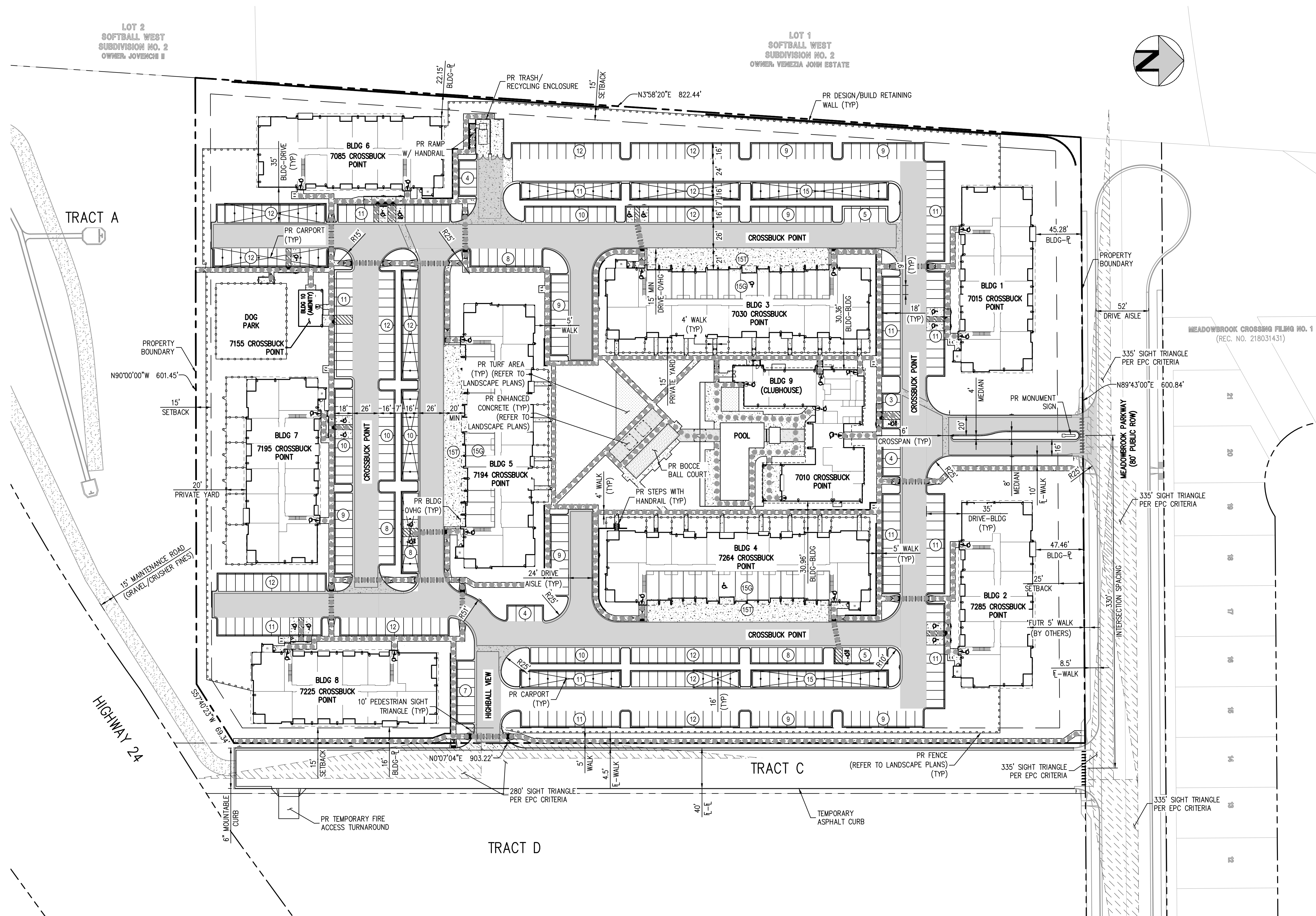
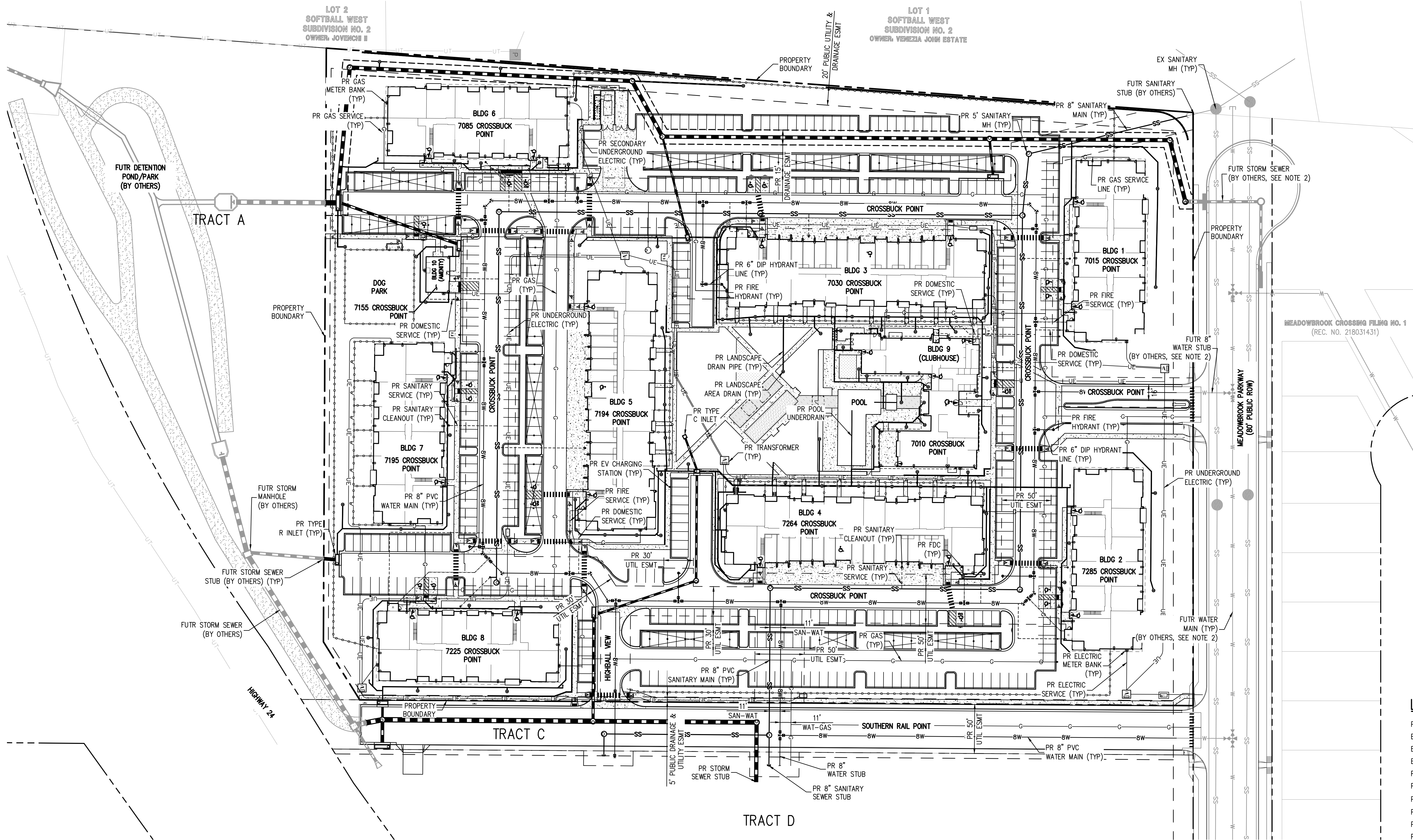
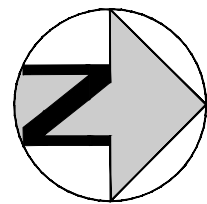


PCD FILE NO. PPR-21-041

ISSUE DATE: 08-06-2021		PROJECT #: 200823	
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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LEGEND:

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

FILEPATH: K:\200823\ENGINEERING\UTILITIES\STORMWATER - OVERALL UTILITY PLANNING LAYOUT LAYOUT 2
5 - 11-13-2022
PLOTTER: FRI 04/08/2022 8:30:49A BY: ETHAN MARKS

811
Know what's below.
Call before you dig.

50 0 50 100
SCALE: 1" = 50'

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

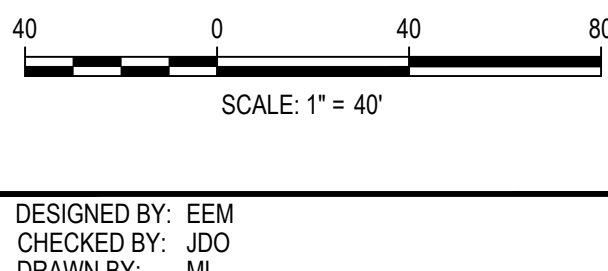
AURA AT CROSSROADS
OVERALL UTILITY PLAN

PROFESSIONAL ENGINEER
43327
04/08/2022

PROJECT #: 200823
SHEET NUMBER
CD3
2 OF 38

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

FILEPATH: K:\200823\ENGINEERING\CD04 - PAVING PLANNING LAYOUT LAYOUT1
6 LAYOUTS
PLOTTED: THU 04/07/2023 2:32:42P 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

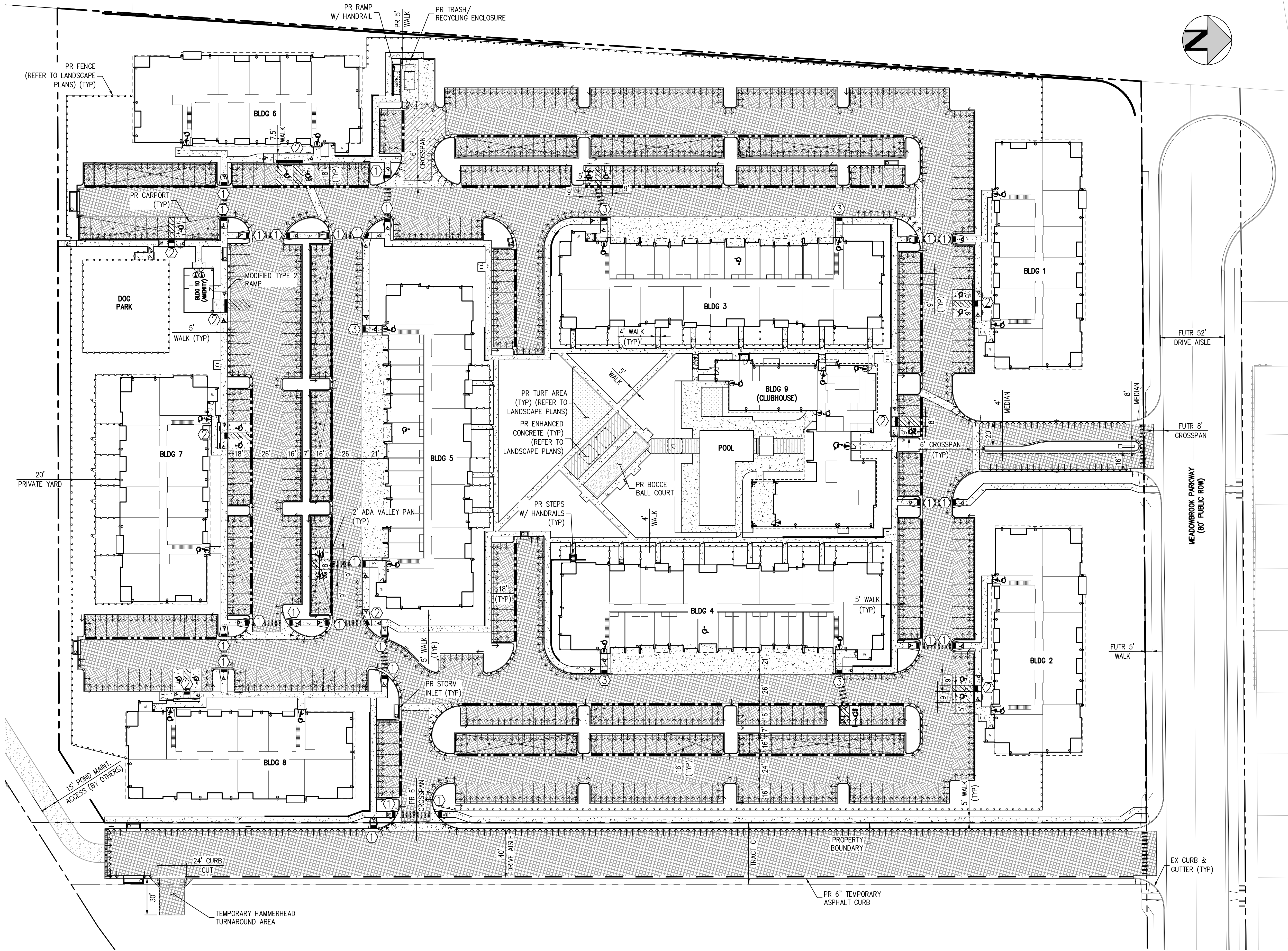


TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
PAVING PLAN



PROJECT #: 200823
SHEET NUMBER
CD4
4 OF 38



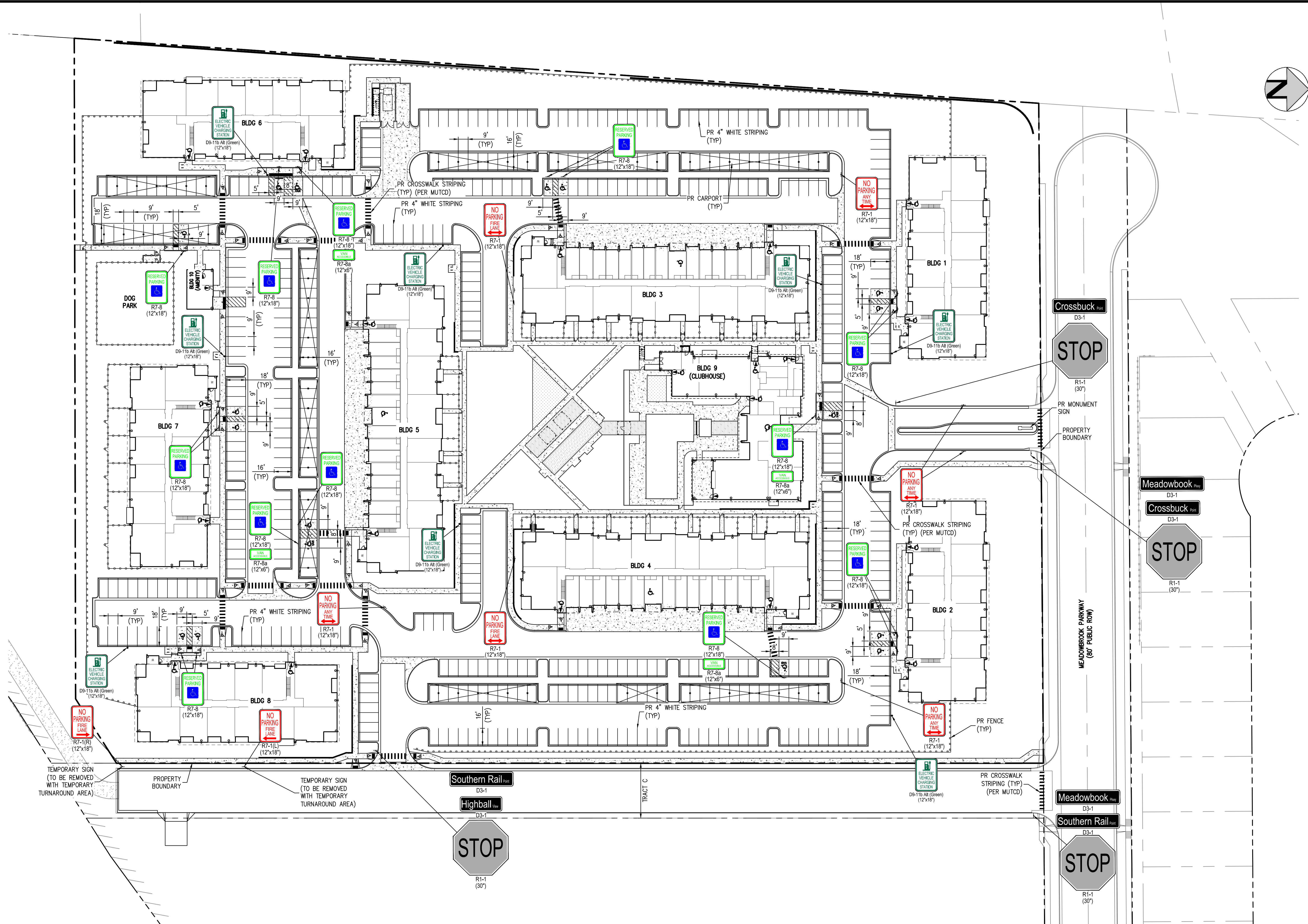
LEGEND:

- 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:

- PAVEMENT THICKNESSES ARE SHOWN FOR INFORMATION ONLY. REFER TO THE GEOTECHNICAL INVESTIGATION OF CROSSROADS APARTMENTS PREPARED BY CTL THOMPSON FOR PAVEMENT SECTION AND MATERIALS.
- CONTRACTOR SHALL CONSTRUCT CONCRETE REINFORCEMENT PAVEMENT JOINTS, ETC. IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION, M&S STANDARDS, CURRENT EDITIONS, UNLESS OTHERWISE INDICATED IN PLANS.
- SEE ARCHITECT, LANDSCAPE ARCHITECT & STRUCTURAL PLANS FOR MORE DETAILS REGARDING WALL TYPES FOR ALL SITE RETAINING WALLS.
- 2' ADA VALLEY PAN SHALL BE USED ALONG ALL CONCRETE HANDICAP ADA SPACES AND HANDICAP ADA ACCESS AISLES.
- CONTRACTOR SHALL ADJUST CARPORT COLUMN LOCATIONS TO AVOID PLACING A COLUMN ON/NEAR HANDICAP ADA SPACES AND HANDICAP ADA ACCESS AISLES.

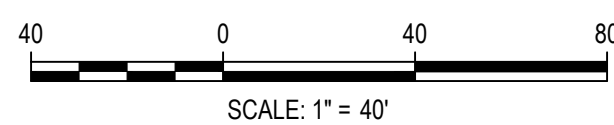
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILEPATH: K:\200823\ENGINEERING\CD00 - SIGNAGE AND STRIPING PLANNING LAYOUT: LAYOUT1
7/15/2022 10:00 AM
PLOTTER: THU 04/07/2022 2:32:52 PM BY: MATT LEBEDZINSKI



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

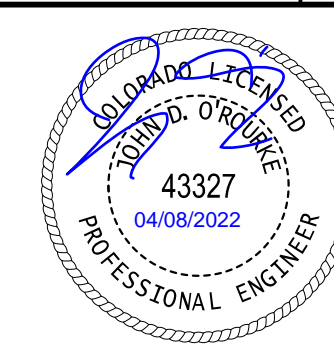
ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



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TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
SIGNAGE AND STRIPING PLAN



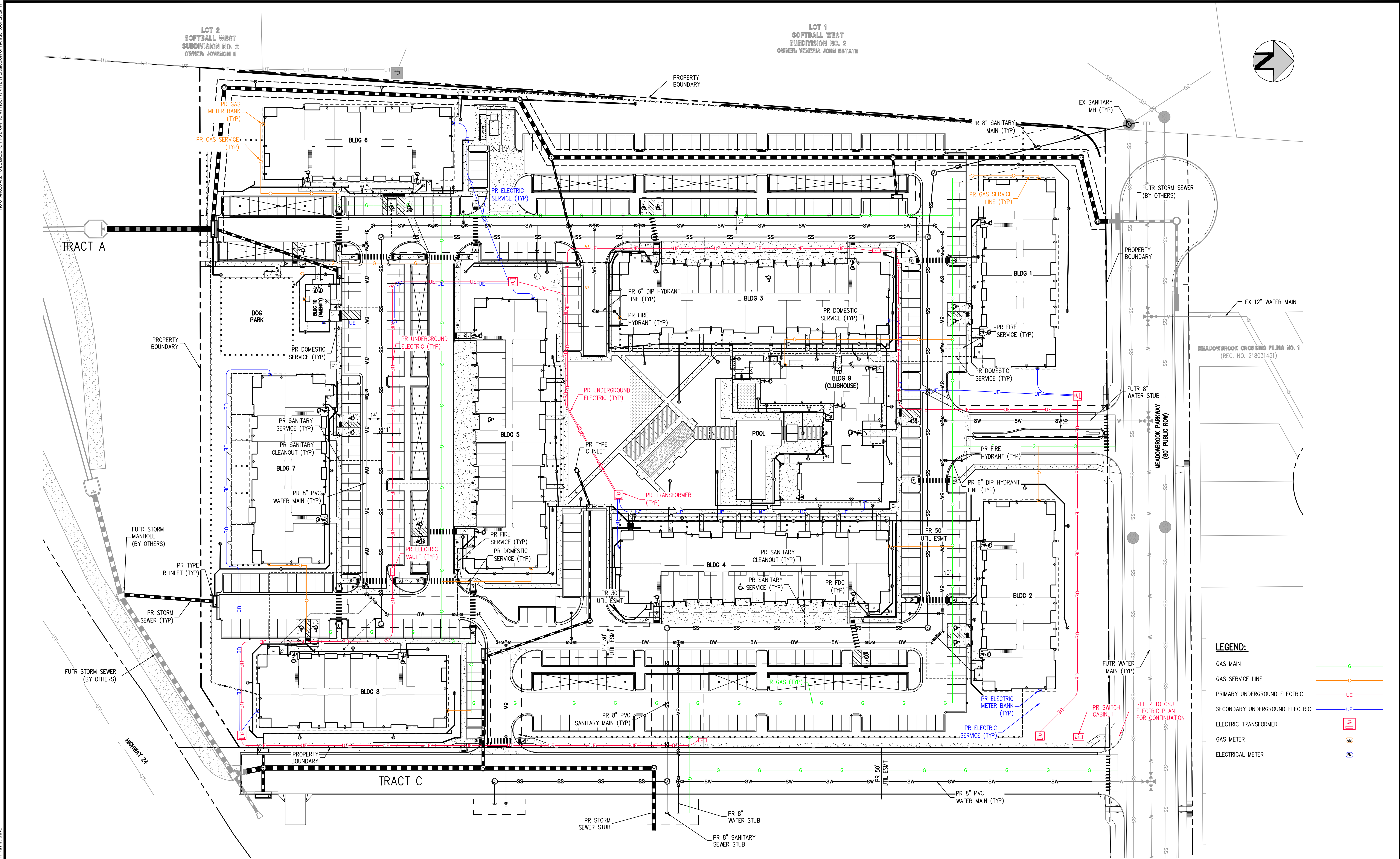
PROJECT #: 200823
SHEET NUMBER

CD5

5 OF 38

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

FILE PATH: K:\200823\ENGINEERING\UTILITIES\CD - DRY UTILITY PLAN\DWG LAYOUT LAYOUT2
PLOT DATE: 04/08/2022
PLOTTER: FRI 04/08/22 8:28:57A BY: ETHAN MARKS





Know what's below.
Call before you dig.

40 0 40 80

SCALE: 1" = 40'

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



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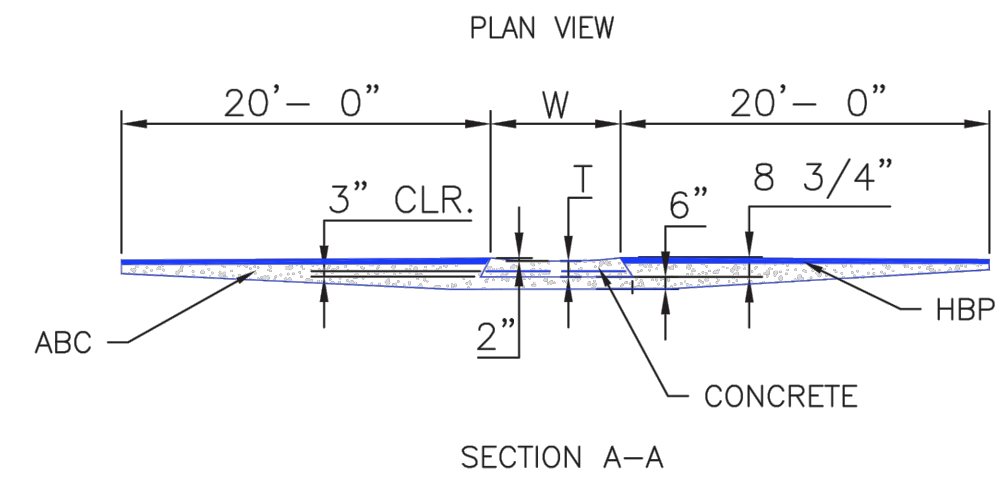
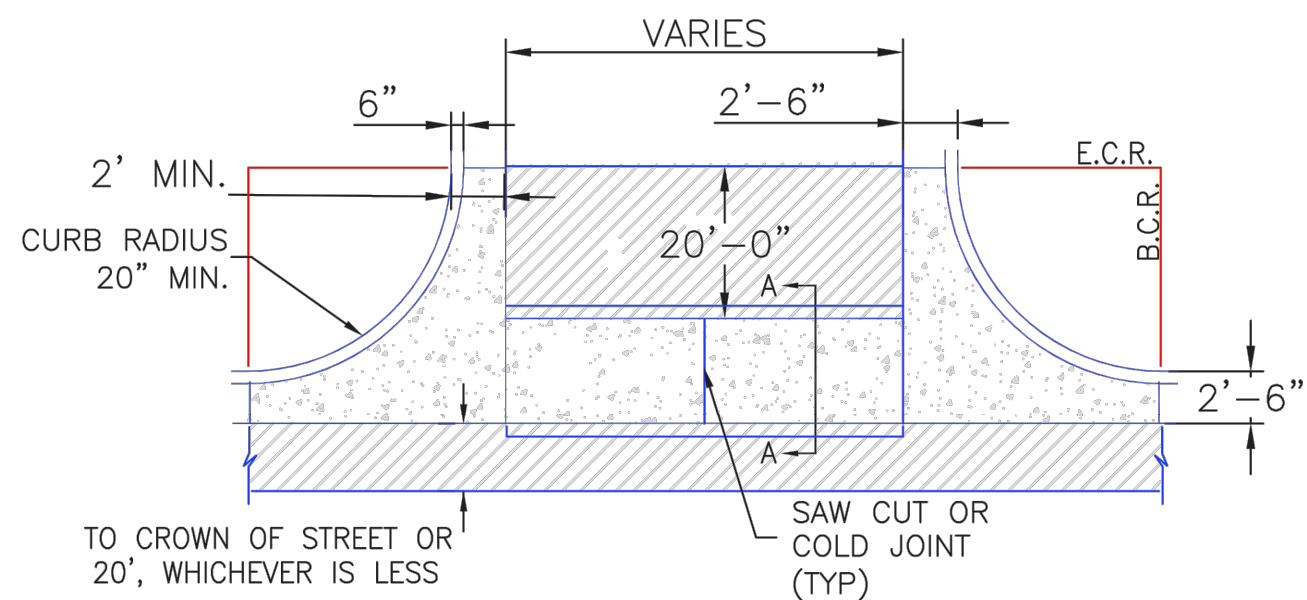
AURA AT CROSSROADS
DRY UTILITY PLAN



43327
04/08/2022
PROFESSIONAL ENGINEER

PROJECT #: 200823
SHEET NUMBER
CD6
CD6 OF 38

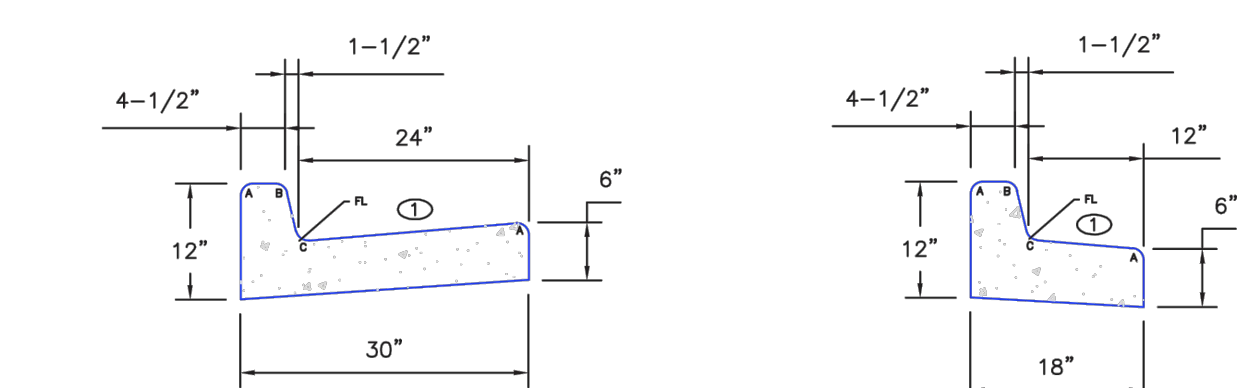
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



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

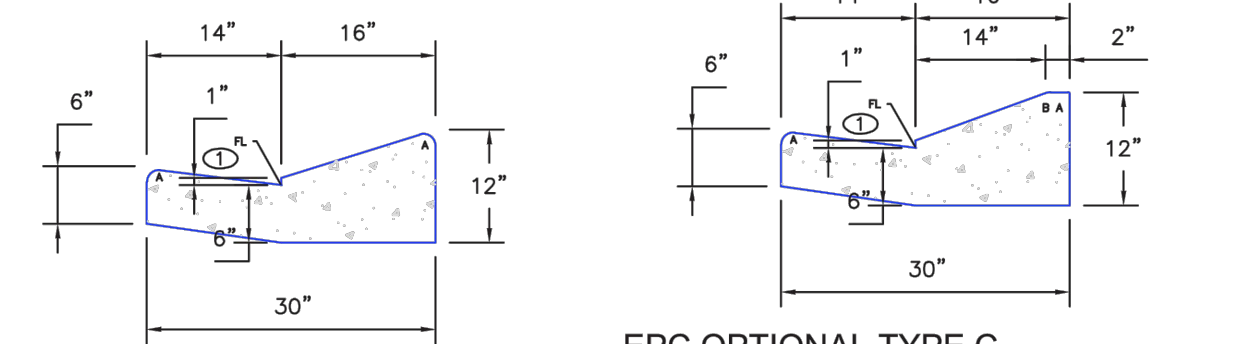
SCALE: NOT TO SCALE

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



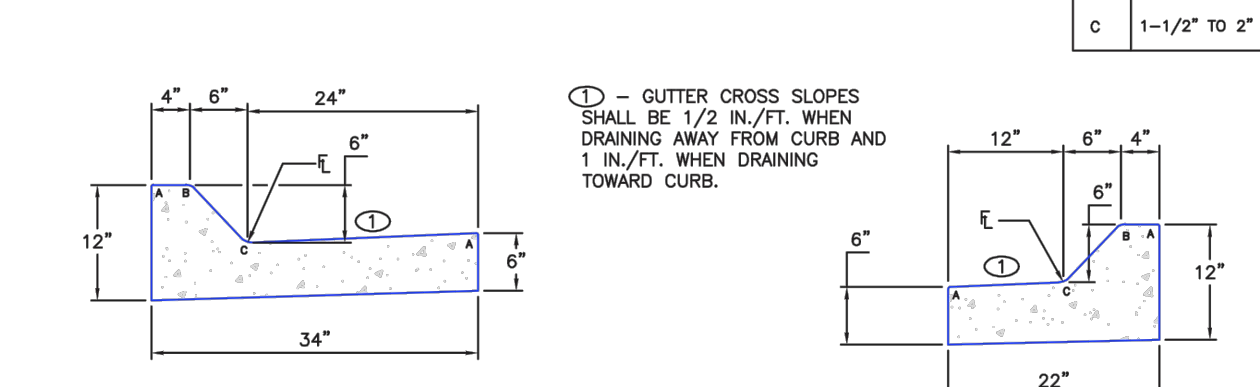
EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC TYPE B



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

EPC OPTIONAL TYPE C



EPC TYPE D
(6" RAMP CURB)

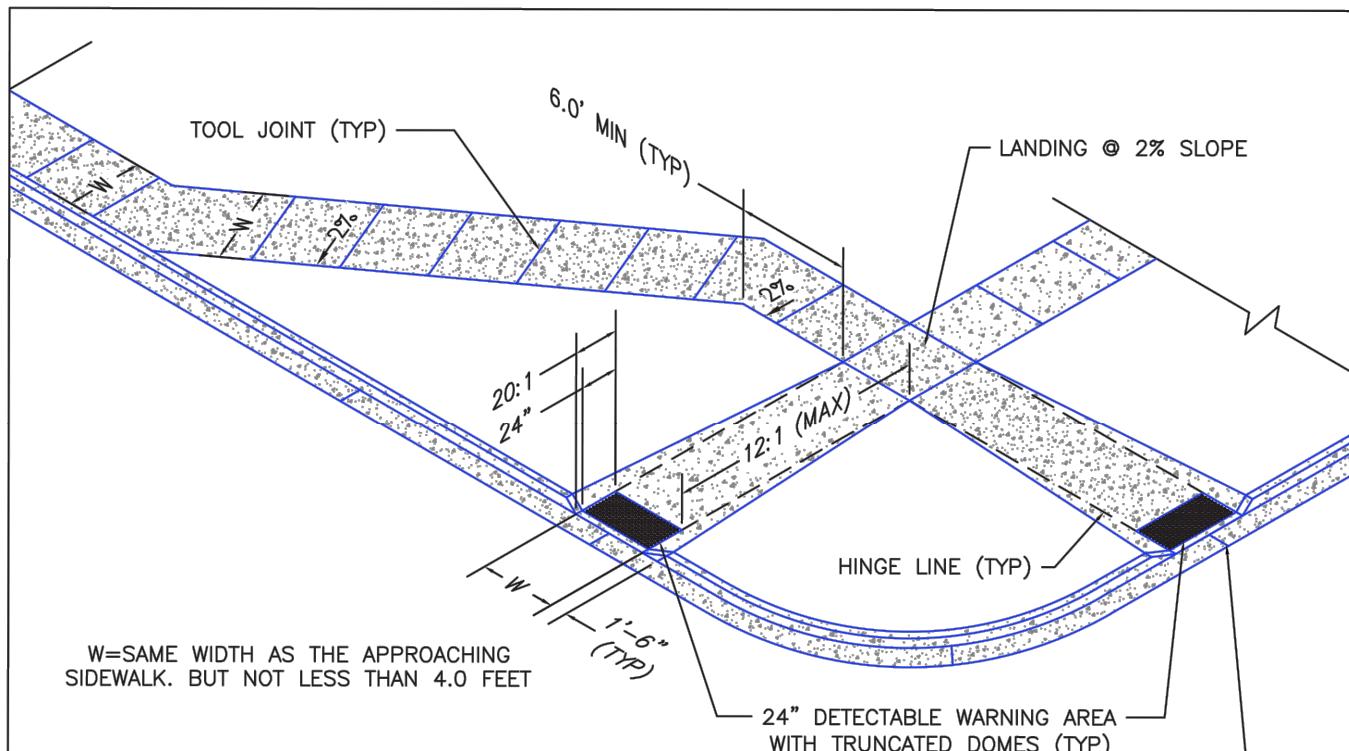
EPC TYPE E
(6" RAMP CURB)

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

① - GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

SCALE: NOT TO SCALE

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



W=SAME WIDTH AS THE APPROACHING SIDEWALK. BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

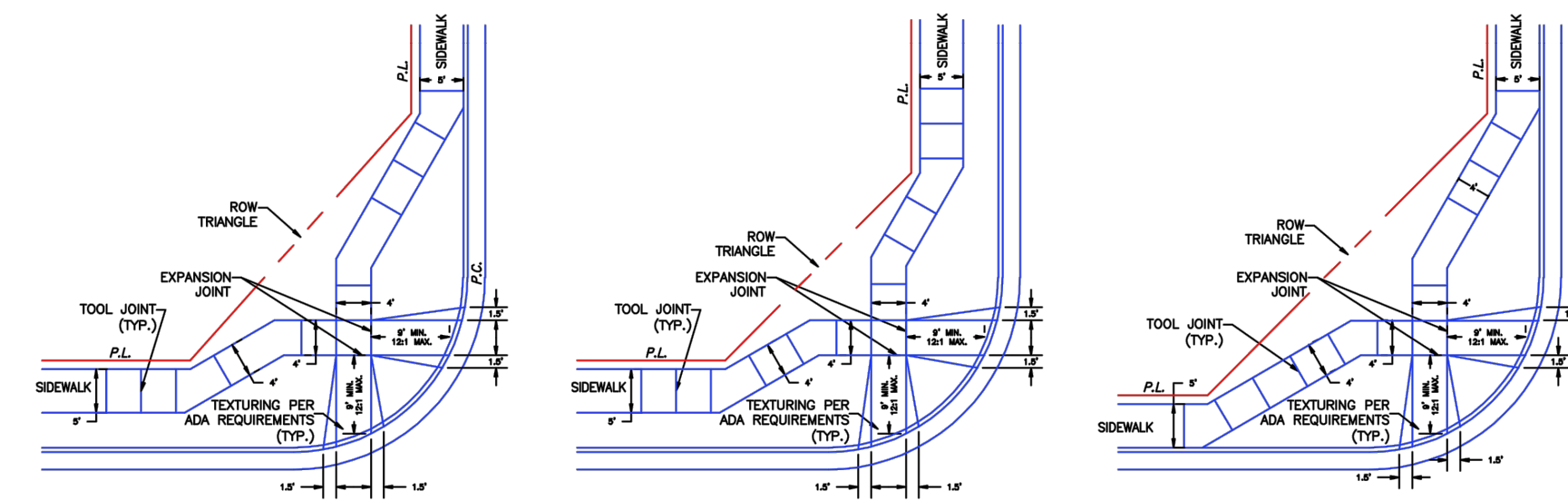
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED,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

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

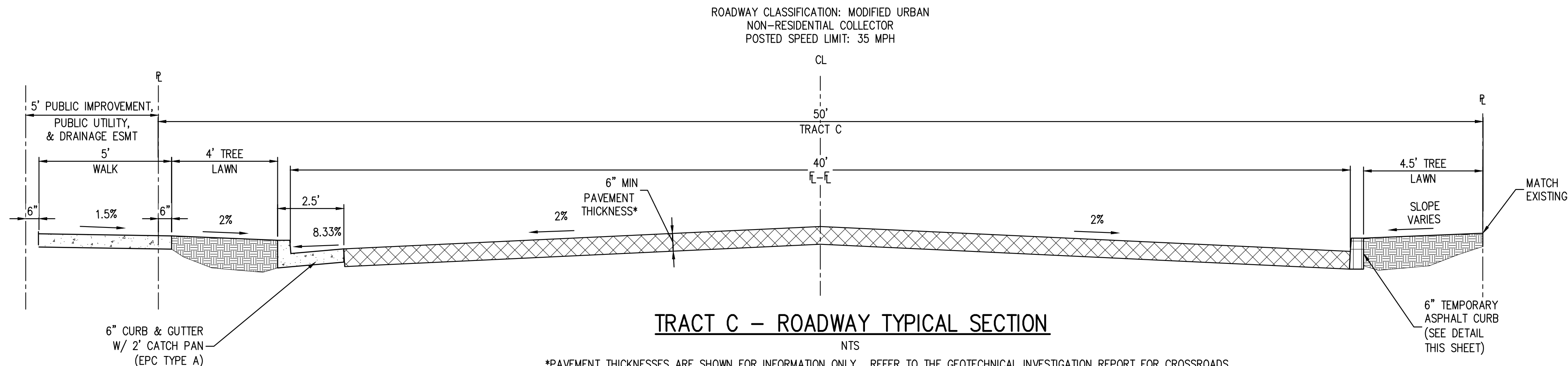
1. WHERE THE 1'-6" FLARED SIDING OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HAND SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING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

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

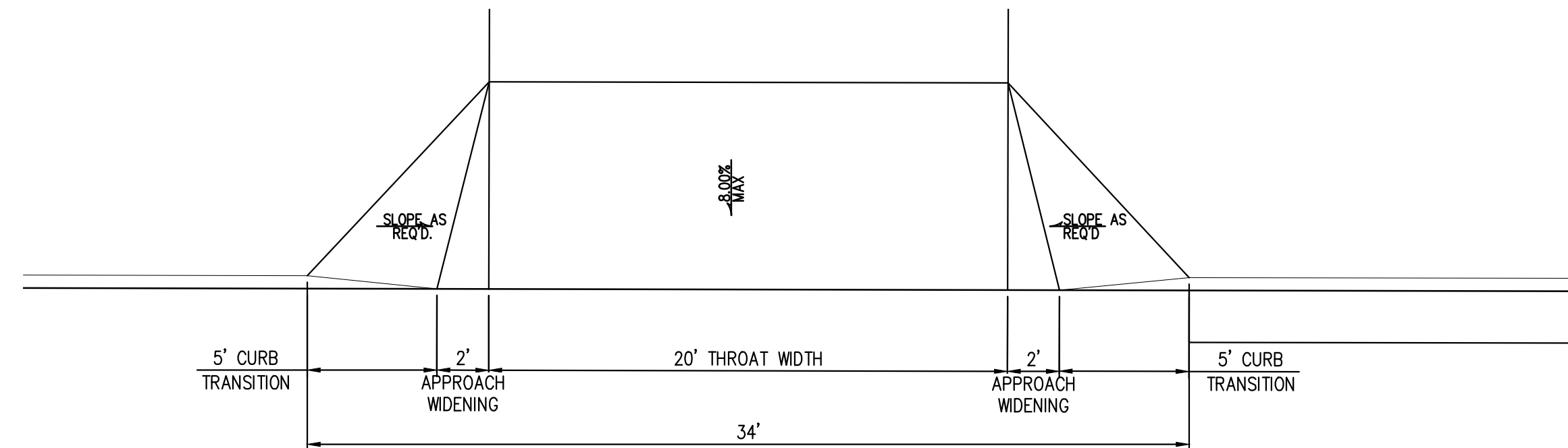


SCALE: NOT TO SCALE

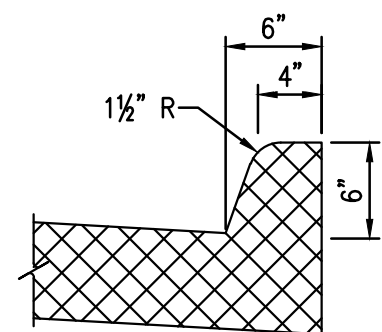
9/16/10	Pedestrian Intersection Ramp Detail Standard Drawing		
DATE APPROVED: André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_2-40	
DEPARTMENT OF TRANSPORTATION			



*PAVEMENT THICKNESSES ARE SHOWN FOR INFORMATION ONLY. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR CROSSROADS APARTMENTS PREPARED BY CTL THOMPSON FOR PAVEMENT SECTION AND MATERIALS.



