



November 26, 2024

Debbie Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

**Re: First Technical Submission Review: Green Valley Ranch Master Plan Amendment No. 2-
Comprehensive Plan Amendment, Zoning Map Amendments, and Master Plan Amendment**

Application Number: DA-1662-25

Case Numbers: 2002-1001-00; 2005-2018-01; 2005-2018-02; 2005-7006-02

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated April 22, 2024. In addition to the revisions made to the Master Plan per city comments, we have made a number of other updates. Below is a comprehensive list of changes we have made that were not due to city comments since the last submittal.

Tab 1

Updated with revised park and open space acreages

Revised ownership to include Westside (owner of 310 area north of 54th)

Tab 3

Updated Tab 3.3, 3.4 and 3.5 Context Maps and Zoning Maps with the most current land use boundaries per ongoing modifications made since last submittal.

Tab 4

Updated existing easements maps with platted lots

Tab 6

Revised Parks and open space acreages in narrative

Tab 7

Revised acreages of each use which in turn affected total budget.

Tab 8

Mixed use land uses along 56th changed to Commercial.

Tab 8.2 - updated table with current acreages of residential and parks and open space.

Tab 8.2 – added in additional duplex configurations

Tab 8.3 – PA52 & 54 now Commercial from Mixed Use

Tab 8.3 – PA47-48 remain mixed -use, but size and residential density revised

Tab 8.3 – Parks and Open Space added in between commercial and mixed use. Charts updated accordingly

Tab 8.3 – PA47-55 allowed uses revised to include commercial and other used from master plan manual

Tab 8.3 – PA45-46 density increased from 5.0 to 8.0 DU/Ac

Tab 8.3 – Land Use Matrix – Calculated the acreage for R-2 and showed the density check for 5 DU/Ac in R-2 only.

Mixed Use has a different max density that should not be included in the 5 DU/Ac density check.

Tab 8.5 – Revised neighborhood boundary lines to be more in line with proposed uses

Tab 9

Small changes to planning area names and park acreages

PA-62 moved to PA47-48 area and renamed to PA-59

PA-66 added within PA-5 (current F19 site plan)

PA-58 removed from commercial areas of PA53-54. We met with PROS on this and agreed it wasn't necessary to have a separate OS corridor all the way to 56th.

Tab 10

Land Uses updated on monumentation plan

Monument plan revised per commercial land uses along 56th. Both Major and Minor signs updated in these areas.

Secondary sign on 42nd and Picadilly revised to Primary per built conditions

Tab 11

Updated land use maps on various sheets

Revised street section for Arterial median landscape to be more general since ROW varies

Master Utility Report:

- There were overall land use changes to the Site, which included the addition of more open space and parks and changing PA-53 and PA-54 from Mixed-Use to Commercial.
- These changes caused less effluent flow to the Second Creek Lift Station, which with the latest Skydance construction documents increasing their sanitary sewer size, resulted in the sanitary sewer up to Second Creek Lift Station to no longer exceed capacity.
- Sanitary flows south to the First Creek Lift Station increased slightly with the increased density in the residential areas but is still much less than what the existing infrastructure and previous MUR amendment expected.
- Internal sanitary and water loading was not impacted much with the changes, and the overall design and pipe sizes has stayed the same.
- The sanitary and water utility exhibits removed some of the looping and infrastructure that was showing on proposed local roads in order to not constrain the future development. This change allows flexibility with the design of the interior of these parcels while still providing clear guidance on the expected/allowable outflow locations and amount.

Master Drainage Report:

- Drainage analysis was updated to the standards found in the SDDTC 2024, compared to the last submittal that was using the 2023 version. Overall, this had very minor effects in the report and calculations.
- Overall mass grading was updated. The overall patterns are still the same, but now slightly less area is tributary to Basin B and instead goes to either Basin A or Basin C in order to help reduce steeper slopes on the Site and to reduce earthwork numbers.
- With the land use changes, there are now more proposed open space and parks in Basin A and Basin C which reduced their overall imperviousness.
- Basin A was revised slightly in order to better reflect the anticipated conditions of the area. Sub-basin A1 was split into sub-basin A1 and A3 in order to separate the different commercial parcels. Sub-basin A4 increased in size slightly with updated grading from the residential parcels and to reflect area on 56th Avenue that was tributary to Pond A.
- The names of the sub-basins in Basin B were adjusted slightly to better reflect their overall outfall point.
- Composite imperviousness for Basin B increased roughly 10% due to the increased density of dwelling units in the area. Because of this increased density, the assumed residential land use changed from Low & Medium-Density SFH (3-5 du/ac) to Medium-Density MFH/High Density SFH (5-20 du/ac) for drainage analysis purposes.

Traffic Impact Study:

- Revised land uses and densities throughout the plan and updated the TIS accordingly.

The following is a response to first technical comments:

First Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. Some comments have been provided pursuant to recent pre-application meetings for specific uses. Please review the Master Plan to ensure the proposed uses are consistent with the Master Plan. **RESPONSE: Land use map has been updated since last submittal. Proposed uses are consistent with land uses.**

2. Completeness and Clarity of the Application

Tab #3 Context Map

2A. Add one minor clarification. **RESPONSE: Text revised**

Tab #6 Narrative

2B. Address minor text edits. **RESPONSE: Text revised**

Tab #7 Public Art

2C. The Public Art Plan is being routed for the signature of the Director of Library & Cultural Services. **RESPONSE: This tab has been updated with revised acreages. Total fee has been updated. If this fee is ok with City, please distribute revised invoice to Oakwood and team.**

Tab #8 Land Use Map, Matrix, and Standard Notes

2D. Revise the mixed-use Planning Areas in Form D to include non-residential uses. Use the land use descriptions provided in Table A-1 of the Master Plan Manual. Residential development is discouraged adjacent to E. 56th Avenue. **RESPONSE: Land uses along 56th in MU-A zoning have been changed to Commercial land uses. Allowed uses within mixed use planning areas have been updated and follow the categories from the MP Manual.**

2E. Review the uses in Tab 8.5 and adjust as needed to update land uses. **RESPONSE: Tab revised.**

Tab #9 Open Space, Circulation, and Neighborhood Plan

2F. Revise reference to PA-61 in Form J as noted on the redlines. **RESPONSE: Reference removed. This is now PA60 and has its own line in Form J.**

2G. Revisions may be required to PA-58 to accommodate future commercial development in PAs-47, 48, 53, 54. **RESPONSE: PA-58 removed from commercial areas of PA53-54. We met with PROS on this and agreed it wasn't necessary to have a separate OS corridor all the way to 56th. Commercial acreage is very valuable and we prefer not to lose that along 56th. We have a park and open space just south of the commercial spaces to accommodate future residential density in that area. This also acts as a buffer between the uses.**

2H. The final approved plan requires the signature of the Director of Parks, Recreation and Open Space. **RESPONSE: Noted**

Tab #11 Landscape Standards

2I. One minor edit due to UDO updates. **RESPONSE: Revised**

Traffic Impact Study

2J. Review for consistency with modifications to land uses in Tab 8. **RESPONSE: TIS has been updated to reflect changes in the land use plan.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

3A. The PIP and PIFA do not align. Additional discussions are on-going. **RESPONSE: All references to the PIFA have been removed within the PIP.**

3B. The Master Plan Amendment will not be approved by Public Works until the Master Drainage Amendment is approved. **RESPONSE: Acknowledged.**

3C. Please add the following statement: "Any improvement identified in this document to be the responsibility of ARTA, are the responsibility of the Master developer. At the time when the project is constructed, if the master plan has not been incorporated into ARTA, and ARTA has not accepted the responsibility of said improvements, then it is the responsibility of this development." **RESPONSE: The following statement has been added.**

4. Traffic Engineering (Carl Harline / 303-739-7336/ charline@auroragov.org / Comments in orange)

4A. No additional comments. **RESPONSE: Noted**

5. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

5A. Submit a signed, stamped copy of the Master Utility Study. **RESPONSE: Signed and stamped copy of the Master Utility Study is provided.**

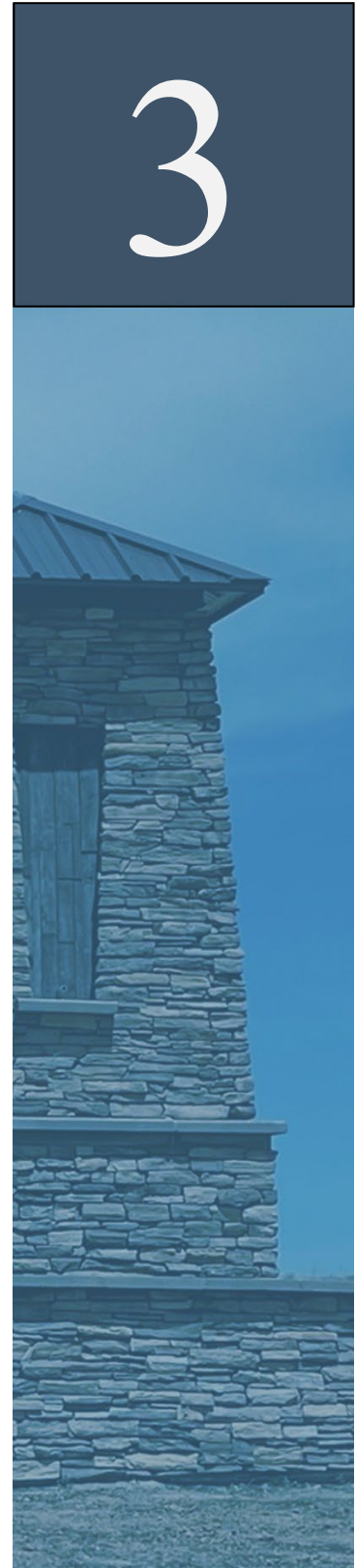
6. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

6A. No additional comments. Upon final approval Form J will be routed to the Director for signature. **RESPONSE: Noted**

END OF RESPONSES

CONTEXT MAP

- Context Map Narrative 3.1
- Regional Location Map 3.2
- Context Map 3.3
- Existing Zoning Map 3.4
- Proposed Zoning Map 3.5



3.1 CONTEXT MAP

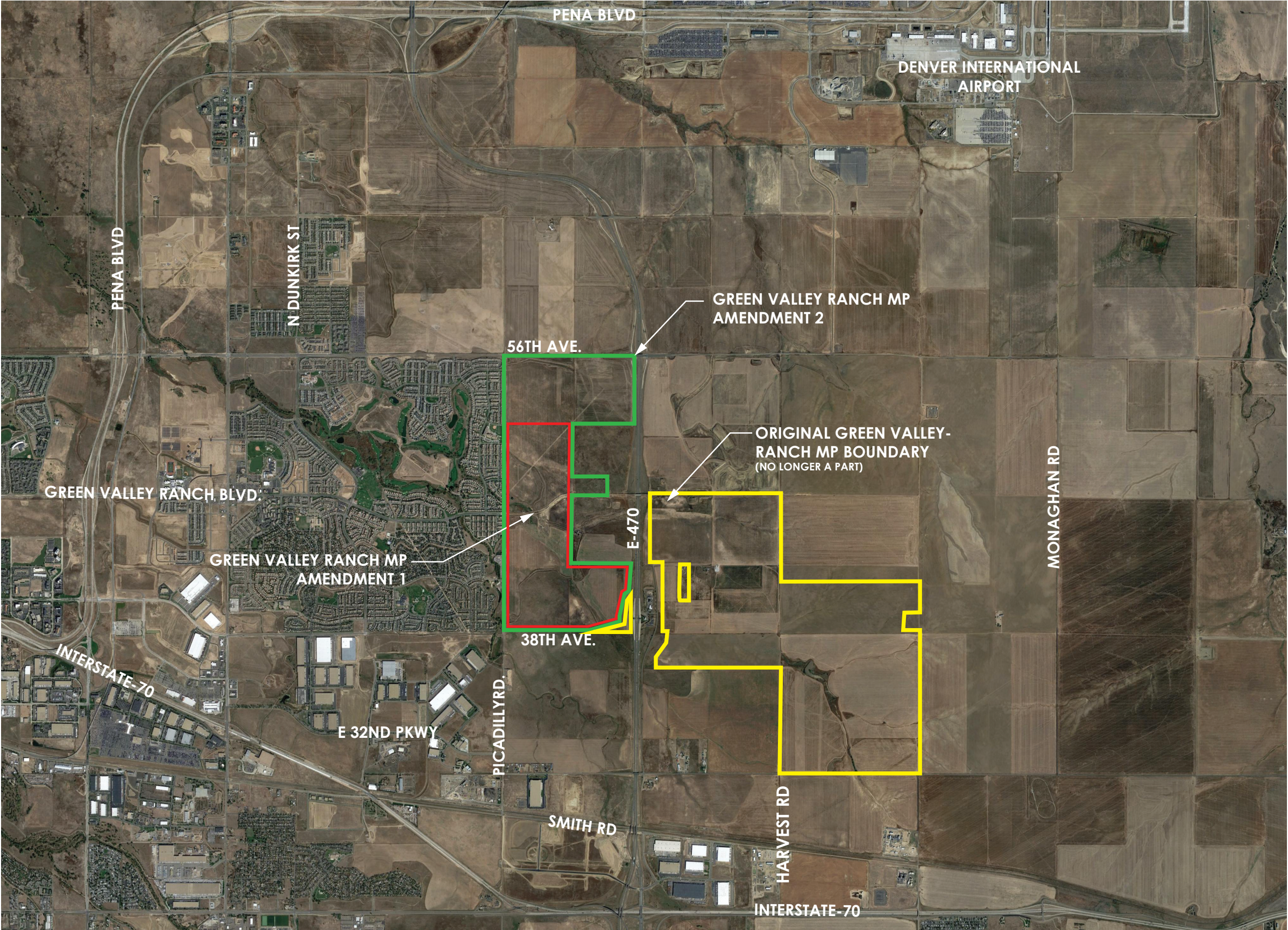
The Green Valley Ranch MP (Formerly Framework Development Plan) was approved in November of 2008 for 2,500 acres. The MP was amended in 2018 to modify the land uses and open spaced on 588 acres located west of E-470 (Amendment 1). Amendment 2 proposes modified planning areas and open space on 301 acres located between Picadilly Road and E-470; and 56th avenue and 52nd avenue. With this amendment, we are also revising the overall MP area to remove all the Planning Areas located east of E-470. This Second Amendment revises the total MP area from approximately 2,500 acres to 884.1 acres. The location of Amendment 2 in relation to the Green Valley Ranch MP can be found in Tabs 3.2 and 3.3, as well as Tab 4 – Site Analysis. Land has been removed from the Green Valley Ranch MP as represented in yellow on Tab 3.2. This includes 12.3 acres west of E-470 that was acquired by ARTA for right of way and construction of E-470.




and the E. 38th Avenue interchange?

Yes. Language revised

The terrain is consistent with the characteristics of the high plains prairie with rolling hills, shallow drainages and expansive views of the mountains to the west. The regional location of the site is shown on Tab 3.2.

The site was farmed for a number of years and contains little vegetation. One drainage channel crosses the site diagonally from southeast to northwest. A more detailed description of the site's characteristics may be found in Tab 4 – Site Analysis. The Context Map, Tab 3.3, shows existing uses, structures, streets, and parks and open space within ½ mile of the site's boundary.



-  GREEN VALLEY RANCH MP AMENDMENT 1 BOUNDARY
-  GREEN VALLEY RANCH MP AMENDMENT 2 BOUNDARY
-  ORIGINAL GREEN VALLEY RANCH MP BOUNDARY (NO LONGER A PART)

Sheet Title:

REGIONAL LOCATION MAP

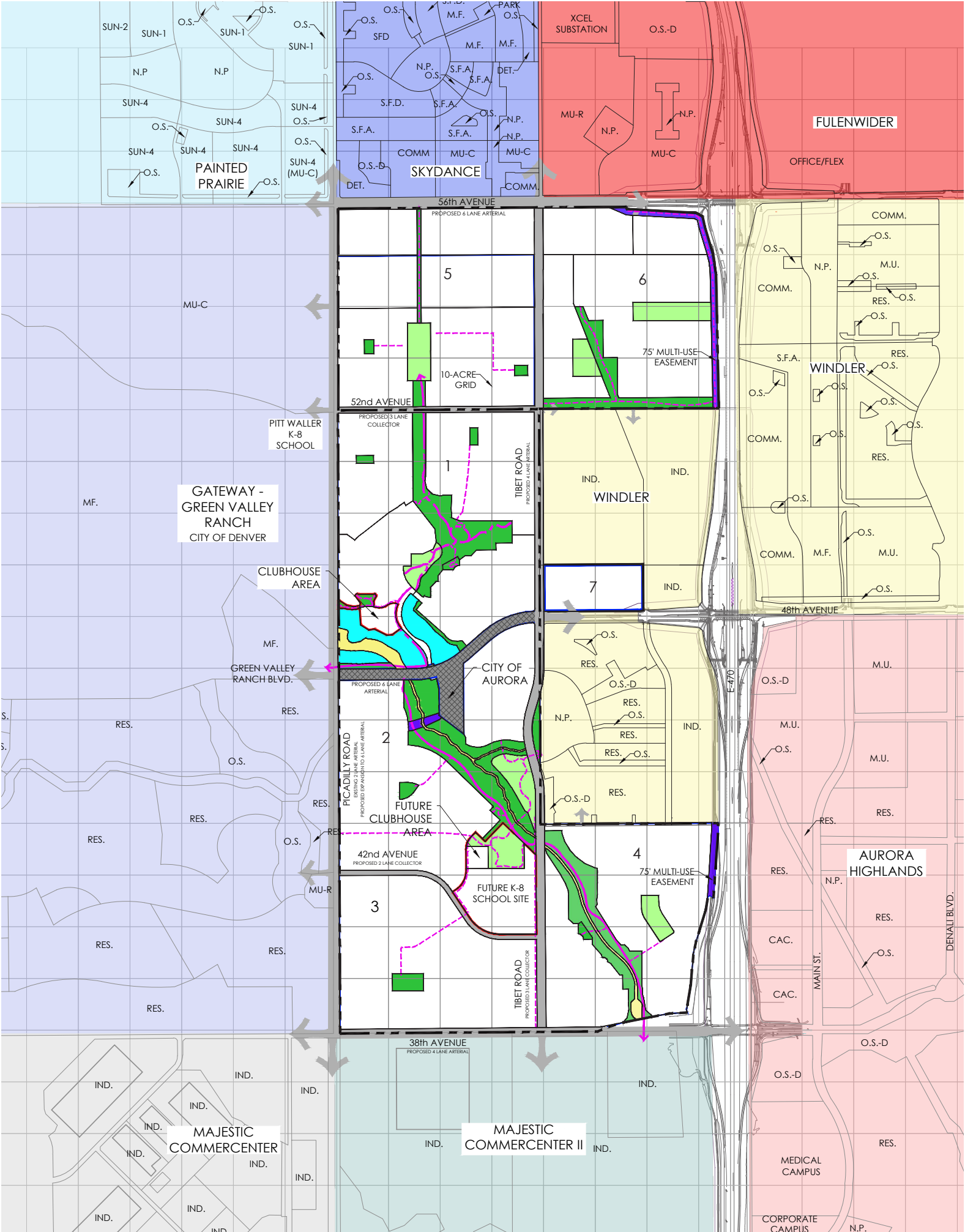
Context Maps
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH



Updated land uses
and park spaces per
ongoing changes

LEGEND

COLLECTOR AND ARTERIALS
EXISTING AND PROPOSED

OPEN SPACE

NEIGHBORHOOD PARK

DETENTION POND

CHANNEL

EASEMENT

1

NEIGHBORHOOD BOUNDARY & NUMBER

REGIONAL TRAIL

COMMUNITY TRAIL

NEIGHBORHOOD TRAIL

NEIGHBORHOOD ACTIVITY CENTER BOUNDARY

SITE BOUNDARY

NOTES:
1. PROPOSED COLLECTOR ROADS SHOWN ARE CONCEPTUAL IN NATURE AND DEPICTED TO SHOW GENERAL INTENT. FINAL ALIGNMENT WILL BE REFLECTED IN FUTURE MP SUBMITTALS.

Sheet Title:

CONTEXT MAP

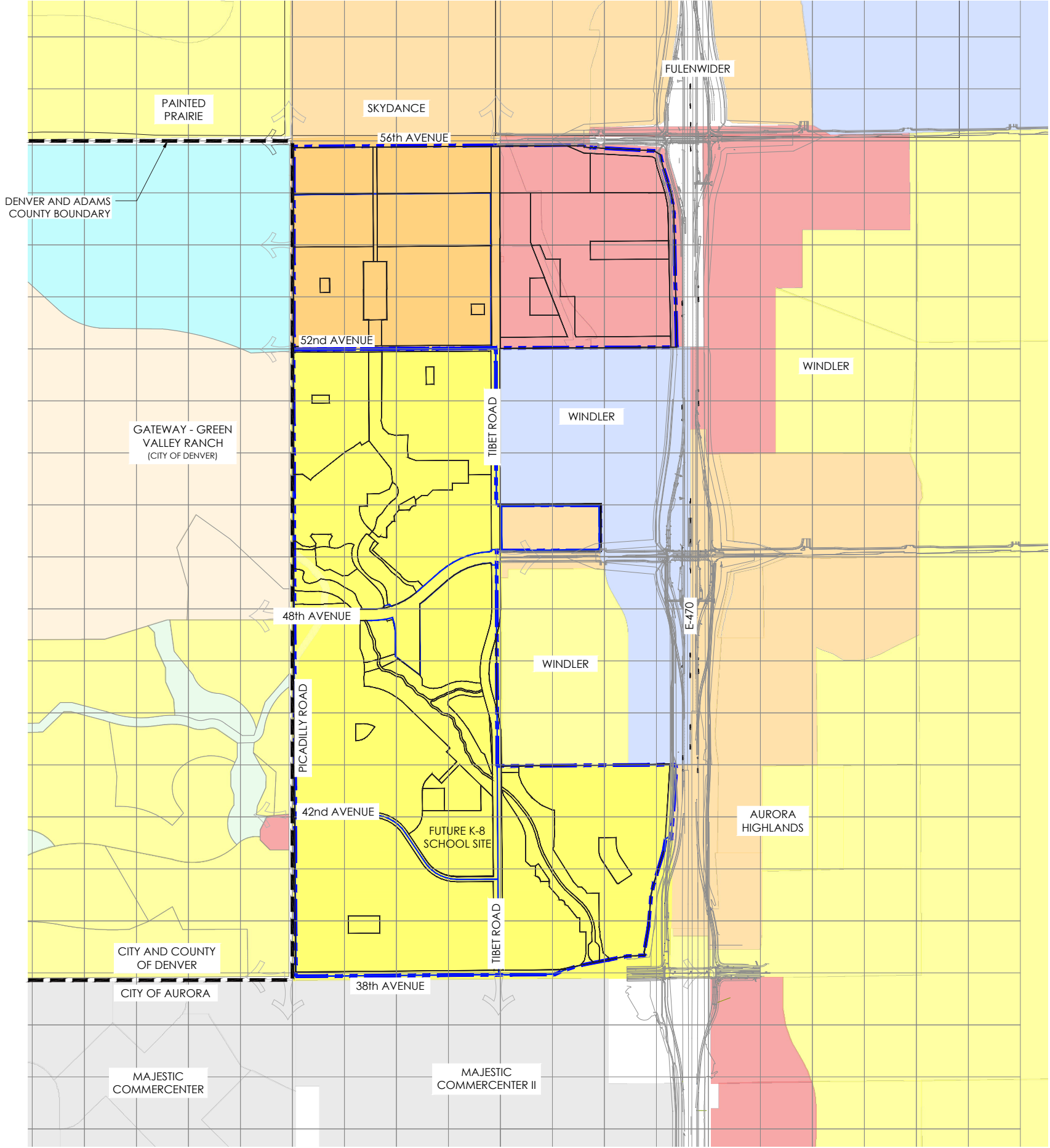
Context Maps
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH



LEGEND

- SITE BOUNDARY
- CITY & COUNTY BOUNDARY
- AIRPORT DISTRICT (AD)
- BUSINESS/TECH DISTRICT (I-1)
- MIXED USE AIRPORT (MU-A)
- MIXED USE REGIONAL DISTRICT (MU-R)
- MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

land use linework
updated under
zoning



Sheet Title:

EXISTING ZONING MAP

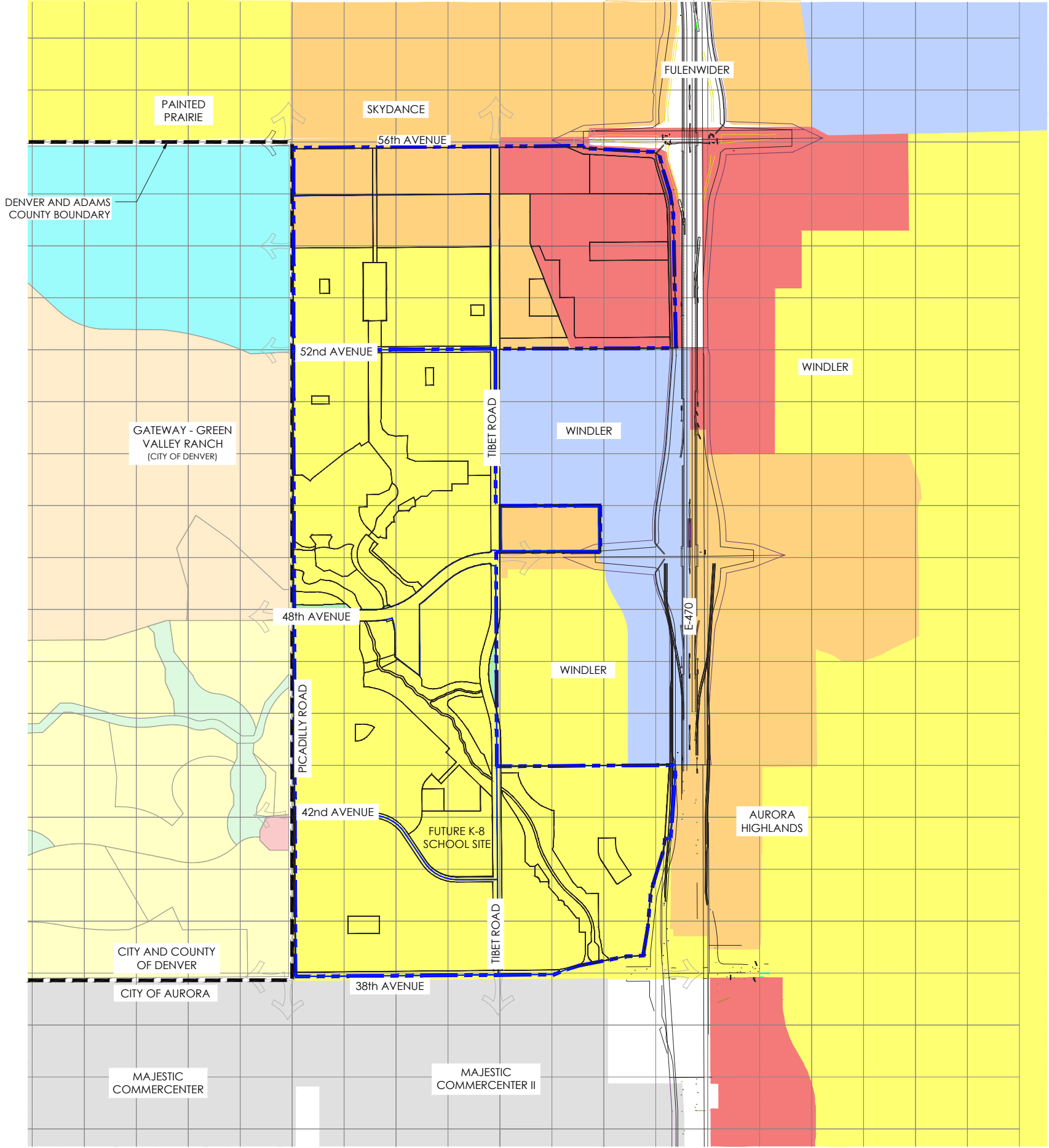
Context Maps
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH



LEGEND

- SITE BOUNDARY
- CITY & COUNTY BOUNDARY
- AIRPORT DISTRICT (AD)
- BUSINESS/TECH DISTRICT (I-1)
- MIXED USE AIRPORT (MU-A)
- MIXED USE REGIONAL DISTRICT (MU-R)
- MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

land use linework
updated under
zoning



Sheet Title:

PROPOSED ZONING MAP

Context Maps
Master Plan

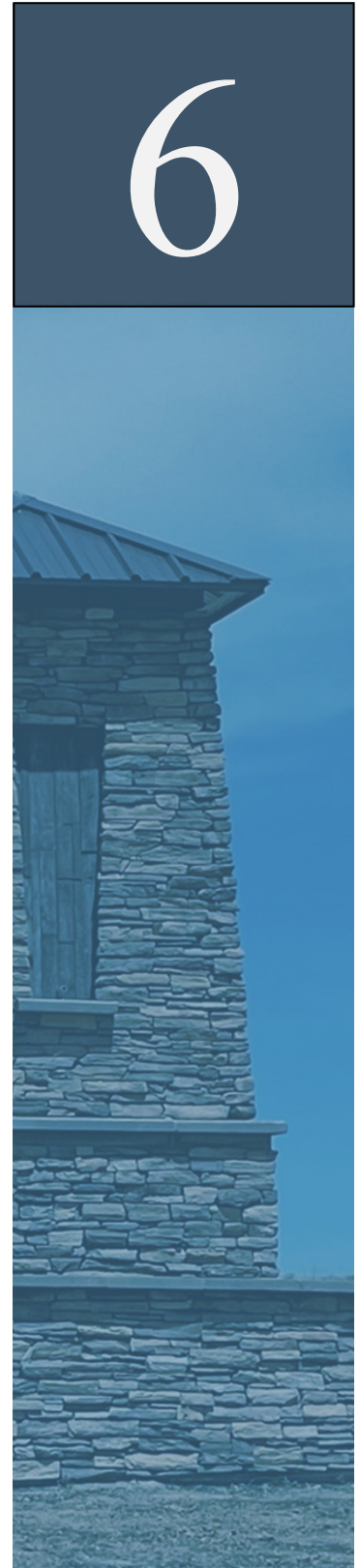
Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

FORM B – MP NARRATIVE



Form B: MP Narrative

1. General Description of the MP

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

In 2008 a 2,500 Ac. Master Plan (MP), formerly Framework Development Plan (FDP), for Green Valley Ranch was approved. This MP included a variety of uses including residential, commercial, mixed use and a variety of parks and open space throughout. The MP was amended for 588 acres west of E-470 known as Amendment 1 and received approval in 2018. Amendment 1 modified planning areas and open space for the 588-acre area, however, there were no other changes made to the MP. The second amendment proposes to modify the 301 acres North and east of 52nd Ave. The Master Plan area is also being revised to remove all the area from the original MP approval located east of E-470.

The proposed Green Valley Ranch MP Amendment is to revise the land uses for the 301 acres north and east of 52nd Avenue, update land use maps to better align with current site plans, to remove the area east of E-470 from the MP and amend the property boundary due to E-470 purchasing a portion of the property. The proposed amendment also includes the addition of Urban Design and Landscape and Architectural Standards for Commercial/Retail uses.

We are also proposing a rezone with this Green Valley Ranch MP amendment for parcels located north of 52nd Avenue between, Picadilly Road to the CIG Gas Easement east of Tibet Road. The site is bordered by MU-A (Mixed Use-Airport) to the north, R-2 (Medium Density Residential) to the south, MU-R (Mixed Use-Regional) to the east (of E-470). The Active Adult neighborhood located between 48th Ave and 52nd Ave between Picadilly Road and E Tibet Road will be expanded to the north. This community is focused on the 55+ age group, while residential uses south of 48th Ave are focused on all age groups. Adjacent to 56th Avenue and East of Picadilly Road the land uses will be commercial/retail uses to serve this community and other surrounding communities near E-470.

2. Defining Character of the MP

Describe how your proposed MP will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your

area?

Green Valley Ranch MP will be a unified community following the “Colorado” theme. This theme reflects the beauty of the Colorado foothills landscape and will have a more rustic character. Predominant architectural styles will include Classic, Contemporary, Homestead, and Victorian with materials complementing the surrounding area.

The architecture is not defined by neighborhood, but rather by a mix of product types. The residential areas throughout the development consist of a variety of housing types: single-family detached homes, motorcourts with single-family detached, front loaded single-family attached duplex homes, and may include Single-Family Attached and multifamily homes within the mixed-use planning areas. These varying styles create diverse neighborhoods in both style and affordability. The primary landscape theme consists of large sweeping native areas that use landforms and native plantings indicative of the Colorado foothills. Large planting beds located along streets and trails will be made up of masses of grasses, shrubs, and trees to provide both seasonal interest and views into and out of the site. Landforms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents to enjoy.

The commercial planning areas will include a variety of land uses, including office, institutional and retail. A component of the commercial development is a Main Street per the Mixed-Use Regional District (MU-R) Aurora standards. These main street standards are further described in Tab 10. Due to close proximity to E470 and the interchange at 56th, the commercial center is positioned to attract a variety of commercial uses which may include large scale retail, office or warehouse retail. Commercial uses may include retail shops, restaurants, pedestrian spaces, and outdoor plazas. The vision for Main Street will be to create a high-quality public space for the Green Valley Ranch community. The commercial planning areas and Main Street will reflect the community ‘Colorado’ theme through architecture, signage, urban spaces, and site furnishings.

3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

The Green Valley Ranch MP Amendment area is located within R-2, MU-A and MU-R zone districts. R-2 is located from 54th avenue to the north, 38th avenue to the south, and from Picadilly Road to the west to E470 to the east. The Mixed Use Airport (MU-A) and Mixed Use Regional District (MU-R) is

located ~~between~~ 54th avenue to ~~the west~~ and ~~both~~ to 56th avenue to the north, from Picadilly Road to ~~the west~~ to E-470 to the east. A Zone Map Amendment is concurrently ~~being~~ proposed with this MP Amendment to rezone 78.8 Acres of MU-A north of 52nd Ave to R-2 zone designation in order to extend the active adult community. We're also proposing to rezone 28.3 Acres of the current MU-R east of Tibet Road to MU-A. Refer to the Rezone exhibits that are provided as part of that submittal.

redlines
addressed

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so what are they and how you propose to resolve them?

The Original Annexation Agreements include the following park and school dedication requirements:

Public Land Dedication - 6% of the area zoned for residential uses to be used for open space, and 2% of the area zoned for non-residential uses to be used for municipal purposes including fire facilities. School site dedications- up to 4% of the area zoned for residential uses. The following dedications were provided in Amendment 1:

Public Facilities

2% of non-residential acreage ($149.7 \times 2\% = 3.0$ Ac)

- Land dedicated to city for future fire station along 48th Ave.

Schools

P-8 School:

614 Elementary School Students (.0175 acres/child) = 10.75 ac

289 Middle School Students (.025 acres/child) = 7.23 ac

Subtotal: 17.98 ac

- Amendment 1 included an 18.0 Ac school site
- Additional School dedication requirements will be met for all residential uses once future site plans exceed the original dedications.

High School:

361 High School Students (.032 acres/child) = 11.565 ac

Total Acres Required = 29.55 ac

Open Space:

6% of residential acreage (564 Ac x 6% = 34 Ac)

Green Valley Ranch Master Plan:

Neighborhood Park: (3 AC. Per 1000 Residents)

Required: 31.2 acres

Provided: 31.2 acres

revised acreages

Community Park: (1.1 AC. Per 1000 Residents)

Required: 10.5 acres

Provided: 6.6 acre cash-in-lieu payment made as part of amendment 1.

Remaining payment to be made by first residential plat of either PA45-48.

Open Space: (7.8 AC. Per 1000 Residents)

Required: 81.0 acres

Provided: 82.7 acres

5. Adjustments

Does your current design require any ordinance waivers in order to be approved? If so, list each proposed waiver, and answer the following questions for each:

- What are the specific site-related characteristics of your site that have led to the waiver request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)*
- What design alternatives have you considered to avoid the waiver? Why weren't these alternatives chosen?*
- What measures have been taken to reduce the severity or extent of the proposed waiver?*
- What compensating increases in design standards have you proposed to mitigate the waiver's impact?*

There are no adjustments being requested in the MP.

6. Required City Facilities

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or

outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

- As part of this Master Plan, the developer will be responsible for the construction of and/or funding of the roads and services prior to dedication to the City of Aurora. The City of Aurora will provide sewer and water services, police, fire, and library services. The City will also provide maintenance for public parks and public streets following dedication to the City. See Public Improvements Phasing Plan, Form J and the Development Agreement.
- A summary of the proposed water and sewer service strategy is contained in Form A. For additional detail, please refer to the Master Utility Plan and the Development Agreement.
- Picadilly Road, 56th Avenue and 48th Avenue are planned as six-lane Principal Arterials. 38th Avenue is planned as a four-lane Minor Arterial. 52nd Avenue, Tibet Road from 38th Ave to 48th Ave, and 38th Avenue are planned as three-lane collectors. 42nd Avenue is planned as a two-lane collector. Tibet Road from 48th Ave to 56th Ave is planned as a four-lane Minor Arterial. The arterials will require improvements based on City standards with development phasing. See Public Improvements Phasing Plan and the Development Agreement.

7. Vehicular Circulation

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross-sections match adjacent cross-sections? If not, explain why.

- West of Picadilly, all roadways are within the City and County of Denver. The east half of Picadilly road and all roads to the east are within Aurora. Principal and Minor Arterials align to connect with the arterials to the north, south, east, and west. To the east, 48th Ave is aligned to connect with 48th Ave. in the approved Windler MP. Collectors in Aurora are spaced at half-mile intervals, but to the west in Denver, collectors are not spaced at the same interval. Due to the differences, the road alignments have been aligned to match existing roads within Denver.

See Street Cross Sections on Tab 10.14-10.15.

8. Pedestrian Circulation

*Do off-street trails on your site connect with those on adjacent properties?
Do your cross sections match adjacent cross sections? If not, explain why.*

- Off-street trails within Green Valley Ranch MP are aligned to connect with trails to the west in Green Valley Ranch Denver, including the one along the First Creek Drainage and along Tributary T near 48th Avenue. A community trail from the PA-16 open space will cross 52nd Ave via a grade separated crossing and extend north into PA-62 and the proposed active adult community. This will link the parks and amenities being provided to this community.
- Trail sections in Green Valley Ranch MP will be constructed to the City of Aurora standards and shall be constructed of concrete in the more urban areas of the community, and in the more natural areas, other materials, such as decomposed granite, may be proposed at the time of Site Plan review. Trails along drainage channels will be constructed according to maintenance road / trail standards of the Urban Drainage and Flood Control District and the P&OSD standards and will be a minimum of 10 feet wide. These trails shall both act as pedestrian trails and maintenance trails. Regional trails outside of the drainage ways will be ten (10) feet wide and community trails shall have a minimum width of eight (8) feet. Refer to the Open Space Plan for regional and community trail locations. Six (6) foot wide minimum neighborhood trails will also be incorporated into the trail network. These trail locations will be determined at Site Plan.
- The proposed Main Street in the commercial area will have a strong pedestrian connection across Tibet Road into the active adult community.

9. Protection of Natural Features, Resources and Sensitive Areas.

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

- *Water features, such as floodplains, streams, and arroyos.*
 - Open space is planned along the drainage corridors. This open space becomes part of the open space/trail network that crosses the site linking neighborhoods to parks, a school, and activity centers.

- *Adjacent parks and public open space*
 - There are four (4) neighborhood parks within close proximity to the Open Space Corridor. This corridor begins south off-site from 38th Avenue and E-470 extending diagonally, towards 48th Avenue and Picadilly Road, within Green Valley Ranch. Two other neighborhood parks are along open space corridors in the active adult community and connect up to this main Tributary T open space.
- *Historic or archeological sites*
 - A review of the records of The Colorado Historical Society Office of Archaeology and Historic Preservation "Inventory of Cultural Resources" identified a number of items inventoried on the site, but none were found have significant historic or archaeological value.
 - The majority of these sites occur within the site's drainage areas, which will be enhanced as open space/trail corridors.
- *Significant views of the Front Range and views from public parks and I-70 and E- 470 and other collector and arterial streets*
 - Views from public parks and other collector streets west will be protected at strategic points within the development. The use of topography and vegetation will frame scenic vistas.
- *Riparian wildlife habitat*
 - There are no true riparian zones along the drainage. There is no flowing water or springs along the drainage, and no channels have developed.
 - Tributary T just east of Picadilly Road in Section 24 has one old mature cottonwood along the drainage corridors. This is also not a true riparian zone since there is no flowing water except after a storm, and there is no definite channel. The understory is an overgrazed pasture with no brushes or willow.
- *The approximate topographic form of major ridgelines and swales*
 - There are no major ridgelines or swales. The drainages will be enhanced as a part of the planned community's open space/trail network.
- *Natural or geologic hazard areas, including unstable slopes and expansive soils*

- No geologic hazard areas or expansive soils have been identified on the site.
- *Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.*
 - Slopes over 6% are primarily found in the drainage areas that will be preserved/ enhanced as open space. There are no bluffs, ridges, or rock outcroppings. There are a few mature trees in and around the drainage areas that will be preserved to the extent possible within the open space areas.

10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas?

The Green Valley Ranch Master Plan will be unified community. The architecture is defined by a mix of product types, which vary by location and quantity throughout the entire development which is split into Active Adult north of 48th Ave and a more Traditional neighborhood south of 48th Ave. When mixed together, these varying types create diverse neighborhoods in both style and affordability.

11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

- The Green Valley Ranch site is outside of the Black Forest Ordinance jurisdictional area.

12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

- Slopes over 6% are primarily located in the drainage areas that are enhanced as open space.

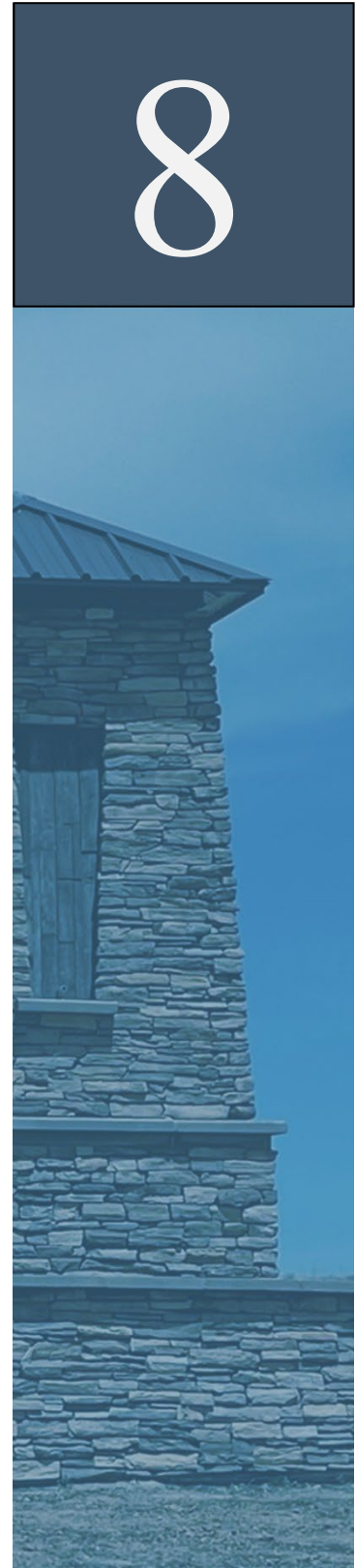
13. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

- A number of meetings have been held between representatives of the applicant and the Aurora Public Schools to reach agreement on servicing the Green Valley Ranch Master Plan.

