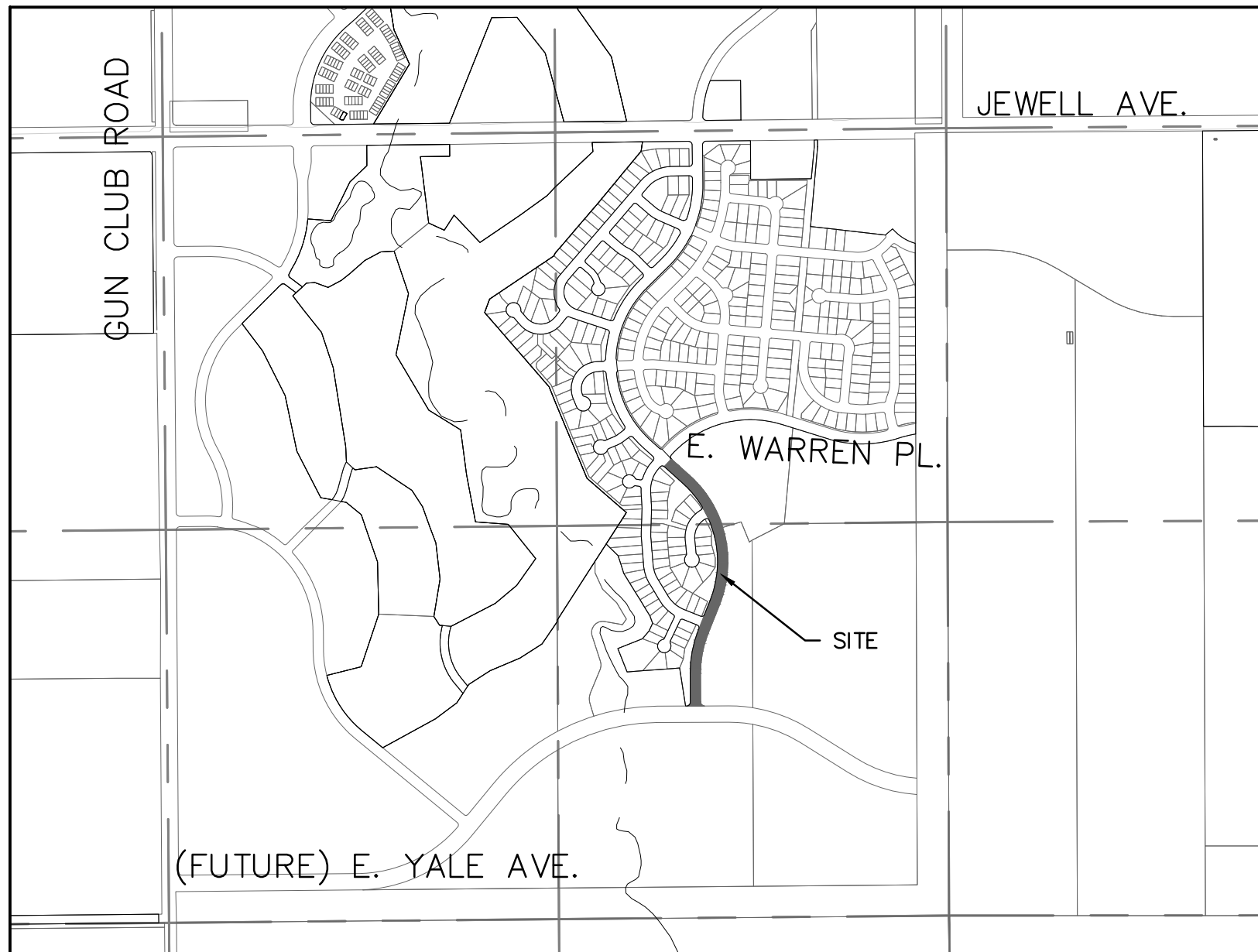
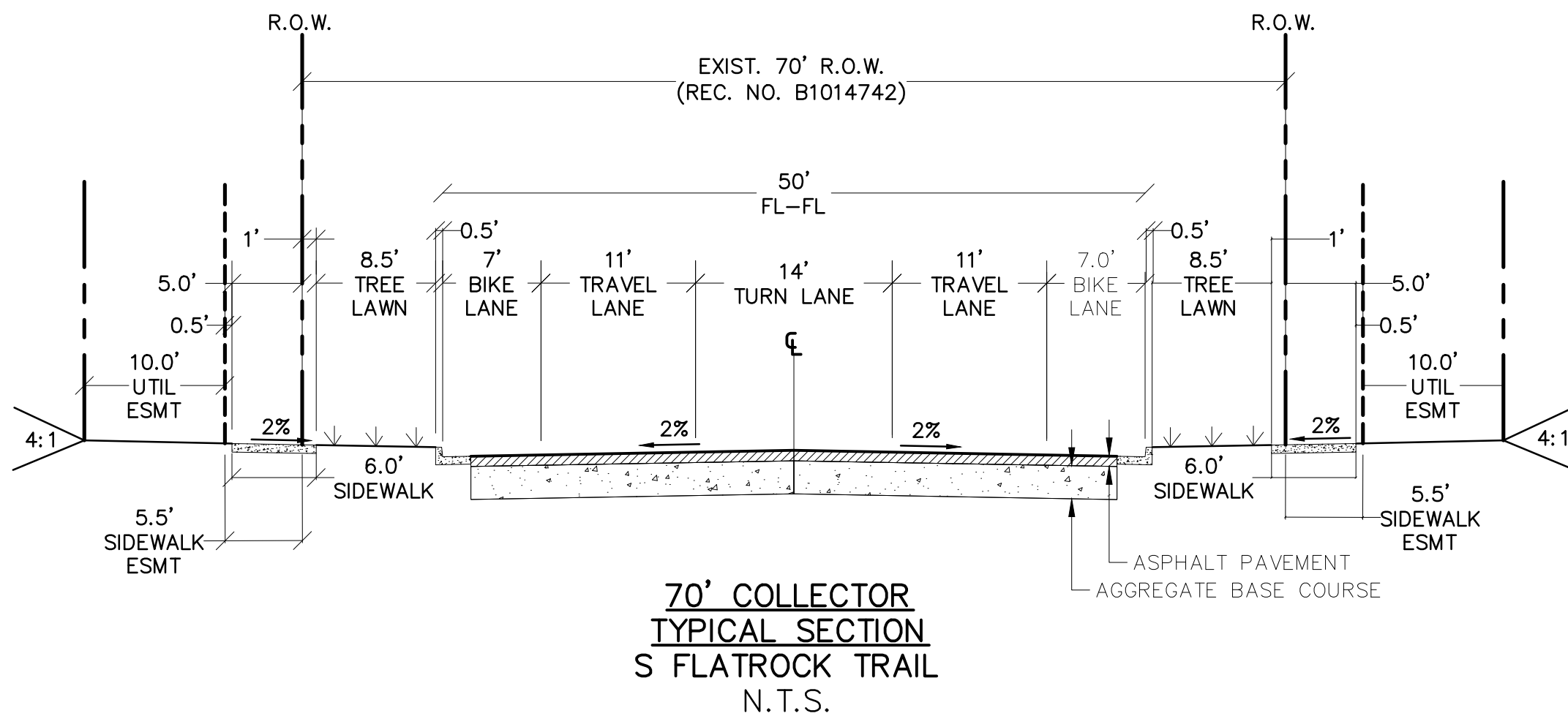


