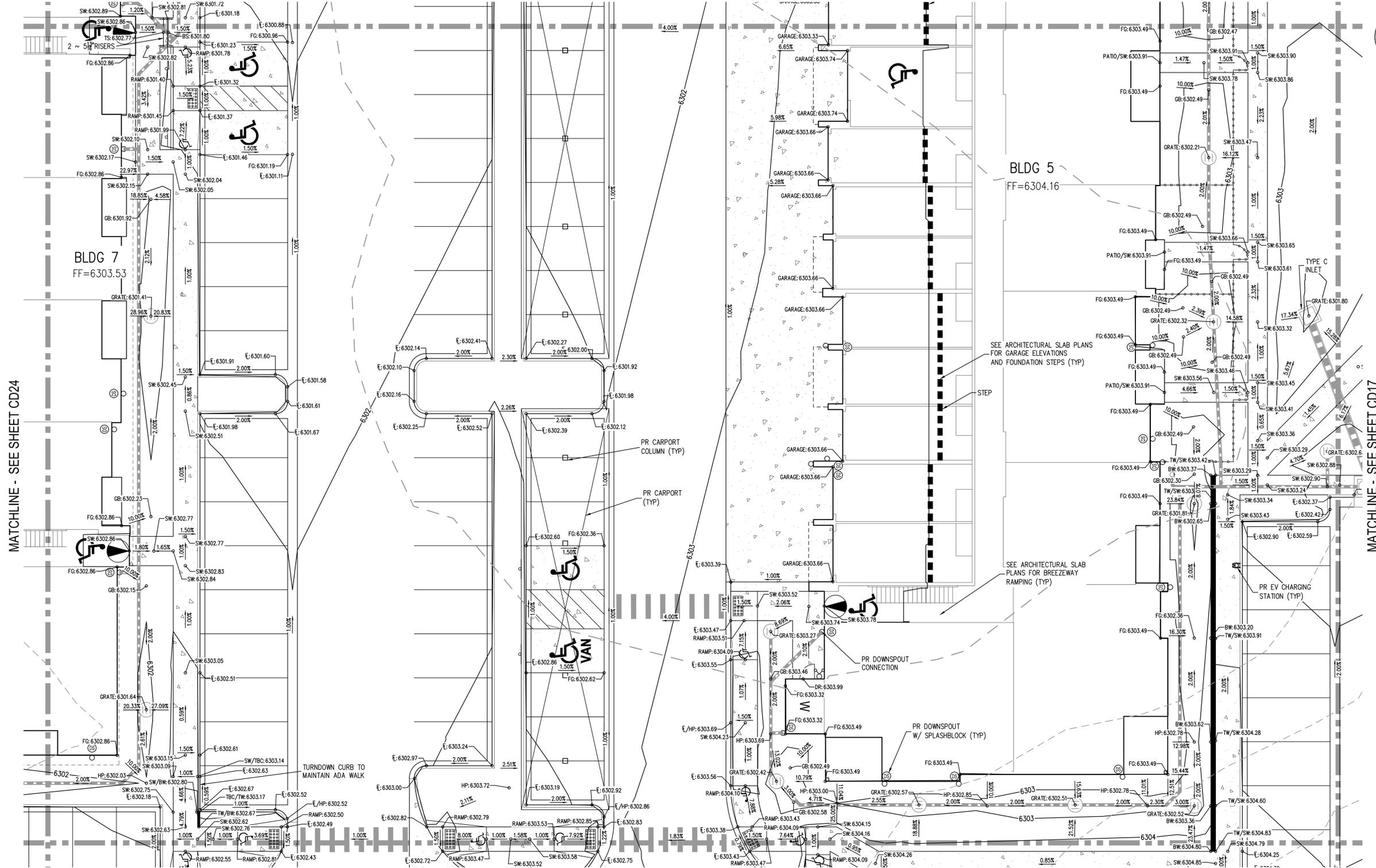
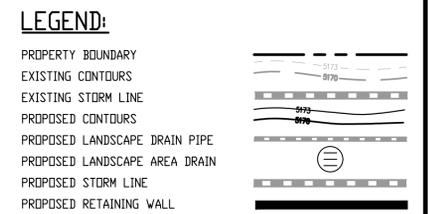
PROJECT #: 200823
SHEET NUMBER
CD20
20 OF 38

MATCHLINE - SEE SHEET CD20



KEY MAP
SCALE: 1" = 250'

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MATCHLINE - SEE SHEET CD22

MATCHLINE - SEE SHEET CD24

MATCHLINE - SEE SHEET CD17

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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DESIGNED BY: EEM
 CHECKED BY: JDO
 DRAWN BY: EEM

ISSUE DATE: 08-06-2021	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

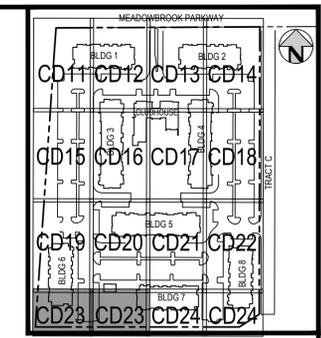
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
 DETAILED GRADING PLAN

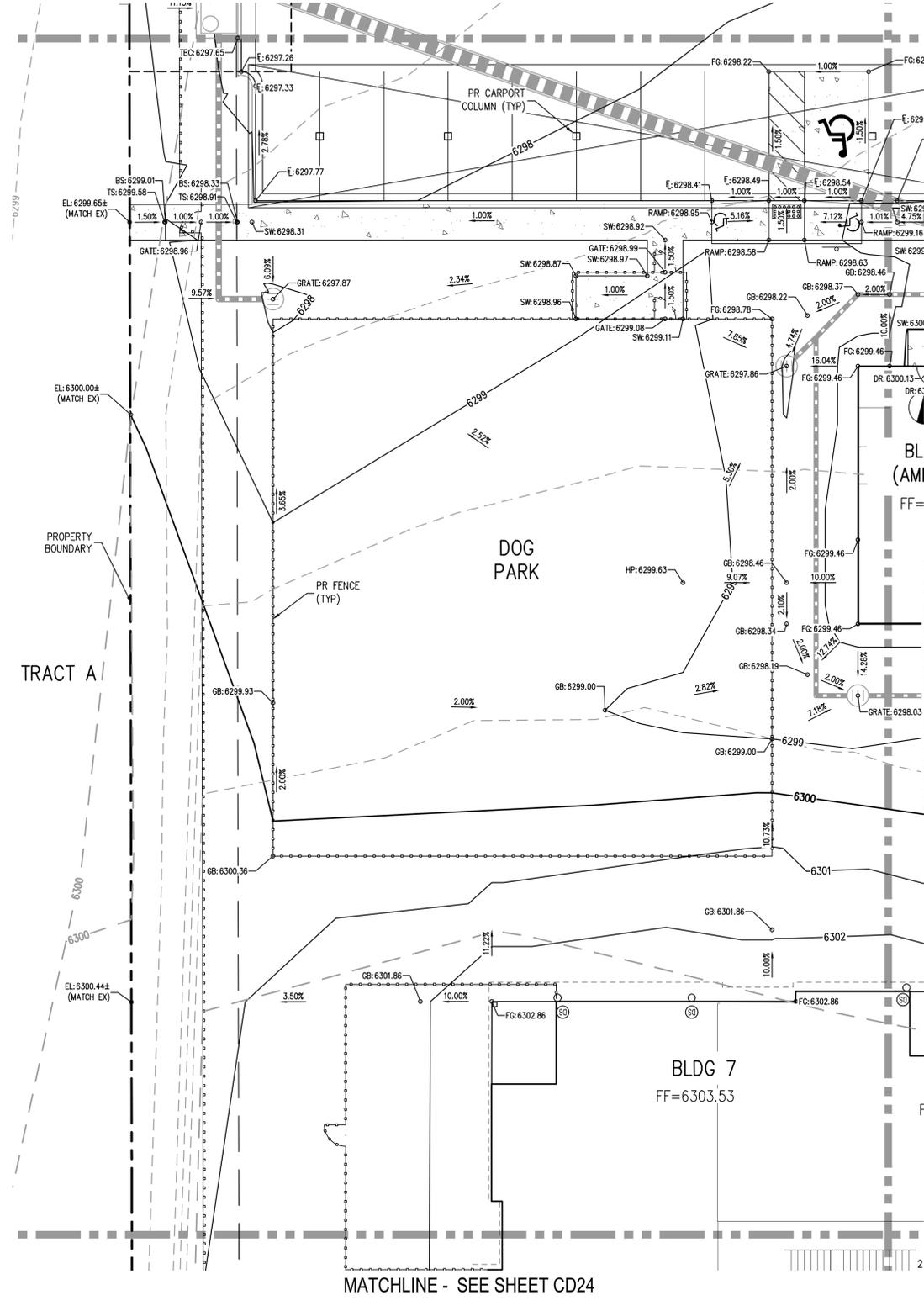
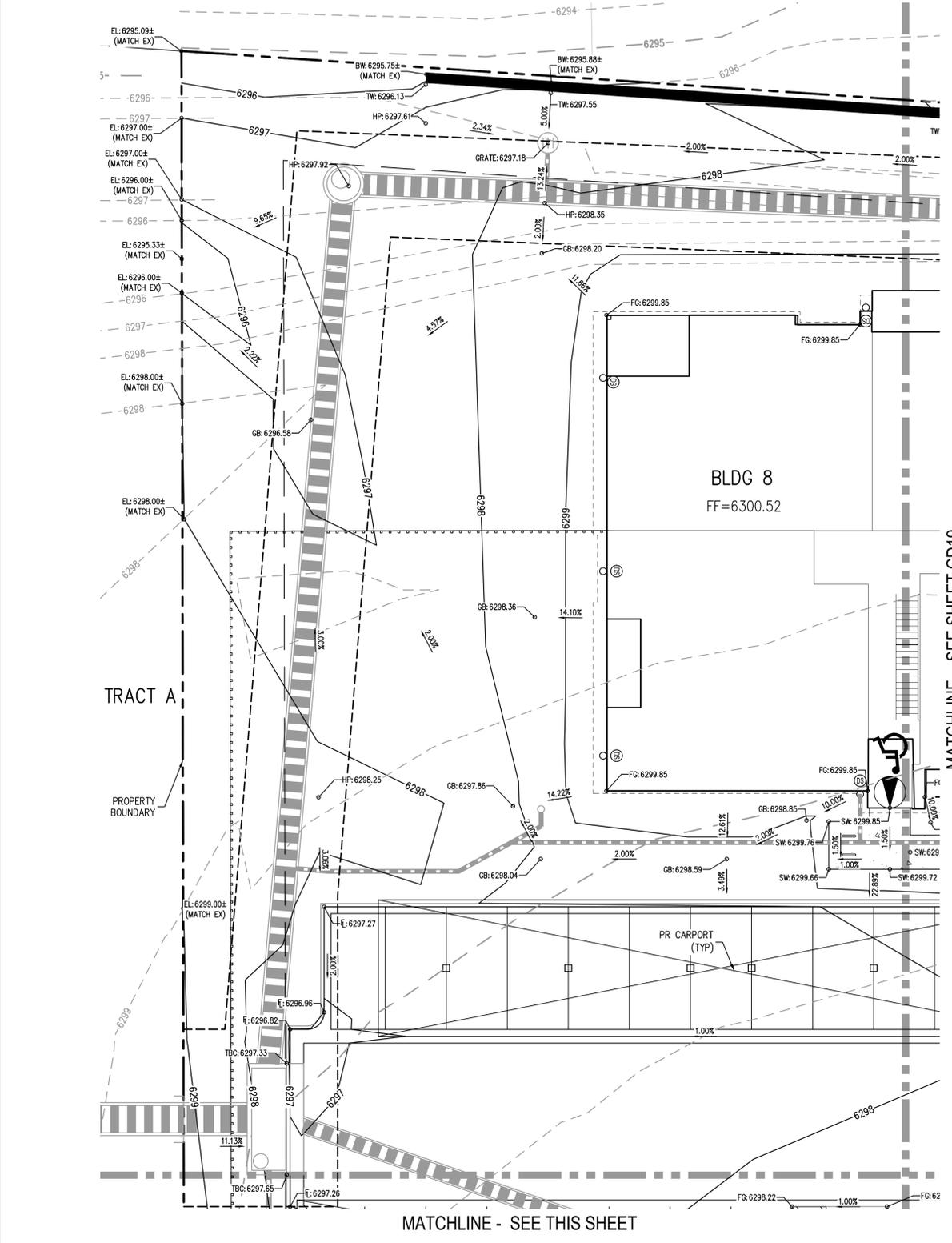
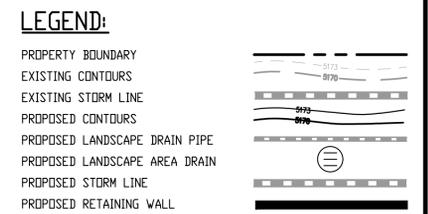
PROJECT #: 200823
 SHEET NUMBER
CD21
 21 OF 38

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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 PLOTTED: THU 04/07/22 2:37:24P BY: MATT LEBIEDZINSKI



KEY MAP
SCALE: 1" = 250'

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 - 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.
 - SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
 - 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.
 - 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.
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
 - 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).
 - CONTRACTOR SHALL PROVIDE SPLASH BLOCKS AT DOWNSPOUTS (OR EXTEND DOWNSPOUTS) WITH NO LANDSCAPE DRAINPIPE CONNECTION A MINIMUM OF 3-FEET IN LENGTH AWAY FROM THE BUILDING FOUNDATION AND DIRECTED TO NEARBY SWALES AND LANDSCAPE AREA DRAINS.
 - GRADING ELEVATIONS AND SLOPES SHOWN WITHIN THE BUILDING ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOUNDATION STEPS AND ELEVATIONS.