MP LAND USE MAP MATRIX AND STANDARD NOTES

- Land Use Plan Narrative 8.1
- Land Use Summary 8.2
- 470-RMED Spreadsheet 8.3
- Land Use Plan 8.4
- Neighborhood Plan 8.5
- Fire Exhibit 8.6
- Standard MP Notes 8.7



8.1 Land Use Plan Narrative

The Master Plan for Green Valley Ranch consists of 884.1 acres. Proposed land use is Residential Medium Density, Multi-Family Residential, Commercial/Retail and Mixed-Use.

A total of approximately 4,509 dwelling units are planned, ranging in density from 5.0 to 11.0 dwellings per acre. A broad range of housing types will be offered, including single-family detached homes, motorcourts with single-family detached homes, front loaded single-family attached duplex homes, and multi-family homes.

A total of 7 Neighborhood Parks on 31.2 acres, along with 5.9 acres of pocket parks and 82.7 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.

narrative revised with new
acreages

8.2 Land Use Summary

GREEN VALLEY RANCH MASTER PLAN¹

TOTAL PROJECT

LAND USE	ACRES	DENSITY	DU	% OF RES DU
Active Adult Residential	232.1	5.3	1240	27.5%
Single Family Residential	290.2	5.7	1662	36.9%
Mixed Use	152.1	10.6	1607	35.6%
Sub Total	674.4		4509	100.0%
Neighborhood Activity Center / Clubhouse	5.3	chart revised with new acreages		
P-8 School	18.0			
Neighborhood Parks	31.2			
Pocket Parks & Credited Open Space	82.7			
Detention	14.3			
Floodway Channel	7.7			
Easements	8.8			
Right of Way	41.8			
Sub Total	209.7			
TOTAL	884.1			

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

Single Family Residential will contain a mix of standard, small (front loaded), and motorcourt (standard and small) lots.

added in additional
duplex configurations
we're working thru in
F6, F17 and F15

¹ Master Plan area includes development proposed in Amendments 1 and 2. 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)	9.8	7.8 ACRES PER 1,000 RESIDENTS			9.8 AC net Credited toward open space requirement.
	PA-24	OS-D(Corridor)	6.5	7.8 ACRES PER 1,000 RESIDENTS			6.5 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.

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 2
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-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	1.1	7.8 ACRES PER 1,000 RESIDENTS			1.1 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.
	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	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 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)	1.7				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)	1.7	7.8 ACRES PER 1,000 RESIDENTS			1.7 AC net Credited toward open space requirement.
	PA-59	OS-D(Corridor)	1.2	7.8 ACRES PER 1,000 RESIDENTS			1.2 AC net Credited toward neighborhood park requirement.
	PA-60	NEIGHBORHOOD PARK	5.0	7.8 ACRES PER 1,000 RESIDENTS			5.0 AC net Credited toward open space requirement.
	PA-61	OS-D(Corridor)	11.8	7.8 ACRES PER 1,000 RESIDENTS			11.8 AC net Credited toward open space requirement.
	PA-62	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-63	NEIGHBORHOOD PARK	5.3	3.0 ACRES PER 1,000 RESIDENTS			5.3 AC net Credited toward neighborhood park requirement.
	PA-64	EASEMENT (MULTI-USE)	6.1				0 AC net Credited toward open space requirement.
Subtotal			160.2				

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

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Green Valley Ranch Master
Plan Amendment 2
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
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 Density is 8 DU/AC
	PA-2	AA, SFD STAND, SFD SMALL, SFA DUPLEX	42.2	5.6 DU/AC	338	236	Max. Potential Density is 8 DU/AC
	PA-3	AA, SFD STAND, SFD SMALL	30.0	5.0 DU/AC	240	150	Max. Potential Density is 8 DU/AC
	PA-4	AA, SFD STAND, SFD SMALL	26.3	4.0 DU/AC	210	105	Max. Potential Density is 8 DU/AC
	PA-5	SFD STAND, SFD SMALL	26.4	4.1 DU/AC	211	108	Max. Potential Density is 8 DU/AC
	PA-6	SFD STAND, SFD SMALL	78.9	5.3 DU/AC	631	418	Max. Potential Density is 8 DU/AC
	PA-7	SFD STAND, SFD SMALL	91.9	5.9 DU/AC	735	542	Max. Potential Density is 8 DU/AC
	PA-8	SFD STAND, SFD SMALL	30.1	6.2 DU/AC	241	186	Max. Potential Density is 8 DU/AC
	PA-9	SFD STAND, SFD SMALL	62.9	6.5 DU/AC	503	408	Max. Potential Density is 8 DU/AC
	PA-45	AA, SFD STAND, SFD SMALL, SFA DUPLEX	26.3	5.0 DU/AC	210	131	Max. Potential Density by code is 5 DU/AC
	PA-46	AA, SFD STAND, SFD SMALL, SFA DUPLEX	39.0	5.0 DU/AC	312	195	Max. Potential Density by code is 5 DU/AC
		RIGHT-OF-WAY	41.8				
Subtotal			526.0				
3b. Development Areas Subzone: MU-A & MU-R	PA-47	AA, SFA, SFD SMALL, SFD STAND, MULTI-FAMILY	15.6	7.0 DU/AC	125	109	Max. Potential Density by Code is 40 DU/AC
	PA-48		22.5	7.0 DU/AC	180	157	Max. Potential Density by Code is 40 DU/AC
	PA-49		19.7	10.0 DU/AC	394	197	Max. Potential Density by Code is 40 DU/AC
	PA-50	SFA, MULTI-FAMILY	57.0	10.0 DU/AC	1026	570	Max. Potential Density by Code is 40 DU/AC
	PA-51		15.3	10.0 DU/AC	275	153	Max. Potential Density by Code is 40 DU/AC
	PA-52		9.6	10.0 DU/AC	173	96	Max. Potential Density by Code is 40 DU/AC
	PA-53	SFA, SFD SMALL, SFD STAND, MULTI-FAMILY	19.6	10.0 DU/AC	353	196	Max. Potential Density by Code is 40 DU/AC
	PA-54		13.7	10.0 DU/AC	247	137	Max. Potential Density by Code is 40 DU/AC
	PA-55		17.2	15.0 DU/AC	310	258	Max. Potential Density by Code is 40 DU/AC
Subtotal			190.2				
SUB AREA TOTAL		Must include commercial with Mixed Use	884.1		6955	4509	

identify land uses per the descriptions in Table A-1 of the Master Plan Manual. Mixed Use cannot be exclusively residential. Multiple uses can be included.

-Allowed uses revised for PA47-55
-Changed PA52&54 to Commercial
-Densities revised in mixed use areas

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 2
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
4. Total Map Acreage (Sub-Area Total Above)			884.1				
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)			867.8				
7. Total Floodplain Acreage			7.7				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			876.4				
9. Total Active Adult Planning Areas			232.1	1.58 PERSONS PER UNIT	1856	1240	1960 Estimated Residents
10. Total Single Family Planning Areas			290.2	2.65 PERSONS PER UNIT	2322	1662	4405 Estimated Residents
12. Total Mixed Use Planning Areas			152.1	2.5 PERSONS PER UNIT	2777	1607	4018 Estimated Residents
12. Total Residential			674.4		6955	4509	10383 Estimated Residents
13. Check for avg. residential density in subzone				5 DU's/AC TIMES LINE 8	4382	4509	
Added in a subtotal for R-2 only and showed the 5 DU/Ac check more accurately				50% of TOTAL UNITS	3478	2255	
			0.0				
17. Total Office Planning Areas			0.0				
18. Total Industrial Planning Areas			0.0				
19. Total Mixed Commercial Planning Areas			190.2				
20. Total Commercial			190.2				
21. Total Neighborhood Parks			31.2	3.0 AC / 1000 RESIDENTS			Required Land Dedication = 31.2 AC. Provided Land Dedication = 31.2 AC.
22. Total Community Parks			0.0	1.1 AC / 1000 RESIDENTS	updated park and open space acrages		Requirement of 11.4 AC will be met by applicant cash-in-lieu payment (6.6 AC. Cash-in-lieu payment made as part of Amendment 1) Remaining payment to be made by first residential plat of either PA45-54
23. Total other Credited Open Space including trail corridors, greenbelts, and special rec. sites			82.7	7.8 AC / 1000 RESIDENTS			Required Land Dedication = 81.0 AC. Provided Land Dedication = 82.7 AC.
24. Total Open Space			113.9				Required Land Dedication = 123.6 AC. Provided Land Dedication = 113.9 AC. Provided Cash-In-Lieu Payment = 11.4 AC.

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and Standard Notes

Master Plan

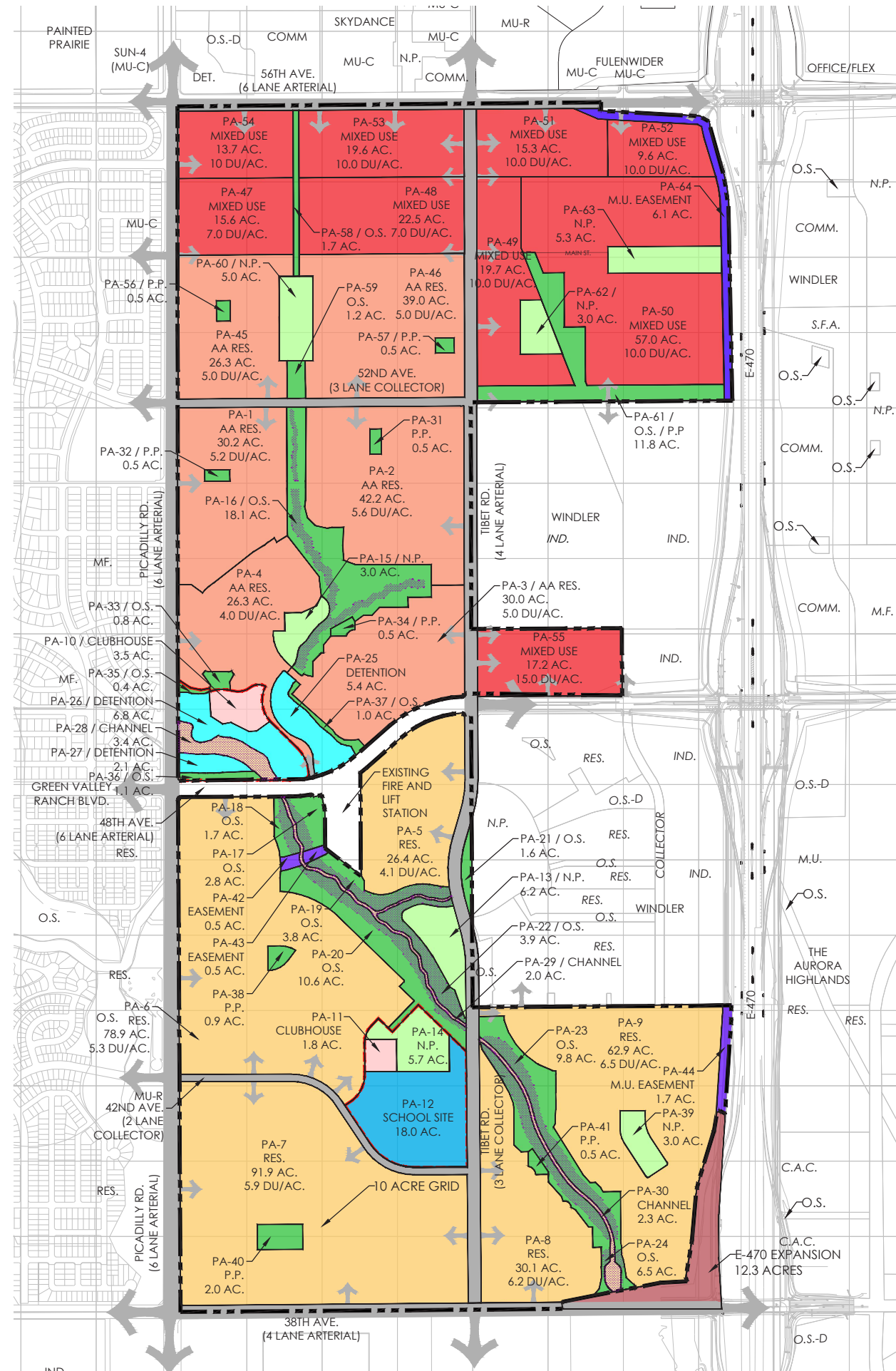
Project Title:

Green Valley Ranch Master Plan Amendment 2















Aurora, Colorado

GREEN VALLEY

RANCH

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 |  | NAC BOUNDARY |
|  | NEIGHBORHOOD PARK | | IND = INDUSTRIAL |
| | | | COMM. = COMMERCIAL |
| | | | C.A.C. = COMMUNITY ACTIVITY CENTER |
|  | 100 YEAR FLOOD PLAIN | | MU-C = MULTI USE COMMERCIAL |
- 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



Sheet Title:

**LAND USE PLAN
OVERALL**

**Land Use Map, Matrix and
Standard Notes**

Master Plan

Project Title:
**Green Valley Ranch Master
Plan Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

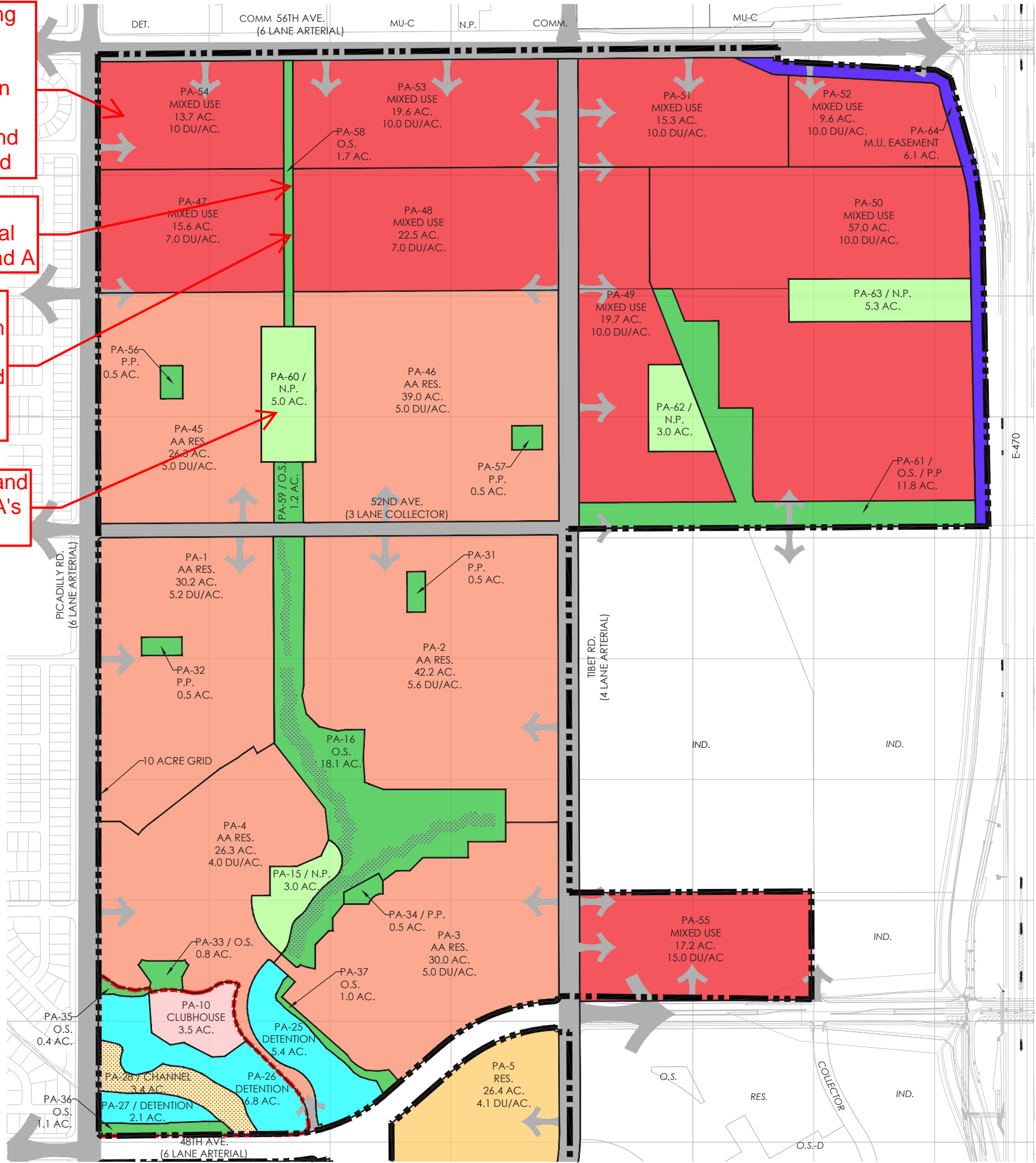
January 24, 2024 Tab 8.4

Land Uses along 56th revised to commercial. PA47-48 remain Mixed use, but size reduced and density changed

PA58 removed from commercial area along Road A

Neighborhood Park and Open Space added between Mixed Use and Commercial

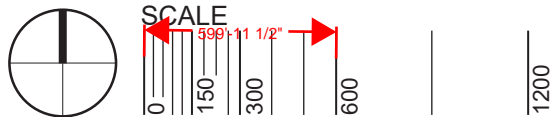
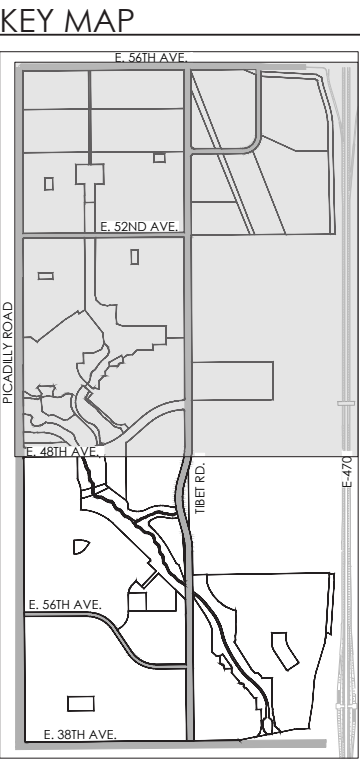
Park reduced and surrounding PA's revised



LEGEND

SINGLE FAMILY RES.	SCHOOL SITE
ACTIVE ADULT RES.	ROAD RIGHT OF WAY
OPEN SPACE	EASEMENT
DETENTION POND	COMMERCIAL
FLOODWAY CHANNEL	MIXED USE
CLUBHOUSE	NAC BOUNDARY
NEIGHBORHOOD PARK	IND = INDUSTRIAL
100 YEAR FLOOD PLAIN	COMM. = COMMERCIAL
	C.A.C. = COMMUNITY ACTIVITY CENTER
	MU-C = MULTI USE COMMERCIAL

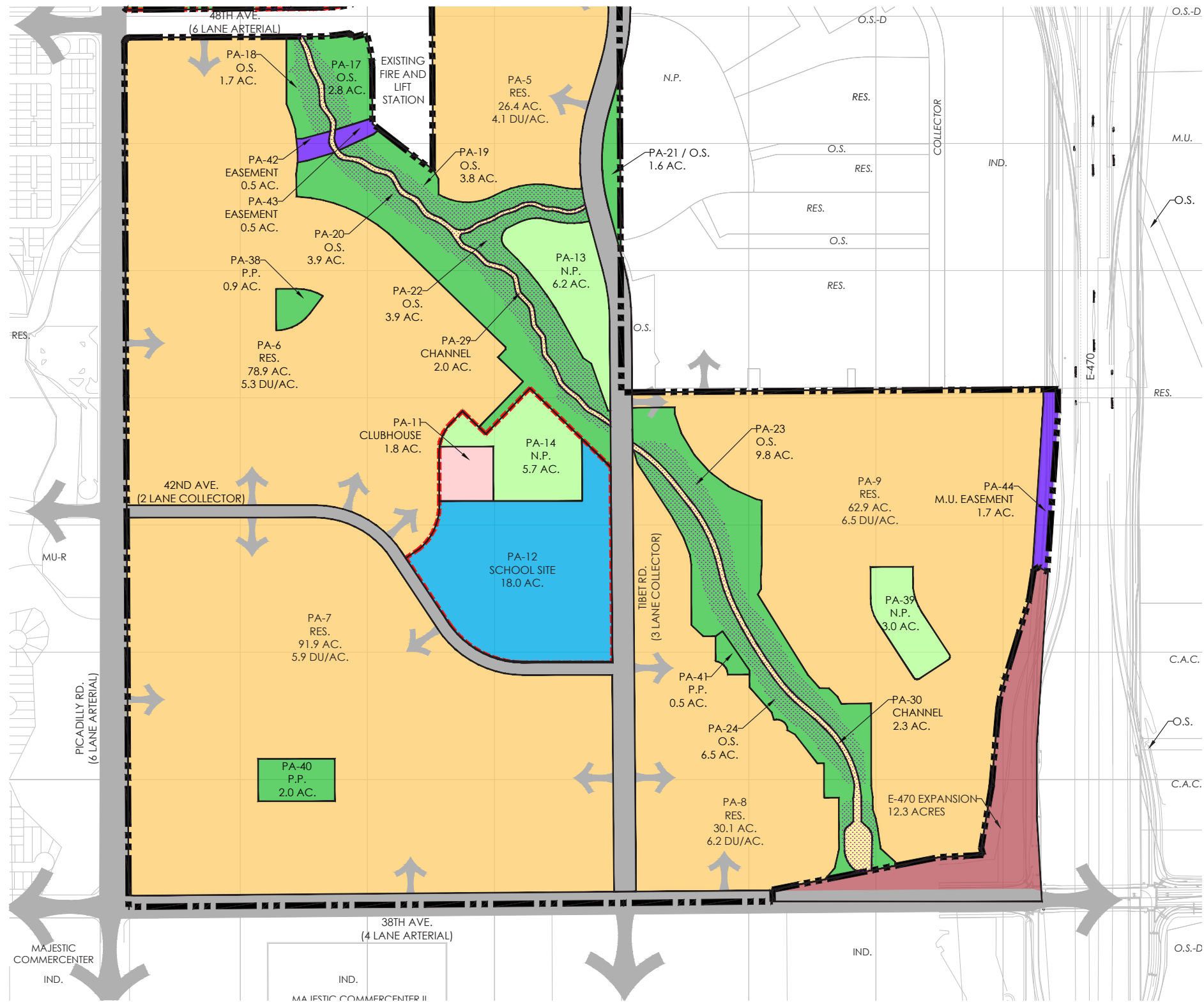
O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
M.F. = MULTI FAMILY
S.F.A. = SINGLE FAMILY ATTACHED
S.F.D. = SINGLE FAMILY DETACHED



Sheet Title:
**LAND USE PLAN
SHEET 1**
Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:
**Green Valley Ranch Master
Plan Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**

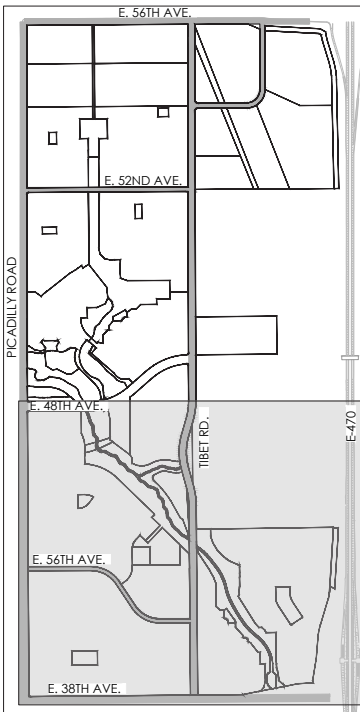


LEGEND

- | | |
|----------------------|------------------------------------|
| SINGLE FAMILY RES. | SCHOOL SITE |
| ACTIVE ADULT RES. | ROAD RIGHT OF WAY |
| OPEN SPACE | EASEMENT |
| DETENTION POND | COMMERCIAL |
| FLOODWAY CHANNEL | MIXED USE |
| CLUBHOUSE | NAC BOUNDARY |
| NEIGHBORHOOD PARK | IND = INDUSTRIAL |
| 100 YEAR FLOOD PLAIN | COMM. = COMMERCIAL |
| | C.A.C. = COMMUNITY ACTIVITY CENTER |
| | MU-C = MULTI USE COMMERCIAL |

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

KEY MAP



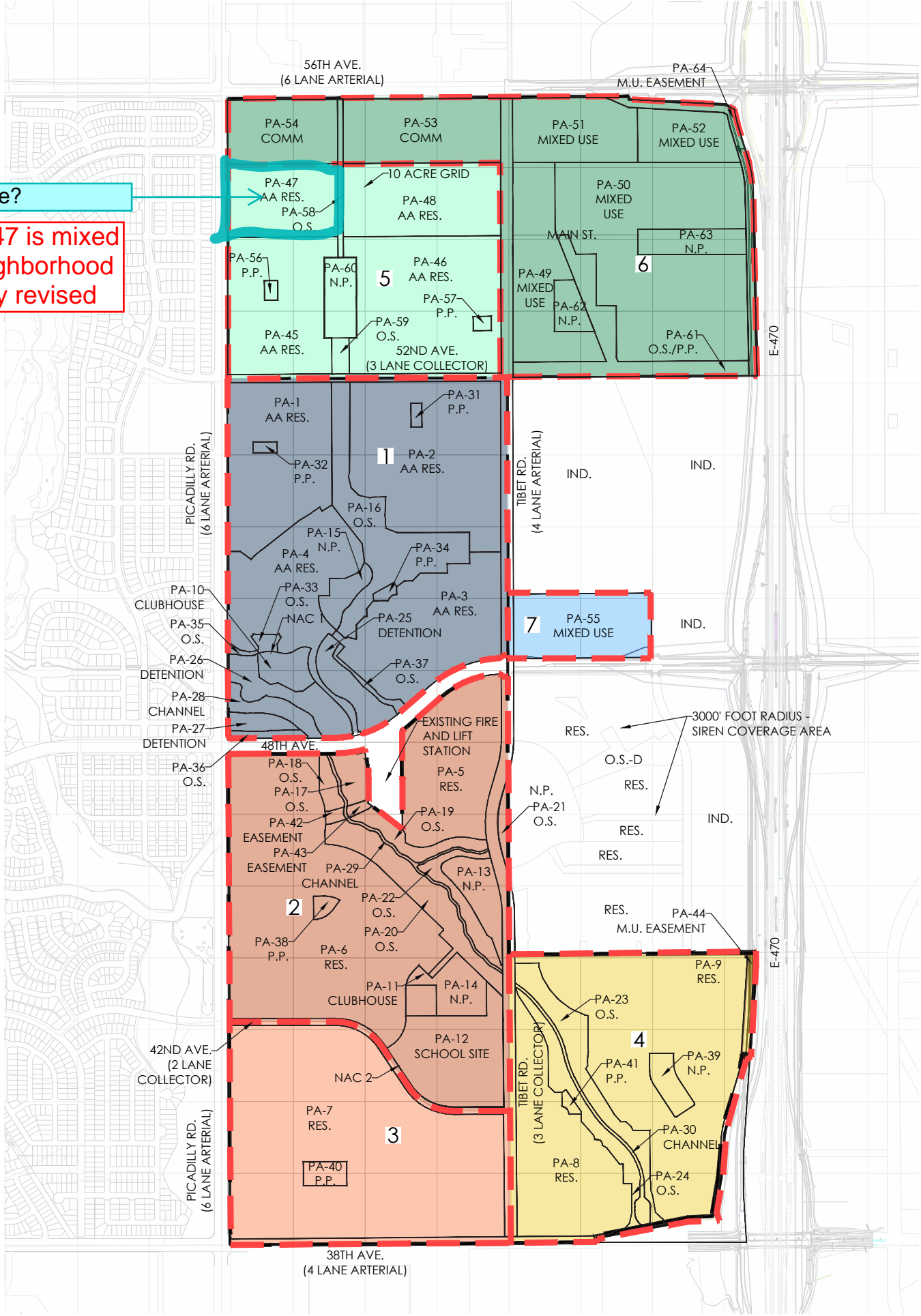
Sheet Title:
**LAND USE PLAN
SHEET 2**
Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:
**Green Valley Ranch Master
Plan Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**

Mixed Use?

Yes. PA47 is mixed use. Neighborhood Boundary revised



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	174.7	48th Ave	42nd Ave	Tibet Road	Picadilly Road
3	101.8	42nd Ave	38th Ave	Tibet Road	Picadilly Road
4	115.1	44th Ave	38th Ave	E-470	Tibet Road
5	114.5	Neighborhood 6	52nd Ave	Tibet Road	Picadilly Road
6	171.3	56th Ave	Windler	E-470	Tibet/Picadilly Road
7	18.1	Windler	48th Ave	Windler	Tibet Road
Total	876.2				



Sheet Title:

**NEIGHBORHOOD
DEFINITION PLAN**

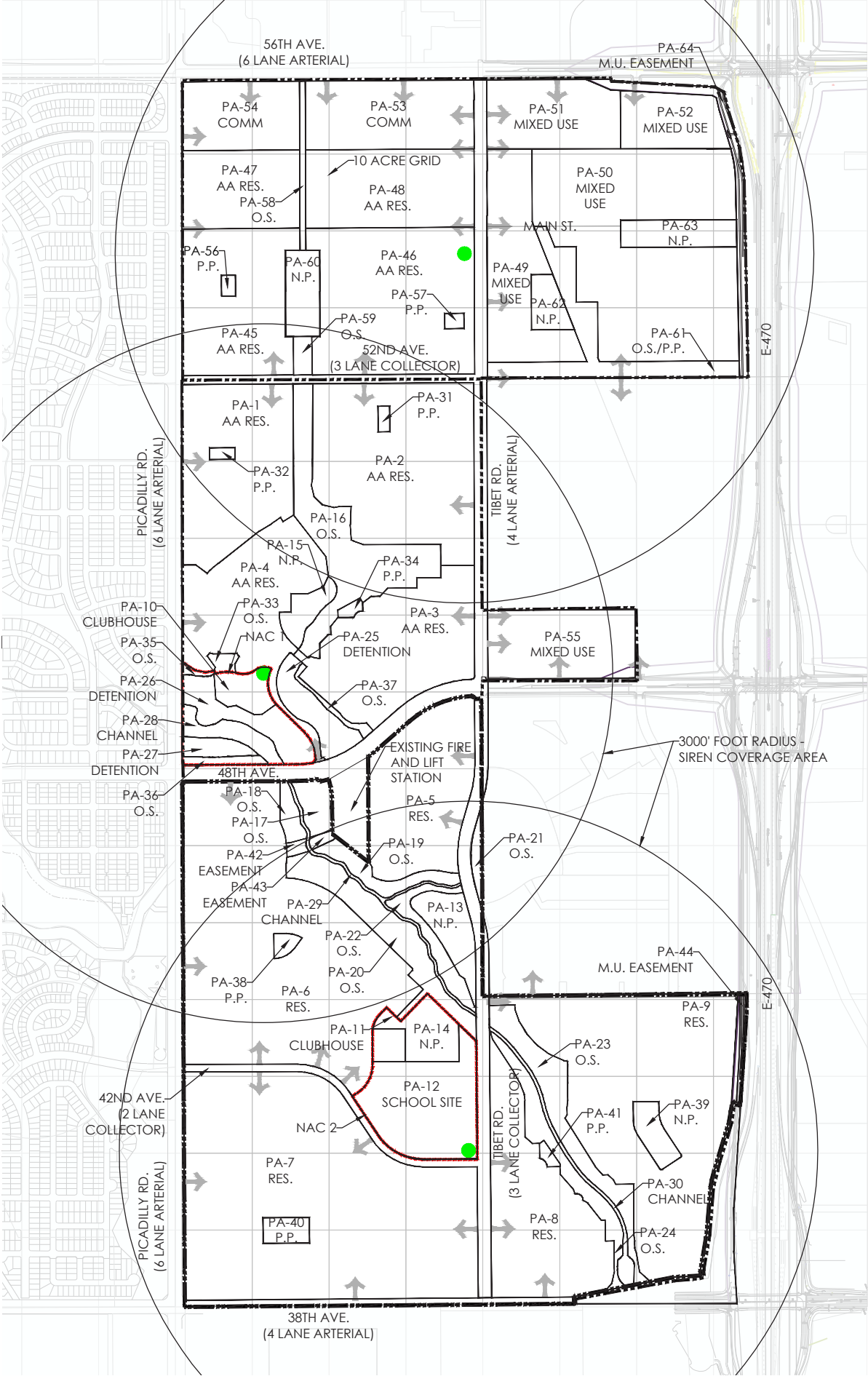
Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

**Green Valley Ranch Master
Plan Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**



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 ¾ 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 ¾ 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 insure 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 6000 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 insure 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



Sheet Title:

**FIRE AND SAFETY
EXHIBIT**

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

**Green Valley Ranch Master
Plan Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**

8.7 Standard MP Notes

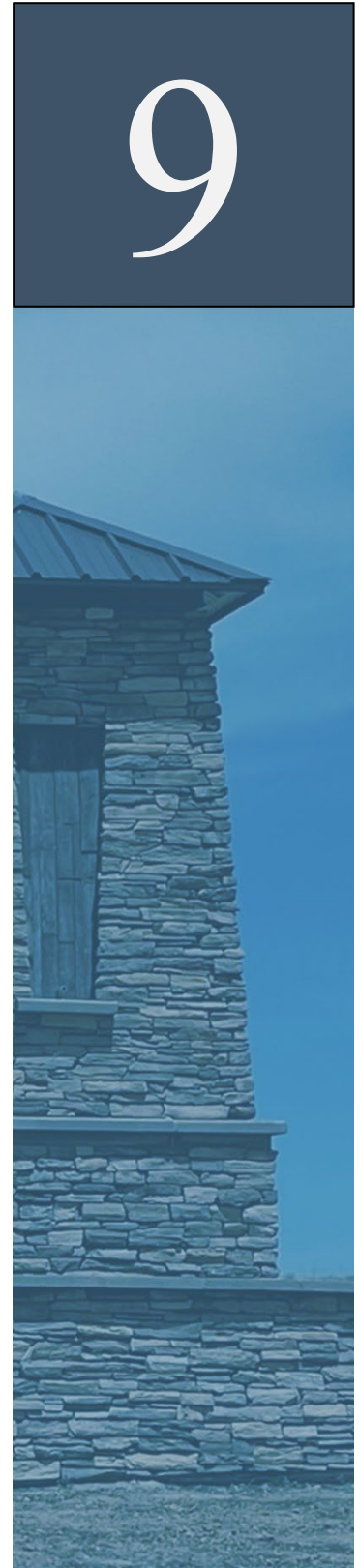
1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. Public Improvement Funding Agreement (PIFA) will dictate the payment and timing of signals at perimeter intersections.
2. Street Lights. Streetlights must be constructed along 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.)

9

MP OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

- Open Space Narrative 9.1
- Form J 9.2
- OS Neighborhood Map 9.3



9.1 Open Space/ Circulation/ Neighborhood Map

1. Open Space

The parks and open space system for Green Valley Ranch is extensive and includes 31.2 acres in 7 Neighborhood Parks and over 82.7 net gross acres of open space. The open space includes a 200 to 400 foot wide open space known as the Grand Park Corridor, runs northwest to southeast along the Tributary T Drainageway and connects all park, school, and NAC sites together. The Grand Park Corridor is scheduled for improvement with a trail system, benches, scenic overlooks, and landscaping. See Form J for further detail.

2. Connectivity

In concert with the Zone District requirements, all subdivisions and developments within Green Valley Ranch will be designed to create an integrated system of lots, streets, sidewalks, trails, and bikeways that provides for optimal movement of people, bicycles, and automobiles within the Green Valley Ranch community to and from adjacent streets, developments and uses.

3. Pedestrian and Bicycle Circulation System

The pedestrian circulation system at Green Valley Ranch consists of detached meandering pedestrian trails along the arterials and collectors, in addition to walks along local streets. All community facilities including parks, schools, the Grand Park Corridor, and the NAC's are connected to the trail system. This system is shown on the Open Space, Circulation, and Neighborhood Map.

The Green Valley Ranch MP encourages pedestrian and bicycle activity throughout the community by providing:

- 10 foot regional off-street trails leading through the Grand Park Corridor and its associated greenways that connect to Community and Neighborhood Activity Centers, parks, open space, schools, neighborhoods, and activity nodes. All regional trails will cross arterials at either a signalized intersection or a grade separated crossing. Signalized intersections may include Rectangular Rapid flashing Beacon (RRFB) signs. The potential of a grade separated crossing will be evaluated at time of Site Plan;
- 8-foot community detached trails along Minor Arterials.
- Landscaped tree lawns adjacent to a majority of the local streets will be provided.
- 6-foot neighborhood trails will be provided within each neighborhood.

4. Primary Access

One principal Arterial, 48th Avenue, traverses Green Valley Ranch in an east/west direction; this is planned to eventually accommodate 6-lanes. 56th Avenue along the northern boundary is also a planned 6-lane arterial and will be the main thoroughfare for commercial/retail in this area. 38th Avenue is planned as a four-lane Minor Arterial. Along 52nd Avenue, a three-lane collector is planned.

In a North/South direction, Picadilly Road is planned as a six-lane Principal Arterial. East of Picadilly, a three-lane collector is planned along Tibet Road between 38th Ave. and 48th Ave. Tibet Rd. is a 4 lane arterial between 48th Ave. and 56th Ave.

In addition to these roadways, local roadways will serve the individual neighborhoods, designed to meet the City of Aurora Subdivision Ordinance.

Sidewalks are planned along all streets, and pedestrian/bicycle trails are planned along the Grand Park Corridor and all its associated greenways. These trails will be 10 feet wide, constructed of concrete or other materials determined at the SP level.

Tab 10.14-10.15, Street Standards, show the cross sections for these streets.

5. Public Land Dedication Requirements

The City's parks/open space dedication requirements under the current City Code, when applied to the MP site, would require approximately 31.2 acres of neighborhood parks, 10.5 acres of community parks, and 81.0 acres of further open space/parks, resulting in an aggregate public land dedication requirement of approximately 123.6 acres. This proposed MP Amendment 2 does not reduce the amount of dedicated open space within the approved Green Valley Ranch MP Amendment 1 and is not meant to stand alone, but be a portion of the overall approved Green Valley Ranch MP. Therefore, any public land dedication (PLD) calculations should be inclusive of the entire MP area. Any PLD shortfalls for community park requirement will be provided with a cash in-lieu payment to the City accordance with City Code Section 147-48(b)(4).

Under this MP Amendment, the applicant will dedicate 31.2 acres for neighborhood parks, 10.5 acres Cash-In-Lieu payments for Community Parks, and another 82.7 acres to credited open space. As a part of the 82.7 acres the applicant will establish "pocket parks" within the development to minimize any gaps in service. These are further described hereinafter as contemplated in the approved MP.

Pocket Parks will be maintained through one or more metropolitan districts, which will be implemented at the Site Plan (SP) stage. Applicant will determine the improvements and amenities for the pocket parks based on the criteria outlined below. These pocket parks will enhance the recreational and open space amenities afforded to Green Valley Ranch, and the Parks and Open Space Department Dedication and Development Criteria specifically mandate open space credit for such pocket parks. The City will also derive economic benefit from the implementation of this system because the pocket parks will not be dedicated to the City, and accordingly the City will not have to absorb ongoing maintenance responsibilities with respect thereto (which responsibilities the City would bear for incremental neighborhood parks). From a policy standpoint, the

desired land use utility to be derived from open space is realized, but the City does not have to bear the resulting economic burdens.

Pocket parks may range from one-half to 2.0 acres in size and generally serve as neighborhood focal points to supplement park and open space opportunities in close proximity to residents' homes. A minimum of one park will be at least three (2.0) acres. This park is intended to be a passive park space for unstructured recreational activity and contemplative use unless it will serve as a key site for a neighborhood where no other type of park or school is nearby and if projected recreational needs warrant supplemental park facilities.

Pocket parks will be typically located on a local street and be bordered by low intensity uses, including primarily residential lots. Open turf lawns suitable for informal play and games, landscaping, and site furniture such as benches, tables, trash receptacles and lighting will be the standard program for each site. Additional facilities that may be provided to augment pocket park opportunities may include, but not be limited to playgrounds, picnic pavilions, basketball courts and volleyball courts depending on the needs of the neighborhood being served by the park and the character of adjoining land uses. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale.

The final location, size and park program for each pocket park will be determined in the SP based, in part, on the overall design intent of the neighborhood, the relationship of the park land to other land use components of the development and recreation facility needs.

The pocket parks will be constructed, owned, and maintained by the Metropolitan Districts of Green Valley Ranch as indicated on Form J. The pocket park land acreage dedicated by each SP will be tracked to ensure that the dedication requirement in Form J is being sufficiently met with for the amendment area.

When the parks and open space dedications and credits outlined above for the proposed MP are totaled (as summarized in the Form J table), they produce an aggregate area of approximately 101.6 acres. The MP also integrates the parks, open space and trail system in a coherent fashion that will effectively serve the recreational needs of the Green Valley Ranch community as well as greater interests of the City.

6. Park and Recreational Improvement Requirements

The applicable Metropolitan District(s) will be responsible for the improvement of parks within the MP Amendment as herein after set forth. The City will be responsible for maintenance of the parks upon dedication by the applicant / land owners (pocket parks will not be dedicated to the City.) The program elements for the parks to be improved by the applicable Metropolitan District(s) shall be limited to the list shown below. No further improvements will be required by the City. Refer to the Development Agreement for details on funding of the park improvements.

Applicant will construct pedestrian/bicycle/recreational trails provided for in the Open Space/Circulation/Neighborhood Map which is a part of this MP

Amendment 1. The 10-foot regional trails will be dedicated to and maintained by one or more of the metropolitan districts unless determined otherwise. The 8-foot and 6-foot community and neighborhood trails will be dedicated to and maintained by one or more of the metropolitan districts.

