

MP LAND USE MAP MATRIX AND STANDARD NOTES

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8.1 Land Use Plan Narrative

The Master Plan for Green Valley Ranch consists of 885.5 acres. Proposed land use is Residential Medium Density, Multi-Family Residential, Commercial/Retail and Mixed-Use.

A total of approximately 4,530 dwelling units are planned, ranging in density from 5.0 to 22.0 dwellings per acre. A broad range of housing types will be offered, including single-family detached homes, motorcourts with single-family detached and attached homes, front loaded single-family attached duplex homes, and multi-family homes.

A total of 7 Neighborhood Parks on 31.5 acres, along with 6.9 acres of pocket parks and 95.9 gross acres of open space make up the parks and open space system that are interconnected by a network of trails along the Open Space Corridor and greenways that follow the drainage corridors. The public dedications and open space areas expressly provided for in this MP will satisfy all dedication and open space requirements applicable to the MP site.

With respect to school dedications, the total acreage allocated under this MP for that purpose equals approximately 18.0 acres. This school dedication plan has been designed with input from Aurora Public Schools (APS). One P-8 school is proposed to serve this development west of E-470.

The Land Use Plan (Tab 8.4) shows the configuration of these land uses. Acres, density, and total number of dwelling units are detailed in Tab 8.3, below. All lots size standards and setbacks will follow code unless specified during the site plan process.

Amend 3:
Revised narrative per
increased units and
parks spaces

8.2 Land Use Summary

GREEN VALLEY RANCH MASTER PLAN¹

TOTAL PROJECT

LAND USE	ACRES	DENSITY	DU	% OF RES DU
Active Adult Residential	212.4	5.7	1199	26.5%
Single Family Residential	283.0	6.6	1842	40.6%
Mixed Use	160.4	9.3	1489	32.9%
Administrative Activity Center	6.7			
Sub Total	662.5		4530	100.0%
Neighborhood Activity Center / Clubhouse	5.3			
P-8 School	18.0			
Neighborhood Parks	31.5			
Pocket Parks & Credited Open Space	95.9			
Detention	14.3			
Floodway Channel	7.7			
Easements	9.3			
Right of Way	41.0			
Sub Total	223.0			
TOTAL	885.5			

Active Adult Residential will contain a mix of standard, small, motorcourt (standard and small), and duplex (front-loaded, alternate-loaded and green court) lots.

Single Family Residential will contain a mix of standard, small, motorcourt (standard and small), and duplex (front-loaded, alternative loaded, and green court) lots.

Amend 3:
Revised charts for
increased units,
AAC, and parks
spaces

¹ Master Plan area includes development proposed in Amendments 1, 2, and 3. Area east of E-470 has been permanently removed from the Master Plan

TAB 8.3

FORM D: MP Land Use Matrix

A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
1. Floodway Channel	PA-28	CHANNEL	3.4				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-29	CHANNEL	2.0				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-30	CHANNEL	2.3				Storm flow conveyance. Not Credited towards public land dedication requirement.
Subtotal			7.7				
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-10	CLUBHOUSE	3.5				Amenity Area and Pool
	PA-11	CLUBHOUSE	1.8				Amenity Area and Pool
	PA-12	SCHOOL-P-8	18.0				Public School P-8
	PA-13	NEIGHBORHOOD PARK	6.2	3.0 ACRES PER 1,000 RESIDENTS			6.2 AC net Credited toward neighborhood park requirement.
	PA-14	NEIGHBORHOOD PARK	5.7	3.0 ACRES PER 1,000 RESIDENTS			5.7 AC net Credited toward neighborhood park requirement.
	PA-15	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-16	OS-D	18.1	7.8 ACRES PER 1,000 RESIDENTS			18.1 AC net Credited toward open space requirement.
	PA-17	OS-D(Corridor)	2.8	7.8 ACRES PER 1,000 RESIDENTS			2.8 AC net Credited toward open space requirement.
	PA-18	OS-D(Corridor)	1.7	7.8 ACRES PER 1,000 RESIDENTS			1.7 AC net Credited toward open space requirement.
	PA-19	OS-D (Corridor)	3.8	7.8 ACRES PER 1,000 RESIDENTS			3.8 AC net Credited toward open space requirement.
	PA-20	OS-D(Corridor)	10.6	7.8 ACRES PER 1,000 RESIDENTS			10.6 AC net Credited toward open space requirement.
	PA-21	OS-D(Corridor)	1.6	7.8 ACRES PER 1,000 RESIDENTS			1.6 AC net Credited toward open space requirement.
	PA-22	OS-D(Corridor)	3.9	7.8 ACRES PER 1,000 RESIDENTS			3.9 AC net Credited toward open space requirement.
	PA-23	OS-D(Corridor)	8.4	7.8 ACRES PER 1,000 RESIDENTS			8.4 AC net Credited toward open space requirement.
	PA-24	OS-D(Corridor)	6.8	7.8 ACRES PER 1,000 RESIDENTS			6.8 AC net Credited toward open space requirement.
	PA-25	DETENTION	5.4				0 AC net Credited toward open space requirement.
	PA-26	DETENTION	6.8				0 AC net Credited toward open space requirement.
	PA-27	DETENTION	2.1				0 AC net Credited toward open space requirement.
	PA-31	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-32	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
PA-33	OS-D	0.8	7.8 ACRES PER 1,000 RESIDENTS			0.8 AC net Credited toward open space requirement.	
PA-34	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.	
PA-35	OS-D	0.4	7.8 ACRES PER 1,000 RESIDENTS			0.4 AC net Credited toward open space requirement.	
PA-36	OS-D	1.2	7.8 ACRES PER 1,000 RESIDENTS			1.2 AC net Credited toward open space requirement.	
PA-37	OS-D	1.0	7.8 ACRES PER 1,000 RESIDENTS			1.0 AC net Credited toward open space requirement.	
Subtotal			115.1				