MURPHY CREEK EAST SUB. FILING NO. 1

Sheet List Table	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	NOTES
03	OVERALL GRADING PLAN
04	EXISTING UTILITIES PLAN
05	SIGNAGE & STRIPING PLAN



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING SANITARY
	EXISTING STORM
	EXISTING WATER
	EXISTING HYDRANT



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303.961.4242
HARVEY ALPERT

MURPHY CREEK DEVELOPMENT, LLC
SOUTH FLATROCK TRAIL
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN
COVER SHEET

DATE	06/13/2022
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A	1ST SUBMITTAL TO JURISDICTION 07/11/2023 - DJL
B	2ND SUBMITTAL TO JURISDICTION 08/11/2023 - DJL
C	3RD SUBMITTAL TO JURISDICTION 04/05/2024 - DJL
D	4TH SUBMITTAL TO JURISDICTION 07/15/2024 - DJL

PR.	EAP	CH.	DJM
PR.	DJM		

OB 21003852

SHEET NO.

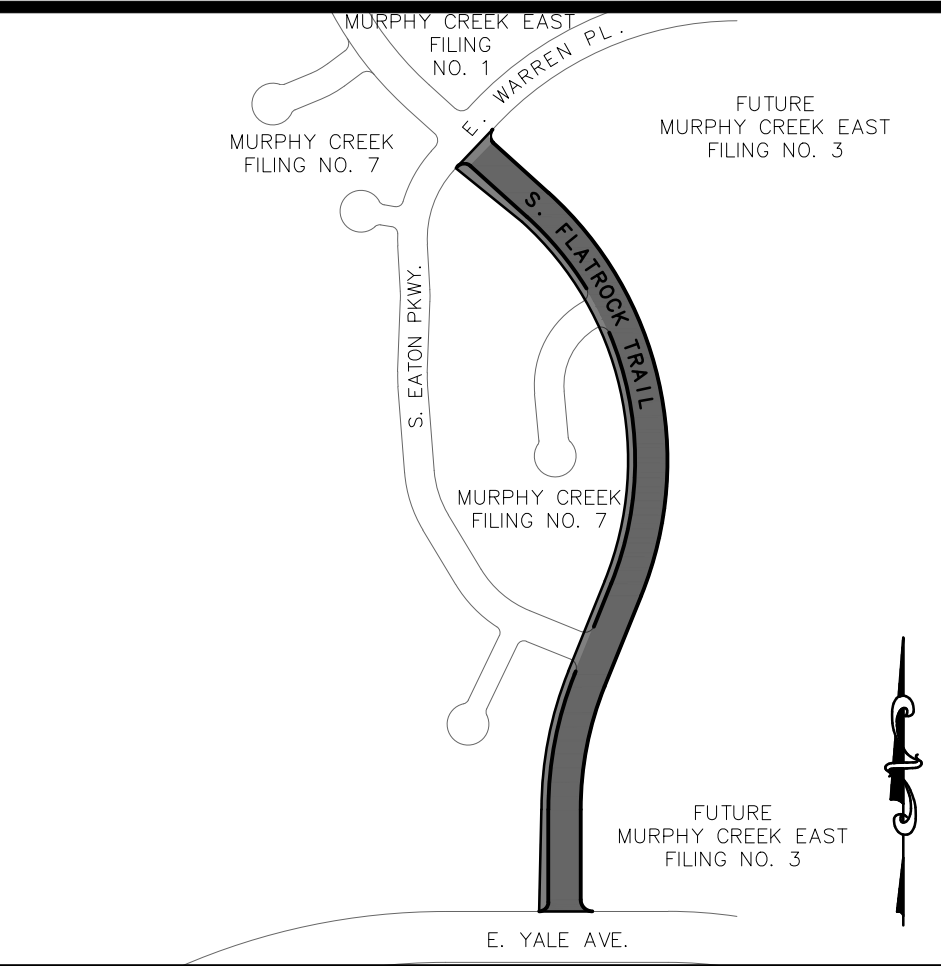
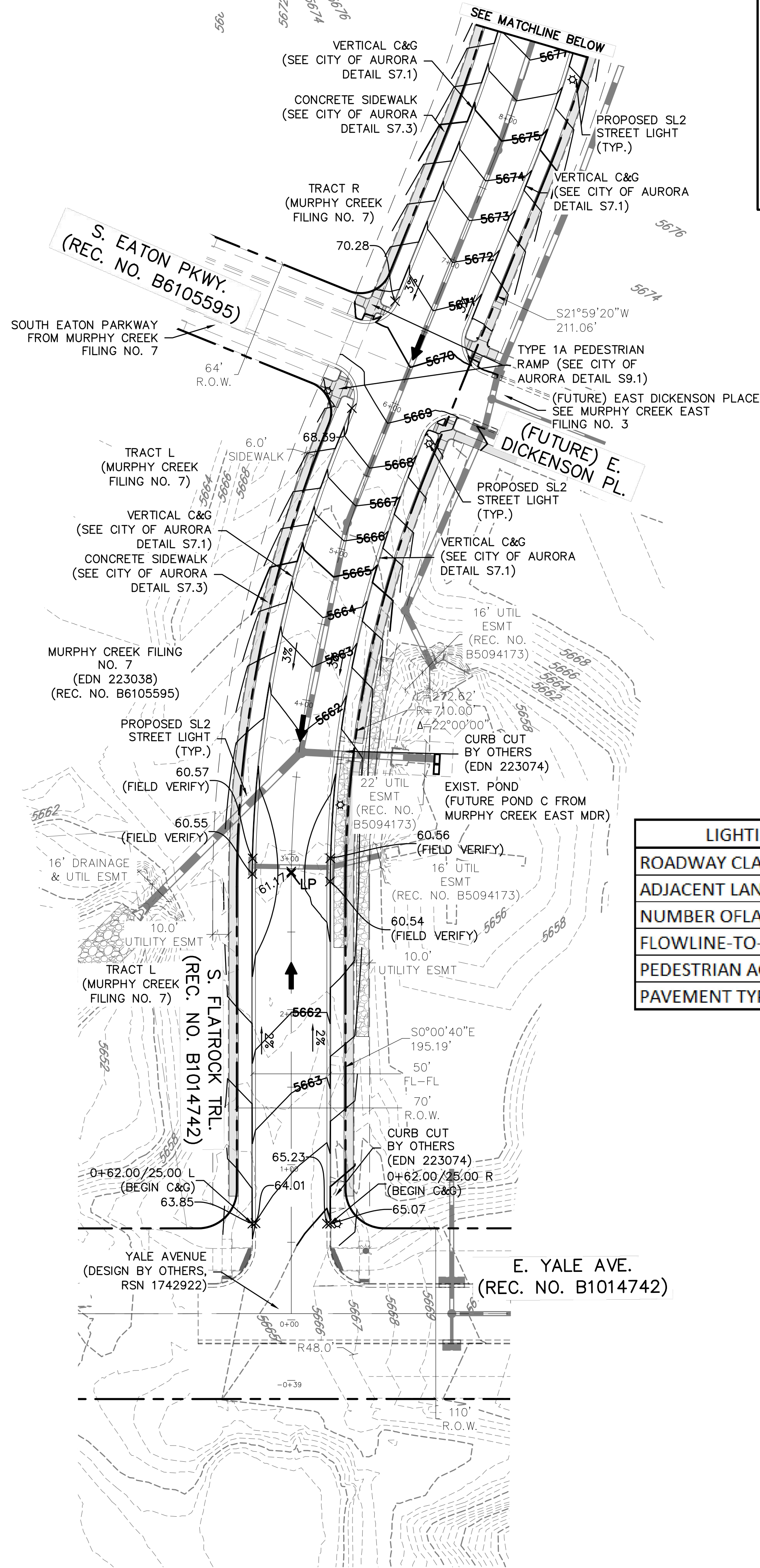
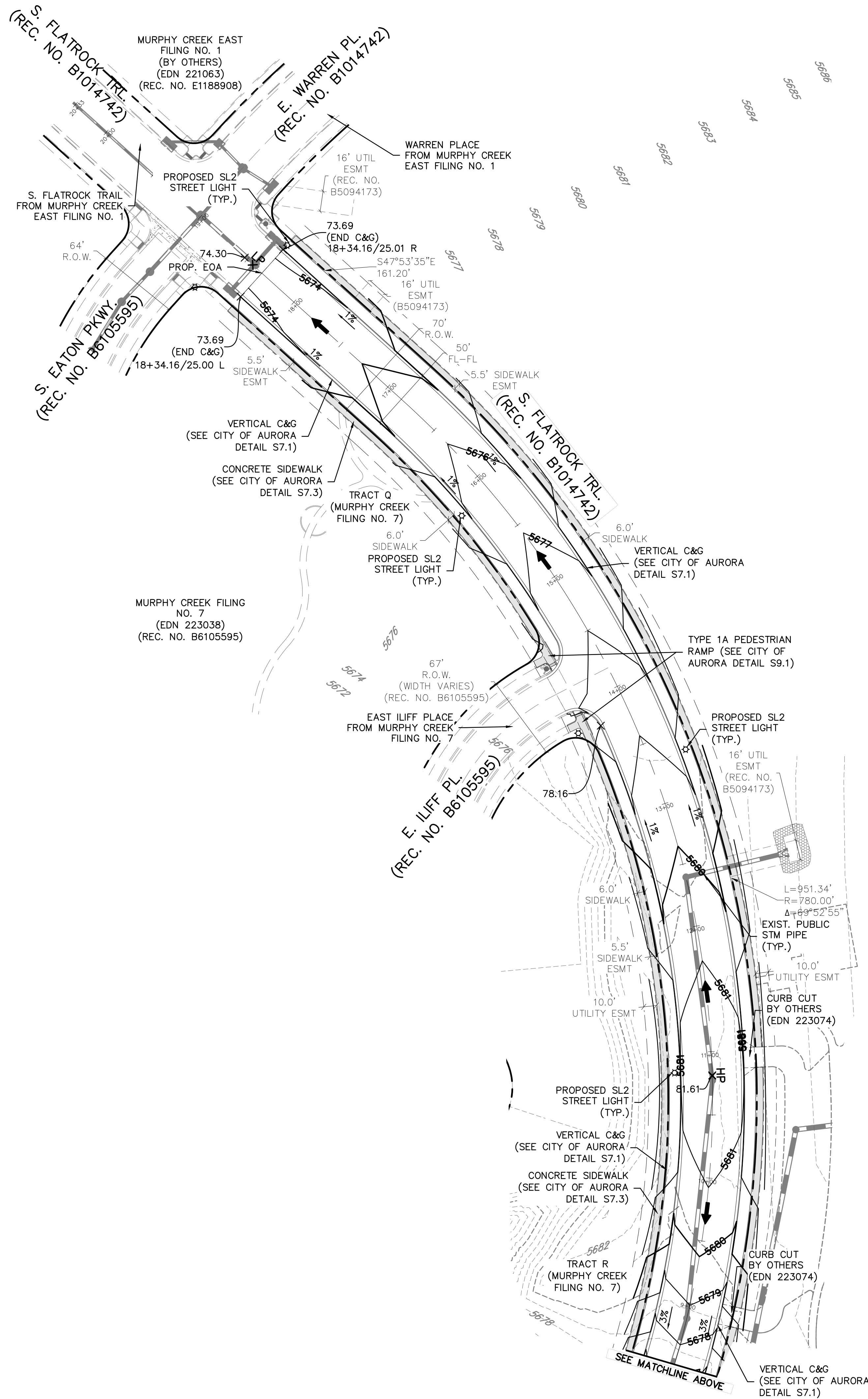
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K:\21003852\DWG\PLAN SETS\CONSTRUCTION\ISP\21003852-ISP COVER.DWG 7/15/2024 4:11 PM KEVIN BLUMHARDT

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII – NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTICE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 – 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
18. STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
21. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.



PUBLISHED ELEVATION: 5,629.98 (C.O.A. DATUM:
NAVD 88—U.S. SURVEY FT.)