Neighborhood parks and the improvements therein (including irrigation) that are dedicated to and maintained by the city will be designed and constructed by the applicable Metropolitan districts(s). The following is a list of program elements that may be provided within a city neighborhood park in Green Valley Ranch. Additional items may be provided at the discretion of the applicable Metropolitan District(s).

Potential Play Features may include:

- Accessible Swings
- Accessible slides
- Sensory play equipment
- Separate play areas for ages 2-5- and 5–12-year-olds

Informal multi-purpose field

Loop trail system

Picnic pavilion with seating for 15 people

Picnic Tables

Grills

Benches (as needed)

Trash receptacles (as needed)

On street parking (no parking lot)

Landscaping with automatic irrigation system

Park sign

Neighborhood parks and the improvements therein (including irrigation) that are dedicated to and maintained by the city will be designed and constructed by the applicable Metropolitan districts(s). The following is a list of program elements that may be provided within a Metropolitan District neighborhood park. Additional items may be provided at the discretion of the applicable Metropolitan District(s).

Potential Play Features may include:

- Accessible Swings
- Accessible slides
- Sensory play equipment
- Separate play areas for ages 2-5- and 5–12-year-olds
- Bench Swings

Loop Trail System

Picnic Pavilion

Picnic Tables

Grills

Benches

Community Garden

Trash

Parking Lot

Landscape

Activity Systems

At the SP stage, the program elements shown above may be reduced in parks located adjacent to school sites in order to avoid duplication with equipment located on the school site.

9.2

Form J: Parks and Open Space Inventory and Phasing Approval					
A.	B.	C.	D.	E.	F.
Planning Area Designation (Or feature in an area)	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Final Ownership & Facility Funding	Phasing Plan and Trigger for Each Phase
PA-13	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 5 and 6, which total 106.4 acres and 613 dwelling units. Conceptual design determined at CSP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as open grass areas that offer scenic vistas to the west, benefit conservation by preserving land to establish an interconnected park and open space system, and benefit education thru the implementation of land management practices that support interpretation goals. Trail connections to the school will be provided.	6.2	6.2	Metro District to construct and the City of Aurora to own/maintain.	Dedication concurrent with adjacent planning area final plats. Construction shall be complete by the issuance of the 300th certificate of occupancy within Planning Areas 5 and 6 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-14	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Area 7, which totals 90.9 acres and 572 dwelling units. Conceptual design determined at CSP. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The neighborhood park will benefit recreation by providing trail connections to the school and facilities primarily oriented to active recreation, including athletic fields, sports courts, playgrounds, etc. that will coordinate well with the neighboring school, benefit conservation by fostering the concept of outdoor classrooms by setting aside natural areas for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	5.7	5.7	Metro District to construct and the City of Aurora to own/maintain.	Dedication concurrent with adjacent planning area final plats. Construction of the park shall be phased. The first phase including all programmatic elements of the park, except the multi-purpose playfield and a section of the internal park trail loop, shall be complete by the issuance of the 300th C.O. within planning areas 6 and 7 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later. Construction of the multi-purpose playfield and completion of the looped trail for Phase 2 shall be complete within 6 months of approval of final civil construction drawings for Tributary T, which should include design for the drainageway and Tibet Road, adjacent to the park.
PA-15	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 1-4, which total 137.0 acres and 793 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	3.0	3.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 400th certificate of occupancy within Planning Areas 1, 2, 3 and 4 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-39	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 1-4, which total 137.0 acres and 793 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours. Separate play areas to be provided for age groups 2-5 and 5-12 year olds.	3.0	3.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 300th C.O. within planning area 9 or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-60	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 45-48, which total 103.5 acres and 593 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours. Separate play areas to be provided for age groups 2-5 and 5-12 year olds.	5.0	5.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 400th certificate of occupancy within Planning Areas 45, 46, 47 and 48 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.

Sheet Title:

FORM J

Open Space, Circulation & Neighborhood Plan Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

TAB 9.2

PA-62	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Event Space, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system. Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 46,48-52, which total 163.1 acres and 1,284 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	3.0	3.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 400th certificate of occupancy within Planning Areas 49, 50, 51 and 52 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-63	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Dog Park, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 46,48-52, which total 163.1 acres and 1,284 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours. Separate play areas to be provided for age groups 2-5 and 5-12 year olds.	5.3	5.3	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 400th certificate of occupancy within Planning Areas 49, 50, 51 and 52 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA 16, 33, 35-37, 58, 59	Open Space in minimum 30' wide Corridors with minimum 6' trails, street furniture, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at CSP. PA 59 will be required a 30' wide corridor and 6' wide trail Min. PA 58 will be required 30' wide corridor and 8' trail Min. PA 61 will provide a 30' minimum wide corridor with 8' trails. Actively nodes and parks will be provided along the trails.	24.3	24.3	Metro District to	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
PA 61	Open Space in minimum 40' wide Corridors with minimum 8' meandering trails, street furniture, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at CSP.	11.8	11.8		Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
**PA: 17-20, 22-24	Open Space in 200-400 foot wide Open Space Corridor with trails, site furnishings, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at CSP.	39.1	39.1	construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site or approval of the MR and construction of drainage improvements, whichever is later. Improvements and landscaping to be completed with construction of associated drainageway.
PA-21	Windler Homestead	1.6	1.6	City of Aurora to own and maintain, Metro District to construct.	Dedication to be concurrent with dedication of adjacent open space by Windler under the Windler MP entitlements(AC37). Landscaping and maintenance by Windler as outlined in the Agreement Regarding Realignment of Tibet Street South of 48th Avenue, executed March 2004.
PA 31, 32, 34, 38, 40, 41, 56, 57	Pocket parks will be typically located on a local street and be bordered by low intensity uses, including primarily residential lots. Open turf lawns suitable for informal play and games, landscaping and site furniture such as benches, tables, trash receptacles and lighting will be the standard program for each site. Additional facilities that may be provided to augment pocket park opportunities may include but not be limited to playgrounds, picnic pavilions, basketball courts and volleyball courts depending on the needs of the neighborhood being served by the park and the character of adjoining land uses. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The pocket parks will provide a combination of conservation, recreational, and educational benefits.	5.9	5.9		Metro District improvements complete prior to issuance of 50% of C.O.'s of residential units within the Filing in which the proposed pocket park is located.
Landscape Medians	Located in 6-Lane Arterials. Refer to Open Space / Circulation / Neighborhood Map for specific locations.	N/A	N/A	Metro District to construct and the City of Aurora to own/maintain.	Construction by Metro District per P&OSD Dedication & Development Criteria Manual. To be dedicated to the City for maintenance.
TOTAL		113.9	113.9		113.9 acres of neighborhood park and open space provided.
Director of Parks, Recreation, and Open Space					
Date:_____ Signature:_____					

*Community Park deficit to be made up thru cash in lieu at time of first plat within PA45-54, 6.6 AC. of the required 11.4 Ac. have been paid to date.
** Approximately 24.75 AC. (21.7%) of the credited open space is within the 100 Year Floodplain. Intended for Floodplain Purposes only.

Sheet Title:

FORM J

Open Space, Circulation & Neighborhood Plan Master Plan

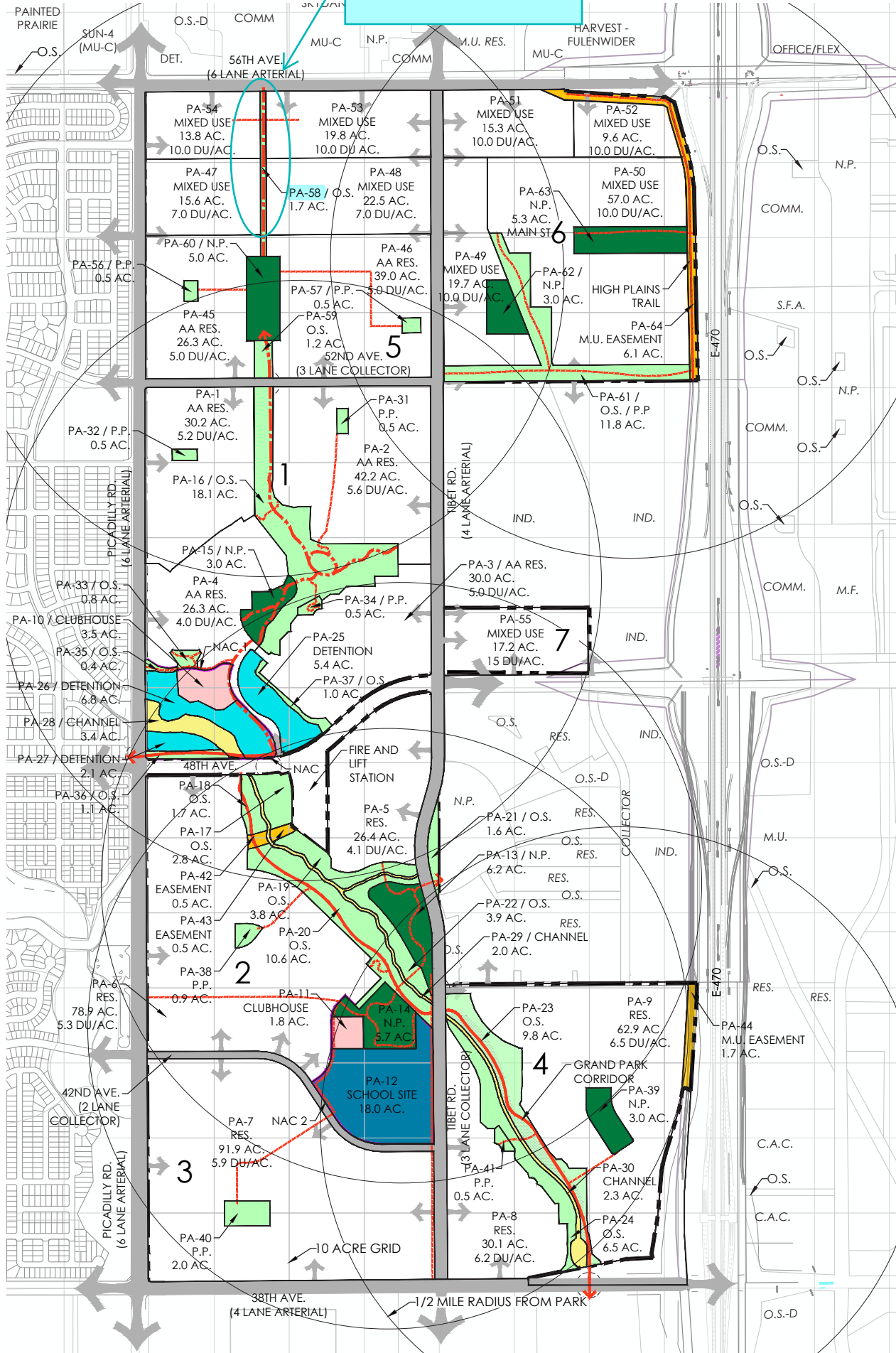
Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado










GREEN VALLEY RANCH

TAB 9.3



may require revisions per recent discussions for commercial development in this area.

NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP.

- ## LEGEND
- | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------|
|  | 6 LANE ARTERIAL (144' ROW) |
|  | 4 LANE ARTERIAL (114' ROW) |
|  | 3 LANE COLLECTOR (80' ROW) |
|  | 2 LANE COLLECTOR (80' ROW) |
|  | OPEN SPACE |
|  | DETENTION POND |
|  | CHANNEL |
|  | EASEMENT |
|  | CLUBHOUSE |
|  | NEIGHBORHOOD PARK |
|  | SCHOOL SITE |
|  | 100 YEAR FLOODPLAIN |
|  | PROPOSED ENTRY POINT |
| 1 | NEIGHBORHOOD BOUNDARY & NUMBER |
|  | RIGHT OF WAY |
|  | 10' REGIONAL TRAIL |
|  | 8' COMMUNITY TRAIL |
|  | 6' NEIGHBORHOOD TRAIL |
|  | POTENTIAL GRADE SEPARATED REGIONAL TRAIL CROSSING |
- O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
IND. = INDUSTRIAL
M.F. = MULTI FAMILY
COMM. = COMMERCIAL



Sheet Title:

**OPEN SPACE PLAN
OVERALL
Open Space, Circulation &
Neighborhood Plan
Master Plan**

Project Title:

Green Valley Ranch Master Plan Amendment 2

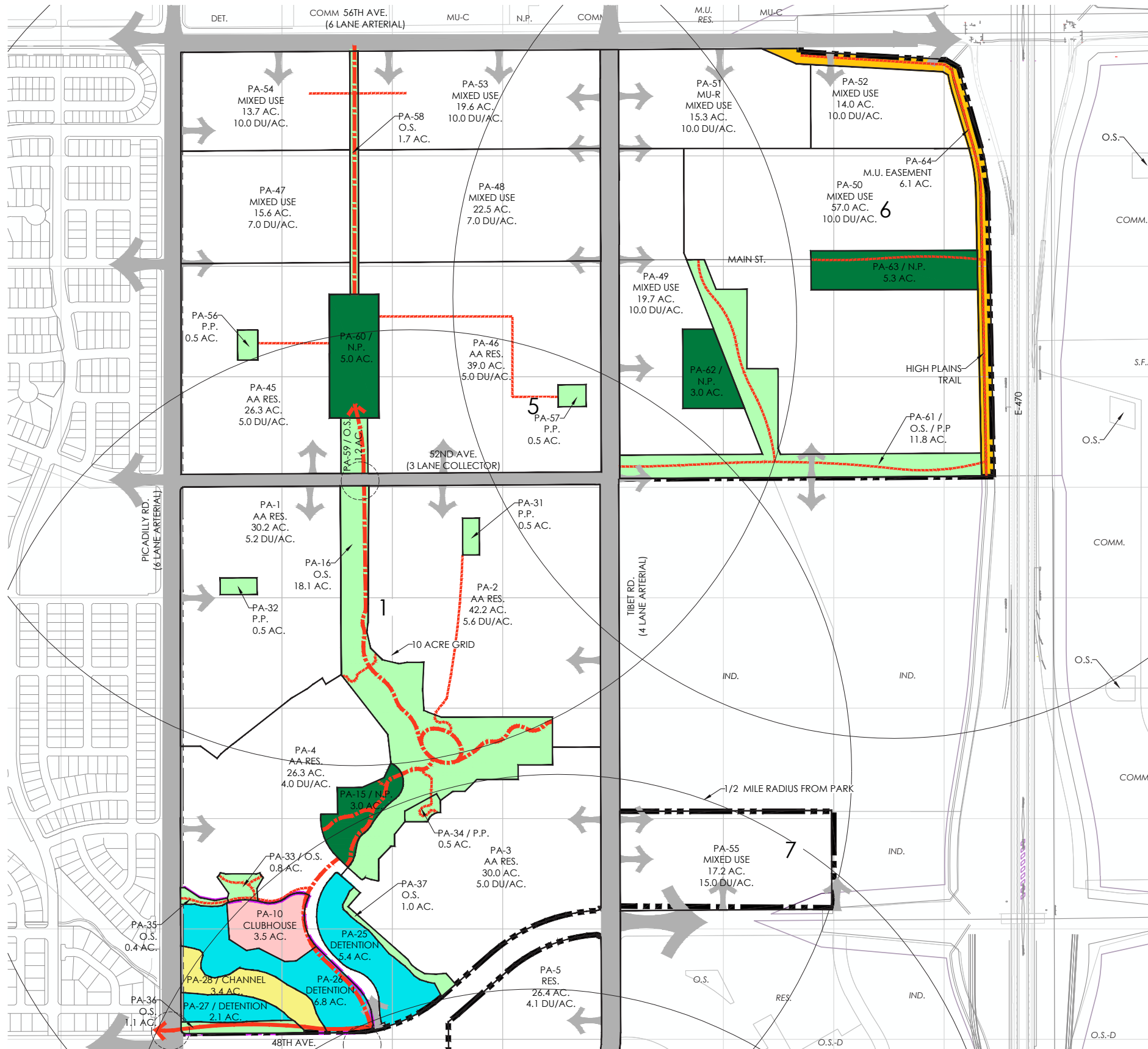
Aurora, Colorado

GREEN VALLEY
RANCH

January 24, 2024



















Tab 9.3

TAB 9.3



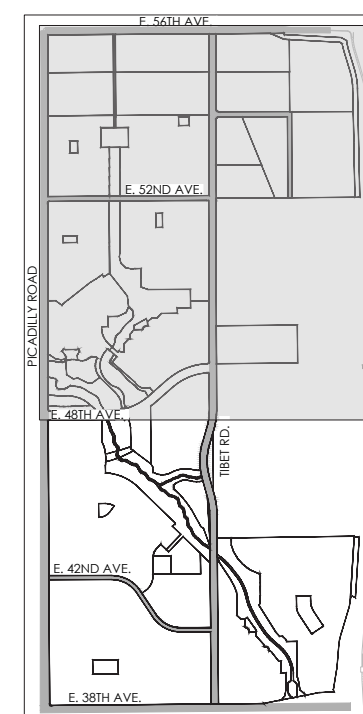
NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP submittals.

- LEGEND**

 -  6 LANE ARTERIAL (144' ROW)
 -  4 LANE ARTERIAL (114' ROW)
 -  3 LANE COLLECTOR (80' ROW)
 -  2 LANE COLLECTOR (80' ROW)
 -  OPEN SPACE
 -  DETENTION POND
 -  CHANNEL
 -  EASEMENT
 -  CLUBHOUSE
 -  NEIGHBORHOOD PARK
 -  SCHOOL SITE
 -  100 YEAR FLOODPLAIN
 -  PROPOSED ENTRY POINT
 - 1 NEIGHBORHOOD BOUNDARY & NUMBER
 -  RIGHT OF WAY
 -  10' REGIONAL TRAIL
 -  8' COMMUNITY TRAIL
 -  6' NEIGHBORHOOD TRAIL
 -  POTENTIAL GRADE SEPARATED REGIONAL TRAIL CROSSING

O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
IND. = INDUSTRIAL
M.F. = MULTI FAMILY
COMM. = COMMERCIAL

KEY MAP



Sheet Title:

OPEN SPACE PLAN

SHEET 1

**Open Space, Circulation &
Neighborhood Plan**

Master Plan

Project Title:

**Green Valley Ranch Master
Plan Amendment 2**

Aurora, Colorado

GREEN VALLEY

RANCH

January 24, 2024 Tab 9.3

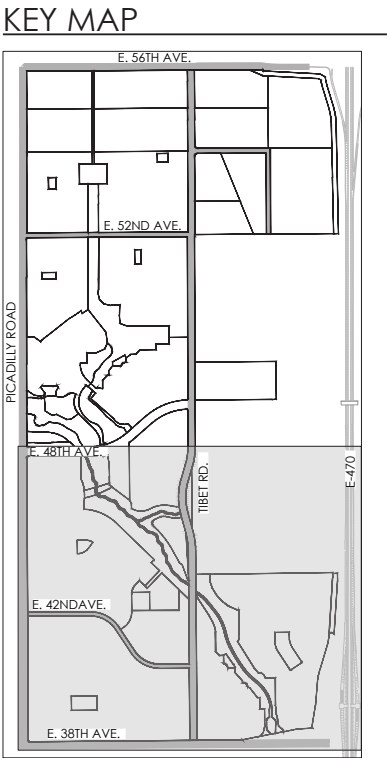
TAB 9.3



LEGEND

- 6 LANE ARTERIAL (144' ROW)
- 4 LANE ARTERIAL (114' ROW)
- 3 LANE COLLECTOR (80' ROW)
- 2 LANE COLLECTOR (80' ROW)
- OPEN SPACE
- DETENTION POND
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- EASEMENT
- CLUBHOUSE
- NEIGHBORHOOD PARK
- SCHOOL SITE
- 100 YEAR FLOODPLAIN
- PROPOSED ENTRY POINT
- 1 NEIGHBORHOOD BOUNDARY & NUMBER
- RIGHT OF WAY
- 10' REGIONAL TRAIL
- 8' COMMUNITY TRAIL
- 6' NEIGHBORHOOD TRAIL
- POTENTIAL GRADE SEPARATED REGIONAL TRAIL CROSSING

O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
IND. = INDUSTRIAL
M.F. = MULTI FAMILY
COMM. = COMMERCIAL



Sheet Title:
**OPEN SPACE PLAN
SHEET 2**
Open Space, Circulation &
Neighborhood Plan
Master Plan

Project Title:
**Green Valley Ranch Master
Plan Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**

NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP submittals.

MP LANDSCAPE STANDARDS

- Form G 11.1
- Plant Materials 11.2
- Entry Monument Landscape 11.3
- Streetscape Standards 11.4
- Clubhouse 11.5
- Neighborhood Parks 11.6
- Pocket Parks 11.7
- Detention and Drainage Channel Standards 11.8
- Open Space Landscape 11.9
- Commercial Landscape 11.10
- E470 Landscape Buffer 11.11
- Commercial Landscape 11.12

11



TAB 11.1

Form G: Landscape Matrix

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
1. OVERALL LANDSCAPE CONCEPT AND PALETTE OF PLAN MATERIALS USED TO CARRY IT OUT	THE PRIMARY LANDSCAPE THEME THROUGHOUT THE DEVELOPMENT IS KNOWN AS THE "COLORADO" THEME. THIS CONSISTS OF LARGE SWEEPING NATIVE AREAS THAT USE LAND FORMS AND NATIVE PLANTINGS THAT ARE INDICATIVE OF THE COLORADO FOOTHILLS. LARGE PLANTING BEDS LOCATED ALONG STREETS AND TRAILS WILL BE MADE UP OF MASSES OF GRASSES, SHRUBS, AND TREES TO PROVIDE BOTH SEASONAL INTEREST AND VIEWS INTO AND OUT OF THE SITE. LAND FORMS WILL BE ACCENTUATED WITH THE USE OF BERMING AND ROCK OUTCROPPINGS TO CREATE SPACES FOR BOTH WILDLIFE AND RESIDENTS TO ENJOY. THE COMMUNITY IS COMMITTED TO MAINTAINING XERIC PRINCIPLES THROUGHOUT THE LANDSCAPE DESIGN.	11.3
2. LANDSCAPE DESIGN AT ENTRY MONUMENTATION AND KEY ENTRY POINTS	DISTINCTIVE LANDSCAPED AREAS SHALL BE PROVIDED AT ENTRY MONUMENTS THAT VISUALLY FRAME AND ENHANCE THE ENTRY EXPERIENCE. LANDSCAPING IN THESE AREAS SHALL CONSIST OF PLANT SPECIMENS HAVING A HIGH DEGREE OF VISUAL INTEREST DURING ALL SEASONS. A MIXTURE OF SHRUBS, ORNAMENTAL GRASSES, ORNAMENTAL TREES, FLOWERS, AND/OR GROUND COVER SHALL BE PLANTED AROUND SIGN BASES AND AT CURB RETURNS NEAR SITE ENTRANCES. THE USE OF LAND FORMS INCORPORATED INTO THE ENTRY MONUMENT DESIGN IS ALSO ENCOURAGED. LANDSCAPE STANDARDS FOR PRIMARY ENTRY MONUMENTS ARE 1.5 TREES AND 12 SHRUBS PER 4,000 SQUARE FEET.	11.4
3. LANDSCAPE STANDARDS: E-470 OR I-70 (IF APPLICABLE)	LAND FORMS AND NATIVE PLANTINGS INDICATIVE OF THE COLORADO FOOTHILLS ALONG WITH AN EIGHT (8) FOOT TALL DECORATIVE MASONRY SOUND WALL THAT WILL MITIGATE THE NEGATIVE EFFECTS OF THE NEARBY HIGHWAY WILL BE PROVIDED. A SEVENTY-FIVE (75) FOOT MULTI-USE EASEMENT IS LOCATED BETWEEN E-470 AND THE GVR MP PROPERTY. REFER TO ALTA IN TAB 14. ALL BUFFERS ADJACENT TO E-470 SHALL BE AT LEAST THIRTY (30) FEET IN WIDTH.	11.11

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
4. LANDSCAPE STANDARDS: ARTERIAL AND COLLECTOR ROADS	THE PICADILLY ROAD, TIBET ROAD, 56TH AVENUE, 42ND AVENUE, 48 TH AVENUE AND 38 TH AVENUE CORRIDORS ARE TO MAINTAIN A MINIMUM OF 20' LANDSCAPE BUFFER ALONG THEIR ENTIRE LENGTH. 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET IS REQUIRED WITHIN THIS BUFFER. RIGHT OF WAY LANDSCAPE WITHIN ARTERIALS WILL ESTABLISH A MINIMUM 10' WIDTH CURBSIDE LANDSCAPE. COLLECTORS WILL ESTABLISH A MINIMUM 8' WIDTH CURBSIDE LANDSCAPE. ALL CURBSIDE LANDSCAPES WILL MAINTAIN 1 TREE PER 40 LINEAR FEET PLUS A COMBINATION OF SHRUBS, ORNAMENTAL GRASSES, AND NATIVE SEED, PER THE STANDARDS IN THE UDO. DUE TO NON FUNCTIONAL TURF ORDINANCE PASSED IN SEPTEMBER 2022, NO JOD WILL BE ALLOWED IN THE CURBSIDE LANDSCAPE.	11.5
5. LANDSCAPE STANDARDS: LOCAL ROADWAYS	THE BUILDER/DEVELOPER IS RESPONSIBLE FOR ONE 2.5" CALIPER STREET TREE PER 40 LF. ALL OTHER LOCAL ROADS NOT FRONTED BY A RESIDENTIAL PROPERTY WILL BE PLANTED IN A SIMILAR MANNER WITH TREES 40' ON CENTER IN THE MIDDLE OF THE CURBSIDE LANDSCAPE AND PLANTED WITH XERISCAPE PLANTING AT THE RATE OF 1 SHRUB EVERY 40 SF. WITH A COMBINATION OF SHRUBS AND GRASSES TO MEET THOSE REQUIREMENTS.	11.5
6. LANDSCAPE STANDARDS IN COMMERCIAL AND PUBLIC GATHERING AREAS. (TREE GRATES & PROTECTORS, PLANTERS, FLOWER BEDS, SCREENING AT PARKING LOTS, ETC.)	THE LANDSCAPE AREAS FOR THE MAIN STREET DISTRICT WILL CONCENTRATE ON CONNECTIONS BETWEEN THE STREET FRONTAGE, FURNISHING ZONES, PEDESTRIAN THROUGH WAY AND FRONTAGE ZONES, AND LANDSCAPE BUFFERS. THE LANDSCAPE FOR THE CENTRAL PLAZA WILL FOCUS ON ENHANCING THE SPACE WITH RAISED PLANTER BEDS AND TREE OPENINGS, WHILE PROVIDING SHADE AND A LOW MAINTENANCE PLANT MATERIAL. PEDESTRIAN LINKAGE IS ALSO ENCOURAGED BETWEEN COMMERCIAL, MIXED-USE, OFFICE, RETAIL AND RESIDENTIAL, PROMOTING NEIGHBORHOOD FRIENDLY CONNECTIONS. ALL LANDSCAPE AREAS WILL BE COMPLEMENTARY TO THE SURROUNDING AREAS,PROMOTING THE USE OF WATERWISE PLANT MATERIAL.	11.10

this is now addressed in the UDO so it doesn't need to be restated.

Revised

Sheet Title:

LANDSCAPE STANDARDS

Landscape Standards Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

TAB 11.1

Form G: Landscape Matrix

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE	SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
7. LANDSCAPE STANDARDS AT DETENTION/ RETENTION PONDS AND WATER FEATURES	DETENTION, RETENTION, AND WATER QUALITY PONDS SHALL BE INTEGRATED PHYSICALLY, FUNCTIONALLY, AND AESTHETICALLY INTO THE TOTAL LANDSCAPE DESIGN. PEDESTRIAN ACCESS WILL BE CONSTRUCTED IN THE FORM OF MEANDERING TRAILS THAT PROVIDE BENEFICIAL VIEWS TO THE PONDS AND OTHER LANDSCAPE FEATURES PROVIDING ANNUAL INTEREST. MEANDERING POND EDGES AND OTHER LANDSCAPE FEATURES SUCH AS ROCK OUTCROPPINGS AND NATIVE PLANTINGS ARE ENCOURAGED TO INTEGRATE THE DETENTION AREAS INTO THE SURROUNDING OPEN SPACES. DETENTION PONDS WILL BE PLANTED WITH BOTH DRYLAND AND WETLAND SEED MIXES TO REESTABLISH A NATIVE STATE. TREE AND SHRUB PLANTINGS SHOULD BE SCATTERED THROUGHOUT THE EDGES OF DETENTION AREAS TO CREATE A MORE DIVERSE HABITAT FOR NATIVE WILDLIFE. EDGES OF PONDS SHALL BE PLANTED AT 1 TREE AND 10 SHRUBS PER 4,000 SQUARE FEET.	11.9	10. LANDSCAPE INTEGRATION AT RETAINING WALLS	LANDSCAPING PLANTINGS ABOVE AND BELOW ALL RETAINING WALLS WILL MEET THE REQUIREMENTS PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE. EACH WALL SHALL BE SEPARATED AT A MINIMUM OF 36 INCHES PER WALL ALLOWING FOR LANDSCAPING.	N/A
8. LANDSCAPE BUFFERS AT PARKS, OPEN SPACE, AND DRAINAGE	LANDSCAPE BUFFERS BETWEEN GREEN VALLEY RANCH EAST AND ADJACENT LAND USES VARY PER CITY OF AURORA STANDARDS FOUND IN SECTION 146-4.7.5.F TABLE 4.7-2. WHERE RESIDENTIAL LOTS WITHIN THE DEVELOPMENT ABUT A NEIGHBORING RESIDENTIAL PARCEL, BUFFERS SHALL MEET THE STANDARDS IN THE AURORA UNIFIED DEVELOPMENT ORDINANCE. BUFFERS ADJACENT TO PUBLIC OPEN SPACE AND PUBLIC PARKS SHALL FOLLOW THE LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 146-4.7.5.H PER CITY OF AURORA STANDARDS. BUFFERS SHALL INCLUDE 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET OF BUFFER. LANDSCAPE STANDARDS WITHIN POCKET PARKS WILL BE 1 TREE AND 10 SHRUBS PER 4000 S.F.	11.9 and 11.10	11. LANDSCAPE STANDARDS AT SPECIAL FACILITIES	LANDSCAPE FEATURES WILL BE PROVIDED AT THE TIME OF FUTURE SITE PLAN.	N/A
9. SPECIAL STANDARDS AT RESIDENTIAL LOTS. (IF RESIDENTIAL BACKYARDS BORDER OPEN SPACE OR PARKS, INDICATE SPECIAL STANDARDS.)	NO SPECIAL STANDARDS IN REAR YARDS ARE ANTICIPATED.	N/A	12. BUFFER AND SETBACK EXEMPTIONS FOR TRADITIONAL STREET FRONTAGES	REFER TO INDIVIDUAL SPs FOR SETBACK WAIVERS	N/A

THE DESIGN STANDARDS LISTED IN THIS MATRIX IMPLEMENT THE DESIGN THEMES OF THE MP AND OTHER ORDINANCE STANDARDS. IF A CONFLICT SHOULD EXIST BETWEEN ANY SPECIFIC PROVISIONS OF THIS MATRIX AND ANY OTHER ORDINANCE STANDARDS, THE HIGHER STANDARDS SHALL GOVERN.

ALL THE PHOTOS AND ILLUSTRATIONS REFERENCED BY THIS MATRIX ARE REPRESENTATIVE OF THE LEVEL OF DESIGN QUALITY REQUIRED BY THIS MP. FINAL DESIGNS TO BE SUBMITTED AT THE SITE PLAN LEVEL WILL NOT NECESSARILY DUPLICATE THE EXACT ILLUSTRATIONS, BUT WILL CONTAIN THE SAME THEMES AND DIMENSIONS AS SHOWN, AND WILL BE AT THE SAME OR HIGHER LEVEL OF DESIGN QUALITY, EXTENT, AND DETAIL.

Sheet Title:

LANDSCAPE STANDARDS

Landscape Standards Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

PLANT MATERIALS

THE FOLLOWING LIST IS PROVIDED AS A GUIDE TO VEGETATION. WATER USE GROUPS HAVE BEEN DELINEATED TO ENCOURAGE XERICSCAPING PRINCIPLES OF DESIGN, WHICH RECOMMENDS PLANTING VEGETATION OF SIMILAR WATER REQUIREMENTS TOGETHER. BECAUSE OF AVAILABILITY UNCERTAINTY AT THE TIME OF CONSTRUCTION, ALTERNATE SPECIES MAY BE INCLUDED WITH INSTALLATION OF THE LANDSCAPE. ANY OF THE FOLLOWING SPECIES ARE APPROPRIATE THROUGHOUT GREEN VALLEY MASTER PLAN. ALL LANDSCAPE DESIGN AND MATERIALS SHALL COMPLY WITH THE CITY OF AURORA LANDSCAPE.

DECIDUOUS CANOPY TREES

- FALL FIESTA SUGAR MAPLE
- WESTERN CATALPA
- WESTERN HACKBERRY
- SEEDLESS KENTUCKY COFFEETREE
- IMPERIAL HONEYLOCUST
- SKYLINE HONEYLOCUST
- SIOUXLAND PLAINS COTTONWOOD
- SWAMP WHITE OAK
- BUR OAK
- CHINKAPIN OAK
- TEXAS RED OAK
- ENGLISH OAK
- SCHUMMARD ELM
- PRINCETON ELM
- TRIUMPH ELM

DECIDUOUS ORNAMENTAL TREES

- BIGTOOTH MAPLE
- FLAME AMUR MAPLE
- HOT WINGS MAPLE
- PATTERN PERFECT MAPLE
- COCKSPUR THORNLESS HAWTHORN
- GOLDENRAIN TREE
- PRAIRIE FIRE CRABAPPLE
- ROYAL RAINDROPS CRABAPPLE
- SRING SNOW CRABAPPLE
- SUCKER PUNCH CHOKECHERRY
- SCHUBERT/CANADA RED CHOKECHERRY
- JAPANESE TREE LILAC

EVERGREEN TREES

- PINON PINE
- BOSNIAN PINE
- AUSTRIAN PINE
- PONDEROSA PINE

EVERGREEN SHRUBS

- ARMSTRONG JUNIPER
- ALPINE CARPET JUNIPER
- SPARTAN JUNIPER
- BAR HARBOUR JUNIPER
- HUGHES JUNIPER
- WILTON CARPET JUNIPER
- ANDORRA YOUNGSTOWN JUNIPER
- ARCADIA JUNIPER
- BROADMOOR JUNIPER
- GRAY GLEAM JUNIPER
- MEDORA JUNIPER
- BLUE ARROW JUNIPER
- MOONGLOW JUNIPER
- WICHITA BLUE JUNIPER
- OLD GOLD JUNIPER
- SAYBROOK GOLD JUNIPER
- SHERWOOD MUGO PINE
- TANNENBAUM MUGO PINE
- WHITE BUD MUGO PINE
- DWARF MUGO PINE

Sheet Title:

PLANT MATERIALS

Landscape Standards

Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH

DECIDUOUS SHRUBS

- BAGATELLE JAPANESE
- ROSE GLOW JAPANESE
- BURGUNDY CAROUSEL JAPANESE BARBERRY
- PURPLE BUTTERFLY BUSH
- BLUE MIST SPIREA
- DARK KNIGHT BLUE MIST SPIREA
- TALL BLUE RABBITBRUSH
- RUSSIAN SAGE
- RUSSIAN 'LITTLE SPIRE' SAGE
- CREEPING WESTERN SAND CHERRY
- PURPLE LEAF PLUM
- CHEYENNE MOCKORANGE
- GOLD DROP POTENTILLA
- MCKAY'S WHITE POTENTILLA
- PINK BEAUTY POTENTILLA
- MANGO TANGO POTENTILLA
- DWARF FRAGRANT SUMAC
- SMOOTH SUMAC
- THREE LEAF SUMAC
- CREEPING THREE LEAF SUMAC
- RED LAKE CURRANT
- DOUBLE KNOCK OUT ROSE
- SUNNY KNOCK OUT ROSE
- FIRE MEIDILAND ROSE
- CORAL MEIDILAND ROSE
- FUCHSIA MEIDILAND ROSE
- SILVER BUFFALOBERRY

ORNAMENTAL GRASSES

- BIG BLUESTEM GRASS
- SIDEOATS GRAMA GRASS
- BLUE GRAMA GRASS
- BLOND AMBITION GRAMA GRASS
- FEATHER REED GRASS
- SWITCHGRASS
- LITTLE BLUESTEM GRASS
- GIANT SACATON GRASS

PERENNIALS

- COMMON RED YARROW
- MOONSHINE YARROW
- DOUBLE BUBBLEMINT HYSSOP
- KUDOS GOLD HYSSOP
- SUNSET HYSSOP
- DWARF DOUBLE COREOPSIS
- LIMEROCK RUBY COREOPSIS
- MOONBEAM COREOPSIS
- RED VALERIAN
- PURPLE CONEFLOWER
- ORANGE CONEFLOWER
- TOMATO SOUP CONEFLOWER
- RED WHIRLING BUTTERFLIES
- WHIRLING BUTTERFLIES
- VARIOUS DAYLILY
- BLACK EYED SUSAN
- MAY NIGHT PURPLE SALVIA
- HUMMINGBIRD FLOWER

Sheet Title:

PLANT MATERIALS

Landscape Standards

Master Plan

Project Title:

Green Valley Ranch Master

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Aurora, Colorado

GREEN VALLEY

RANCH



Entry Monument Landscape Elevation



Entry Monument Landscape Plan View



Typical Entry Monument Landscape Character

GENERAL NOTES

Distinctive landscaped areas shall be provided at entry monuments that visually frame and enhance the entry experience. Landscaping in these areas shall consist of plant specimens having a high degree of visual interest during all seasons. A mixture of shrubs, ornamental grasses, ornamental trees, flowers, and/or ground cover shall be planted around sign bases and at curb returns near site entrances. The use of land forms incorporated into the entry monument design is also encouraged.

PLANTING

The following are some general landscape requirements for the primary entry monument:
1.5 trees and 12 shrubs per 4,000 square feet.

Note: This imagery is an illustrative representation of proposed clubhouse amenities. Amenities shall be determined with future site plans in Green Valley.

Sheet Title:

**ENTRY MONUMENT
LANDSCAPE**

Landscape Standards
Master Plan

Project Title:

**Green Valley Ranch Master
Plan Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**

TAB 11.4

GENERAL NOTES:

All curbside landscapes shall be landscaped with a minimum of one landscape treatment, consisting of irrigated turf, non-living landscape material, and living plant material. The use of native grass is strongly encouraged. All curbside landscape will have trees, which will be centered within the curbside landscape and spaced 40' on center. Tree species diversity is strongly encouraged. Due to Non Functional Turf Ordinance passed in September 2022, no sod will be allowed in the curbside landscape.

ARTERIAL ROADWAYS:

All arterial roadways shall have a minimum 20' landscape buffer along its entire length. Street buffer not required when adjacent to 100' min. depth of open space.

COLLECTOR ROADWAYS:

See Arterials

LOCAL ROADWAYS:

Street trees to be provided by builders.

MAIN STREET:

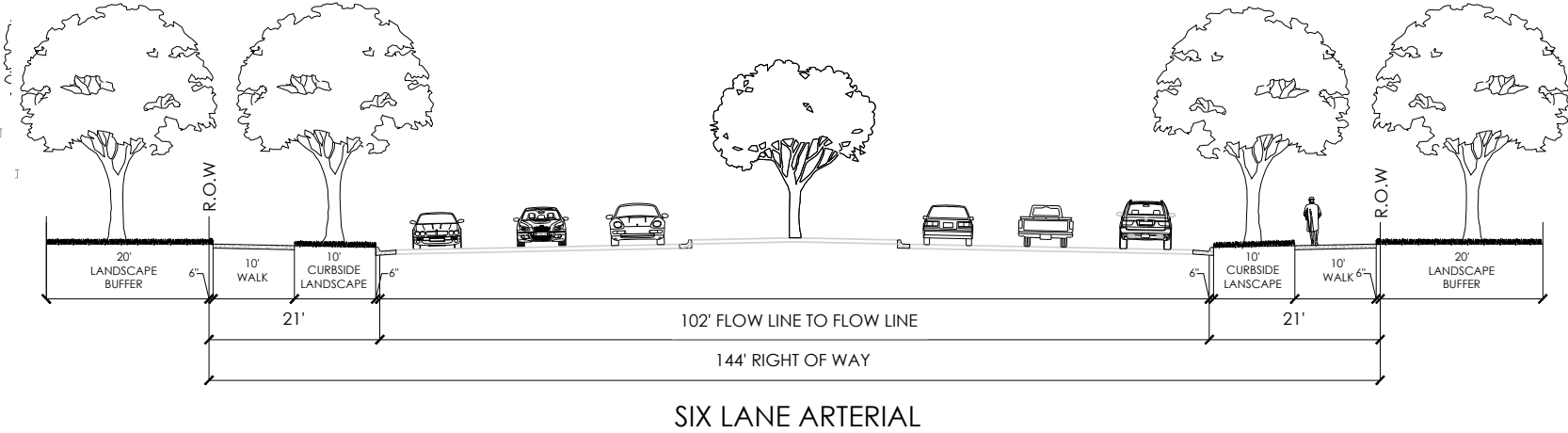
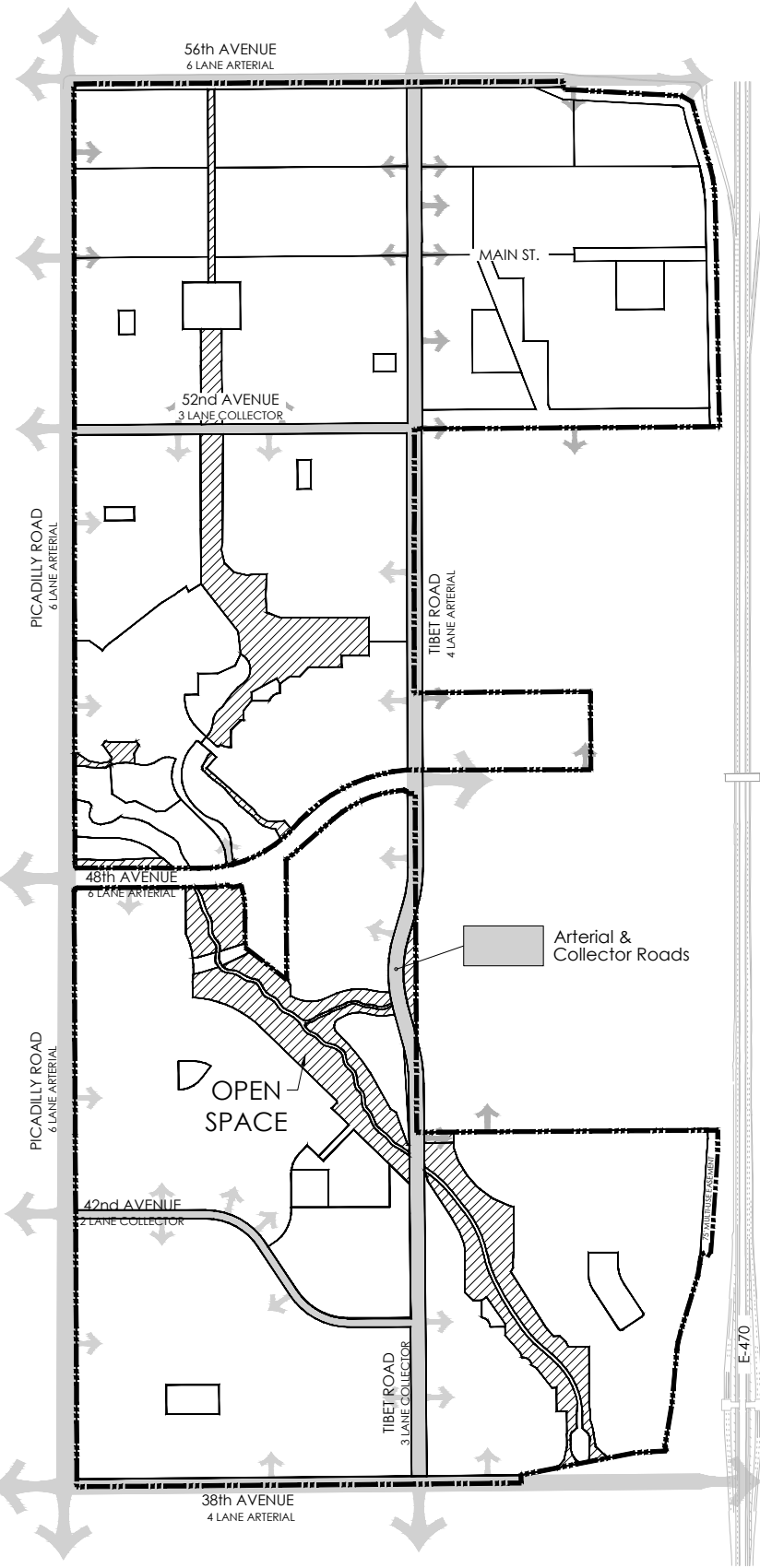
See Main Street Design Standards Tab 10.15.