SCALE: 1" = 10'

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

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



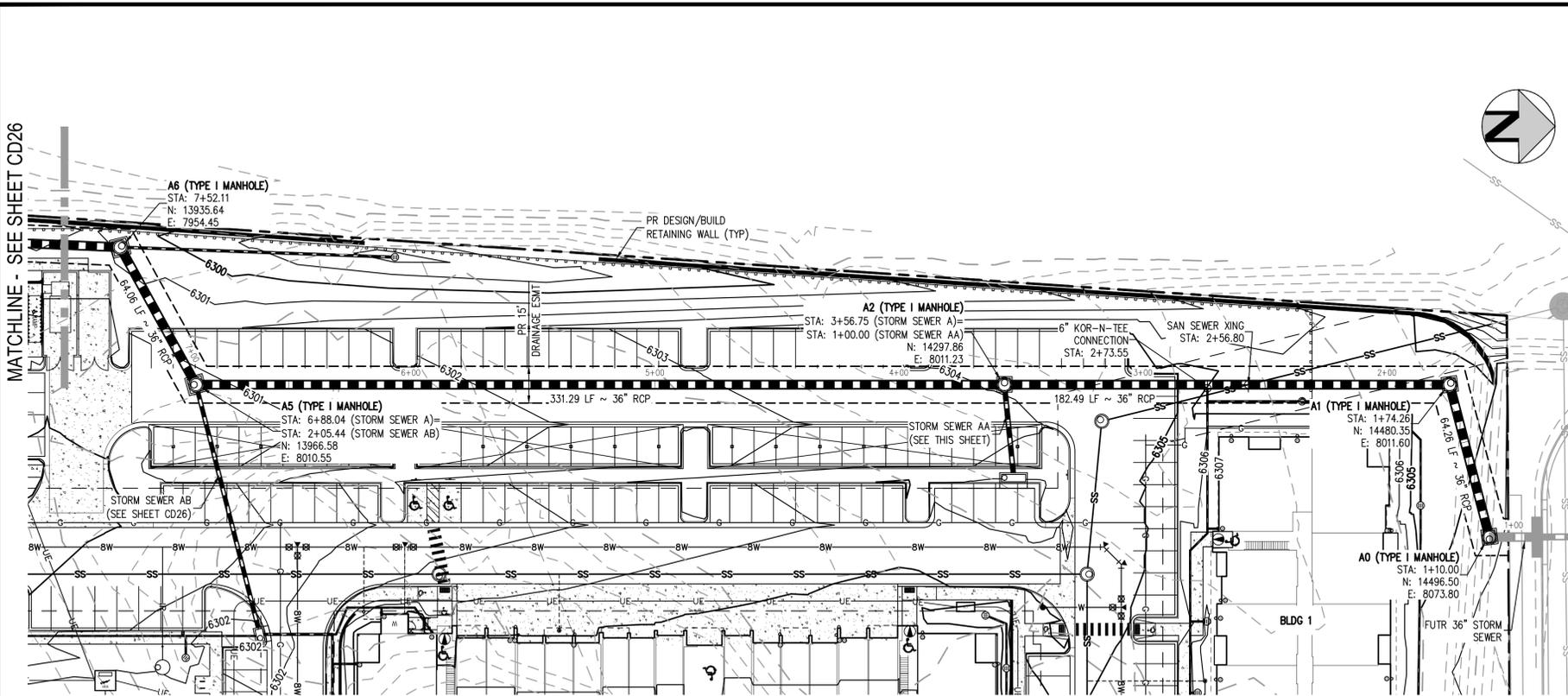
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

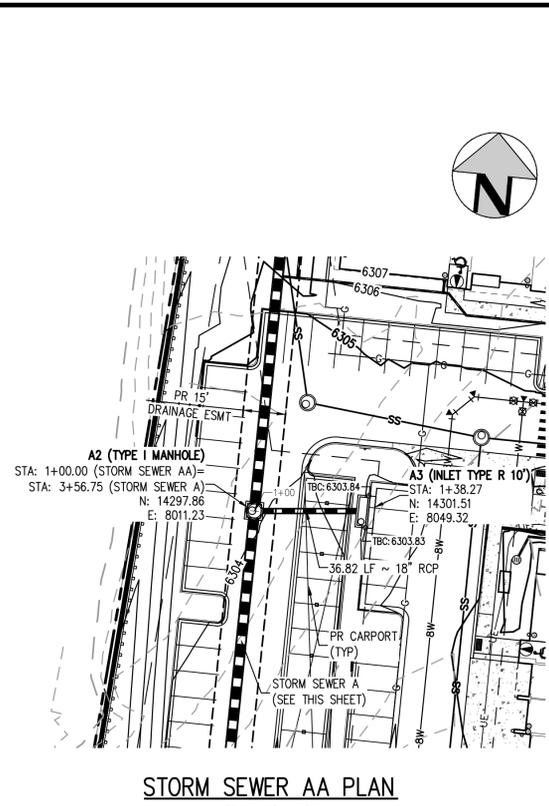


PROJECT #: 200823
SHEET NUMBER
CD23
23 OF 38

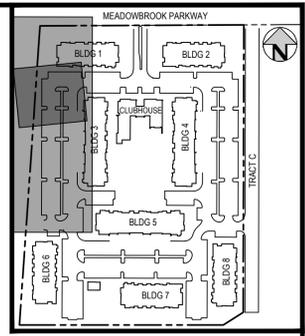
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STORM SEWER A PLAN
SCALE: 1" = 30'



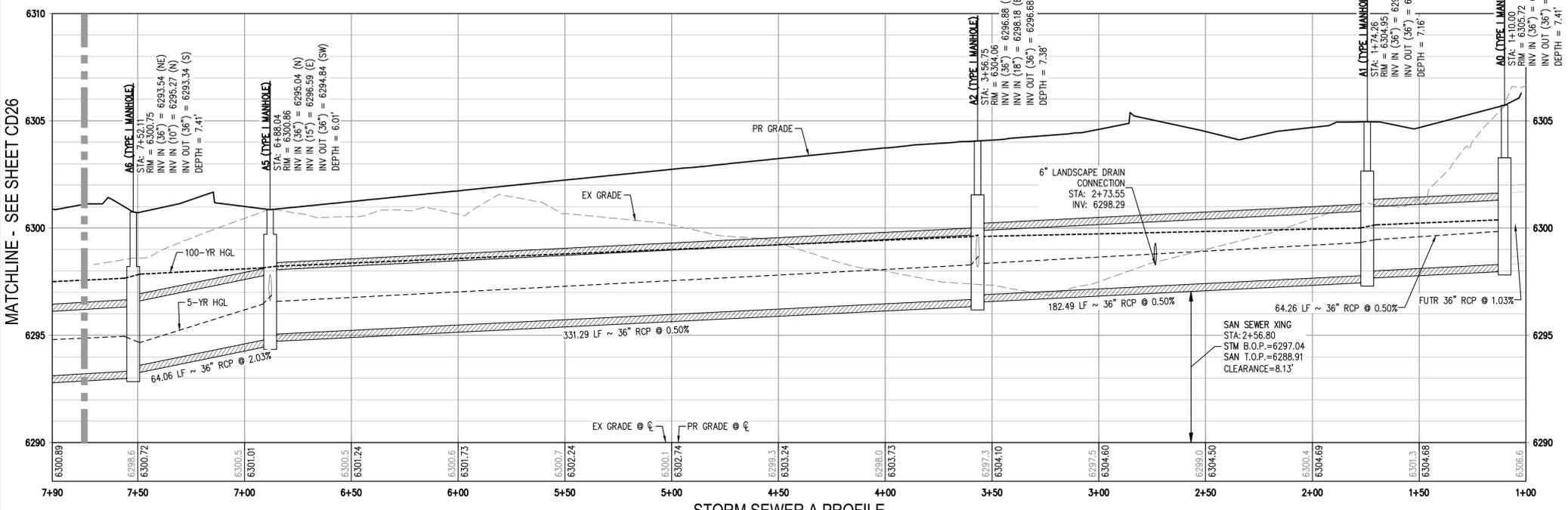
STORM SEWER AA PLAN
SCALE: 1" = 30'



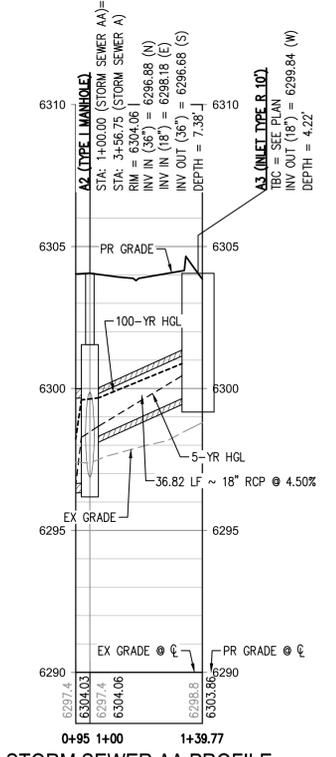
KEY MAP
SCALE: 1" = 250'

LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/ MANHOLE	BSS
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	---



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



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

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

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
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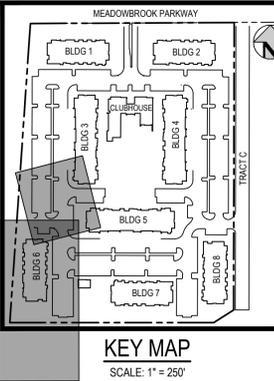
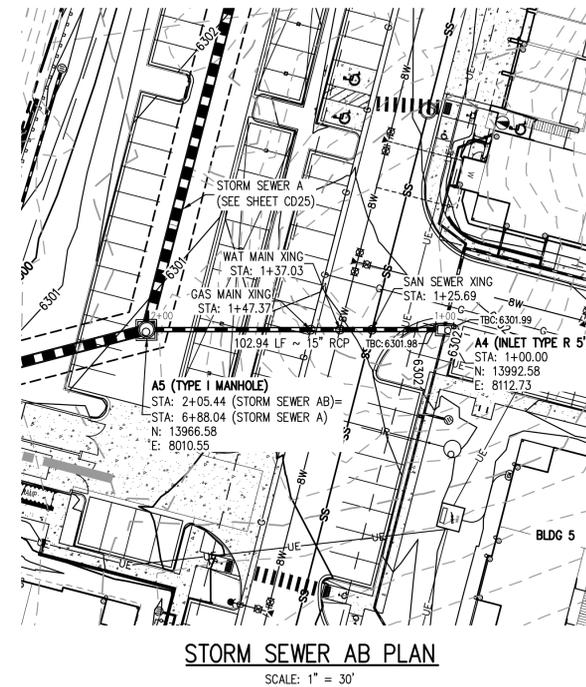
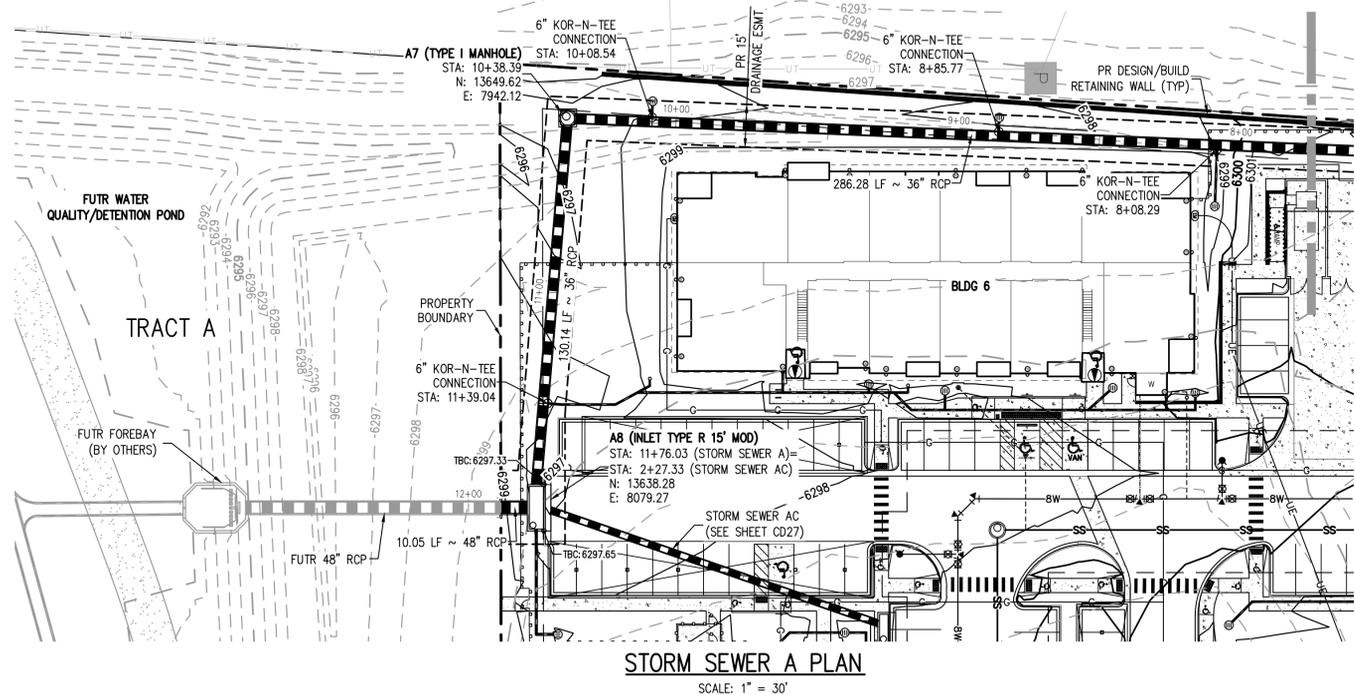
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE



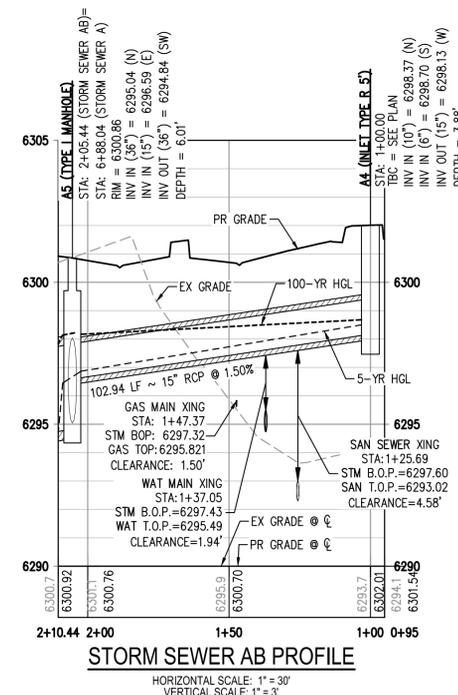
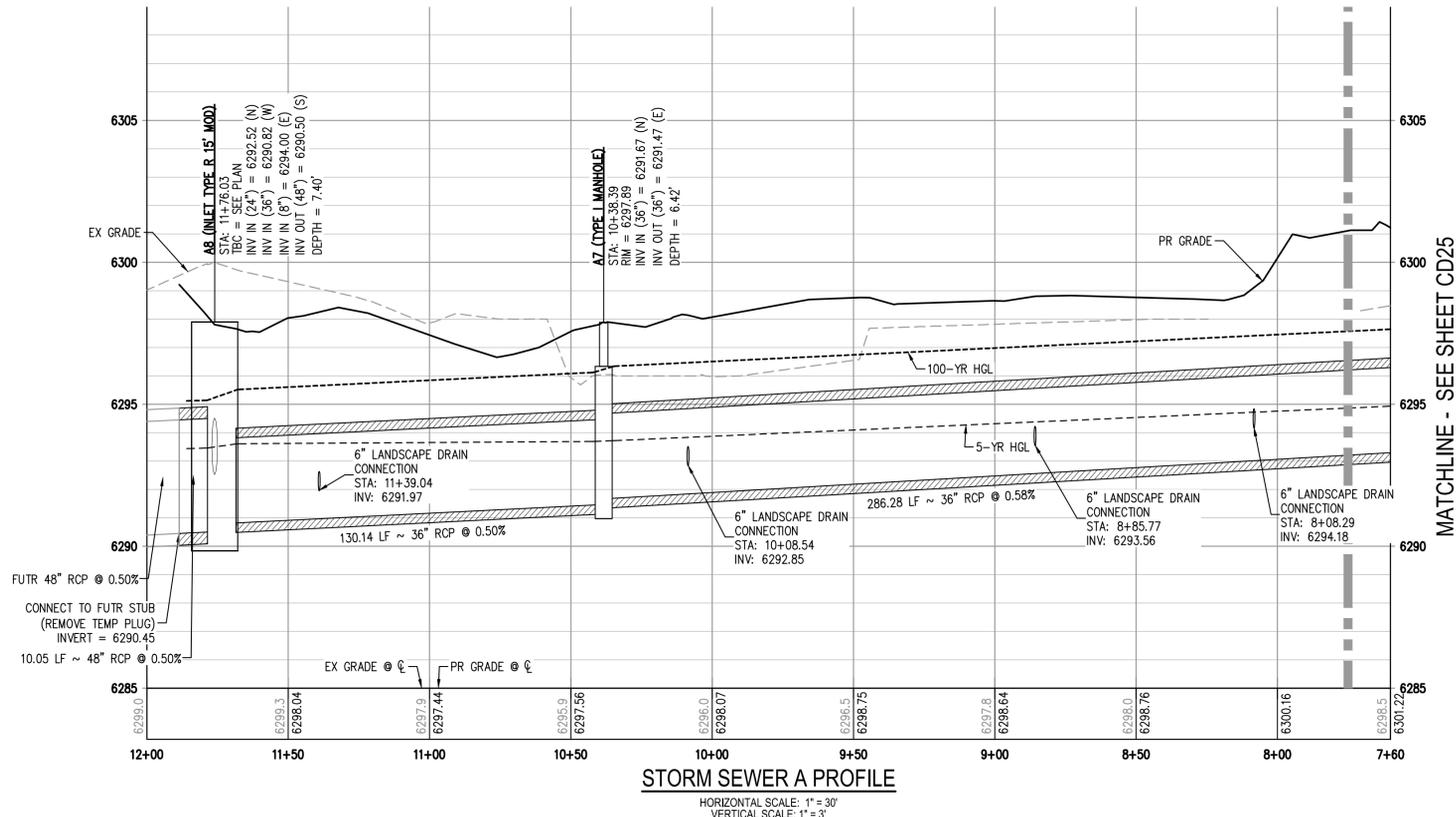
PROJECT #: 200823
SHEET NUMBER
CD25
25 OF 38

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



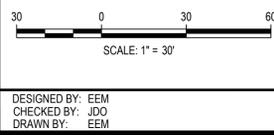
LEGEND:

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



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DESIGNED BY: JDO
CHECKED BY: JDO
PLOTTED: WED 04/06/2022 11:26:54A BY: ETHAN MARKS



ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



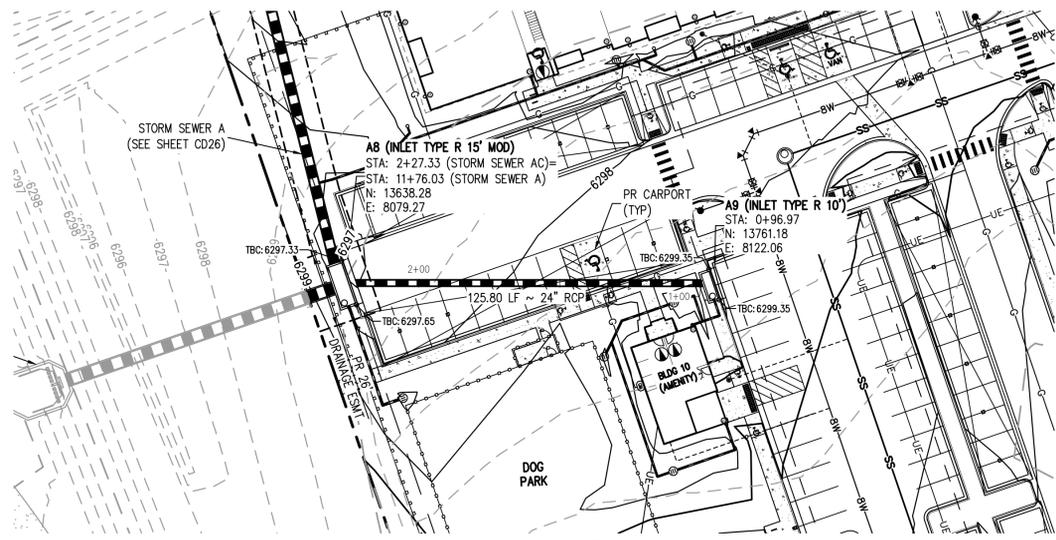
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE



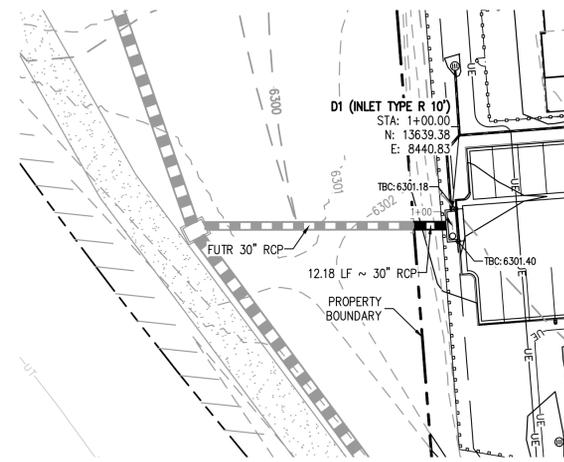
PROJECT #: 200823
SHEET NUMBER
CD26
26 OF 38

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



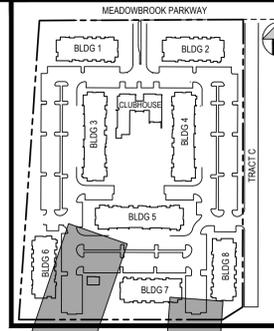
STORM SEWER AC PLAN

SCALE: 1" = 30'



STORM SEWER D PLAN

SCALE: 1" = 30'

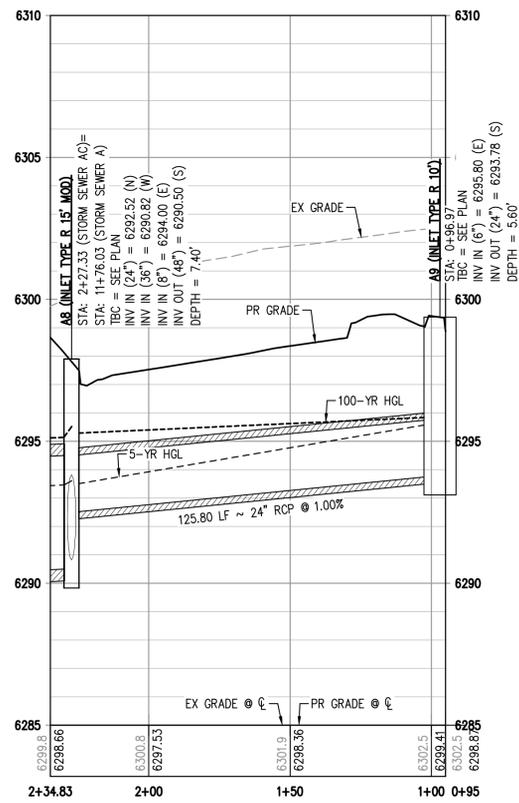


KEY MAP

SCALE: 1" = 250'

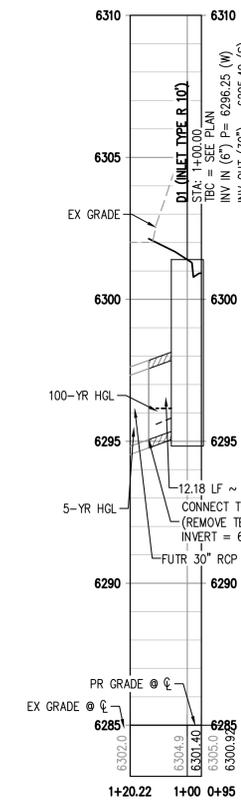
LEGEND:

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



STORM SEWER AC PROFILE

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



STORM SEWER D PROFILE

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

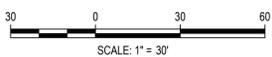
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DESIGNED BY: JDO
CHECKED BY: JDO
PLOTTED: WED 04/06/2023 11:26:43A BY: ETHAN WARRIS



Know what's below.
Call before you dig.



SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2021

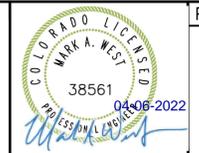
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



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

TRINISIC ACQUISITION COMPANY, LLC

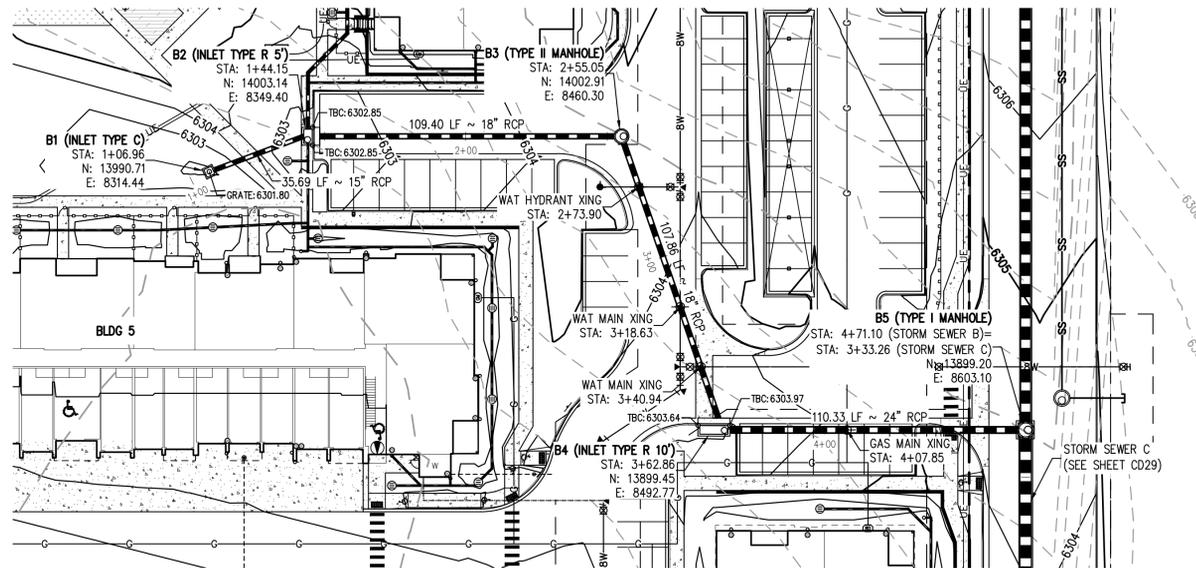
AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE



PROJECT #: 200823
SHEET NUMBER

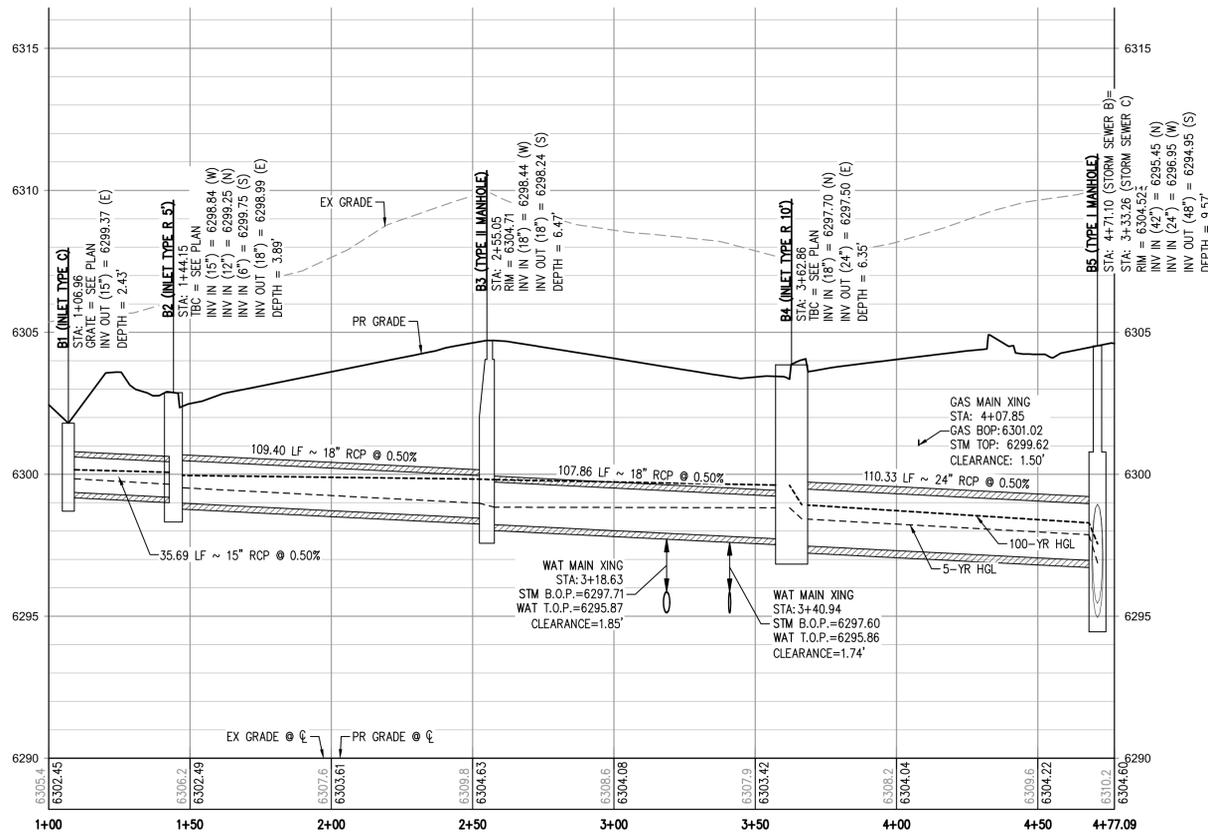
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



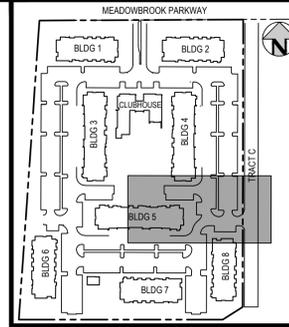
STORM SEWER B PLAN

SCALE: 1" = 30'



STORM SEWER B PROFILE

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



KEY MAP
SCALE: 1" = 250'

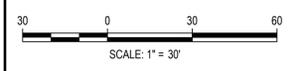
LEGEND:

- PROPERTY BOUNDARY
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- PROPOSED SANITARY SEWER W/ MANHOLE
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DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021	
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HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

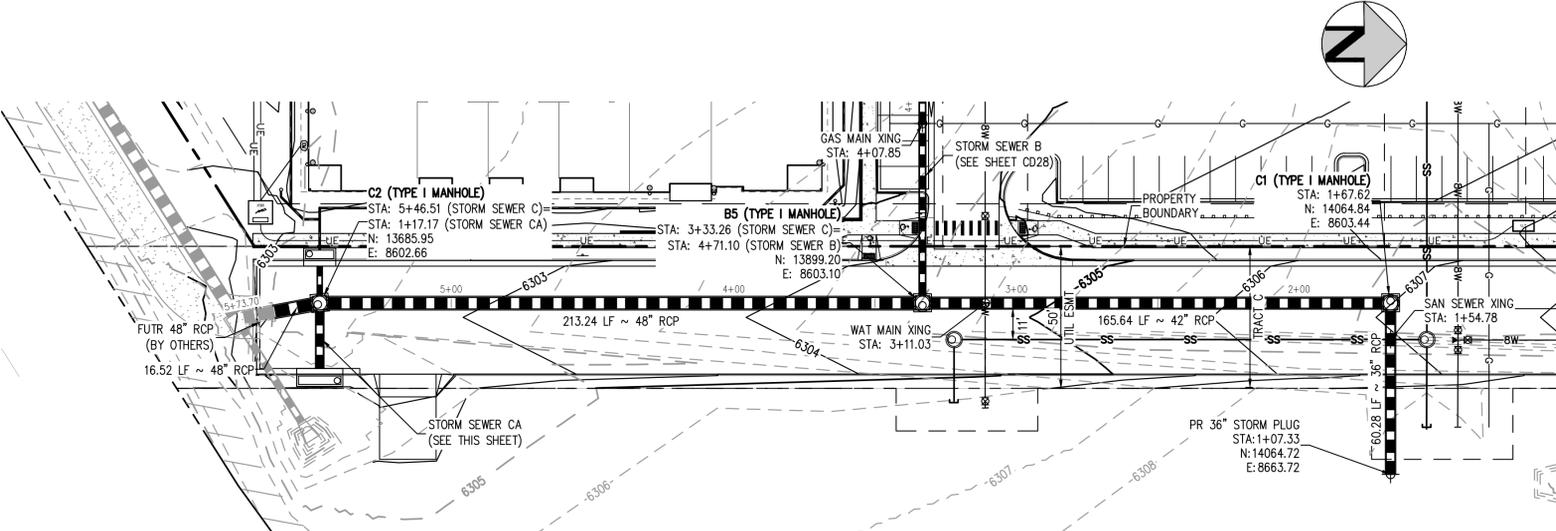
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

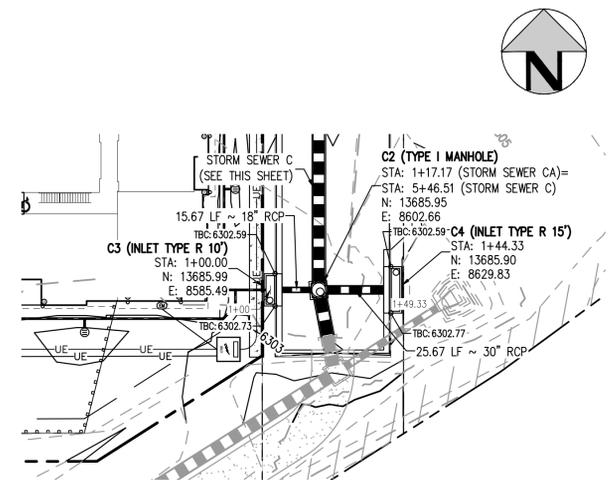


PROJECT #: 200823
SHEET NUMBER
CD28
28 OF 38

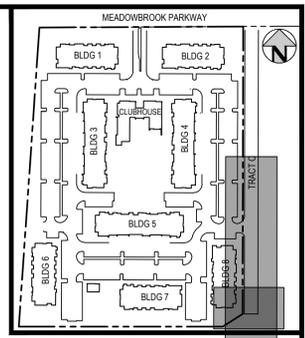
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



STORM SEWER C PLAN
SCALE: 1" = 30'



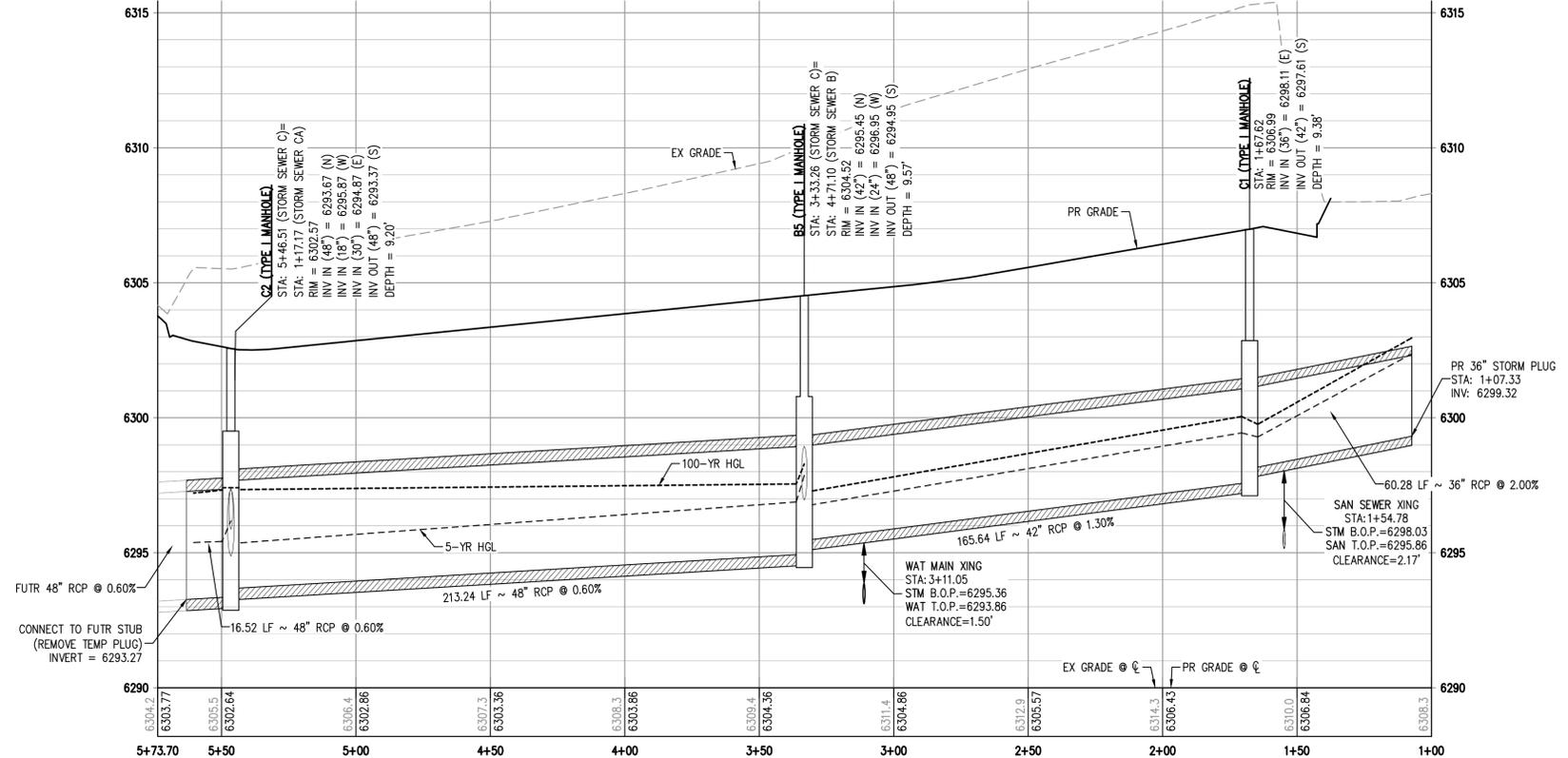
STORM SEWER CA PLAN
SCALE: 1" = 30'



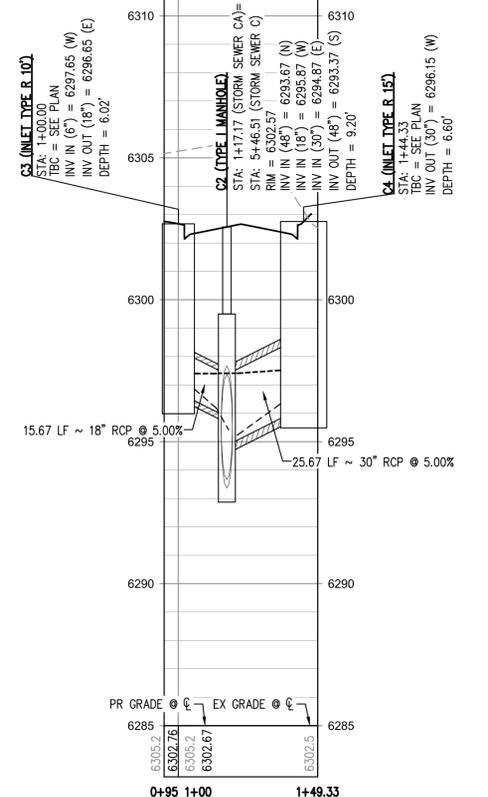
KEY MAP
SCALE: 1" = 250'

LEGEND:

- PROPERTY BOUNDARY ---
- EXISTING SANITARY SEWER --SS--
- EXISTING WATER LINE ---W---
- EXISTING STORM LINE ---S---
- PROPOSED LANDSCAPE DRAIN PIPE ---L---
- PROPOSED LANDSCAPE AREA DRAIN ---A---
- PROPOSED SANITARY SEWER W/ MANHOLE ---BSS---
- PROPOSED WATER LINE ---SW---
- 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 C PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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

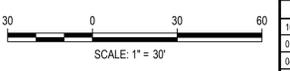
GENERAL STORM NOTES:

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.
13. ALL PROPOSED STORM SEWER PIPE FOR THIS PROJECT SHALL BE RCP OR POLYPROPYLENE PIPE (PP) AS APPROVED IN WRITING AND IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY REQUIREMENTS.

FILEPATH: K:\200823\ENGINEERING\UTILITIES\STORM\ST-PLAN & PROFILE.DWG LAYOUT: LAYOUTS
DESIGNED BY: JDO
CHECKED BY: JDO
PLOTTED: WED 04/06/22 11:26:56A BY: ETHAN WALKS



Know what's below.
Call before you dig.