KEY MAP
1"=500'

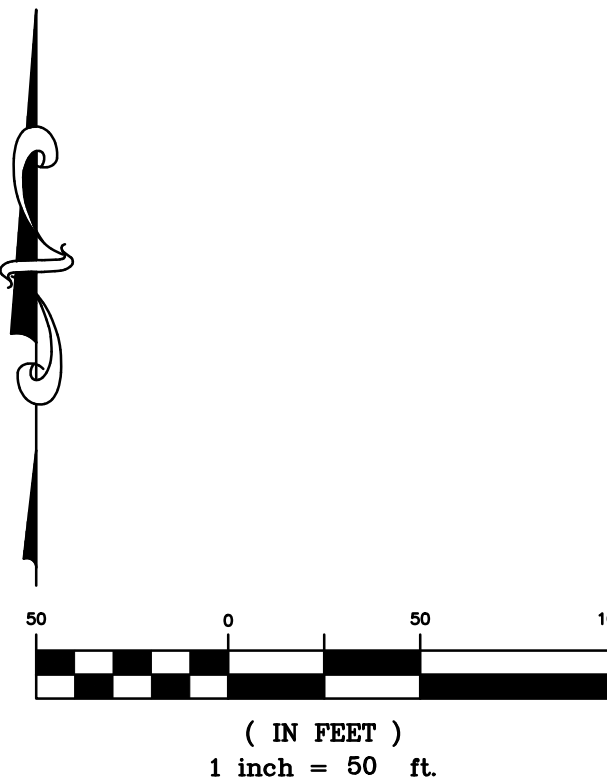
LEGEND

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	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	FLOW ARROW

- NOTES:
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 - ALL STORM SEWER INFRASTRUCTURE WITHIN S. FLATROCK TRAIL IS EXISTING, PUBLIC, AND IS TO BE MAINTAINED BY THE CITY OF AURORA.
 - PER SECTION 4.04.1.06 DEAD END STREETS ARE REQUIRED TO HAVE AN ADEQUATE TURNAROUND. IF E YALE AVENUE IS NOT PROVIDED, A COMPLIANT TURNAROUND WILL BE REQUIRED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS

LIGHTING CRITERIA FOR S FLATROCK TRAIL

ROADWAY CLASSIFICATION	70' COLLECTOR
ADJACENT LAND USE CATEGORY	R-2
NUMBER OF LANES	2
FLOWLINE-TO-FLOWLINE WIDTH	50'
PEDESTRIAN ACTIVITY LEVEL	MEDIUM
PAVEMENT TYPE	R3



BENCHMARK
CITY OF AURORA ID: 4S6519SRE001 (OLD #21-065)
PUNCH IN 3" DIAM. BRASS CAP ON NORTHEAST
CORNER IN CONCRETE BASE FOR 1ST POWER TOWER
SOUTH OF THE FLORIDA LANDLINE; SAID POWER
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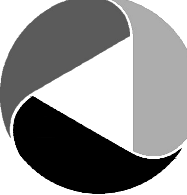


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303.462.1100



DEVELOPER
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DENVER, CO 80231
303.961.4242
HARVEY ALPERT

CLIENT
MURPHY CREEK DEVELOPMENT, LLC
SOUTH FLATROCK TRAIL
AURORA, COLORADO
INFRASTRUCTURE SITE PLAN
OVERALL GRADING PLAN

DATE 06/13/2022

A	1st SUBMITTAL TO JURISDICTION	07/11/2023	DJM
B	2nd SUBMITTAL TO JURISDICTION	08/01/2023	DJM
C	3rd SUBMITTAL TO JURISDICTION	04/05/2024	DJM
D	4th SUBMITTAL TO JURISDICTION	07/15/2024	DJM