STREET LANDSCAPE BUFFER STANDARDS:

All landscape buffer adjacent to arterial and collector roads are to be a minimum of 20'. Landscape standards within the street frontage buffers shall be 1 tree + 10 shrubs per 40 LF in addition to the required right-of-way standard of 1 tree per 40' centered in the curbside landscape.

ARTERIAL MEDIAN LANDSCAPE STANDARDS:

Landscape standards within arterial medians shall conform to current City of Aurora PROS standards. Unless maintained by the District.



Typical Arterial & Collector Buffer Landscape

Sheet Title:

STREETSCAPE
STANDARDS

Landscape Standards
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

January 24, 2024

Tab 11.4



Clubhouse Architectural Style



Lap Pool



Seamless Landscape Transitions



Clubhouse & Pool Patio

GENERAL NOTES

Each clubhouses may contain amenities such as athletic courts, an event lawn, and an outdoor terrace with a pergola and swimming pool. The clubhouse site in the active adult area is oriented towards the storm water mitigation areas and open space dedicated to the site and should take advantages of the benefits they provide. The clubhouse and pool terrace will be oriented to take advantage of any views created by the detention area as well as from the proposed pond.

PLANTING

Each clubhouse site should host plant material that creates seamless transitions between the site and the adjacent mitigation areas. Multi-seasonal interest is encouraged to create a landscape which remains aesthetic throughout the entire year. Flowering plants and thorny plants should be avoided near sidewalk and terrace edges.

Note: This imagery is an illustrative representation of proposed clubhouse amenities. Final design shall be determined with future site plans in Green Valley.

Sheet Title:

CLUBHOUSES

Landscape Standards
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2
Aurora, Colorado

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Open Lawn Area defined by plant groupings



Multi-Purpose Field



Groupings of vegetation to create spaces

Note: This is an illustrative representation of the proposed Neighborhood Park. Final design shall be determined in future site plans in Green Valley.



GENERAL NOTES

Neighborhood parks may host a diverse set of amenities and spaces which are open to interpretation. Multi-purpose fields will accommodate most sports related activities. Open lawn areas may also be designed for more passive activities. Other amenities such as pool complexes, basketball courts and tot lots should be considered.

PLANTING

The following are some general landscape requirements for the neighborhood parks: **1 tree and 10 shrubs per 4,000 square feet.**

Neighborhood parks should utilize groupings of dense vegetation to enhance the quality of spaces in the park.

Sheet Title:

NEIGHBORHOOD PARKS

Landscape Standards

Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH



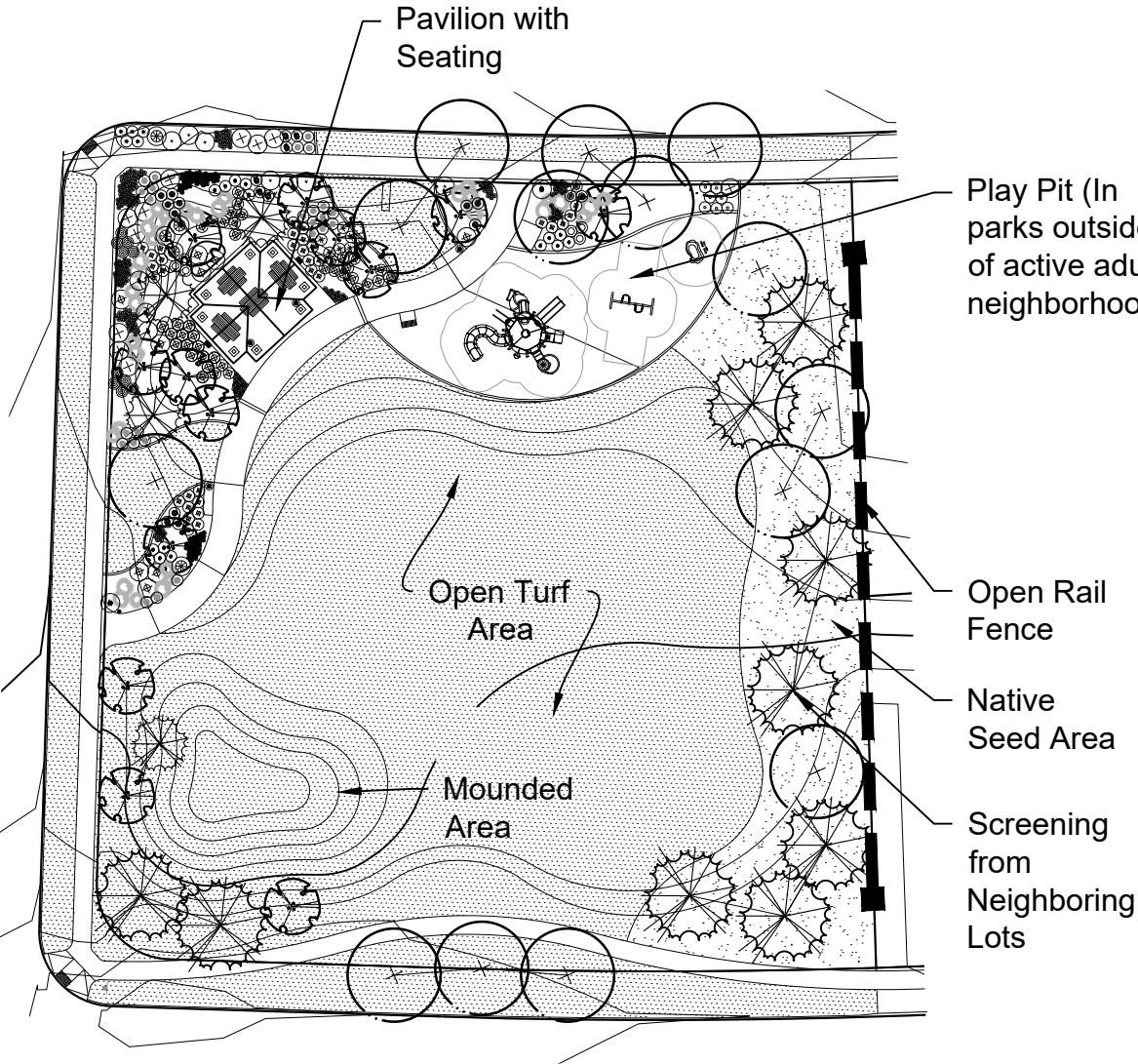
Open Turf & Native Buffer



Park Amenities



Utilizing Good Views



GENERAL NOTES

Pocket parks will accommodate a variety of uses for the surrounding neighborhoods. A pavilion may be located within the park to allow for group gatherings. The pavilion may include benches, barbecue grills, trash cans and other various amenities. A bicycle rack is encouraged to allow for residents to easily reach the park via bike. Play pits may be incorporated when appropriate that are designed for various age groups and abilities. Pocket park site layouts should utilize any views whenever possible.

PLANTING

The following are some general landscape requirements for the pocket park:

1 tree and 10 shrubs per 4,000 square feet.

The park should host an open turf area for active use. Native planting areas and xeric plantings should also be considered to lower water demands. Dense plantings should shape the spaces which contain the play pit and pavilion. Meandering trails that access various parts of the park while allowing for exploration are encouraged.



Pavilion with Seating



Play Pit

Sheet Title:

POCKET PARKS

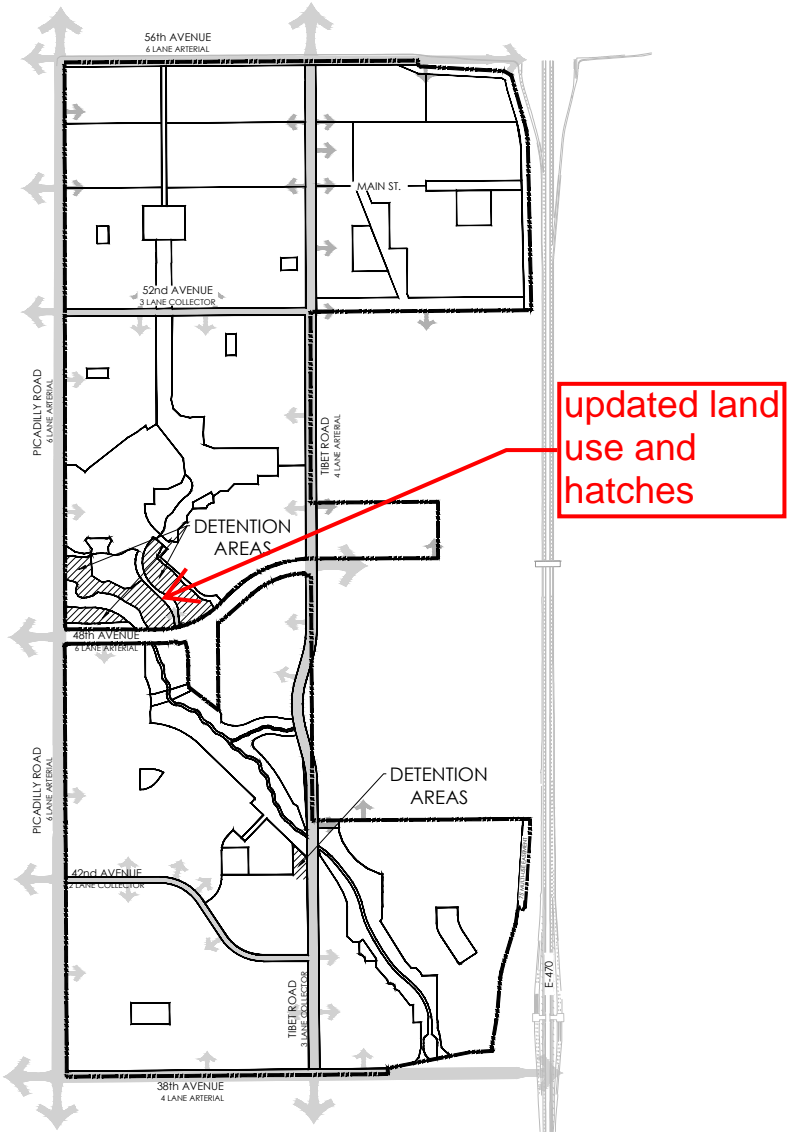
Landscape Standards
Master Plan

Project Title:

**Green Valley Ranch Master
Plan Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

Note: This is an illustrative representation of a proposed pocket park. Final design shall be determined in future site plans in the Green Valley.



Detention Areas



Typical Detention Area Edge Treatment

GENERAL NOTES

The detention and drainage channel areas shall have varying edge types which shall be integrated physically, functionally, and aesthetically into the total landscape design. Pedestrian access will be constructed in the form of meandering trails that provide beneficial views to the ponds and other landscape features providing annual interest. Meandering pond edges and other landscape features such as rock outcroppings and native plantings are encouraged to integrate the detention areas into the surrounding open spaces. Detention ponds will be planted with both dryland and wetland seed mixes to reestablish a native state. Tree and shrub plantings should be scattered throughout the edges of detention areas to create a more diverse habitat for native wildlife. When wet ponds are created, fountains may be considered for visual interest.

-



Pond Fountain



Typical Detention Planting



Rock Outcroppings

Sheet Title:

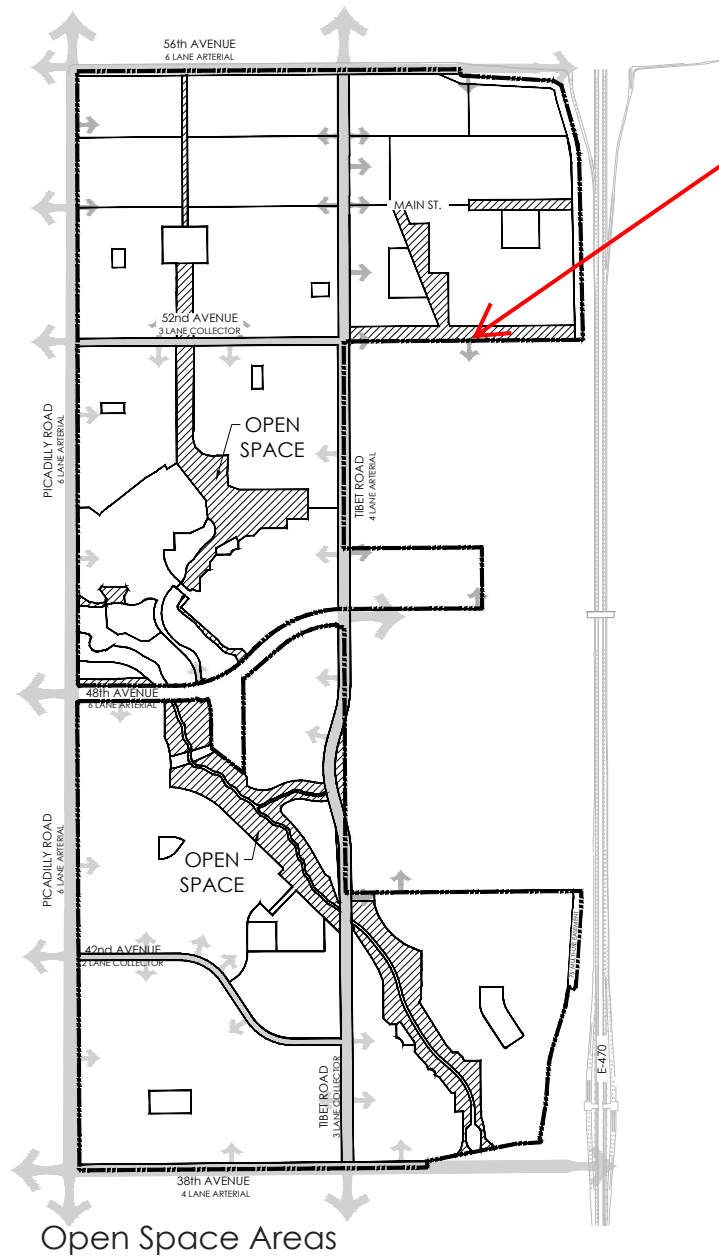
**DETENTION & DRAINAGE
CHANNEL STANDARDS**

Landscape Standards
Master Plan

Project Title:

**Green Valley Ranch Master
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Aurora, Colorado

**GREEN VALLEY
RANCH**



Colorado Prairie Buffer



Planted Trails



Scattered Pockets of Planting & Mounding



Trails Near Drainage Features

GENERAL NOTES

Landscape within the open space areas will identify with the native Colorado theme and be utilized to create beneficial spatial relationships. Spaces with different programmatic uses such as active recreation and passive recreation therefore will be distinctly identifiable.

Mounding should be used throughout the site as a useful strategy for this purpose. Mounding established with native trees, and shrubs, when used, should be strategically located to create organic transitions between these spaces.

Large and flat open space areas will be landscaped with Colorado native Prairie plantings for visual interest and to encourage native wildlife. Prairie plantings will host expansive grassland plantings and also groupings of coniferous and deciduous trees to create beneficial vistas into and out of the site.

PLANTING

The following are some general landscape requirements for the open space areas outside of the floodplain:
1 tree and 10 shrubs per 4,000 square feet

Sheet Title:

OPEN SPACE
LANDSCAPE

Landscape Standards
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 2

Aurora, Colorado

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TAB 11.10



Urban Frontage Zones with Parallel Parking



Urban Frontage Zones without Parallel Parking



GENERAL NOTES:

The landscape standards will vary depending on the commercial development area. The landscape areas for Main Street District will concentrate on connections between the street frontage, furnishings zone, pedestrian through way and frontage zones, and landscape buffers. The landscape for the central plaza will focus on enhancing the space with raised planter beds and tree grates, while providing shade and a low maintenance plant material. The commercial landscape will tie into the adjacent multi-family or single family residential developments. Pedestrian linkage is also encouraged between commercial and residential, promoting neighborhood friendly connections. All landscape areas will be complementary to the surrounding areas, focusing on the Colorado theme and promoting the use of waterwise plant material.

- **Edge Zones:** does not contain landscaping, plant containers, raised planters, or other items that will interfere with traffic and/or snow plowing. Tree openings flush with the grade may encroach into the Edge Zone. The Edge Zone is only required when on street parking is provided.

- **Furnishing Zone:** Its purpose is to accommodate street trees within tree openings, decorative pavement, site furnishings, bus shelters, and lighting. Landscape requirements include the installation of one street tree per 35 linear feet of street frontage. Street trees shall be located in tree openings at least five feet by 15 feet in size. Street trees shall be accompanied by ornamental grasses, perennials and/or shrubs in the tree openings or by non-living materials such as rock and wood mulch.

- **Pedestrian Throughway Zone:** The intent of the Pedestrian Throughway Zone is to allow efficient, direct, and unobstructed access at least six feet wide along sidewalks.

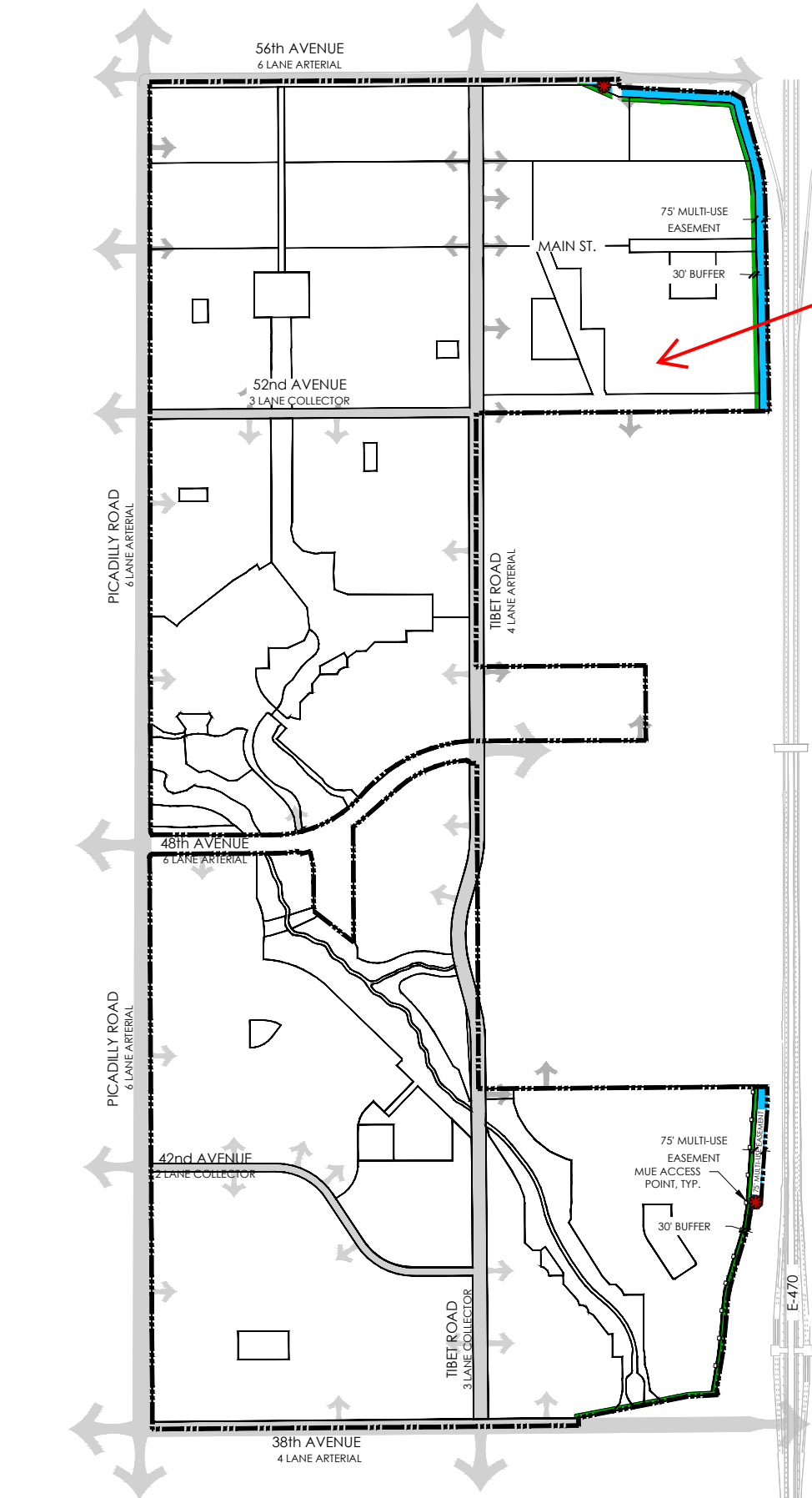
- **Frontage Zone:** The Frontage Zone abuts the façade of the building and is three-and-one-half feet wide. Whenever landscaping is voluntarily provided within the Frontage Zone adjacent to a building façade, landscaping may be provided within plant containers, raised plants beds or at grade. In addition to plantings, this area would be ideal for outdoor seating with tables and chairs. Any voluntary landscaping shall be in addition to street tree requirements.



Sheet Title:
**COMMERCIAL
LANDSCAPE**
Landscape Standards
Master Plan

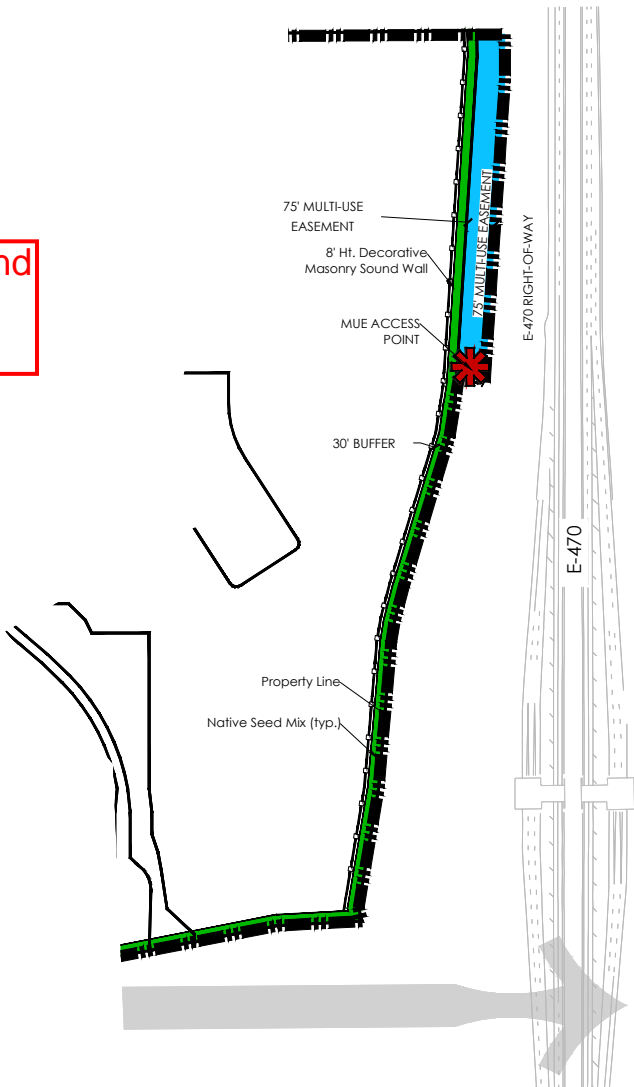
Project Title:
**Green Valley Ranch Master
Plan Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**



E-470 Buffer Areas

updated land
use and
hatches



Typical E-470 Buffer



Decorative Masonry Sound Wall

GENERAL NOTES

Land forms and native plantings indicative of the colorado foothills along with an eight (8) foot tall decorative masonry sound wall that will mitigate the negative effects of the nearby highway will be provided. A seventy-five (75) foot multi-use easement will exist adjacent to E-470. All buffers adjacent to E-470 shall be at least thirty (30) feet in width. Refer to the ALTA.

Access to the future trail within the 75' MUE will be provided through a gate/wall opening or offset walls. Location may vary per site conditions.

Sheet Title:

E-470 BUFFER

Landscape Standards
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH

TAB 11.12



GENERAL NOTES

Activity Nodes will accommodate a variety of uses for the surrounding neighborhoods. Placed at various locations along the bicycle and walking paths to encourage residents to pull of and relax or gather with others. A turf area large enough for small recreation shall be required. The node may include benches, barbecue grills, trash cans and other various amenities. A bicycle rack is encouraged to allow for residents to easily reach the park via bicycle.

PLANTING

The following are some general landscape requirements for the Activity node:
1 tree and 10 shrubs per 4,000 square feet.

The area should host an open turf area for active use. Native planting areas and xeric plantings should also be considered to lower water demands. Dense plantings should shape the spaces. With meandering trails to encourage exploration.

Note: This is an illustrative representation of a proposed pocket park. Final design shall be determined in future site plans in the Green Valley.

Sheet Title:

ACTIVIY NODE

Landscape Standards
Master Plan

Project Title:

**Green Valley Ranch Master
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The master plan will not be approved by public works until the master drainage amendment #4 (MD AMDT #4 RSN 1611254) is approved.

Acknowledged.

PIFA and PIP does not align. Additional discussions are ongoing.

All references to the PIFA have been removed.

PUBLIC IMPROVEMENT PLAN

GREEN VALLEY MASTER PLAN AMENDMENT 2

DECEMBER 22, 2021

MARCH 1, 2022

MAY 24, 2022

DECEMBER 19, 2022

APRIL 12, 2023

OCTOBER 23, 2023

JANUARY 26, 2024



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CITY OF AURORA APPROVAL BLOCK

_____ City Engineer	_____ Date
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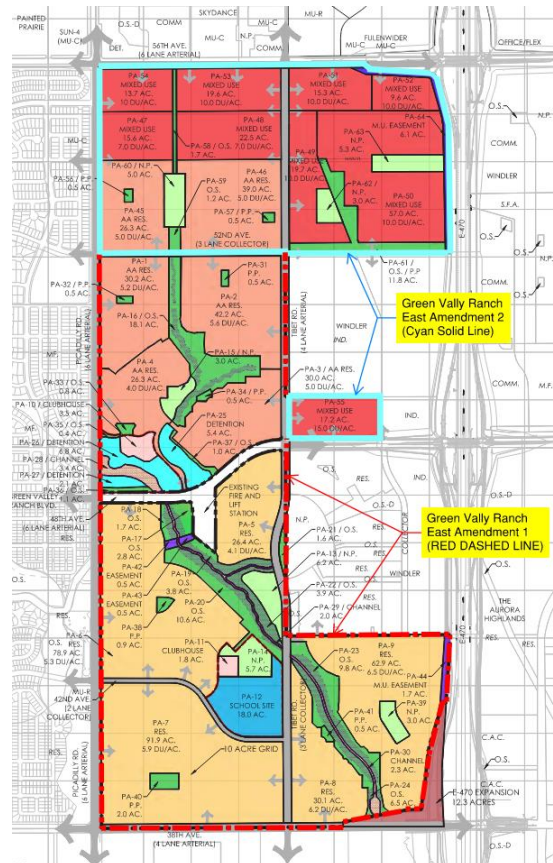
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Public Improvements Plan Sheets

A. INTRODUCTION

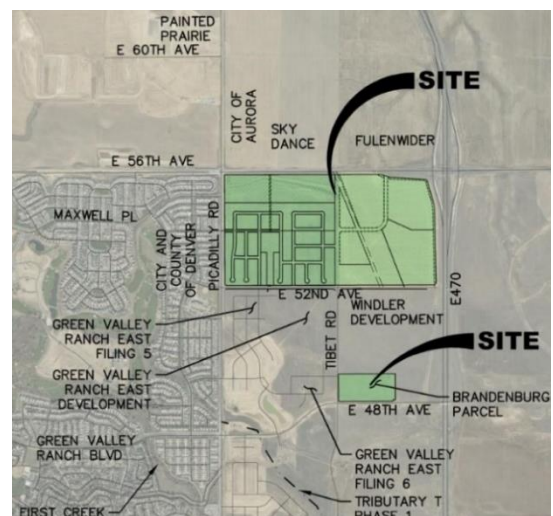
The purpose of this report is to provide the City of Aurora with a guide for the anticipated planned land use and intended public infrastructure improvements for the proposed Green Valley Master Plan Amendment 2 Development. This narrative provides a description of the overall project and infrastructure within each identified planning area of the development consisting of a variety of active adult residential, single-family attached residential, single-family detached residential, and mixed-use land uses within the proposed development. Green Valley Master Plan Amendment 2 will be referred to as “Site”, “Parcel”, or “Project” within the body of this Report.

The Site is an extension of the Green Valley Ranch East (GVRE) development generally located north of 38th Avenue, west of E-470 and the Windler Development, south of 52nd Avenue and east of Picadilly Road. An overall exhibit, which is an elaboration of Tab 8.4 of the Master Plan document depicting the GVRE development (Amendment 1) within the red dash line and this Project (Green Valley Ranch East Amendment 2) within the cyan solid line, is provided within the Appendix of this report for reference with a snippet located to the right. A Public Improvement Plan (PIP) was completed as a portion of the Master Planning process for Amendment 1 and is included within the Appendix for reference and to outline the requirement of the planning areas within the Amendment 1 PIP. The regional improvements within the Amendment 1 PIP anticipated portions of the Site, specifically the portions of PA45, PA46, and part of PA49 sanitary and drainage outfalls. Most of the planning areas within Amendment 1 are constructed, under construction, or in-process with the City of Aurora at the time of this report and the infrastructure requirements with those planning areas are assumed to be existing. Discussion has been provided within the Planning Areas for this Site (Amendment 2) to this effect, stating at the time of the development of the Planning Areas within Amendment 2, should any assumed existing infrastructure not be existing and is needed for the development of the specific Planning Areas herein, the Site Planning Area would be responsible for the development of the infrastructure.



1. Amendment 2 Project Location

The Project is generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection and is bound by 56th Avenue to the north, Picadilly Road to the west, E-470 to the east and the Green Valley Ranch East and Windler Developments to the south. The Site is located within the North Half of Section 13, Township 3 South, Range 66 West of the 6th Principal Meridian in the City of Aurora, County of Adams, State of Colorado. The approximate latitude and longitude are 39°, 47' 11" North and 104°, 43' 37" West. Please refer to the Vicinity Map for additional information on the location of Amendment 2. Additionally, an exhibit, which outlines the Amendment 1 and 2 locations as an elaboration of Tab 8.4 is provided within the Appendix of this report for reference.



The Site is in an area of active development and project entitlement, although much of the surrounding area is currently undeveloped, former pastureland. The adjacent projects that are actively being developed include Painted Prairie located north and west of the Site and Amendment 1 of the Green Valley Ranch East south of the Site. Entitlements are in-process for three developments: Sky Dance to the north, Fulenwider to the north, and Windler to the south and east. Entitlements and construction are on-going within the Amendment 1 area of Green Valley Ranch East development. The Green Valley Ranch development within Denver, west of the Site, is existing.

2. Proposed Development

The Project comprises approximately 289.1 acres within the parcel of ground north of E. 52nd Avenue and approximately 18.5 acres within the Brandenburg parcel, as Amendment 2 an extension of the Green Valley Ranch East development. The Project consists of a mix of proposed land uses including residential, and mixed-use, with associated amenities, parks, and open spaces. Arterial, Collector, and local roadways to support the Site will be developed to support the individual planning areas and the ultimate full build out condition. Additionally, on- and off-Site water, sanitary, and stormwater utilities will be installed, as required, to service the development but are subject to modification as planning areas are developed.

Depending on the growth demands and infrastructure needs, construction of the planning areas may be combined or delayed, as needed to meet market conditions. The precise timing of the development of the planning areas within Amendment 2 will be determined by market demands, with supporting infrastructure as outlined within this Public Improvements Plan and in accordance with the requirements of City of Aurora Life Safety Division and the Traffic Study for this project. Specific improvements will be further defined in a subsequent Contextual Site Plan (CSP) for each phase of the development. Each planning area will have two distinct, approved points of access to ensure emergency vehicles can access the planned area. Water mains and associated fire hydrants will also be installed to provide sufficient fire flows to each planned area. Figure 2 provides the Project concept plan within the Amendment 2 area and delineates the Project planning areas and major roadway network.



1. Description

2. Roadway Improvements

The following statement has been added.

be constructed in conjunction with demands to be anticipated at various locations along the proposed roadway until signal warrants are met, as required by the plans, traffic signals will be funded in accordance with the Agreement (PIFA) between the Developer and the City. In the event a PIFA is not reached, the improvements to the directly adjacent planning area or via the proposed roadway improvements are completed with the length of the planning area. Additional roadway improvements may be required to meet the safety and traffic needs.

The west ½ section of Picadilly Road is existing from 52nd Avenue to 56th Avenue along the western boundary of the Site. The east ½ of Picadilly Road, along with median and landscape improvements, will be completed by ARTA,

56th Avenue is existing from Picadilly Road to E-470 along the northern boundary of the Site. The widening of 56th Avenue, along with median and landscape improvements, will be completed by ARTA.

E-470 is existing to the east of the Site and no improvements to this roadway or the associated interchanges, ramps, bridges, traffic signals, or supporting utilities are required as a portion of this Project.

The full section of 52nd Avenue from Picadilly Road to Tibet Road is considered as existing for the purposes of this report. This portion of 52nd Avenue is in design and under the City review and approval process at the time of this report. The Green Valley Ranch East subdivision to the south (Amendment 1) of the Site is responsible for the development of 52nd Avenue collector roadway inclusive of the utilities, pedestrian improvements, and landscaping. 52nd Avenue is not anticipated to be extended east beyond Tibet Road per the TIS.

3. Drainage Improvements

The Site is divided into three major basins; Blue Grama Draw a portion of the First Creek Watershed, the First Creek Tributary T Watershed, and the Second Creek Watershed. A ridgeline separates the basins at the high point located near the center of the Site, and the ridgeline extends to the approximate midpoint of the northern and western Site boundaries. The existing drainage improvements within the First Creek Tributary T watershed support the initial phases of the Site development, while downstream regional improvements are required within the Blue Grama Draw (First Creek) and Second Creek watersheds. Drainage improvement triggers have been outlined within the individual Planning Area discussions within the body of this report. Drainage improvements will be consistent with the City of Aurora approved Master Drainage Report (MDR) and are generally described, as follows, for the three watersheds.

Blue Grama Draw (First Creek) Watershed

The northwest portion of the Site is tributary to Blue Grama Draw a portion of the First Creek watershed. This area comprises approximately 65.1 acres. Runoff from this watershed drains to the northwest corner of the parcel where it collects and flows north to the Moffit parcel and then west along East 56th Avenue to the Painted Prairie development, to ultimately outfall into First Creek through the Blue Grama Draw. A Regional Pond (Pond 840) is anticipated within the Moffit parcel (Sky Dance) and will attenuate and treat the developed flows from this Site as detailed within the First Creek MDP. In the event the downstream, regional Pond 840 is not existing at the time of development of the Planning Areas within this watershed, a temporary detention pond will be developed within the Site to attenuate runoff until Pond 840 has been developed. The temporary pond will be removed upon the completion of Pond 840.

First Creek Tributary T Watershed

The southwest portion of the Site is part of the First Creek Tributary T Watershed comprising approximately 115.6 acres. Runoff from this part of the Site drains to the southern boundary of the parcel where it collects and flows south through the box culvert within 52nd Avenue and into Green Valley Ranch East and Regional Detention Pond 8503C for attenuation, before ultimately outfalling to First Creek Tributary T. Regional Pond 8503C is existing and was sized to support the Site. For the purposes of this report, the downstream, drainage conveyance improvements that support this watershed within Green Valley Ranch East are considered existing since they are either existing, under construction, or within the design and approval process with the City of Aurora.

Second Creek Watershed

The area of the Site that is considered within the Second Creek Watershed is first tributary to Possum Gully, which is a left bank tributary to Second Creek and consists of approximately 108.2 acres. Existing runoff from this portion of the Site flows to the northern boundary, across 56th Avenue, into Possum Gully, and ultimately into Second Creek. Per the MDR associated with this project, there will be a permanent detention pond, Pond PG2, within Planning Area 51 which will capture the runoff generated by the Project for runoff attenuation prior to outfalling to the north across 56th Avenue to Possum Gully and Pond PG1. For the purposes of this report, the downstream, drainage conveyance improvements that support this watershed to the north are considered existing since they are either existing, under construction, or within the planning, design, and approval process with the City of Aurora.

4. Water Improvements

The Site will be serviced by Aurora Water utilities and a Master Utility Report (MUR) has been generated to outline the demands to service the Site and associated modeling to meet the City of Aurora requirements. The Project is located within Aurora Water pressure zone 3 with a static head of 5,720 feet. There are existing culinary water mains within the adjacent arterial roadways. A 24-inch steel water main is within 56th Avenue and a 24-inch PVC water main is within Picadilly Road adjacent to the Site. A 16-inch PVC main and a 12-inch PVC main located within 52nd Avenue and Tibet Road, respectively, are being developed as a portion of the Green Valley Ranch East development (Amendment 1) and are considered existing for the purposes of this report and the MUR. No off-site culinary water system improvements are required to service the Site beyond the connections to the existing water mains.

5. Sanitary Sewer Improvements

The Site (Amendment 2) is located within three separate tributaries as previously identified within the Green Valley Ranch East (Amendment 1) Master Utility Report. That Report created three basins to correspond with those tributaries, as follows: Basin 310-1 which is tributary to the Second Creek Lift Station approximately two miles downstream of the Site. Basin 310-2 which is tributary to the Painted Prairie Development and Basin 310-3 which is tributary to the First Creek lift station within the Green Valley Ranch East subdivision. Due to serviceability issues within the Painted Prairie Development, Aurora Water has required downstream development within Sky Dance, Fullenwider, and High Point to accommodate the effluent from both Basin 310-1 and 310-2. Subsequently, Phase 1 of the sanitary trunk main from the Second Creek lift station up Possum Gully to the E-470 has been constructed and is existing. Meetings between the existing and proposed developments tributary to this sanitary trunk main have occurred and Phase 2 of the sanitary trunk main generally described as beginning at the Phase 1 terminus east of E-470 to the intersection of the future Tibet Road and 60th Avenue intersection is under design and in process with the City of Aurora. Future phases of this trunk main to service this Site are anticipated and ultimately required to service significant portions of the Project. That future phase is generally described as extending from the Phase 2 terminus at 60th Avenue and Tibet Road south to the Tibet Road and 56th Avenue intersection. This extension(s) will occur, by others, as a portion of downstream development or by the Site, if easements or rights-of-way are dedicated by downstream, off-site developments. The timing of the extension of this sanitary trunk main to the Tibet Road and 56th Avenue intersection has yet to be determined. The Green Valley Ranch East (Amendment 1) Master Utility Study anticipated this condition. In the event the Green Valley Master Plan Amendment 2 developer constructs the downstream sanitary trunk main to complete the connection to existing improvements, reimbursement for the Possum Gully gravity, transmission main will be requested under the guidelines of the City of Aurora Municipal Code.

As a portion of the Green Valley Ranch East (Amendment 1) development, two sanitary sewer connection points are planned for the Site. The first is an 8-inch sanitary sewer stub at the general location of the Green Valley Ranch East Filing No. 5 roadway connection to 52nd Avenue. The second is a 10-inch sanitary sewer main being designed within Tibet Road and will be available for connection at the Tibet Road and 52nd Avenue intersection.

6. Parks and Open Space

The parks and open space required to support the Site development is identified within the Green Valley Master Plan Amendment 2 Master Plan with the associated triggers identified within the planning areas discussions below. Additionally, please refer to Form J for specific requirements for each park and open space amenity. The Site's zoning requires a walkable main street and outdoor plazas and common areas within the mixed-use planning areas. The main street location and street section are identified herein and will be developed with the appropriate Planning Area as outlined within the Planning Areas discussions below. The outdoor plazas and common areas will be created with the mixed-use parcels as a portion of the subsequent Site Plans.

The First Creek Trail is intended to continue north from Tributary T within the Green Valley Ranch (Amendment 1) development area to the Project via pedestrian crossing of 52nd Avenue. The Site will extend the First Creek Trail at 52nd Avenue north to 56th Avenue through planning areas 58, 59, and 60. This extension will occur through the open space and greenways within those planning areas as an 8-foot-wide trail within a minimum 30-foot off-street corridor and developed as a portion of the adjacent Planning Areas.

C. PLANNING AREA 45

1. Land Development

Planning Area (PA) 45 is generally located in the southwest corner of the Site and is north of 52nd Avenue and east of Picadilly Road. The PA consists of active adult residential and will offer a variety of single-family residential product types and associated infrastructure within the 26.3 acres.