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and Standard Notes
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-38	OS-POCKET PARK	0.9	7.8 ACRES PER 1,000 RESIDENTS			0.9 AC net Credited toward open space requirement.
	PA-39	NEIGHBORHOOD PARK	3.8	3.0 ACRES PER 1,000 RESIDENTS			3.8 AC net Credited toward neighborhood park requirement.
	PA-40	OS-POCKET PARK	2.0	7.8 ACRES PER 1,000 RESIDENTS			2.0 AC net Credited toward open space requirement.
	PA-41	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-42	EASEMENT (UTILITY)	0.5				0 AC net Credited toward open space requirement.
	PA-43	EASEMENT (UTILITY)	0.5				0 AC net Credited toward open space requirement.
	PA-44	EASEMENT (MULTI-USE)	2.2				0 AC net Credited toward open space requirement.
	PA-56	OS- POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-57	OS- POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-58	OS-D(Corridor)	1.9	7.8 ACRES PER 1,000 RESIDENTS			1.9 AC net Credited toward open space requirement.
	PA-59	NEIGHBORHOOD PARK	3.4	3.0 ACRES PER 1,000 RESIDENTS			3.4 AC net Credited toward neighborhood park requirement.
	PA-60	OS-D(Corridor)	12.8	7.8 ACRES PER 1,000 RESIDENTS			12.8 AC net Credited toward open space requirement.
	PA-61	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-62	NEIGHBORHOOD PARK	6.4	3.0 ACRES PER 1,000 RESIDENTS			6.4 AC net Credited toward neighborhood park requirement.
	PA-63	EASEMENT (MULTI-USE)	6.1				0 AC net Credited toward open space requirement.
	PA-64	OS-D(Corridor)	0.4	7.8 ACRES PER 1,000 RESIDENTS			0.4 AC net Credited toward open space requirement.
	PA-65	OS-D(Corridor)	4.0	7.8 ACRES PER 1,000 RESIDENTS			4.0 AC net Credited toward open space requirement.
	PA-66	OS-D(Corridor)	1.8	7.8 ACRES PER 1,000 RESIDENTS			1.8 AC net Credited toward open space requirement.
	PA-67	OS-D(Corridor)	4.0	7.8 ACRES PER 1,000 RESIDENTS			4.0 AC net Credited toward open space requirement.
	PA-68	OS-D(Corridor)	3.0	7.8 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward open space requirement.
PA-69	OS- POCKET PARK	1.0	7.8 ACRES PER 1,000 RESIDENTS			1.0 AC net Credited toward open space requirement.	
Subtotal			59.2				

Amend 3:
Revised charts for increased units, AAC, and parks spaces

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Land Use Map, Matrix and Standard Notes
Master Plan