REVISIONS

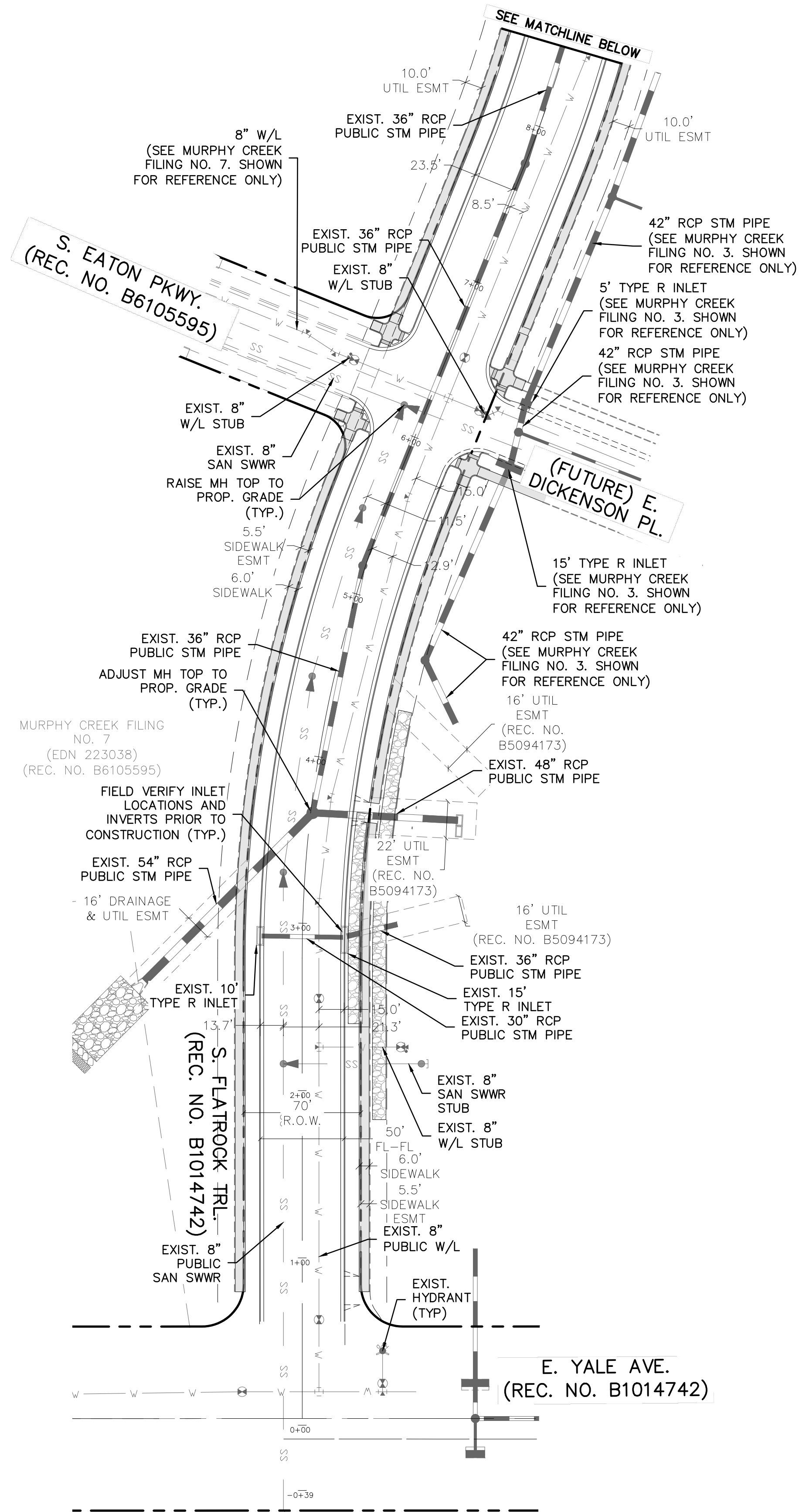
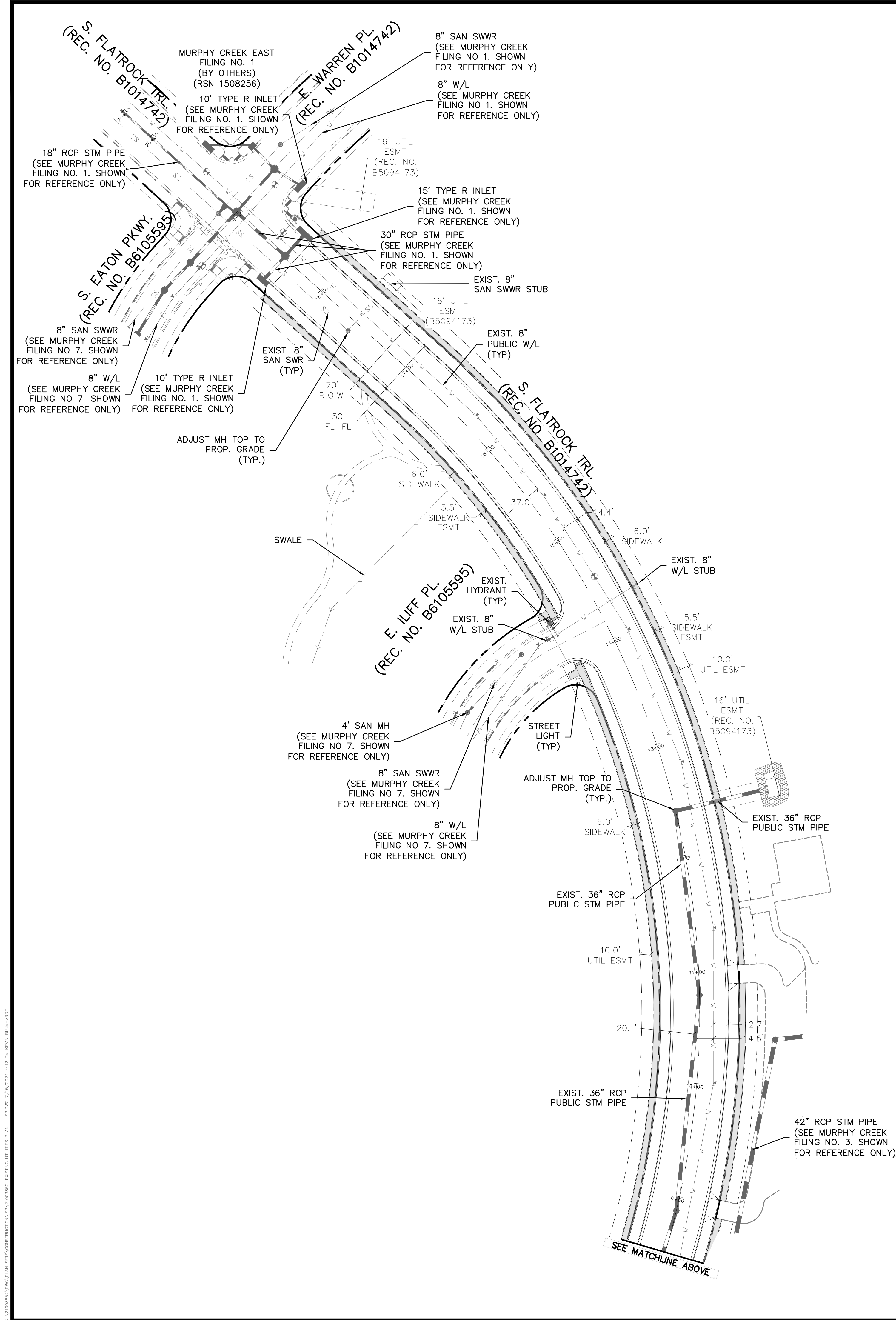
DR. EAP CH. DJM

P.M. DJM

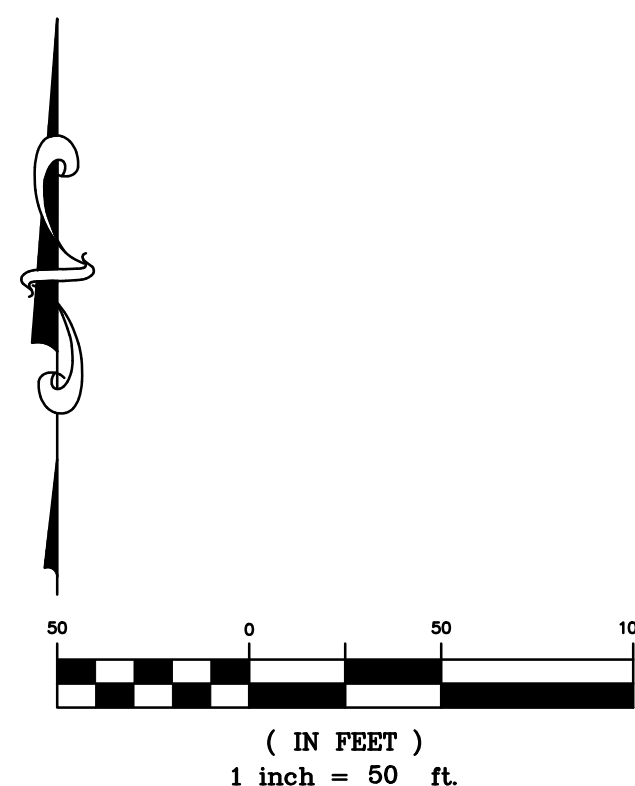
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SHEET NO.