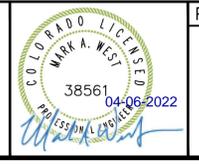
DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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

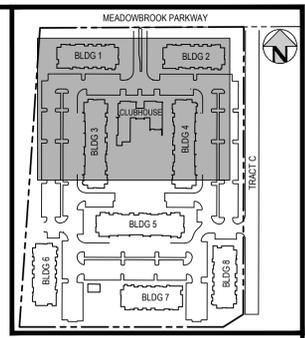
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

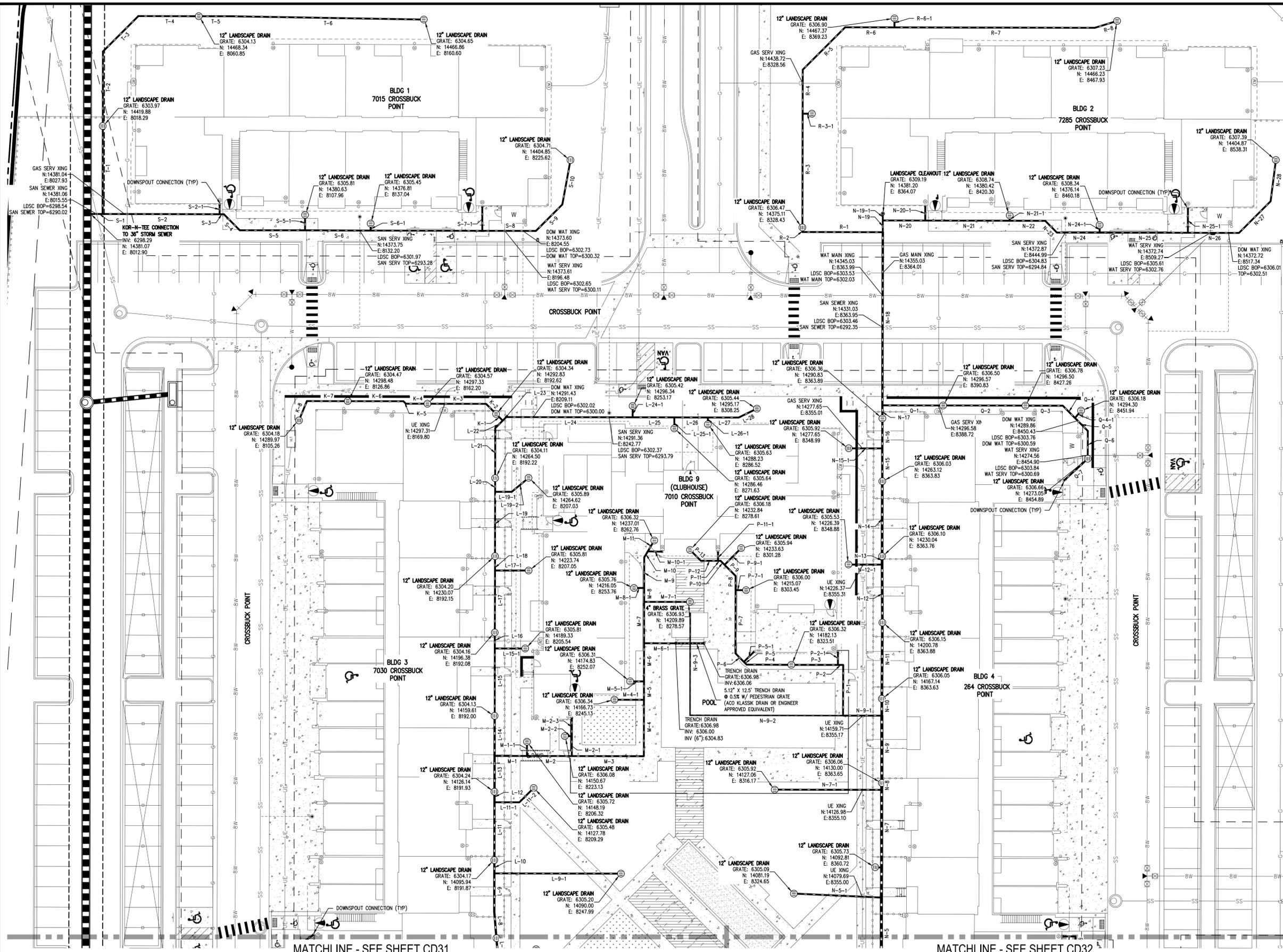


PROJECT #: 200823
SHEET NUMBER
CD29
29 OF 38

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)

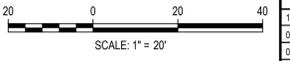
	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER		
GAS LINE		
UNDERGROUND ELECTRIC		
WATER LINE		
UNDERGROUND TELECOM		
LANDSCAPE DRAIN PIPE		
LANDSCAPE CLEANOUT		
AREA DRAIN INLET		
DOWNSPOUT CONNECTION		

- 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.
 - 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 CD31

MATCHLINE - SEE SHEET CD32

FILE PATH: K:\2022\ENGINEERING\UTILITIES\STORM\CD - LANDSCAPE PLAN\DWG LAYOUT - LAYOUT1
DESIGNED BY: ML
CHECKED BY: EM
PLOTTED: THU 04/07/2022 3:39:30P BY: MATT LEBIEDZINSKI



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

DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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

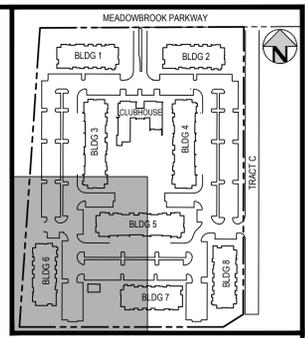
TRINISAC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN

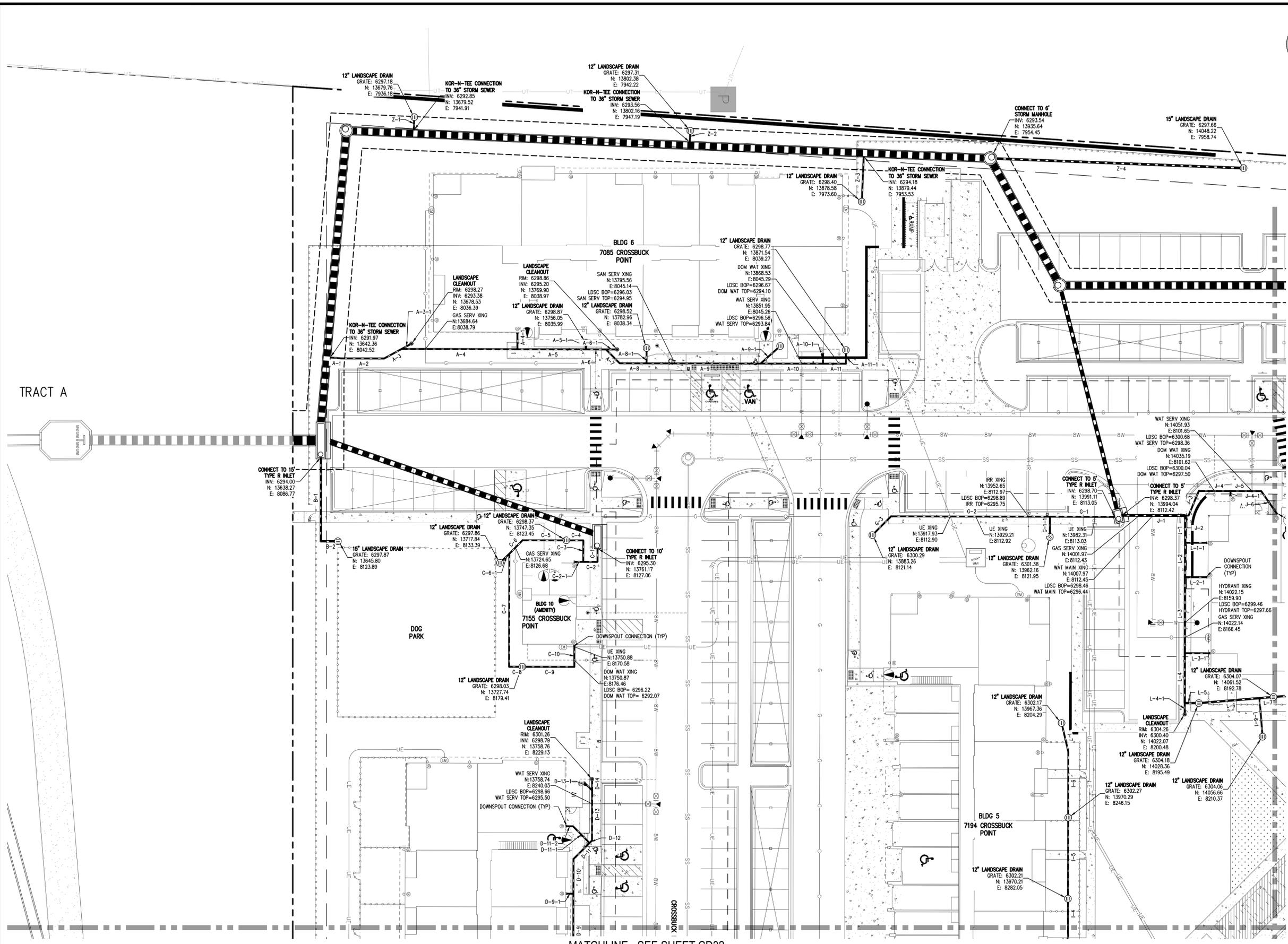


PROJECT #: 200823
SHEET NUMBER
CD30
30 OF 38

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)

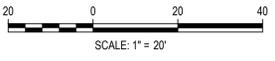
	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER		
GAS LINE		
UNDERGROUND ELECTRIC		
WATER LINE		
UNDERGROUND TELECOM		
LANDSCAPE DRAIN PIPE		
LANDSCAPE CLEANOUT		
AREA DRAIN INLET		
DOWNSPOUT CONNECTION		

- NOTES:**
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 - 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.
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 - 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.
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MATCHLINE - SEE SHEET CD30

MATCHLINE - SEE SHEET CD32

FILE PATH: K:\2022\ENGINEERING\UTILITIES\STORM\CD - LANDSCAPE PLAN\DWG LAYOUT\ LAYOUT1 (2).DWG
DESIGNED BY: MML, CHECKED BY: EM, DRAWN BY: MML
PLOTTED: FR 04/08/2022 8:51:12 AM BY: ETHAN MARKS



DESIGNED BY: MML
CHECKED BY: EM
DRAWN BY: MML

DATE	REVISION COMMENTS
08-06-2021	ISSUE DATE
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

HKS HARRIS KOCHER SMITH
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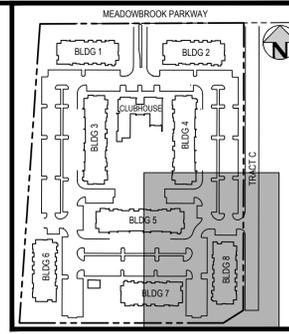
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN



PROJECT #: 200823
SHEET NUMBER
CD31
31 OF 38

MATCHLINE - SEE SHEET CD30



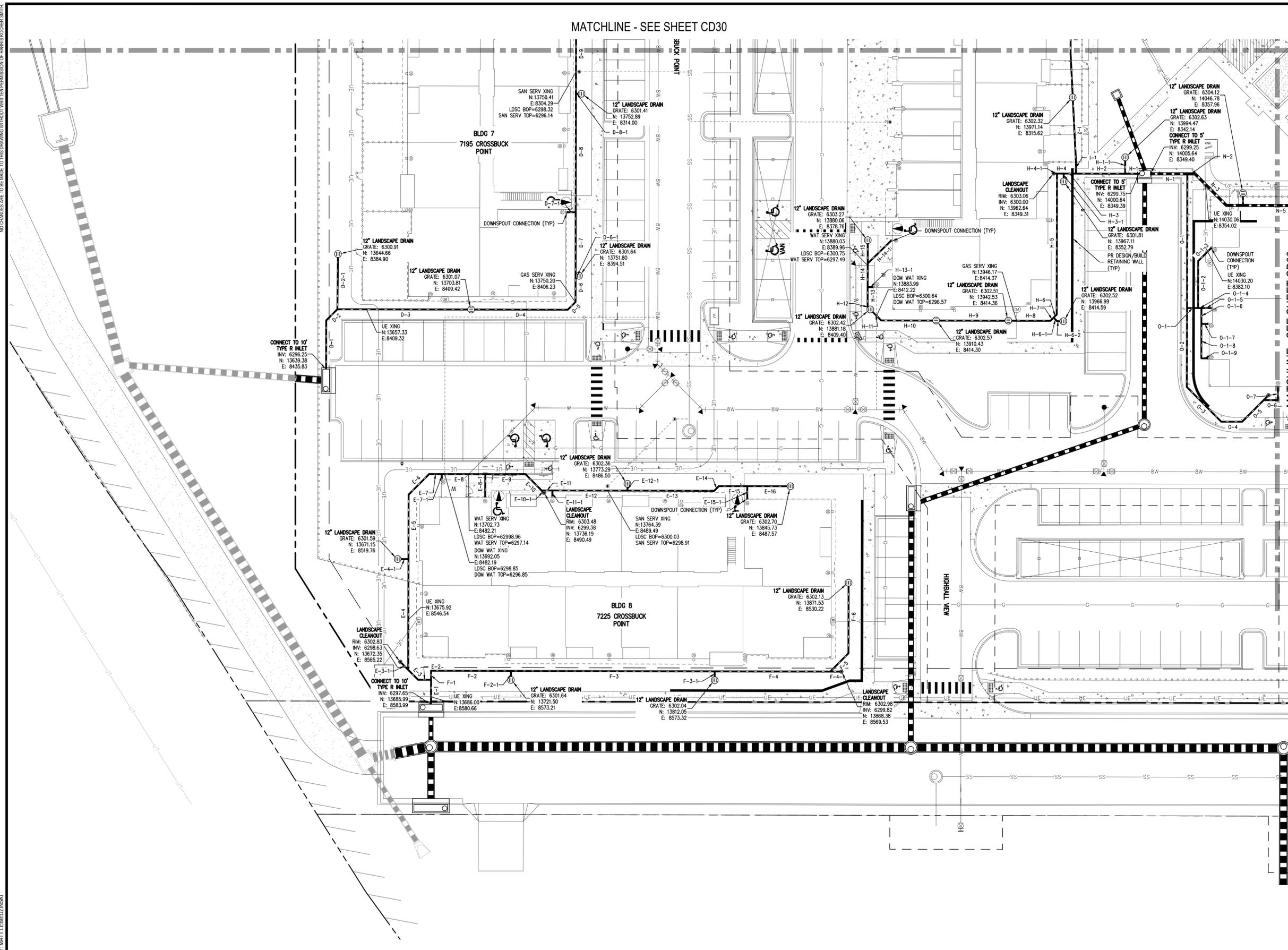
KEY MAP
SCALE: 1" = 250'

MATCHLINE - SEE SHEET CD30

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

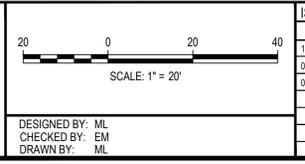
	EXISTING	PROPOSED
STORM SEWER	SS	SS
SANITARY SEWER	SS	SS
GAS LINE	G	G
UNDERGROUND ELECTRIC	UE	UE
WATER LINE	W	W
UNDERGROUND TELECOM	UT	UT
LANDSCAPE DRAIN PIPE		—
LANDSCAPE CLEANOUT		●
AREA DRAIN INLET		⊕
DOWNSPOUT CONNECTION		⊗

- NOTES:**
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 - 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.



