

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

Filename: K:\20082\ENGINEERING\SITE DEVELOPMENT PLAN\PRELIMINARY PLAN - COVER SHEET.DWG Layout: LAYOUT1
Plotted: 10/26/2021 1:34:22 PM By: Elnor Marks

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT B, 24/94 BUSINESS PARK FILING NO. 1 RECORDED AT RECEPTION NO. 217713939, AND AMENDED BY SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 219097386, BOTH OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 6S WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT B;
THENCE NORTH 89°43'03" EAST ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 600.90 FEET;
THENCE SOUTH 00°07'03" WEST, A DISTANCE OF 843.95 FEET;
THENCE SOUTH 57°41'24" WEST, A DISTANCE OF 69.42 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 600.64 FEET TO THE WEST LINE OF SAID TRACT B;
THENCE NORTH 03°55'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 880.15 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 553.058 SQUARE FEET OR 12.70 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 6S WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST QUARTER CORNER BY AN ILLEGIBLE 3-1/2" BRASS CAP 2.0" DOWN AND AT THE SOUTHWEST CORNER BY A 3-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 22573" ASSUMED TO BEAR NORTH 00°04'51" EAST.

| SITE DATA | | | | |
|---|---------------------------|------|------------------------|------|
| | LOT 1 | | TRACT C | |
| TOTAL AREA OF THE PROPERTY | 553,058 SF (12.70 ACRES) | 100% | 44,375 SF (1.02 ACRES) | 100% |
| TOTAL MULTI-FAMILY UNITS | 306 | | | |
| BUILDING COVERAGE | 127,982.7 SF (2.94 ACRES) | 23% | 0 SF (0 ACRES) | 0% |
| LANDSCAPED/OPEN SPACE AREA COVERAGE | 195,732 SF (4.49 ACRES) | 35% | 9,079 SF (0.21 ACRES) | 20% |
| ZONING | RM-30 | | | |
| MAXIMUM ALLOWABLE BUILDING HEIGHT | 40' | | | |
| NUMBER OF PARKING SPACES REQUIRED | 583 | | | |
| NUMBER OF PARKING SPACES PROVIDED | 592 | | | |
| | CODE REQUIREMENTS | | PROPOSED | |
| MAX DENSITY | 30 DU/AC | | 24.1 DU/AC | |
| LANDSCAPE COVERAGE | 15% (1.91 AC) | | 35.4% (4.49 AC) | |
| SETBACK TYPE | MINIMUM REQUIREMENT | | | |
| FRONT YARD | 25 FEET | | | |
| SIDE/REAR YARD | 15 FEET | | | |
| MINIMUM DISTANCE BETWEEN BLDGS | 10 FEET | | | |
| PROPOSED BUILDING COVERAGE, SHOWN PER USE | | | | |
| BUILDING TYPE | PER BUILDING | | | |
| A (BLDGs 1,2,6,7,8) | 13,035.5 SF | | | |
| B (BLDGs 3,4,5) | 17,364.7 SF | | | |
| CLUBHOUSE | 9,852.3 SF | | | |
| AMENITY BLDG | 858.8 SF | | | |
| TOTAL | 127,982.7 SF | | | |

| PROPOSED BUILDING SUMMARY | | |
|---------------------------|---------------------|------------|
| BUILDING TYPE | GROSS BUILDING AREA | UNIT COUNT |
| A (BLDGs 1,2,6,7,8) | 35,897.38 SF | 36 |
| B (BLDGs 3,4,5) | 49,904.69 SF | 42 |
| CLUBHOUSE | 10,423.28 SF | - |
| AMENITY | 864 SF | - |
| OVERALL UNIT COUNT | | 306 |

| PARKING COUNT | | | |
|---------------------------|-----------------|---------------------|----------------|
| PARKING TYPE | STANDARD SPACES | ADA STANDARD SPACES | ADA VAN SPACES |
| OPEN SURFACE | 335 | 13 | 2 |
| COVERED SURFACE (CARPORT) | 149 | 2 | 1 |
| GARAGE | 42 | - | 3 |
| TANDEM (DRIVEWAYS) | 45 | - | -- |
| TOTAL PARKING | 582* | | |
| REQUIRED PARKING | 583* | | |