Planning Area 45		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
RESIDENTIAL	5.0	26.3

It is assumed the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road along the PA boundary, the 8" sanitary sewer connection point within Green Valley Ranch East Filing No. 5, Regional Detention Pond 8503, the box culvert to convey drainage south under 52nd Avenue to the open channel within the green space within Green Valley Ranch East at the eastern PA boundary. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 45 via local road access points off 52nd Avenue and off Picadilly Road at 54th Avenue. The construction of the east ½ section of Picadilly Road shall be in accordance with the PIFA agreement or in the event a PIFA is not completed, it will be developed by ARTA, or the directly adjacent improvements will be completed with the Planning Area. The full width of 52nd Avenue is assumed to be existing but should the portion of the improvements to service the PA have not been completed at the time of development, they will be completed as part of this Planning Area.

3. Drainage Improvements

The Planning Area drainage will be conveyed from northwest to southeast to the outfall at the existing box culvert under 52nd Avenue generally located south of PA-59, developed as a portion of the Green Valley Ranch East (Amendment 1) development. The open channel within the open space in Planning Area 59 to the east of PA-45 will be developed prior to or concurrent with PA-45 to convey developed runoff to the box culvert within 52nd Avenue. All water quality and detention for this PA will occur downstream and off-site within the existing regional facilities within Green Valley Ranch East.

4. Water Improvements

The local roadway culinary water main within the Planning Area will provide two points of connection and associated looping. Aurora Water currently does not allow for connections to existing, large PVC mains and therefore, a connection to the main within Picadilly Road is not anticipated. A minimum of two points of connection to service the Planning Area will occur from the mains within 52nd Avenue, Picadilly Road, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-45 will outfall to the existing sanitary main stub from within Green Valley Ranch East Filing No 5.

6. Parks and Open Space

The pocket park identified as PA-56 will be developed as a portion of this Planning Area and will be constructed prior to the last certificate of occupancy within PA-45. The open space identified as PA-59 will be developed prior to or concurrent with the 1st certificate of occupancy within PA-45 and PA-46 with landscaping completed prior to the 50% certificate of occupancy of the two planning areas. The neighborhood park identified at PA-60 will be developed prior to the last certificate of occupancy within the residential Planning Areas of PA-45 and PA-46.

D. PLANNING AREA 46

1. Land Development

Planning Area (PA) 46 is generally located in the south-central portion of the Site and is north of 52nd Avenue and east of Planning Area 45 and west of Tibet Road. The PA consists of active adult residential and will provide a variety of single-family residential product types and associated infrastructure within the 39.0 acres.

Planning Area 46		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
RESIDENTIAL	5.0	39.0

It is assumed the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road along the PA boundary, the 8" sanitary sewer connection point within Green Valley Ranch East Filing No. 5, Regional Detention Pond 8503, the box culvert to convey drainage south under 52nd Avenue to the open channel within the green space within Green Valley Ranch East at the western PA boundary. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 46 via local road access point(s) off 52nd Avenue. Tibet Road will be extended from the intersection of 52nd Avenue to the northern most entry to PA-46 directly adjacent to the Planning Area consisting of the western ½ section if the development of this Planning Area precedes the development of PA-49 or shall be the eastern ½ section if the western ½ section was developed with PA-49 prior to the development of this Planning Area. The full width of 52nd Avenue is assumed to be existing but should the portion of the improvements to service the PA have not been completed at the time of development, they will be completed as part of this Planning Area.

3. Drainage Improvements

The Planning Area drainage will be conveyed from northeast to southwest to the outfall at the existing box culvert under 52nd Avenue, developed as a portion of the Green Valley Ranch East development. The open channel within the open space in Planning Area 59 to the west of PA-46 will be developed prior to or concurrent with PA-46 to convey developed runoff to the box culvert within 52nd Avenue. All water quality and detention for this PA will occur downstream and off-site within the existing regional facilities within Green Valley Ranch East.

4. Water Improvements

The local roadway culinary water main within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 52nd Avenue, Tibet Road, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-46 will outfall to the existing sanitary main connection from within Green Valley Ranch East Filing No. 5.

6. Parks and Open Space

The pocket park identified as PA-57 will be developed as a portion of this Planning Area and will be constructed prior

to the last certificate of occupancy within PA-46. The open space identified as PA-59 will be developed prior to or concurrent with the 1st certificate of occupancy within PA-45 and PA-46 with landscaping completed prior to the 50% certificate of occupancy of the two planning areas. The neighborhood park identified at PA-60 will be developed prior to the last certificate of occupancy within the residential Planning Areas of PA-45 and PA-46.

E. PLANNING AREA 47

1. Land Development

Planning Area (PA) 47 is generally located in the west and central portion of the Site and is north of 54th Avenue and east of Picadilly Road. The PA consists of mixed-use and associated infrastructure within the 15.6 acres.

Planning Area 47		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	7.0	15.6

It is assumed the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, and the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 47 via local road access point(s) off Picadilly Road and/or a connection to either 52nd Avenue or Tibet Road through the adjacent Planning Areas. In the event PA-47 develops prior to PA-45, PA-46 or PA-48 and a connection to 52nd or Tibet Road is required for a secondary access, the connection can be temporary and for emergency vehicles only provided all emergency access requirements are met. The construction of the east ½ section of Picadilly Road shall occur in accordance with the requirements within the PIFA or in the event a PIFA is not completed, it will be developed by ARTA, or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area drainage will be conveyed from southeast to northwest to the conveyance under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue shall convey developed runoff to Pond 840 and will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within Planning Area 54 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840.

4. Water Improvements

The local roadway culinary water main within the Planning Area will provide two points of connection and associated looping. Aurora Water currently does not allow for connections to existing, large PVC mains and therefore, a connection to the main within Picadilly Road is not anticipated. A minimum of two points of connection to service the Planning Area will occur via the adjacent Planning Areas or should the City of Aurora allow, from the main within Picadilly Road.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-47 will outfall through the adjacent Planning Areas north to the intersection of 56th Avenue and Tibet Road. The sanitary sewer main is to connect to the off-site 12" sanitary sewer main to be extended south by developments north of the Project to the intersection of 56th Avenue and Tibet Road. This off-site sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

Additionally, PA-47 was analyzed for two potential on-site service options, either north through the mixed-use planning areas or east through the planning areas to the main within Tibet Road. Either service option is viable, one will be selected at the time of the development of this PA.

6. Parks and Open Space

The open space and trail within PA-58 will be developed prior to the final certificate of occupancy within PA-47 and PA-48.

F. PLANNING AREA 48

1. Land Development

Planning Area (PA) 48 is generally located in the west and central portion of the Site and is north of 54th Avenue and west of Tibet Road. The PA consists of mixed-use and associated infrastructure within the 22.5 acres.

Planning Area 48		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	7.0	22.5

It is assumed the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, and a portion of 56th Avenue from Picadilly Road to E-470. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 48 via local road access point(s) off Picadilly Road and connection to 52nd Avenue through the adjacent Planning Areas, in the event the adjacent planning areas develop prior. The western ½ section of Tibet Road will be developed along the eastern boundary of the Planning Area and shall either connect to 56th Avenue to the north or to 52nd Avenue to the south if a secondary point of connection is not already established via an adjacent planning area. The construction of the east ½ section of Picadilly Road shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA, or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area drainage is split between the Blue Grama Draw and Tributary T major basins and therefore, will be conveyed both north and south. The portion of the Planning Area draining south, as part of the Tributary T major basin, will be conveyed to the drainage improvements within the open space of PA-59, under 52nd Avenue via the existing box culvert, and ultimately to Regional Pond 8503-C within the Green Valley Ranch East subdivision.

The portion of the Planning Area draining north through Blue Grama Draw will be conveyed north under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue will convey developed runoff to Pond 840 and will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within Planning Area 54 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840.

4. Water Improvements

The local roadway culinary water main within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 52nd Avenue, 56th Avenue, Tibet Road, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-48 will outfall through the adjacent Planning Areas north to the intersection of 56th Avenue and Tibet Road. The sanitary sewer main is to connect to the off-site 12" sanitary sewer main to be extended south by developments north of the Project to the intersection of 56th Avenue and Tibet Road. This off-site sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

Additionally, PA-48 was analyzed for two potential on-site service options, either north through the mixed-use planning areas or east to the main within Tibet Road. Either service option is viable, one will be selected at the time of the development of this PA.

6. Parks and Open Space

The open space and trail within PA-58 will be developed prior to the final certificate of occupancy within PA-47 and PA-48.

G. PLANNING AREA 49

1. Land Development

Planning Area (PA) 49 is generally located in the east central portion of the Site and is north of the Windler Development and east of Tibet Road. The PA consists of mixed-use development and associated infrastructure within the 19.7 acres.

Planning Area 49		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	10.0	19.7

It is assumed the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, a portion of 56th Avenue from Picadilly Road to E-470, and the full width of Tibet Road south of 52nd Avenue with the associated 12" culinary water and 10" sanitary sewer mains. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 49. The directly adjacent, eastern

½ section of Tibet Road will be developed along the Planning Area boundary north of 52nd Avenue. PA-49 will develop the full width of the Main Street section within the Planning Area boundary

3. Drainage Improvements

The Planning Area drainage will be conveyed from northeast to southwest to the intersection of 52nd Avenue and Tibet Road and will be conveyed via storm sewer within Tibet Road and conveyed through Green Valley Ranch East Planning Area PA-2 for discharge into the storm system network within that development. At the time of this report, Green Valley Ranch East PA-2 was not being processed and therefore, specifics of this conveyance were not known. However, the conveyance obligation was identified within the Green Valley Ranch East Amendment 1 Master Drainage Report. It is understood the designs for Tibet Road Phase 3 incorporate a stub connection to accommodate the drainage generated from this Planning Area. All water quality and detention for this PA will occur downstream and off-site within the existing regional facilities within Green Valley Ranch East.

4. Water Improvements

The culinary water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the main within Tibet Road directly west of the Planning Area, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

Approximately 35% of the sanitary sewer main within PA-49 will outfall to the existing 10" sanitary main extended to the 52nd Avenue and Tibet Road intersection as a portion of the Green Valley Ranch East Amendment 1 development, consistent with the Amendment 1 Master Utility Report. The remaining 65% of the sanitary sewer main within PA-49 will outfall to a main within Tibet Road and flow north to the intersection of 56th Avenue and Tibet Road. A 12" sanitary sewer main is to be extended south by developments north of the project to the intersection of 56th Avenue and Tibet Road. This off-site sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

6. Parks and Open Space

The neighborhood park identified as PA-62 will be developed as part of this Planning Area and will be constructed prior to the last certificate of occupancy within PA-49. The open space/pocket park identified as PA-61 will be developed prior to or concurrent with the 1st certificate of occupancy within PA-49 and PA-50 with landscaping completed prior to the 50% certificate of occupancy of the two mixed-use planning areas.

H. PLANNING AREA 50

1. Land Development

Planning Area (PA) 50 is generally located in the east central portion of the Site, is east of Planning Area 49, and is south of Planning Areas 51 & 52. The PA consists of mixed-use and associated infrastructure within the 57.0 acres.

Planning Area 50		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	10.0	57.0

It is assumed the following existing prior to the development of

Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, a portion of 56th Avenue from Picadilly Road to E-470, and the full width of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective

infrastructure is this Planning

Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 50. The directly adjacent eastern ½ section of Tibet Road will be developed along the boundary of PA-49. The Tibet Road improvements will extend from 52nd Avenue north to 56th Avenue, if not developed, either in whole or in part, by preceding Planning Areas. PA-50 will develop internal movements from Tibet Road bisecting one or more of the following: PA-49, PA-51, PA-52.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the proposed on-site permanent detention pond, Pond PG2, to be situated in PA-51. The runoff generated will be attenuated within PG2 before being conveyed north under 56th Avenue to the off-site, detention pond identified as Pond PG1 located downstream within Possum Gully within the Fulenwider development. It will then outfall through Possum Gully to Second Creek. The piped conveyance under 56th Avenue to convey the attenuated developed runoff from Pond PG1 will be extended to the south side of 56th Avenue prior to or concurrent with this Planning Area. In the event off-site Pond PG1 isn't constructed by others prior to this Planning Area's development, the conveyance from Pond PG2 will outfall into Possum Gully north of the right-of-way boundary of 56th Avenue.

4. Water Improvements

The culinary water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within Tibet Road, Main Street, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-50 will outfall to the north through the mixed-use area PA-52 before flowing west through PA-51 extended to Tibet Road where it will outfall to a main within Tibet Road and flow north to the intersection of 56th Avenue and Tibet Road. The sanitary sewer main is to connect to the off-site 12" sanitary sewer main to be extended south by developments north of the Project to the intersection of 56th Avenue and Tibet Road. This off-site sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

6. Parks and Open Space

The neighborhood park identified as PA-63 will be developed as part of this Planning Area and will be constructed prior to the last certificate of occupancy within PA-50. The open space/pocket park identified as PA-61 will be developed prior to or concurrent with the 1st certificate of occupancy within PA-49 and PA-50 with landscaping completed prior to the 50% certificate of occupancy of the two planning areas. The municipal utility easement identified as PA-64 will be developed prior to the last certificate of occupancy within the mixed-use Planning Areas of PA-50 and PA-52.

I. PLANNING AREA 51

1. Land Development

Planning Area (PA) 51 is generally located in the north central portion of the Site and is southeast of the intersection of Tibet Road and 56th Avenue. The PA consists of mixed-use and associated infrastructure within the 15.3 acres.

Planning Area 51		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)

MIXED-USE	10.0	15.3
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It is assumed the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, a portion of 56th Avenue from Picadilly Road to E-470, and the full width of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 51. PA-51 will develop the east ½ section of Tibet Road directly adjacent to the PA boundary. Direct access points to 56th Avenue may occur, if supported by the Project's Traffic Impact Study. The construction of the south ½ section of 56th Avenue shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA, or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the proposed on-site permanent detention pond, Pond PG2, to be situated in PA-51. The runoff generated will be attenuated within PG2 before being conveyed north under 56th Avenue to the off-site, detention pond identified as Pond PG1 located downstream within Possum Gully within the Fulenwider development. It will then outfall through Possum Gully to Second Creek. The piped conveyance under 56th Avenue to convey the attenuated developed runoff from Pond PG1 will be extended to the south side of 56th Avenue prior to or concurrent with this Planning Area. In the event off-site Pond PG1 isn't constructed by others prior to this Planning Area's development, the conveyance from Pond PG2 will outfall into Possum Gully north of the right-of-way boundary of 56th Avenue.

4. Water Improvements

The culinary water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 56th Ave, Tibet Road, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-51 will outfall to a main within the planning area and will flow from east to west to the intersection of 56th Avenue and Tibet Road. The sanitary sewer main is to connect to the off-site 12" sanitary sewer main to be extended south by developments to the north to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

6. Parks and Open Space

No Parks or Open Space has been identified as required to support this Planning Area.

J. PLANNING AREA 52

1. Land Development

Planning Area (PA) 52 is generally located in the northeast portion of the Site and is south of 56th Avenue and west of E-470. The PA consists of mixed-use and associated infrastructure within the 9.6 acres.

Planning Area 52		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	10.0	9.6

It is assumed that the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, a portion of 56th Avenue from Picadilly Road to E-470, and the full width of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 52. PA-52 will construct an access to 56th Avenue and shall provide for a connection to Main Street at the southwest corner of the planning area. Should PA-52 develop prior to the adjacent planning areas and if determined required by Life Safety, a second access to Tibet Road, if not already existing at the time of the development of the planning area will occur. The construction of the south ½ section of 56th Avenue shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA, or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area is located within the Second Creek Watershed and drainage will be conveyed from south to north to the proposed on-site permanent detention pond, Pond PG2, to be situated in PA-51. The runoff generated will be attenuated within PG2 before being conveyed north under 56th Avenue to the off-site, detention pond identified as Pond PG1 located downstream within Possum Gully within the Fulenwider development. It will then outfall through Possum Gully to Second Creek. The piped conveyance under 56th Avenue to convey the attenuated developed runoff from Pond PG1 will be extended to the south side of 56th Avenue prior to or concurrent with this Planning Area. In the event off-site Pond PG1 isn't constructed by others prior to this Planning Area's development, the conveyance from Pond PG2 will outfall into Possum Gully north of the right-of-way boundary of 56th Avenue.

4. Water Improvements

The culinary water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 56th Avenue, Tibet Road, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-52 will outfall to a main within the planning area and will flow north and west to the intersection of 56th Avenue and Tibet Road. The sanitary sewer main is to connect to the off-site 12" sanitary sewer main to be extended south by developments to the north to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

6. Parks and Open Space

The municipal utility easement identified as PA-64 will be developed prior to the last certificate of occupancy within the mixed-use Planning Areas of PA-50 and PA-52.

K. PLANNING AREA 53

1. Land Development

Planning Area (PA) 53 is generally located in the north central portion of the Site and is southwest of the 56th Avenue and Tibet Road intersection. The PA consists of mixed-use and associated infrastructure within the 19.6 acres.

Planning Area 53		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	10.0	19.6

It is assumed that the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, a portion of 56th Avenue from Picadilly Road to E-470, and the full width of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 53. The west ½ section of Tibet Road will be developed along the directly adjacent boundary of the Planning Area. Access to 56th Avenue from the Planning Area is anticipated so long as they are consistent with the approved TIA and will provide the second access point(s) to the PA. The construction of the south ½ section of 56th Avenue shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA, or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area drainage is split between the Blue Grama Draw and Second Creek watersheds and therefore, will be conveyed both east and west. The portion draining west will be conveyed north under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue will convey developed runoff to Pond 840 and will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by others prior to this Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within Planning Area 54 will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840.

The portion of the Planning Area draining east is within the Second Creek Watershed and drainage will be conveyed from south to north to the proposed on-site permanent detention pond, Pond PG2, to be situated in PA-51. The runoff generated will be attenuated within PG2 before being conveyed north under 56th Avenue to the off-site, detention pond identified as Pond PG1 located downstream within Possum Gully within the Fulenwider development. It will then outfall through Possum Gully to Second Creek. The piped conveyance under 56th Avenue to convey the attenuated developed runoff from Pond PG1 will be extended to the south side of 56th Avenue prior to or concurrent with this Planning Area. In the event off-site Pond PG1 isn't constructed by others prior to this Planning Area's development, the conveyance from Pond PG2 will outfall into Possum Gully north of the right-of-way boundary of 56th Avenue.

4. Water Improvements

The culinary water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within Tibet Road, 56th Avenue, or via the adjacent Planning Areas.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-53 will flow north and east to the intersection of 56th Avenue and Tibet Road. The sanitary sewer is to connect to the off-site 12" sanitary sewer main to be extended south by developments to the north to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

6. Parks and Open Space

The open space and trail within PA-58 along this PA boundary will be developed prior to the first certificate of occupancy within PA-53.

L. PLANNING AREA 54

1. Land Development

Planning Area (PA) 54 is in the northwest portion of the Site and is southwest of the 56th Avenue and Picadilly Road intersection. The PA consists of mixed-use and associated infrastructure within the 13.7 acres.

Planning Area 54		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	10.0	13.7

It is assumed that the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Picadilly Road from 52nd Avenue to 56th Avenue, a portion of 56th Avenue from Picadilly Road to E-470, and the full width of Tibet Road south of 52nd Avenue with the associated 12" water and 10" sanitary sewer mains. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 54. Access to this Planning Area will be via 56th Avenue and Picadilly Road at the locations and movements specified within the approved Traffic Impact Study. The construction of the south ½ section of 56th Avenue and the east ½ section of Picadilly Road shall occur in accordance with the requirements within the PIFA agreement between the Developer and the City of Aurora or in the event a PIFA is not completed, it will be developed by ARTA, or the directly adjacent improvements will be completed with the Planning Area.

3. Drainage Improvements

The Planning Area drainage is located within the Blue Grama Draw major basin and will be conveyed to the northwest corner of the Site. The Planning Area will be conveyed north under 56th Avenue to the off-site, regional detention pond identified as Pond 840 located at the northeast corner of the Picadilly Road and 56th Avenue intersection. The piped conveyance under 56th Avenue to convey developed runoff to Pond 840 will be extended prior to or concurrent with this Planning Area. In the event off-site Pond 840 isn't constructed by others prior to this

Planning Area's development, a temporary detention pond generally located at the southeast corner of the Picadilly Road and 56th Avenue intersection within this Planning Area will be constructed. This temporary pond, if required, will be removed with the development of Regional Pond 840.

4. Water Improvements

The culinary water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 56th Avenue or via the adjacent Planning Areas, or within Picadilly Road if allowed by Aurora Water.

5. Sanitary Sewer Improvements

The sanitary sewer main within PA-54 will flow east to a main within PA-53 and to the intersection of 56th Avenue and Tibet Road. The sanitary sewer is to connect to the off-site 12" sanitary sewer main to be extended by developments to the north and east to the intersection of 56th Avenue and Tibet Road. This sanitary sewer main is anticipated to run north along the Tibet Road alignment and then north and east across E-470, down Possum Gully to the Second Creek Lift station.

Additionally, PA-54 was analyzed for two potential service options for the mixed-use PA-47 to the south. Specifically, PA-47 will either be serviced to the north through PA-54 or east through the planning areas to the sanitary sewer main within Tibet Road. Either service option is viable, one will be selected at the time of the development of this PA.

6. Parks and Open Space

The open space and trail within PA-58 along this PA boundary will be developed prior to the first certificate of occupancy within PA-54.

M. PLANNING AREA 55

1. Land Development

Planning Area (PA) 55 is Brandenburg Parcel south of the main Site and is northeast of the 48th Avenue and Tibet Road intersection. The PA consists of mixed-use and associated infrastructure within the 17.2 acres.

Planning Area 54		
AREA DESCRIPTION	DENSITY (DU/AC)	GROSS LAND AREA (AC)
MIXED-USE	15.0	17.2

It is assumed that the following infrastructure is existing prior to the development of this Planning Area: the full width of 52nd Avenue from Picadilly Road to Tibet Road and the associated 16" water main, the west ½ section of Tibet Road from 52nd Avenue to 48th Avenue and 8" water main stub and 8" sanitary sewer main stub. In the event the assumed infrastructure isn't completed at the time of the development of the PA, the portion of those improvements to service the PA will be completed with the respective Planning Area.

2. Roadway Improvements

The existing roadway improvements will support the development of Planning Area 55. Access to this Planning Area will be via 48th Avenue and Tibet Road at the locations and movements specified within the approved Traffic Impact Study. The construction of the north ½ section of 48th Avenue and the east ½ section of Tibet Road will be developed along the Planning Area boundary.

3. Drainage Improvements

The Planning Area drainage is located within the First Creek Tributary T major basin and will be conveyed to the southwest corner of the Site. The Planning Area will be conveyed under 48th Avenue through Green Valley Ranch East to the off-site, regional detention pond identified as Pond 8503C. The piped conveyance under 48th Avenue to convey developed runoff to Pond 8503C will be extended prior to or concurrent with this Planning Area.

4. Water Improvements

The culinary water mains within the Planning Area will provide two points of connection and associated looping. A minimum of two points of connection to service the Planning Area will occur from the mains within 48th Avenue or Tibet Road.

5. Sanitary Sewer Improvements

The sanitary sewer within PA-55 will flow west to a to a main within Tibet Road and to the intersection of 48th Avenue and Tibet Road.

6. Parks and Open Space

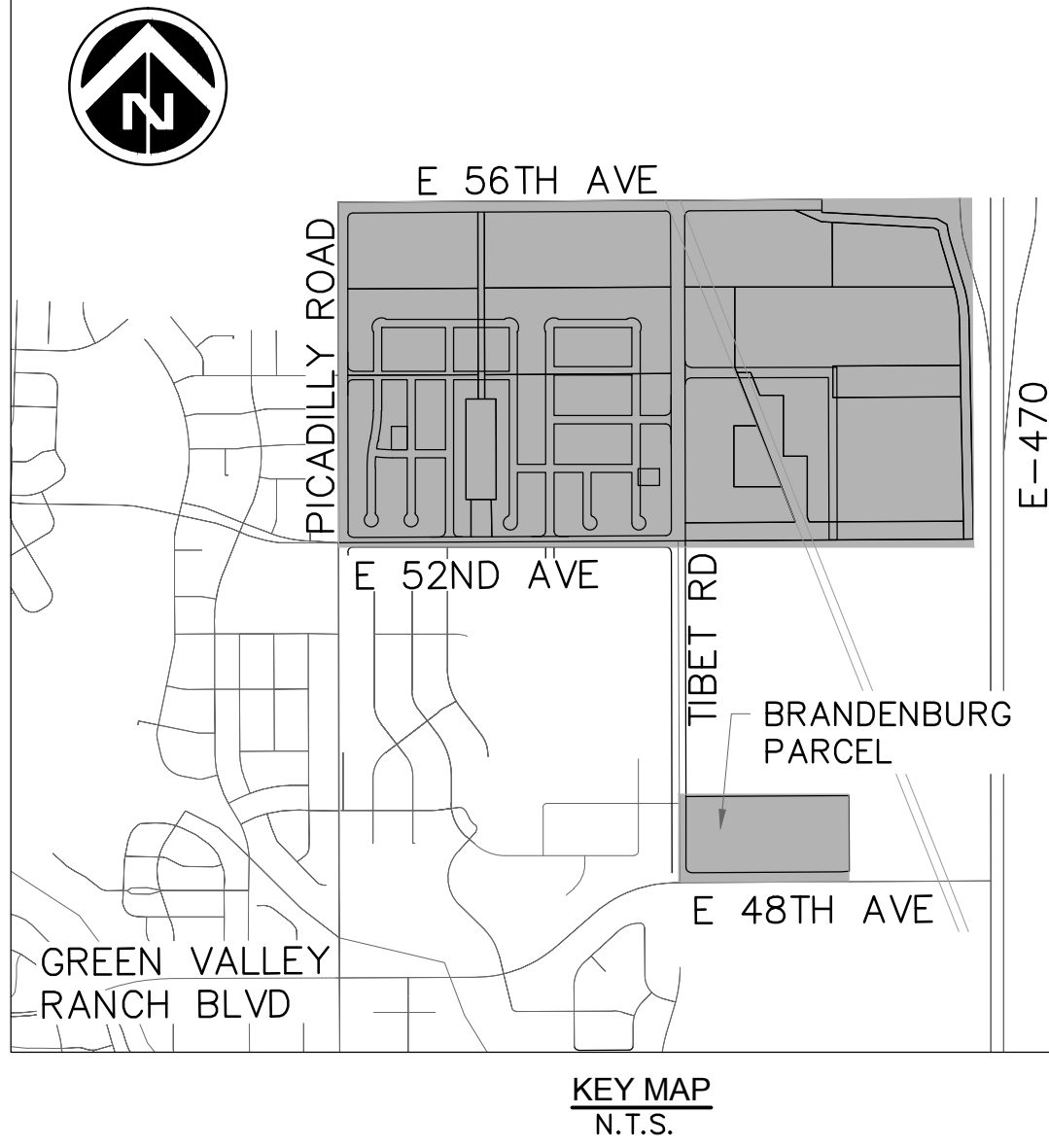
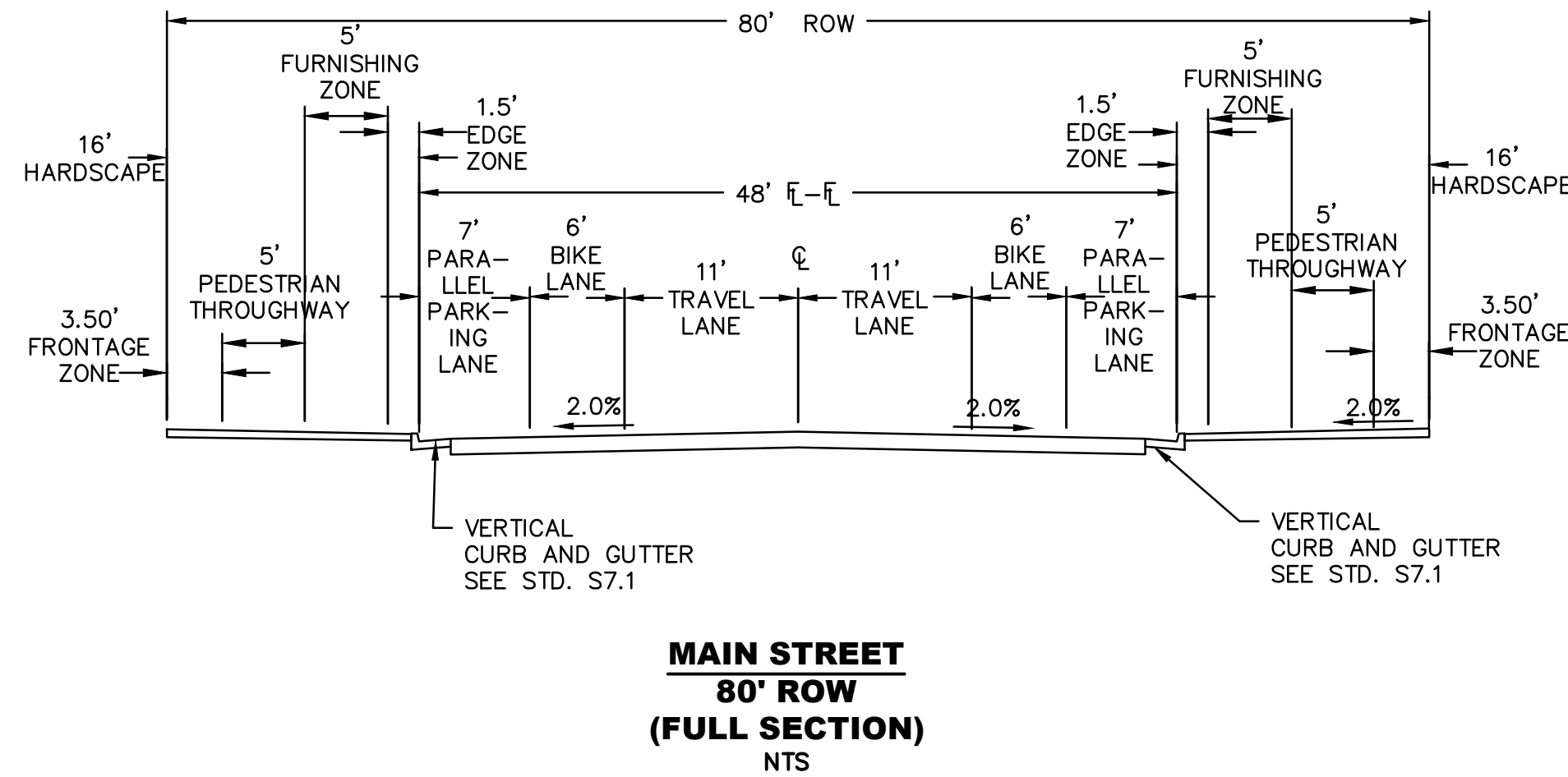
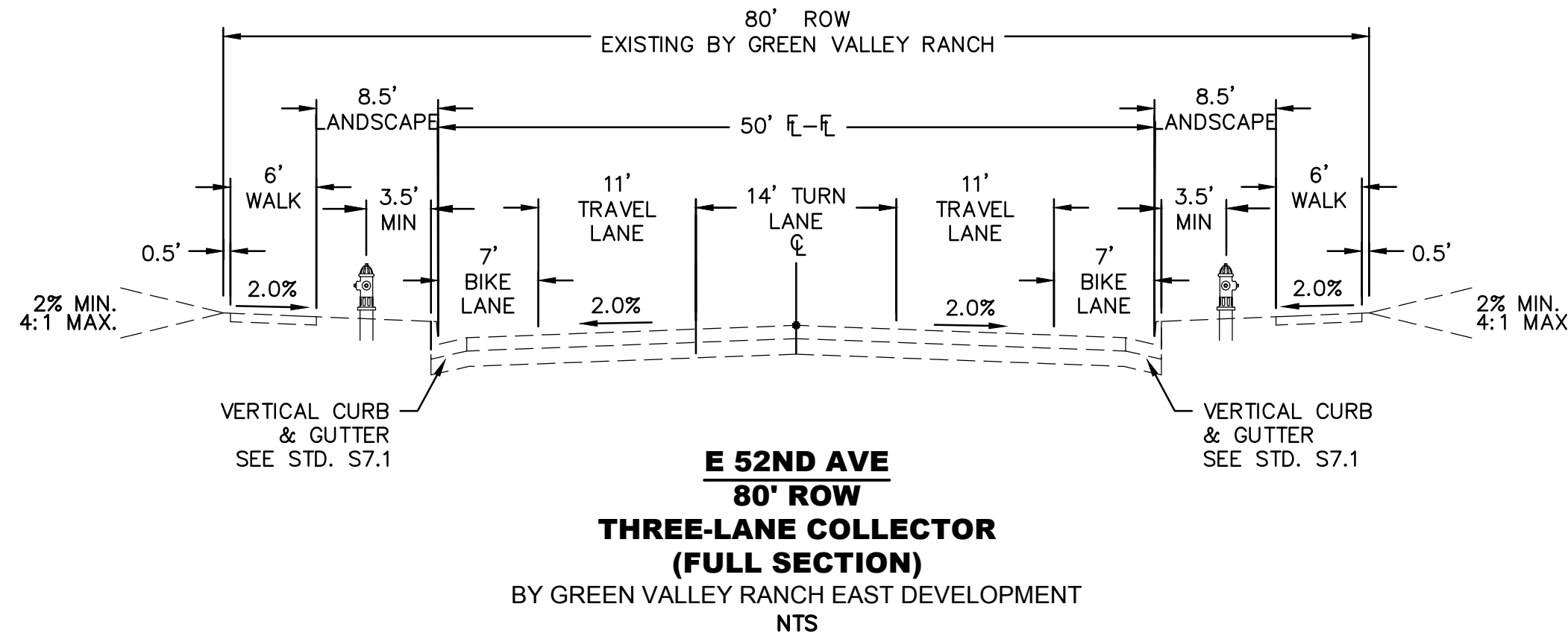
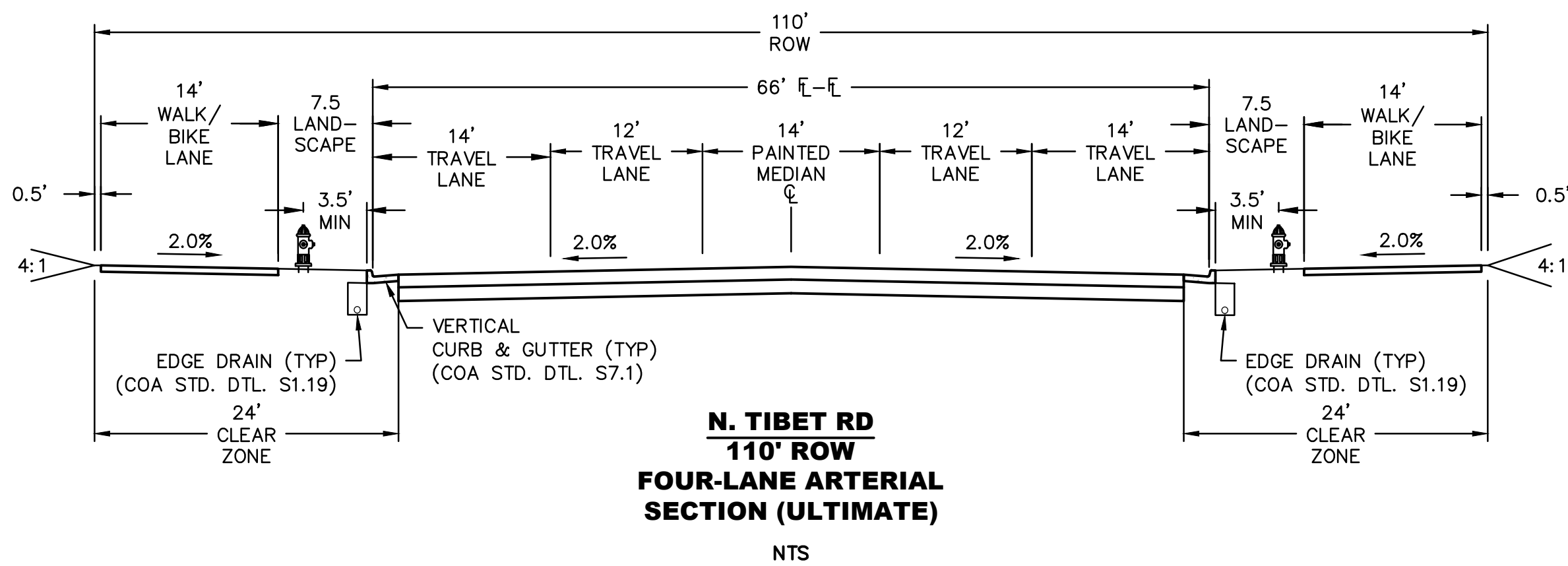
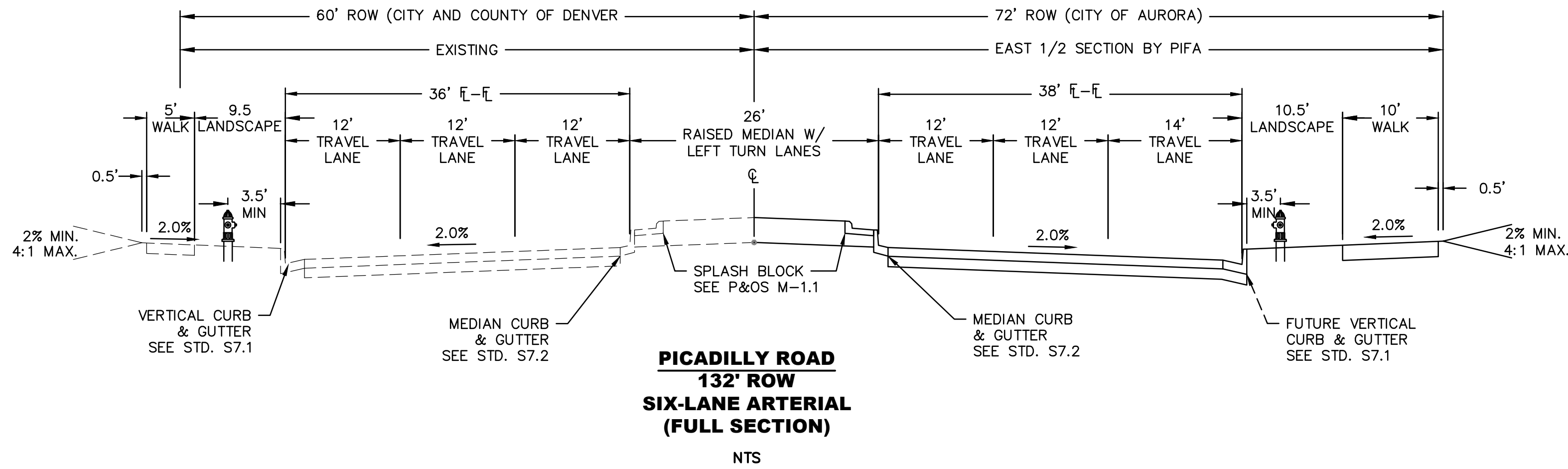
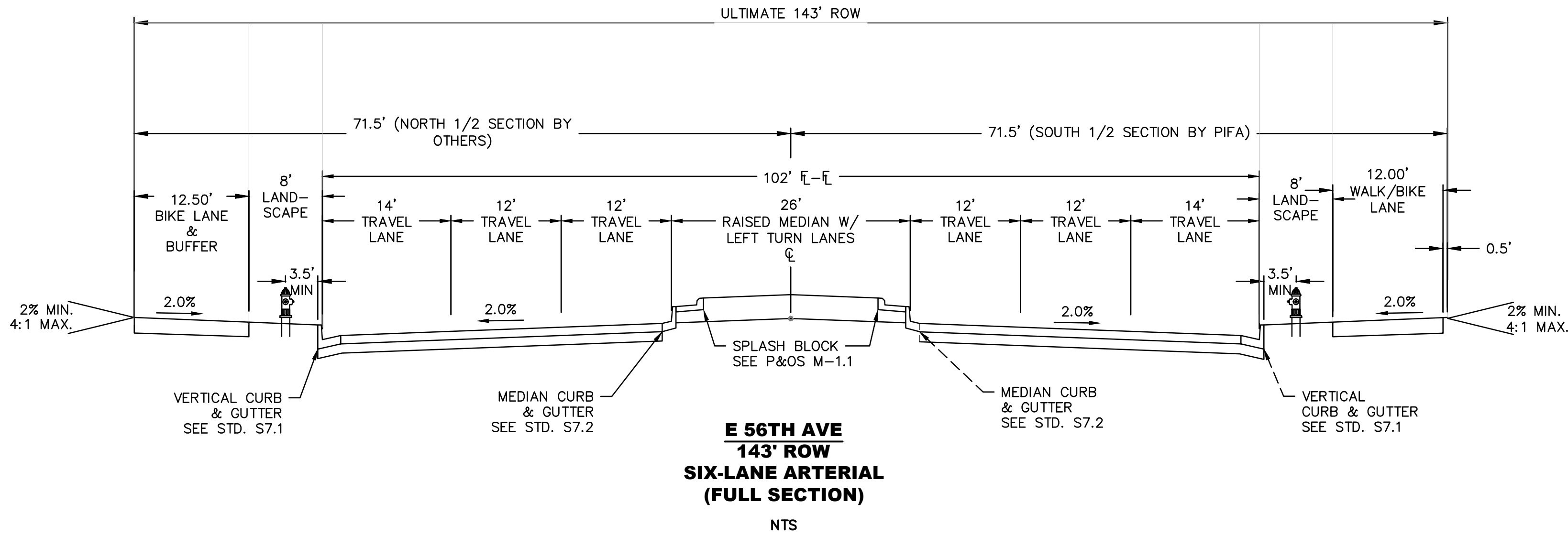
No Parks or Open Space have been identified as required to support this Planning Area.

N. REFERENCES

The following documents, reports, and plans were referenced during the generation of this Public Improvements Plan (PIP).