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

FILE PATH: K:\2022\ENGINEERING\UTILITIES\STORM\CD - LANDSCAPE PLANNING LAYOUT: LAYOUT 1 (3)
DESIGNED BY: MML
CHECKED BY: EM
DRAWN BY: ML
PLOTTED: THU 04/07/22 2:39:44P BY: MATT LEDIEDZINSKI



DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN



PROJECT #: 200823
SHEET NUMBER
CD32
32 OF 38

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

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows A-1 to C-7.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows C-8 to E-4.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows E-4 to G-1.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows G-2 to H-16.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows I-1 to L-9.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows L-9 to M-1.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows M-1 to N-7.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows N-7 to N-26.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows N-27 to P-8.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows P-9 to S-4.

PIPE TABLE with columns: NAME, SIZE, LENGTH, SLOPE, UPSTREAM INVERT, DOWNSTREAM INVERT. Rows S-5 to Z-4.

FILE PATH: K:\200823\ENGINEERING\UTILITIES\STORM\CD - LANDSCAPE PLANNING LAYOUT LAYOUT1 (4).DWG
NO. SHEET: 10 OF 10
PLOTTED: THU 04/08/2022 2:39:45P BY: MATT LEBIEDZINSKI



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

Table with columns: DATE, REVISION COMMENTS. Rows for 08-06-2021, 10-29-2021, 01-13-2022, 04-01-2022.



TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS LANDSCAPE DRAIN TABLES



PROJECT #: 200823
SHEET NUMBER
CD33
33 OF 38

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
REVISION DATE: 7/9/09	DESIGNER: André Brackin	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
REVISION DATE: 11/23/04	DESIGNER: André P. Brackin	DEPARTMENT OF TRANSPORTATION

SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	FILE NAME: SD_3-5
REVISION DATE: 9/16/10	DESIGNER: André P. Brackin	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
REVISION DATE: 11/10/04	DESIGNER: André P. Brackin	DEPARTMENT OF TRANSPORTATION

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

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 ASHTO M 199.
- 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
Loss Modification Date: 07/31/19	Detailer: LTA	2829 West Howard Place, CDOT HO, 3rd Floor, Denver, CO 80204, Phone: 303-757-9021 FAX: 303-757-9868
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English

FILE PATH: K:\200823\ENGINEERING\GUTLITTES\STORMSIST - STORM SEWER DETAILS.DWG LAYOUT: LAYOUT1 PLOTTED: THU 04/07/22 2:39:54P BY: MATT LEBIEDZINSKI



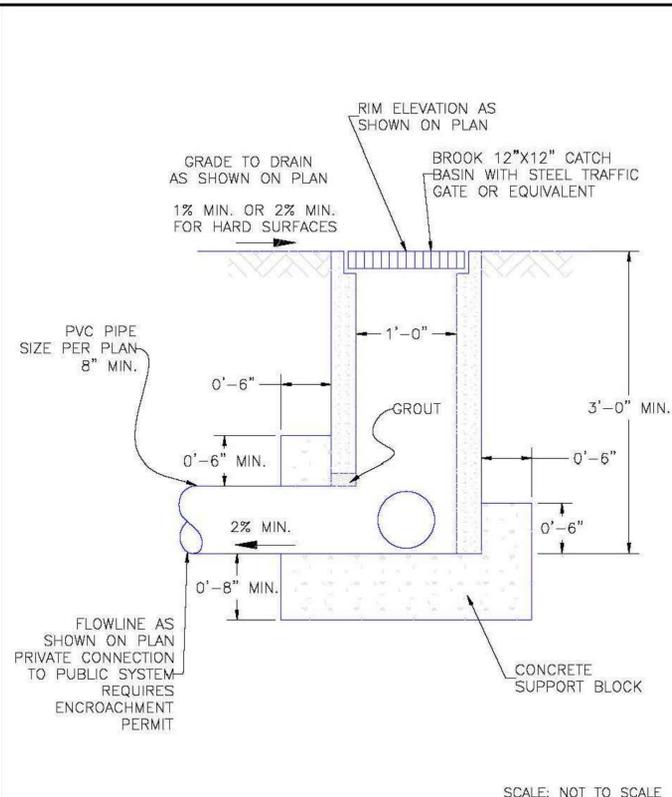
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

TRINISIC ACQUISITION COMPANY, LLC

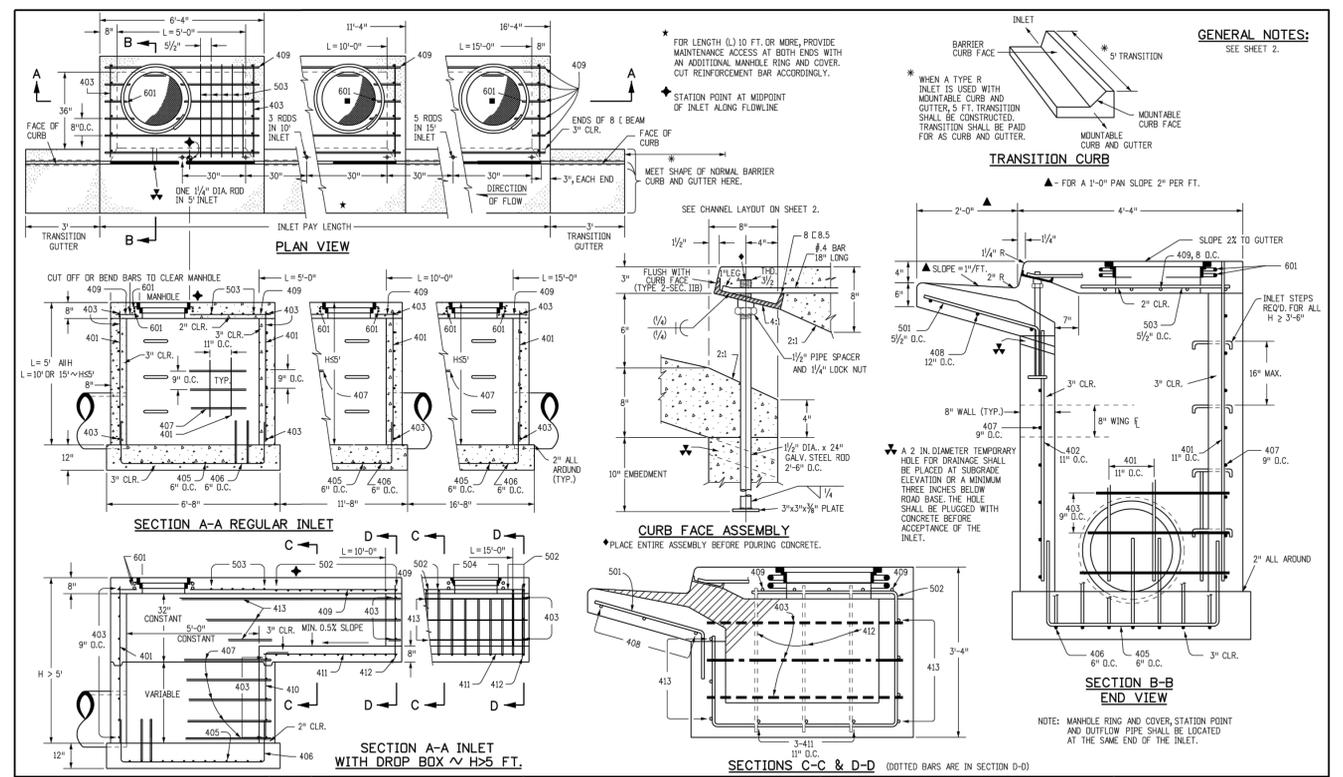
AURA AT CROSSROADS
STORM SEWER DETAILS

PROJECT #: 200823
SHEET NUMBER
CD34
34 OF 38

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



8/11/11	Grate Inlet for Common Areas (guidance) Standard Drawing	
DATE APPROVED: André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_3-8



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: DD	Date: Comments	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	CURB INLET TYPE R
Last Modification Date: 07/04/12 Initials: LTA		Project Development Branch DD/LTA	M-604-12
Full Path: www.coloradodot.info/business/designsupport1			Sheet No. 1 of 2
Drawing File Name: 6040120102.dgn			
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English			

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS		INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
				NO. REQ'D.	LENGTH	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	6'-10"	3	6'-10"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	5'-10"	6	5'-10"
410	4	11"	VII					3		3		3	
411	4	11"	II					3	5'-2"	3	10'-2"	3	10'-2"
412	4	11"	II					3	2'-9"	3	2'-9"	3	2'-9"
413	4	9"	II					7	10'-10"	7	15'-10"	7	15'-10"
501	5	3/4"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	3/4"	III					11	11'-5"	17	11'-5"	17	11'-5"
503	5	3/4"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	3/4"	IX					6	15'-10"	6	15'-10"	6	15'-10"
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"
801.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"

H"	LENGTH	REGULAR		DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		NO. REQ'D.	CONC. CU. YDS.	NO. REQ'D.	CONC. CU. YDS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-0"	10	7	10	7	3.2	285	5.3	497	7.4	706
3'-0"	3'-2"	10	7	10	7	3.4	305	5.7	528	7.8	747
4'-0"	3'-8"	12	9	12	9	3.7	328	6.0	559	8.4	786
4'-6"	4'-2"	12	9	12	9	3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	14	11	14	11	4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	16	13	16	13	4.4	375	7.0	607	9.4	850
6'-0"	5'-8"	16	13	16	13	4.6	382	7.2	616	9.6	860
6'-6"	6'-2"	18	15	18	15	4.8	402	7.4	637	9.8	880
7'-0"	6'-8"	20	17	20	17	5.0	423	7.6	654	10.0	897
7'-6"	7'-2"	20	17	20	17	5.3	430	7.8	664	10.1	907
8'-0"	7'-8"	22	19	22	19	5.5	451	8.0	684	10.3	927
8'-6"	8'-2"	24	21	24	21	5.7	471	8.2	702	10.5	944
9'-0"	8'-8"	24	21	24	21	6.0	479	8.5	711	10.6	954
9'-6"	9'-2"	26	23	26	23	6.2	499	8.7	732	10.8	974
10'-0"	9'-8"	28	25	28	25	6.4	520	8.9	749	11.0	992
10'-6"	10'-2"	28	25	28	25	6.7	527	9.2	759	11.1	1001
11'-0"	10'-8"	30	27	30	27	6.9	547	9.4	779	11.3	1022

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: DD	Date: Comments	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	CURB INLET TYPE R
Last Modification Date: 07/04/12 Initials: LTA		Project Development Branch DD/LTA	M-604-12
Full Path: www.coloradodot.info/business/designsupport1			Sheet No. 2 of 2
Drawing File Name: 6040120202.dgn			
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English			

FILE PATH: K:\200823\ENGINEERING\UTILITIES\STORM\STORM - STORM SEWER DETAILS.DWG LAYOUT - LAYOUT2 PLOTTED: THU 04/07/22 2:40:22P BY: MATT LEBEDZINSKI