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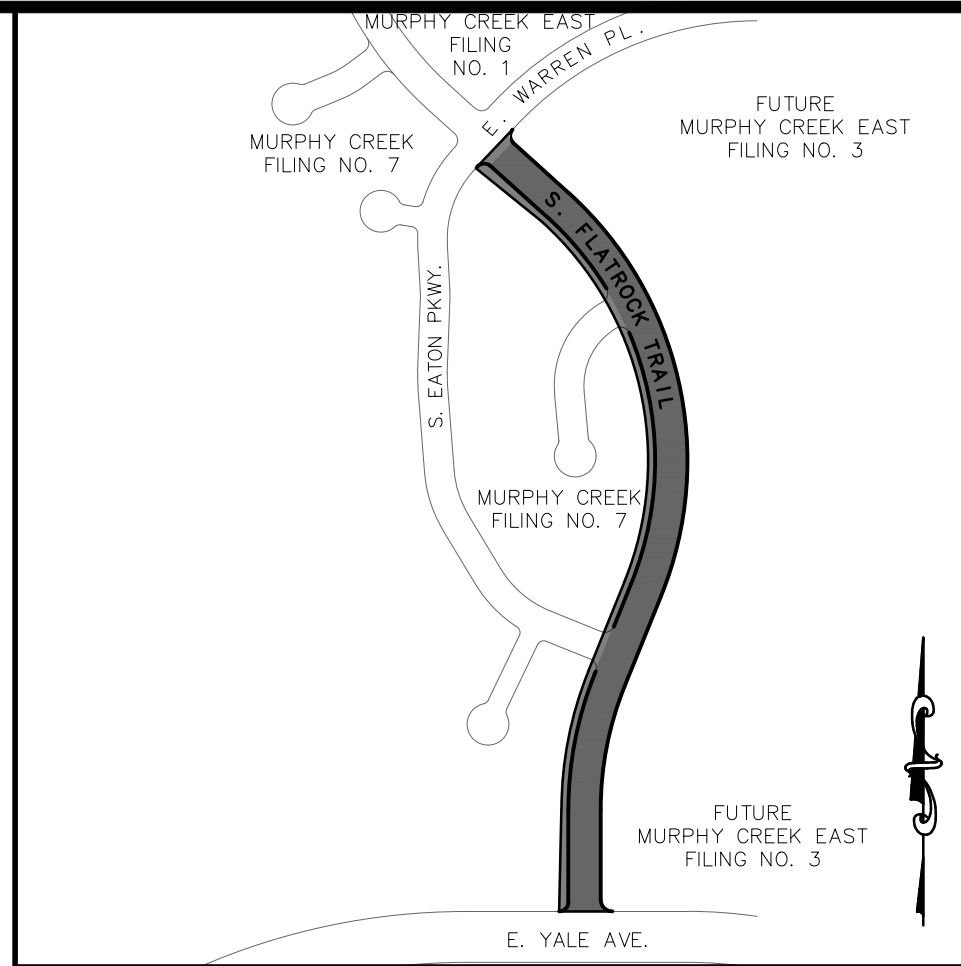


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 - ALL SANITARY SEWER INFRASTRUCTURE WITHIN S. FLATROCK TRAIL IS EXISTING, PUBLIC, AND IS TO BE MAINTAINED BY THE CITY OF AURORA.
 - ALL WATER LINE INFRASTRUCTURE WITHIN S. FLATROCK TRAIL IS EXISTING, PUBLIC, AND IS TO BE MAINTAINED BY THE CITY OF AURORA.



BENCHMARK
CITY OF AURORA ID: 4S6519SRE001 (OLD #21-065)
PUNCH IN 3" DIAM. BRASS CAP ON NORTHEAST CORNER IN CONCRETE BASE FOR 1ST POWER TOWER SOUTH OF THE FLORIDA LANDLINE; SAID POWER TOWER BEING ON THE WEST SIDE OF HARVEST ROAD.