24' DRIVE CUT DETAIL
SCALE: NTS



6" TEMPORARY ASPHALT
CURB DETAIL
NTS



Know what's below.
Call before you dig.

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

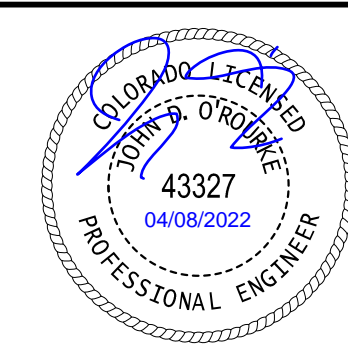
ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



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AURA AT CROSSROADS
TRACT C - ROADWAY TYPICAL SECTIONS & DETAILS



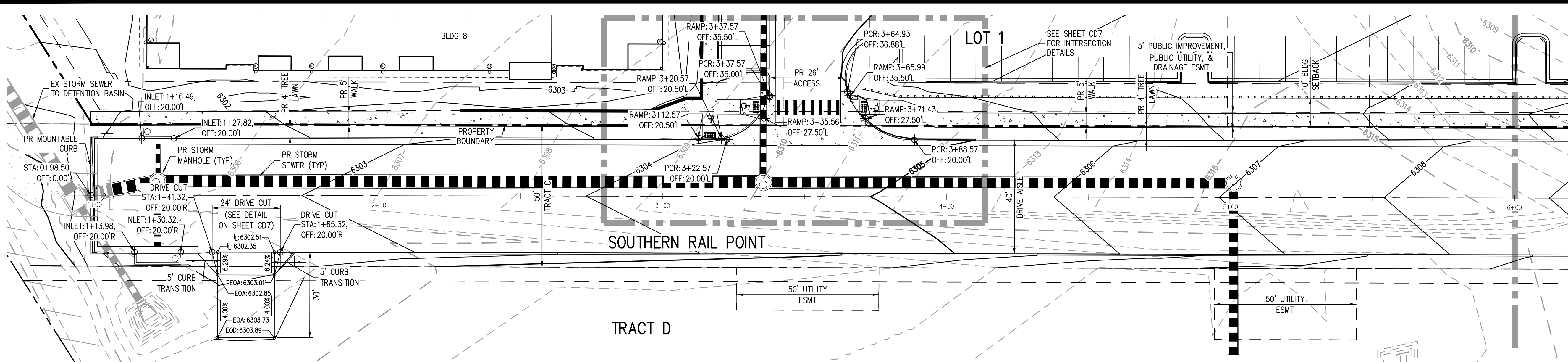
PROJECT #: 200823
SHEET NUMBER

CD7

7 OF 38

FILEPATH: K:\200823\ENGINEERING\ROADWAY\CD - TRACT C TYPICAL SECTIONS.DWG LAYOUT LAYOUT1
2 REVISIONS
PLOTTED: THU 04/07/22 2:33:50P BY: MATTHEW LEBIEDZINSKI

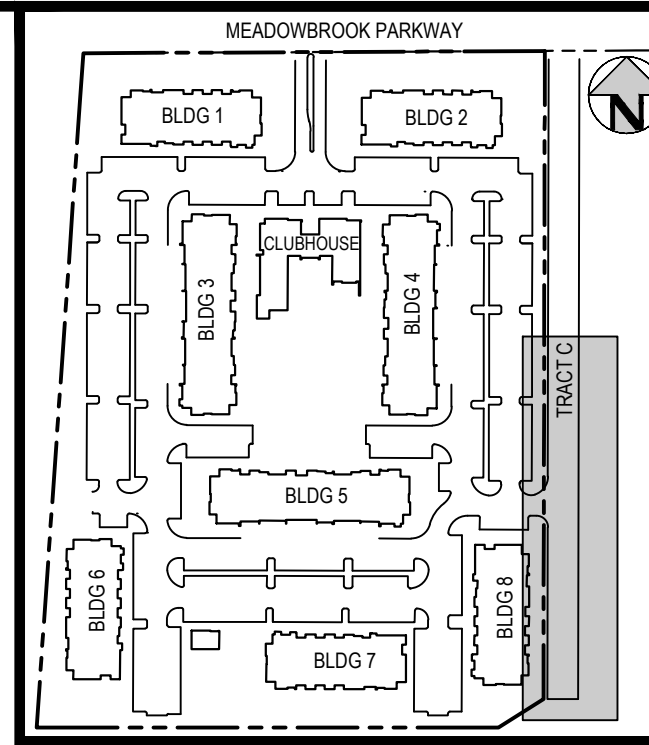
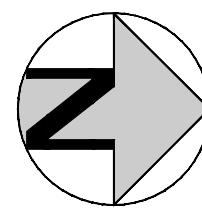
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PR TRACT C ROADWAY CENTERLINE - PLAN

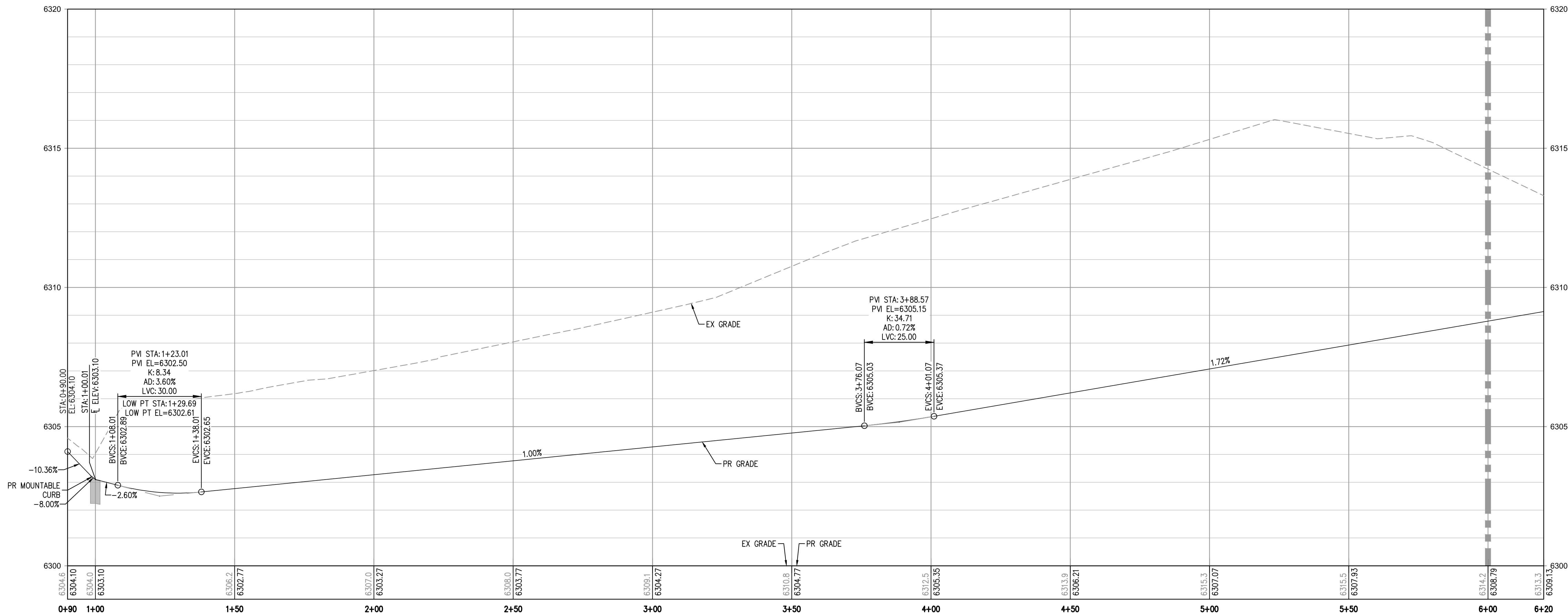
SCALE = 1" = 20'

MATCHLINE - SEE SHEET CD9



KEY MAP

SCALE: 1" = 250'



TRACT C ROADWAY CENTERLINE PROFILE

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

MATCHLINE - SEE SHEET CD9

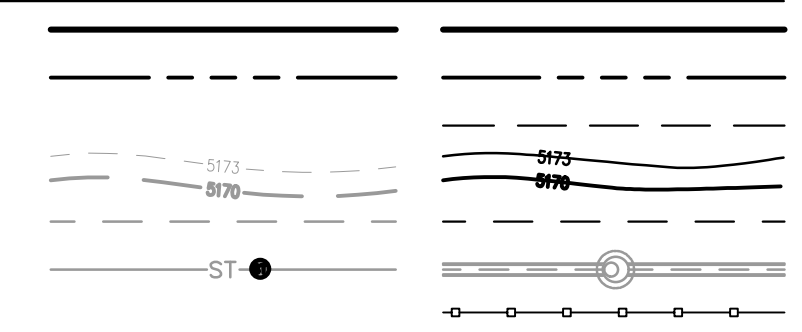
NOTES:

- 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.

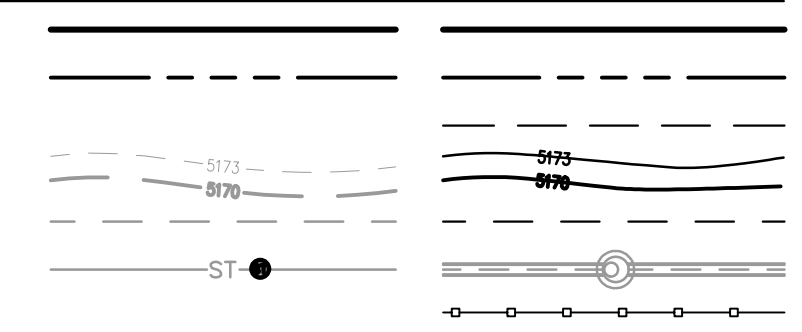
LEGEND:

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

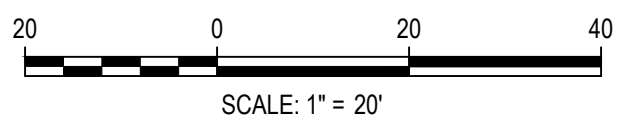
EXISTING



PROPOSED



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



SCALE: 1" = 20'

ISSUE DATE: 08-06-2021

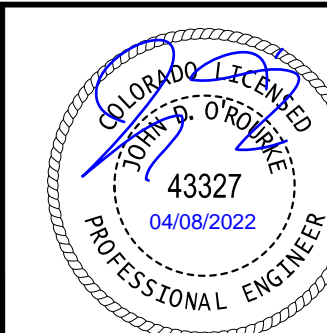
DATE	REVISION COMMENTS
10-29-2021	PER COUNTY COMMENTS
01-13-2022	PER COUNTY COMMENTS
04-01-2022	ISSUED FOR CONSTRUCTION



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Denver, Colorado 80203
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
TRACT C - CENTERLINE PLAN & PROFILE



PROJECT #: 200823
SHEET NUMBER

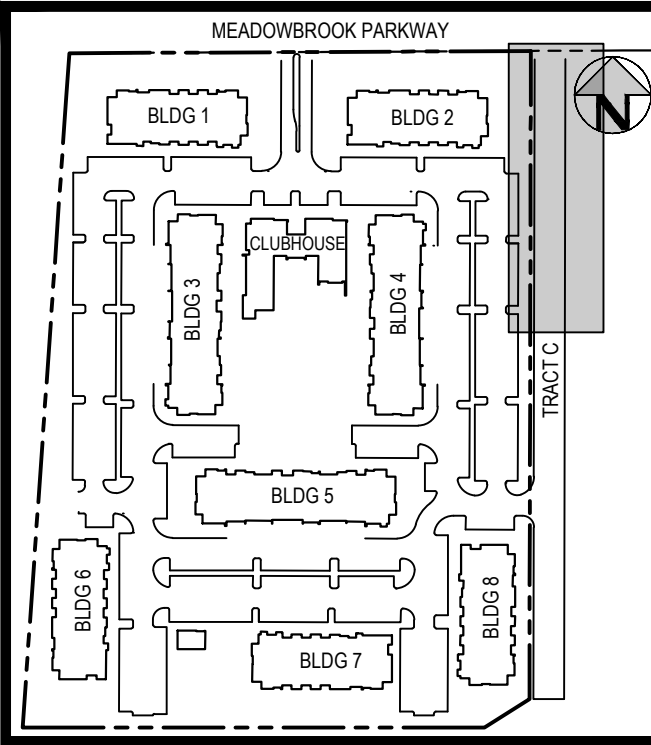
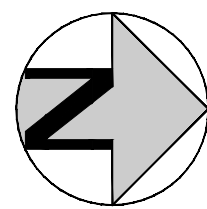
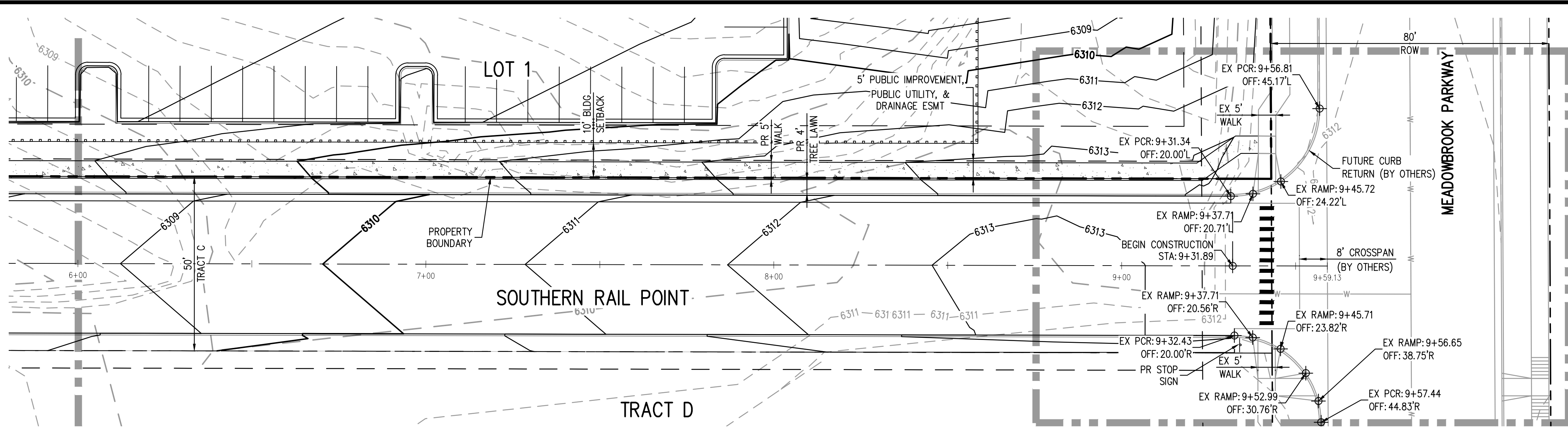
CD8

8 OF 38

FILE PATH: K:\200823\ENGINEERING\ROADWAY\CD - CENTERLINE PLAN & PROFILE\DWG LAYOUT LAYOUT1
TO GET: 04/08/2022 10:00 AM; P: 303.623.6300; F: 303.623.6311; BY: MATT LEBEDZINSKI
PLOTTED: THU 04/07/2022 2:34:08 PM; BY: MATT LEBEDZINSKI

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

MATCHLINE - SEE SHEET CD8

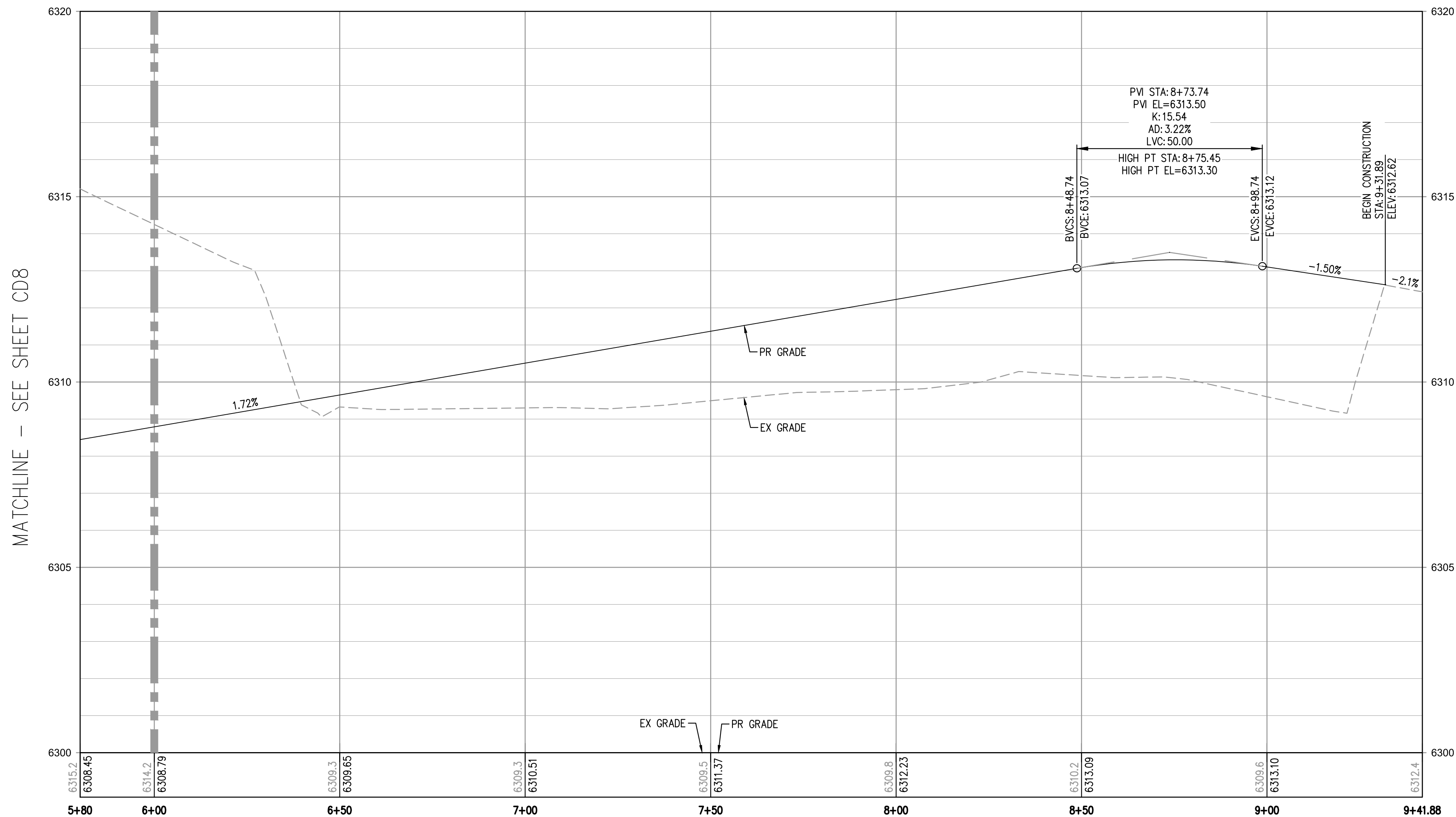


KEY MAP
SCALE: 1" = 250'

SEE SHEET CD10
FOR INTERSECTION DETAILS

PR TRACT C ROADWAY CENTERLINE - PLAN

SCALE = 1" = 20'

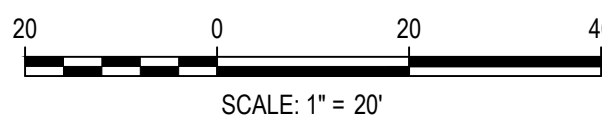


TRACT C ROADWAY CENTERLINE PROFILE

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

LEGEND:

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



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



TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
TRACT C - CENTERLINE PLAN & PROFILE

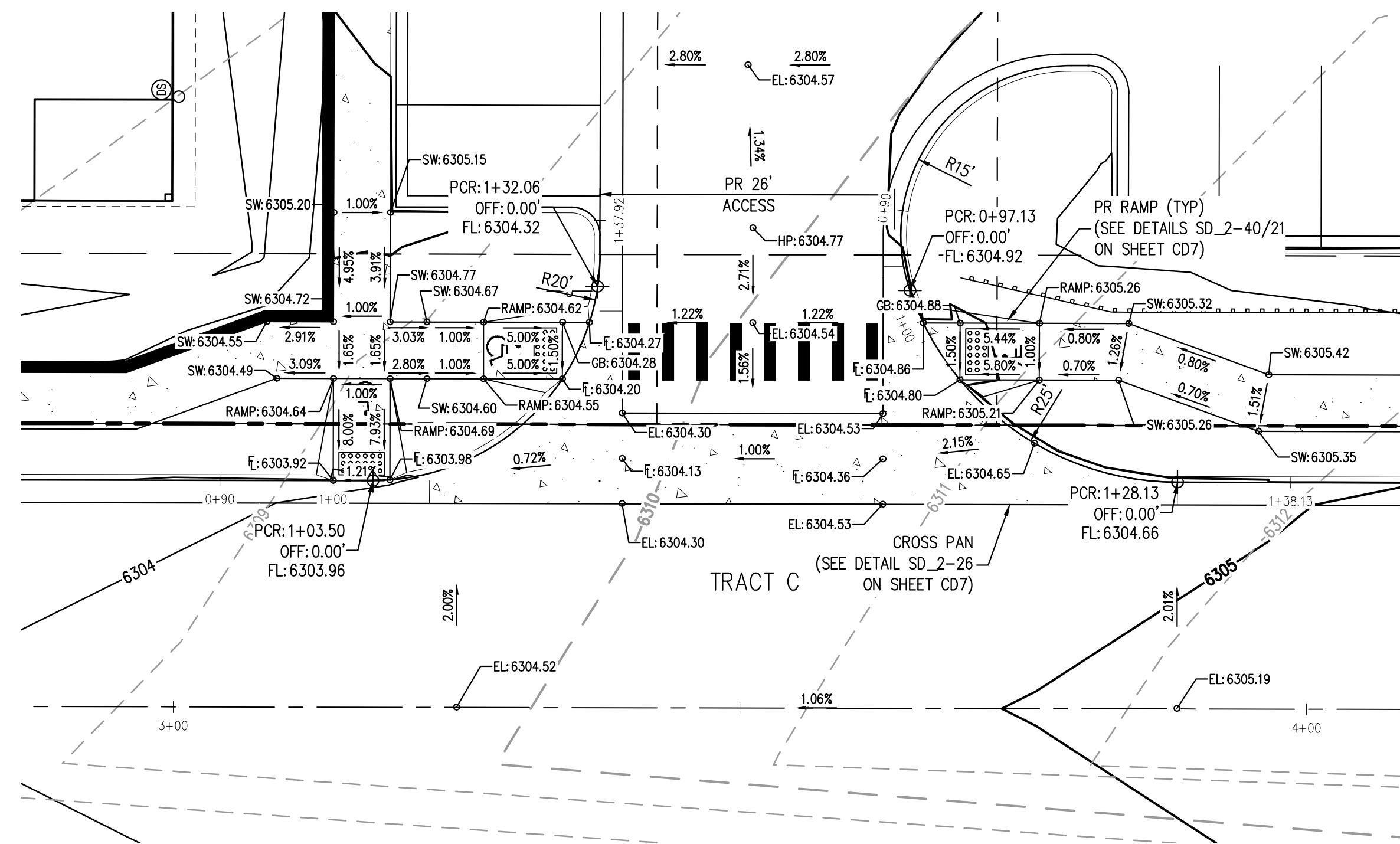


PROJECT #: 200823
SHEET NUMBER

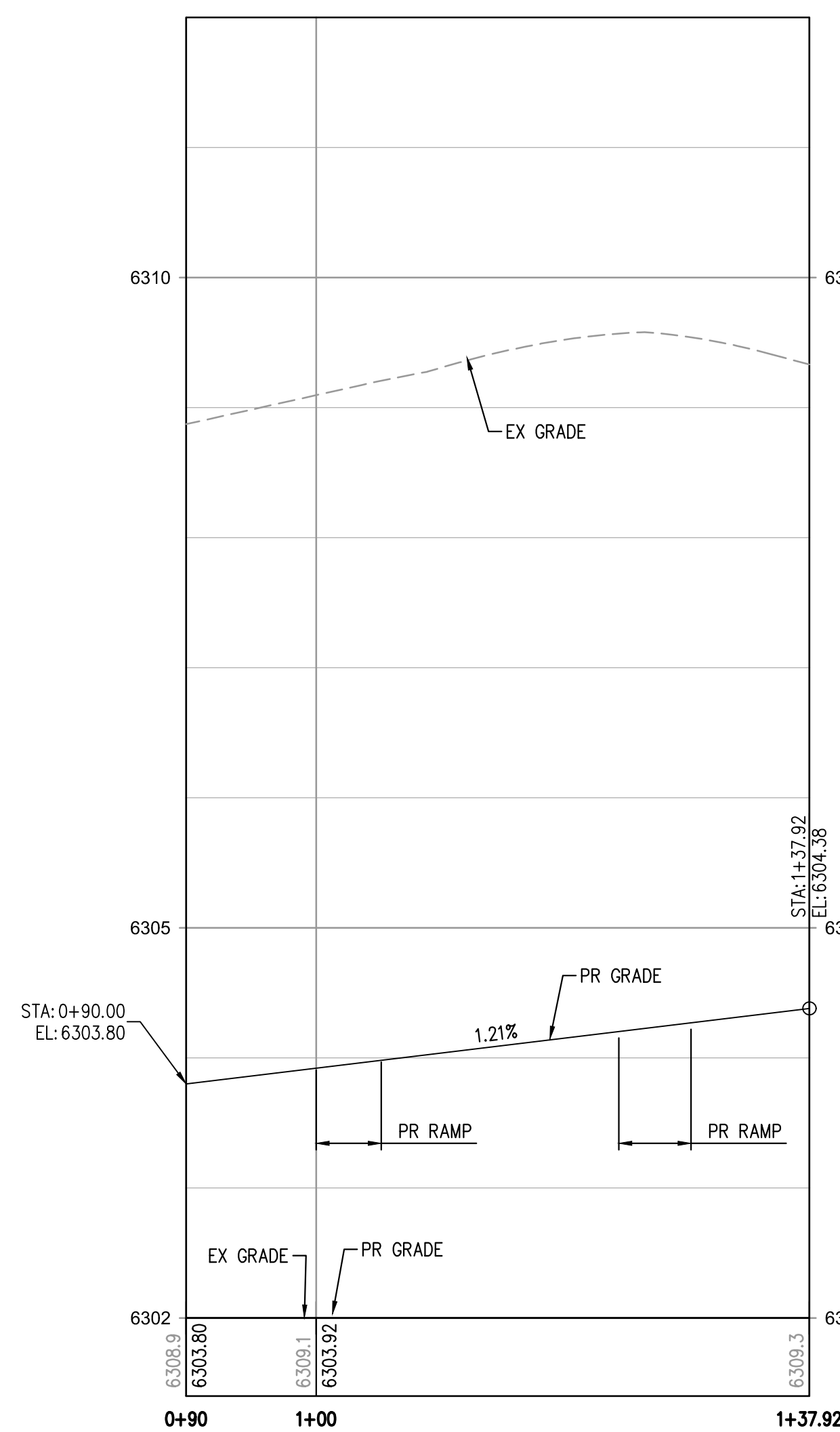
CD9

9 OF 38

FILE PATH: K:\200823\ENGINEERING\ROADWAY\CD - CENTERLINE PLAN & PROFILE\DWG LAYOUT LAYOUT (2).
TO: G:\200823\ENGINEERING\ROADWAY\CD - CENTERLINE PLAN & PROFILE\DWG LAYOUT LAYOUT (2).
PLOTTED: THU 04/07/2022 2:34:13P BY: MATT LEBEDZINSKI

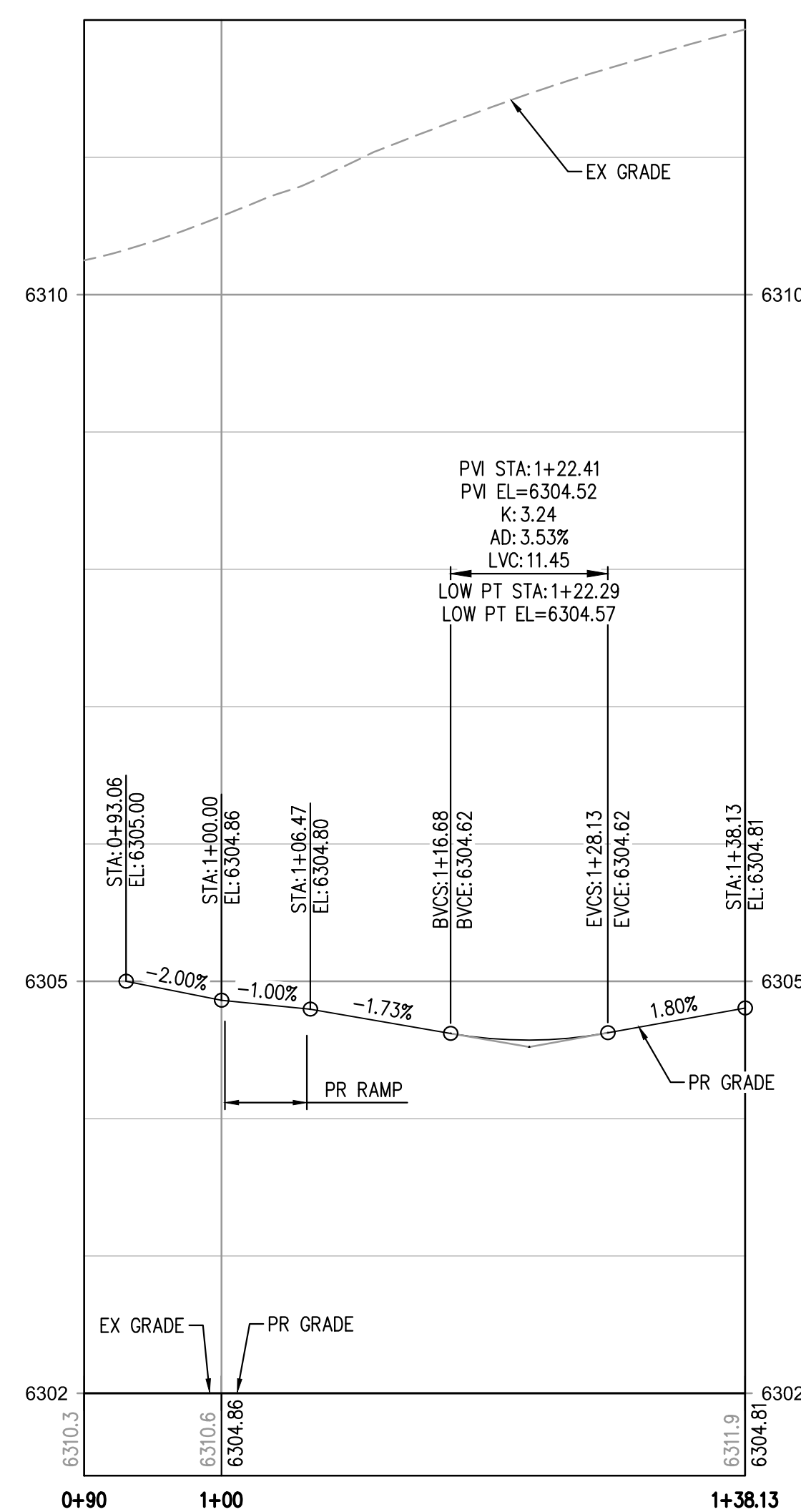


PR TRACT C/ACCESS INTERSECTION DETAIL
SCALE = 1" = 10'



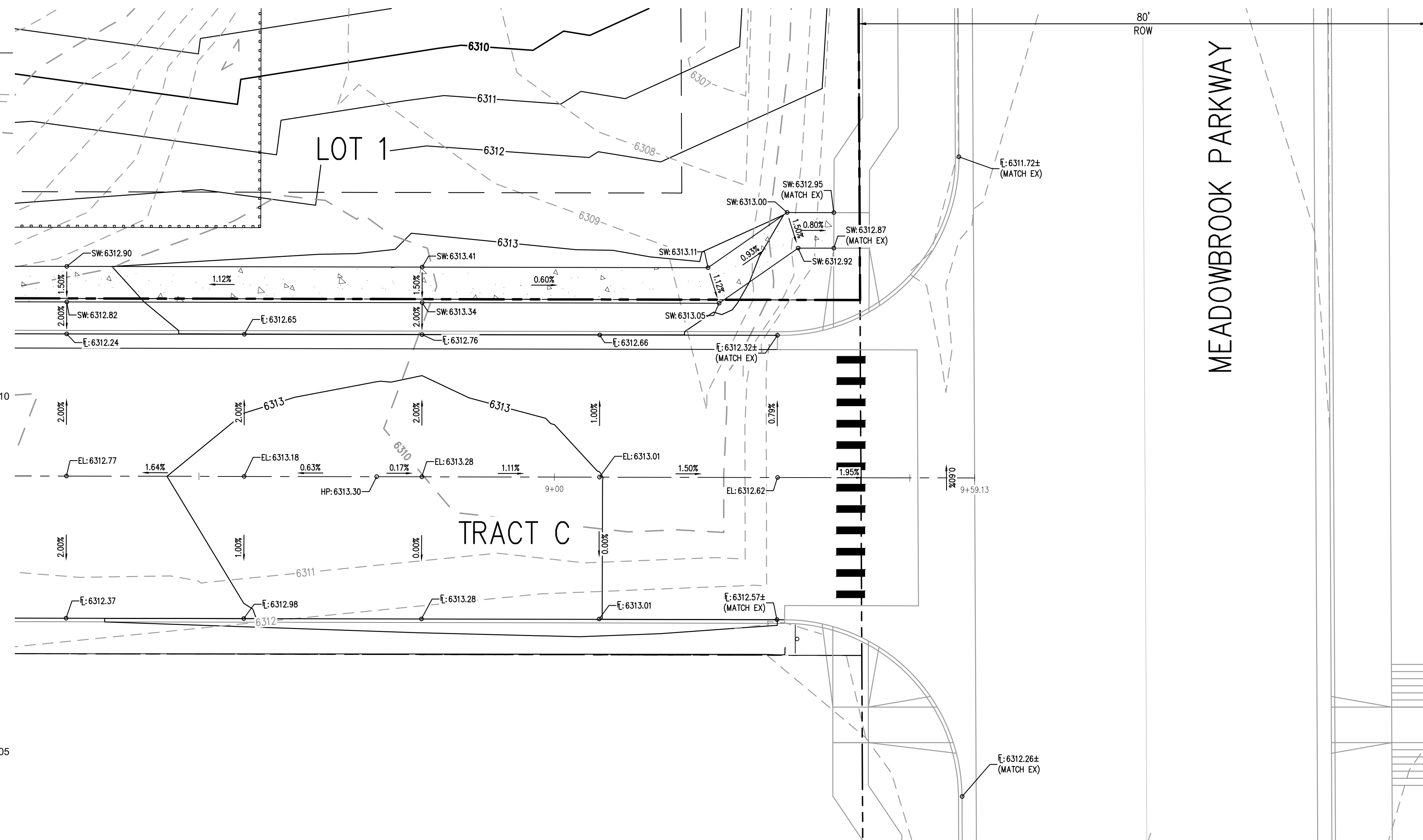
TRACT C ACCESS (S) PROFILE

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

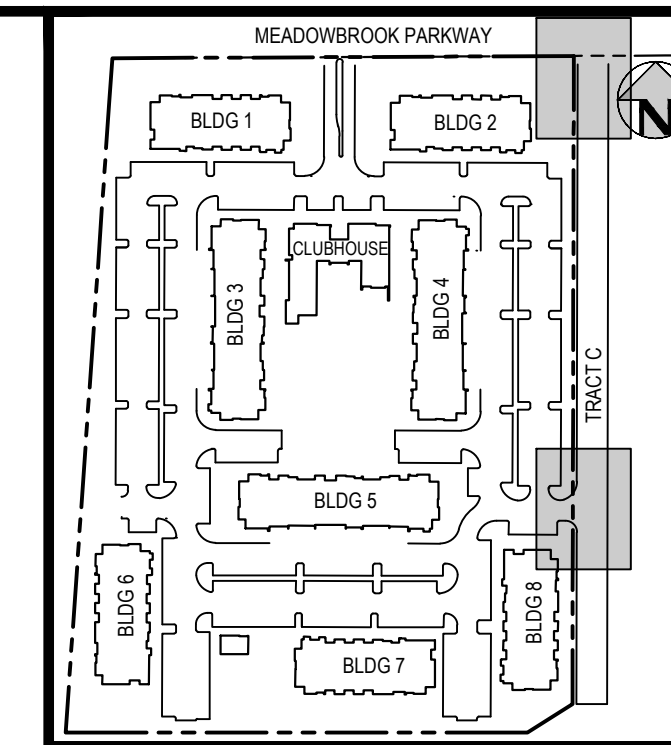


TRACT C ACCESS (N) PROFILE

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



PR TRACT C/ MEADOWBROOK PARKWAY INTERSECTION DETAIL



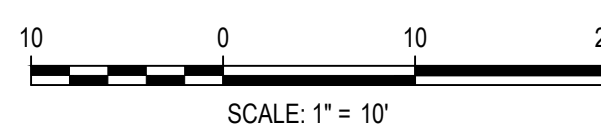
KEY MAP
SCALE: 1" = 250'

LEGEND:

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



Know what's below.
Call before you dig



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

CHECKED BY: JDO
DRAWN BY: LME

DRAWN BY: _____ ENCL

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



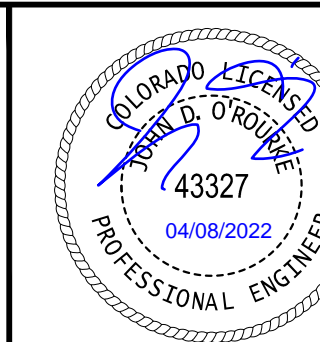
1120 Lincoln Street, Suite 1000
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P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
TRACT C - CURB RETURN PROFILE

TRACT C - CURB RETURN PROFILE

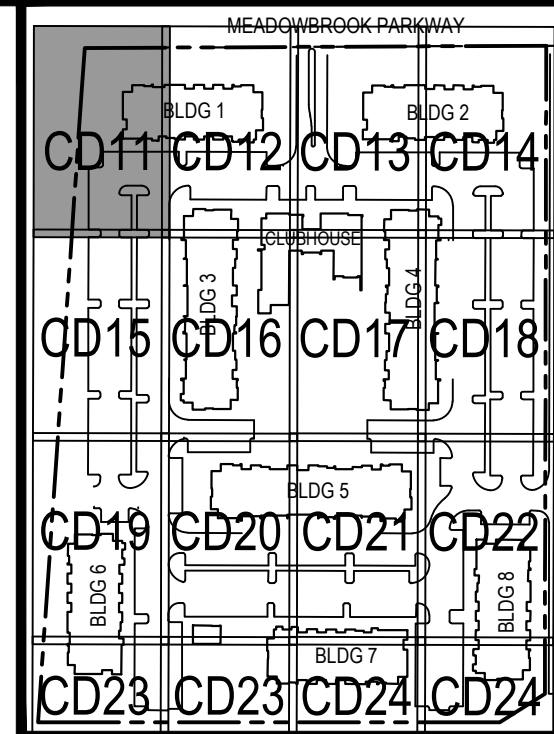


PROJECT #:	200823
SHEET NUMBER	

SHEET NUMBER

CD10

10 OF 38



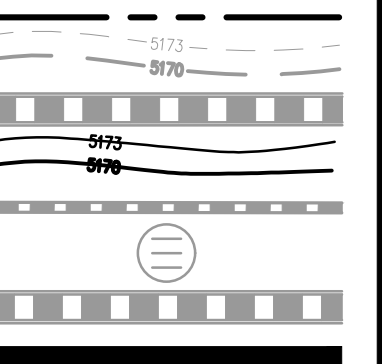
1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE 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. UNPAVED GRADES SHALL HAVE BUILDINGS 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 TURNING 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