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Aurora, Colorado

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3a. Development Areas Subzone: R-2 Subarea-C	PA-1	AA, SFD STAND, SFD SMALL	30.2	5.2 DU/AC	241	157	Max. Potential Gross Density is 5 DU/AC in R-2
	PA-2	AA, SFD STAND, SFD SMALL, SFA DUPLEX	42.2	6.2 DU/AC	338	261	
	PA-3	AA, SFD STAND, SFD SMALL	30.0	5.0 DU/AC	240	150	
	PA-4	AA, SFD STAND, SFD SMALL	26.3	4.0 DU/AC	210	105	
	PA-5	SFD STAND, SFD SMALL	24.6	7.4 DU/AC	197	182	
	PA-6	SFD STAND, SFD SMALL	78.9	5.3 DU/AC	631	418	
	PA-7	SFD STAND, SFD SMALL	21.8	5.9 DU/AC	725	542	
	PA-8	SFD STAND, SFD SMALL	18.4	8.0 DU/AC	147	147	
	PA-9	SFD STAND, SFD SMALL	64.5	8.0 DU/AC	516	516	
	PA-45	AA, SFD STAND, SFD SMALL, SFA-TH, MF-SMALL, SFA DUPLEX, SFA-TH	27.8	8.0 DU/AC	222	222	
	PA-46	AA, SFD STAND, SFD SMALL, SFA-TH, MF-SMALL, SFA DUPLEX, SFA-TH	38.1	8.0 DU/AC	305	304	
PA-70 AAC-1	SFD STAND, SFD SMALL ADMIN ACTIVITY CENTER	4.7 6.7	8.0 DU/AC	38	37		
	RIGHT-OF-WAY	30.0					
Subtotal			514.3		3820	3041	
3b. Development Areas Subzone: MU-A & MU-R	PA-47	MIXED COMM, SFA-TH, MF-SMALL, MF-MED, MF-LARGE, SFA-DUPLEX, SFD-STAND, SFD-SMALL, 2-FAMILY	5.0	18.0 DU/AC	200	90	Max. Potential Density by Code is 40 DU/AC
	PA-48		12.8	22.0 DU/AC	512	281	Max. Potential Density by Code is 40 DU/AC
	PA-49		21.8	10.0 DU/AC	872	218	Max. Potential Density by Code is 40 DU/AC
	PA-50		51.7	10.0 DU/AC	2068	517	Max. Potential Density by Code is 40 DU/AC
	PA-51	MIXED COMM, SFA-TH, MF-SMALL, MF-MED, MF-LARGE	15.3	5.0 DU/AC	612	77	Max. Potential Density by Code is 40 DU/AC
	PA-52		9.6	5.0 DU/AC	384	48	Max. Potential Density by Code is 40 DU/AC
	PA-53	MIXED COMMERCIAL	17.5				
	PA-54	MIXED COMMERCIAL	27.3				
	PA-55	MIXED COMM, SFA-TH, MF-SMALL, MF-MED, MF-LARGE, SFA-DUPLEX, 2-FAMILY	17.2	15.0 DU/AC	688	258	Max. Potential Density by Code is 40 DU/AC
		RIGHT-OF-WAY	11.0				
Subtotal			189.2		5336	1489	
SUB AREA TOTAL			885.5		9156	4530	

Amend 3:
Revised charts for increased units, AAC, and parks spaces

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4. Total Map Acreage (Sub-Area Total Above)			885.5				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			16.3				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			869.2				
7. Total Floodplain Acreage			7.7				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			877.8				
9. Total Active Adult Planning Areas			212.4	1.58 PERSONS PER UNIT	1556	1199	1895 Estimated Residents
10. Total Single Family Planning Areas			278.3	2.65 PERSONS PER UNIT	2226	1842	4882 Estimated Residents
12. Total Mixed Use Planning Areas			160.4	2.5 PERSONS PER UNIT	4648	1489	3721 Estimated Residents
12. Total Residential			651.1		8431	4530	10498 Estimated Residents
13. Check for avg. residential density in R-2 subzone				5 DU's/AC TIMES R-2 ACREAGE	3319	3041	
13A. Sub Area Total for R-2			663.7				
14. Small Lot Total in R-2				50% of TOTAL UNITS	1910	1521	
15. Check for maximum allowable number of multi-family units							
16. Total Retail Planning Areas			0.0				
17. Total Office Planning Areas			0.0				
18. Total Industrial Planning Areas			0.0				
19. Total Mixed Commercial Planning Areas			189.2				
20. Total Commercial			189.2				
21. Total Neighborhood Parks			31.5	3.0 AC / 1000 RESIDENTS			31.5 = Required Land Dedication
							31.5 = Provided Land Dedication (remaining neighborhood park dedication will be met by applicant via cash-in-lieu payment at time of site plan of adjacent planning areas)
22. Total Community Parks			0.0	1.1 AC / 1000 RESIDENTS			11.55 Requirement will be met by applicant cash-in-lieu payment (11.27 AC. Cash-in-lieu payment made as part of Amendment 1&2) Remaining payment to be made by first residential plat of either PA8 or PA9
23. Total other Credited Open Space including trail corridors, greenbelts, and special rec. sites			95.9	7.8 AC / 1000 RESIDENTS			81.9 = Required Land Dedication
							95.9 = Provided Land Dedication
24. Total Open Space			127.4				124.9 = Required Land Dedication (AC.)
							127.4 = Provided Land Dedication (AC.)
							0.3 = Provided Cash-In-Lieu Community Park Payment (AC.)