*PARKING COUNT INCLUDES STANDARD AND ADA PARKING SPACES

DEVELOPER

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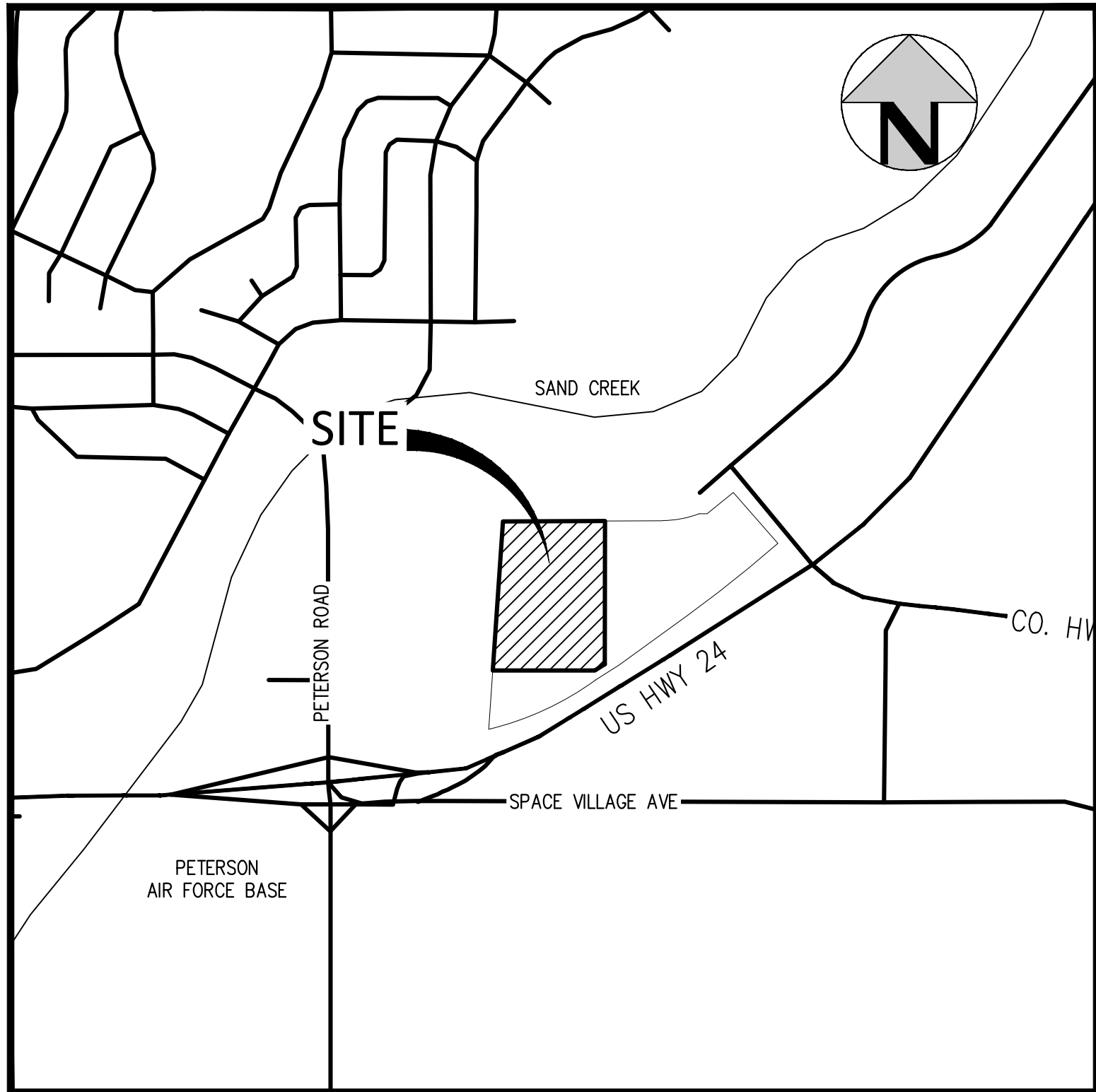
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CIVIL ENGINEER