KEY MAP
SCALE: 1" = 250'

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2. CROSS SLOPES, ALONG ANY ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
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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 SLOPE) OR DO NOT HAVE A SLIP-RESISTANT MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL CODE REGULATIONS.
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PROPERTY BOUNDARY
EXISTING CONTOURS
EXISTING STORM LINE
PROPOSED CONTOURS
PROPOSED LANDSCAPE DRAIN PIPE
PROPOSED LANDSCAPE AREA DRAIN
PROPOSED STORM LINE
PROPOSED RETAINING WALL



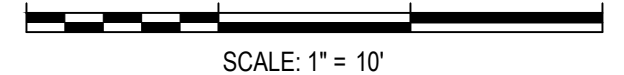
MATCHLINE - SEE SHEET CD16

MATCHLINE - SEE SHEET CD16

MATCHLINE - SEE SHEET CD13



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

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TRINSIC ACQUISITION COMPANY, LLC

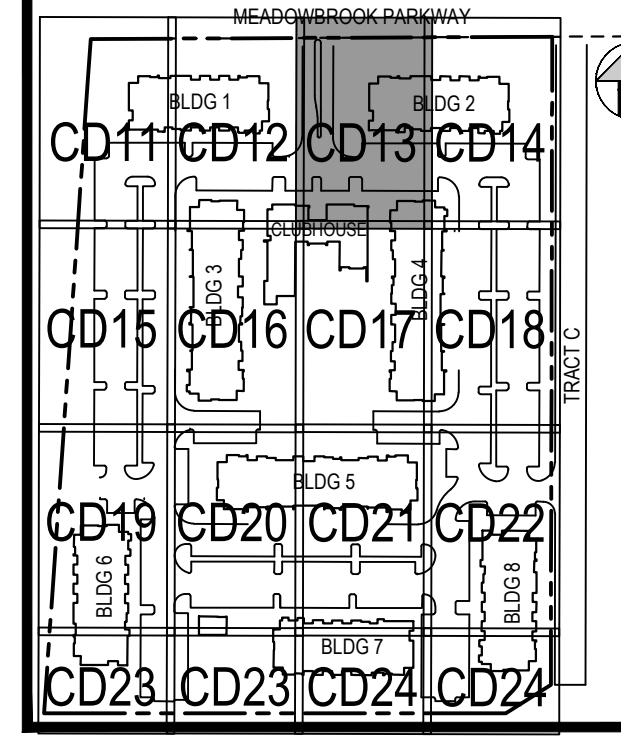
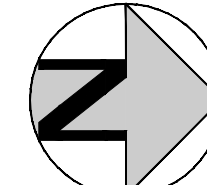
AURA AT CROSSROADS
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER

CD12

MATCHLINE - SEE SHEET CD12



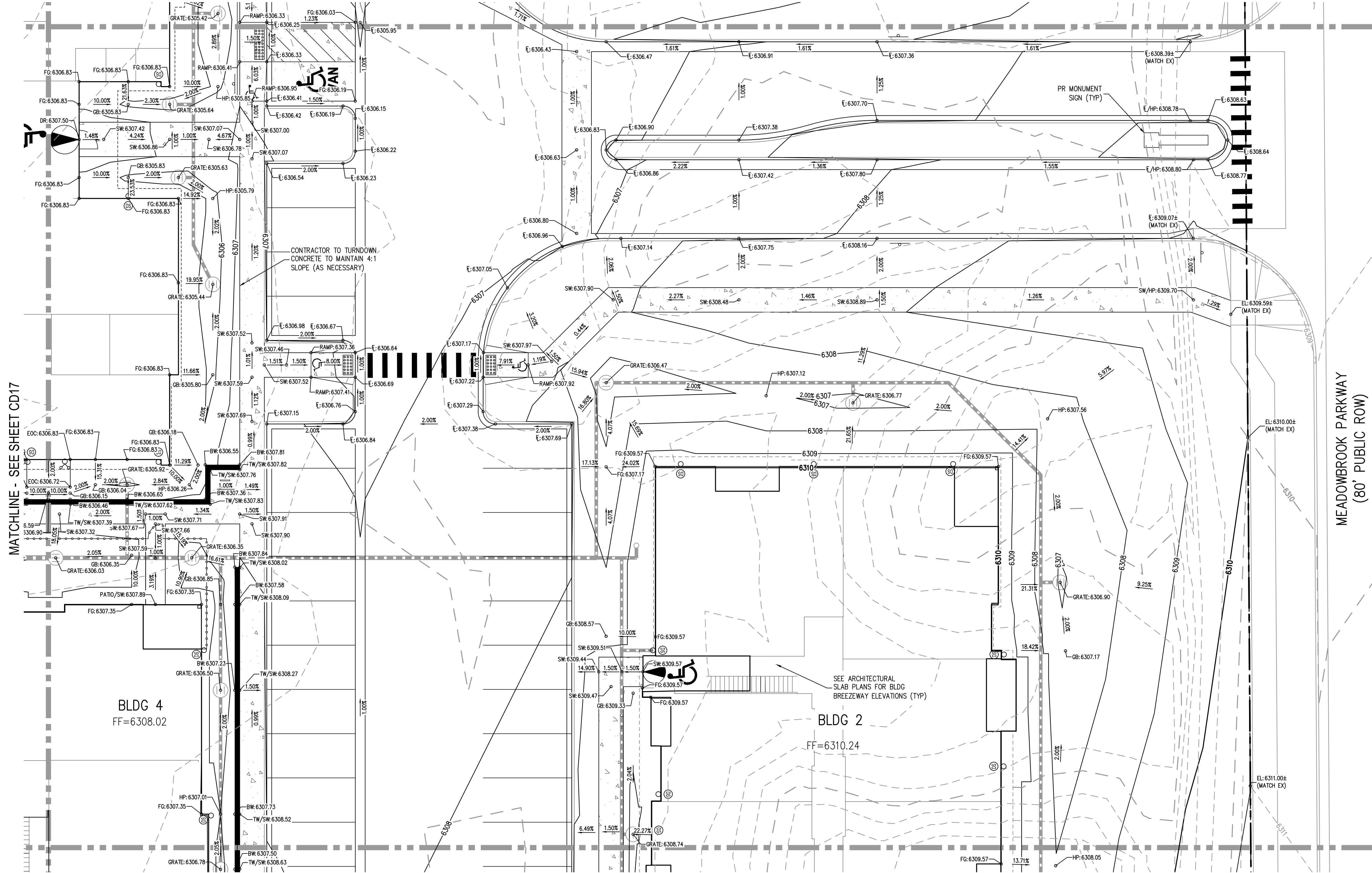
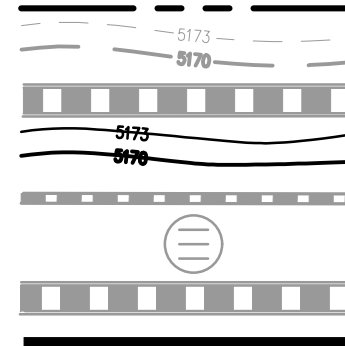
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

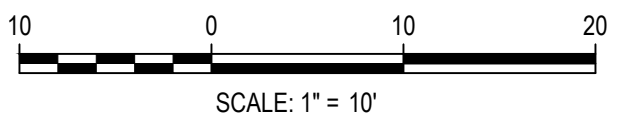
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LEGEND:

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



MATCHLINE - SEE SHEET CD14



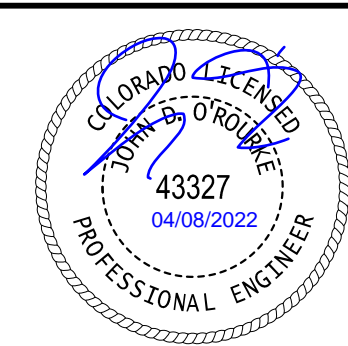
DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

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HKS HARRIS KOCHER SMITH
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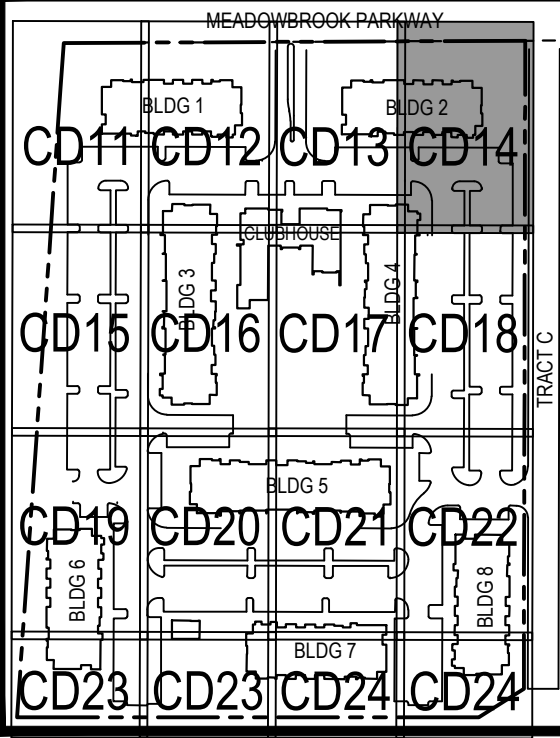
TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER
CD13
13 OF 38

MATCHLINE - SEE SHEET CD13



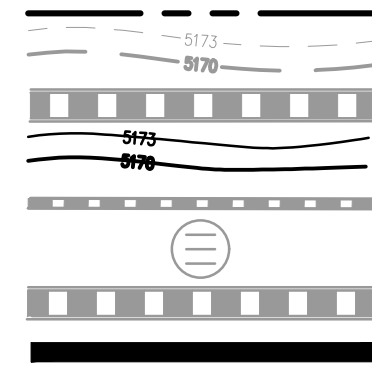
KEY MAP
SCALE: 1" = 250'

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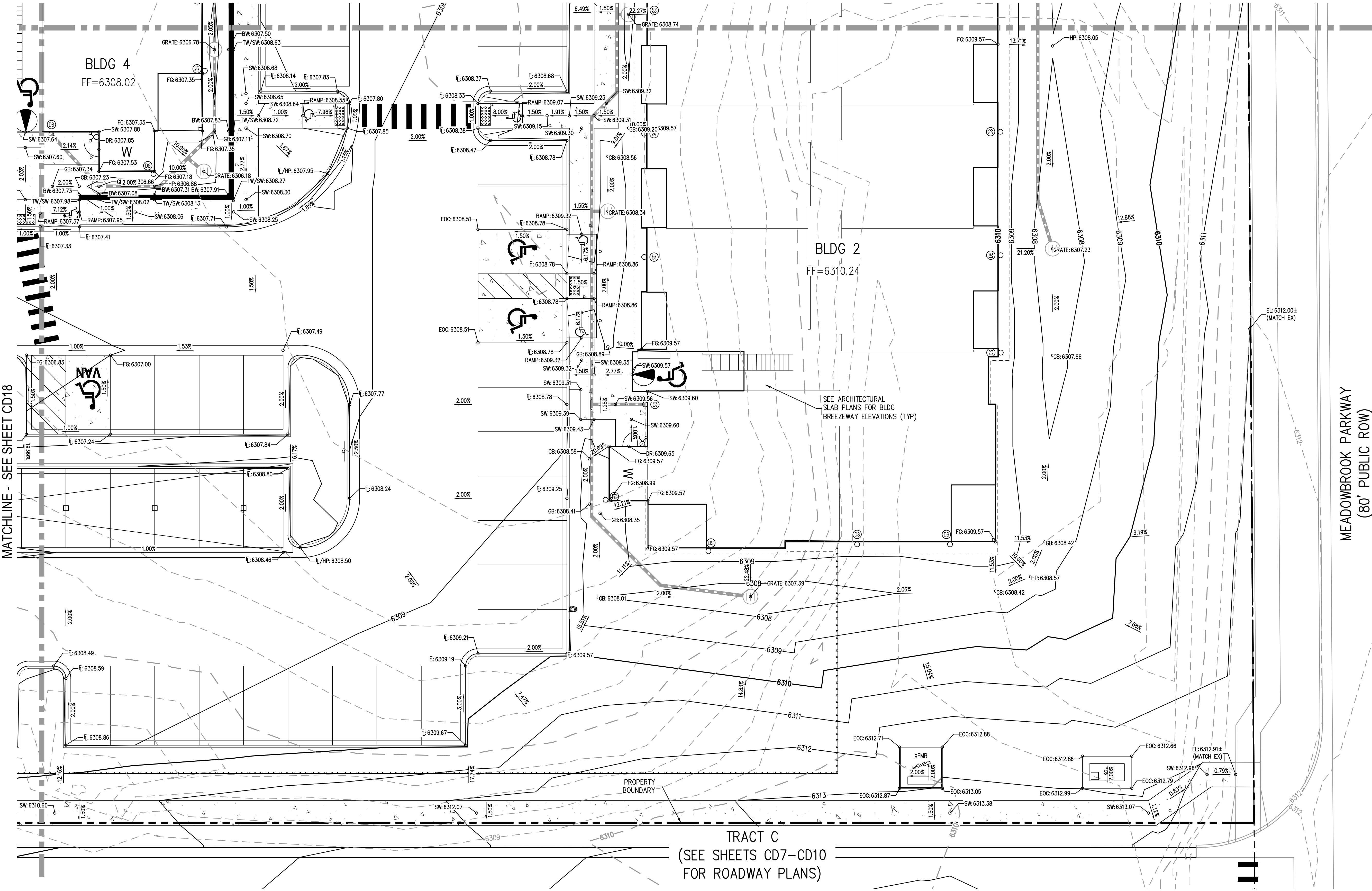


MEADOWBROOK PARKWAY
(80' PUBLIC ROW)

BLDG 2
FF=6310.24

SEE ARCHITECTURAL
SLAB PLANS FOR BLDG
BREEZEWAY ELEVATIONS (TYP)

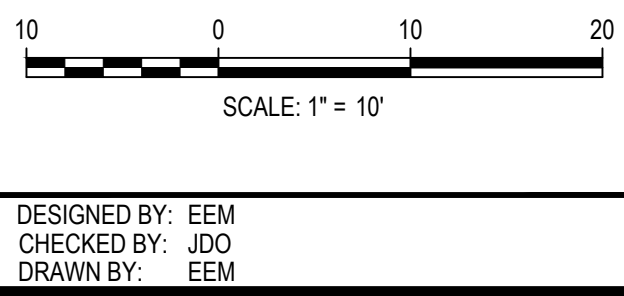
TRACT C
(SEE SHEETS CD7-CD10
FOR ROADWAY PLANS)



MATCHLINE - SEE SHEET CD18

BLDG 4
FF=6308.02

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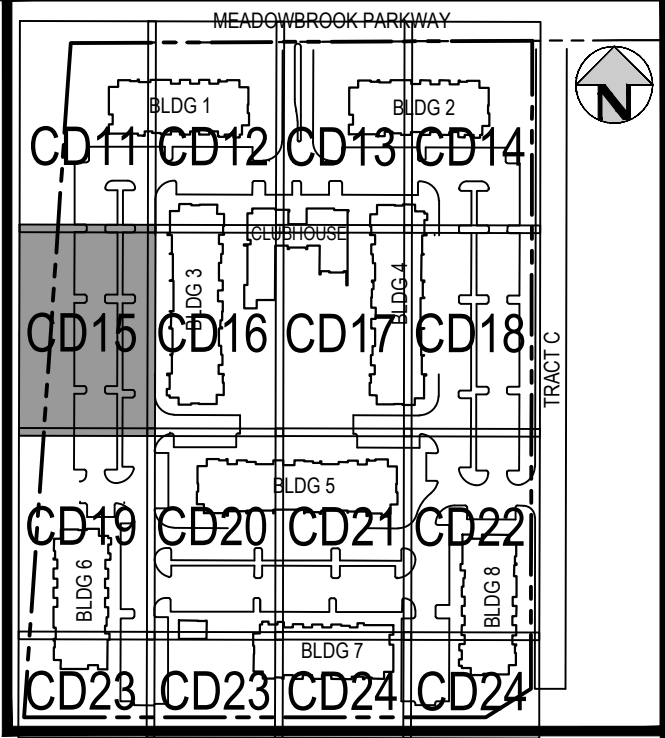
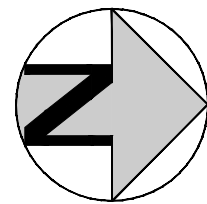
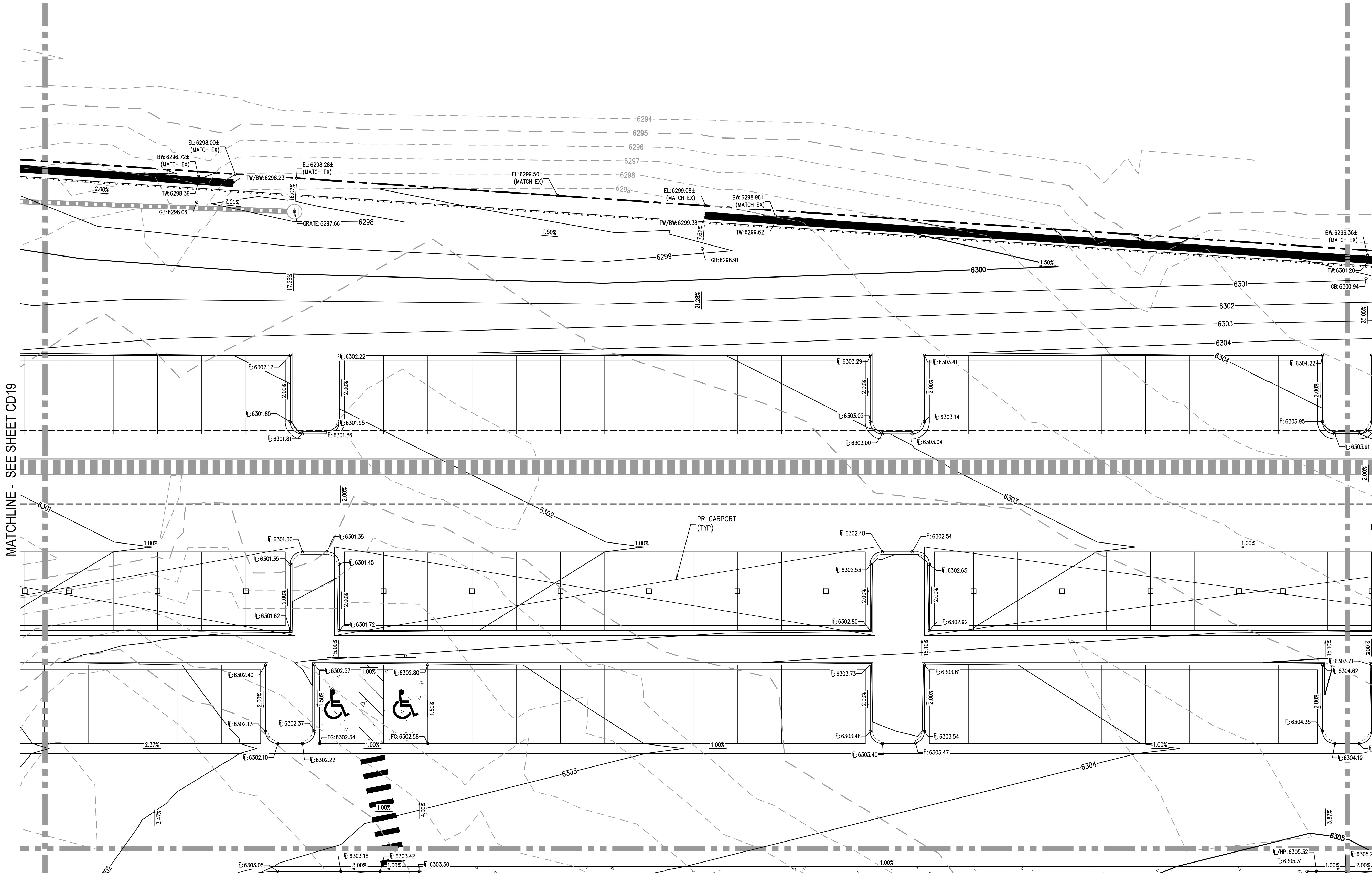
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AURA AT CROSSROADS
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER
CD14
14 OF 38

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



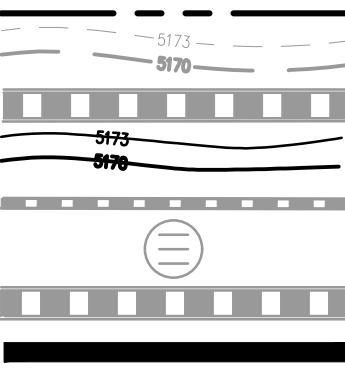
KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

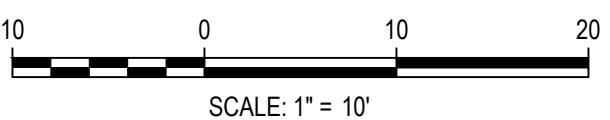
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2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE 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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9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
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11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
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13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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LEGEND:

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



Know what's below.
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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
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04-01-2022	ISSUED FOR CONSTRUCTION



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Denver, Colorado 80203
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TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN



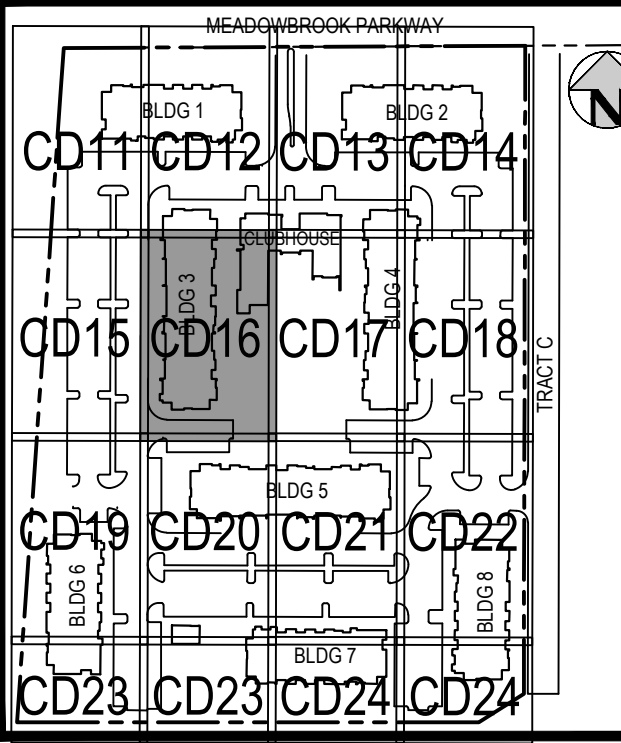
PROJECT #: 200823
SHEET NUMBER

CD15

15 OF 38

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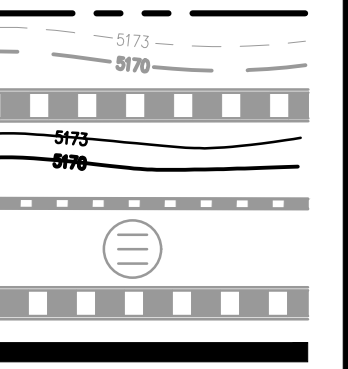
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LEGEND:

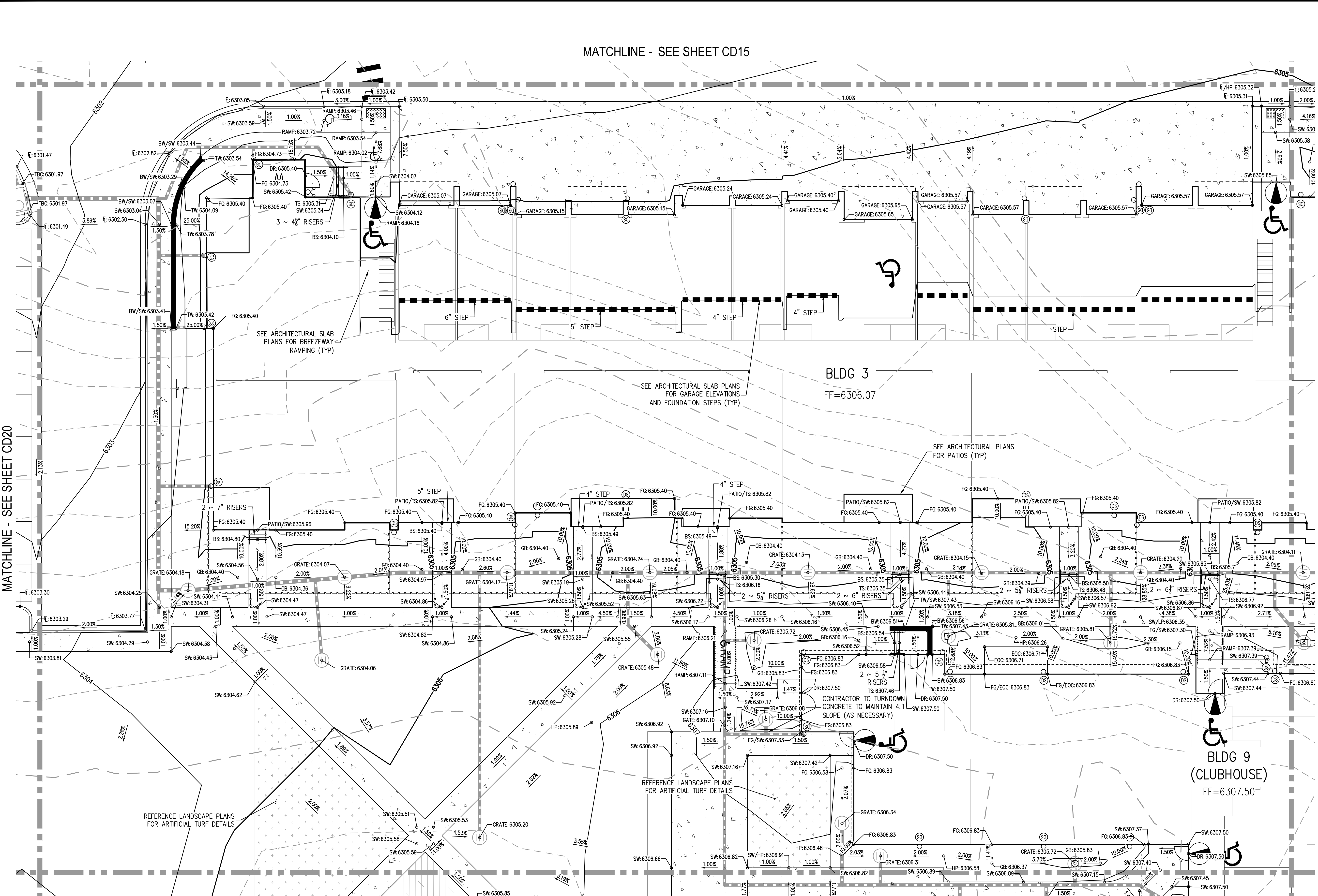
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- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



MATCHLINE - SEE SHEET CD20

MATCHLINE - SEE SHEET CD12

MATCHLINE - SEE SHEET CD17





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10 0 10 20
SCALE: 1" = 10'

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

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

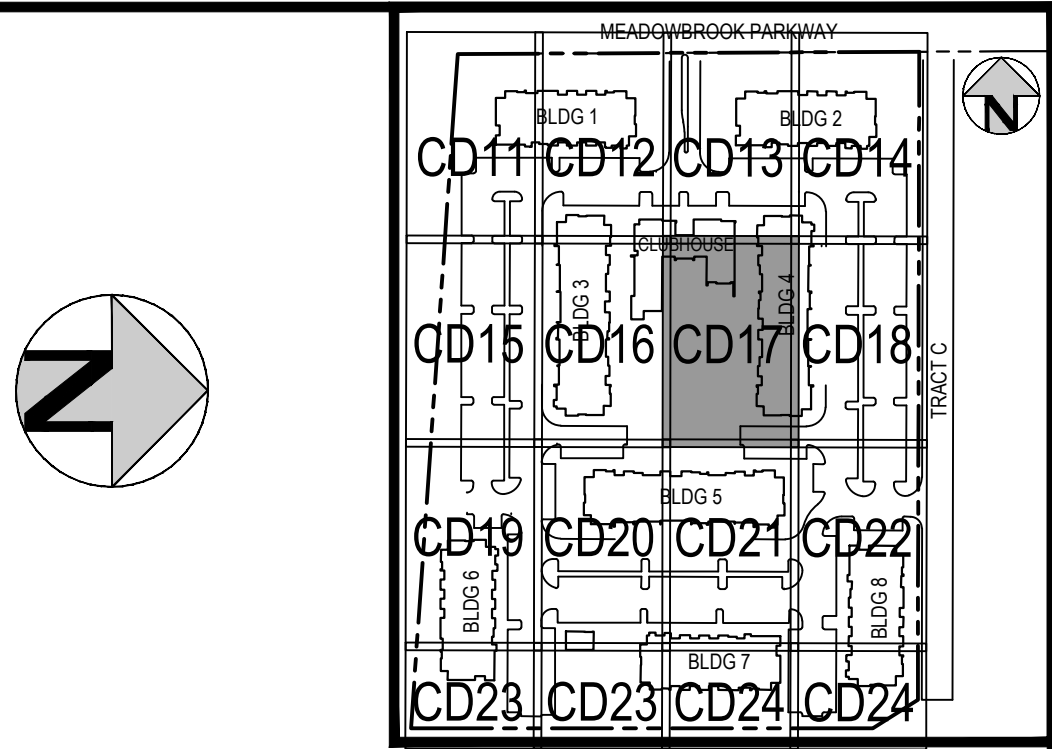
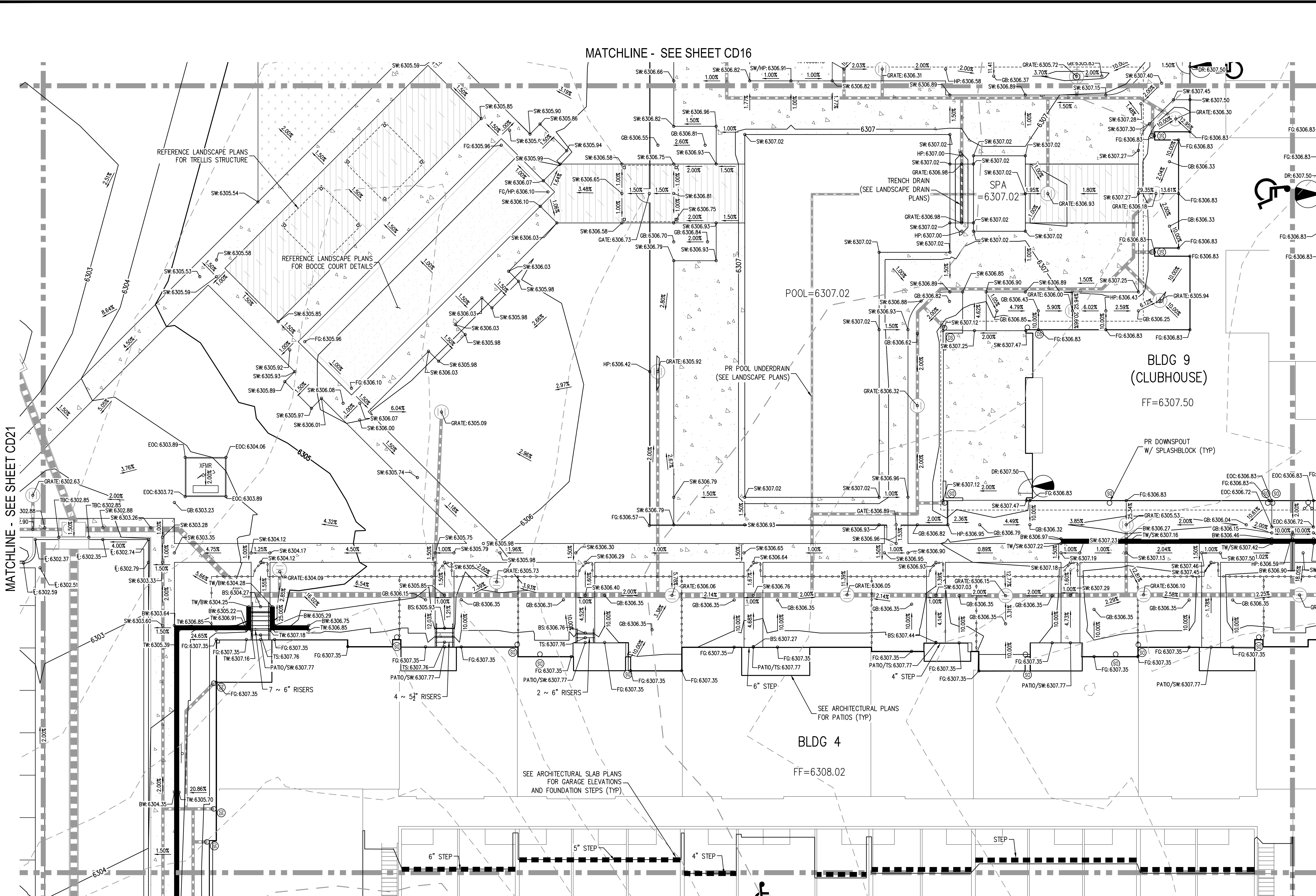
AURA AT CROSSROADS
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER
CD16
16 OF 38

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

FILEPATH: K:\200823\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN - ADWG LAYOUT LAYOUT
PLOTTER: HP-GL-PTL-2400
PLOT DATE: 04/07/2022 3:55:11 PM BY: MATT LEBIEDZINSKI



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DESIGNED BY: EEM
CHECKED BY: JDO
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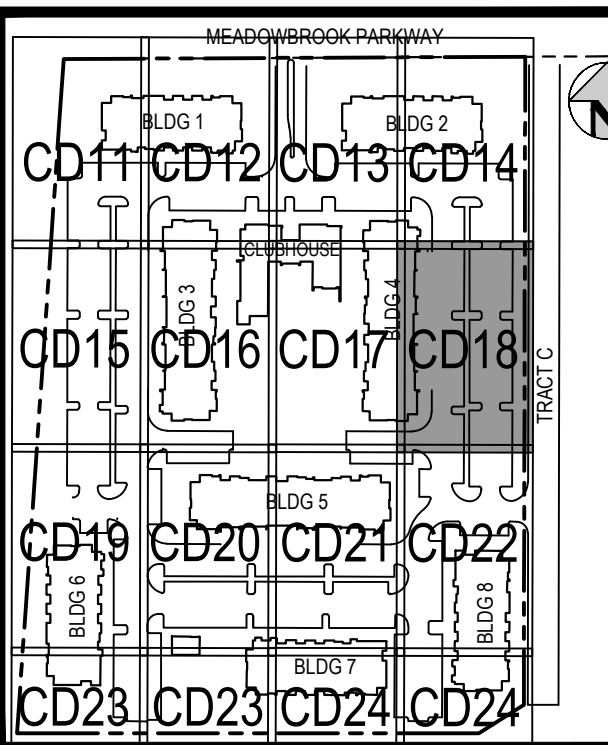
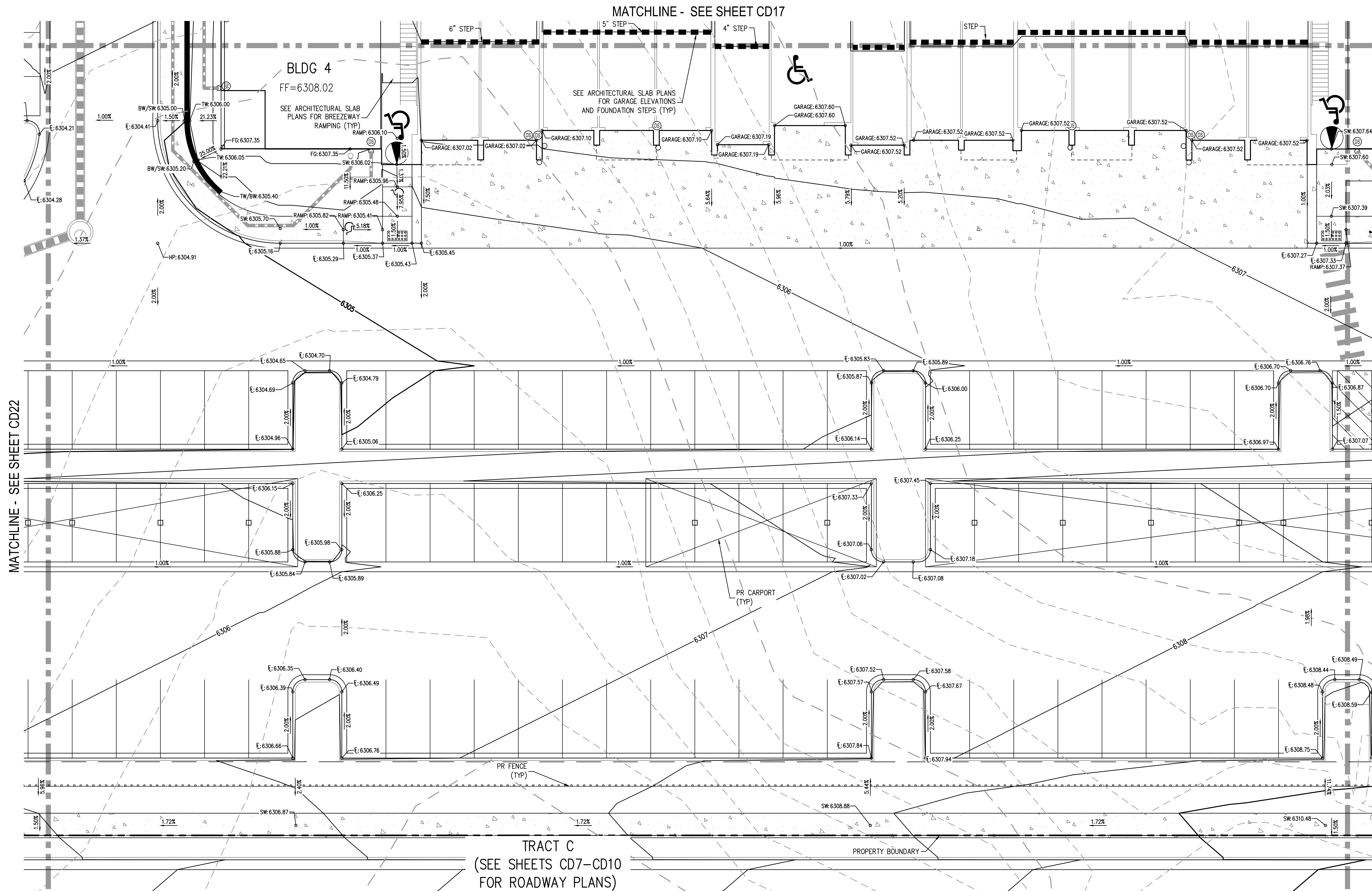
TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN



43327
04/08/2022
PROFESSIONAL ENGINEER

PROJECT #: 200823
SHEET NUMBER
CD17
17 OF 38



KEY MAP

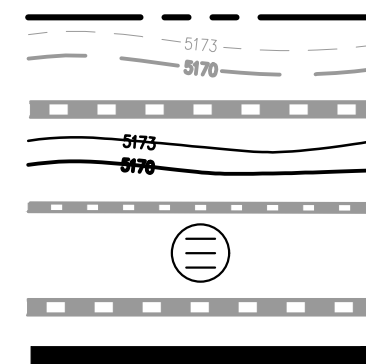
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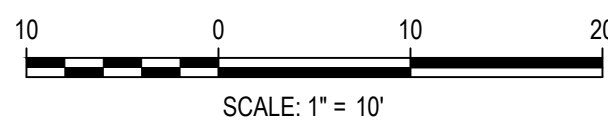
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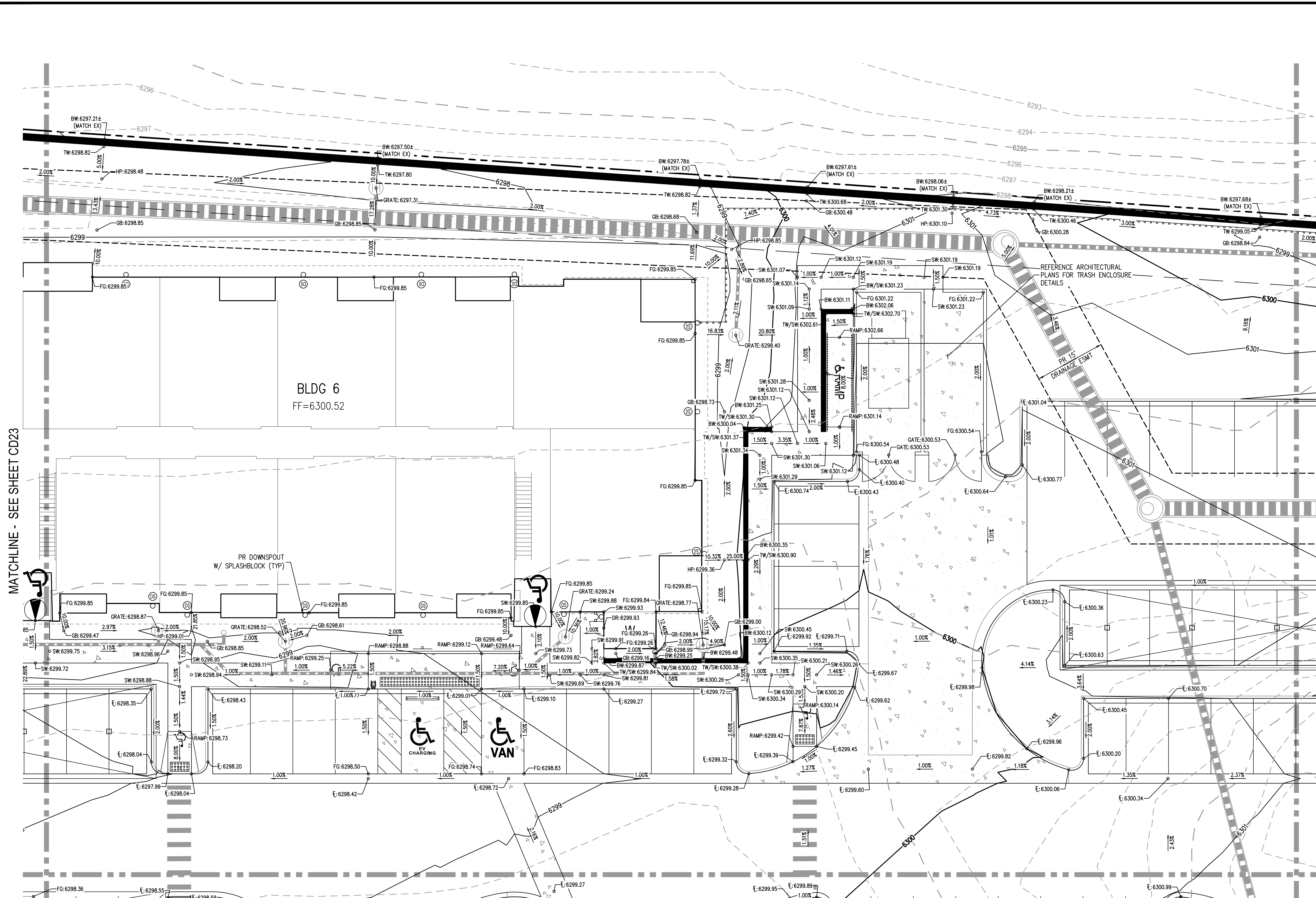
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CD18

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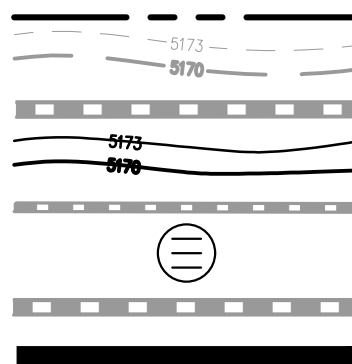


GENERAL GRADING NOTES:

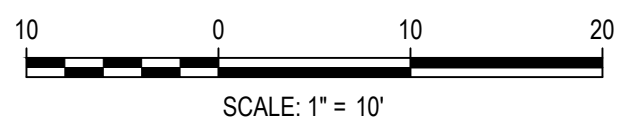
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2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%; LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%; RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE 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 AREAS, INCLUDING DRIVEWAYS, SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. LAID PAVED GRASSES 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 WALK) SHALL HAVE A DISTINCTIVE MARKING STRIP, 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 TIE/STAY-IN 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 LANDINGS WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AND 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 BUILDINGS 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



Know what's below.
Call before you dig.