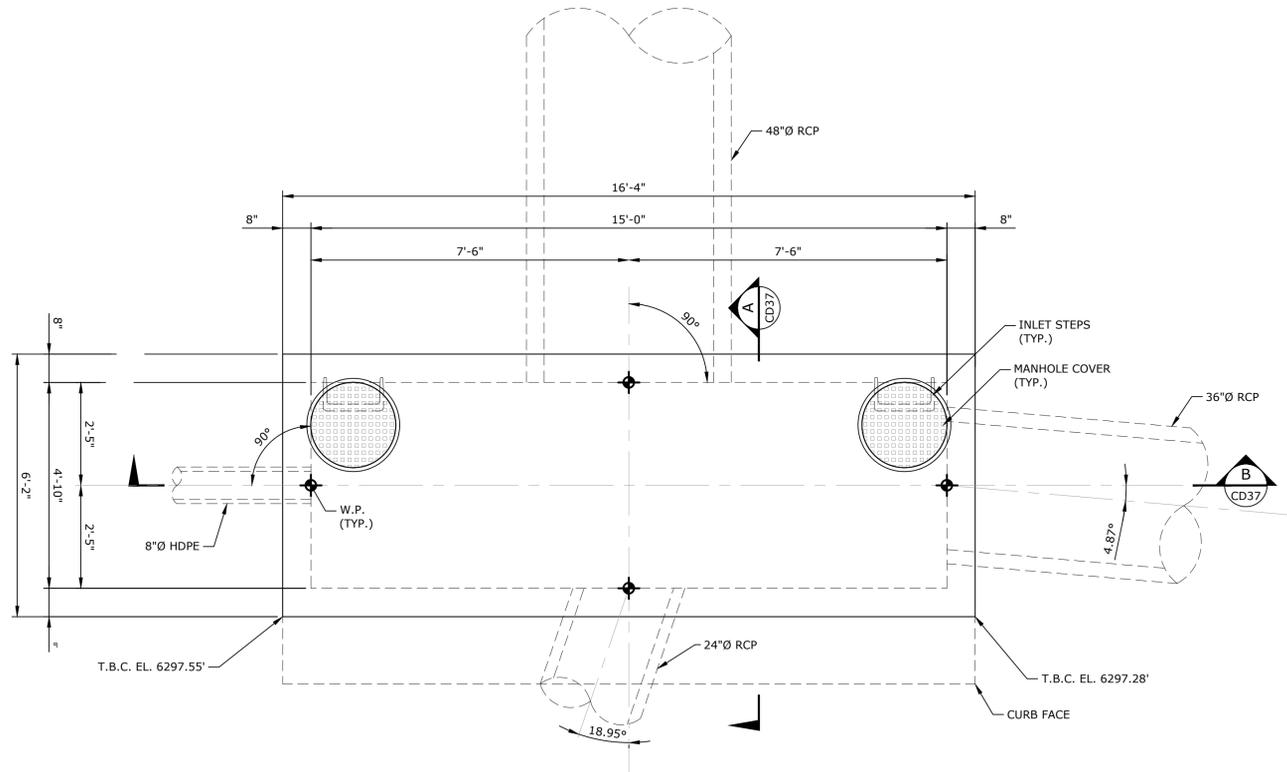
ISSUE DATE: 08-06-2021
DATE REVISION COMMENTS
10-29-2021 PER COUNTY COMMENTS
01-13-2022 PER COUNTY COMMENTS
04-01-2022 ISSUED FOR CONSTRUCTION

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

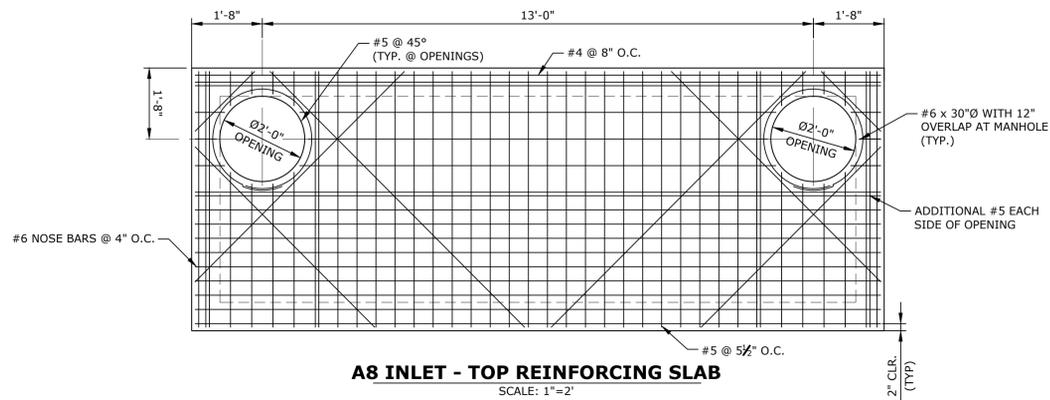
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER DETAILS

PROJECT #: 200823
SHEET NUMBER
CD35
35 OF 38



A8 INLET - PLAN @ TOP SLAB
SCALE: 1"=2'



A8 INLET - TOP REINFORCING SLAB
SCALE: 1"=2'

NOTES:

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. REINFORCING STEEL BARS SHALL CONFORM TO ASTM A-615 GRADE 60 DEFORMED BARS.
3. STRUCTURAL WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
4. CONCRETE IN SLAB AND WALLS SHALL HAVE A 28 DAY STRENGTH OF 4500 PSI WITH MAX. W/CM RATIO OF 0.45 (TYPE II CEMENT). AGGREGATE SHALL CONFORM TO ASTM C33. WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
5. ALL CONCRETE WORK SHALL COMPLY WITH ACI 301 AND ACI 318.
6. REFERENCE HKS PROJECT #200823 SHEET CD26 FOR INLET LOCATION AND ADDITIONAL INFORMATION.
7. REFERENCE CDOT CURB INLET TYPE R STANDARD DRAWING M-604-12 SHEETS 1 AND 2 FOR INFORMATION NOT SHOWN.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
 FILE PATH: K:\200823\ENGINEERING\UTILITIES\STORMIST - STORM SEWER DETAILS.DWG LAYOUT: LAYOUT3
 DRAWN BY: JDO
 PLOTTED: THU 04/07/22 2:40:07P BY: MATT LEBIEDZINSKI



Know what's below.
Call before you dig.

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

ISSUE DATE: 08-06-2021

DATE	REVISION COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

HKS HARRIS KOCHER SMITH
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 HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
MODIFIED TYPE R INLET (A8) DETAILS

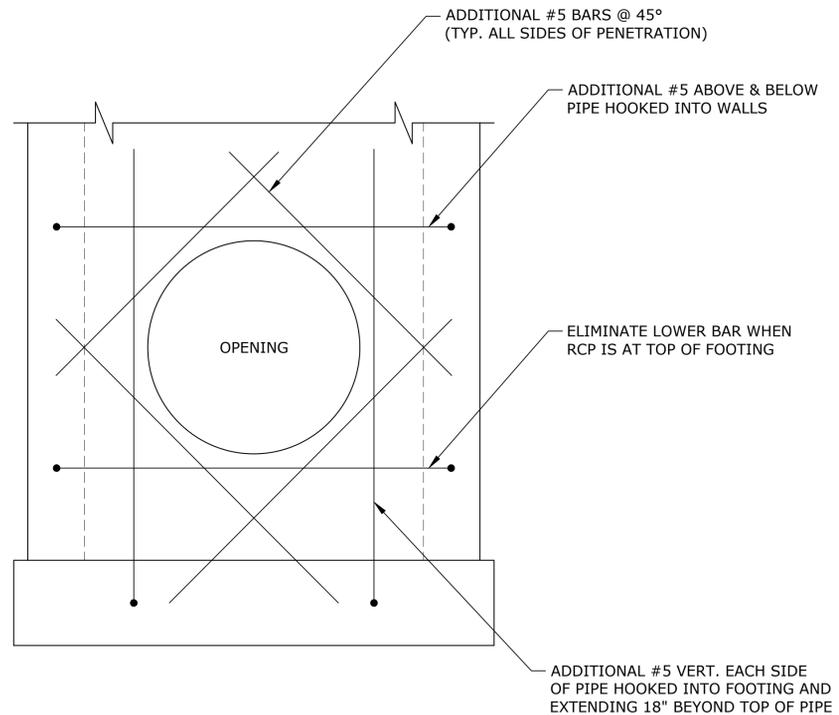


PROJECT #: 200823

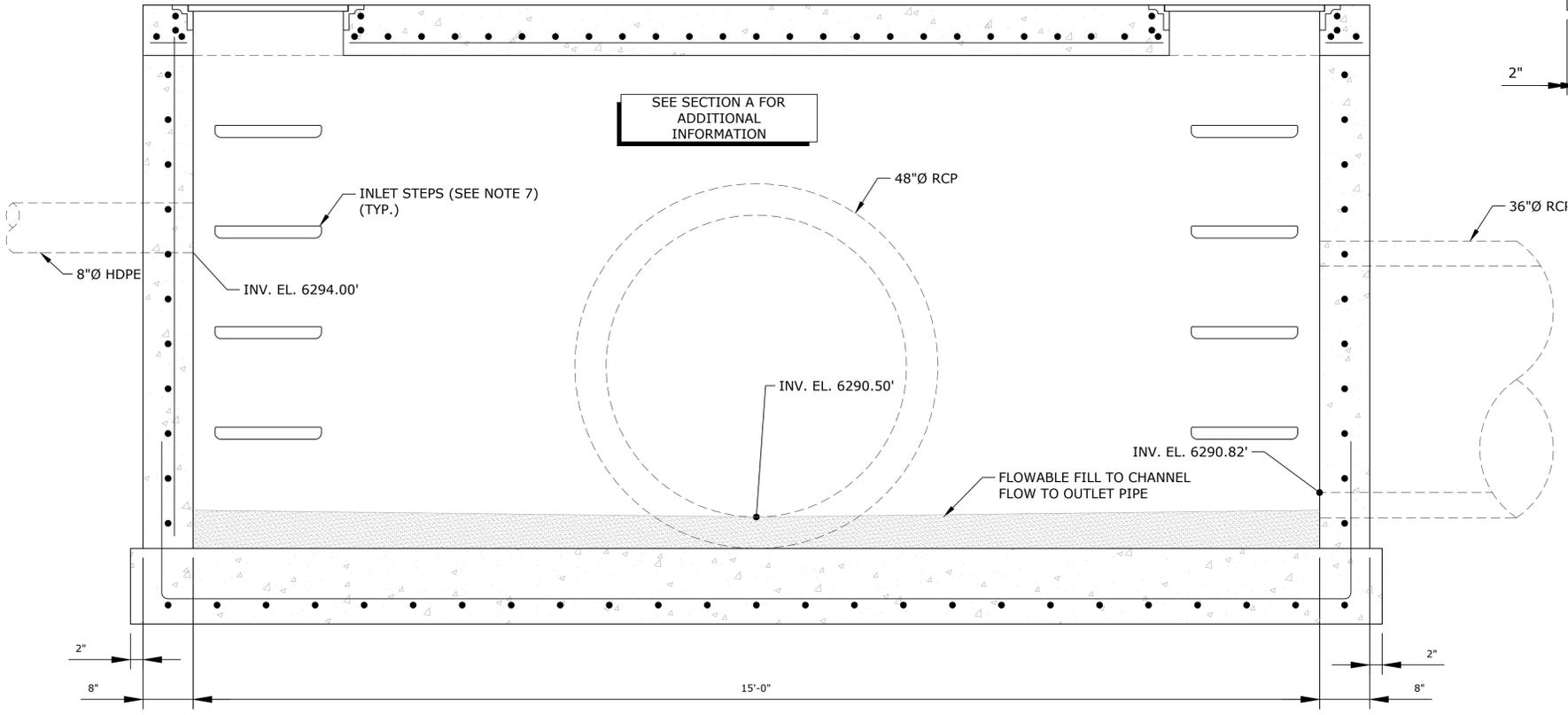
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CD36

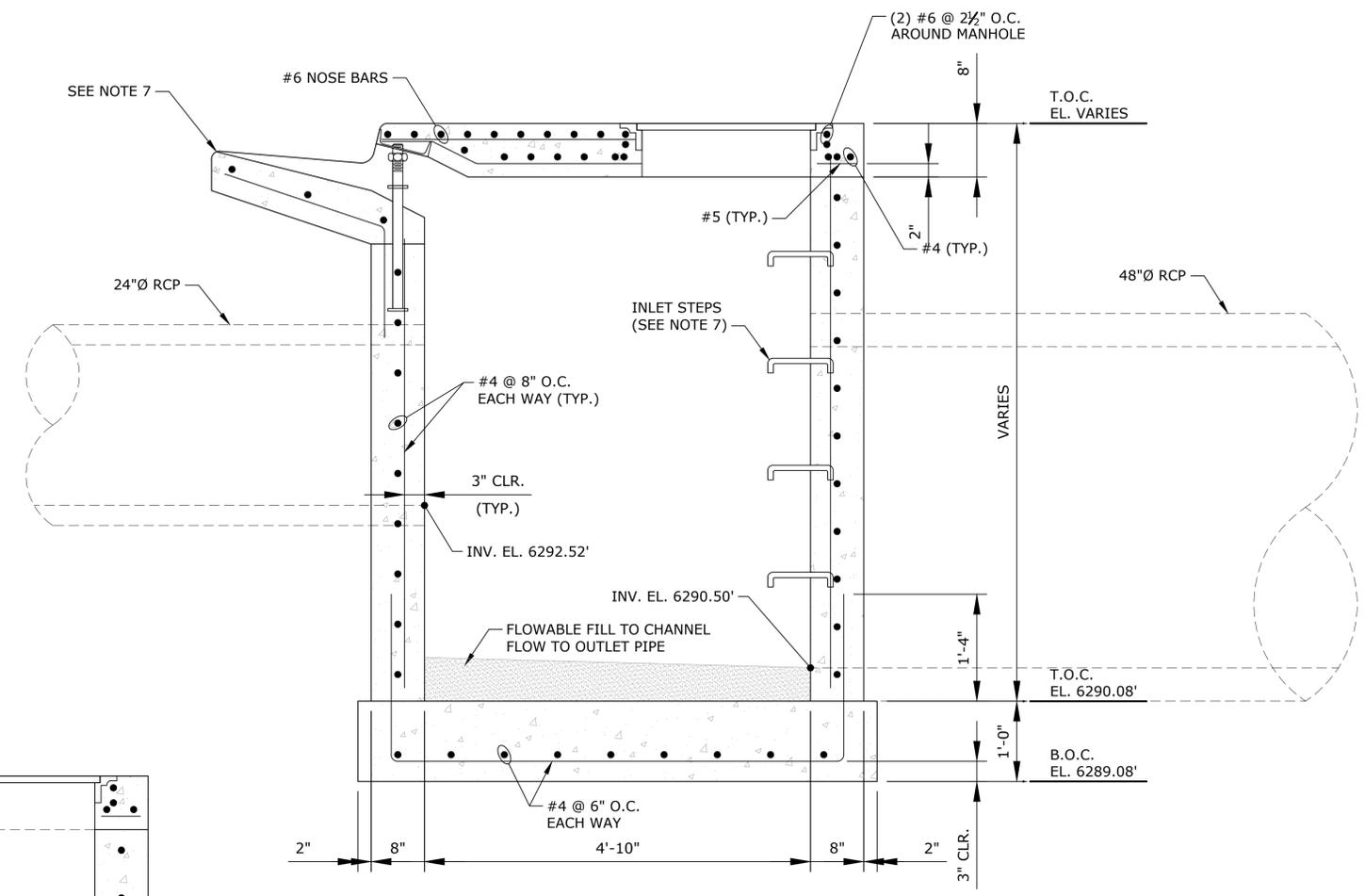
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