- 1) *Green Valley Master Plan Amendment 2 Master Plan and support reports, December 2021*
- 2) *Green Valley – Amendment 1 Public Improvement Plan, Revised September 2018, Prepared by: Calibre Engineering, Inc.*
- 3) Windler Master Plan Public Improvements Plan, October 2021, Prepared by: Olsson
- 4) City of Aurora Roadway Design & Construction Specifications, October 2016
- 5) Aurora Water, Water, Sanitary Sewer & Storm Drainage Infrastructure Standards and Specification, September 2019

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**GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN
TYPICAL STREET SECTIONS**

Client Name
OAKWOOD HOMES
18655 GREEN VALLEY
RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

No.	Date	Description
6	10/20/2023	SIXTH SUBMITTAL
5	9/27/2023	FIFTH SUBMITTAL
4	4/12/2023	FOURTH SUBMITTAL
3	12/22/2022	THIRD SUBMITTAL
2	5/24/2022	SECOND SUBMITTAL
1	12/22/2021	FIRST SUBMITTAL

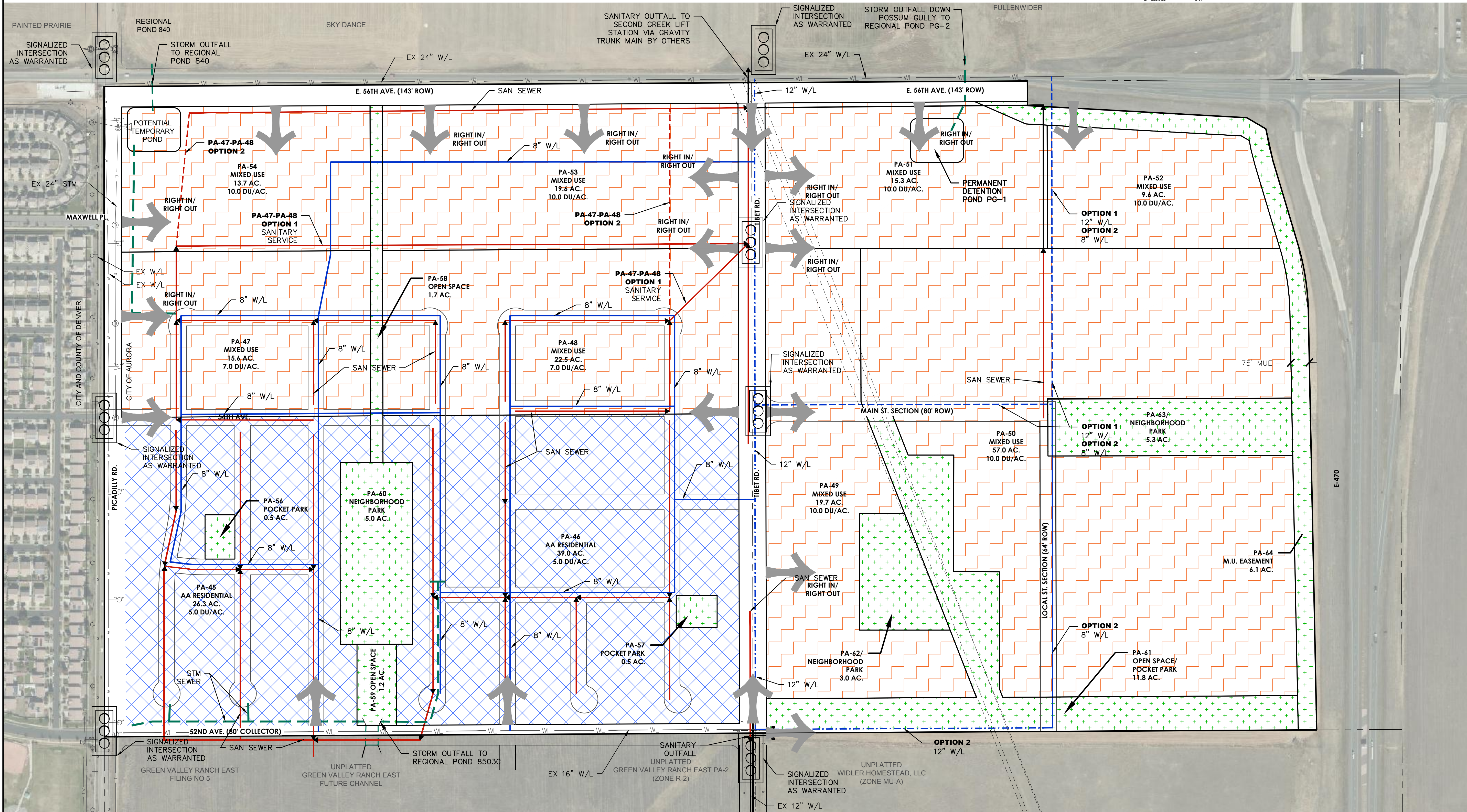
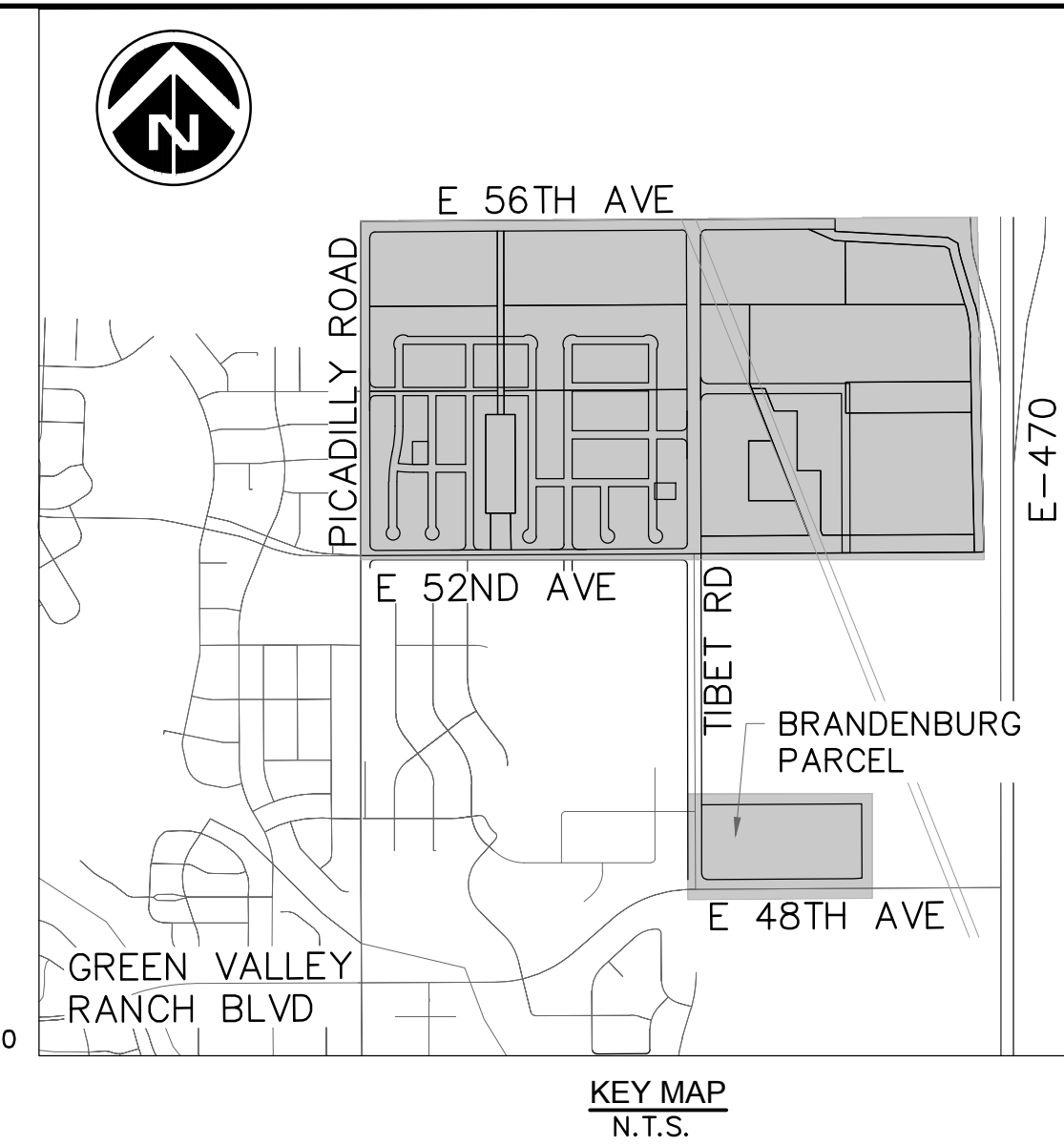
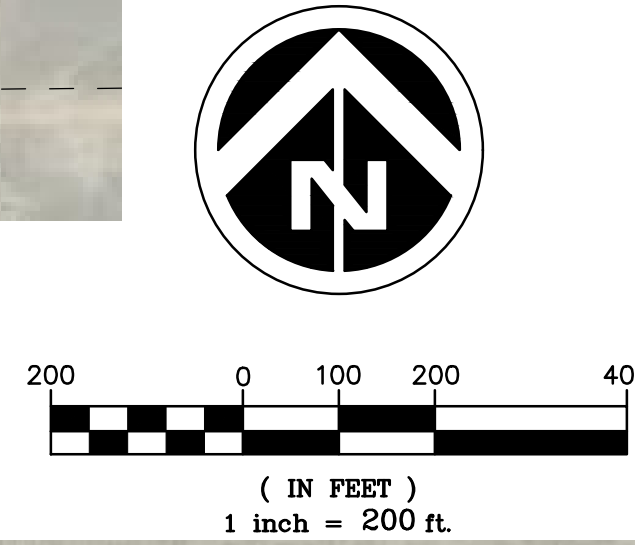
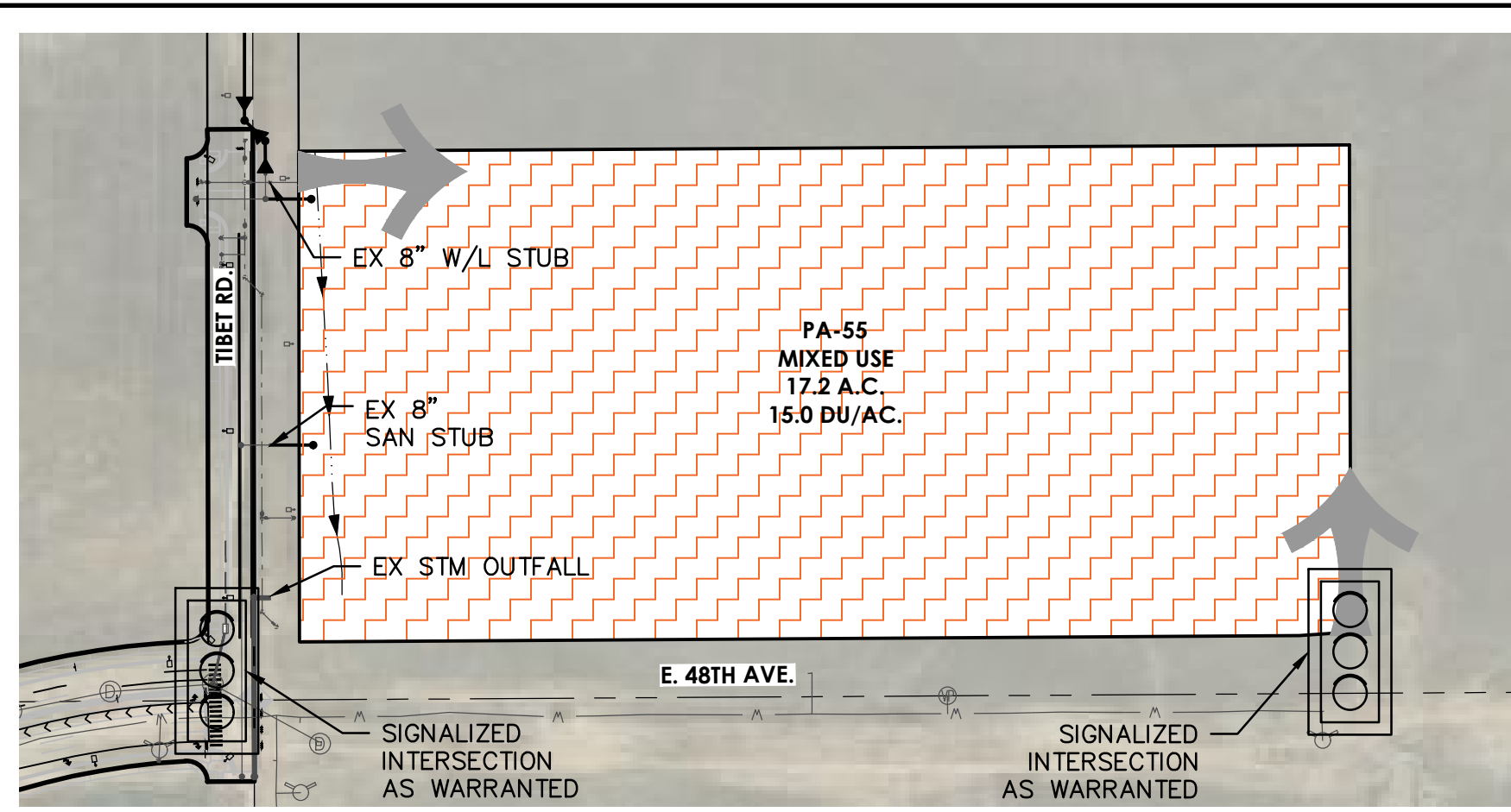
**PRELIMINARY
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CONSTRUCTION**

Project Number:
50145755
Designed By:
JDM
Drawn By:
JTM
Checked By:
JDM
Sheet Number:
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Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Jason D. Margraf, PE
Email: jsmargraf@dewberry.com

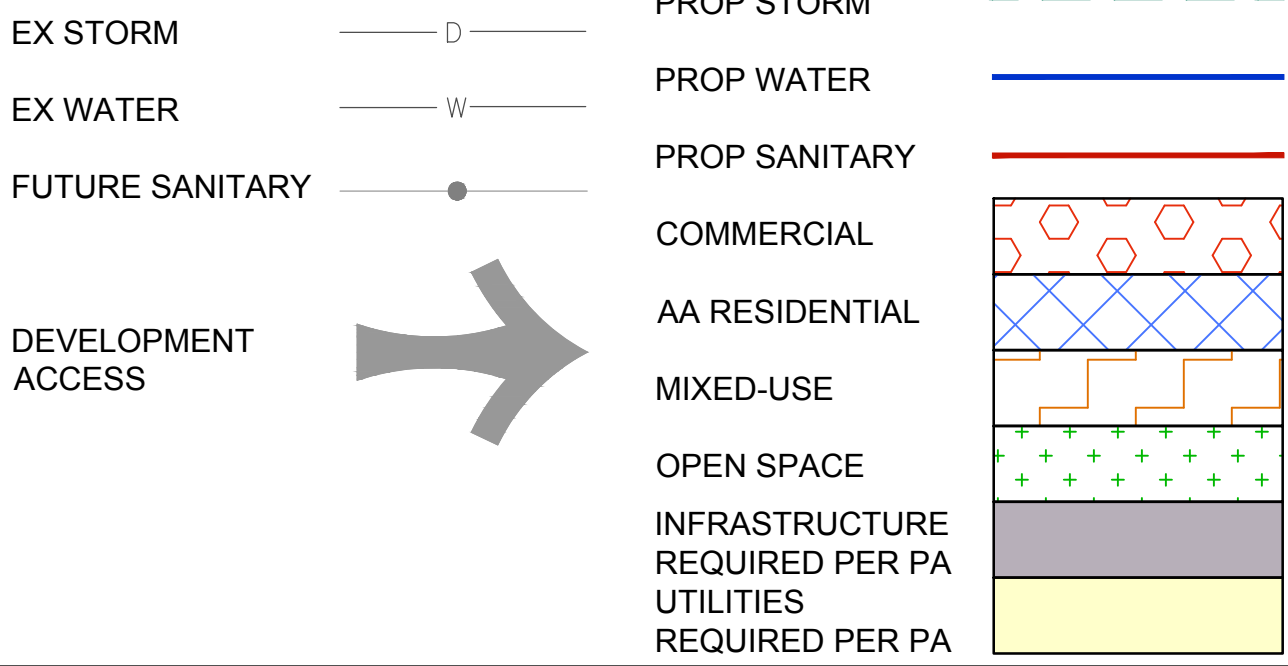
NOTES:

1. ALL ON-SITE ROADWAYS AND UTILITY LOCATIONS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES. SUBSEQUENT SITE PLAN SUBMITTALS WILL DETERMINE THE FINAL PLACEMENT OF INFRASTRUCTURE.
2. PLANNING AREA PHASING WILL OCCUR TO MEET MARKET DEMANDS. PHASING SHALL NOT BE LIMITED, HOWEVER; EACH PHASE SHALL PROVIDE A LOOPED WATER SUPPLY, TWO SEPARATE AND APPROVED POINTS OF ACCESS, SANITARY SERVICE AND ACCOMMODATION FOR DRAINAGE CONVEYANCE TO OFF-SITE REGIONAL ATTENUATION. FURTHERMORE, THE LOOPED WATER SUPPLY AND TWO POINTS OF ACCESS MUST BE ACCOUNTED FOR IN THE OVERALL DEVELOPMENT AND EACH INDIVIDUAL PHASE OF THE PROJECT. AS SUCH, EACH INDIVIDUAL SITE PLAN MUST IDENTIFY PHASING REQUIREMENTS TO INCLUDE ADJACENT INFRASTRUCTURE NEEDS TO MEET MINIMUM WATER SUPPLY AND ACCESS REQUIREMENTS.
3. PICADILLY ROAD AND 56TH AVENUE ARE SUBJECT TO THE PIFA AGREEMENT. TRIGGERS AND FUNDING MECHANISMS FOR THESE TWO ROADWAYS SHALL BE IN ACCORDANCE WITH THE EXECUTED AGREEMENT.
4. NO OFF-SITE INFRASTRUCTURE, BEYOND WHAT IS DEPICTED WITHIN THIS PLAN OR THAT IS ALREADY EXISTING, IS REQUIRED FOR THE DEVELOPMENT OF THE AMENDMENT 2 PLANNING AREAS.
5. DEVELOPMENT ACCESS POINTS DEPICTED HEREIN, ARE CONCEPTUAL AND MAY CHANGE OR INCREASE IN NUMBER TO SERVICE THE DEVELOPMENT, SO LONG AS THE SHIFTED AND/OR INCREASED ACCESS POINTS MEET CITY OF AURORA SPACING REQUIREMENTS AND ARE SUPPORTED BY A TRAFFIC IMPACT ANALYSIS.
6. REFER TO THE MASTER UTILITY REPORT FOR SPECIFICS OF UTILITY OPTIONS PRESENTED HEREIN.



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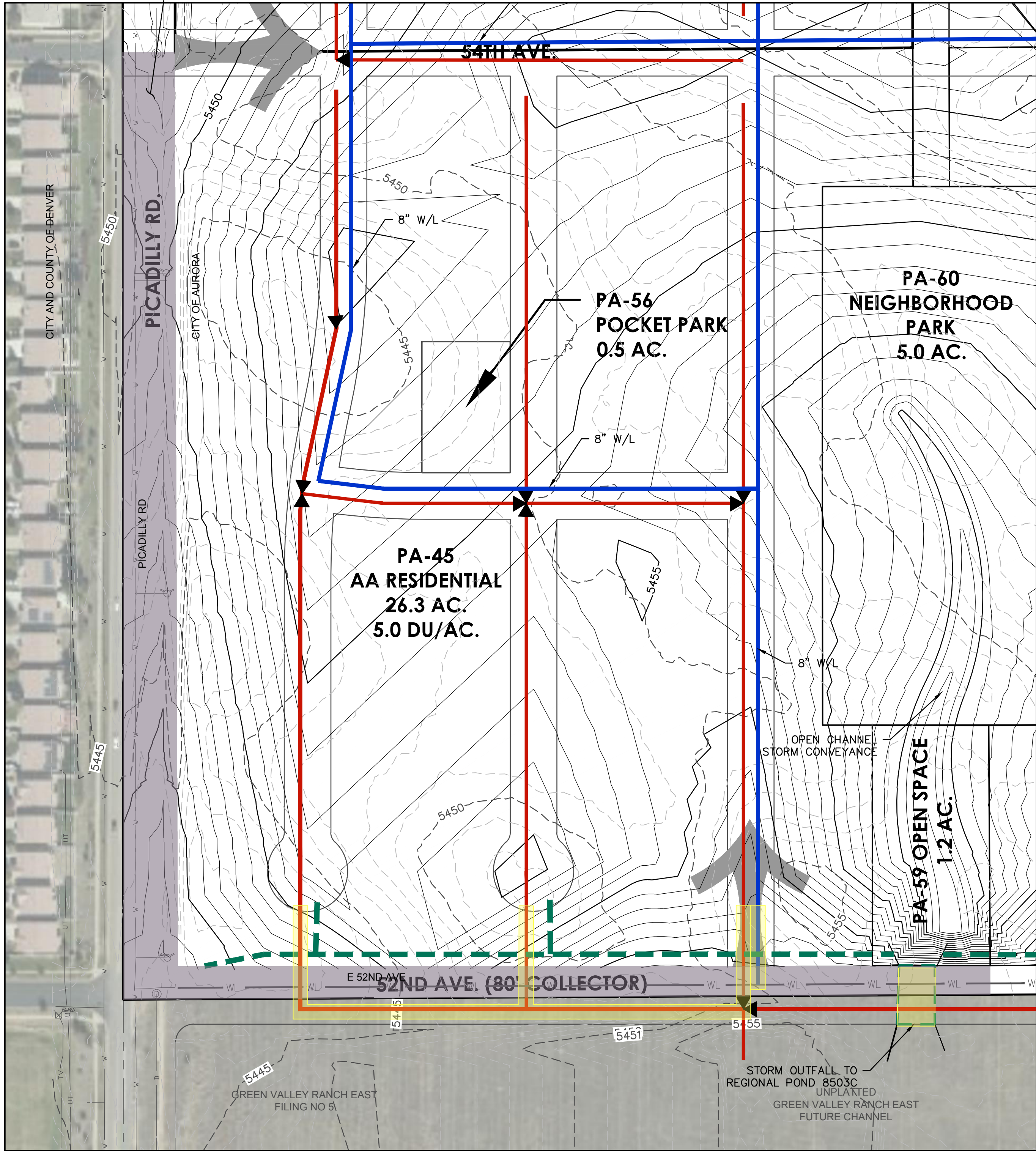
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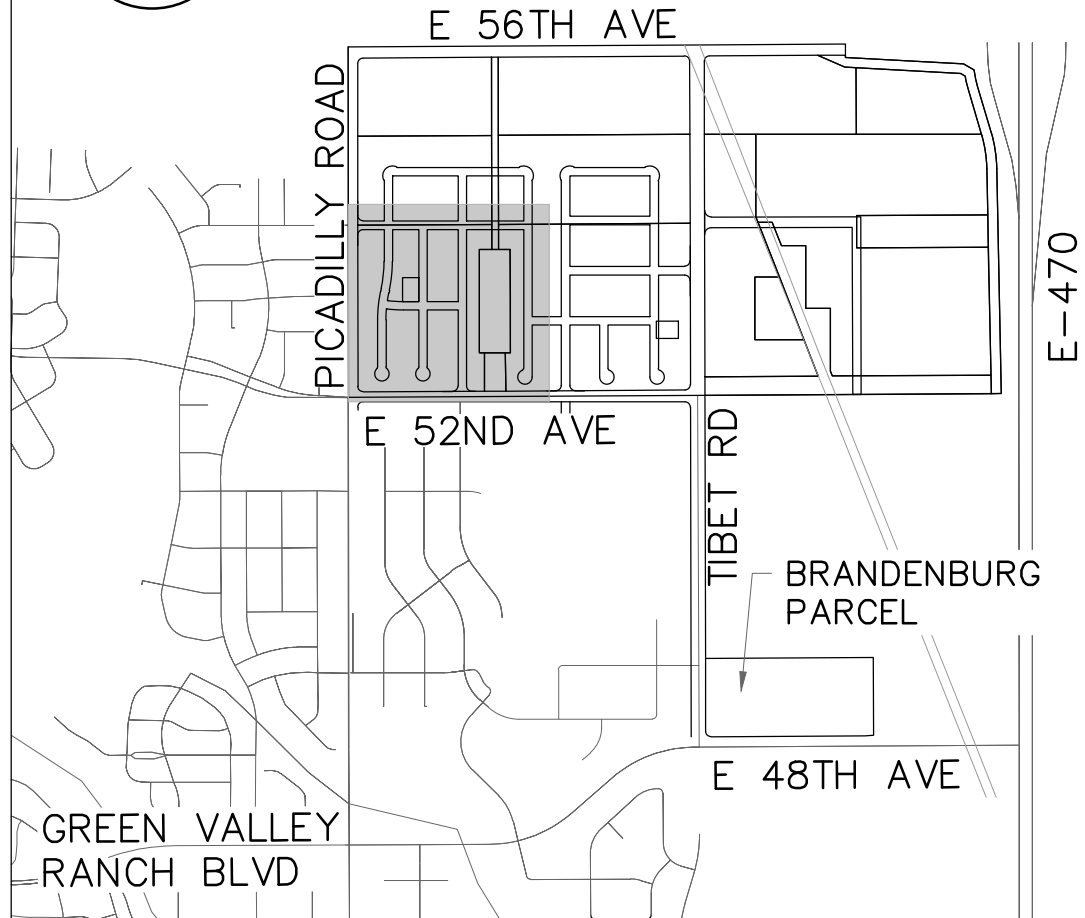
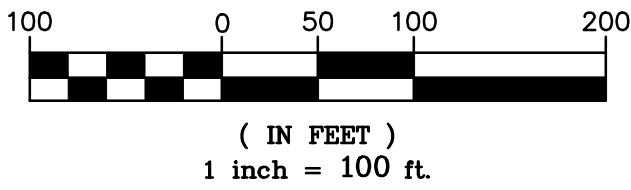
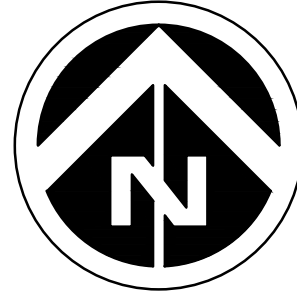
NOTES:

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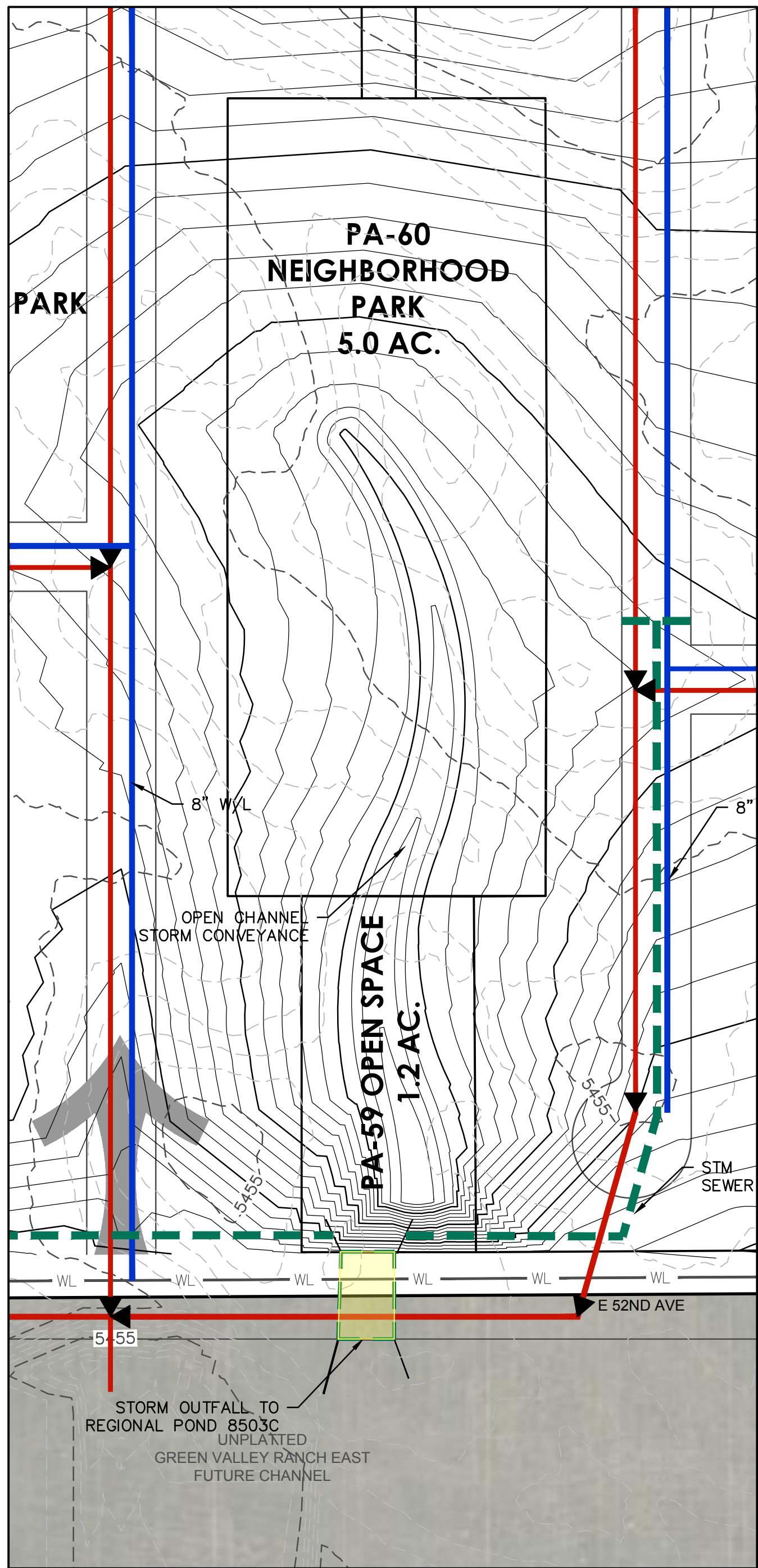
THE EAST 1/2 SECTION OF E PICADILLY RD ALONG THE PA BOUNDARY SHALL OCCUR IN ACCORDANCE WITH THE REQUIREMENTS WITHIN THE PIFA AGREEMENT



PA-45
AA RESIDENTIAL
SCALE 1"=100'



KEY MAP
N.T.S.



PA-59 & PA-60
OPEN SPACE & NEIGHBORHOOD PARK
SCALE 1"=100'

No.	Date	Description
6	10/20/2023	SIXTH SUBMITTAL
5	9/27/2023	FIFTH SUBMITTAL
4	4/12/2023	FORTH SUBMITTAL
3	12/22/2022	THIRD SUBMITTAL
2	5/24/2022	SECOND SUBMITTAL
1	12/22/2021	FIRST SUBMITTAL

DOCUMENT AMENDMENTS

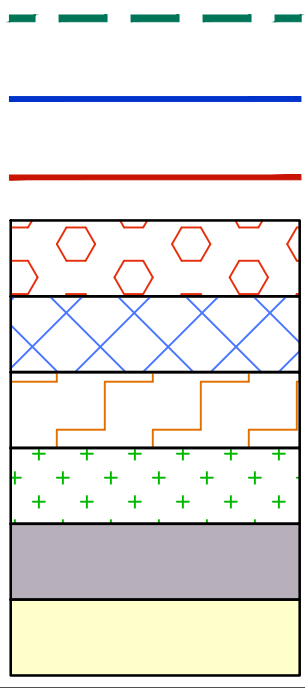
PRELIMINARY
NOT FOR
CONSTRUCTION

J:\DEWBERRY\OAKWOOD HOMES\310 PARCEL\PLAN SETS\PIP\4 PLANNING AREA DETAILS.DWG 1/31/2024 4:32 PM ROME, CONNER

LEGEND

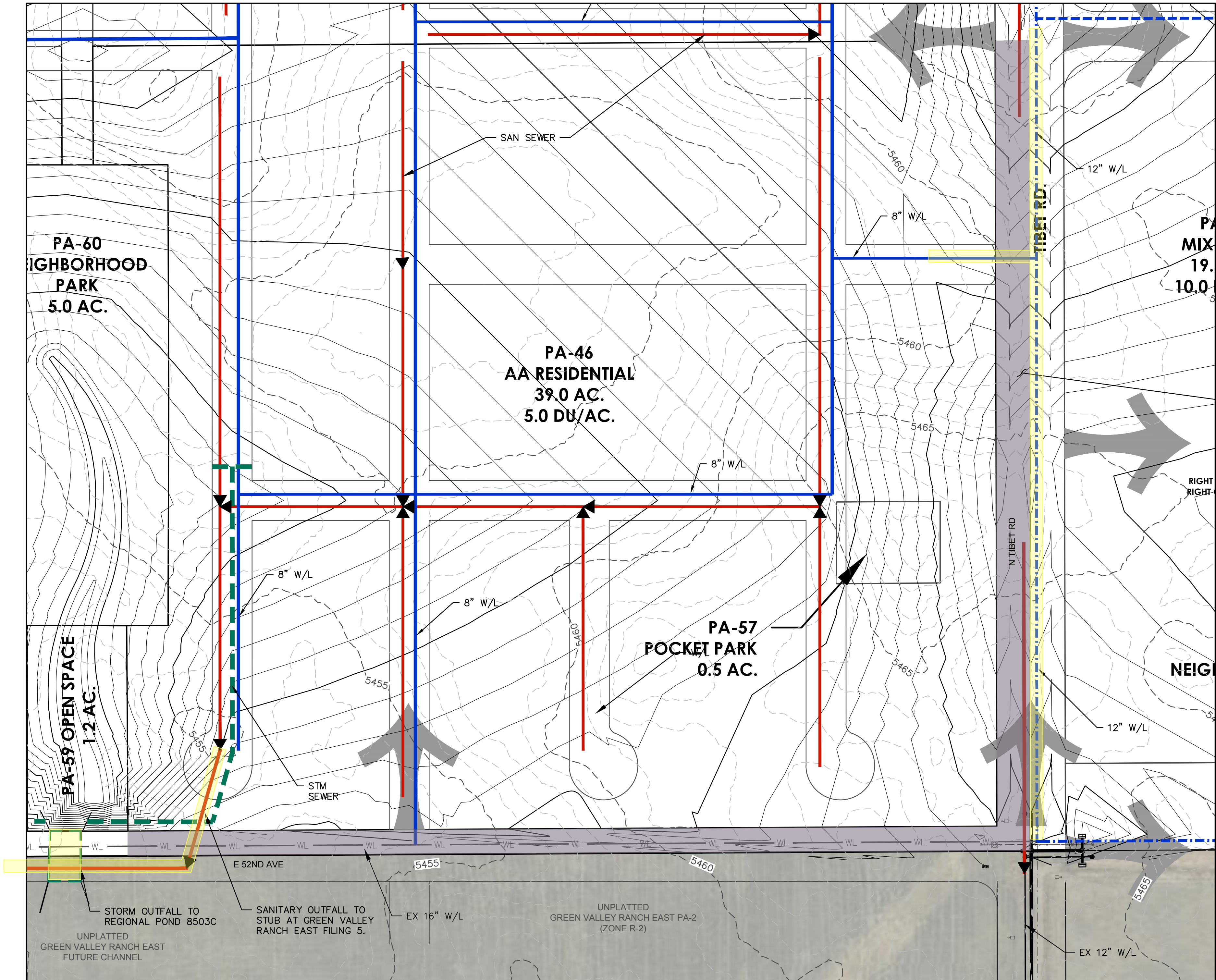
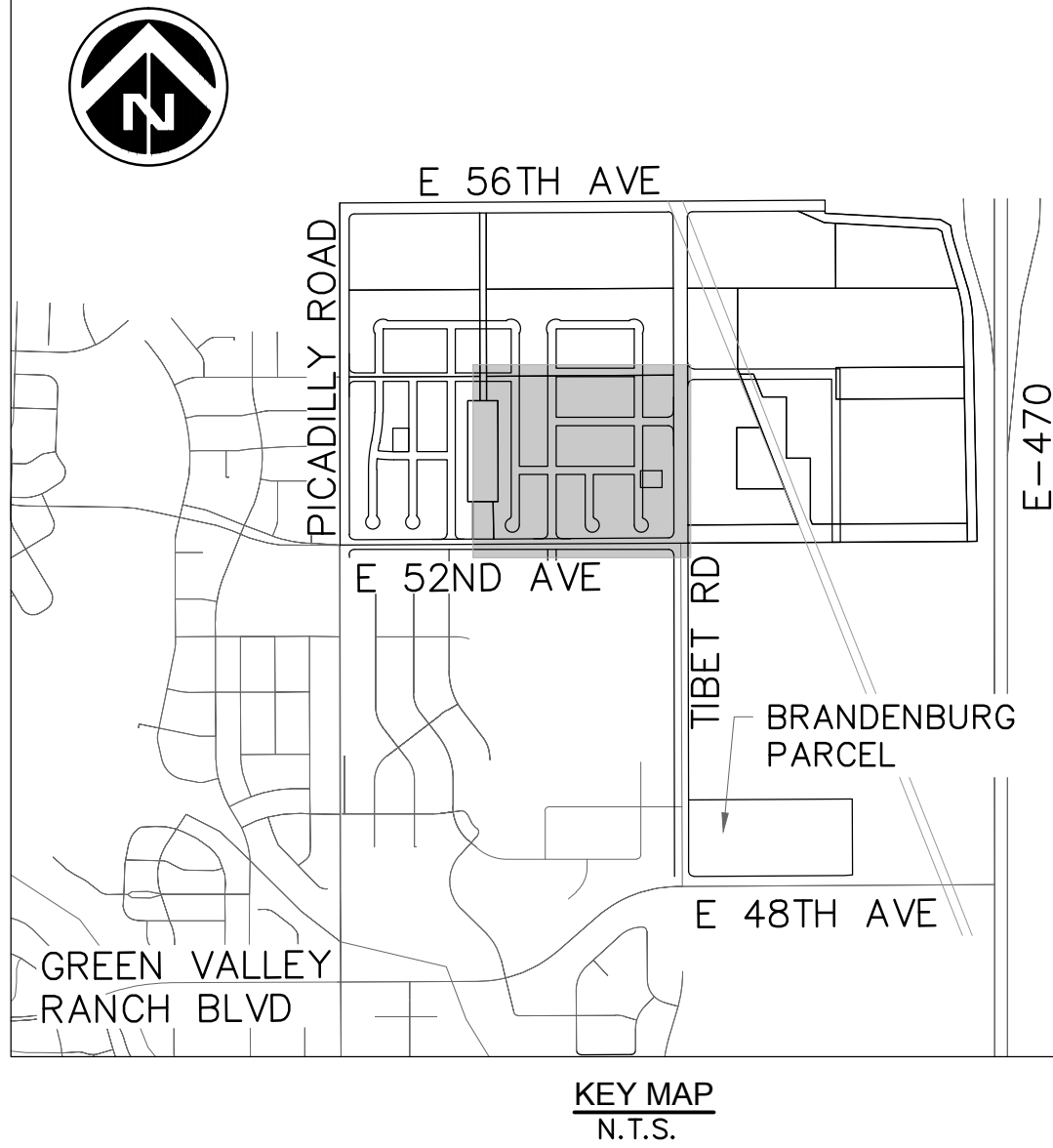
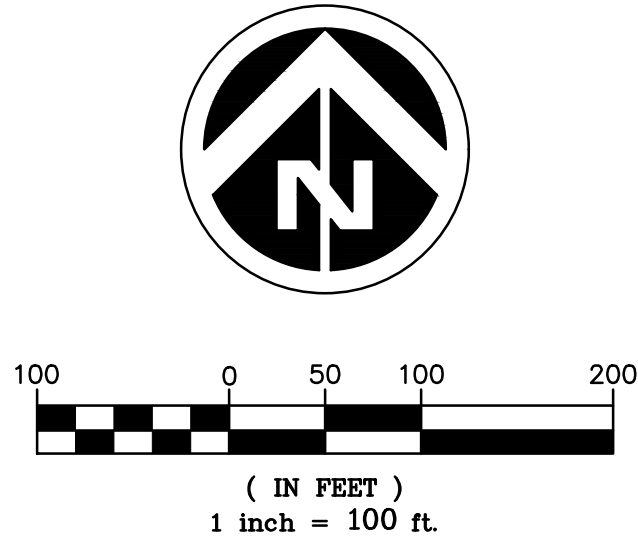
EX STORM — D —
EX WATER — W —
FUTURE SANITARY — ● —
DEVELOPMENT ACCESS →

PROP STORM — — — — —
PROP WATER — — — — —
PROP SANITARY — — — — —
COMMERCIAL
AA RESIDENTIAL
MIXED-USE
OPEN SPACE
INFRASTRUCTURE REQUIRED PER PA
UTILITIES REQUIRED PER PA



NOTES:

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PA-46
AA RESIDENTIAL
SCALE 1"=100'

GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN
PLANNING AREA DETAILS

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OAKWOOD HOMES
18655 GREEN VALLEY
RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

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1	12/22/2021	FIRST SUBMITTAL

PRELIMINARY
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CONSTRUCTION

Project Number:
50145755
Designed By:
JDM
Checked By:
JDM
Sheet Number:
4

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Jason D. Margraf, PE
Email: jsmargraf@dewberry.com