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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

TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS

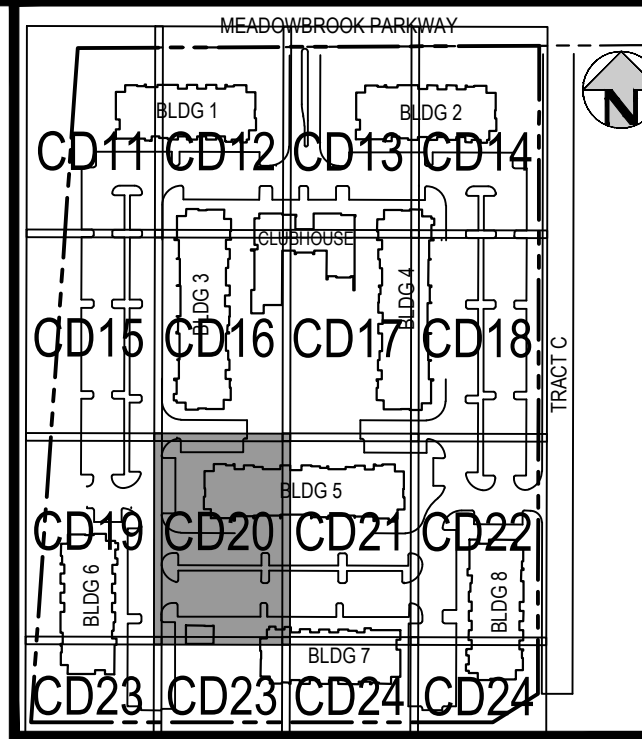
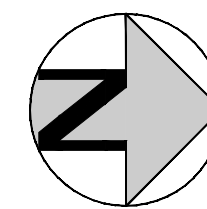
DETAILED GRADING PLAN



PROJECT #:	200823
SHEET NUMBER	

CD19

MATCHLINE - SEE SHEET CD19



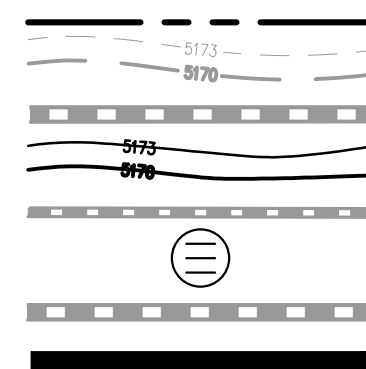
KEY MAP
SCALE: 1" = 250'

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LEGEND:

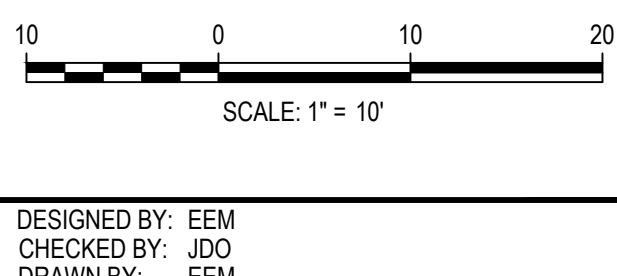
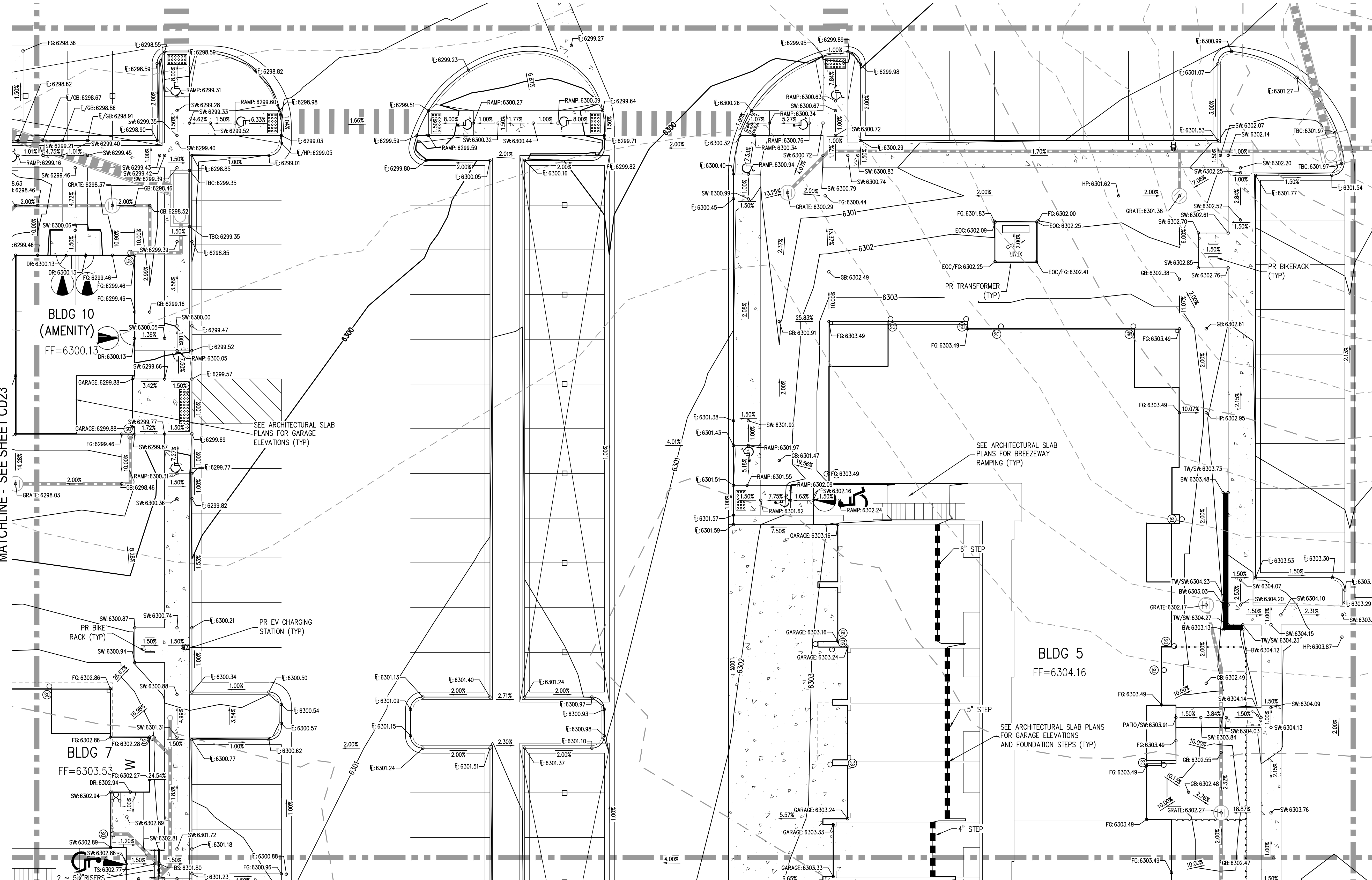
- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM LINE
- PROPOSED CONTOURS
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL



MATCHLINE - SEE SHEET CD23

MATCHLINE - SEE SHEET CD16

MATCHLINE - SEE SHEET CD21

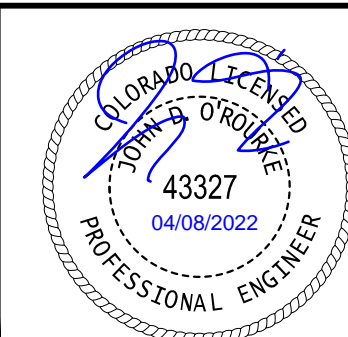


ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS
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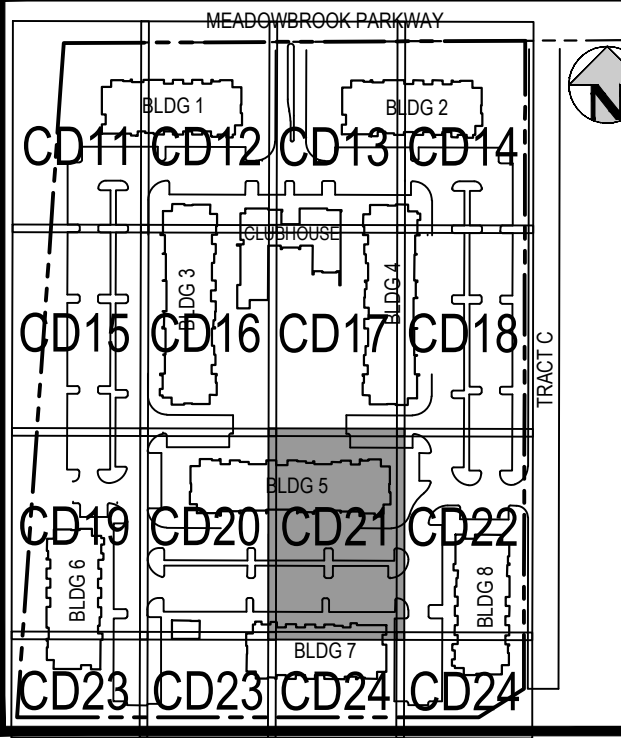
TRINIS ACQUISITION COMPANY, LLC

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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- PROPOSED CONTOURS
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- PROPOSED LANDSCAPE AREA DRAIN
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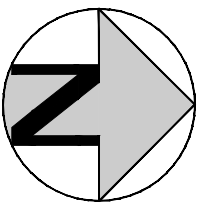
PROJECT #: 200823
SHEET NUMBER

CD21

21 OF 38

MATCHLINE - SEE SHEET CD22

MATCHLINE - SEE SHEET CD24



MATCHLINE - SEE SHEET CD17



TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

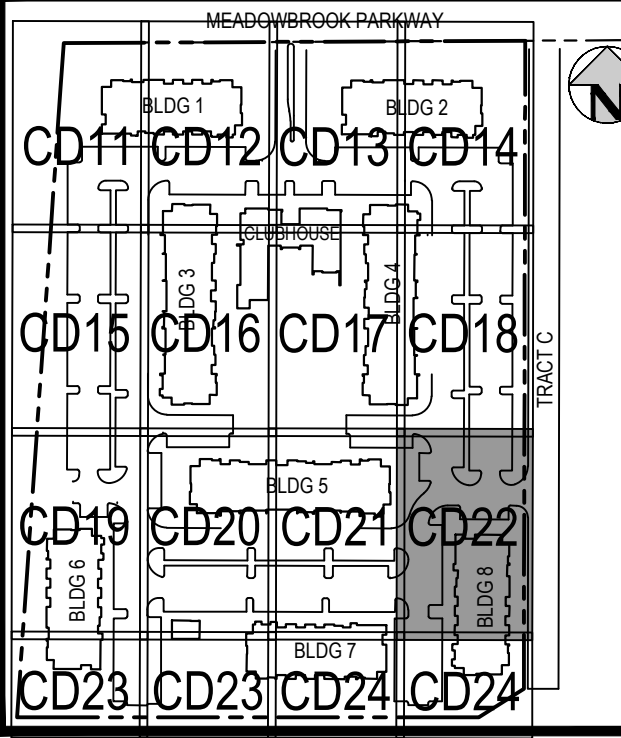
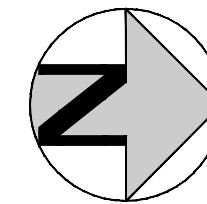


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SCALE: 1" = 10'			
DESIGNED BY: EEM			
CHECKED BY: JDO			
DRAWN BY: EEM			

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

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MATCHLINE - SEE SHEET CD21



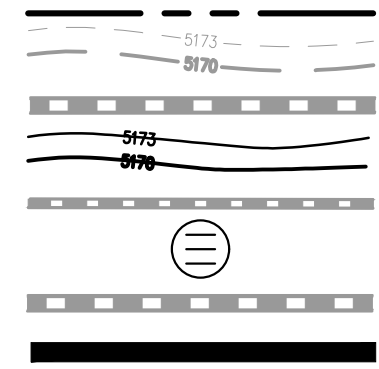
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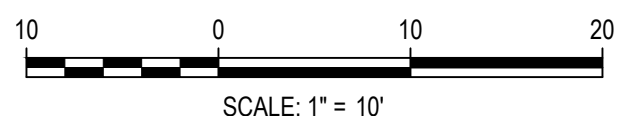
MATCHLINE - SEE SHEET CD24

MATCHLINE - SEE SHEET CD18

BLDG 8
FF=6304.54

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

SEE SHEET CD10 FOR
CURB RETURN PROFILES
AND INTERSECTION DETAIL



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

ISSUE DATE: 08-06-2021	
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TRINIS ACQUISITION COMPANY, LLC

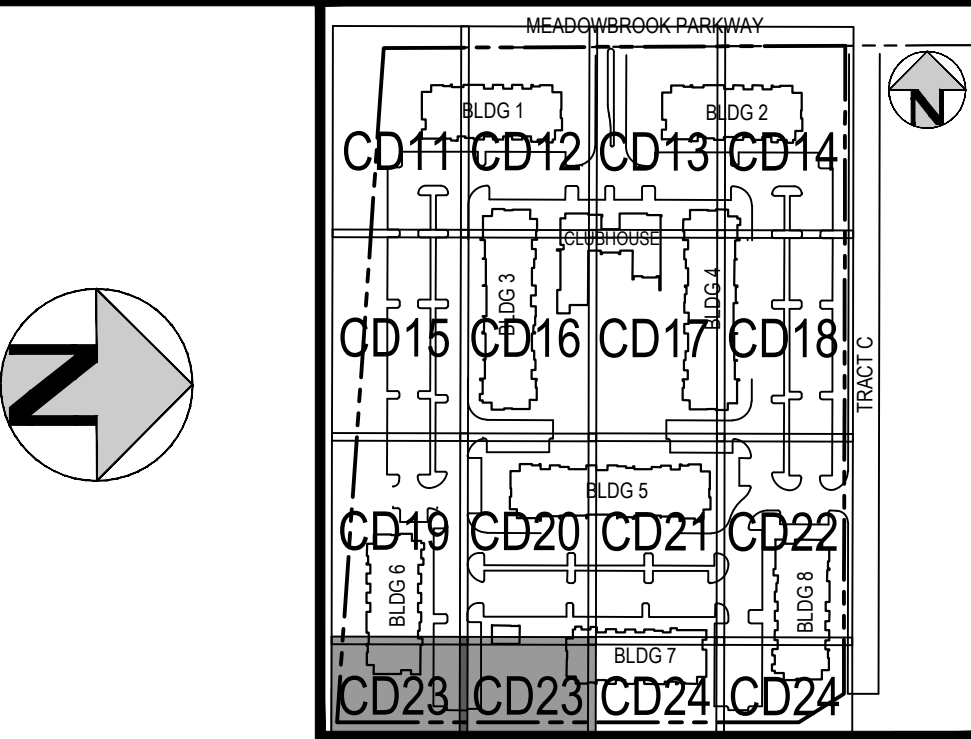
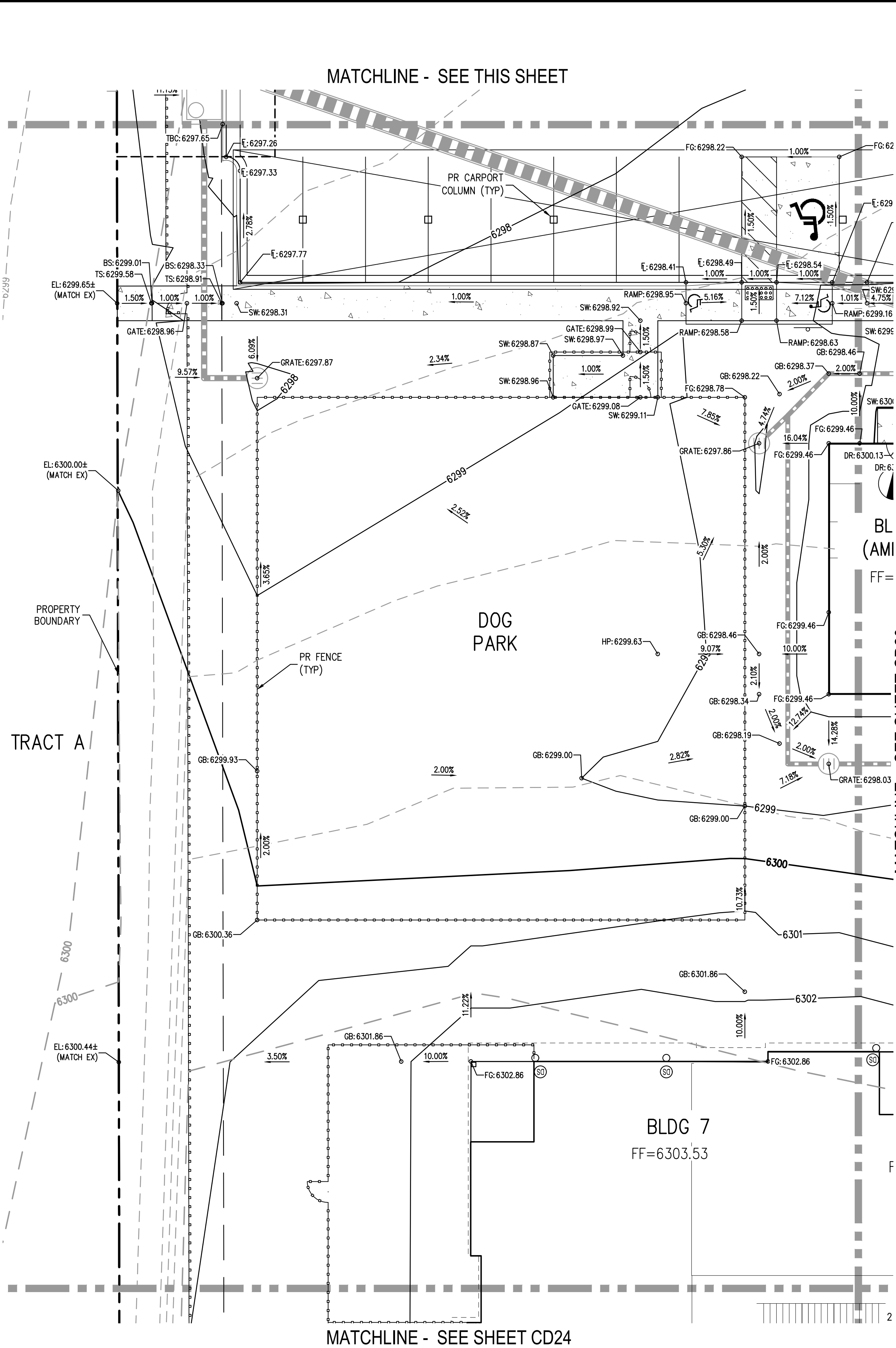
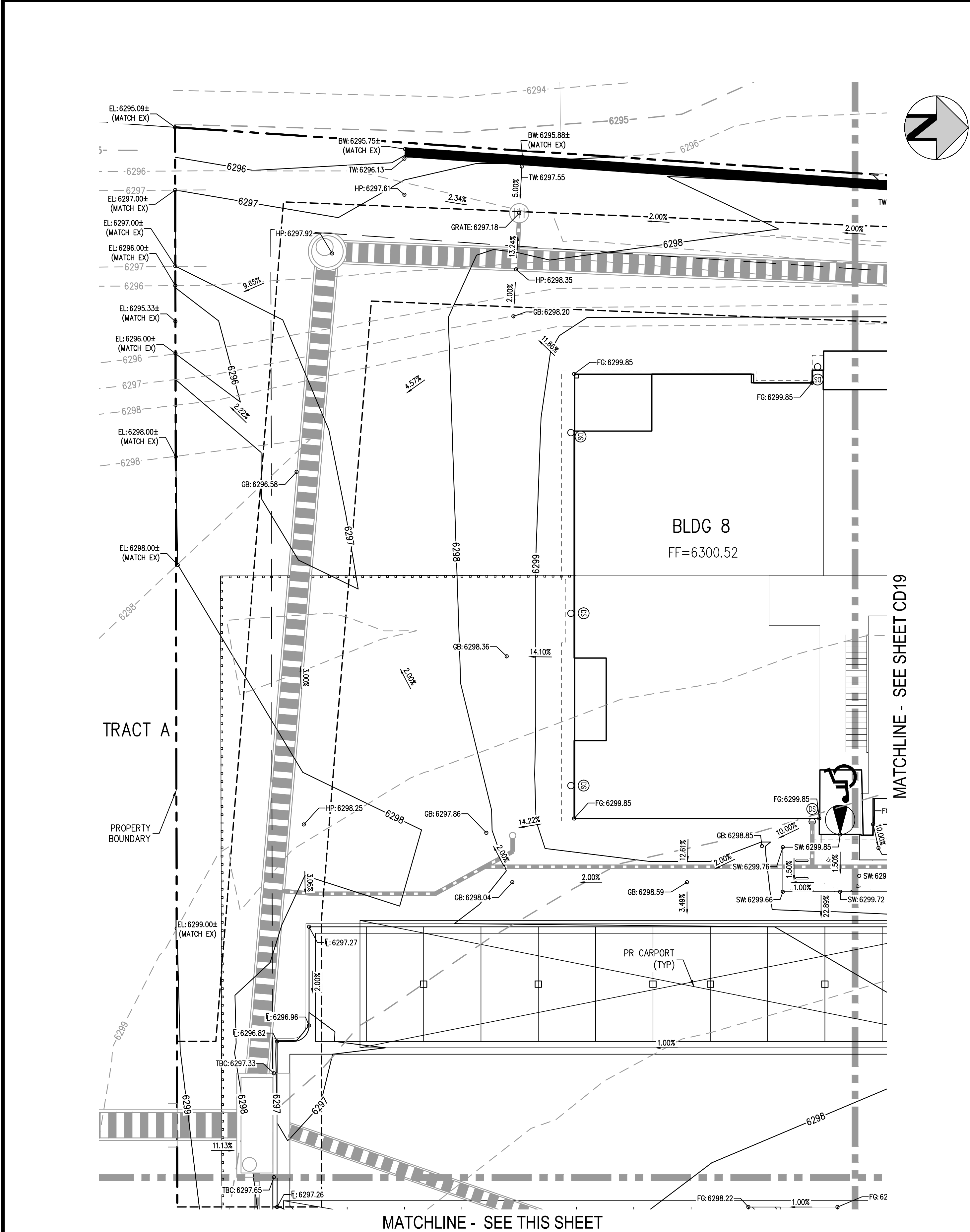
AURA AT CROSSROADS
DETAILED GRADING PLAN



PROJECT #: 200823
SHEET NUMBER
CD22
22 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 - B.DWG LAYOUT LAYOUT13
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GENERAL GRADING NOTES:

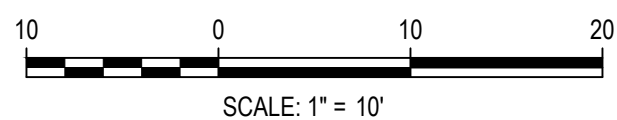
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
- CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 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.
- GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
- GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 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.
- ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
- 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.

LEGEND:

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



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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

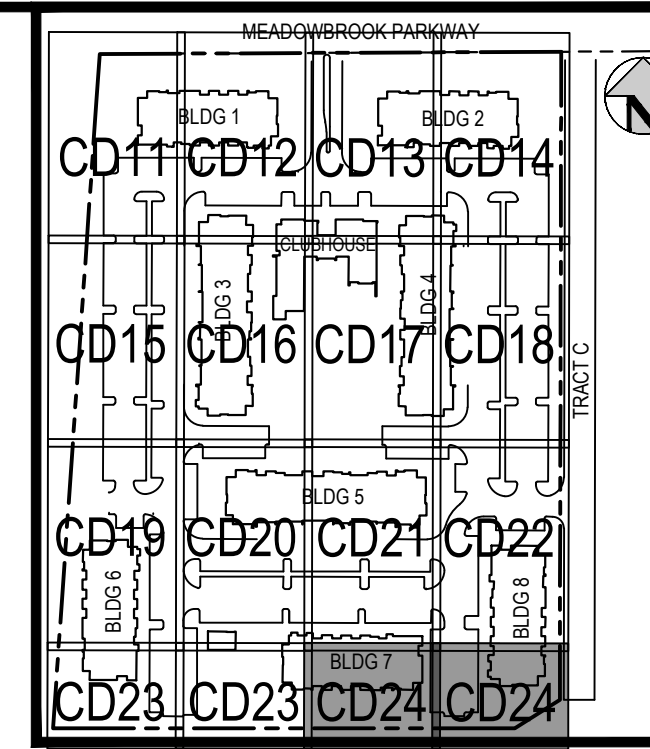
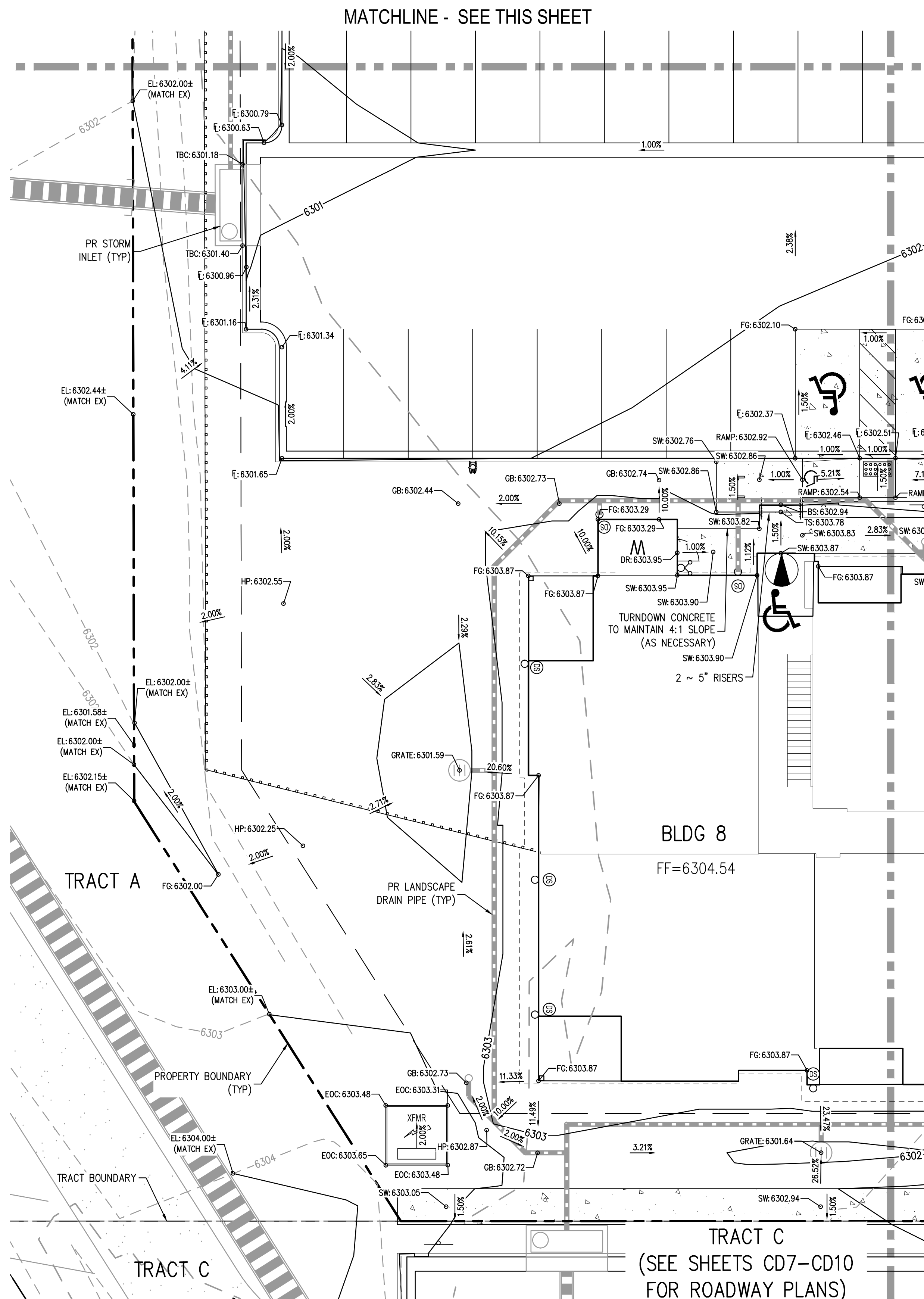


PROJECT #: 200823

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CD23

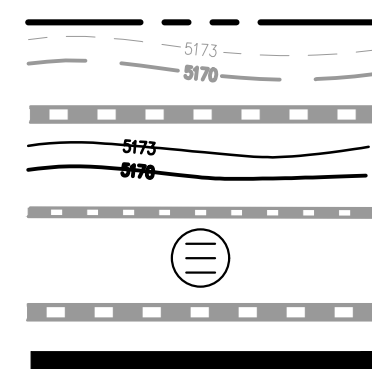
23 OF 38



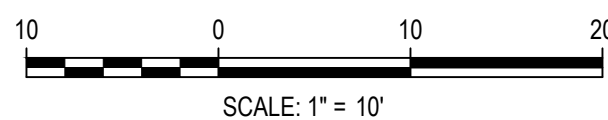
KEY MAP
SCALE: 1" = 250'

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. CROWN SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 1% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED .5%.
4. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
5. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED .5%.
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9. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
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12. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
13. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (USE AN ADJACENT SLOPING JOINT) 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.
14. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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18. 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).
19. CONTRACTOR SHALL PROVIDE SPLASH BLOCKS AT DOWNSPOUTS (OR EXTEND DOWNSPOUTS) WITH NO LANDSCAPE DRAINPIPE CONNECTION A MINIMUM OF 3-FOOT LENGTH AWAY FROM THE BUILDING FOUNDATION AND DIRECTED TO NEARBY SWALES AND LANDSCAPE AREA DRAINS.
20. 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.

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



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TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
DETAILED GRADING PLAN

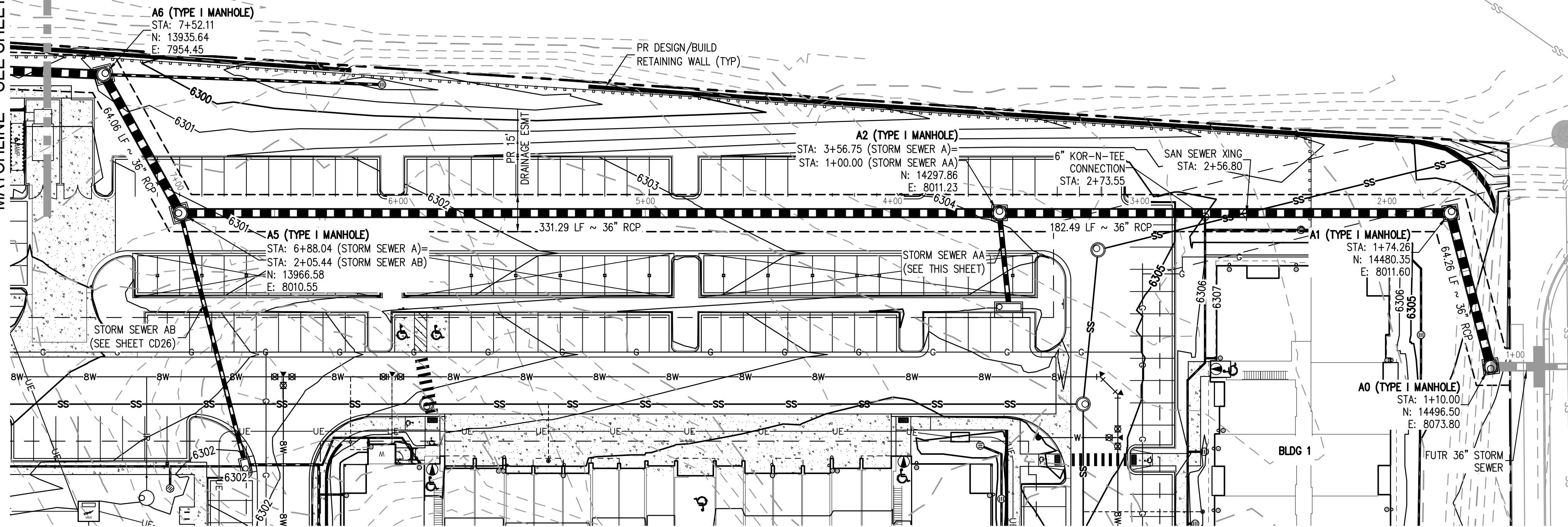


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SHEET NUMBER	

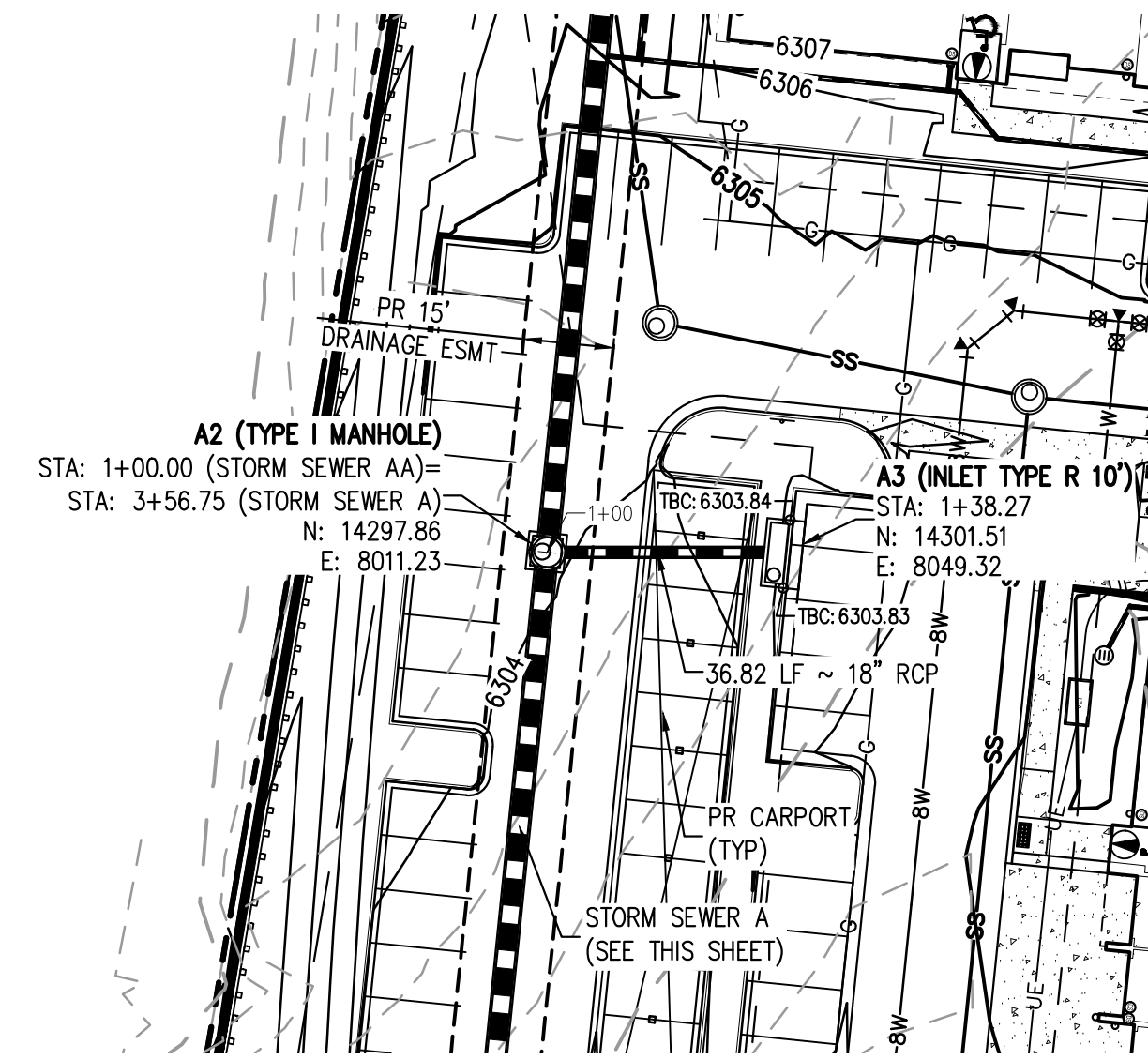
CD24

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MATCHLINE - SEE SHEET CD26



STORM SEWER A PLAN
SCALE: 1" = 30'



STORM SEWER AA PLAN
SCALE: 1" = 30'

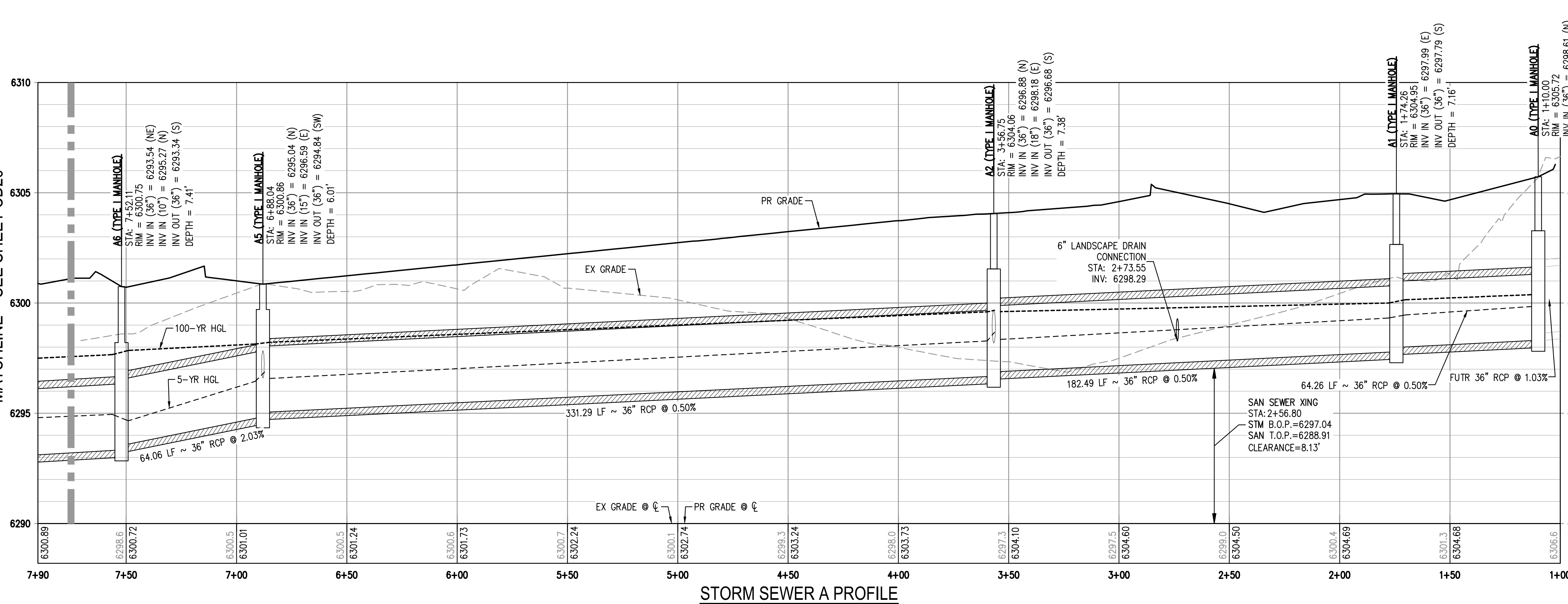
LEGEND:

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

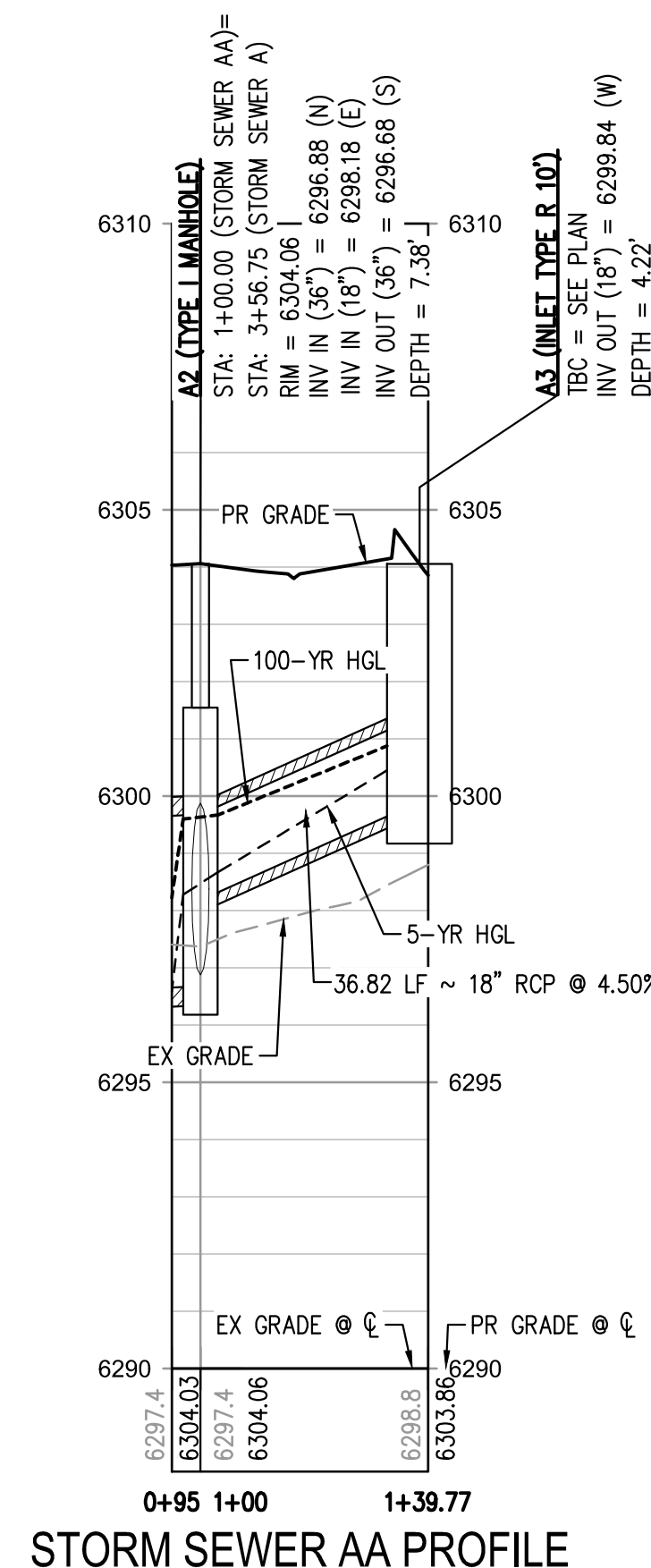
GENERAL STORM NOTES:

- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- 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.
- 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.
- STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
- ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- 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.
- FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
- ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- 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.
- 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.
- 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.