Amend 3:
Revised charts for increased units, AAC, and parks spaces

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and Standard Notes Master Plan

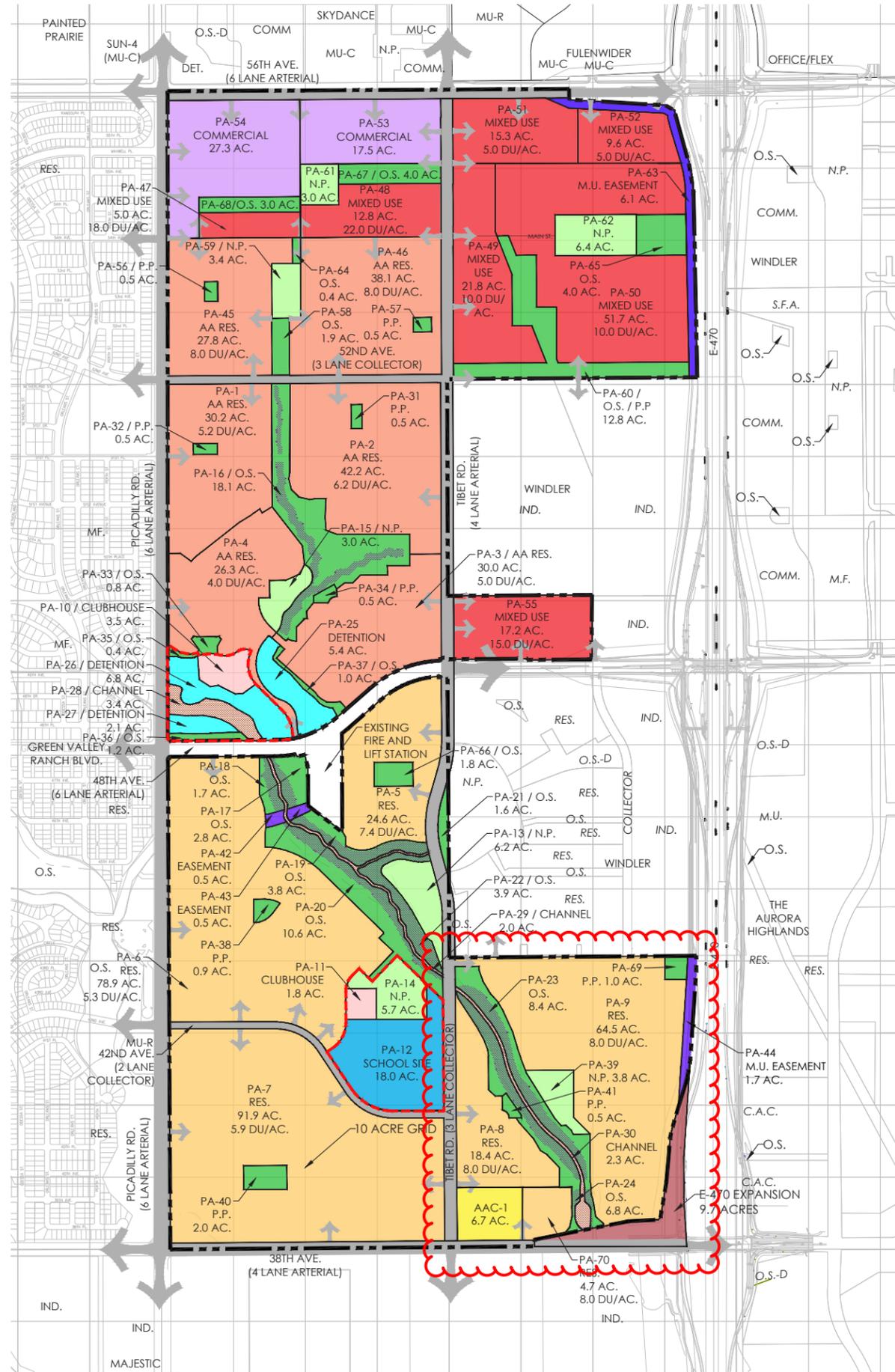
Project Title:

Green Valley Ranch Master Plan Amendment 3
Aurora, Colorado

GREEN VALLEY RANCH

Note: Planning Areas within MU-A and MU-R zone districts shall be responsible for meeting all park and open space requirements regardless of what's shown throughout the master plan