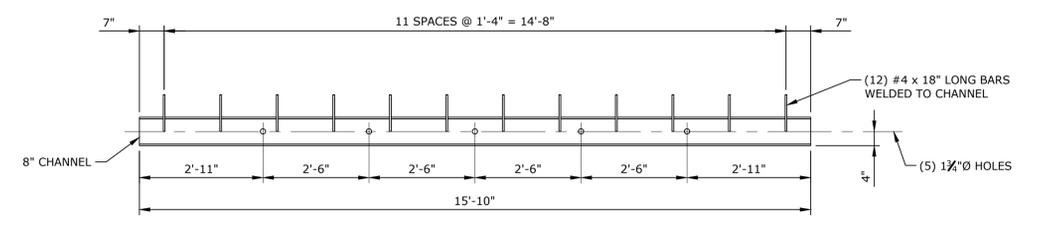
TYPICAL WALL OPENING REINFORCING DETAIL
SCALE: NONE



B SECTION
1"=1'



A SECTION
1"=1'



INLET CHANNEL LAYOUT DETAIL
SCALE: 1"=2'
SEE NOTE 7

- NOTES:**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. REINFORCING STEEL BARS SHALL CONFORM TO ASTM A-615 GRADE 60 DEFORMED BARS.
 3. STRUCTURAL WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
 4. CONCRETE IN SLAB AND WALLS SHALL HAVE A 28 DAY STRENGTH OF 4500 PSI WITH MAX. W/CM RATIO OF 0.45 (TYPE II CEMENT). AGGREGATE SHALL CONFORM TO ASTM C33. WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
 5. ALL CONCRETE WORK SHALL COMPLY WITH ACI 301 AND ACI 318.
 6. REFERENCE HKS PROJECT #200823 SHEET CD26 FOR INLET LOCATION AND ADDITIONAL INFORMATION.
 7. REFERENCE CDOT CURB INLET TYPE R STANDARD DRAWING M-604-12 SHEETS 1 AND 2 FOR INFORMATION NOT SHOWN.

FILE PATH: K:\200823\ENGINEERING\UTILITIES\STORMIST - STORM SEWER DETAILS.DWG LAYOUT: LAYOUT4
PLOTTED: THU 04/07/22 2:40:13P BY: MATT LEBIEDZINSKI



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

DATE	REVISION COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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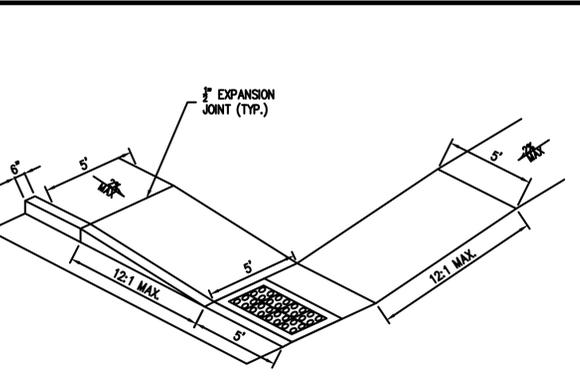
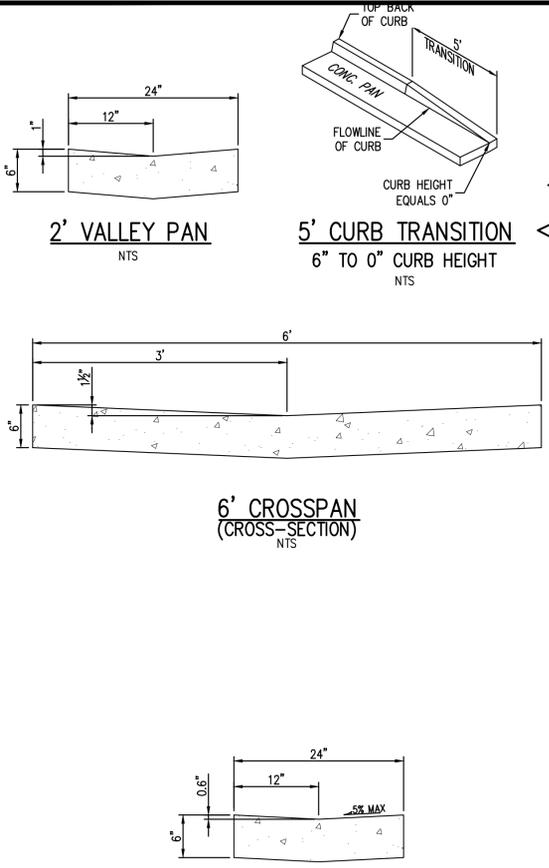
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
MODIFIED TYPE R INLET (A8) DETAILS

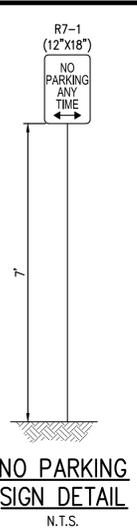


PROJECT #: 200823
SHEET NUMBER
CD37
37 OF 38

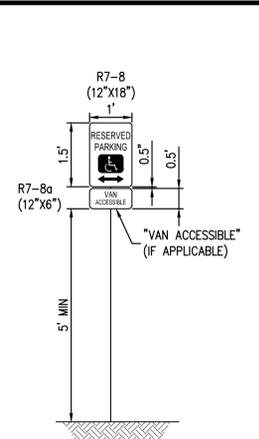
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



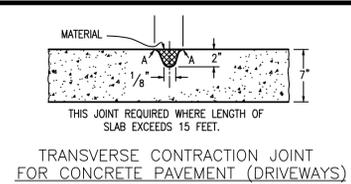
3 MODIFIED PARALLEL PEDESTRIAN RAMP
N.T.S.
REFER TO EL PASO COUNTY STANDARD RAMP DETAILS FOR ADDITIONAL INFORMATION



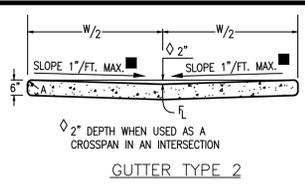
NO PARKING ANY TIME
N.T.S.



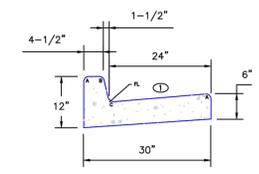
HANDICAP PARKING SIGN DETAIL
N.T.S.



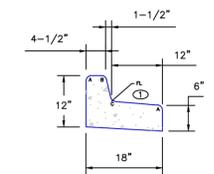
TRANSVERSE CONTRACTION JOINT FOR CONCRETE PAVEMENT (DRIVEWAYS)



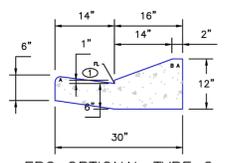
GUTTER TYPE 2



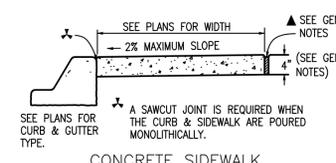
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)



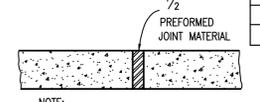
EPC TYPE B



EPC OPTIONAL TYPE C



CONCRETE SIDEWALK



SIDEWALK EXPANSION JOINT

LEGEND FOR RADII

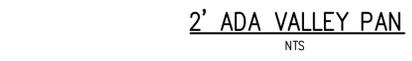
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

LEGEND FOR RADII

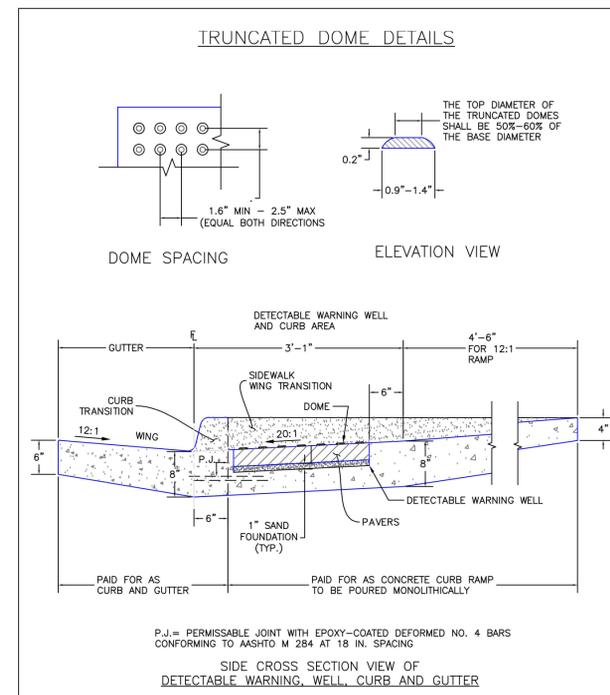
A	1/8" TO 1/4"
B	1"
C	1 1/2"
D	1 1/2" TO 2"

- CURB, GUTTER, AND SIDEWALK NOTES**
- ON CURVES 3 DEGREES OR SHARPER, CURBS AND/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 10 FEET MAY BE USED WHEN THE DEGREE OF CURVE IS LESS THAN 3 DEGREES.
 - CONCRETE SHALL BE CLASS B.
 - PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
 - CURB TYPE 4 (KEY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTIONS 1B AND 1M) IF SPECIFIED ON THE PLANS.
 - ALL SIDEWALK WIDER THAN 6' SHALL BE 4" THICK
 - EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
 - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
 - WHEN THE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284M AND SPACED 2 FT.-6 IN. THEY SHALL BE INSERTED 1/2 AND 1/2 LENGTH INTO THE GUTTER.
 - WHERE AN ACCESSIBLE PATH CROSSES A GUTTER TYPE 2, THE CROSS SLOPE SHALL NOT BE STEEPER THAN 20:1.

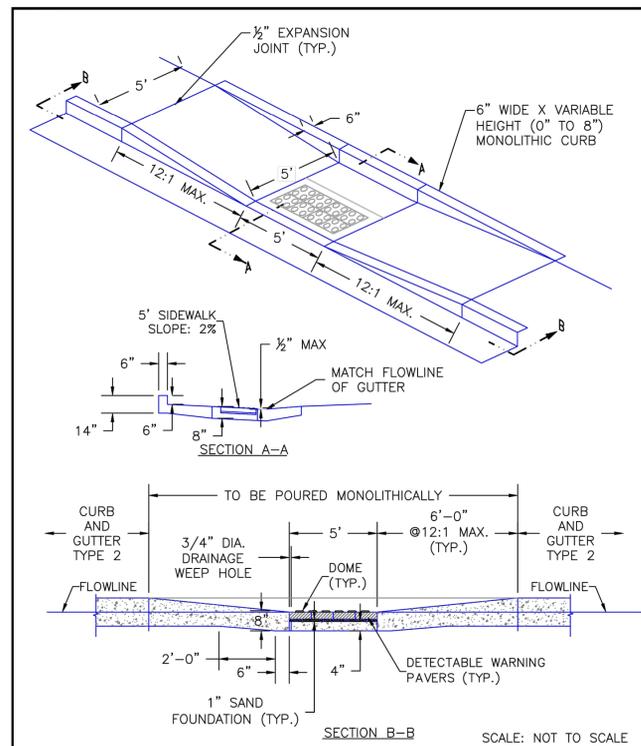
CURB, GUTTER, AND SIDEWALK DETAILS
N.T.S.



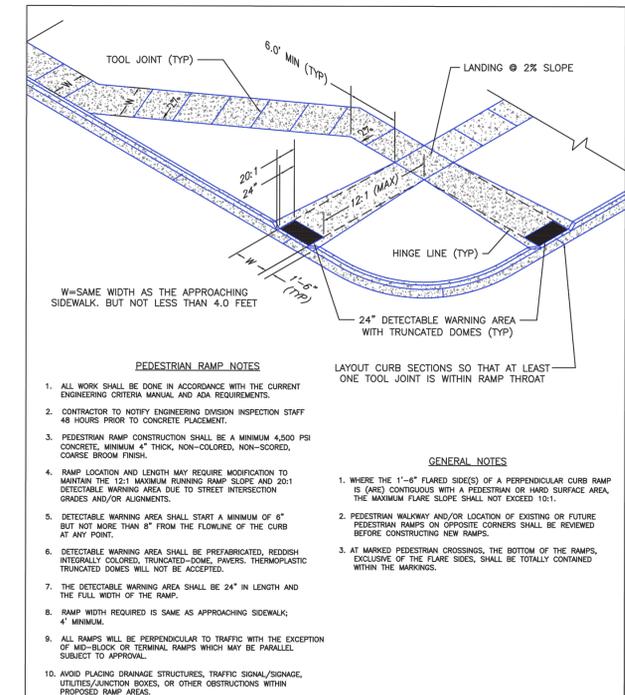
2' ADA VALLEY PAN
N.T.S.



TRUNCATED DOME DETAILS



2 Parallel Pedestrian Ramp Detail Standard Drawing



PEDESTRIAN RAMP NOTES

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

GENERAL NOTES

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

1 Pedestrian Intersection Ramp Standard Drawing

DATE APPROVED:	1/1/08
DESIGNED BY:	John A. McCarty
DEPARTMENT OF TRANSPORTATION	
REVISION DATE:	11/25/15
FILE NAME:	SD_2-42

DATE APPROVED:	8/11/11
DESIGNED BY:	André P. Brackin
DEPARTMENT OF TRANSPORTATION	
REVISION DATE:	12/8/15
FILE NAME:	SD_2-50

DATE APPROVED:	7/9/09
DESIGNED BY:	André P. Brackin
DEPARTMENT OF TRANSPORTATION	
REVISION DATE:	12/8/15
FILE NAME:	SD_2-41

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10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION

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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
GENERAL DETAILS

PROJECT #: 200823
SHEET NUMBER
CD38
38 OF 38