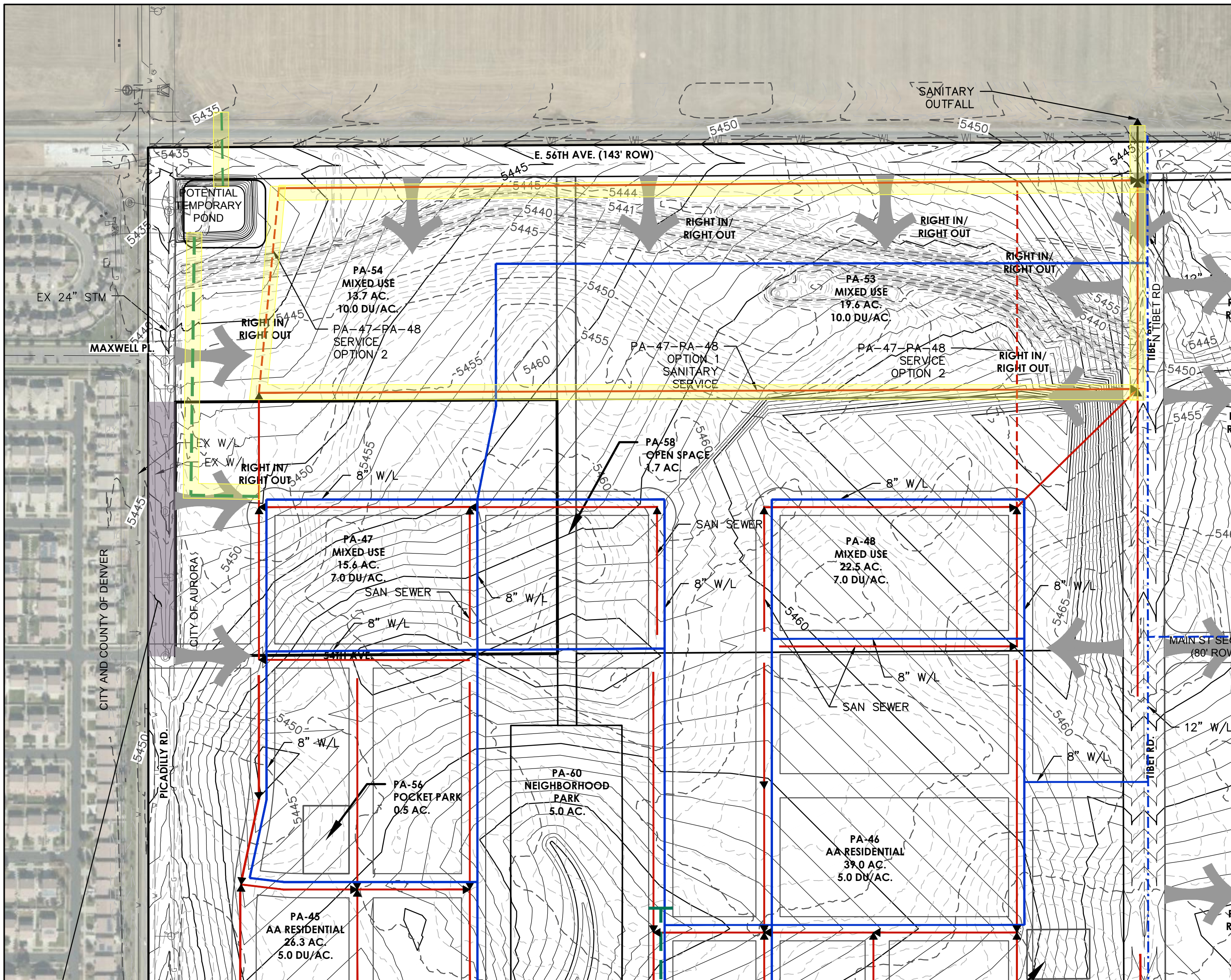
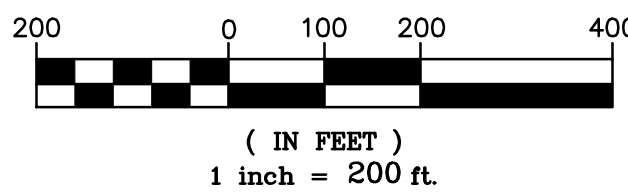
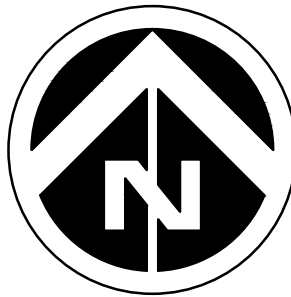
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LEGEND

EX STORM	D	PROP STORM	---
EX WATER	W	PROP WATER	---
FUTURE SANITARY	●	PROP SANITARY	---
DEVELOPMENT ACCESS	➔	COMMERCIAL	
		AA RESIDENTIAL	
		MIXED-USE	
		OPEN SPACE	
		INFRASTRUCTURE REQUIRED PER PA UTILITIES	
		REQUIRED PER PA	

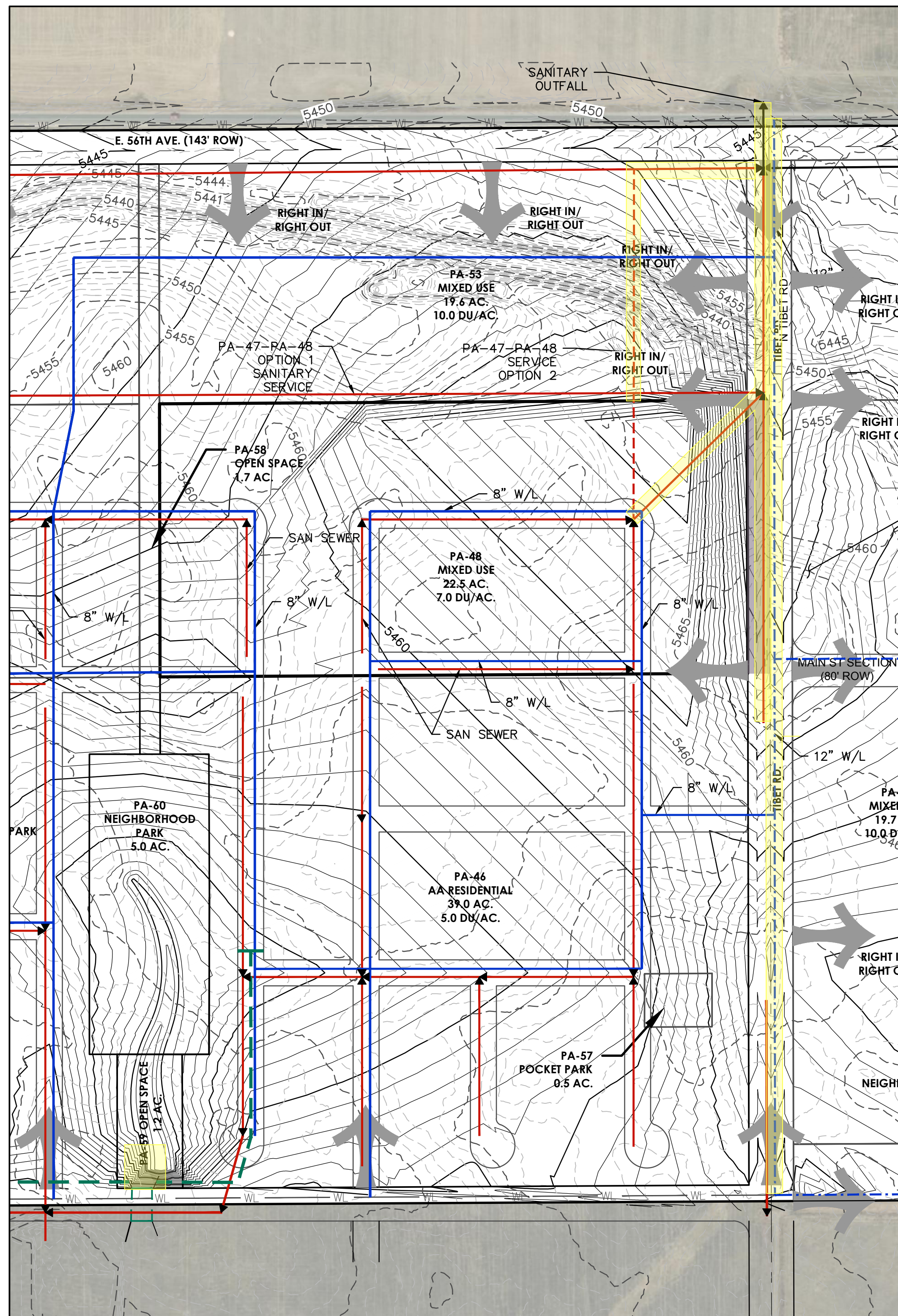
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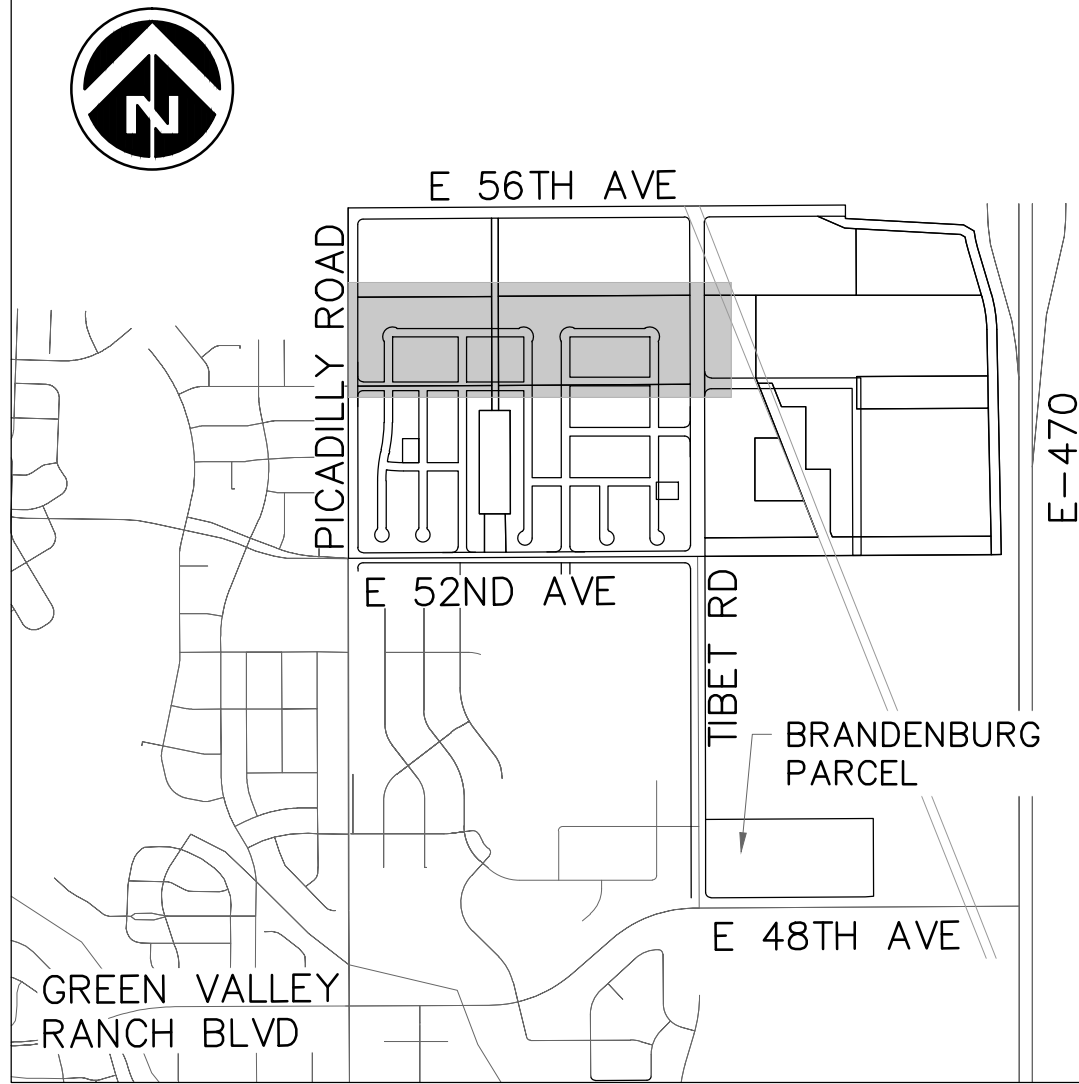


THE EAST 1/2 SECTION OF PICADILLY RD ALONG THE PA BOUNDARY SHALL OCCUR IN ACCORDANCE WITH THE REQUIREMENTS WITHIN THE PIFA AGREEMENT

PA-47
MIXED-USE
SCALE 1"=200'



PA-48
MIXED-USE
SCALE 1"=200'



KEY MAP
N.T.S.

THE WEST 1/2 SECTION OF TIBET RD ALONG THE PA BOUNDARY

GREEN VALLEY MASTER PLAN AMENDMENT 2 PUBLIC IMPROVEMENT PLAN

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OAKWOOD HOMES
18655 GREEN VALLEY
RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

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PRELIMINARY
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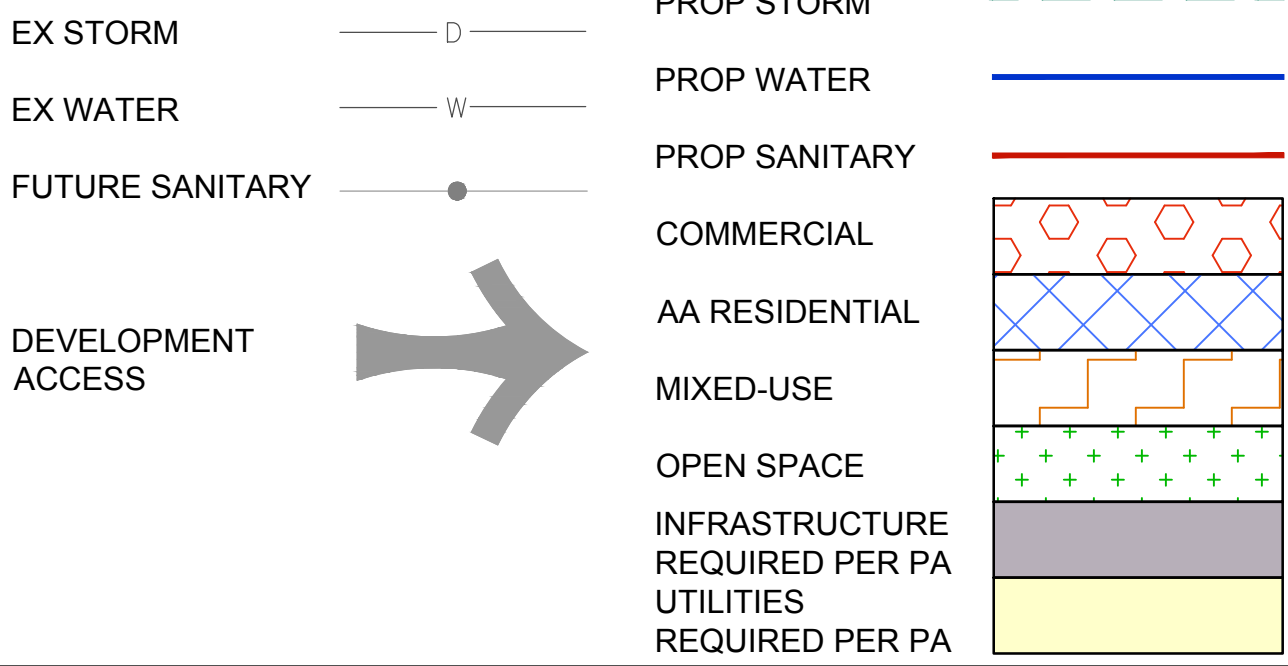
Project Number:
50145755
Designed By:
JDM
Checked By:
JDM
Sheet Number:
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Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Jason D. Margraf, PE
Email: jsmargraf@dewberry.com

PLANNING AREA DETAILS

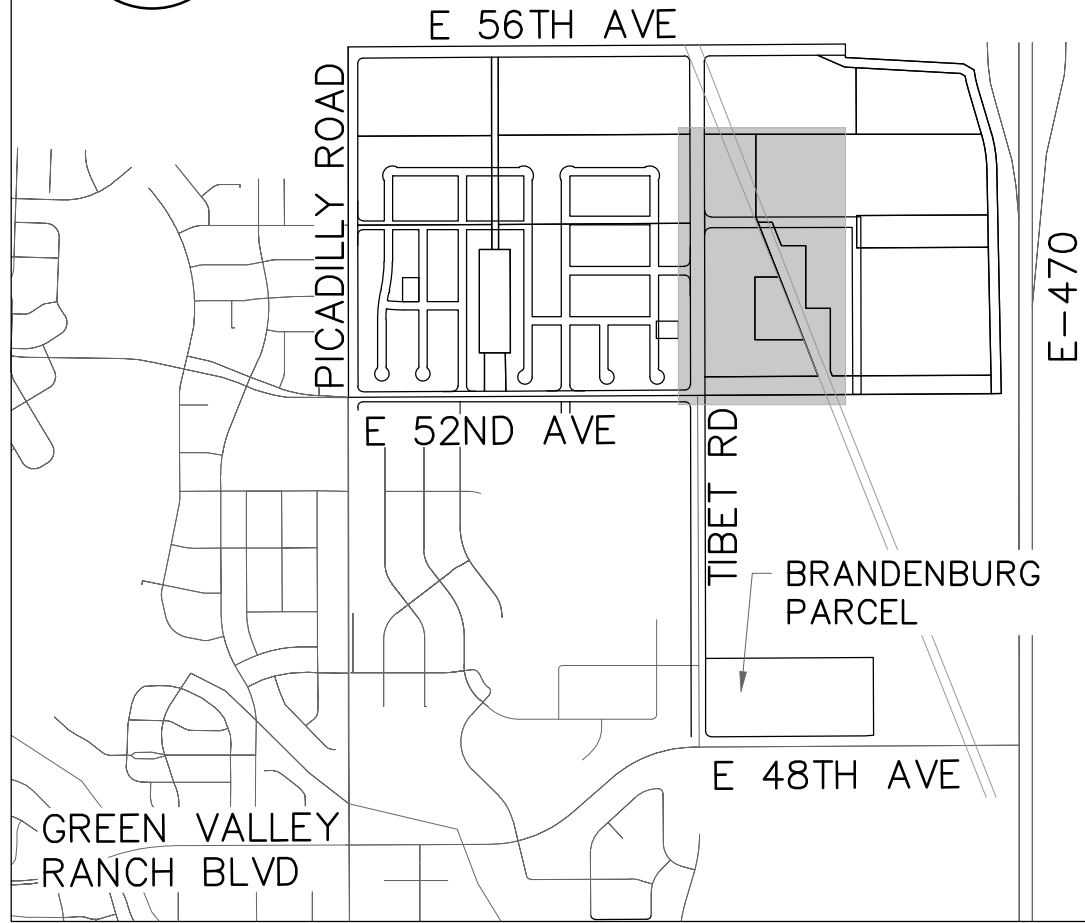
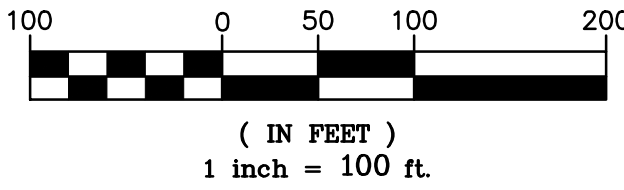
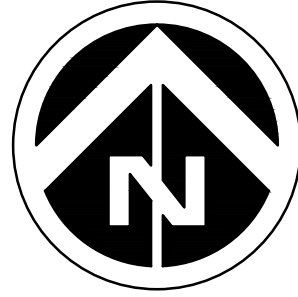
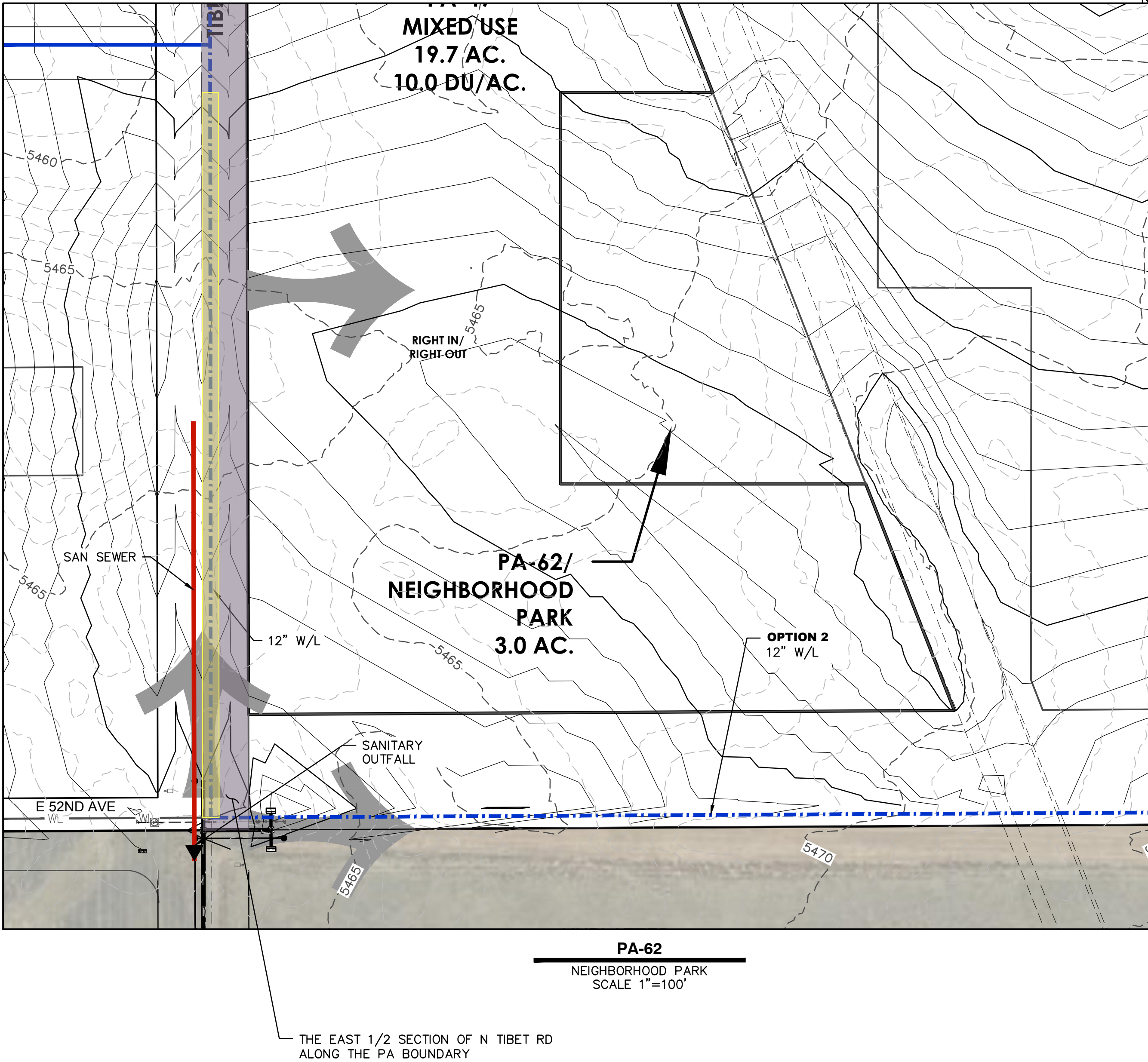
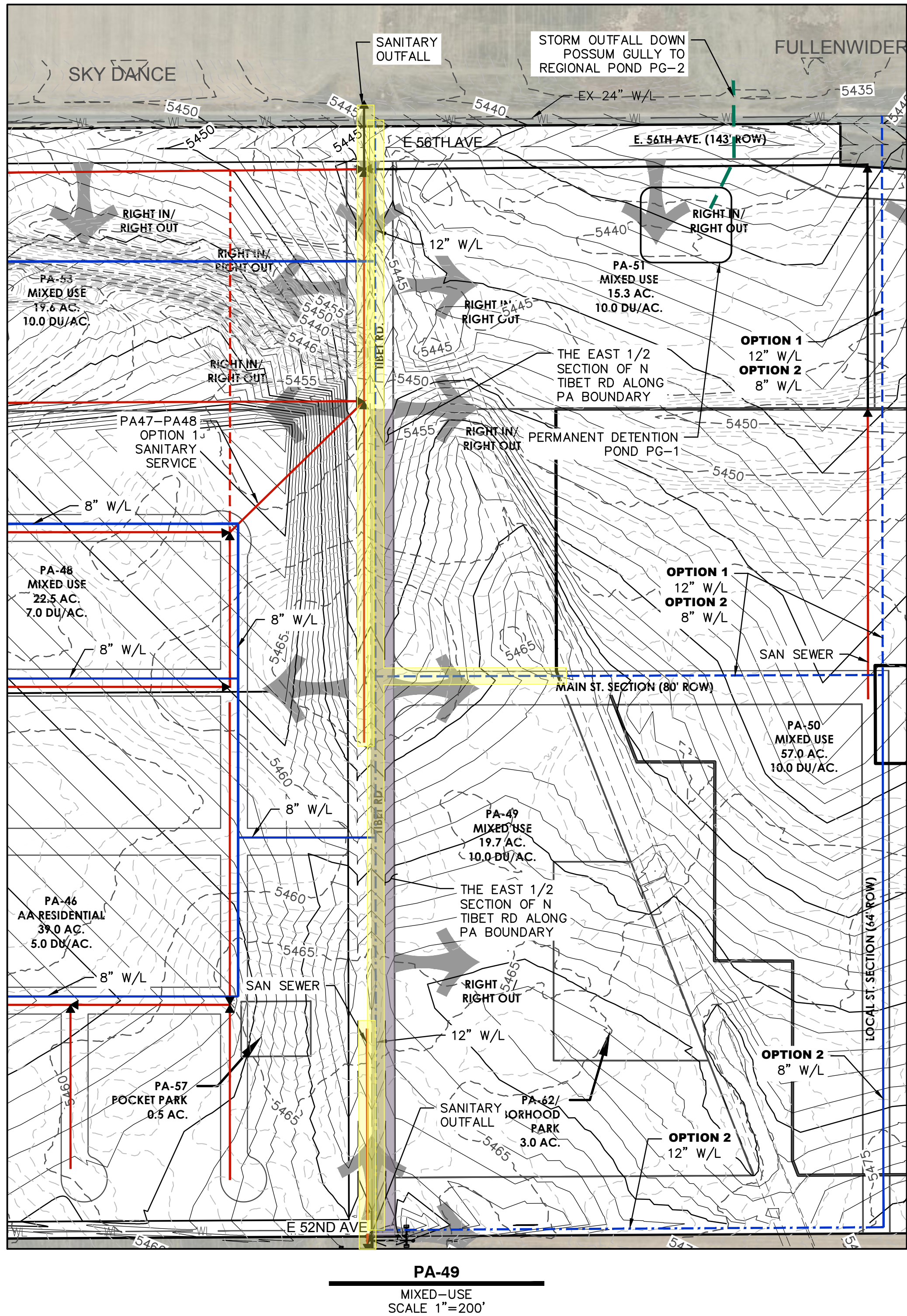
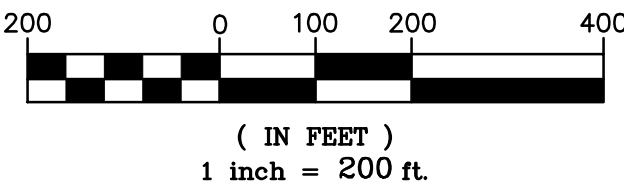
U:\DEWBERRY\OAKWOOD HOMES\310 PARCEL\PLAN SETS\PIP\6 PLANNING AREA DETAILS.DWG 1/31/2024 4:34 PM ROME, CONNER

LEGEND



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KEY MAP
N.T.S.

GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN

Client Name
OAKWOOD HOMES
18655 GREEN VALLEY RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

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PRELIMINARY
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Project Number:
50145755
Designed By:
JDM
Checked By:
JDM
Sheet Number:
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Dewberry
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8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
Contact: Jason D. Margraf, PE
Email: jsmargraf@dewberry.com

PLANNING AREA DETAILS

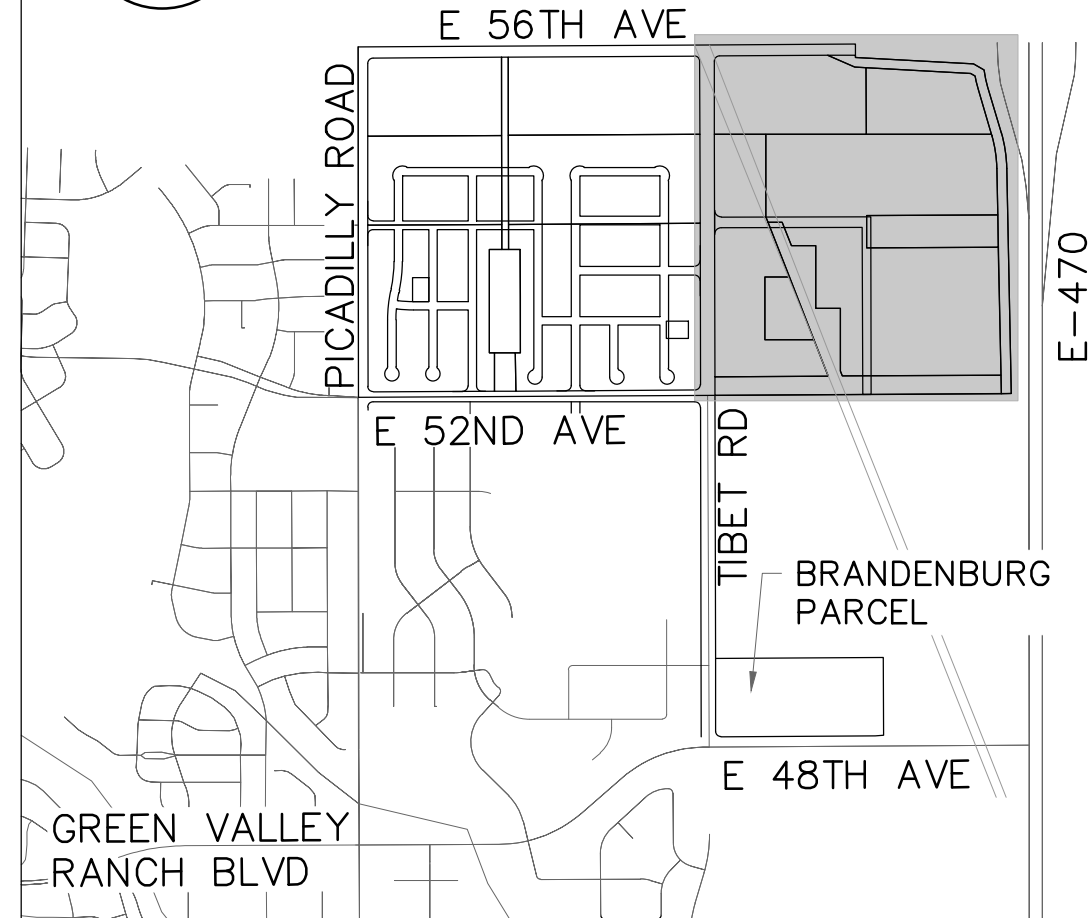
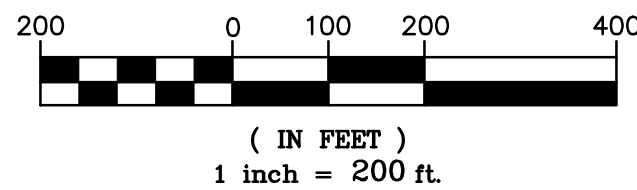
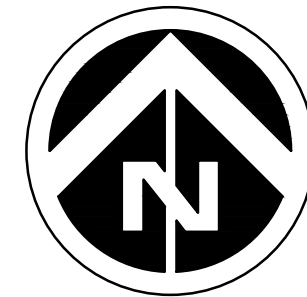
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LEGEND

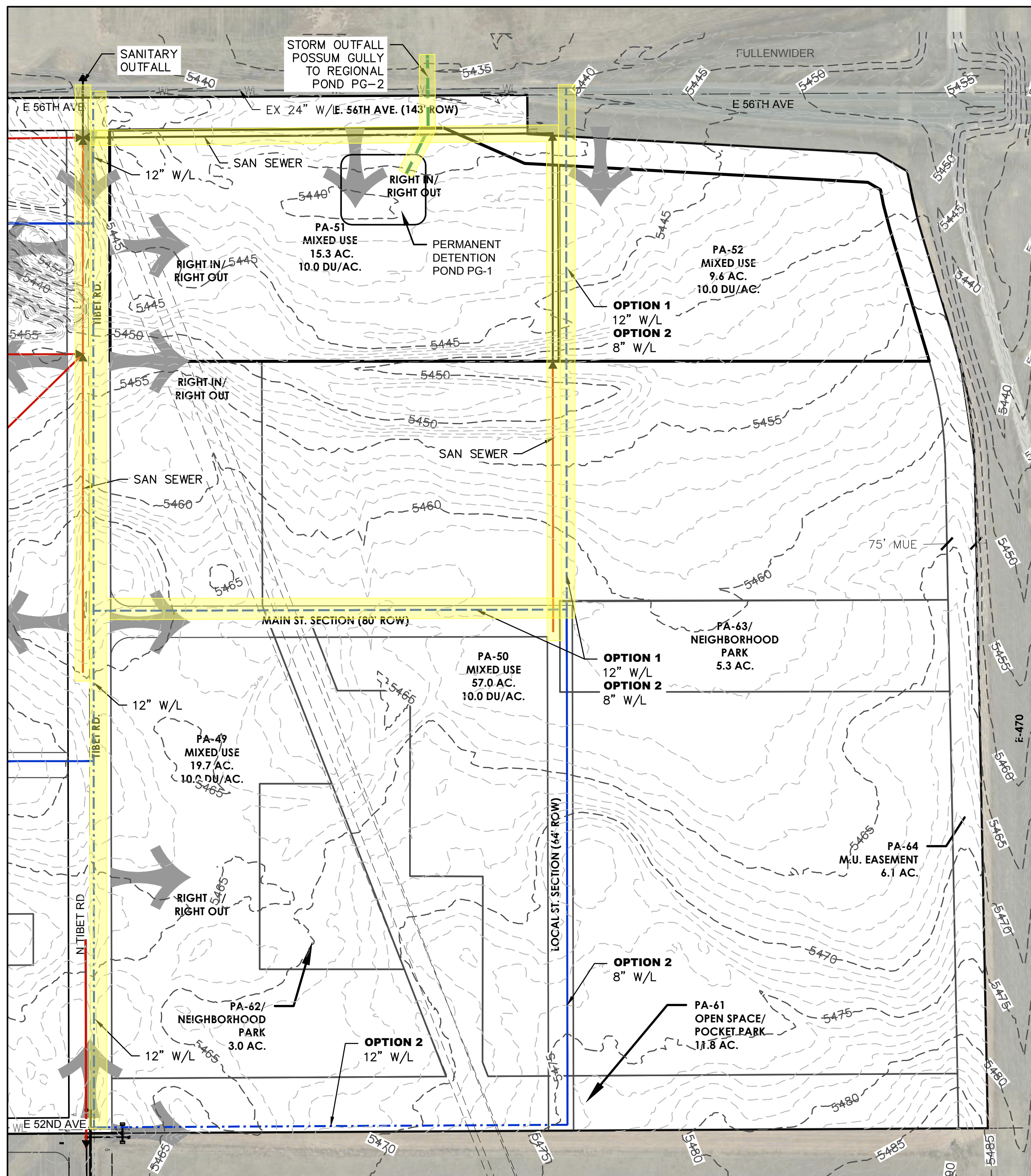
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EX WATER	W	PROP WATER	---
FUTURE SANITARY	●	PROP SANITARY	---
DEVELOPMENT ACCESS	➔	COMMERCIAL	
		AA RESIDENTIAL	
		MIXED-USE	
		OPEN SPACE	
		INFRASTRUCTURE REQUIRED PER PA UTILITIES	
		REQUIRED PER PA	

NOTES:

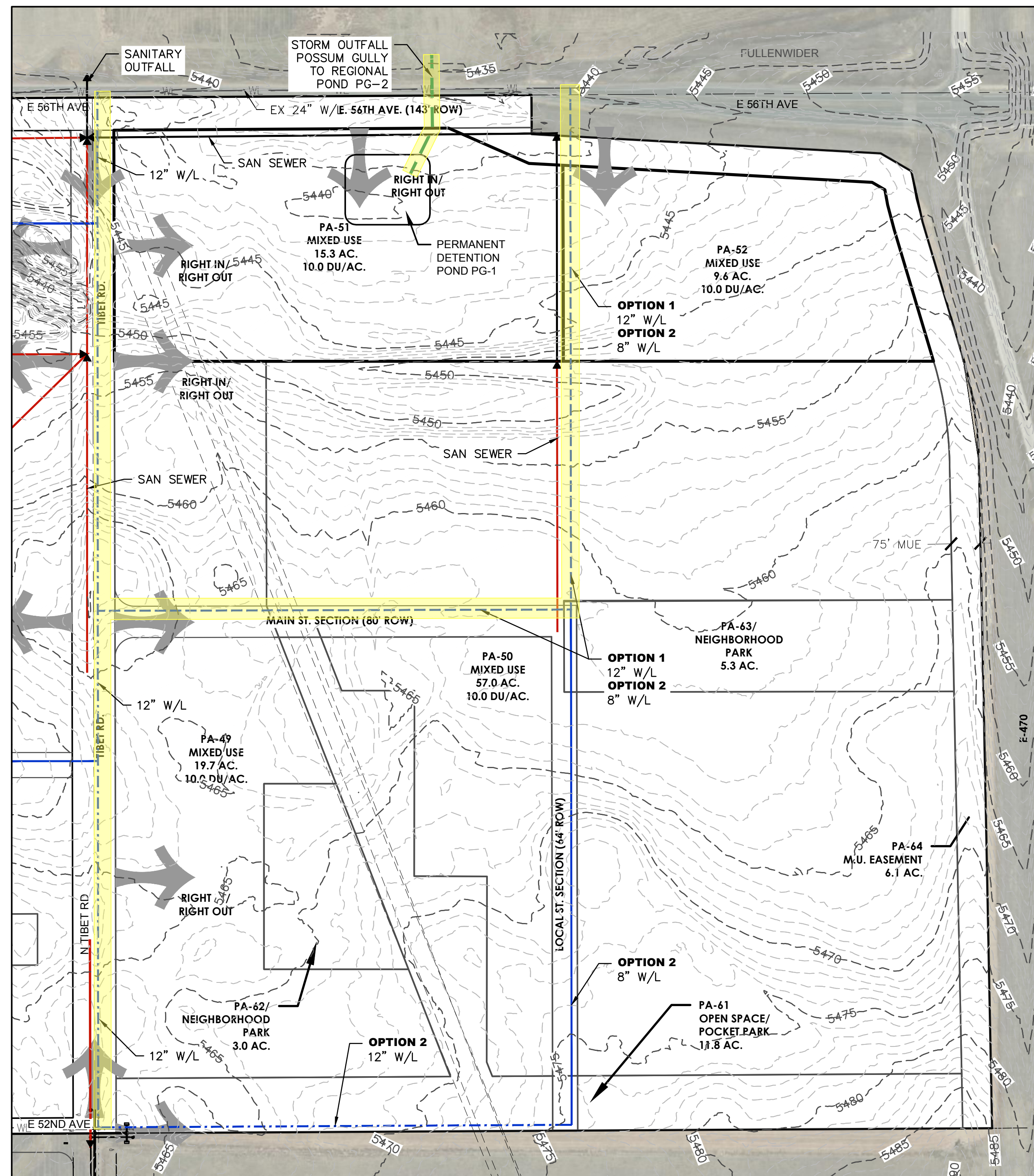
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KEY MAP
N.T.S.