MATCHLINE - SEE SHEET CD26



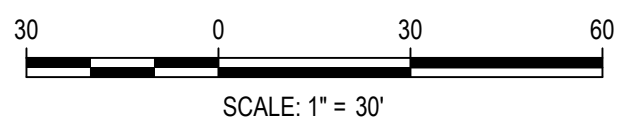
STORM SEWER A PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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



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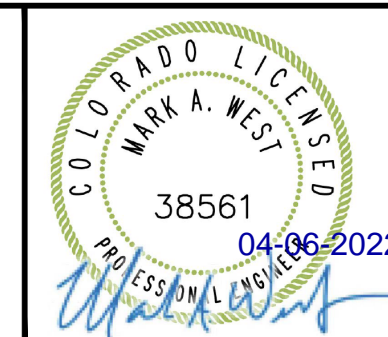
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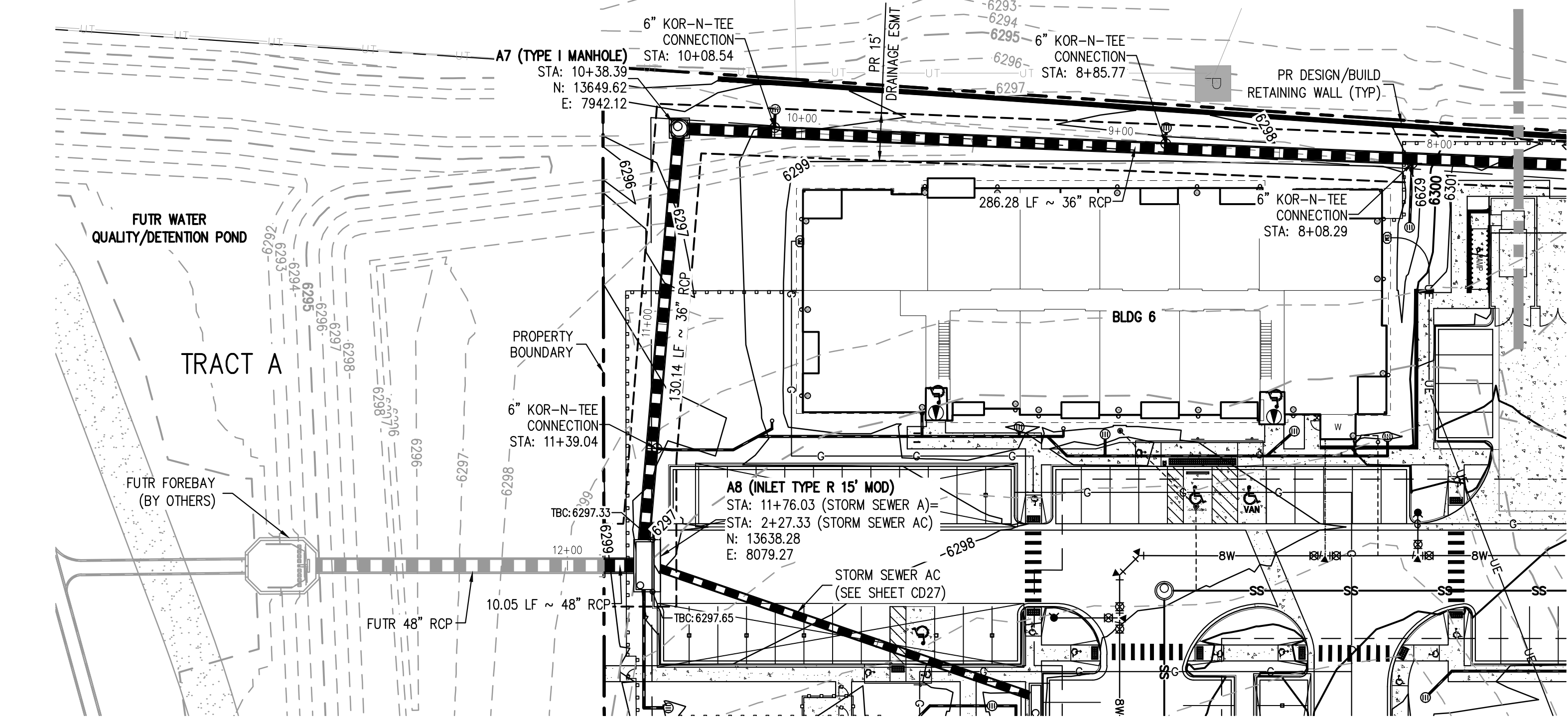
AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE



PROJECT #: 200823
SHEET NUMBER
CD25
25 OF 38

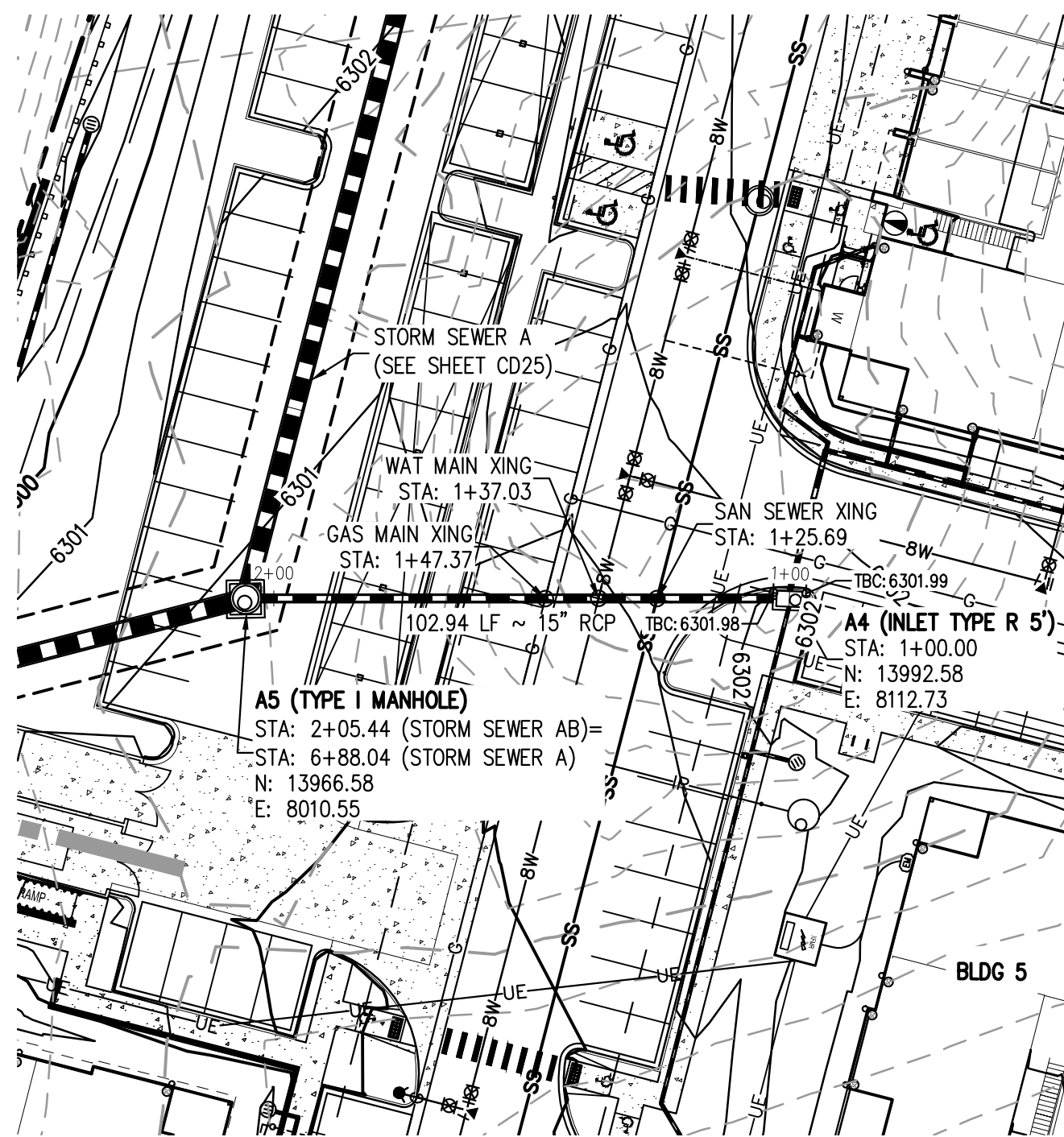
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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DESIGNED BY: JDO
CHECKED BY: JDO
PLOTTED: WED 04/06/2023 11:26:54A BY: ETHAN WARRIS



STORM SEWER A PLAN
SCALE: 1" = 30'

MATCHLINE - SEE SHEET CD25



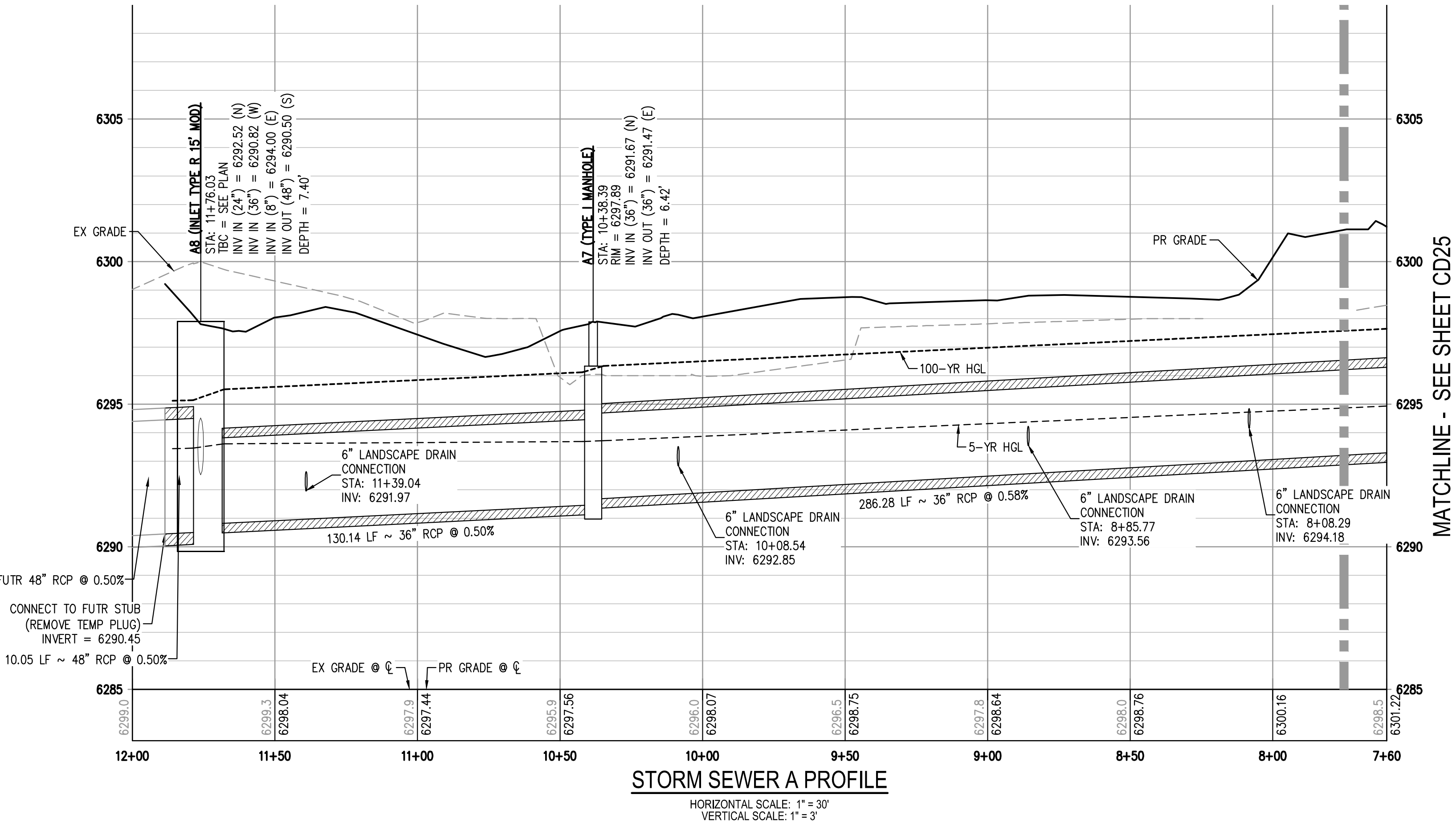
STORM SEWER AB PLAN
SCALE: 1" = 30'

LEGEND:

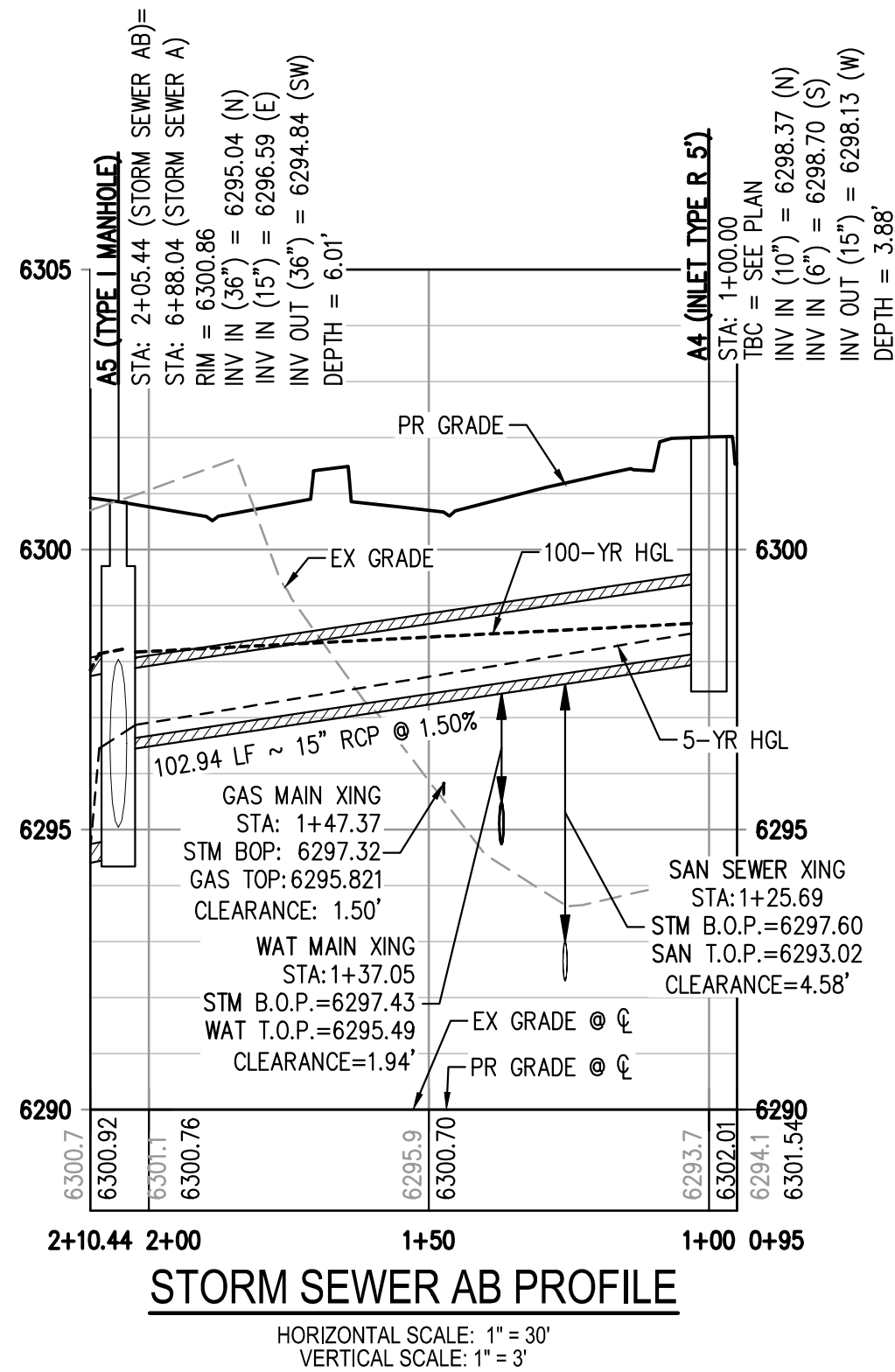
PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/ MANHOLE	SS
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---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

GENERAL STORM NOTES:

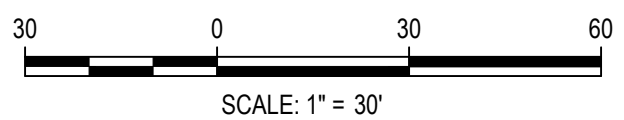
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MATCHLINE - SEE SHEET CD25



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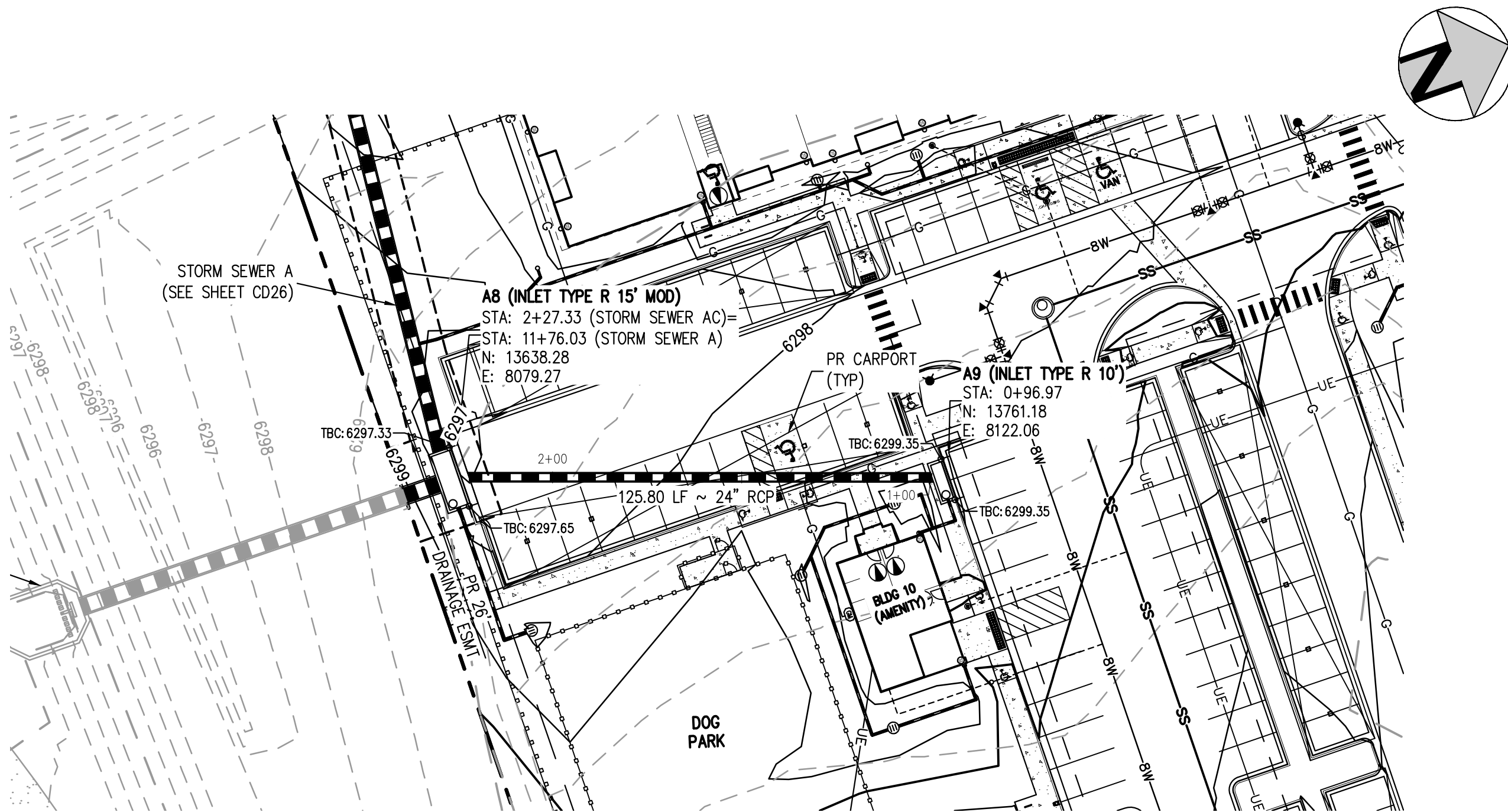
AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE



PROJECT #: 200823
SHEET NUMBER

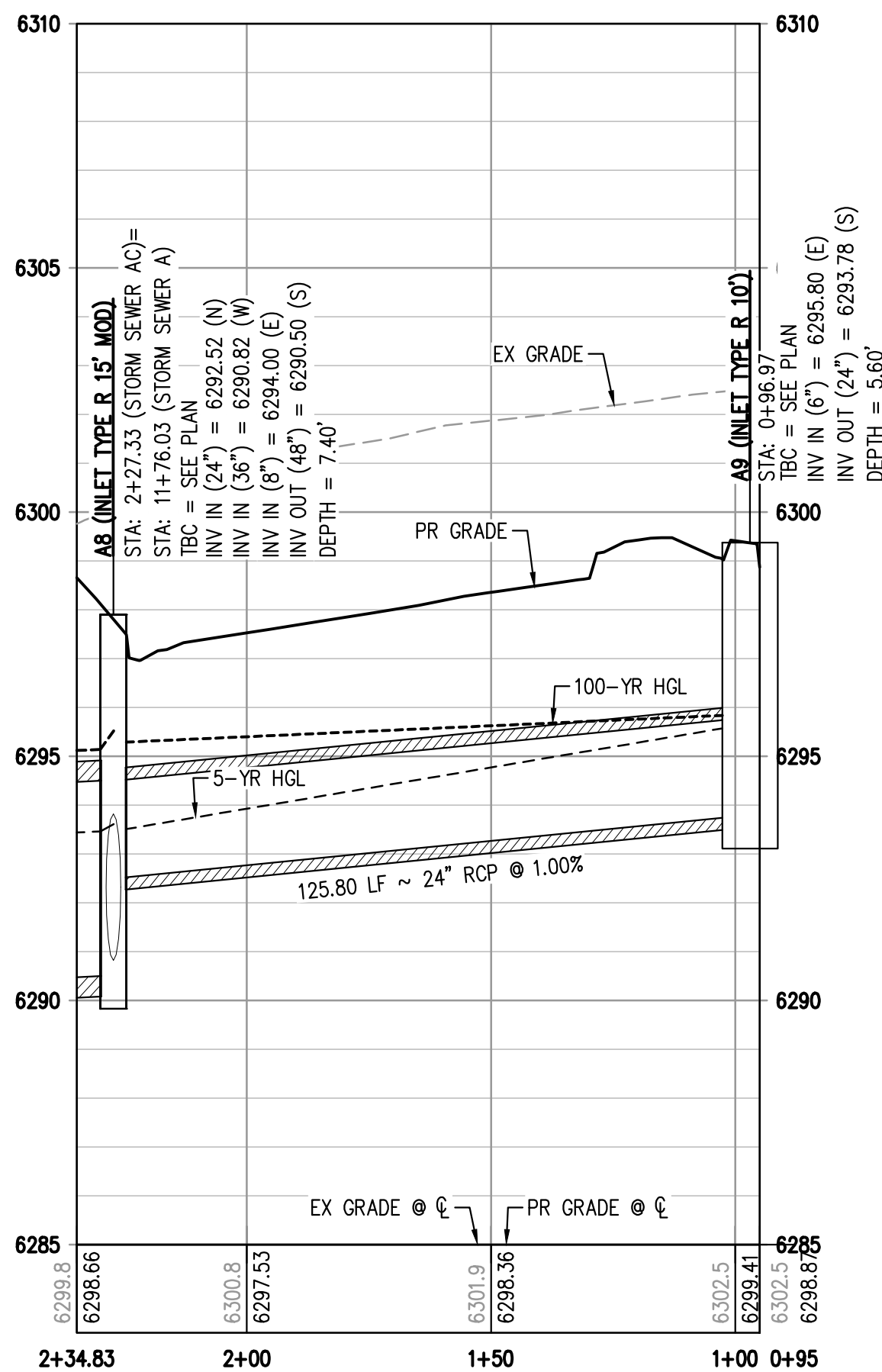
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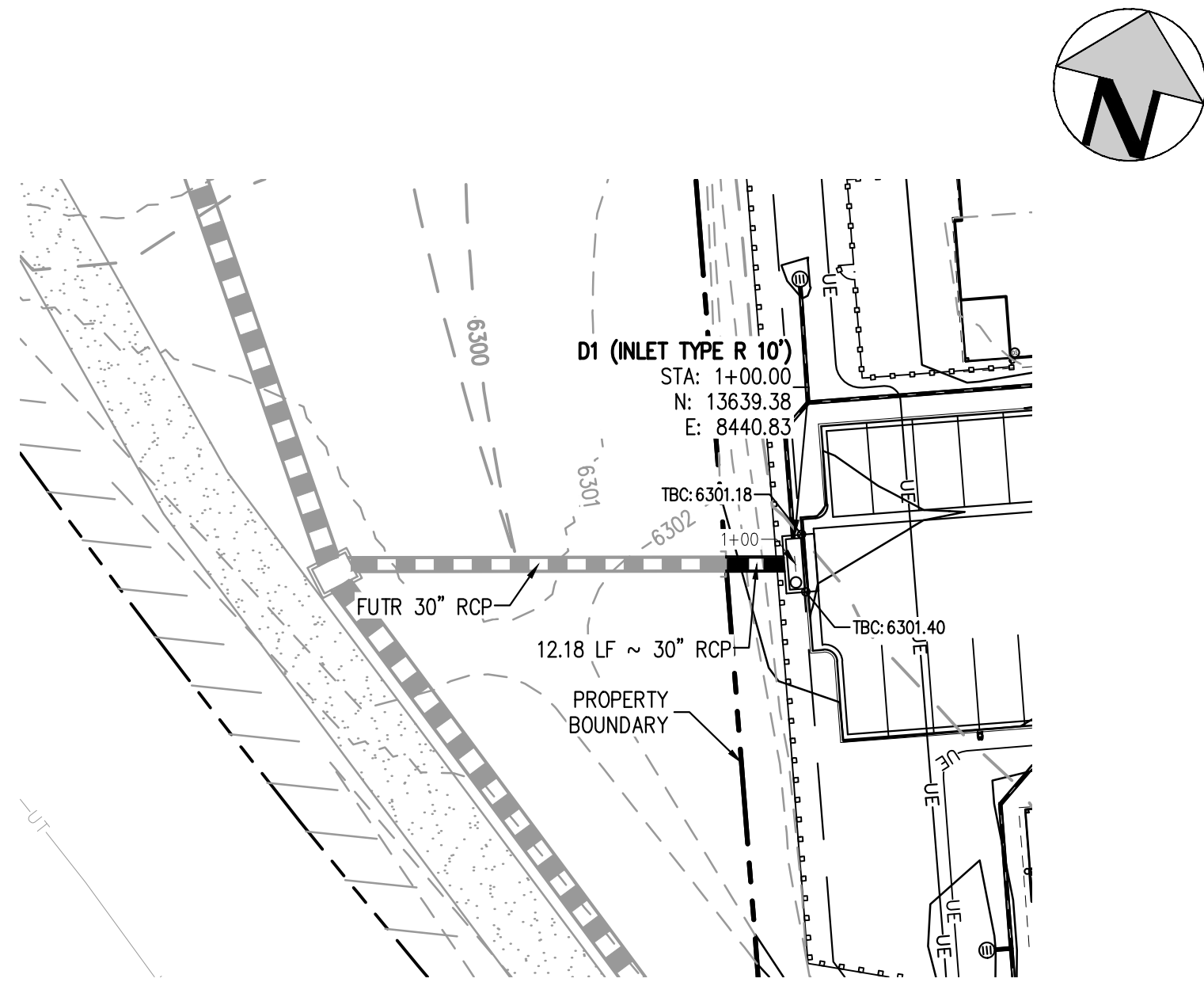
STORM SEWER AC PLAN

SCALE: 1" = 30'



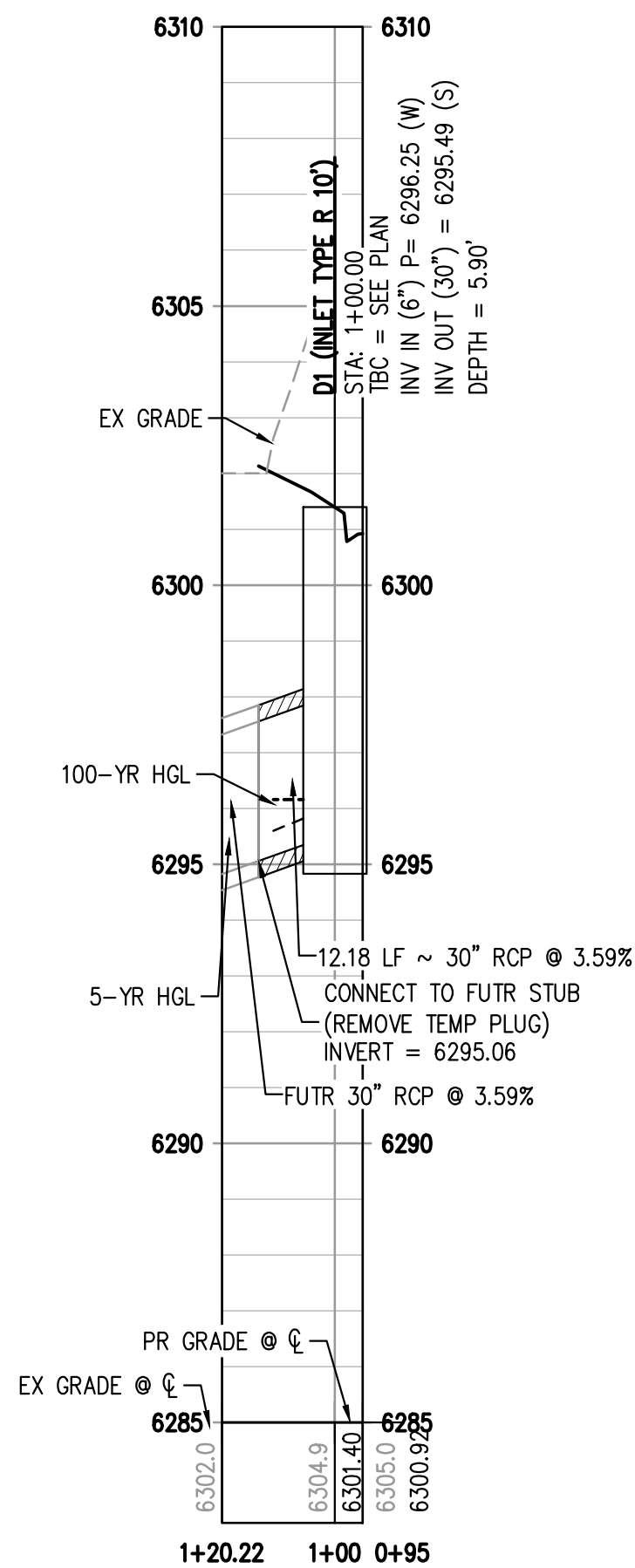
STORM SEWER AC PROFILE

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



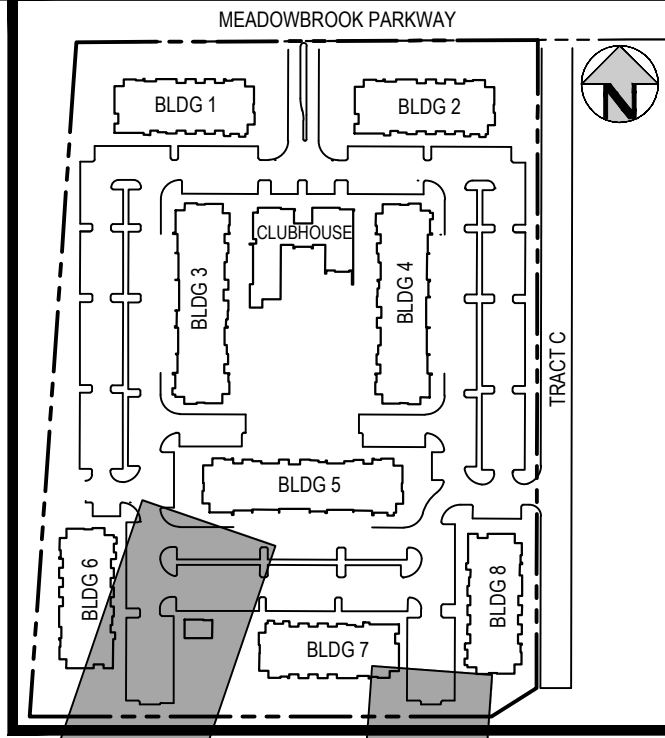
STORM SEWER D PLAN

SCALE: 1" = 30'



STORM SEWER D PROFILE

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



KEY MAP

SCALE: 1" = 250'

LEGEND:

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

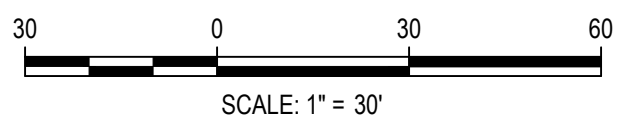
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- PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
- STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
- ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- 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.
- FOR ALL NON CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
- ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- 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.
- 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.
- 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: LAYOUT3
DESIGNED BY: JDO
CHECKED BY: JDO
PLOTTED: WED 04/06/2022 11:26:43A BY: ETHAN WARRS



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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

TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE

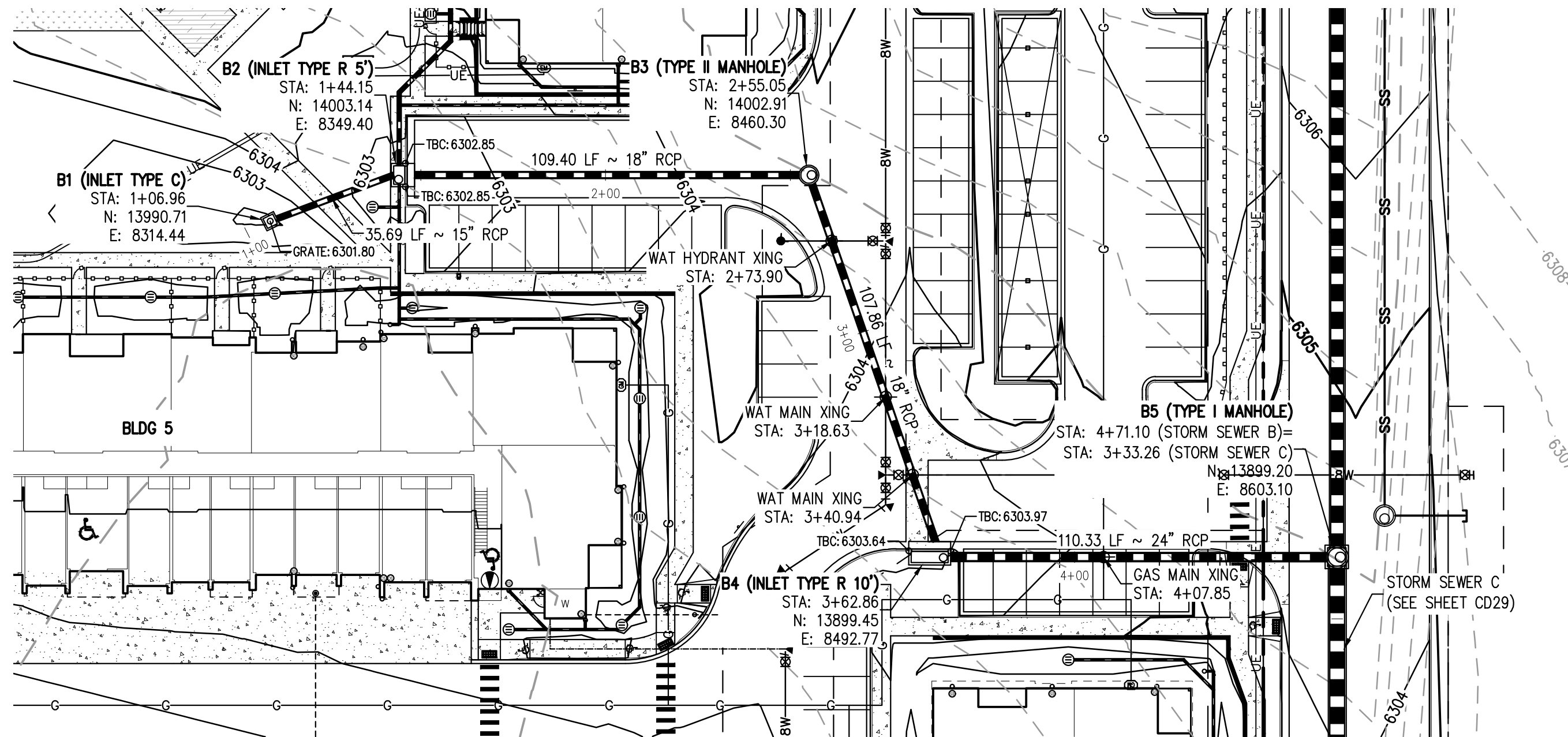


PROJECT #: 200823

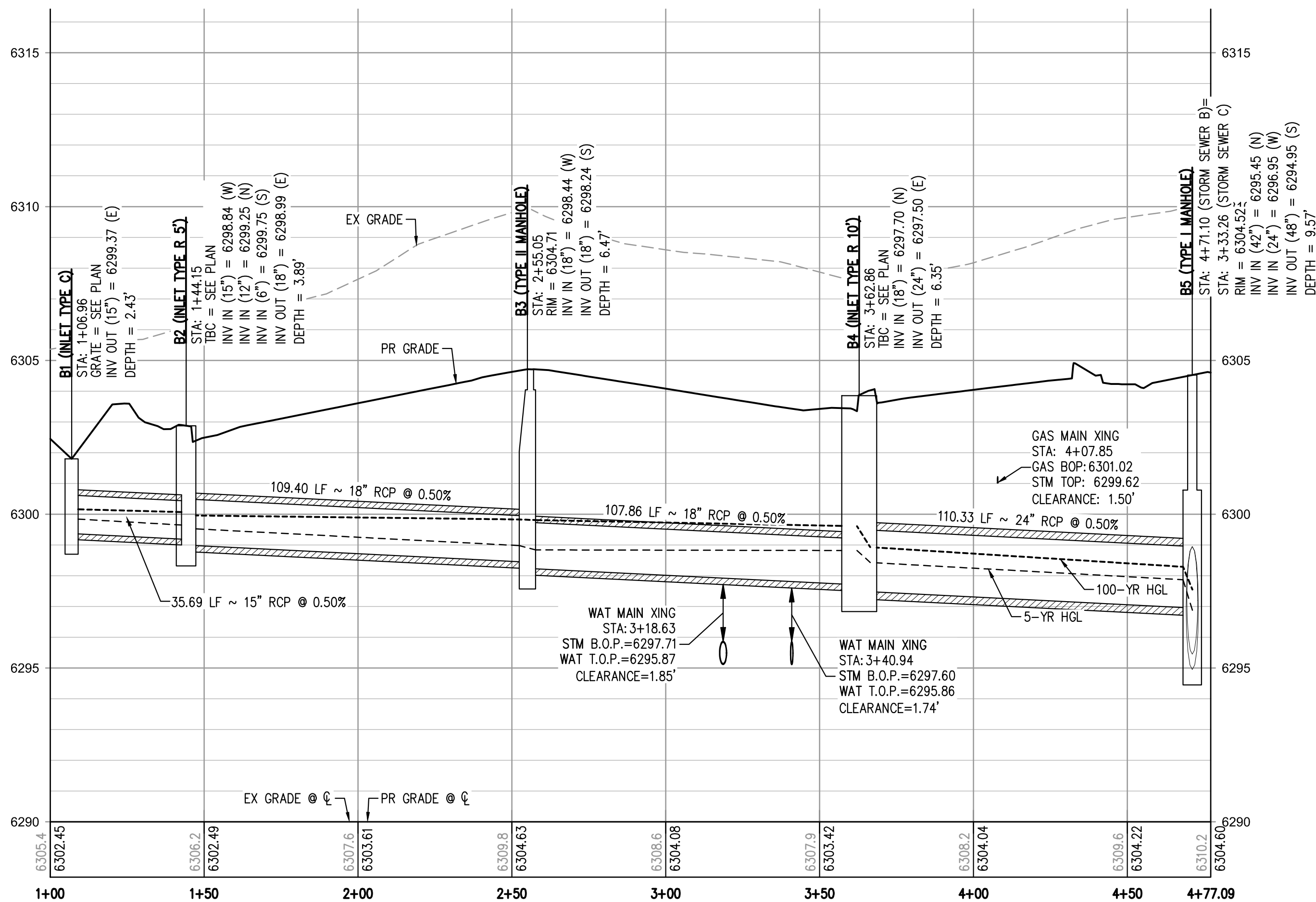
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CD27

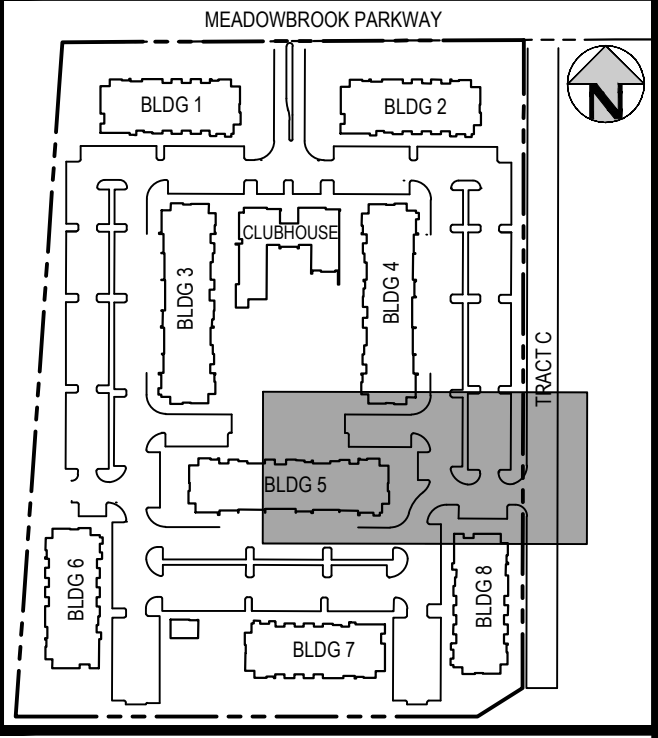
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



STORM SEWER B PLAN
SCALE: 1" = 30'



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



KEY MAP
SCALE: 1" = 250'

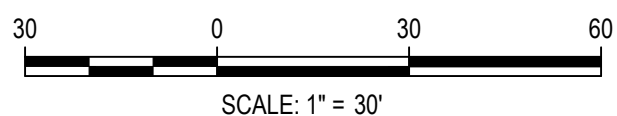
LEGEND:

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

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.
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FILEPATH: K:\200823\ENGINEERING\UTILITIES\STORM\ST - PLAN & PROFILE.DWG LAYOUT: LAYOUT4
PLOT DATE: 04-06-2022 11:26:49A BY: ETHAN WARRS
PLOTTER: HP DesignJet 5000PS



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

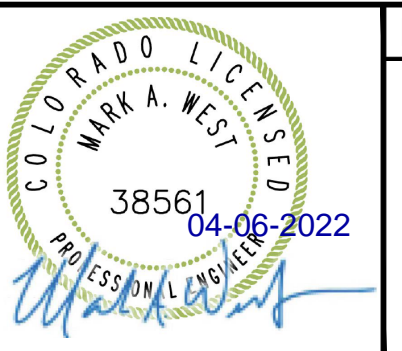
ISSUE DATE: 08-06-2021

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



TRINIS ACQUISITION COMPANY, LLC

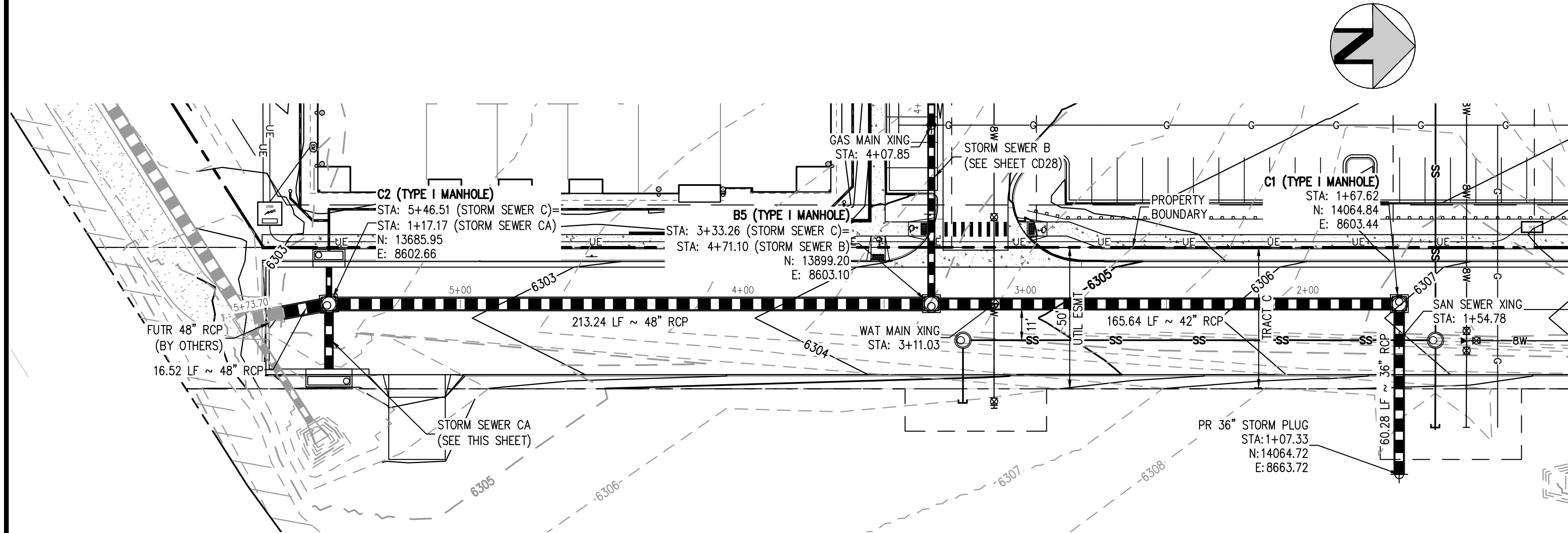
AURA AT CROSSROADS
STORM SEWER PLAN & PROFILE



PROJECT #: 200823
SHEET NUMBER

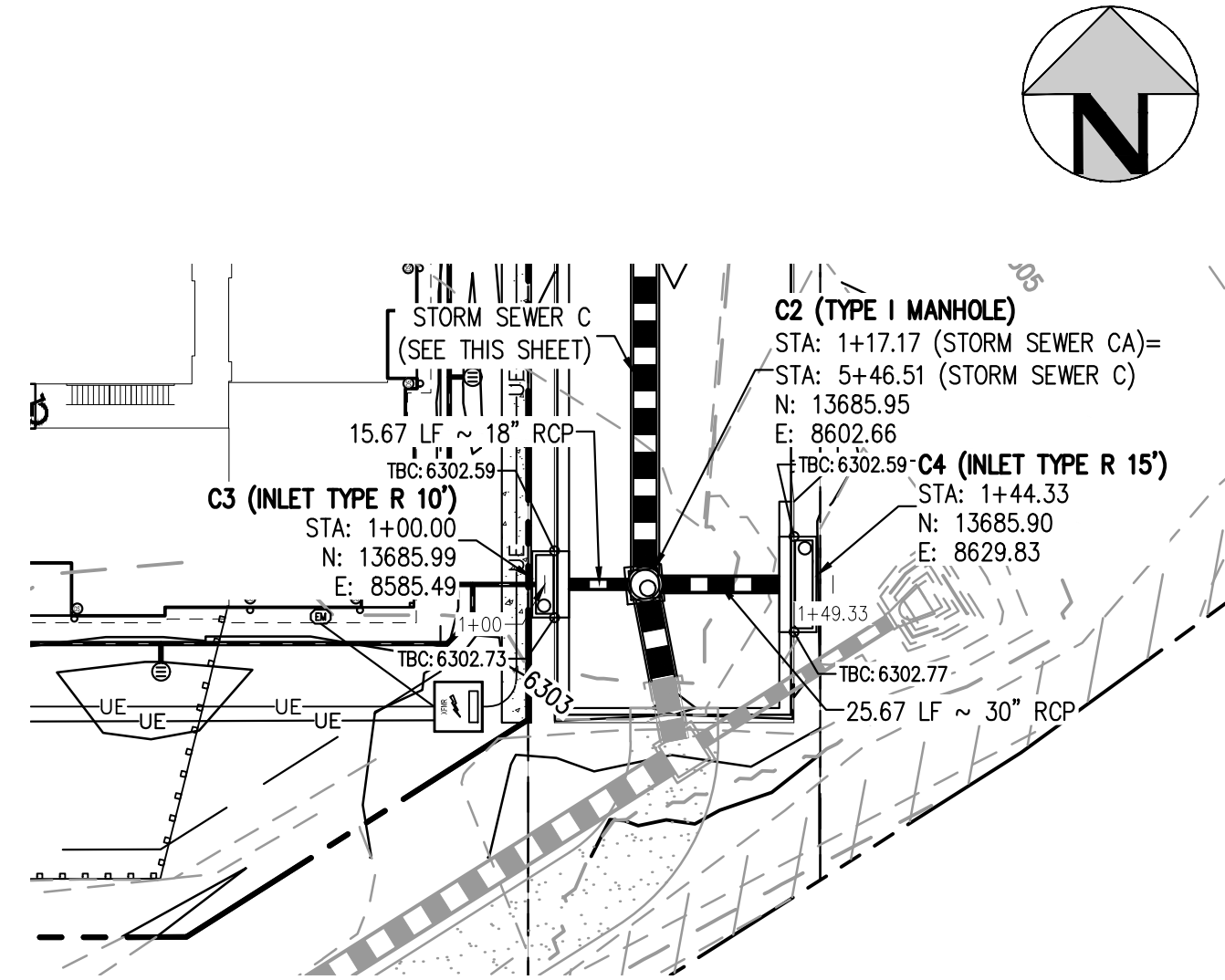
CD28

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

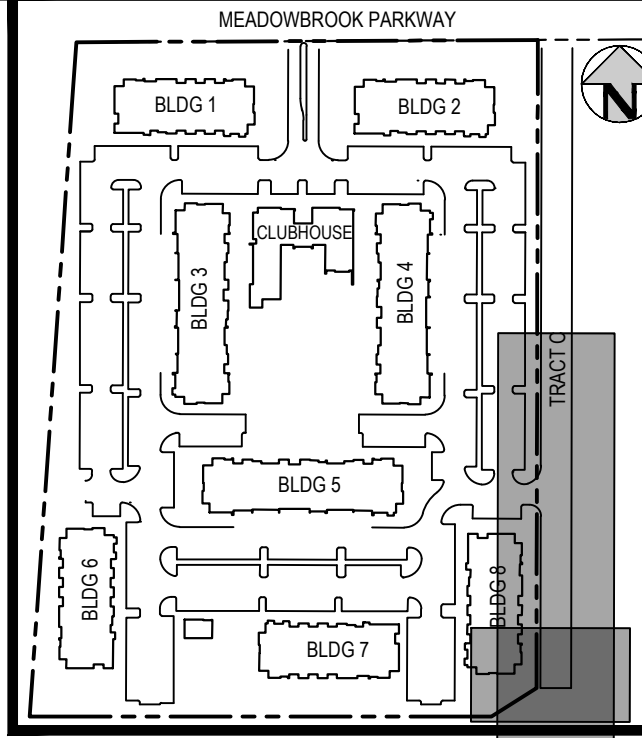
SCALE: 1" = 30'

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	---

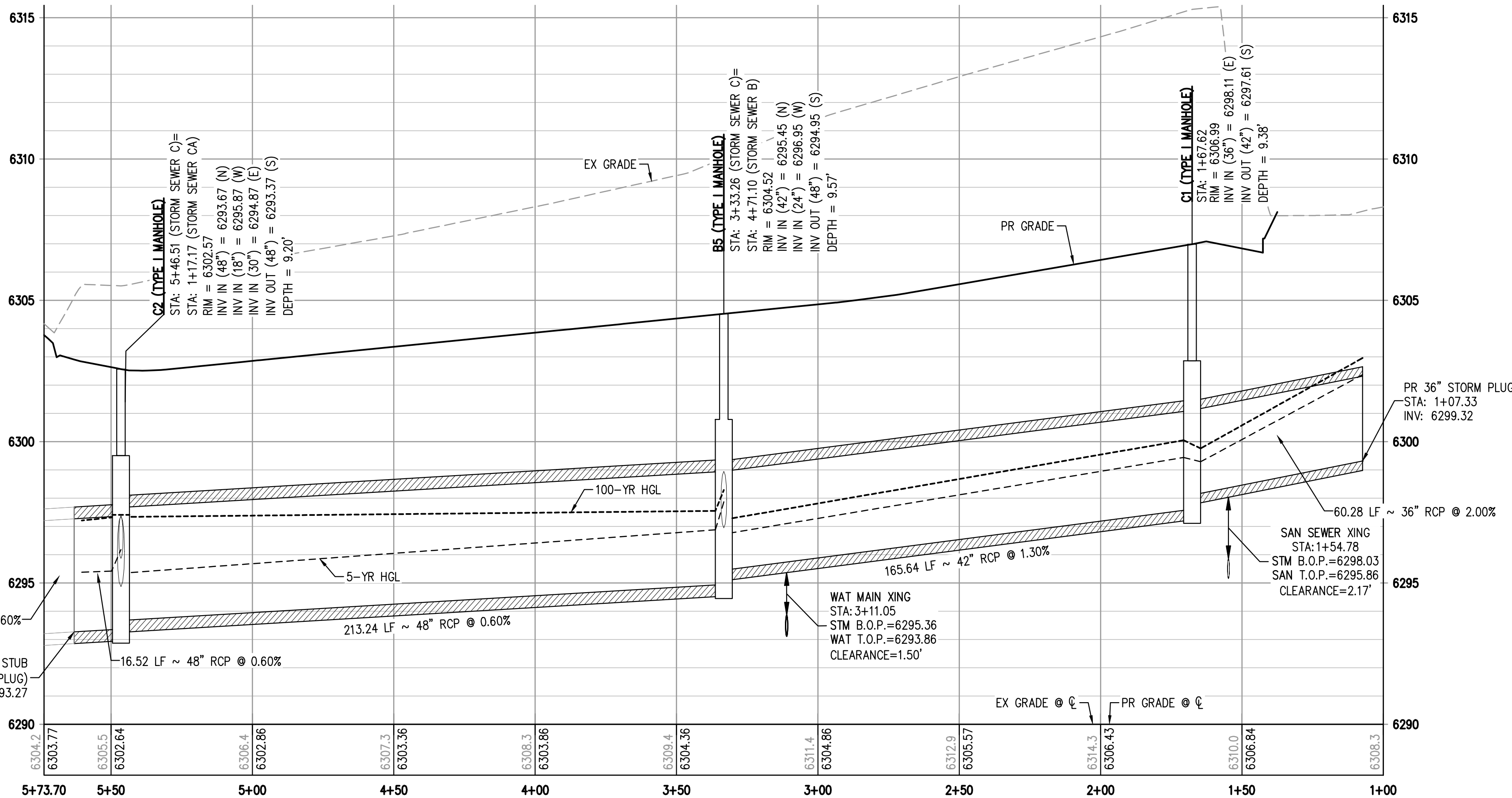
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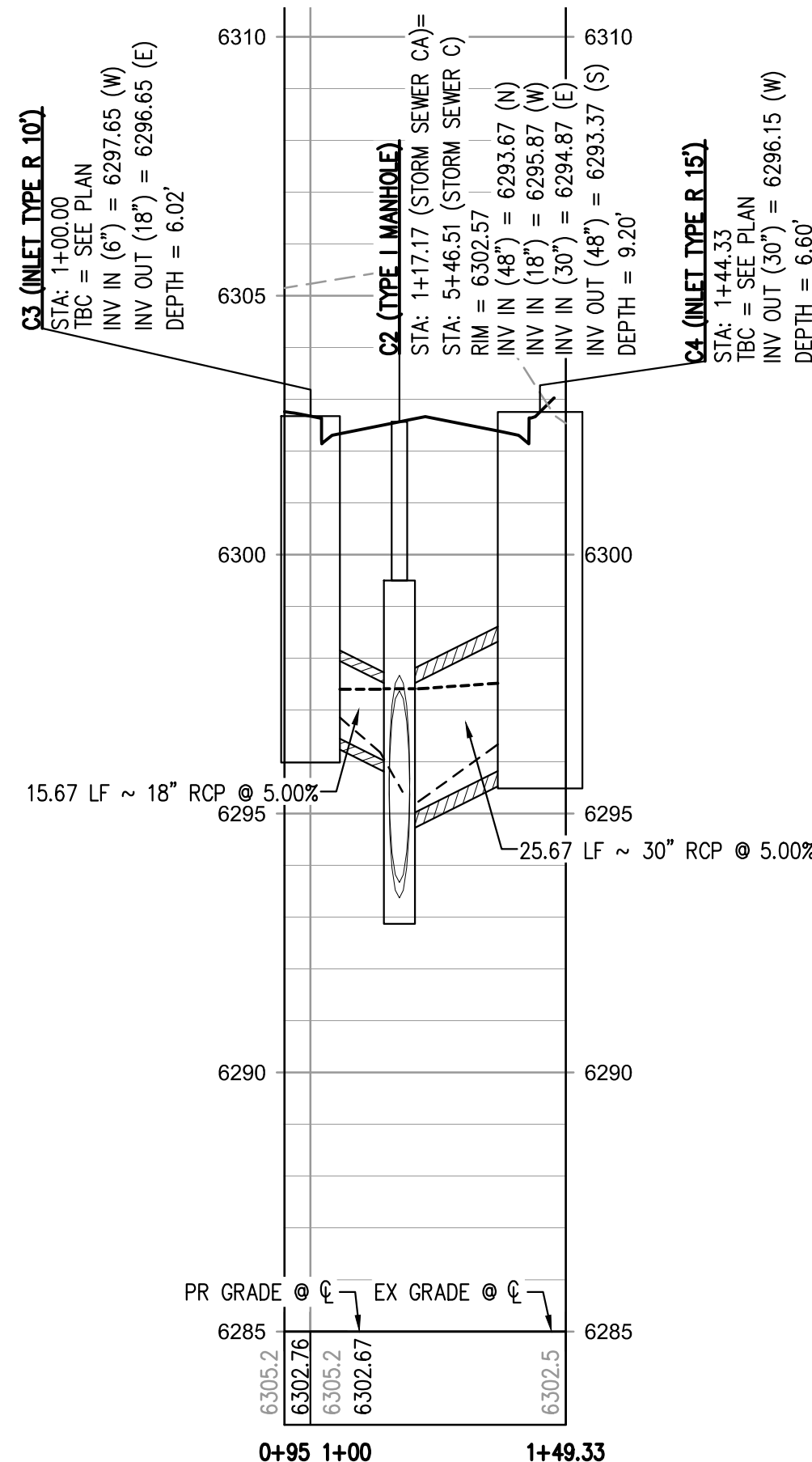
KEY MAP

SCALE: 1" = 250'



STORM SEWER C PROFILE

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

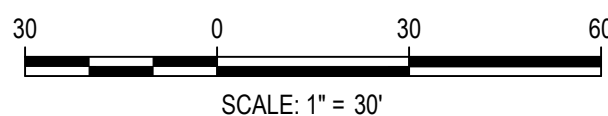


STORM SEWER CA PROFILE

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



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



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

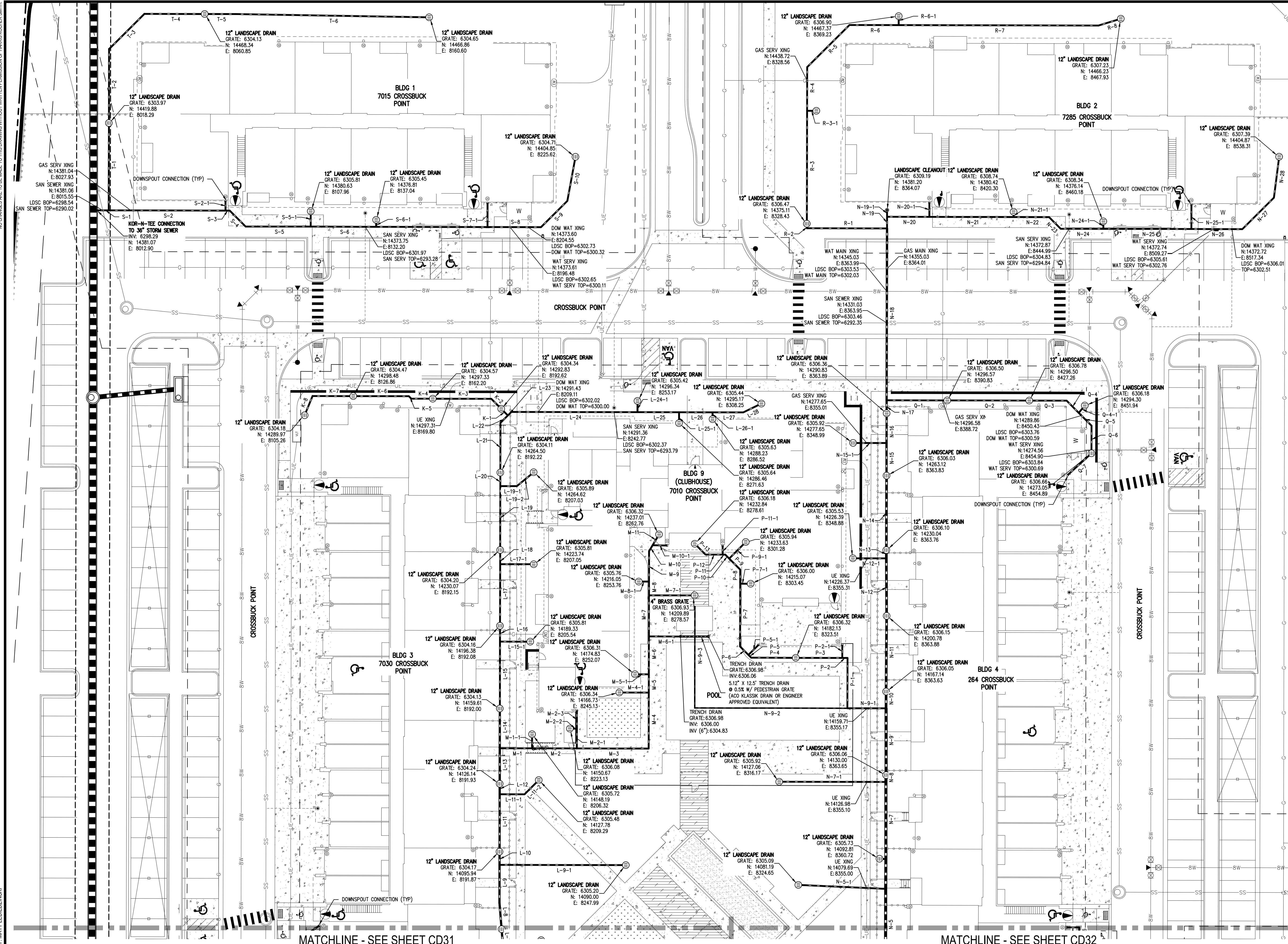


PROJECT #: 200823
SHEET NUMBER

CD29

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

FILE PATH: K:\2022\ENGINEERING\UTILITIES\TRINISAC - LANDSCAPE PLANNING LAYOUT1
PLOT: 04/08/2022 10:40:00 AM
PLOTTER: HP DesignJet T1100e
PLOT SCALE: 1" = 20'



LEGEND:	EXISTING	PROPOSED
(NOTE THAT SYMBOLS MAY BE SCALED LARGER THAN ACTUAL SIZE FOR CLARITY)		
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:**
- 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.
 - LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
 - AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT, AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 - THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK, AND SHALL BE PROTECTED IN PLACE DURING INSTALLATION OF ALL PRIVATE STORM FACILITIES.

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20 0 20 40

SCALE: 1" = 20'

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

HARRIS KOCHER SMITH

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

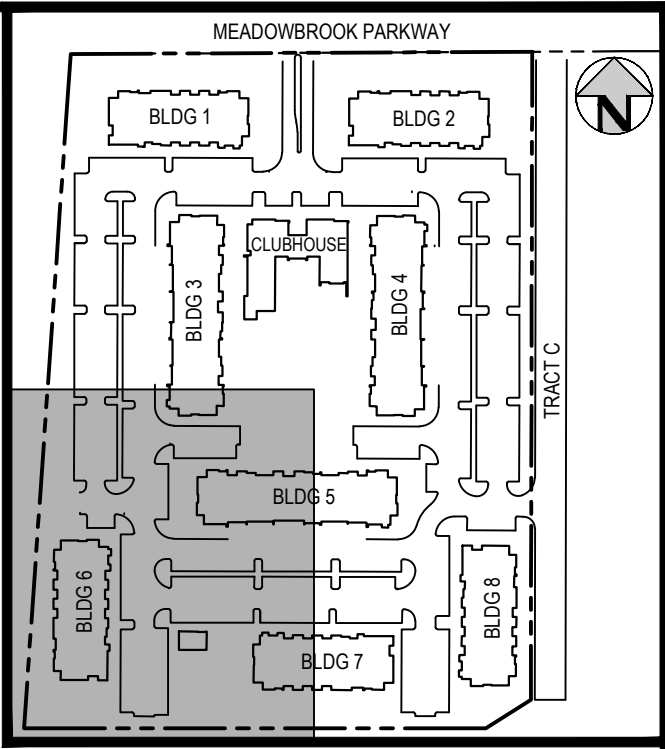
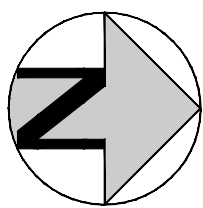
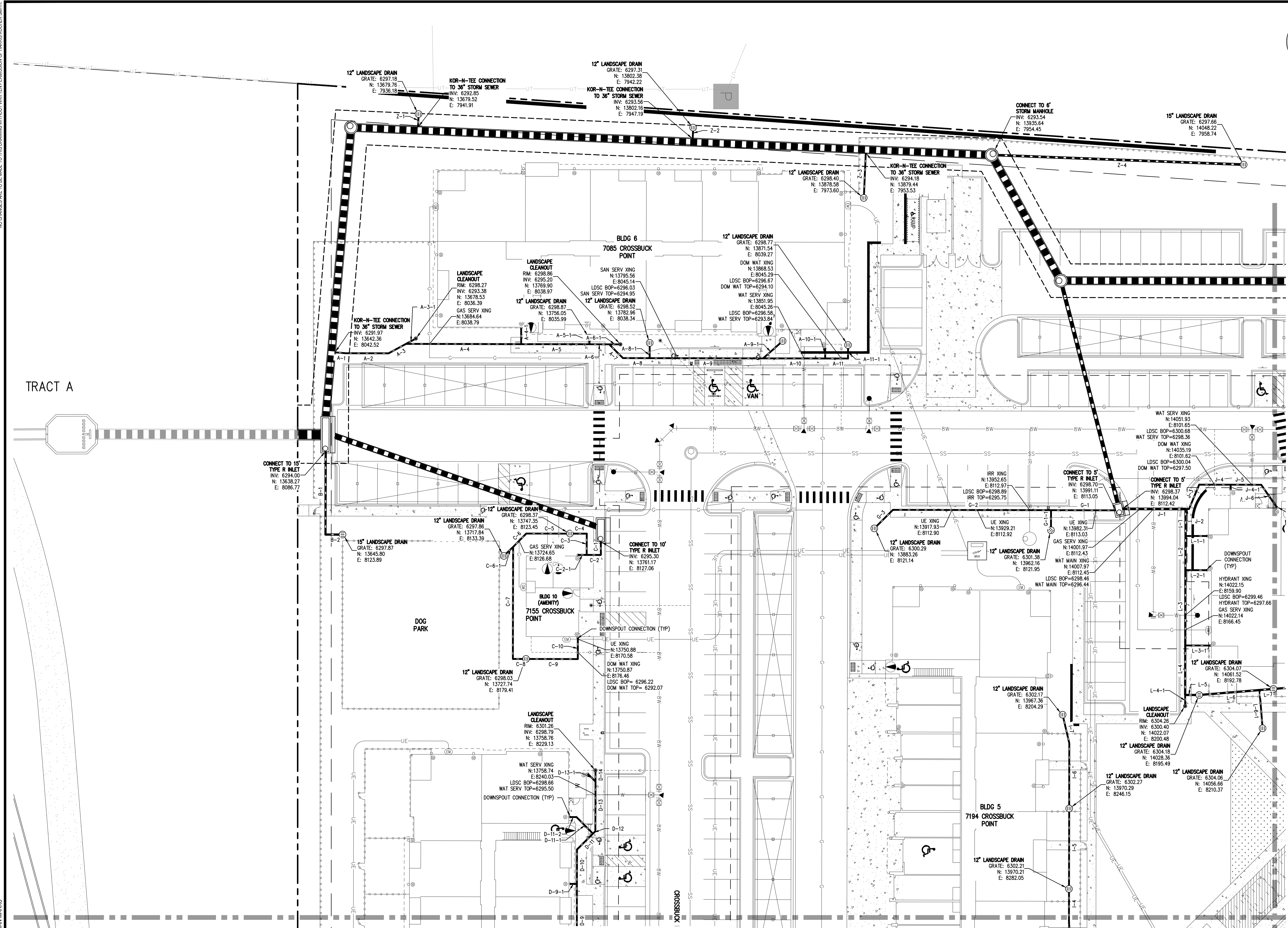
TRINISAC ACQUISITION COMPANY, LLC

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.

FILE PATH: K:\200823\ENGINEERING\UTILITIES\STORM\CD - LANDSCAPE PLAN\DWG LAYOUT\1 (2).dwg
PLOTTER: HP DesignJet 5000 Series, Plot Size: 36" x 48", Plot Style: hks.ctb, Plot Date: 04/08/2022 15:11:24, BY: ETHAN MARKS



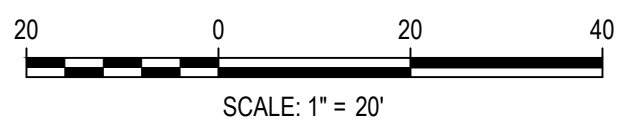
KEY MAP
SCALE: 1" = 250'

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.
 - 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 FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
 - AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT, AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 - THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK, AND SHALL BE PROTECTED IN PLACE DURING INSTALLATION OF ALL PRIVATE STORM FACILITIES.

MATCHLINE - SEE SHEET CD30

MATCHLINE - SEE SHEET CD32



DESIGNED BY: ML
CHECKED BY: EM
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



TRINISIC ACQUISITION COMPANY, LLC

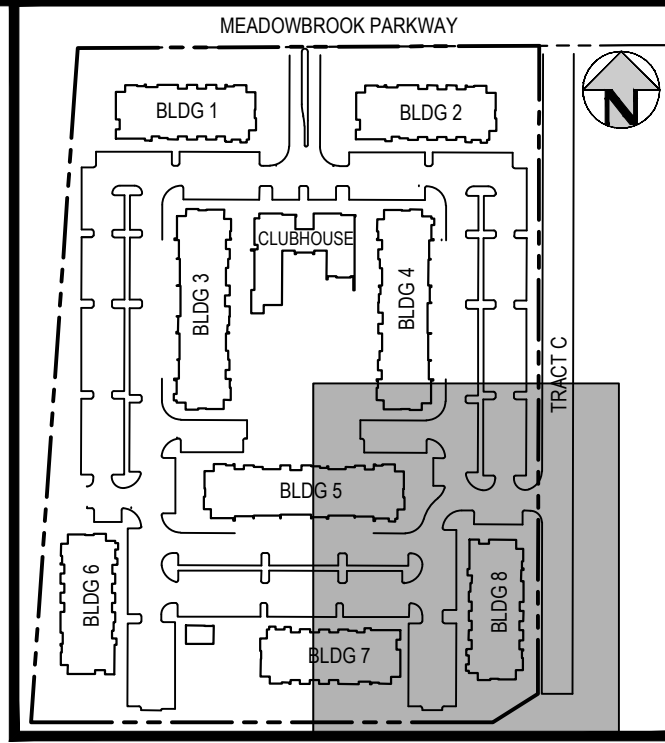
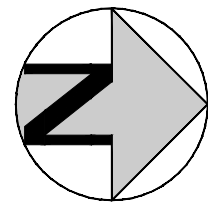
AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN



PROJECT #: 200823
SHEET NUMBER

CD31

MATCHLINE - SEE SHEET CD30

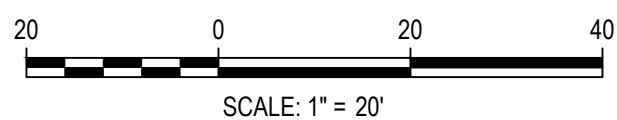


KEY MAP
SCALE: 1" = 250'

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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- ALL LANDSCAPE DRAIN PIPES SHALL BE WATERTIGHT PVC, RIGID HDPE WITH SMOOTH INNER-WALL, OR ENGINEER APPROVED EQUIVALENT.
- ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 1.5 FT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
- LANDSCAPE DRAINS LOCATED AT THE END OF THE LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
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DESIGNED BY: ML
CHECKED BY: EM
DRAWN BY: ML

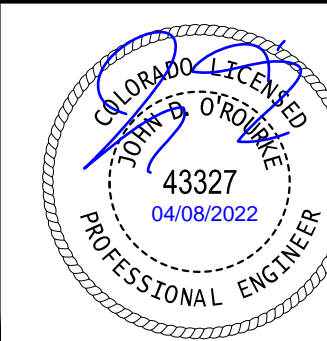
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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
LANDSCAPE DRAIN PLAN



PROJECT #: 200823
SHEET NUMBER

CD32

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

PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	UPSTREAM INVERT	DOWNSTREAM INVERT
A-1	6"	4.82'	2.00%	6292.07	6291.97
A-2	6"	19.20'	2.00%	6292.45	6292.07
A-3	6"	8.84'	2.00%	6292.63	6292.45
A-3-1	6"	5.00'	15.00%	6293.38	6292.63
A-4	6"	51.43'	2.00%	6293.66	6292.63
A-4-1	6"	7.07'	20.00%	6295.07	6293.66
A-5	6"	30.48'	2.00%	6294.27	6293.66
A-5-1	6"	2.95'	5.00%	6294.42	6294.27
A-6	6"	8.85'	2.00%	6294.45	6294.27
A-6-1	6"	5.00'	15.00%	6295.20	6294.45
A-7	6"	8.66'	2.00%	6294.62	6294.45
A-8	6"	11.94'	15.99%	6296.53	6294.62
A-8-1	6"	6.77'	0.50%	6296.56	6296.53
A-9	6"	50.67'	0.50%	6296.78	6296.53
A-9-1	6"	11.65'	1.00%	6296.90	6296.78
A-10	6"	27.69'	0.50%	6296.92	6296.78
A-10-1	6"	4.53'	2.00%	6297.01	6296.92
A-11	6"	10.22'	0.50%	6296.97	6296.92
A-11-1	6"	6.03'	0.50%	6297.00	6296.97
B-1	8"	37.10'	2.00%	6294.74	6294.00
B-2	8"	7.61'	2.00%	6294.89	6294.74
C-1	6"	5.93'	0.50%	6295.33	6295.30
C-2	6"	6.32'	0.50%	6295.36	6295.33
C-2-1	6"	3.92'	10.00%	6295.75	6295.36
C-3	6"	9.50'	0.50%	6295.41	6295.36
C-4	6"	7.51'	0.50%	6295.45	6295.41
C-5	6"	19.49'	0.50%	6295.55	6295.45
C-6	6"	8.40'	0.50%	6295.59	6295.55
C-6-1	6"	5.75'	0.50%	6295.62	6295.59
C-7	6"	50.01'	0.50%	6295.84	6295.59

PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	UPSTREAM INVERT	DOWNSTREAM INVERT
C-8	6"	5.86'	0.50%	6295.87	6295.84
C-9	6"	23.12'	0.50%	6295.99	6295.87
C-10	6"	9.50'	5.00%	6296.46	6295.99
D-1	6"	21.59'	1.00%	6296.47	6296.25
D-2	6"	7.00'	4.00%	6296.75	6296.47
D-2-1	6"	24.40'	5.00%	6297.97	6296.75
D-3	6"	59.43'	0.64%	6297.13	6296.75
D-4	6"	42.92'	1.00%	6297.56	6297.13
D-5	6"	4.89'	1.00%	6297.61	6297.56
D-6	6"	11.55'	1.00%	6297.73	6297.61
D-6-1	6"	1.58'	15.00%	6297.97	6297.73
D-7	6"	28.09'	1.00%	6298.01	6297.73
D-7-1	6"	3.92'	15.00%	6298.60	6298.01
D-8	6"	52.42'	0.50%	6298.27	6298.01
D-8-1	6"	2.50'	25.29%	6298.90	6298.27
D-9	6"	34.16'	0.50%	6298.44	6298.27
D-9-1	6"	3.08'	10.00%	6298.75	6298.44
D-10	6"	15.36'	0.50%	6298.52	6298.44
D-11	6"	19.21'	0.50%	6298.57	6298.52
D-11-1	6"	10.42'	5.00%	6299.09	6298.57
D-11-2	6"	3.01'	5.00%	6299.24	6299.09
D-12	6"	1.52'	0.50%	6298.58	6298.57
D-13	6"	22.17'	0.50%	6298.69	6298.58
D-13-1	6"	4.88'	0.50%	6298.71	6298.69
D-14	6"	5.00'	2.00%	6298.79	6298.69
E-1	6"	10.85'	1.00%	6297.76	6297.65
E-2	6"	5.78'	1.00%	6297.82	6297.76
E-3	6"	6.17'	1.00%	6297.88	6297.82
E-3-1	6"	5.00'	-15.00%	6298.63	6297.88
E-4	6"	48.99'	1.00%	6298.37	6297.88