TAB 8.4



LEGEND

- | | | | |
|--|----------------------|---------------------------------------|--------------------------------|
| | SINGLE FAMILY RES. | | SCHOOL SITE |
| | ACTIVE ADULT RES. | | ROAD RIGHT OF WAY |
| | OPEN SPACE | | EASEMENT |
| | DETENTION POND | | COMMERCIAL |
| | FLOODWAY CHANNEL | | MIXED USE |
| | CLUBHOUSE | | ADMINISTRATIVE ACTIVITY CENTER |
| | NEIGHBORHOOD PARK | | NAC BOUNDARY |
| | 100 YEAR FLOOD PLAIN | IND = INDUSTRIAL | |
| | | COMM. = COMMERCIAL | |
| | | C.A.C. = COMMUNITY ACTIVITY CENTER | |
| | | MU-C = MULTI USE COMMERCIAL | |
| | | A.A.C.=ADMINISTRATIVE ACTIVITY CENTER | |
| | | O.S. = OPEN SPACE | |
| | | N.P. = NEIGHBORHOOD PARK | |
| | | P.P. = POCKET PARK | |
| | | RES. = RESIDENTIAL | |
| | | M.F. = MULTI FAMILY | |
| | | S.F.A. = SINGLE FAMILY ATTACHED | |
| | | S.F.D. = SINGLE FAMILY DETACHED | |



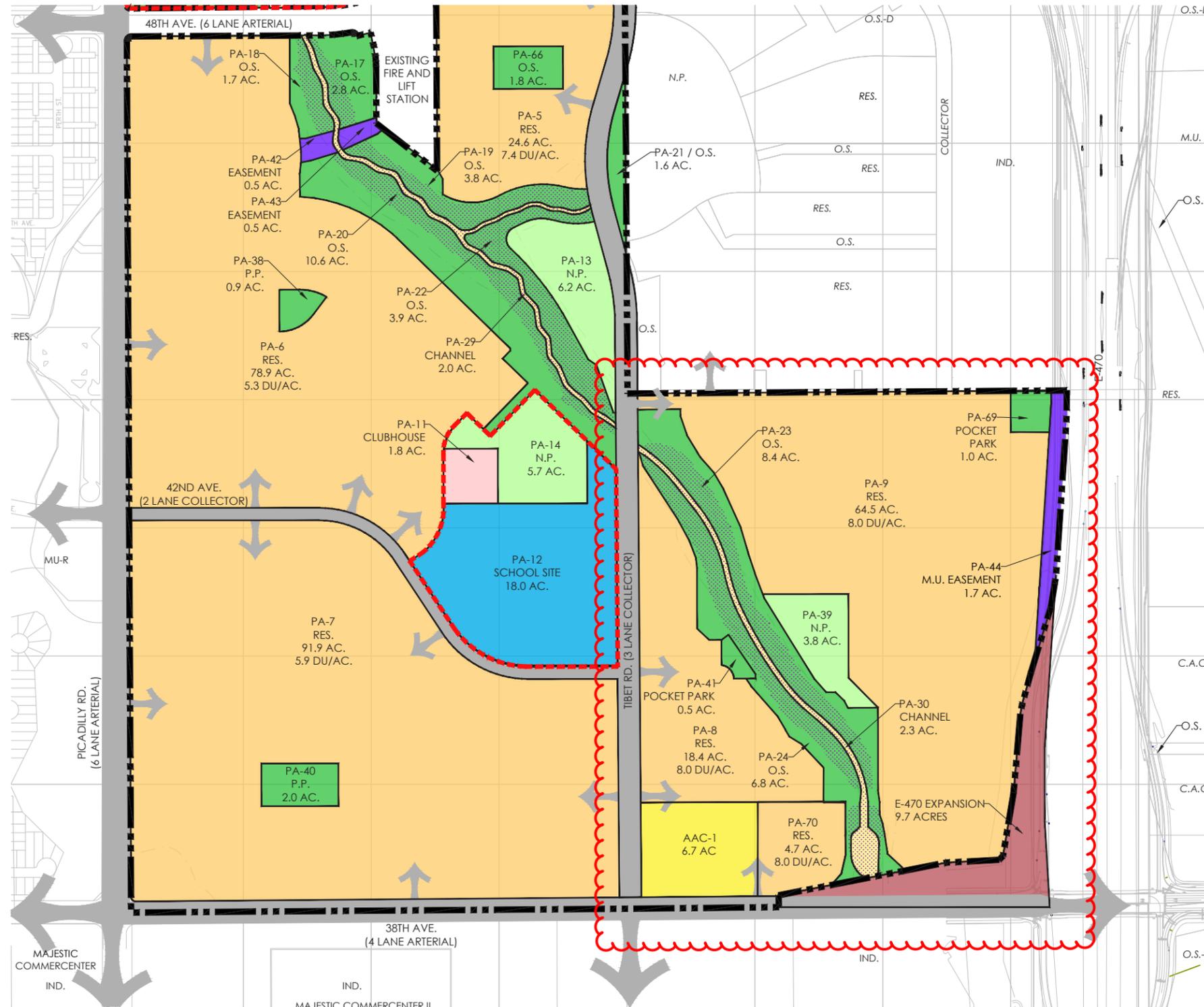
Amend 3:
 Revised PA8,9,70
 for increased
 units, added
 AAC, added and
 revised park
 space