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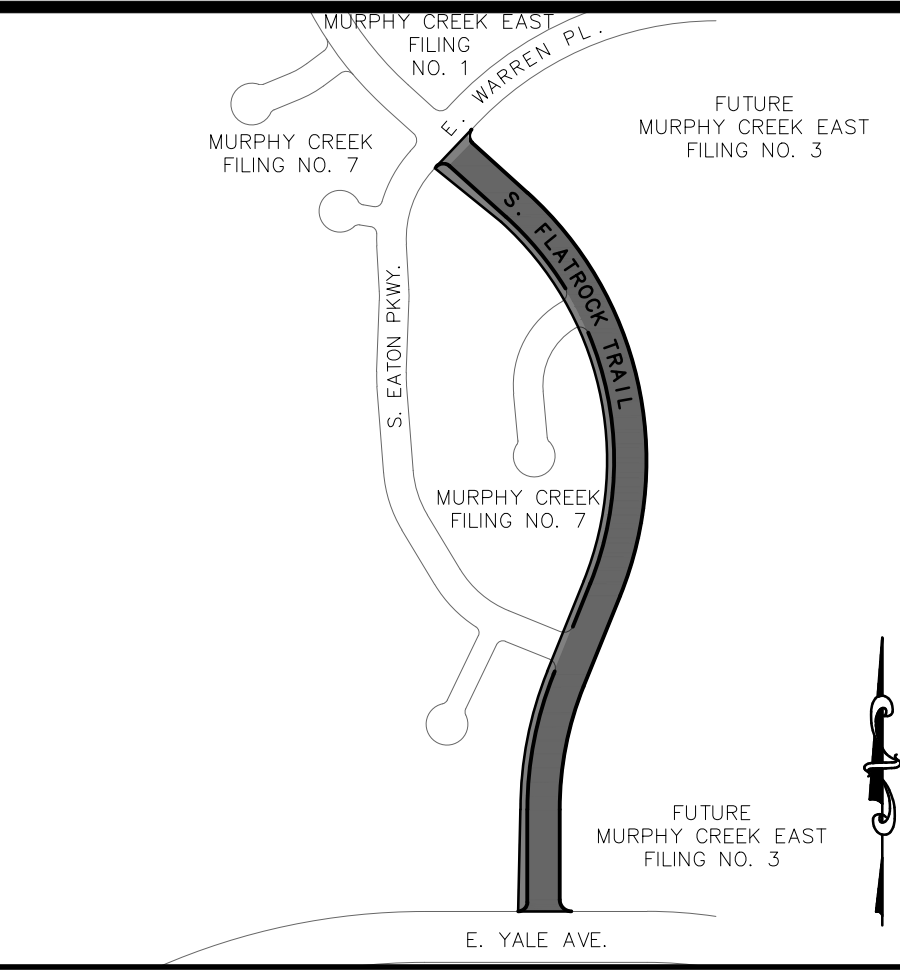
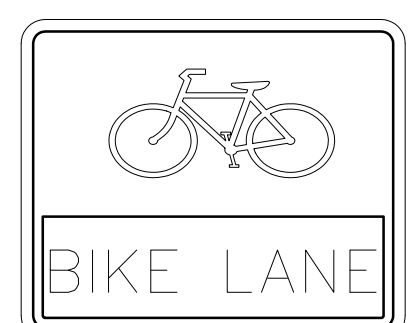
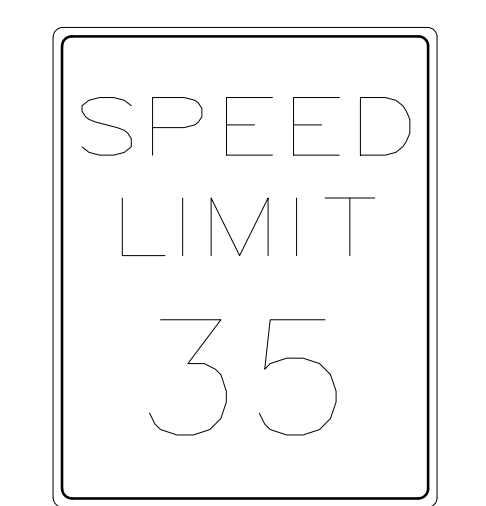