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VICINITY MAP

SCALE: 1" = 800'

SHEET INDEX

- COVER SHEET
- SITE PLAN
- OVERALL UTILITY PLAN
- OVERALL GRADING PLAN
- BUILDING TYPE A - COMPOSITE PLAN
- BUILDING TYPE A - ROOF PLAN
- BUILDING TYPE B - COMPOSITE PLAN
- BUILDING TYPE B - ROOF PLAN
- CLUBHOUSE - COMPOSITE PLAN
- CLUBHOUSE - ROOF PLAN
- AMENITY BUILDING - PLANS & ELEVATIONS
- BUILDING TYPE A - ELEVATIONS
- BUILDING TYPE A ELEVATIONS
- BUILDING TYPE B - ELEVATIONS
- BUILDING TYPE B - ELEVATIONS
- CLUBHOUSE - ELEVATIONS
- CLUBHOUSE - ELEVATIONS
- CAR PORT - PLANS & ELEVATIONS
- TRASH ENCLOSURE - PLANS & ELEVATIONS
- LANDSCAPE COVER
- LANDSCAPE PLAN 'A'
- LANDSCAPE PLAN 'B'
- LANDSCAPE NOTES
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
- PHOTOMETRIC PLAN
- PHOTOMETRIC PLAN
- LIGHTING DETAILS
- LIGHTING DETAILS

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, TRINISC ACQUISITION COMPANY, LLC AS NOMINEE HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____ A.D. TRINISC ACQUISITION COMPANY, A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
) SS.
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY _____

NOTARY PUBLIC

WITNESS MY HAND AND SEAL: _____

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
) SS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER _____

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

COUNTY CERTIFICATION

THIS SDP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (BOARD RESOLUTION OR MOTION # _____ AND DATE _____) APPROVING THE DEVELOPMENT AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT

DATE

DSD FILE NO. XXX-XXX-XXX

GENERAL NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE EL PASO COUNTY, EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND THE EL PASO ENGINEERING MANUAL
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION.
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
 - EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROAD, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL VOLUME 1 AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEET WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD)- INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOORPLAN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS- ISSUED 401 AND/ OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SITE TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTED WILL BE PROVIDED).
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITH THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0752G, EFFECTIVE DATE DECEMBER 07, 2018, AREA IS DESIGNATED ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- SEE ARCHITECTURAL SHEET(S) FOR BUILDING DIMENSIONS.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- SPEED BUMPS SHALL BE PROVIDED APPROXIMATELY EVERY 200-FEET FOR STRAIGHT DRIVE LANES ON THE PROPERTY.
- TYPICAL: ASPHALT 24' DRIVE AISLES AND PARKING, UNLESS OTHERWISE NOTED.
- TYPICAL: 5' CONCRETE ATTACHED SIDEWALKS, UNLESS OTHERWISE NOTED.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