Sheet Title:
**LAND USE PLAN
 OVERALL**
 Land Use Map, Matrix and
 Standard Notes
 Master Plan

Project Title:
**Green Valley Ranch Master
 Plan Amendment 3**
 Aurora, Colorado

**GREEN VALLEY
 RANCH**

TAB 8.4

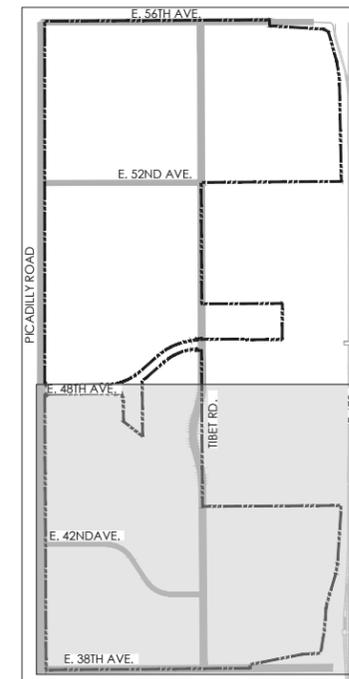


LEGEND

- SINGLE FAMILY RES.
 - ACTIVE ADULT RES.
 - OPEN SPACE
 - DETENTION POND
 - FLOODWAY CHANNEL
 - CLUBHOUSE
 - NEIGHBORHOOD PARK
 - 100 YEAR FLOOD PLAIN
 - SCHOOL SITE
 - ROAD RIGHT OF WAY
 - EASEMENT
 - COMMERCIAL
 - MIXED USE
 - ADMINISTRATIVE ACTIVITY CENTER
 - NAC BOUNDARY
- IND = INDUSTRIAL
 COMM. = COMMERCIAL
 C.A.C. = COMMUNITY ACTIVITY CENTER
 MU-C = MULTI USE COMMERCIAL
 A.A.C.=ADMINISTRATIVE ACTIVITY CENTER
 O.S. = OPEN SPACE
 N.P. = NEIGHBORHOOD PARK
 P.P. = POCKET PARK
 RES. = RESIDENTIAL
 M.F. = MULTI FAMILY
 S.F.A. = SINGLE FAMILY ATTACHED
 S.F.D. = SINGLE FAMILY DETACHED

Amend 3:
 Revised PA8,9,70
 for increased
 units, added
 AAC, added and
 revised park
 space

KEY MAP



Sheet Title:

LAND USE PLAN SHEET 2

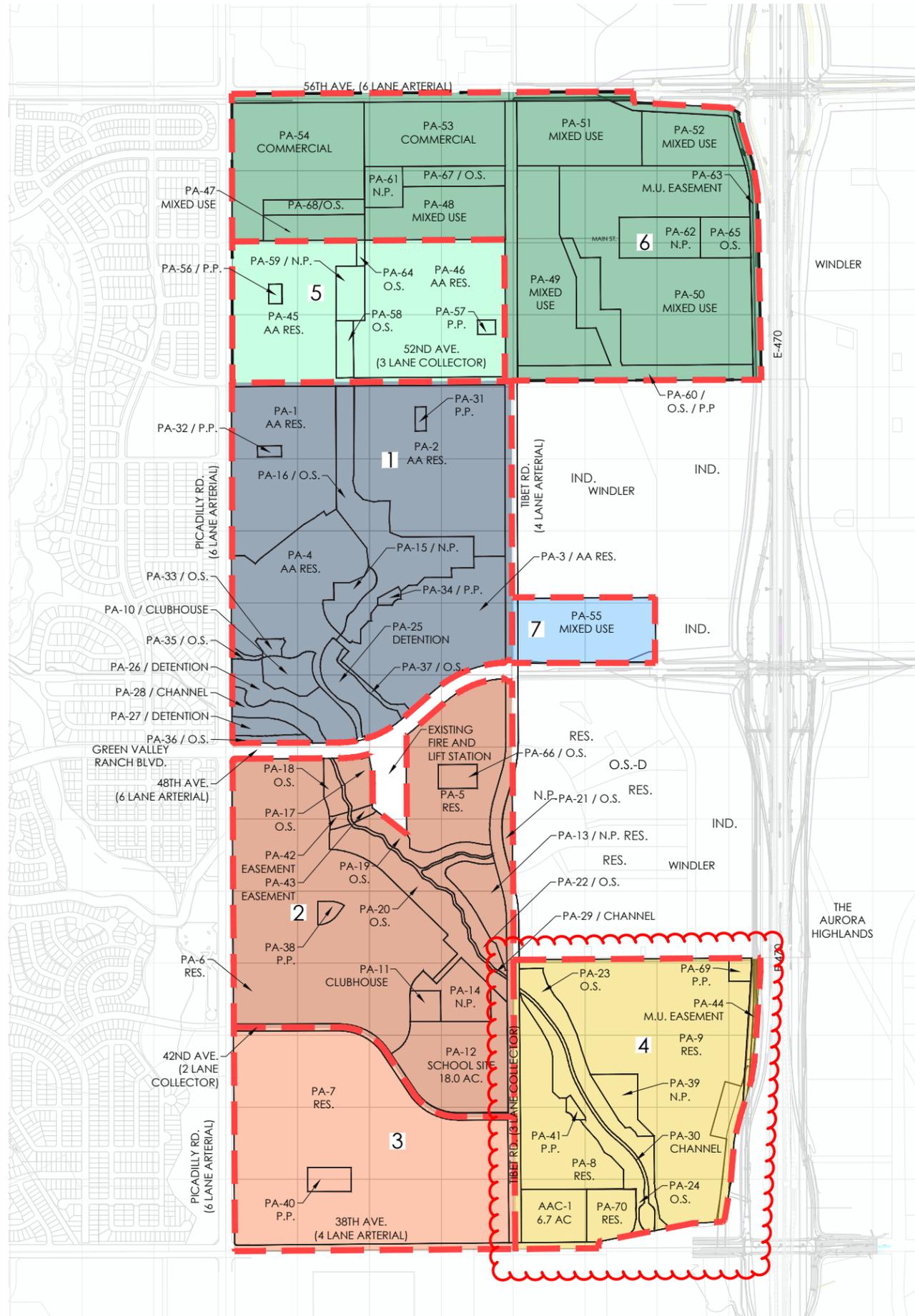
Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