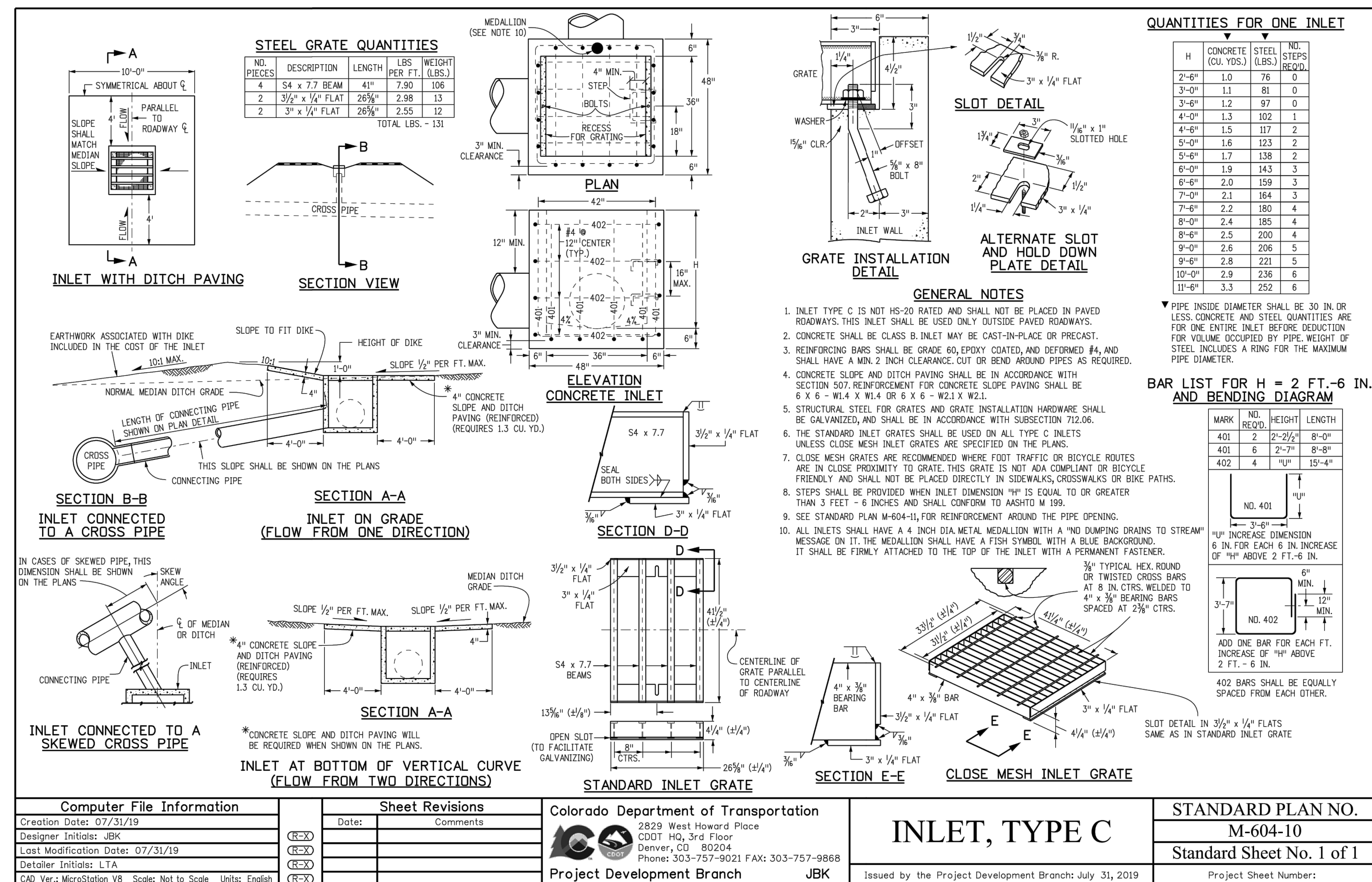
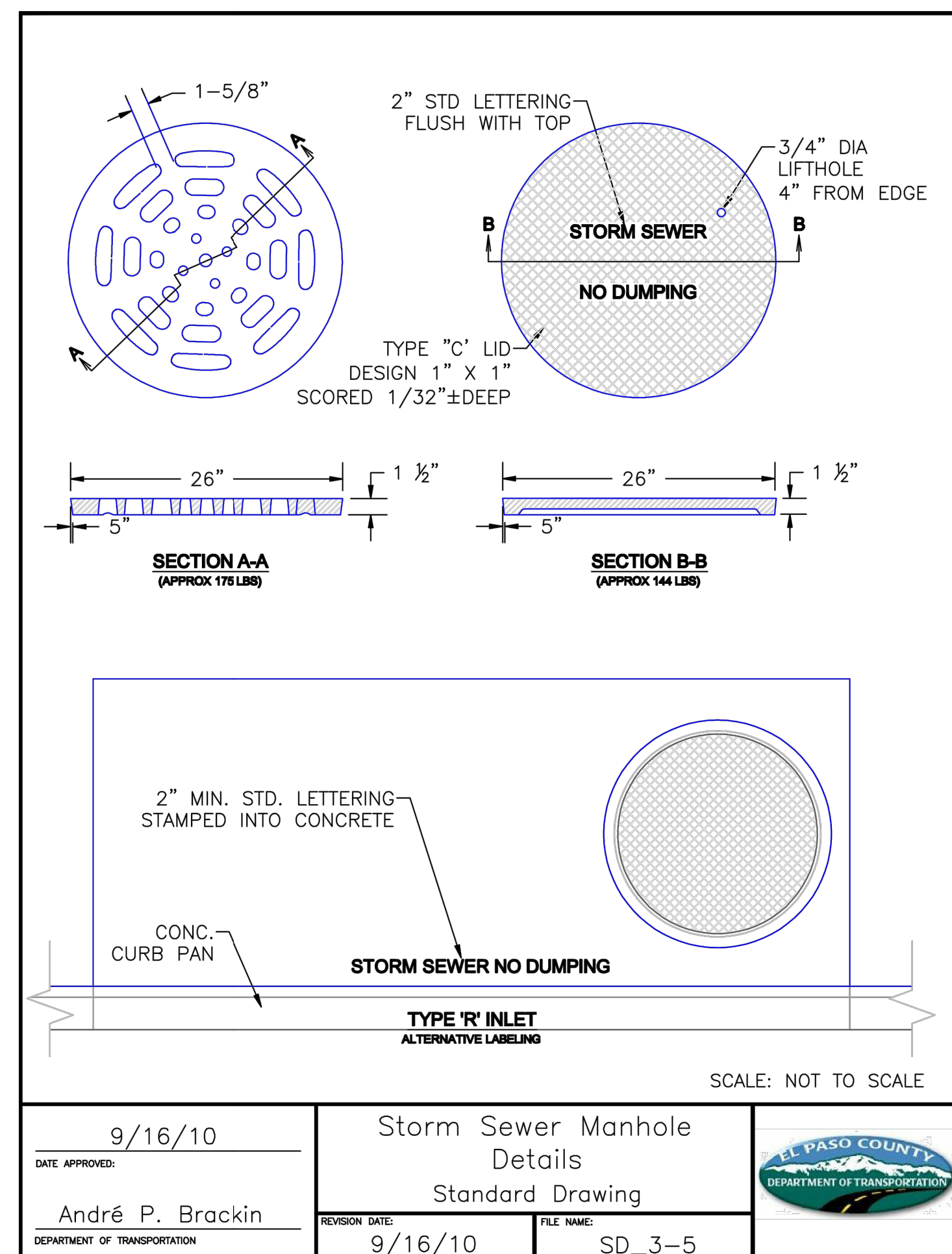
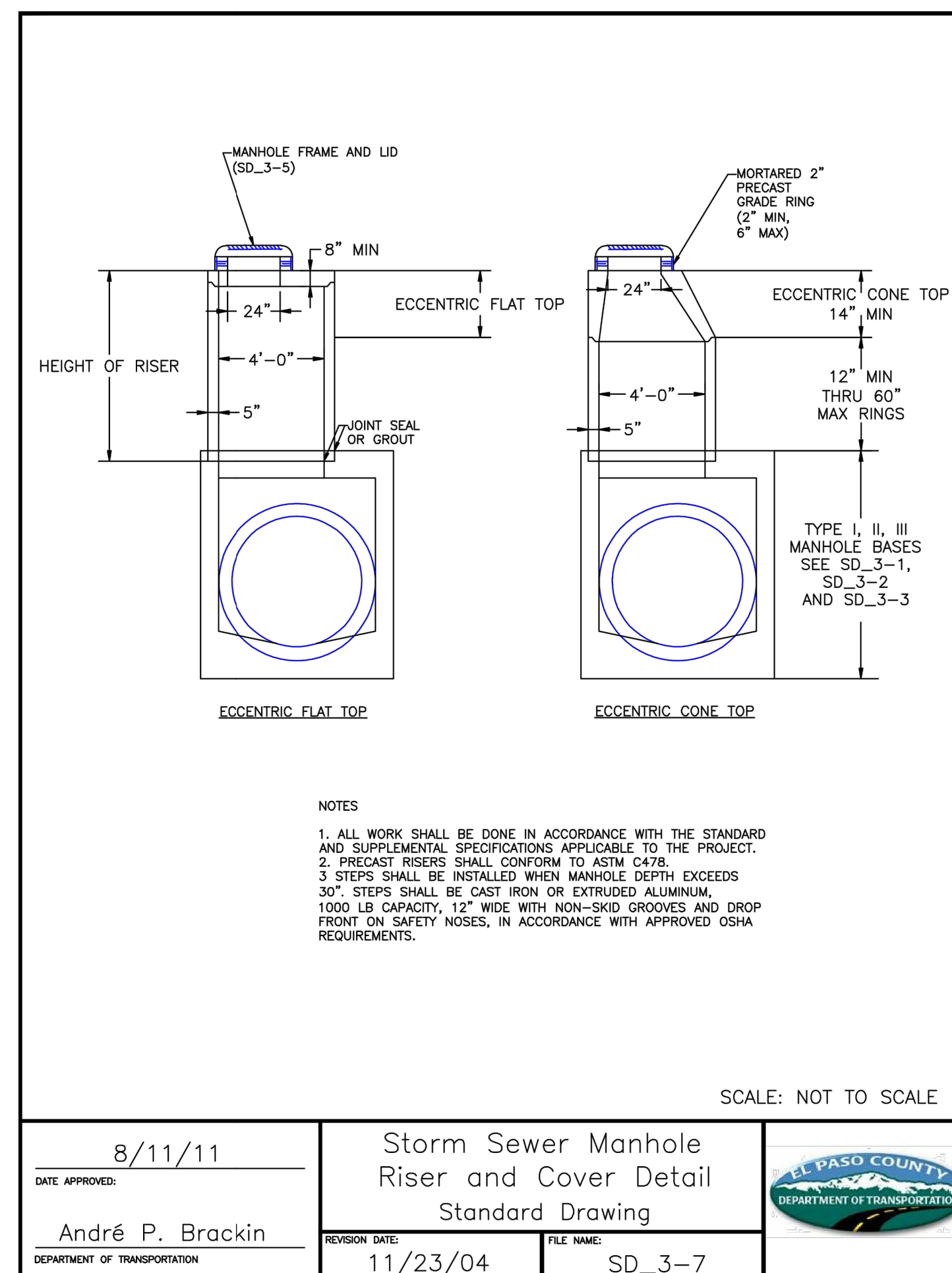
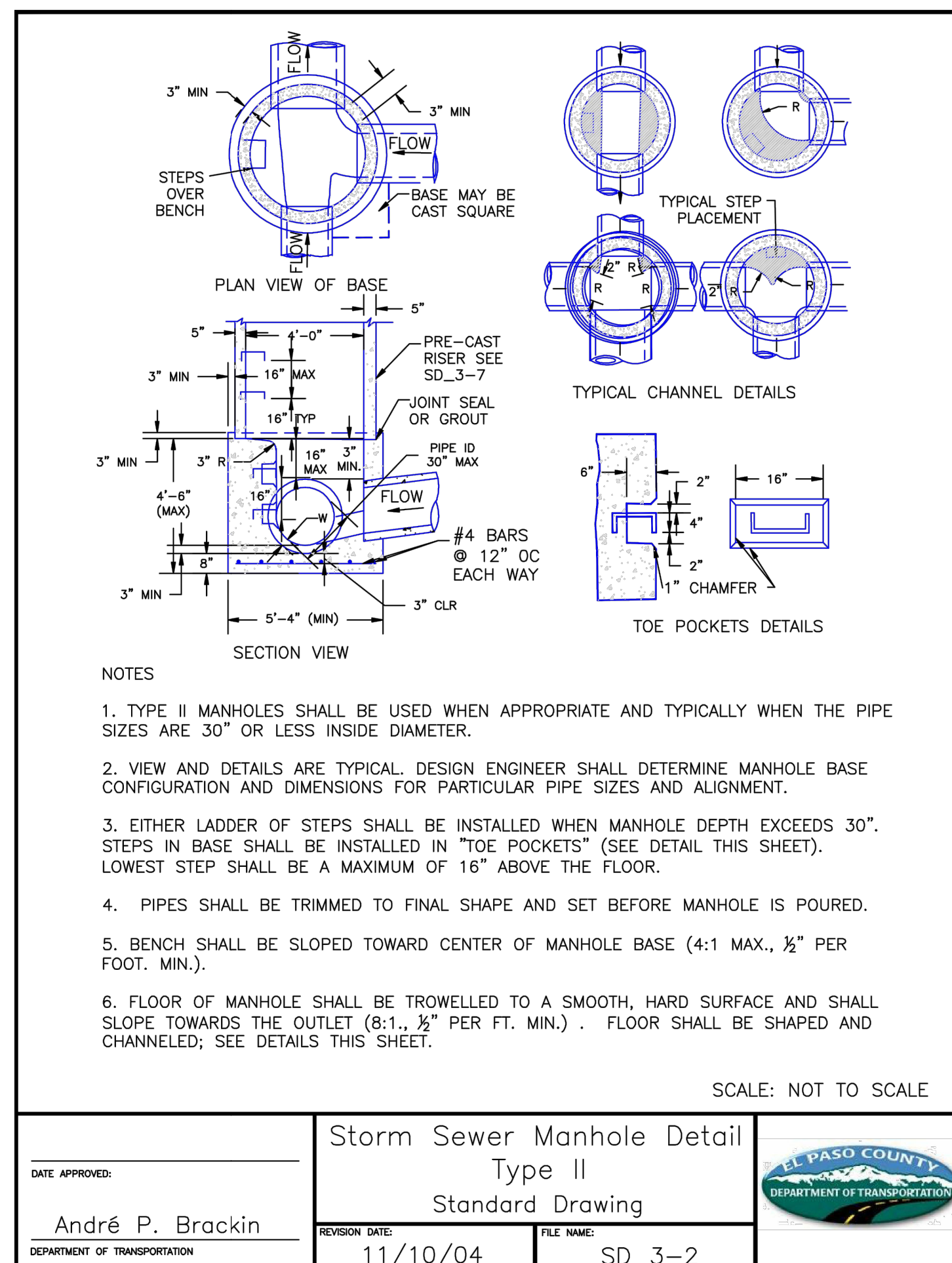
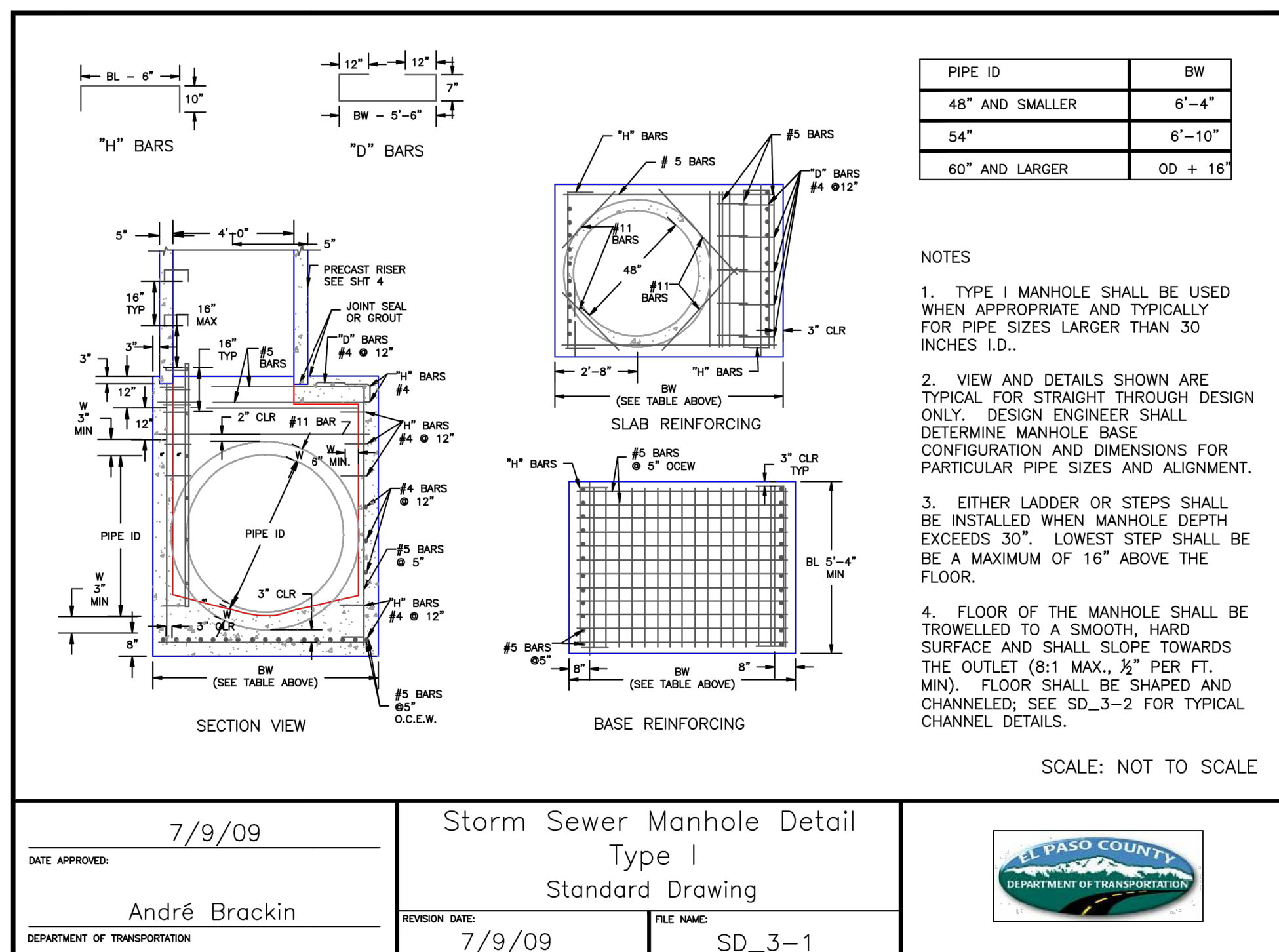
PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	UPSTREAM INVERT	DOWNSTREAM INVERT
E-4-1	6"	4.83'	14.19%	6299.06	6298.37
E-5	6"	28.50'	1.00%	6298.65	6298.37
E-6	6"	12.89'	1.00%	6298.78	6298.65
E-7	6"	5.60'	1.00%	6298.84	6298.78
E-7-1	6"	1.91'	15.00%	6299.13	6298.84
E-8	6"	19.33'	1.00%	6299.03	6298.84
E-8-1	6"	9.91'	15.00%	6300.52	6299.03
E-9	6"	17.90'	1.00%	6299.21	6299.03
E-10	6"	10.11'	1.00%	6299.31	6299.21
E-10-1	6"	1.50'	5.00%	6299.38	6299.31
E-11	6"	4.80'	18.98%	6300.22	6299.31
E-11-1	6"	2.58'	5.00%	6300.35	6300.22
E-12	6"	33.36'	0.50%	6300.39	6300.22
E-12-1	6"	3.00'	1.00%	6300.42	6300.39
E-13	6"	38.54'	0.50%	6300.58	6300.39
E-14	6"	2.94'	0.50%	6300.59	6300.58
E-15	6"	12.81'	0.50%	6300.65	6300.59
E-15-1	6"	5.50'	5.00%	6300.93	6300.65
E-16	6"	19.21'	0.50%	6300.75	6300.65
F-1	6"	3.99'	1.00%	6297.80	6297.76
F-2	6"	35.49'	1.00%	6298.15	6297.80
F-2-1	6"	3.98'	10.00%	6298.55	6298.15
F-3	6"	90.55'	1.00%	6299.06	6298.15
F-3-1	6"	3.90'	5.00%	6299.26	6299.06
F-4	6"	51.32'	1.00%	6299.57	6299.06
F-4-1	6"	5.00'	5.00%	6299.82	6299.57
F-5	6"	11.41'	1.00%	6299.68	6299.57
F-6	6"	31.25'	1.00%	6299.99	6299.68
G-1	6"	28.94'	0.50%	6298.84	6298.70
G-1-1	6"	8.96'	1.00%	6298.93	6298.84

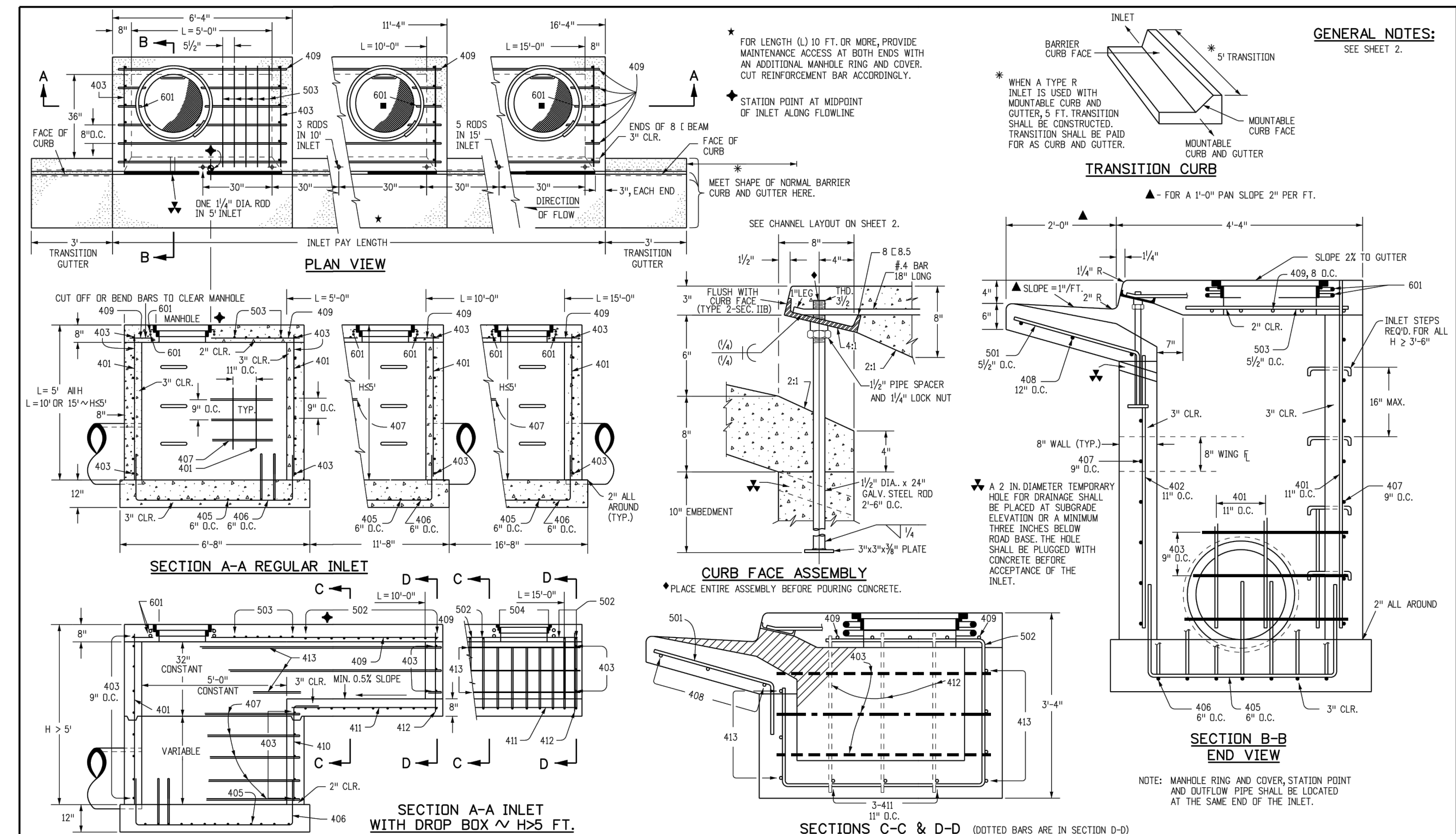
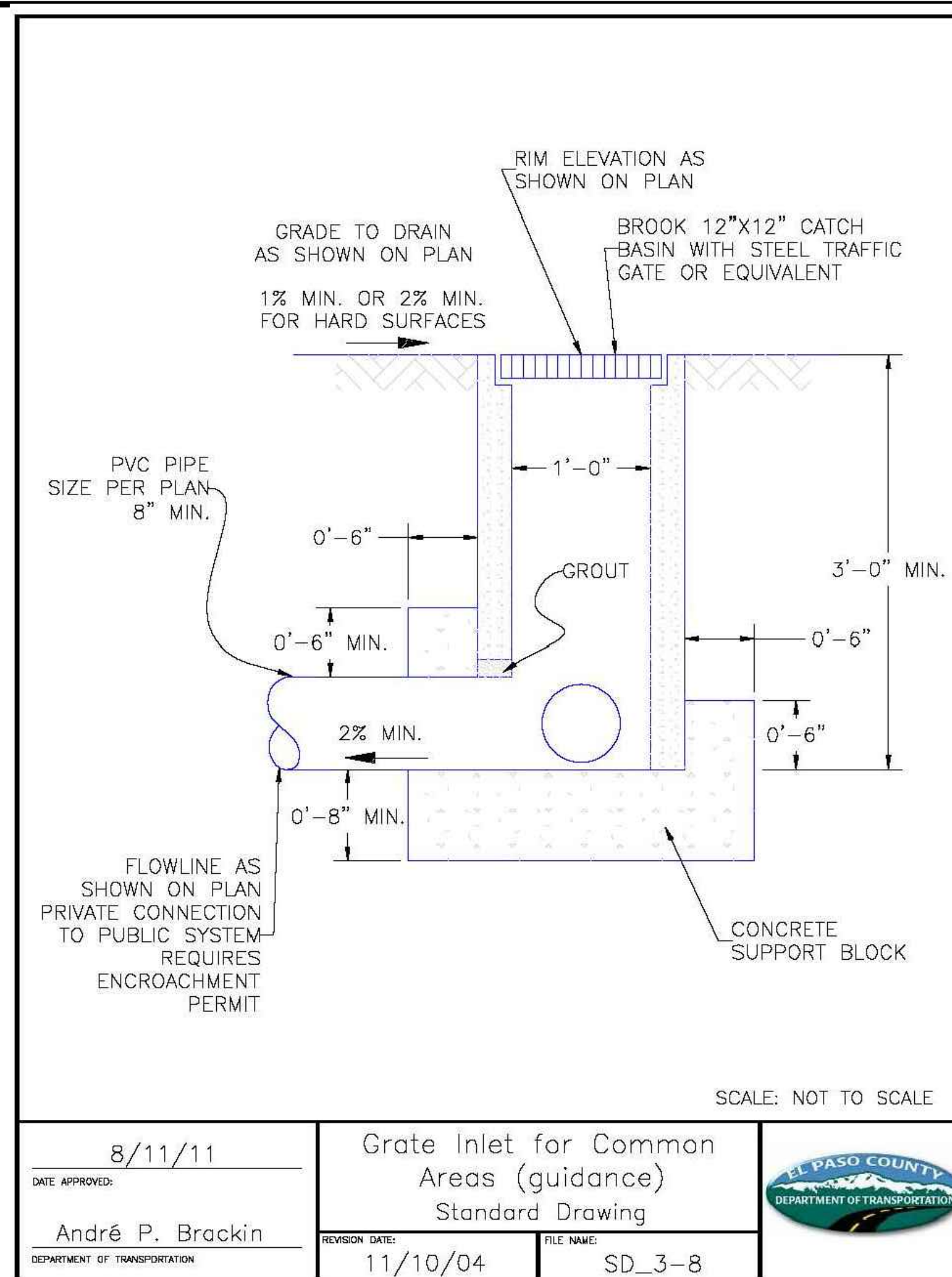
PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	UPSTREAM INVERT	DOWNSTREAM INVERT
G-2	6"	70.59'	0.50%	6299.19	6298.84
G-3	6"	11.73'	0.50%	6299.25	6299.19
H-1	6"	6.19'	0.50%	6299.78	6299.75
H-1-1	6"	7.24'	4.00%	6300.07	6299.78
H-2	6"	21.90'	0.50%	6299.89	6299.78
H-3	6"	5.42'	0.50%	6299.92	6299.89
H-3-1	6"	3.48'	3.00%	6300.02	6299.92
H-4	6"	2.98'	0.50%	6299.93	6299.92
H-4-1	6"	1.50'	5.00%	6300.00	6299.93
H-5	6"	62.32'	0.50%	6300.24	6299.93
H-6	6"	1.96'	0.50%	6300.25	6300.24
H-6-1	6"	2.21'	1.00%	6300.27	6300.25
H-6-2	6"	2.80'	1.00%	6300.30	6300.27
H-7	6"	1.96'	0.50%	6300.26	6300.25
H-8	6"	18.70'	0.50%	6300.35	6300.26
H-9	6"	32.10'	0.50%	6300.51	6300.35
H-10	6"	12.61'	0.50%	6300.63	6300.51
H-11	6"	6.84'	0.50%	6300.66	6300.63
H-12	6"	1.68'	0.50%	6300.67	6300.66
H-13	6"	8.69'	0.50%	6300.71	6300.67
H-13-1	6"	2.50'	20.00%	6301.21	6300.71
H-14	6"	10.50'	0.50%	6300.76	6300.71
H-14-1	6"	14.63'	5.00%	6301.49	6300.76
H-15	6"	10.26'	4.00%	6301.17	6300.76
I-1	6"	5.11'	0.50%	6299.92	6299.89
I-2	6"	28.64'	0.50%	6300.06	6299.92
I-3	6"	19.30'	0.50%	6300.16	6300.06
I-4	6"	14.29'	0.50%	6300.23	6300.16
I-5	6"	35.90'	0.50%	6300.41	6300.23
I-6	6"	29.05'	0.50%	6300.56	6300.41

PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	UPSTREAM INVERT	DOWNSTREAM INVERT
J-1	6"	13.16'	0.50%	6300.63	6300.56
J-1	10"	28.20'	1.00%	6298.65	6298.37
J-2	6"	1.55'	19.34%	6299.28	6298.98
J-3	6"	11.78'	5.00%	6299.87	6299.28
J-4	6"	14.09'	2.38%	6300.21	6299.87
J-4-1	6"	2.04'	10.00%	6300.41	6300.21
J-5	6"	13.63'	5.00%	6300.89	6300.21
J-6	6"	12.24'	5.00%	6301.50	6300.89
K-1	6"	4.16'	0.50%	6301.37	6301.35
K-2	6"	6.27'	-0.50%	6301.40	6301.37
K-3	6"	26.00'	0.50%	6301.53	6301.40
K-4	6"	9.55'	0.50%	6301.58	6301.53
K-5	6"	1.53'	-0.50%	6301.59	6301.58
K-6	6"	24.70'	0.50%	6301.71	6301.59
K-7	6"	18.08'	0.50%	6301.80	6301.71
K-8	6"	9.25'	0.50%	6301.85	6301.80
L-1	8"	12.04'	1.00%	6298.93	6298.81
L-1-1	6"	9.64'	15.10%	6300.56	6299.10
L-2	8"	15.24'	2.18%	6299.26	6298.93
L-2-1	6"	9.70'	15.00%	6300.72	6299.26
L-3	8"	33.64'	1.00%	6299.60	6299.26
L-3-1	6"	11.13'	15.00%	6301.27	6299.60
L-4	8"	22.09'	1.00%	6299.82	6299.60
L-4-1	6"	5.00'	8.20%	6300.40	6299.99
L-5	8"	6.29'	1.00%	6299.88	6299.82
L-6	8"	26.99'	0.50%	6300.01	6299.88
L-6-1	6"	17.13'	7.50%	6301.29	6300.01
L-7	8"	6.27'	0.50%	6300.04	6300.01
L-8	8"	11.77'	0.50%	6300.10	6300.04
L-9	8"	16.87'	0.50%	6300.18	6300.10

PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	UPSTREAM INVERT	DOWNSTREAM INVERT
L-9-1	6"	56.13'	4.00%	6300.43	6300.18
L-10	8"	5.83'	0.50%	6300.21	6300.18
L-11	8"	25.55'	0.50%	6300.34	6300.21
L-11-1	6"	11.04'	10.00%	6301.44	6300.34
L-11-2	6"	8.93'	10.00%	6300.33	6301.44
L-12	8"	4.64'	0.50%	6300.36	6300.34
L-13	8"	15.80'	0.50%	6300.44	6300.36
L-14	8"	17.67'	0.50%	6300.53	6300.44
L-15	6"	29.75'	0.50%	6300.85	6300.70
L-15-1	6"	13.47'	1.00%	6300.98	6300.85
L-16	6"	7.03'	0.50%	6300.88	6300.85
L-17	6"	27.39'	0.50%	6301.02	6300.88
L-17-1	6"	14.91'	10.00%	6302.51	6301.02
L-18	6"	6.30'	0.50%	6301.05	6301.02
L-19	6"	28.41'	0.50%	6301.19	6301.05
L-19-1	6"	7.37'	10.00%	6301.93	6301.19
L-19-2	6"	9.67'	10.00%	6302.90	6301.93
L-20	6"	6.02'	0.50%	6301.22	6301.19
L-21	6"	22.11'	0.51%	6301.33	6301.22
L-22	6"	4.64'	0.50%	6301.35	6301.33
L-23	6"	2.22'	25.00%	6301.90	6301.35
L-24	6"	56.03'	1.04%	6302.48	6301.90
L-24-1	6"	5.00'	4.80%	6302.72	6302.48
L-25	6"	18.49'	0.50%	6302.58	6302.48
L-25-1	6"	4.84'	10.72%	6303.10	6302.58
L-26	6"	14.88'	0.50%	6302.65	6302.58
L-26-1	6"	3.04'	14.41%	6303.09	6302.65
L-27	6"	13.64'	0.50%	6302.72	6302.65
L-28	6"	8.99'	0.50%	6302.76	6302.72
M-1	6"	14.34'	3.00%	6301.04	6300.61

PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	UPSTREAM INVERT	DOWNSTREAM INVERT
M-1-1	6"	6.27'	15.00%	6301.98	6301.04
M-2	6"	19.91'	3.00%	6301.64	6301.04
M-2-1	6"	8.79'	10.00%	6302.52	6301.64
M-2-2	6"	3.10'	-10.00%	6302.83	6302.52
M-2-3	6"	8.01'	10.00%	6303.32	6302.52
M-3	6"	31.92'	3.00%	6302.60	6301.64
M-4	6"	24.89'	2.00%	6303.10	6302.60
M-4-1	6"	13.06'	5.00%	6303.75	6303.10
M-5	6"	8.12'	2.00%	6303.26	6303.10
M-5-1	6"	6.12'	5.00%	6303.57	6303.26
M-6	6"	16.84'	2.00%	6303.60	6303.26
M-6-1	6"	14.02'	8.77%	6304.83	6303.60
M-7	6"	18.27'	1.00%	6303.78	6303.60
M-7-1	6"	20.30'	2.00%	6304.19	6303.78
M-8	6"	6.11'	1.00%	6303.84	6303.78
M-8-1	6"	4.52'	0.50%	6303.86	6303.84
M-9	6"	13.51'	1.00%	6303.98	6303.84
M-10	6"	3.07'	1.00%	6304.01	6303.98
M-10-1	6"	6.48'	5.00%	6304.33	6304.01
M-11	6"	5.62'	1.00%	6304.07	6304.01
N-1	12"	16.41'	1.00%	6299.41	6299.25
N-2	12"	3.46'	1.00%	6299.44	6299.41
N-3	12"	19.66'	1.00%	6299.54	6299.44
N-4	12"	7.39'	1.00%	6299.71	6299.64
N-4-1	6"	5.43'	10.00%	6300.75	6300.21
N-5	12"	32.67'	1.00%	6300.04	6299.71
M-5-1	6"	38.84'	5.00%	6302.48	6300.54
N-6	12"	13.22'	1.00%	6300.17	6300.04
N-6-1	6"	2.81'	15.00%	6301.09	6300.67
N-7	12"	34.30'	0.31%	6300.28	6300.17





MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
401	4	11"	II	15	21	26
402	4	11"	II	7	13	18
403	4	9"	II	4	4	4
405	4	6"	VI	11	6	10
406	4	6"	VIII	7	13	18
407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
401	4	11"	II	15	21	26
402	4	11"	II	7	13	18
403	4	9"	II	4	4	4
405	4	6"	VI	11	6	10
406	4	6"	VIII	7	13	18
407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
401	4	11"	II	15	21	26
402	4	11"	II	7	13	18
403	4	9"	II	4	4	4
405	4	6"	VI	11	6	10
406	4	6"	VIII	7	13	18
407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
401	4	11"	II	15	21	26
402	4	11"	II	7	13	18
403	4	9"	II	4	4	4
405	4	6"	VI	11	6	10
406	4	6"	VIII	7	13	18
407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
401	4	11"	II	15	21	26
402	4	11"	II	7	13	18
403	4	9"	II	4	4	4
405	4	6"	VI	11	6	10
406	4	6"	VIII	7	13	18
407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
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403	4	9"	II	4	4	4
405	4	6"	VI	11	6	10
406	4	6"	VIII	7	13	18
407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
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406	4	6"	VIII	7	13	18
407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
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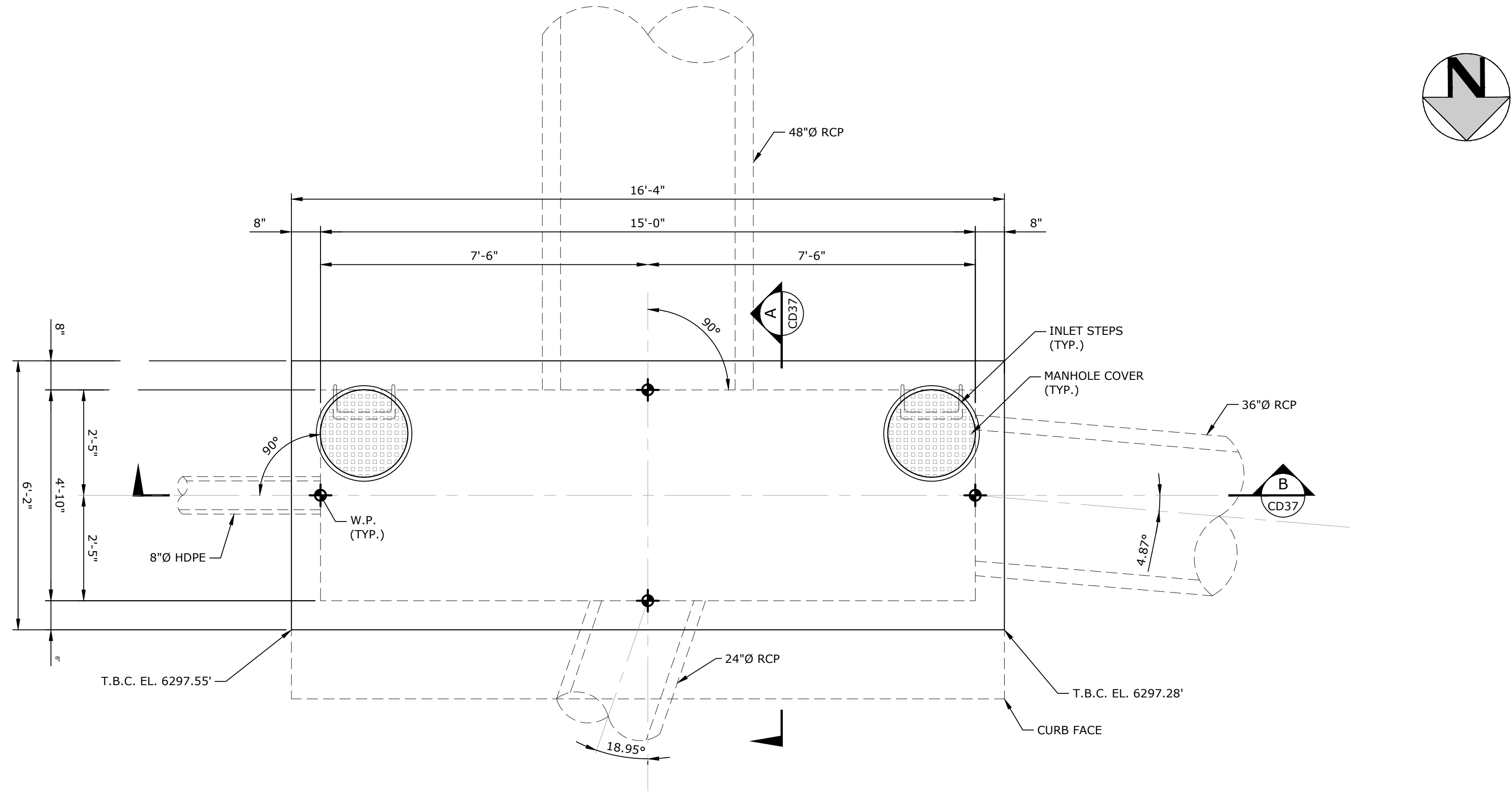
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401	4	11"	II	15	21	26
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407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