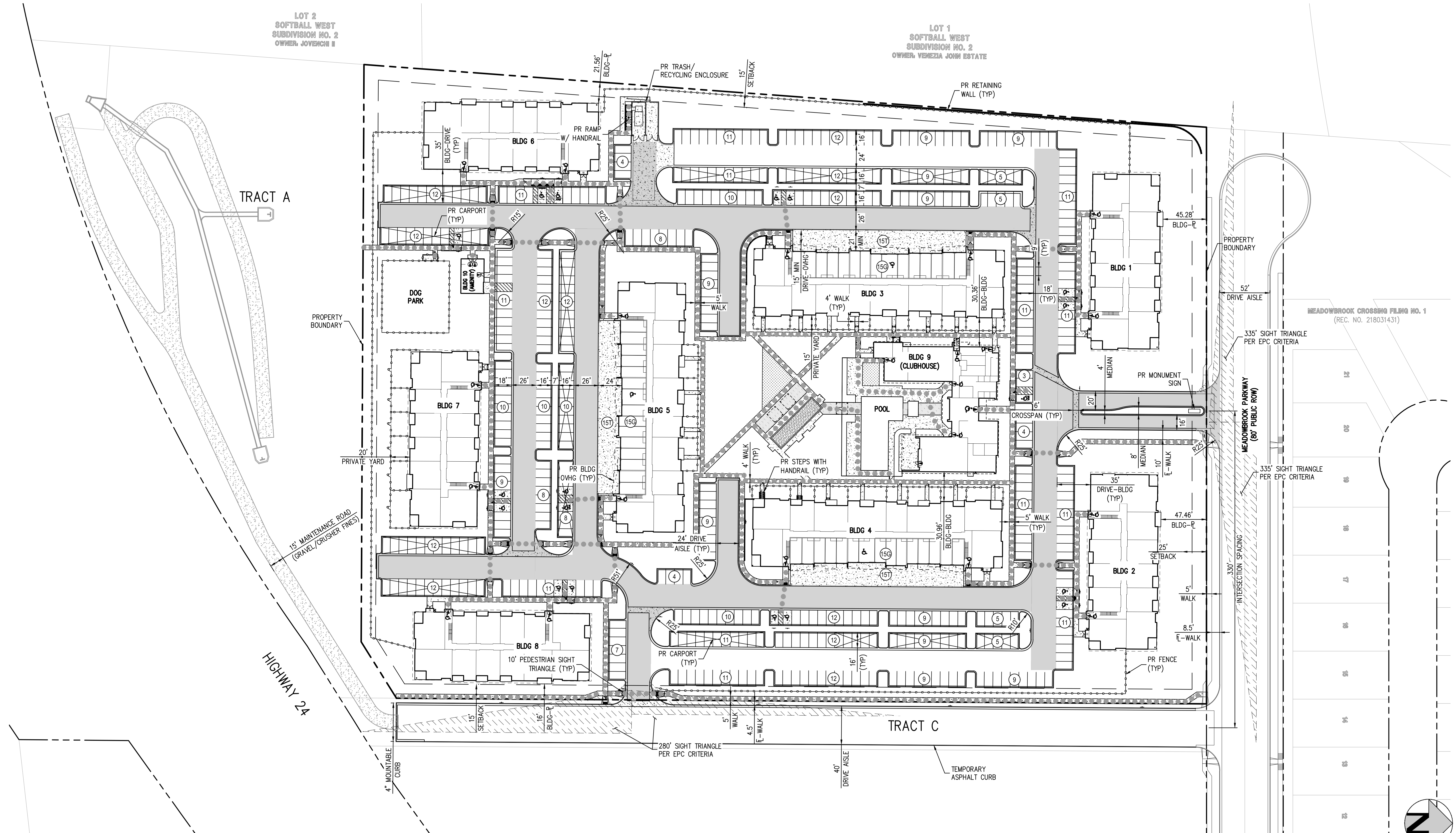
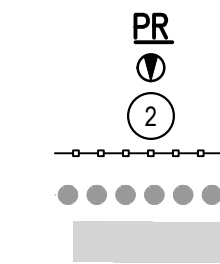
PROJECT # 200823

COVER SHEET
SHEET 1 OF 29

AURA AT CROSSROADS

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

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

[illegible]

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PROJECT #: 200823

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



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DSD FILE NO. XXX-XXX-XXX

Filepath: \\C:\200823\ENGINEERING\SITE DEVELOPMENT PLAN\PRELIMINARY PLAN - GRADING PLANNING Layout Layout
Plotted: 10/10/2023 13:42:22 by: Chris Munn