**GREEN VALLEY
RANCH**



LEGEND

- NEIGHBORHOOD BOUNDARY
- O.S. = OPEN SPACE
- N.P. = NEIGHBORHOOD PARK
- P.P. = POCKET PARK
- RES. = RESIDENTIAL
- IND. = INDUSTRIAL

Neighborhood	Size (AC)	North Boundary	South Boundary	East Boundary	West Boundary
1	180.7	52nd Ave	48th Ave	Tibet Road	Picadilly Road
2	173.5	48th Ave	42nd Ave	Tibet Road	Picadilly Road
3	100.7	42nd Ave	38th Ave	Tibet Road	Picadilly Road
4	123.6	44th Ave	38th Ave	E-470	Tibet Road
5	74.4	Neighborhood 6	52nd Ave	Tibet Road	Picadilly Road
6	214.5	56th Ave	Windler	E-470	Tibet/Picadilly Road
7	18.1	Windler	48th Ave	Windler	Tibet Road
Total	885.5				



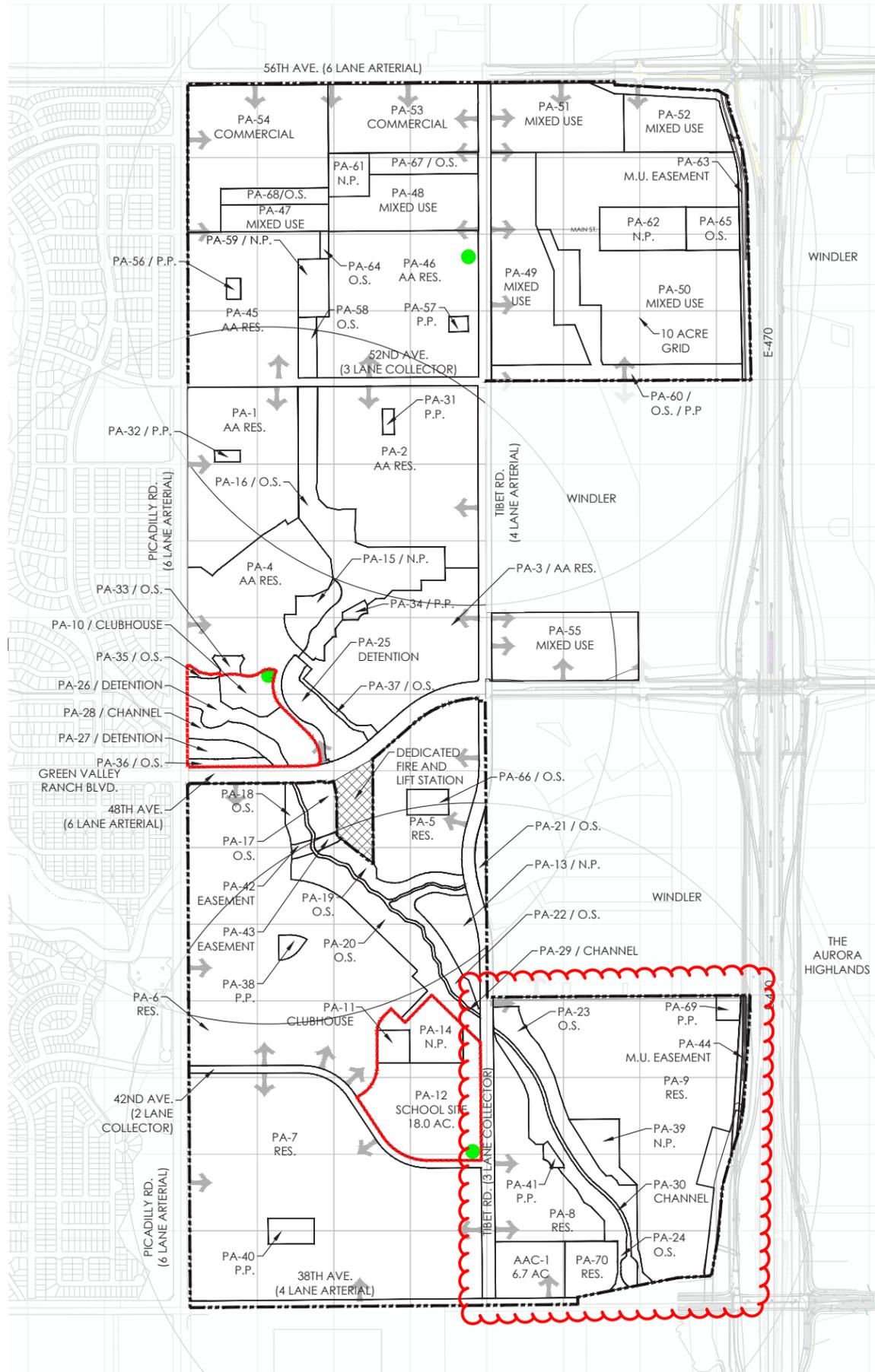
Sheet Title:
**NEIGHBORHOOD
 DEFINITION PLAN**
 Land Use Map, Matrix and
 Standard Notes
 Master Plan

Project Title:
**Green Valley Ranch Master
 Plan Amendment 3**
 Aurora, Colorado

**GREEN VALLEY
 RANCH**

Amend 3:
 Revised
 boundaries

TAB 8.6



LEGEND

- PROPOSED ENTRY POINT
- WHELEN ALERT SIREN TOWER LOCATION
- DEDICATED FIRE STATION
- PROPERTY LINE
- NEIGHBORHOOD ACTIVITY CENTER

O.S. = OPEN SPACE
 N.P. = NEIGHBORHOOD PARK
 P.P. = POCKET PARK
 RES. = RESIDENTIAL

STANDARD FIRE NOTES

1. In the event that a permanent fire station is not operational, the Aurora Fire Department may require that a temporary fire station be provided by the developer and/or annexing party. The property has been dedicated to the City and is no less than 1 ¼ acres with the location and dimensions such that optimal emergency response times can be achieved.
2. The City of Aurora requires that a permanent station be platted at the time of development approval. The property has been dedicated to the City and is no less than 1 ¼ acres with the location and dimensions such that optimal emergency response times can be achieved. Shared use sites (police, fire, etc) must be at least 8 acres in size and situated such that optimal emergency response times can be achieved. These sites shall be contiguous to collector streets.
3. Permanent or temporary fire stations: the exact placement of permanent or temporary fire stations will be determined and approved by the City of Aurora's fire marshal to ensure that coordinated coverage is provided within the city. For specific questions, the fire marshal can be reached through the fire department main switchboard, 303-326-8999, or 303-326-8986 (fax).
4. The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 db and is typically spaced one siren per square mile.
5. In newly annexed/developing areas of the city, sirens should be sited on every ½ section of ground (320 acres) or 6,000 feet apart to provide edge to edge coverage.
6. The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to ensure that coordinated coverage is provided on a system wide basis. For specific questions, the Office of Emergency Management can be reached as 303-739-7636 (phone), 303-326-8986 (fax), or afd_oem@auroragov.org



Amend 3:
Revised
boundaries

Sheet Title:
FIRE AND SAFETY EXHIBIT
 Land Use Map, Matrix and Standard Notes
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

GREEN VALLEY RANCH

8.7 Standard MP Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. Public Improvement Funding Agreement (PIFA) will dictate the payment and timing of signals at perimeter intersections.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 4:1 slopes.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative MP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two separate and approved points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.

10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO with standards within this MP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
14. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)