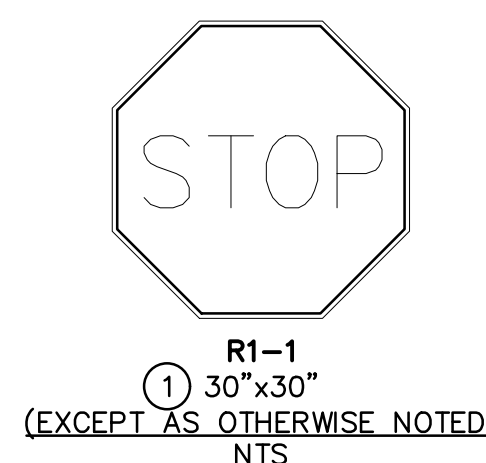
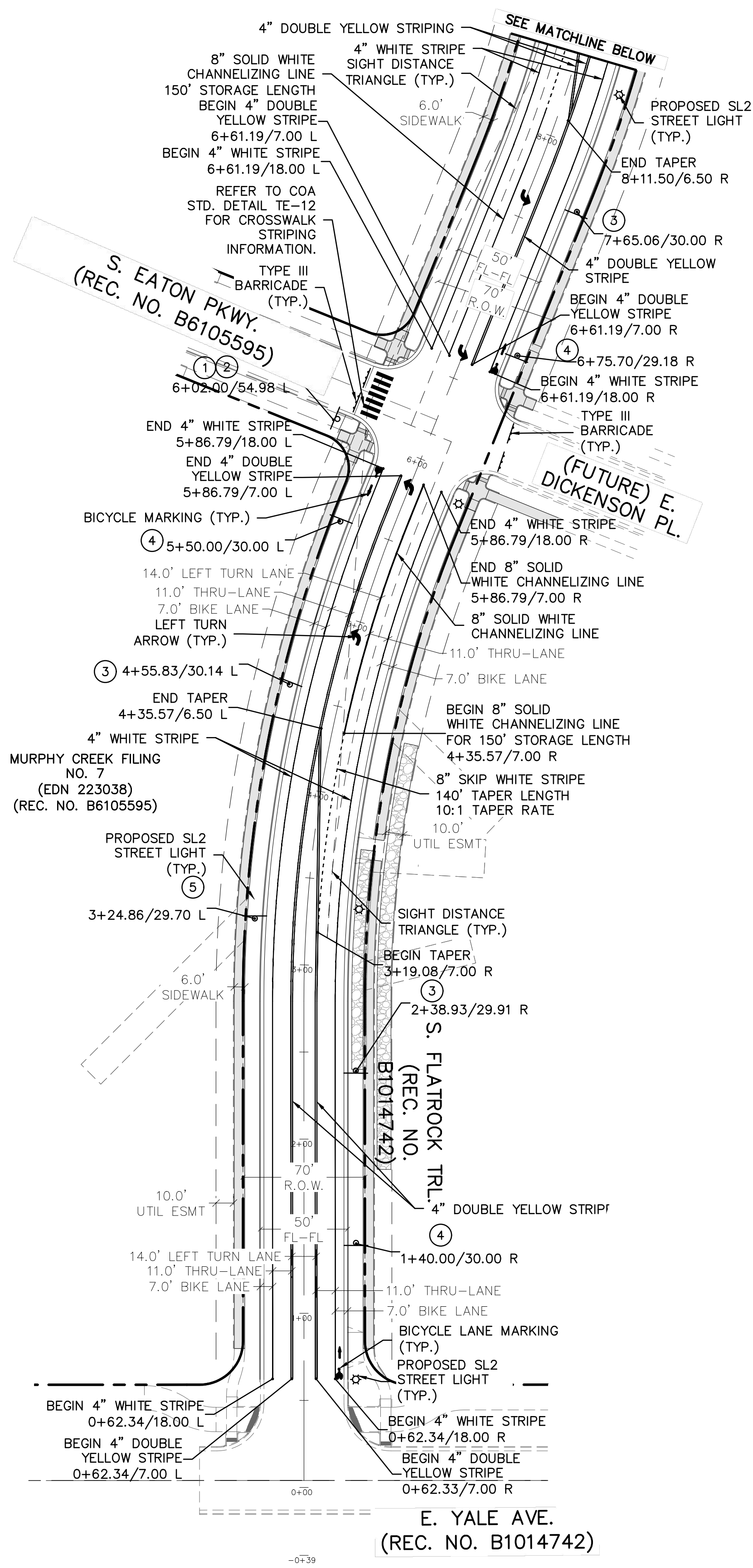
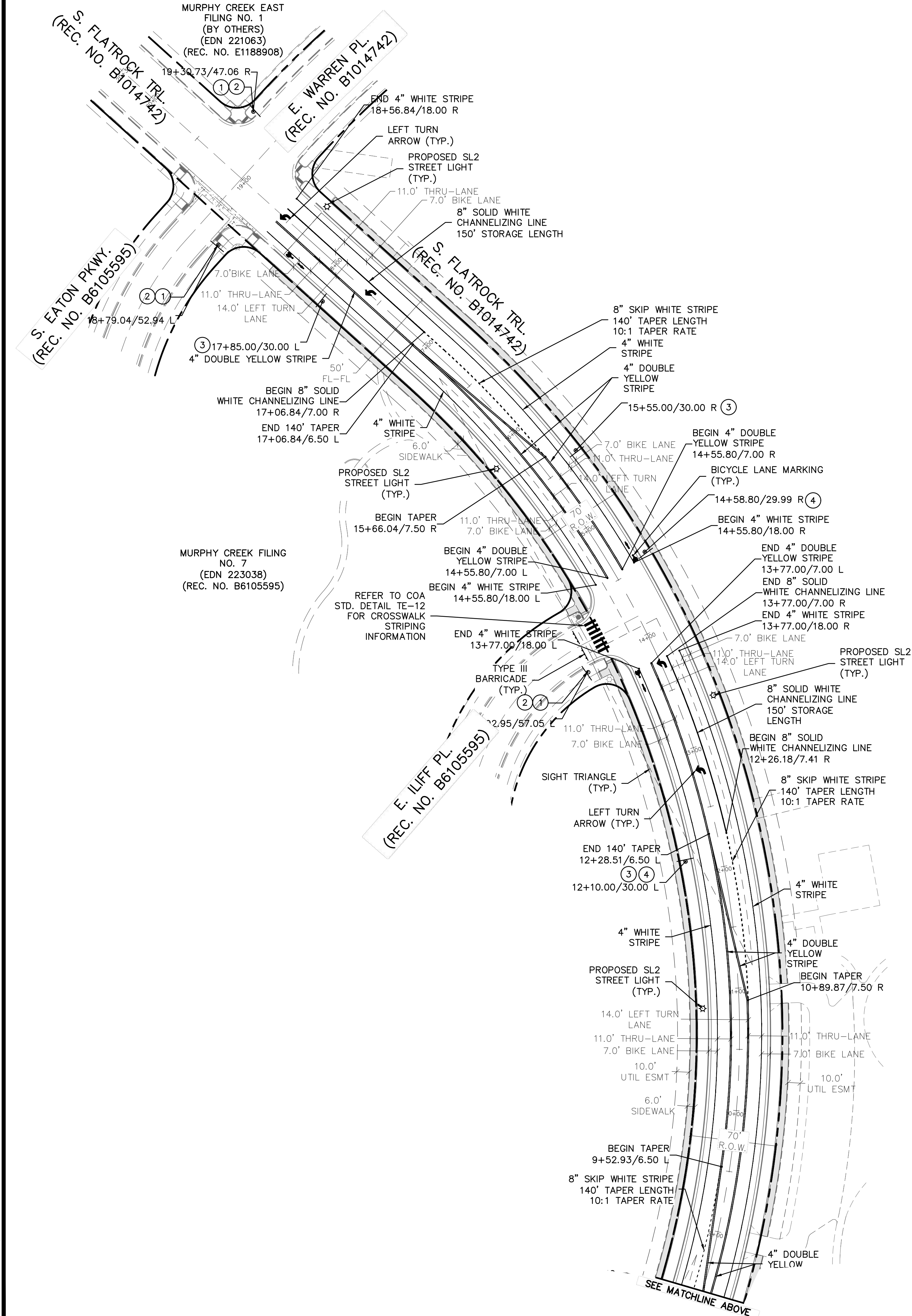
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303.961.4242	
HARVEY ALPERT	