| ISSUE DATE: 08-06-2021 PROJECT #: 200823 | |
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| DATE | REVISION COMMENTS |
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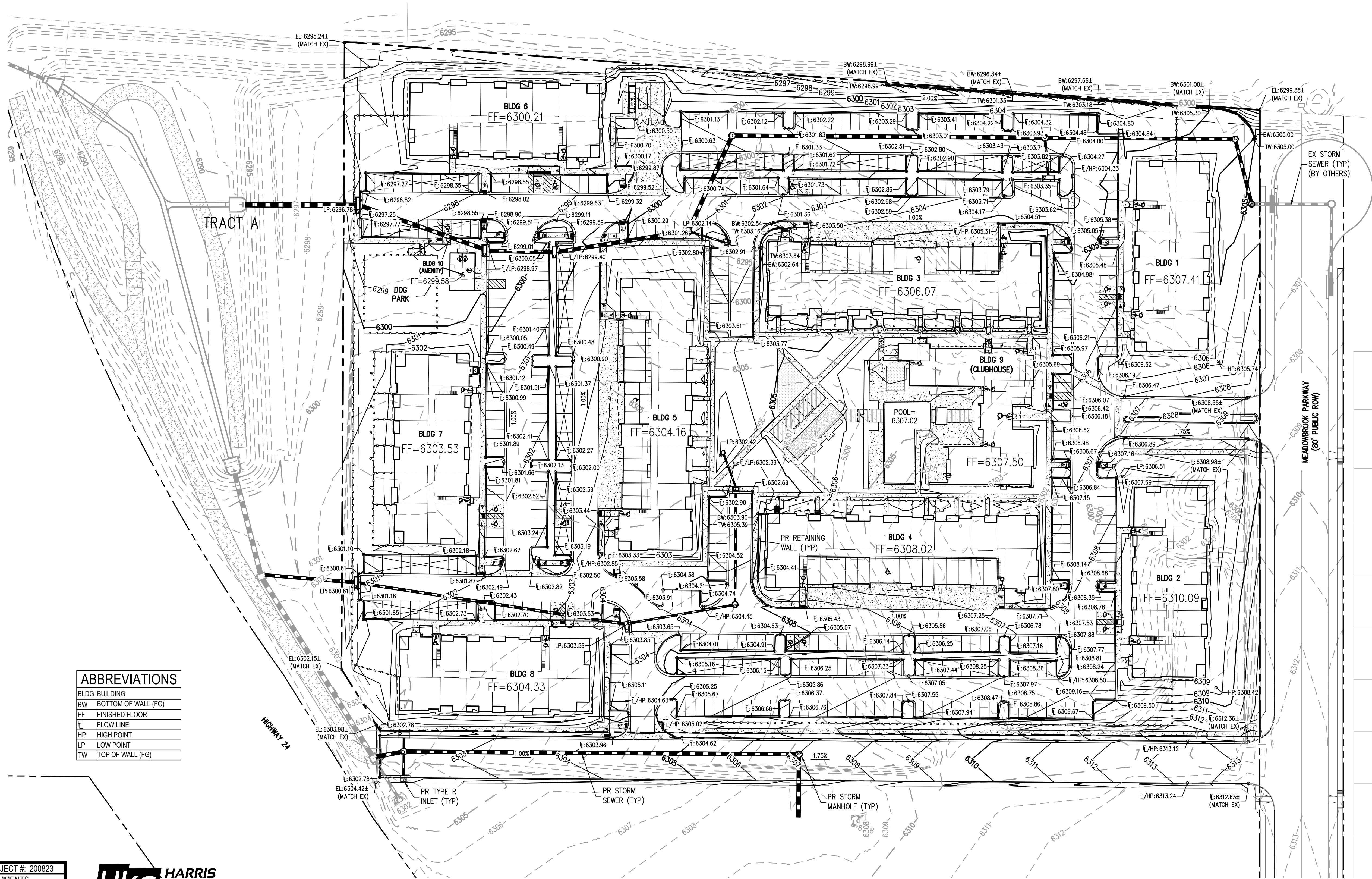
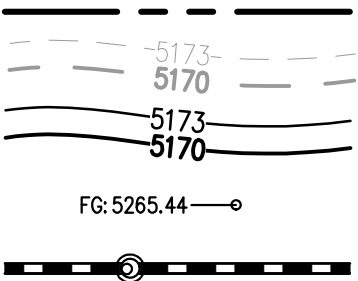
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AURA AT CROSSROADS SITE DEVELOPMENT PLAN

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPOT ELEVATION
- PR STORM SEWER



| ABBREVIATIONS | |
|---------------|---------------------|
| BLDG | BUILDING |
| BW | BOTTOM OF WALL (FG) |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| TW | TOP OF WALL (FG) |

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OVERALL GRADING PLAN
SHEET 4 OF 29
AURA AT CROSSROADS

PROJECT #: 200823