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407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
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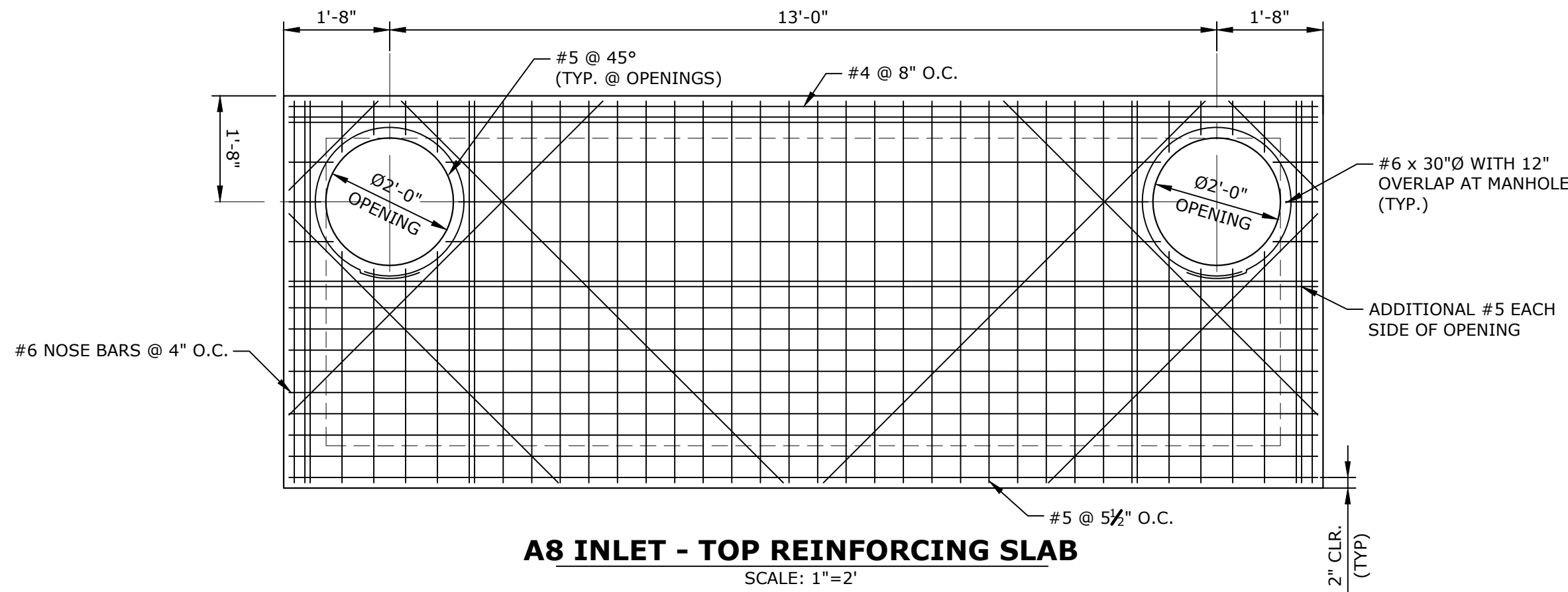
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401	4	11"	II	15	21	26
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407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS	INLETS: H ≤ 5 FT.	INLETS: H > 5 FT.
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402	4	11"	II	7	13	18
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405	4	6"	VI	11	6	10
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407	4	9"	II	7	13	18
408	4	12"	II	3	6	10
409	4	8"	II	6	10	15
410	4	11"	VII	6	10	15
411	4	11"	II	3	6	10
412	4	11"	II	3	6	10
413	4	9"	II	3	6	10
501	5	9 1/2"	IV	11	3	3
502	5	9 1/2"	III	5	3	3
503	5	9 1/2"	II	5	3	3
504	5	9 1/2"	IX	5	3	3
601	6	2 1/2"	V	2	2	2
808.5				1	1	1

MARK	BAR # OR SIZE	O
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A8 INLET - PLAN @ TOP SLAB
SCALE: 1"=2'



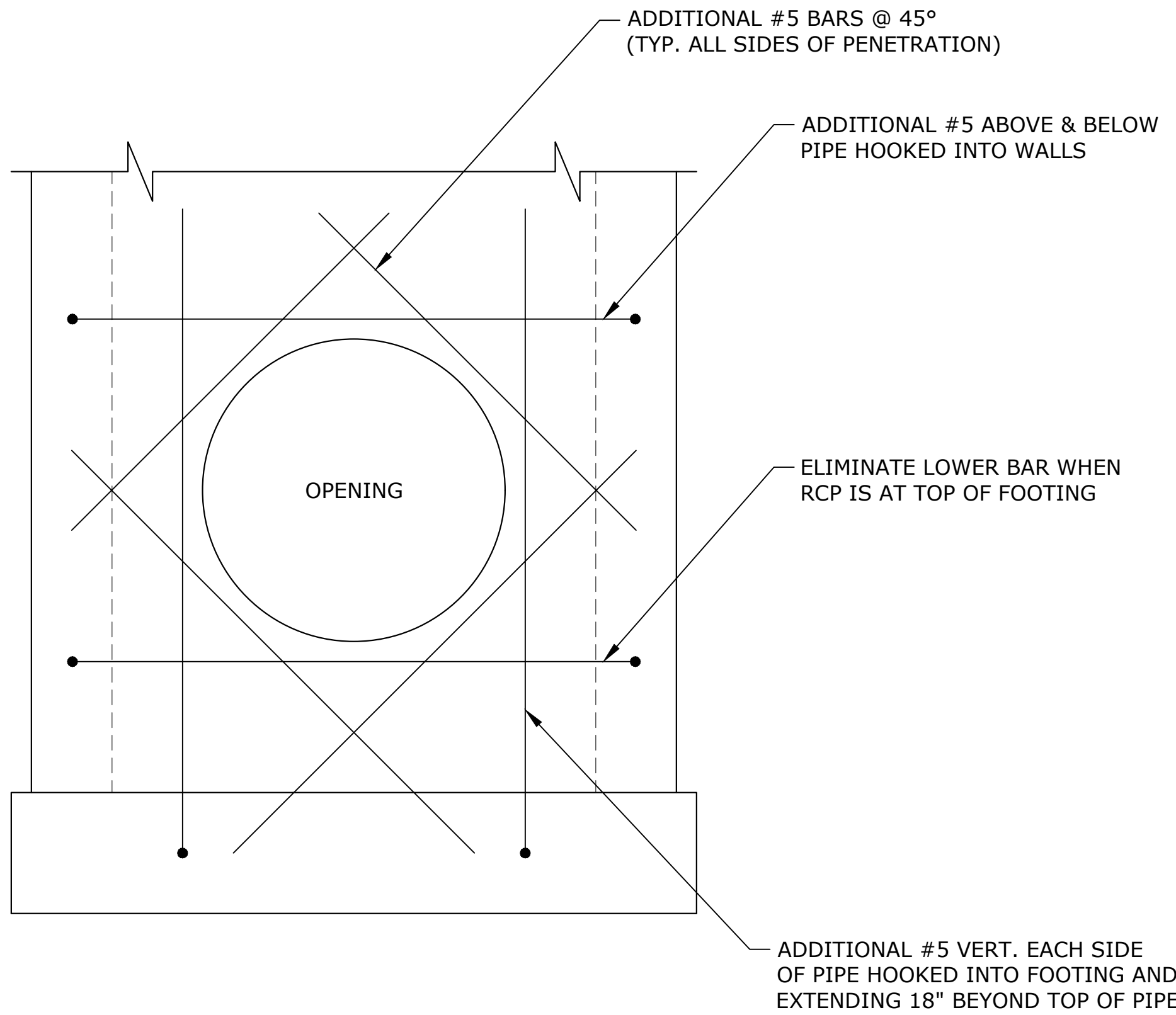
A8 INLET - TOP REINFORCING SLAB
SCALE: 1"=2'

- 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.

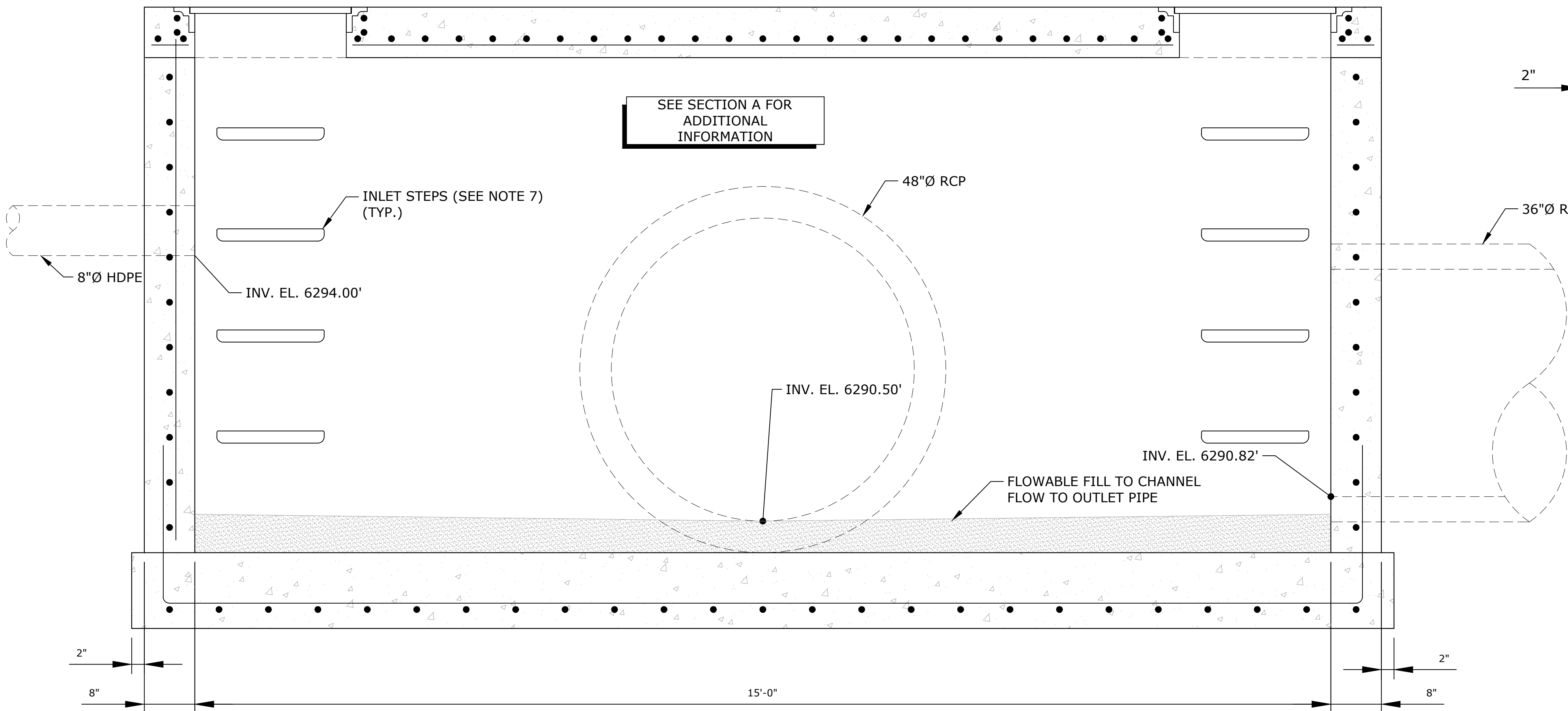
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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PLOT DATE: THU 04/07/22 2:40:07P BY: MATTHEW LEBIEDZINSKI

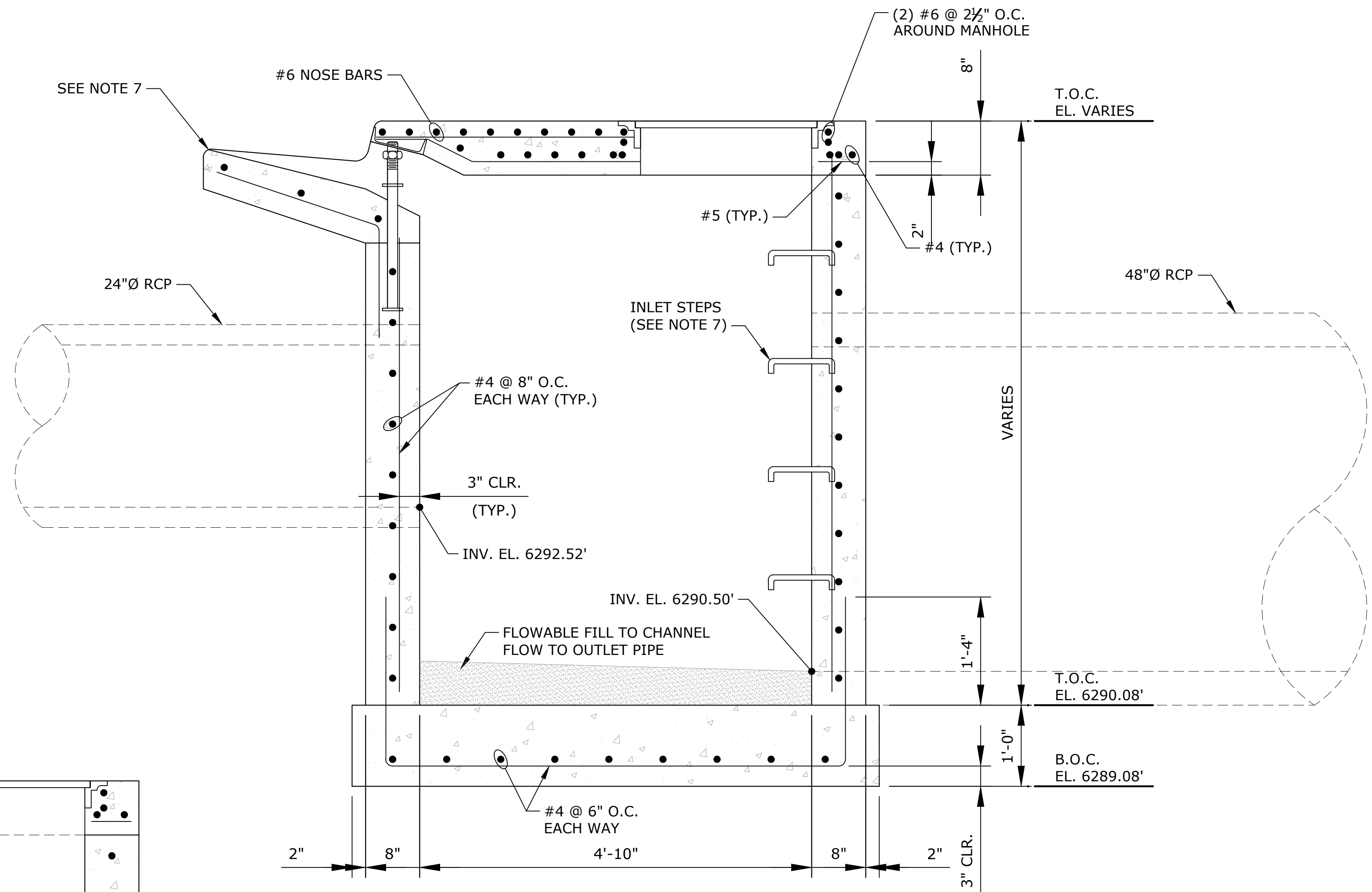
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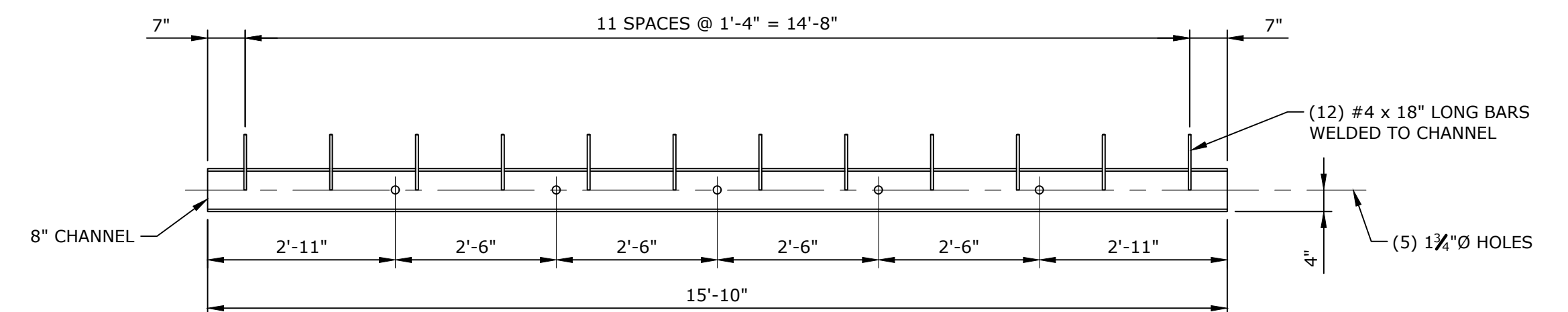
**TYPICAL WALL OPENING
REINFORCING DETAIL**
SCALE: NONE



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.
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 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 2:40:12P BY: MATTHEW 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



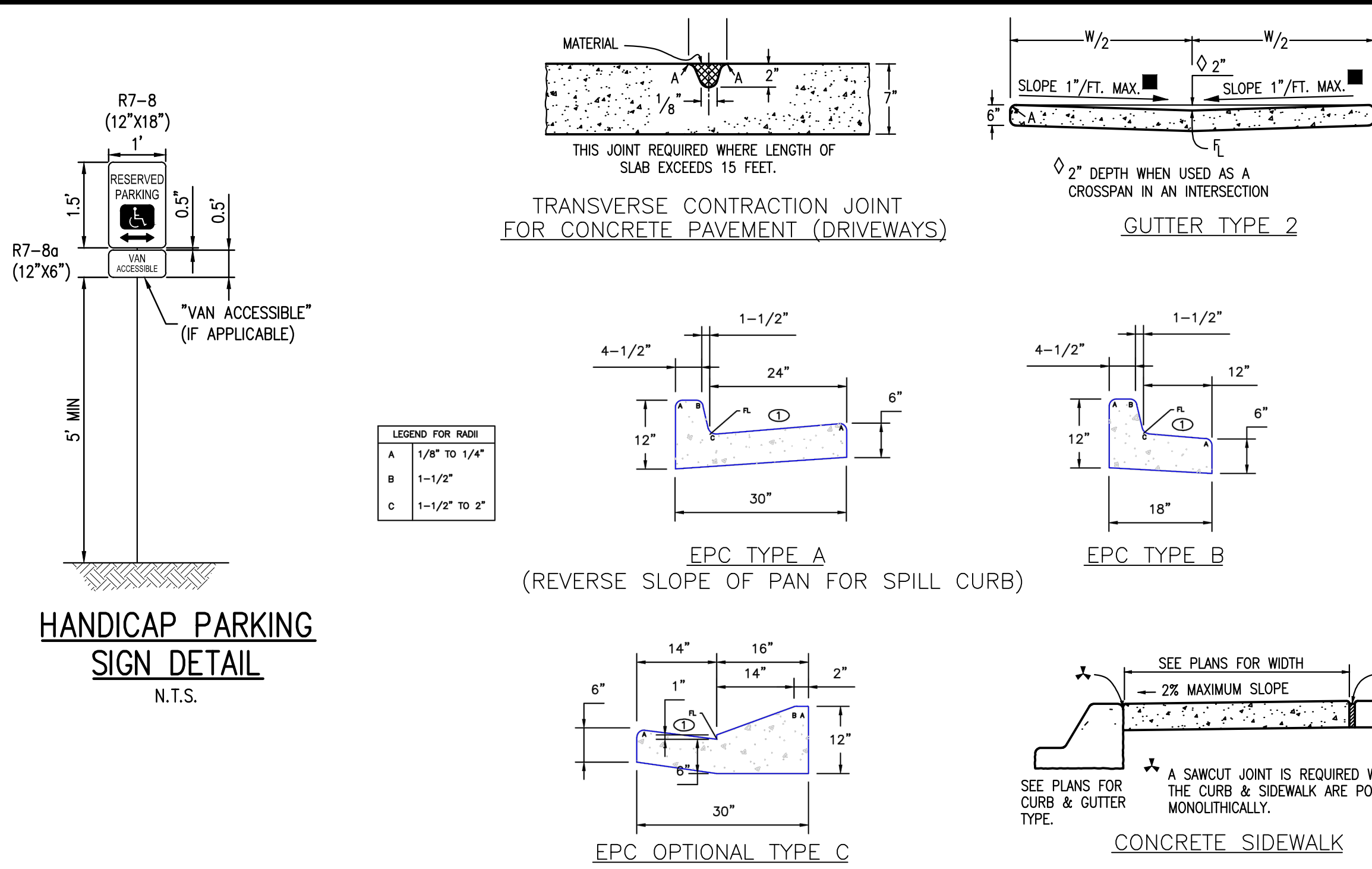
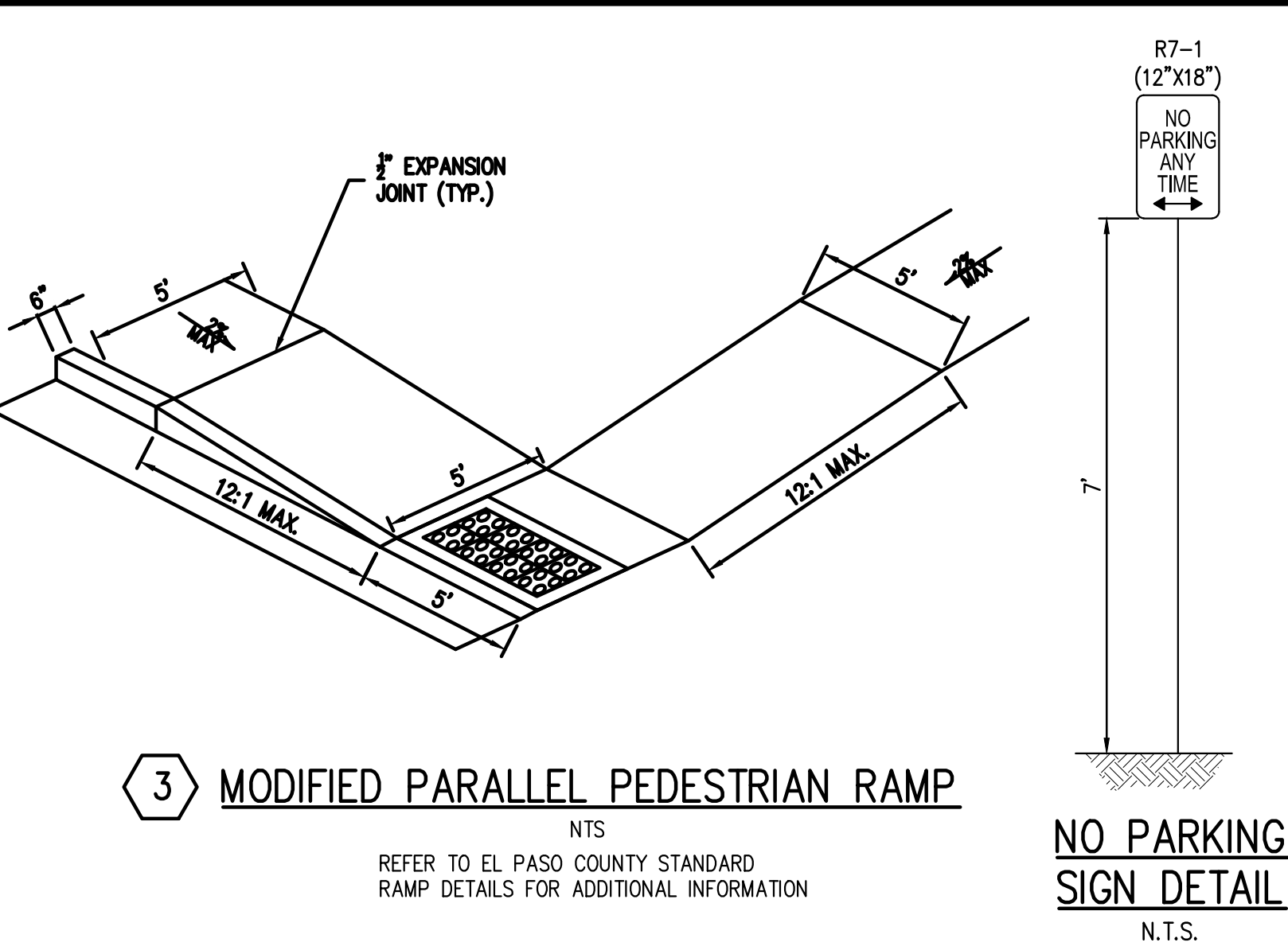
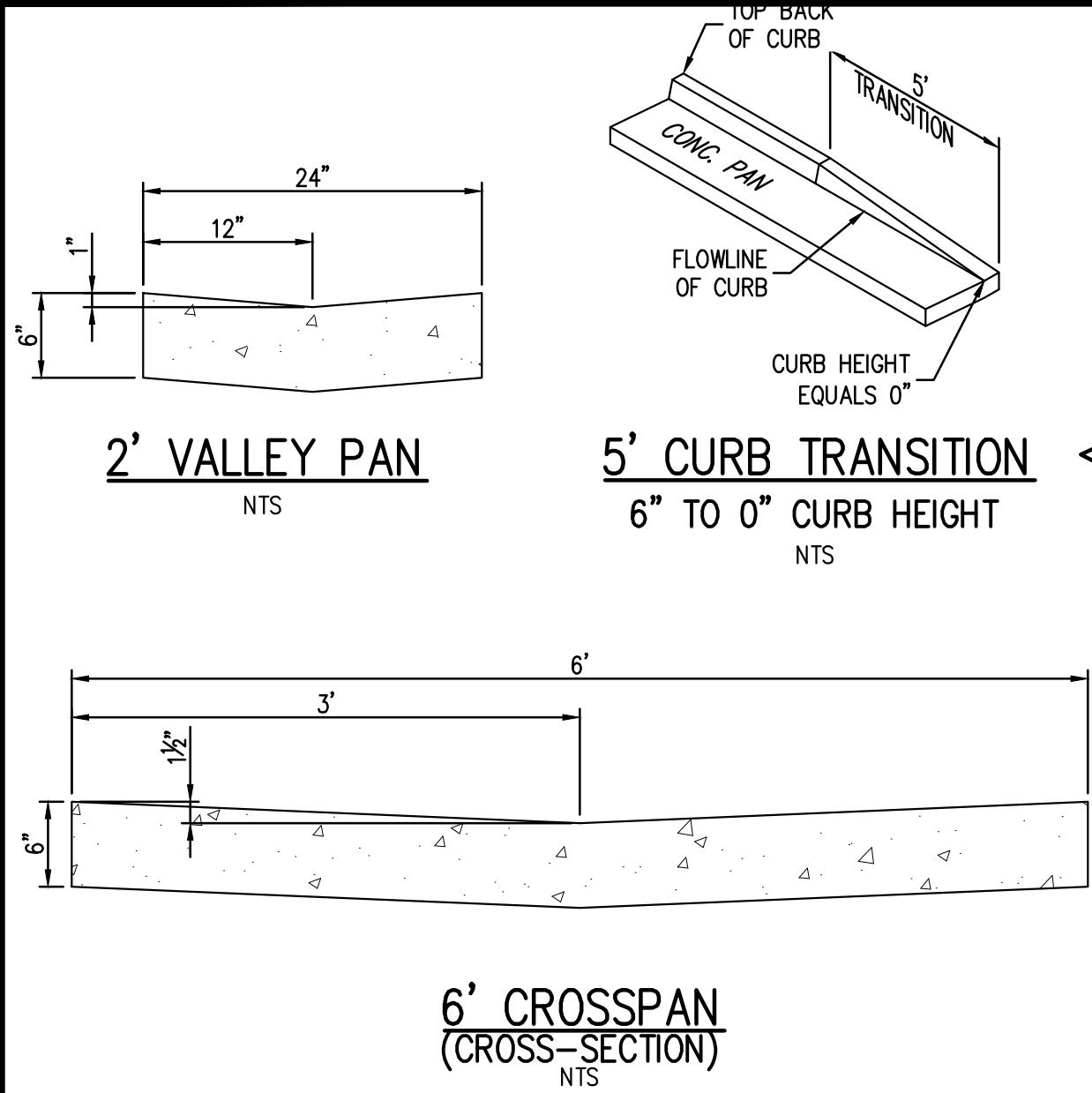
TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
MODIFIED TYPE R INLET (A8) DETAILS



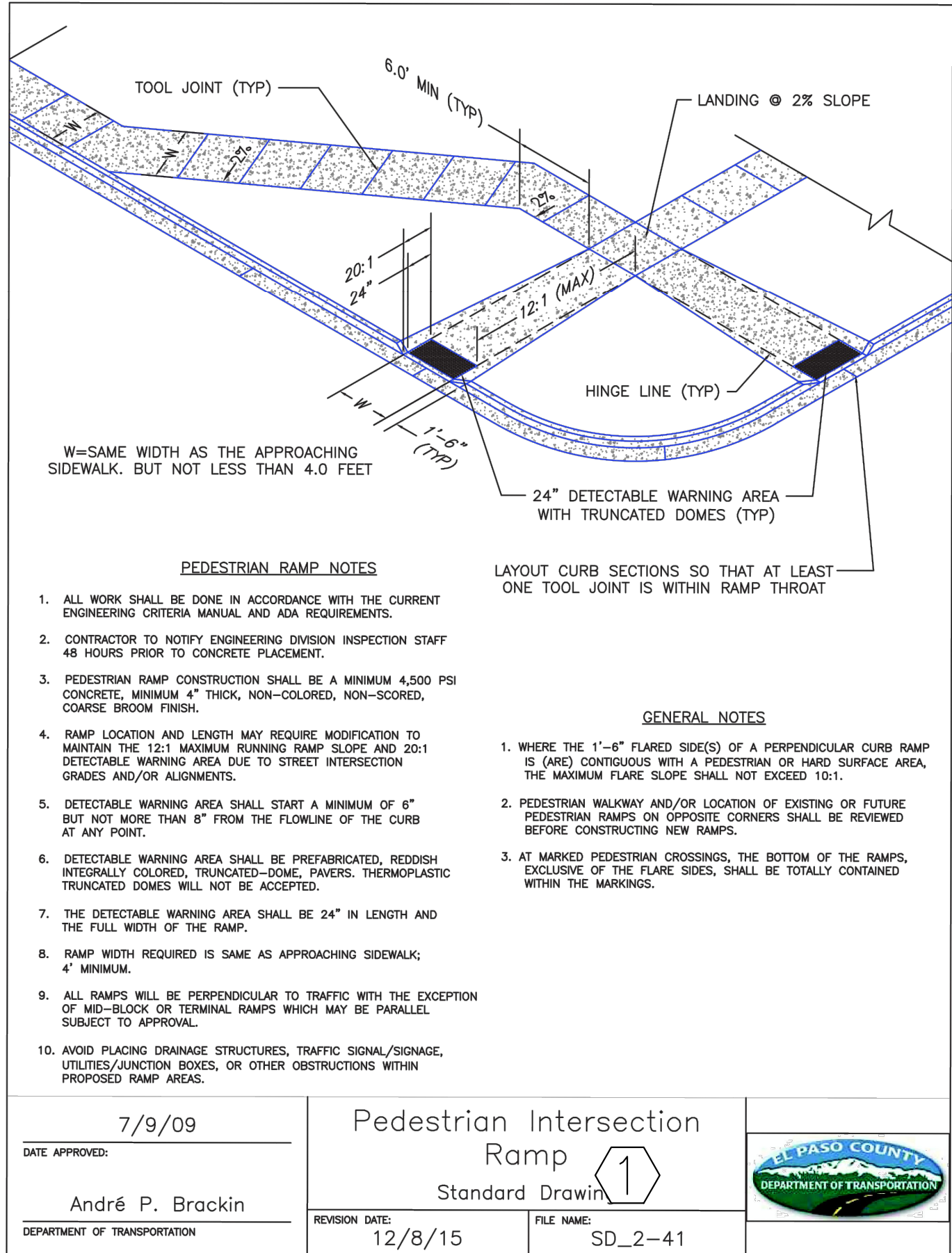
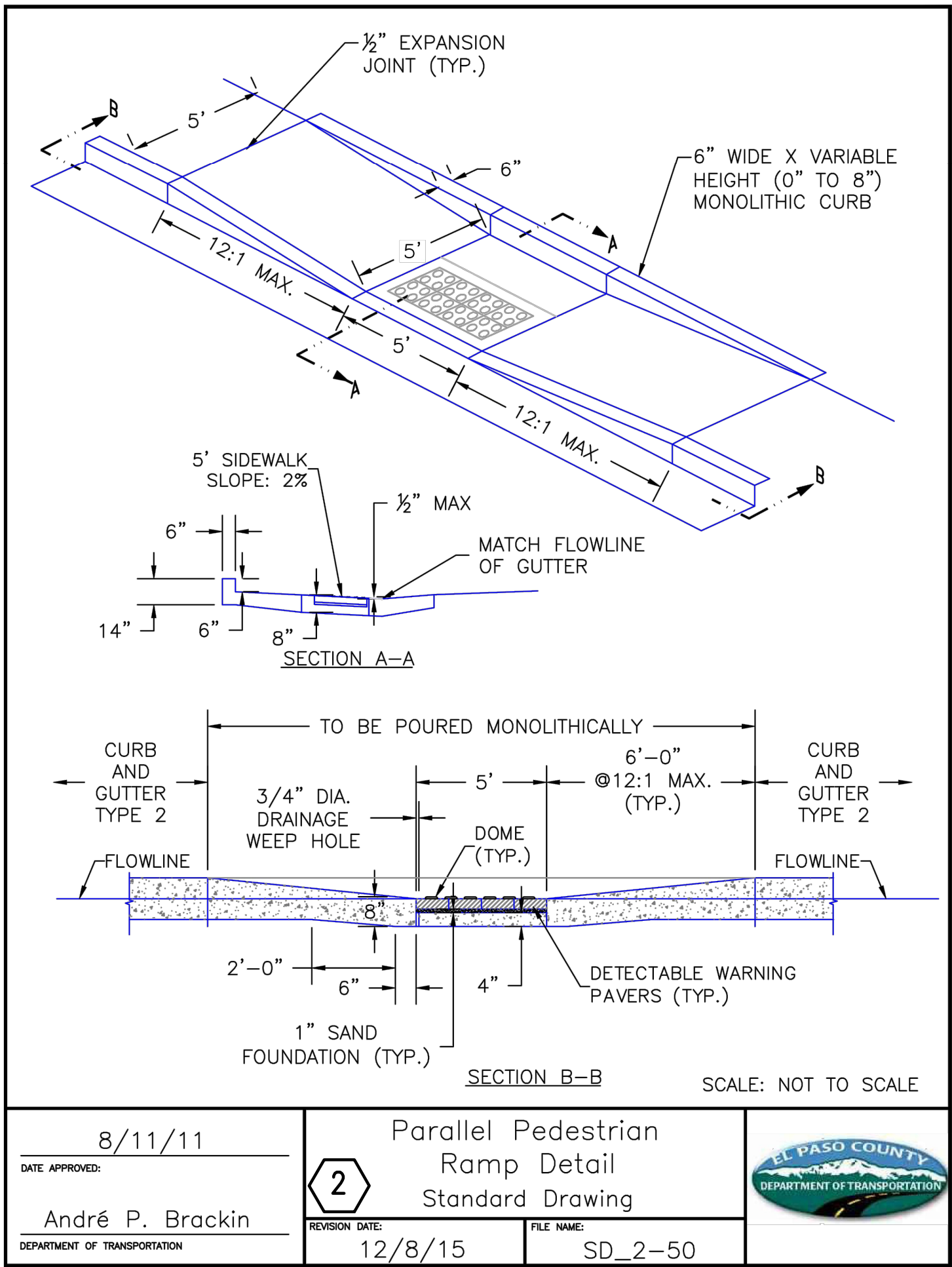
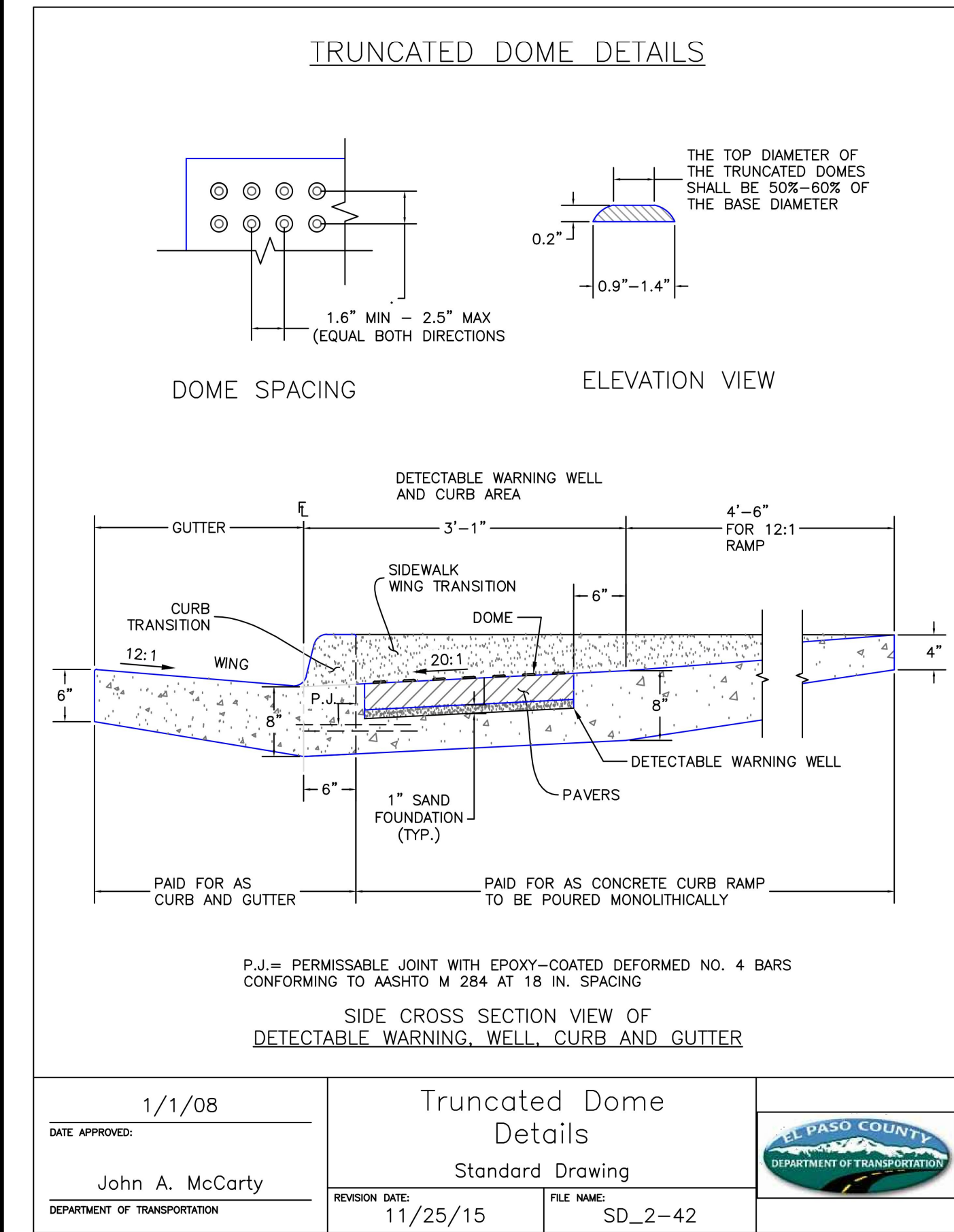
PROJECT #: 200823
SHEET NUMBER
CD37
37 OF 38

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



- 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.
- ① GUTTER CROSS SLOPES SHALL BE 1/2" IN./FT. WHEN DRAINING AWAY FROM CURB AND 1IN./FT. WHEN DRAINING TOWARD CURB.
- WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO 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.
- 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" |
- NOTE: EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT INTERVALS OF NOT MORE THAN 500 FT.

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



FILEPATH: K:\2008\23\ENGINEERING\CD38 - GENERAL DETAILS.DWG LAYOUT: LAYOUT
1: REVISION: THU 04/07/22 2:40:23P BY: MATT LEBIEDZINSKI



DESIGNED BY: ML
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



TRINISIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
GENERAL DETAILS



PROJECT #: 200823
SHEET NUMBER
CD38
38 OF 38