CLIENT	MURPHY CREEK DEVELOPMENT, LLC
SOUTH FLATROCK TRAIL AURORA, COLORADO	
INFRASTRUCTURE SITE PLAN EXISTING UTILITIES PLAN	

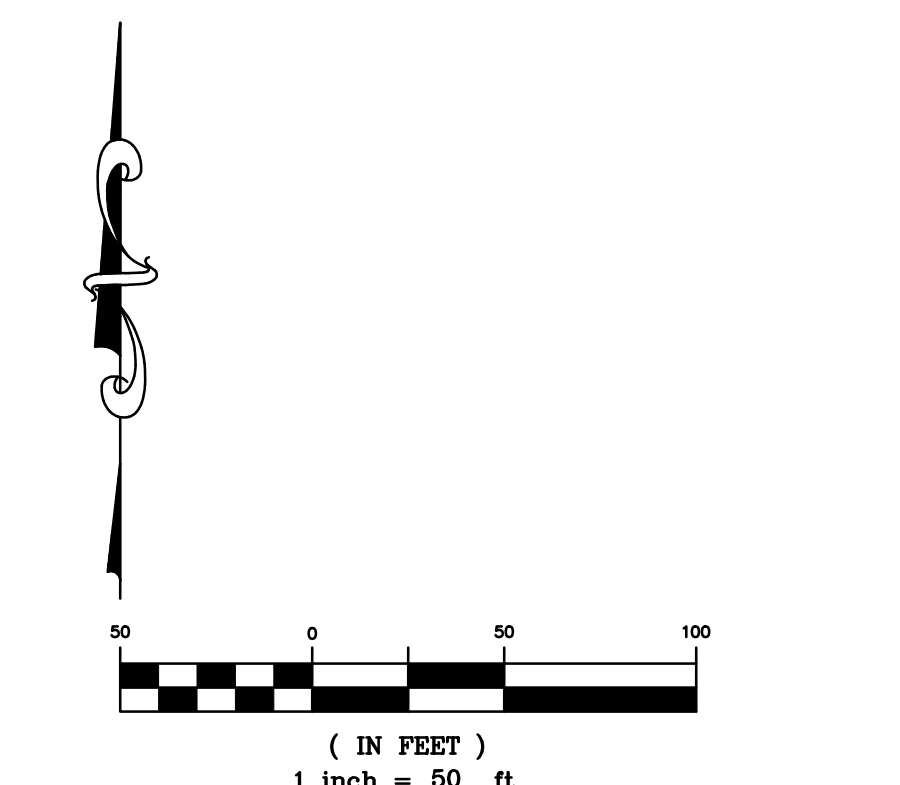
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3rd SUBMITTAL TO JURISDICTION	04/05/2024 - DJM
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DR.	EAP	CH.	DJM
P.M.	DJM		
JOB	21003852		
SHEET NO.	04		

\\ATWELL\projects\27003692-SIGNAGE & STRIPING PLAN - 105.DWG



- NOTES:
- STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. ALL STREET LIGHTS SHALL BE COOPER STREETWORKS, ARCHEON MODEL LABELED AS SL2 ON PLANS: ARCH-M-PA2-50-730-U-(T2R OR T3)-AP-PR7-10K OR APPROVED EQUAL.
 - ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11.



BENCHMARK
CITY OF AURORA ID: 4S6519SRE001 (OLD #21-065)
PUNCH IN 3" DIAM. BRASS CAP ON NORTHEAST CORNER IN CONCRETE BASE FOR 1ST POWER TOWER SOUTH OF THE FLORIDA LANDLINE; SAID POWER TOWER BEING ON THE WEST SIDE OF HARVEST ROAD.

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