PA-50
MIXED-USE
SCALE 1"=200'



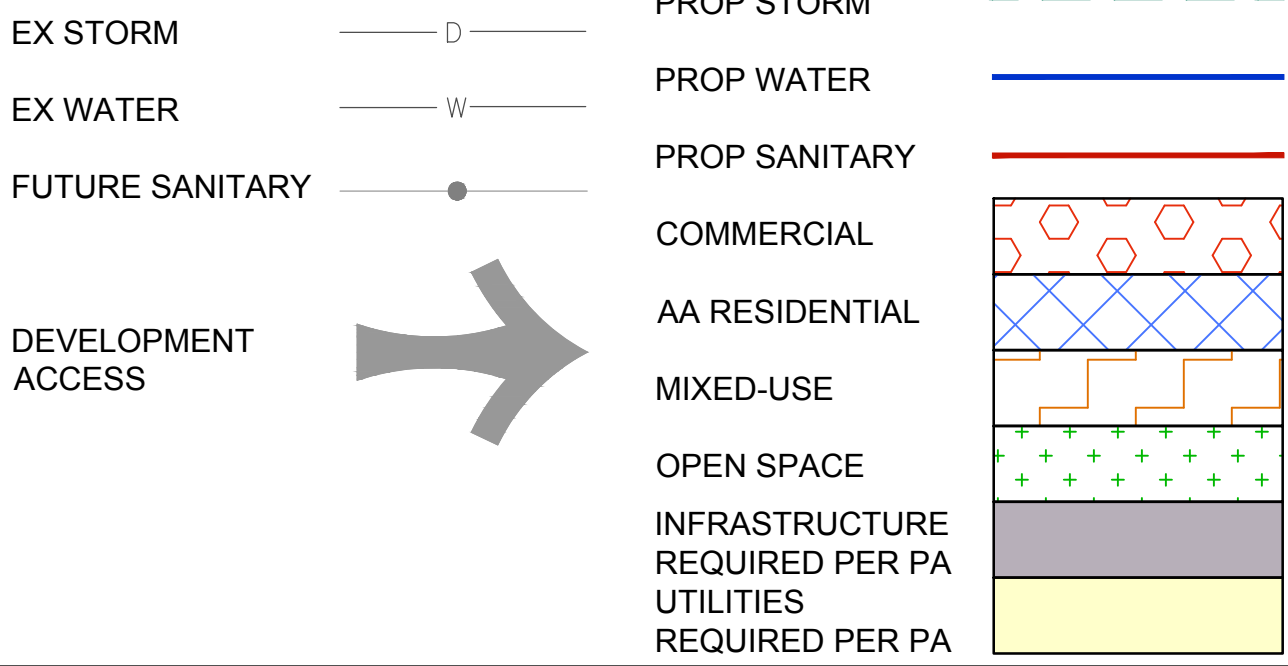
PA-61, 62, 63, 64
PARKS AND OPEN SPACE
SCALE 1"=200'

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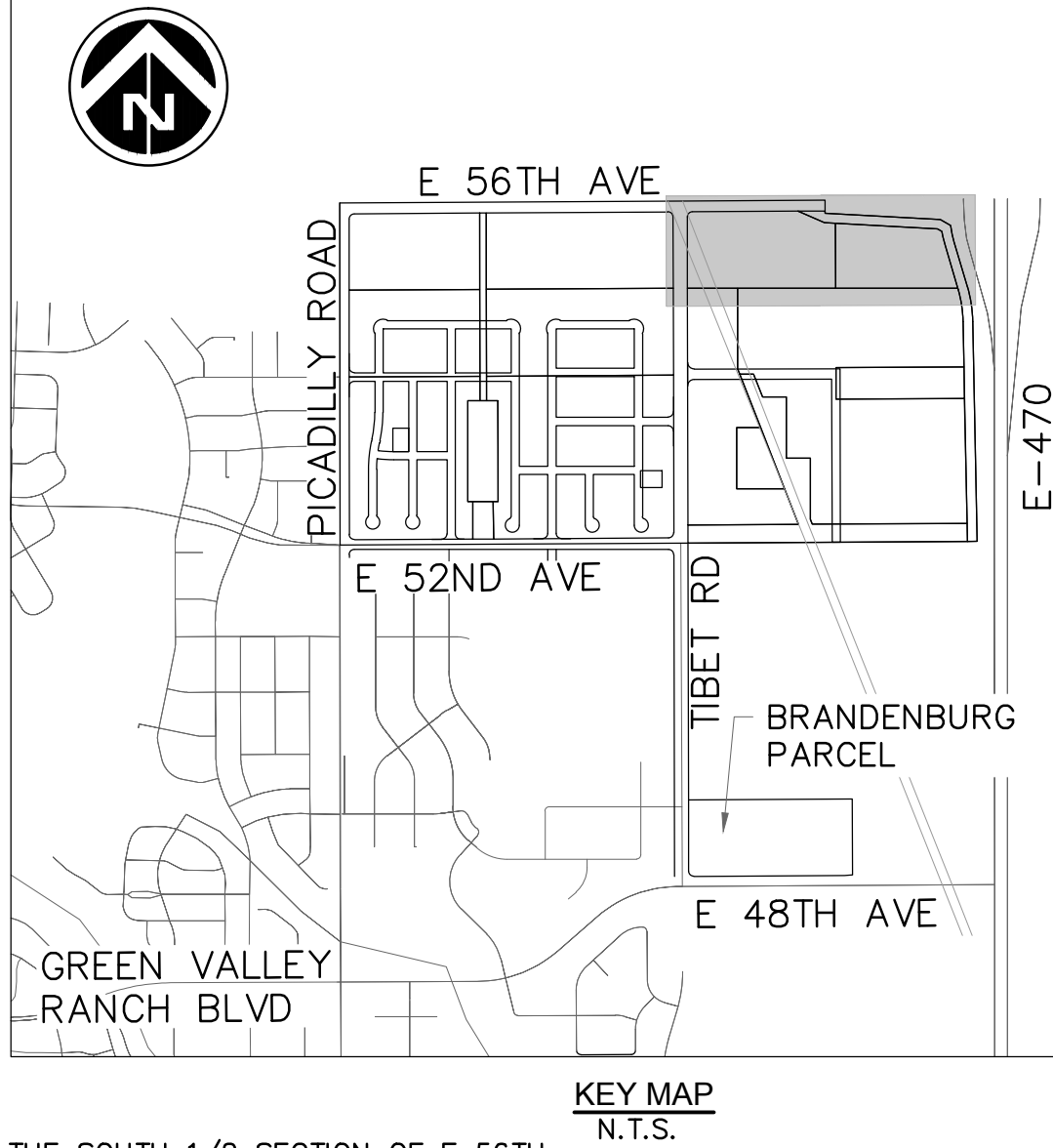
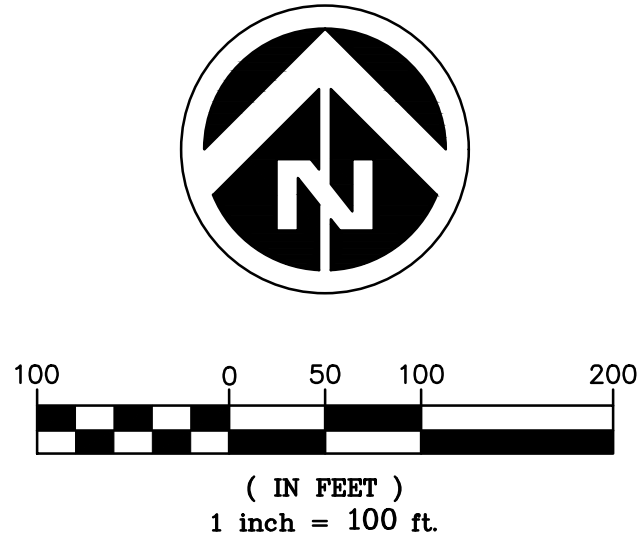
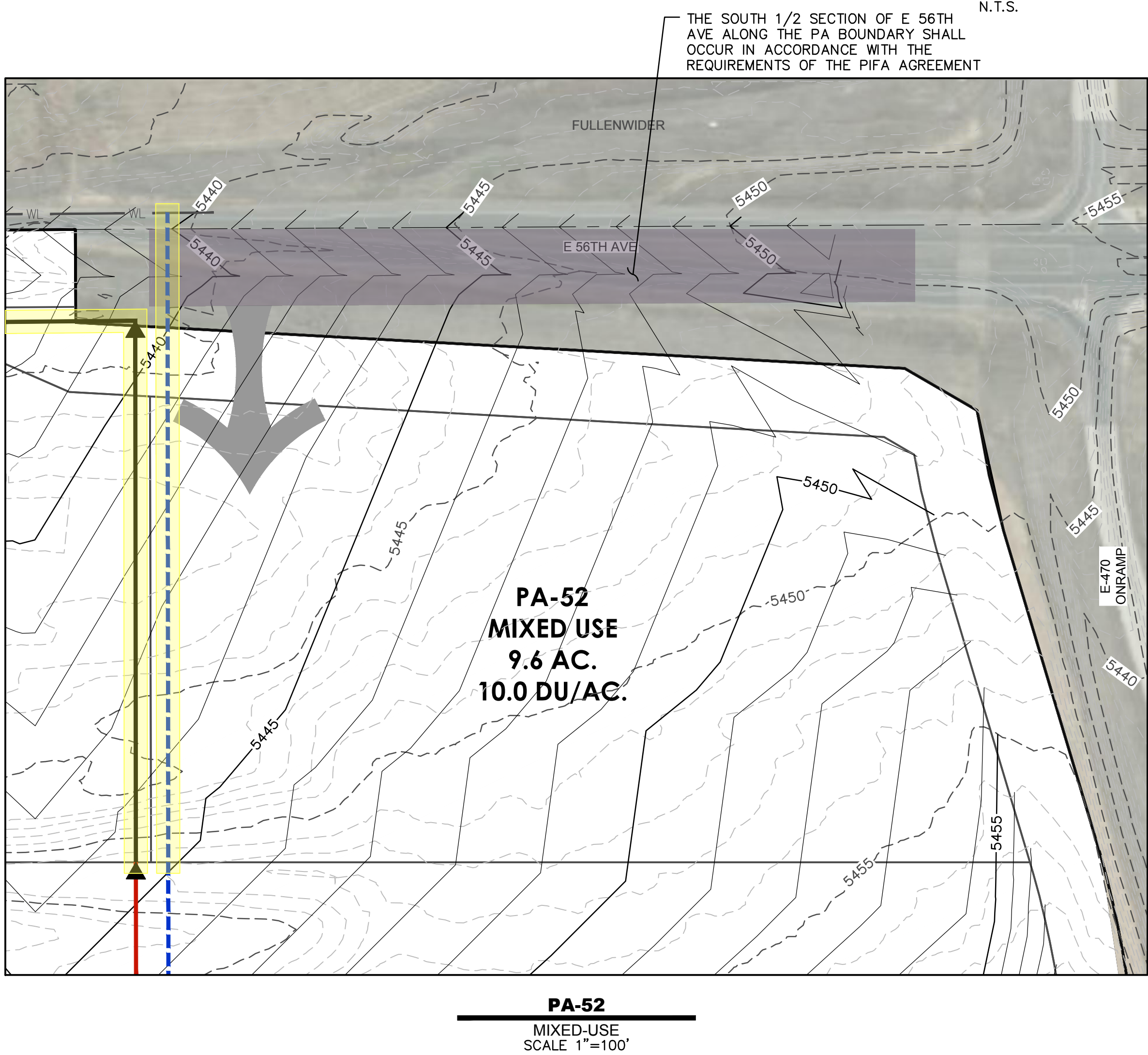
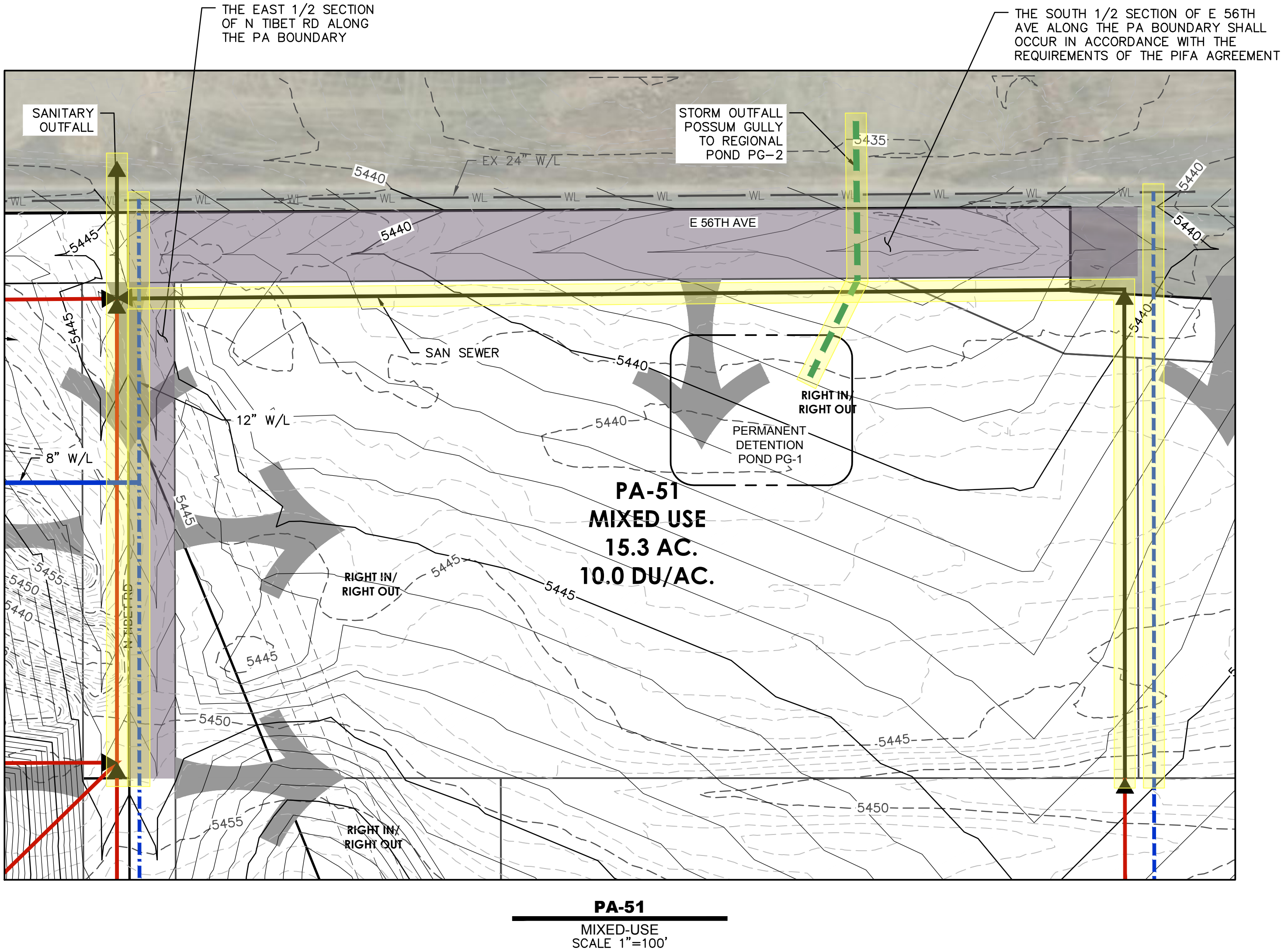
J:\DEWBERRY\OAKWOOD HOMES\310 PARCEL\PLAN SETS\PIA\8 PLANNING AREA DETAILS.DWG 1/31/2024 4:35 PM ROME, CONNER

LEGEND



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Email: jsmargraf@dewberry.com

U:\DEWBERRY\OAKWOOD HOMES\310 PARCEL\PLAN SETS\PIA\9 PLANNING AREA DETAILS.DWG 1/31/2024 4:36 PM ROME, CONNER

LEGEND

EX STORM

EX WATER

FUTURE SANITARY

DEVELOPMENT ACCESS

D

W

→

PROP STORM

PROP WATER

PROP SANITARY

COMMERCIAL

AA RESIDENTIAL

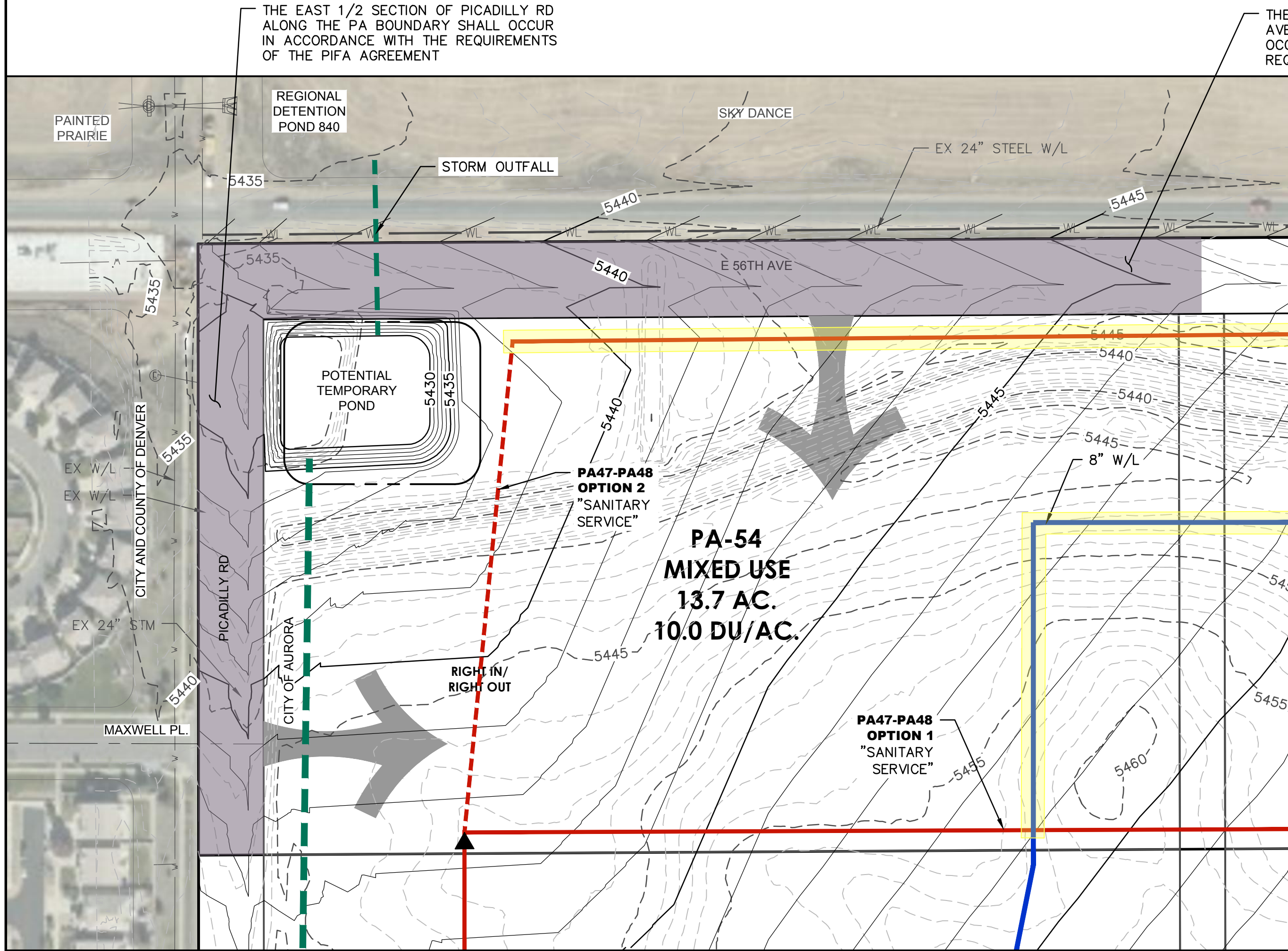
MIXED-USE

OPEN SPACE

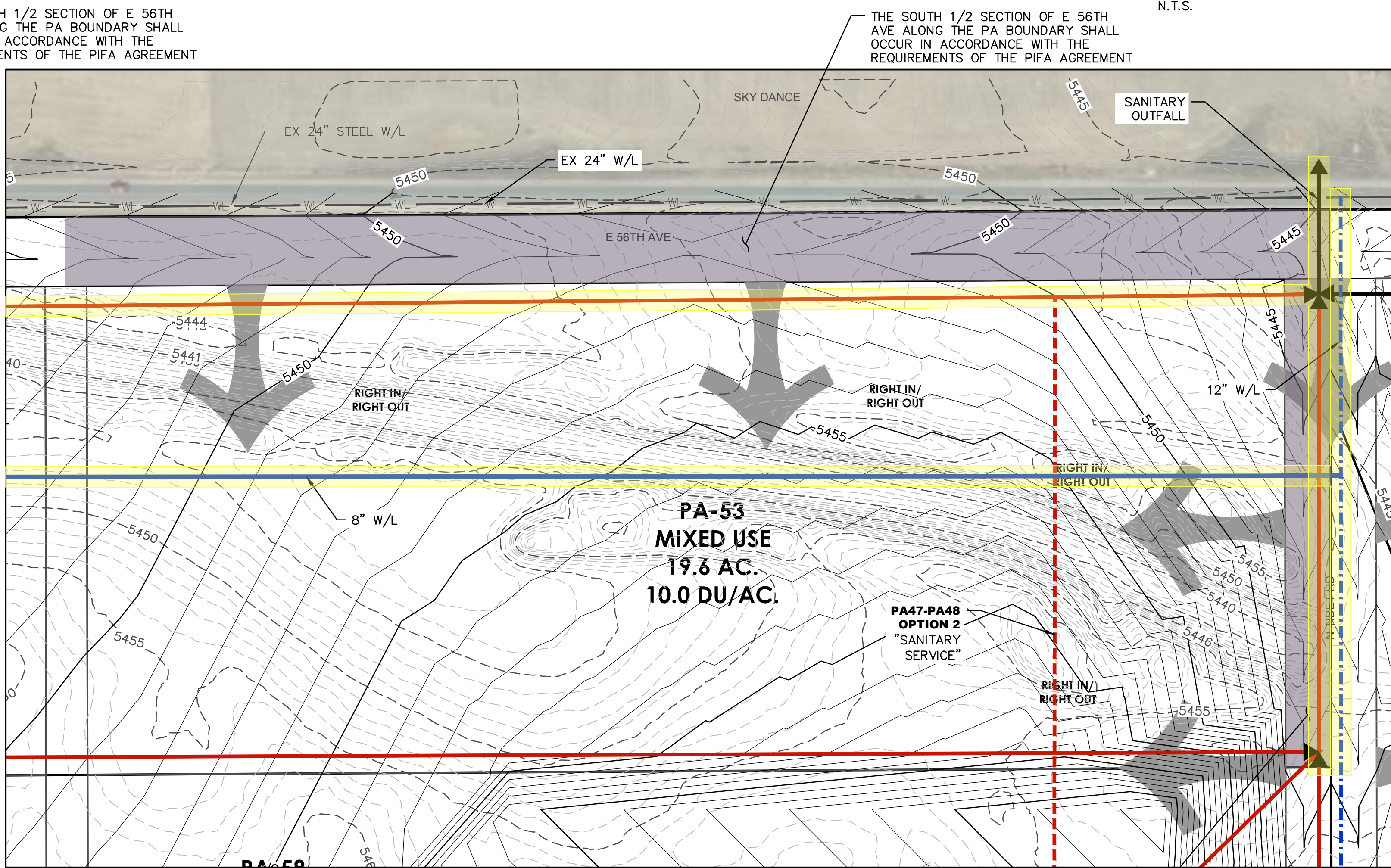
INFRASTRUCTURE REQUIRED PER PA UTILITIES

INFRASTRUCTURE REQUIRED PER PA

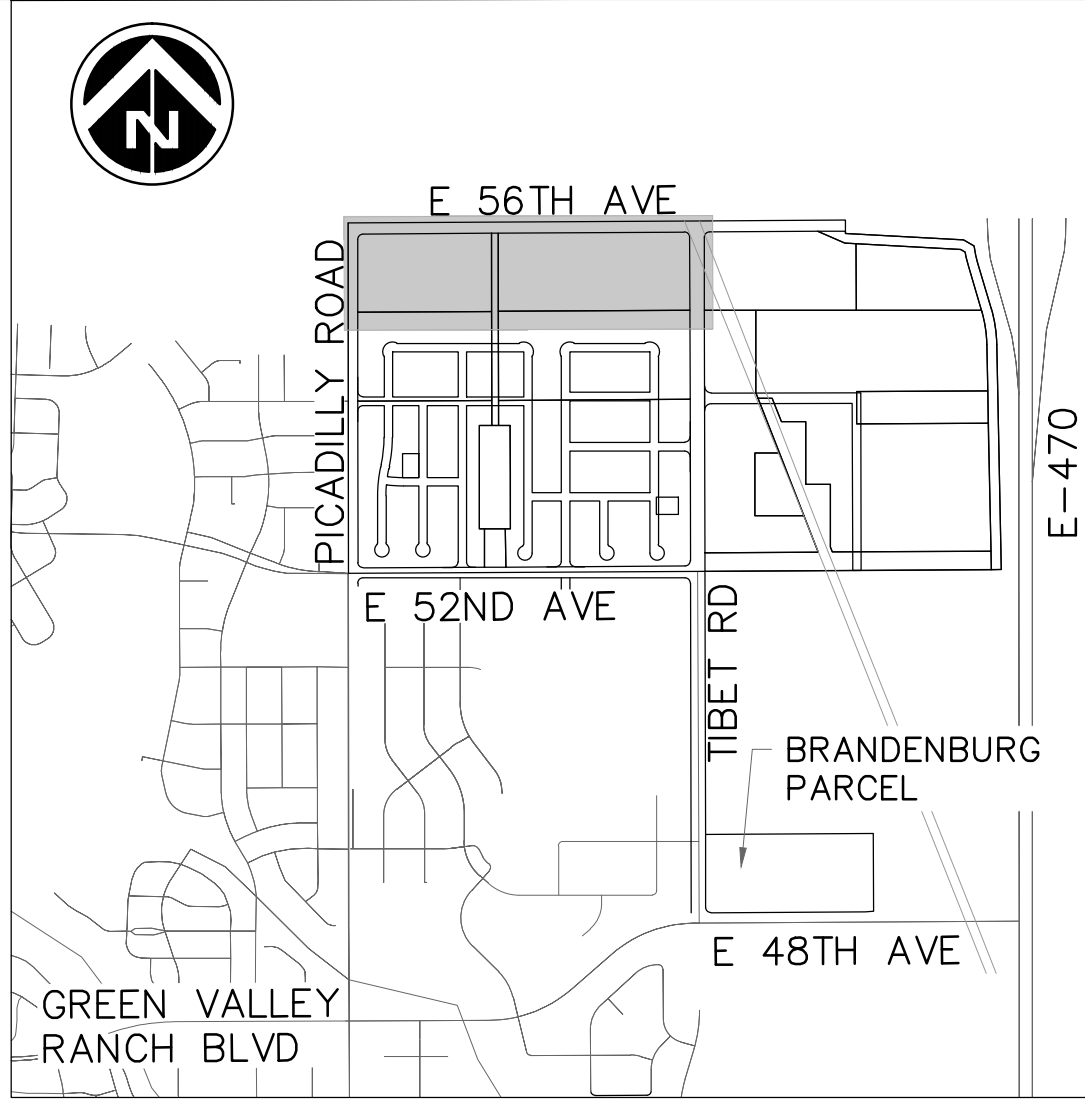
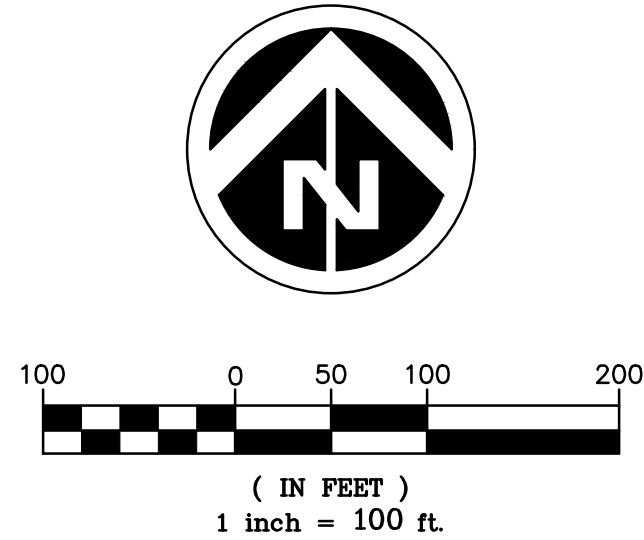
- NOTES:**
- ALL ON-SITE ROADWAYS AND UTILITY LOCATIONS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES. SUBSEQUENT SITE PLAN SUBMITTALS WILL DETERMINE THE FINAL PLACEMENT OF INFRASTRUCTURE.
 - PLANNING AREA PHASING WILL OCCUR TO MEET MARKET DEMANDS. PHASING SHALL NOT BE LIMITED, HOWEVER, EACH PHASE SHALL PROVIDE A LOOPED WATER SUPPLY, TWO SEPARATE AND APPROVED POINTS OF ACCESS, SANITARY SERVICE AND ACCOMMODATION FOR DRAINAGE CONVEYANCE TO OFF-SITE REGIONAL ATTENUATION. FURTHERMORE, THE LOOPED WATER SUPPLY AND TWO POINTS OF ACCESS MUST BE ACCOUNTED FOR IN THE OVERALL DEVELOPMENT AND EACH INDIVIDUAL PHASE OF THE PROJECT. AS SUCH, EACH INDIVIDUAL SITE PLAN MUST IDENTIFY PHASING REQUIREMENTS TO INCLUDE ADJACENT INFRASTRUCTURE NEEDS TO MEET MINIMUM WATER SUPPLY AND ACCESS REQUIREMENTS.
 - PICADILLY ROAD AND 56TH AVENUE ARE SUBJECT TO THE PIFA AGREEMENT. TRIGGERS AND FUNDING MECHANISMS FOR THESE TWO ROADWAYS SHALL BE IN ACCORDANCE WITH THE EXECUTED AGREEMENT.
 - NO OFF-SITE INFRASTRUCTURE, BEYOND WHAT IS DEPICTED WITHIN THIS PIP OR THAT IS ALREADY EXISTING, IS REQUIRED FOR THE DEVELOPMENT OF THE AMENDMENT 2 PLANNING AREAS.
 - DEVELOPMENT ACCESS POINTS DEPICTED HEREIN, ARE CONCEPTUAL AND MAY CHANGE OR INCREASE IN NUMBER TO SERVICE THE DEVELOPMENT, SO LONG AS THE SHIFTED AND/OR INCREASED ACCESS POINTS MEET CITY OF AURORA SPACING REQUIREMENTS AND ARE SUPPORTED BY A TRAFFIC IMPACT ANALYSIS.
 - REFER TO THE MASTER UTILITY REPORT FOR SPECIFICS OF UTILITY OPTIONS PRESENTED HEREIN.



PA-54
MIXED-USE
SCALE 1"=100'



PA-53
MIXED-USE
SCALE 1"=100'



KEY MAP
N.T.S.

Project Number:
50145755

Designed By:
JDM

Checked By:
JDM

Sheet Number:
#

Drawn By:
JTM

Date:
12/22/2021

PRELIMINARY
NOT FOR
CONSTRUCTION

SIXTH SUBMITTAL	10/20/2023
FIFTH SUBMITTAL	9/27/2023
FOURTH SUBMITTAL	4/12/2023
THIRD SUBMITTAL	12/22/2022
SECOND SUBMITTAL	5/24/2022
FIRST SUBMITTAL	12/22/2021

Client Name
OAKWOOD HOMES
18655 GREEN VALLEY RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN
PLANNING AREA DETAILS

Dewberry
Dewberry Engineers Inc.
8100 East Maplewood Avenue, Suite 150
Greenwood Village, CO 80111
303.368.5601
Contact: Jason D. Margraf, PE
Email: jsmargraf@dewberry.com

J:\DEWBERRY\OAKWOOD HOMES\310 PARCEL\PLAN SETS\PIP\10 PLANNING AREA DETAILS.DWG 1/31/2024 4:38 PM ROWE, CONNER

LEGEND

EX STORM

EX WATER

FUTURE SANITARY

DEVELOPMENT ACCESS

D

W

PROP STORM

PROP WATER

PROP SANITARY

COMMERCIAL

AA RESIDENTIAL

MIXED-USE

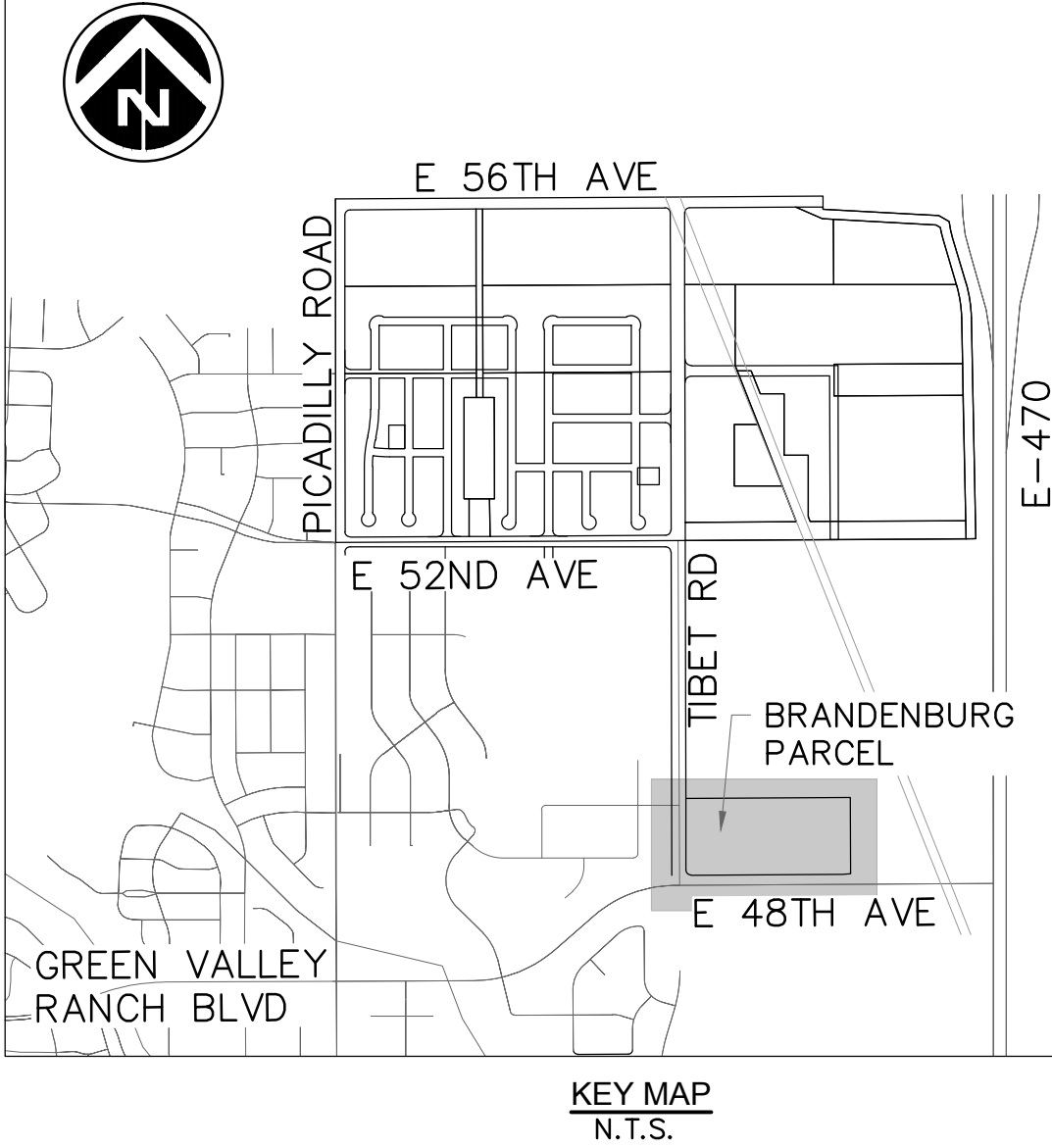
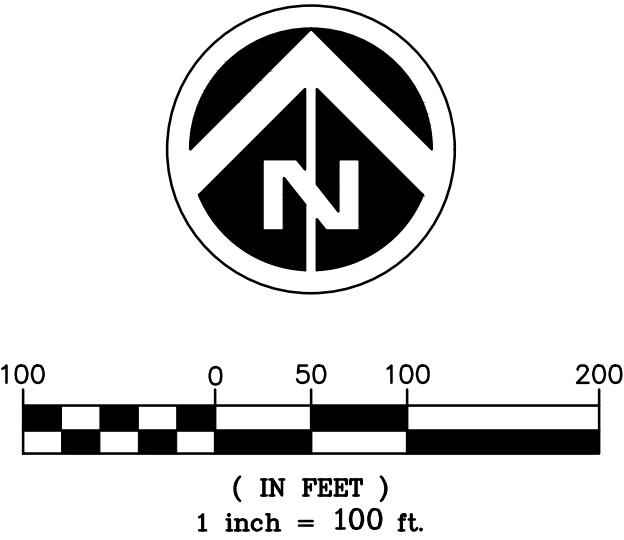
OPEN SPACE

INFRASTRUCTURE REQUIRED PER PA

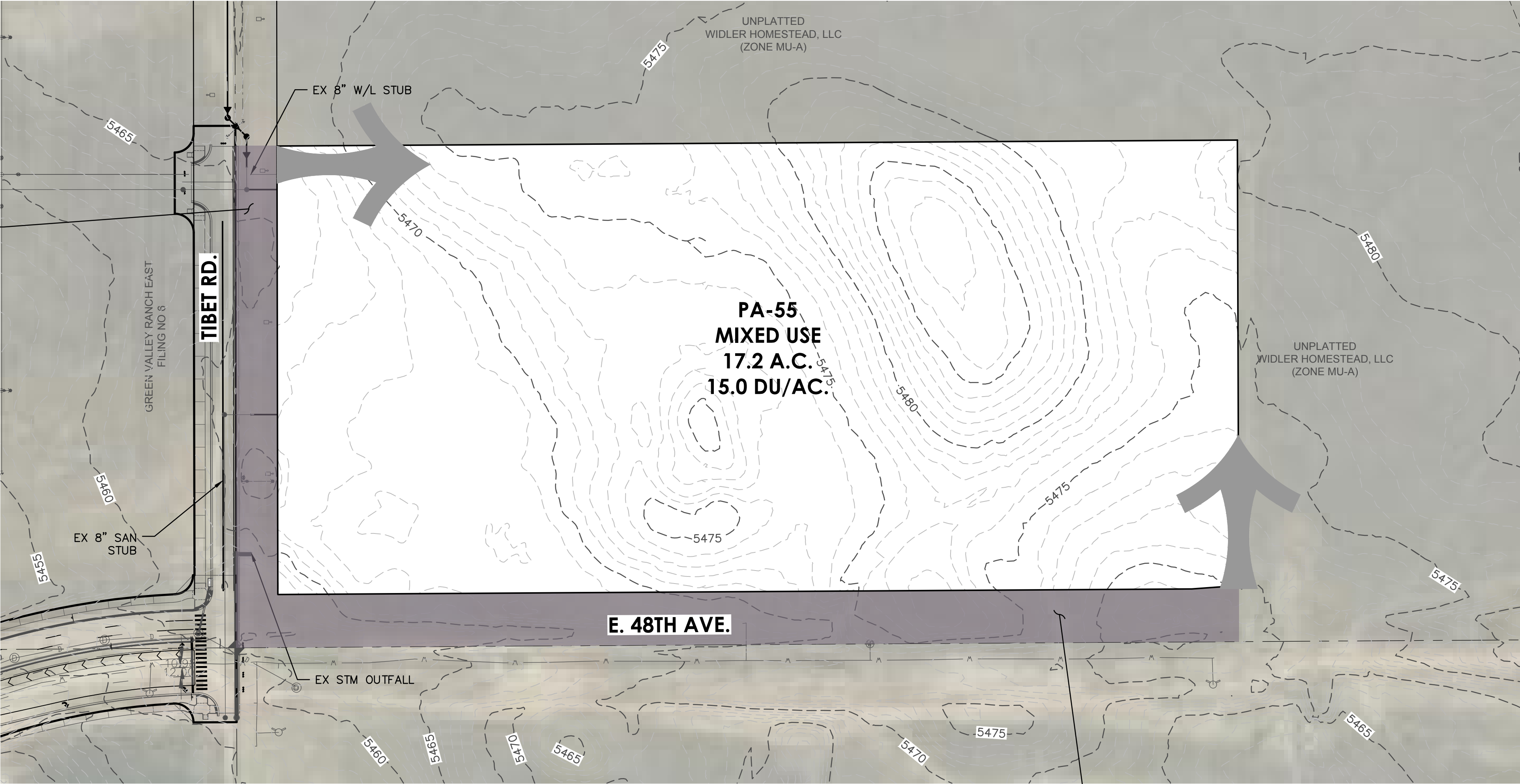
UTILITIES REQUIRED PER PA

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THE EAST 1/2 SECTION
OF N TIBET RD ALONG
THE PA BOUNDARY



PA-55
MIXED USE
SCALE 1"=100'

THE NORTH 1/2 SECTION OF E 48TH AVE
ALONG THE PA BOUNDARY SHALL OCCUR
IN ACCORDANCE WITH THE REQUIREMENTS
WITHIN THE PIFA AGREEMENT

GREEN VALLEY MASTER PLAN AMENDMENT 2
PUBLIC IMPROVEMENT PLAN

PLANNING AREA DETAILS

Client Name
OAKWOOD HOMES
18655 GREEN VALLEY
RANCH BLVD
DENVER, CO 80249
Tel: 303-486-8734
Contact: DAVID CARRO

No.	Date	Description
6	10/20/2023	SIXTH SUBMITTAL
5	9/27/2023	FIFTH SUBMITTAL
4	4/12/2023	FOURTH SUBMITTAL
3	12/22/2022	THIRD SUBMITTAL
2	5/24/2022	SECOND SUBMITTAL
1	12/22/2021	FIRST SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number:
50145755
Designed By:
JDM
Checked By:
JDM
Sheet Number:
10

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APPENDIX – Green Valley Amendment 1 PIP



GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

MAY 2017

REVISED OCTOBER 2017

REVISED DECEMBER 2017

REVISED MAY 2018

REVISED SEPTEMBER 2018

For:

Oakwood Homes
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GREEN VALLEY – AMENDMENT 1
PUBLIC IMPROVEMENT PLAN

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- A. Maps and Exhibits

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

SCOPE

The purpose of this Master Land Use / Public Improvement Report is to discuss relevant issues regarding infrastructure planning for Green Valley – Amendment 1 development. More specifically, this report will discuss with each identified planning areas the required roadway, storm drainage, water and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

A. INTRODUCTION

1. Location

- The Green Valley – Amendment 1 development is located in northeastern Aurora, Colorado. The site is east of Picadilly Road, west E-470, north of 38th Avenue, and south of 52nd Avenue with the regional detention improvements north 48th Avenue. The site is within Sections 13 and 24, Township 3 south, Range 66 west of the Sixth Principal Meridian, City of Aurora, Adams County Colorado. The existing Green Valley Ranch residential development is to the west of Picadilly Road (located within the City and County of Denver). Portions of the proposed Windler and The Aurora Highlands proposed developments are to the east and south of the site.



GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

2. Proposed Development

- The proposed Framework Development Plan (FDP) for Green Valley – Amendment No. 1 development consists of approximately +/- 583.6 total acres. The site is surrounded by the existing Green Valley Ranch residential developments to the west (located within the City and County of Denver). E-470 Airport Corporate, Distribution, and I-70 Corridor uses to the north. Light industrial uses are permitted to the south, and I-70 Corridor uses are permitted to the east. West of the site are the GVRE, Windler and Majestic Commercenter developments
- Green Valley – Amendment 1 is a mixed use planned development consisting of a variety of proposed land uses that include: residential housing options, school, parks and open space. The predominant land use will be a variety of residential dwelling units. With an average gross density of approximately 5.5 dwelling units per acre, this equates to roughly 2,500 units or +/- 6,900 residents. Housing varieties include single-family detached, single-family attached, and multi-family options.

B. GENERAL PARAMETERS

1. Land Development

- Green Valley – Amendment 1 has been split into several distinct planning areas based on market analysis and development opportunities. As such the planning areas noted herein were analyzed to determine the minimum required infrastructure necessary to support them. However, the actual sequential development of this project shall be determined by market demands. Furthermore, dependent upon market needs, identified planning areas may be combined or partially skipped as needed.
- Roadway and utility alignments (water, sanitary sewer, storm drainage) are shown for illustrative purposes to identify required infrastructure but are subject to change as planning areas are developed. Final roadway and utility alignments will be determined by subsequent CSP and construction document submittals.
- Each planning area shall at a minimum have:
 - Two points of access into the property.
 - Sufficient roadways to assure emergency vehicle access.
 - Sufficient fire hydrants to provide adequate fire flows.
 - Sufficient looped water main system connected to COA water system.
 - Sanitary outfalls to connect into COA sewer interceptor mains.
- Water quality treatment shall be provided to any developed areas prior to release to adjoining waterways.

2. Roadway Improvements

- The proposed arterial and collector roadways align with the arterial and collector roadways of adjacent properties. Currently E-470, 48th Avenue, and Picadilly Road are adjacent or internal to the site.
- It is anticipated that roadway sections shall be constructed as necessary to accommodate traffic volumes and movement requirements as well as to satisfy Life

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

Safety requirements. Intersections may require full sections and proper transitions to adequately handle the ultimate traffic volumes and traffic movements. The remaining roadway and utility infrastructure shall be completed as future planning areas are developed. Development and Fire/Life Safety may require segments to be constructed out of phasing order.

- Perimeter roadway improvements and associated infrastructure is required for the proposed development. As set forth in the Public Infrastructure Funding Agreement (PIFA) (the “Agreement”) between the Developer (Oakwood Homes), the Metropolitan District (the District), and the City of Aurora (the City), together referred to as the “Parties”, the improvements will be constructed in the following twelve segments:

Segment	Description and Location of Roadway Improvement	Trigger Event
Segment A	North 1/2 of 48th Ave - Picadilly Road to Rome Street	Collection of the 74th Impact Fee
Segment B	South 1/2 of 48th Ave - Picadilly Road to Rome Street	Collection of the 148th Impact Fee
Segment C	S. 1/2 of 52nd Ave - Picadilly Road to East Boundary of PA-1	Collection of the 240th Impact Fee
Segment D	48th Ave - Rome Street to Tibet Road	Collection of the 460th Impact Fee
Segment E	East 1/2 of Picadilly Road - 48th Ave to 42nd Ave	Collection of the 616th Impact Fee
Segment F	East 1/2 of Picadilly Road - 52nd Ave to 48th Ave	Collection of the 824th Impact Fee
Segment G	Tibet Road - South boundary of PA-2 to Tributary T Crossing	Collection of the 1126th Impact Fee
Segment H	East 1/2 of Picadilly Road - 42nd Ave to 38th Ave	Collection of the 1253rd Impact Fee
Segment I	38th Ave - Picadilly Road East to Tibet Road	Collection of the 1497th Impact Fee
Segment J	52nd Ave -West Boundary of PA-2 to Tibet Road	Collection of the 1606th Impact Fee
Segment K	Tibet Road - 52nd Ave to South Boundary of PA-2	Collection of the 1738th Impact Fee
Segment L	Tibet Road - Tributary T Crossing South to 38th Ave	Collection of the 1922nd Impact Fee
Segment M	38th Ave - Tibet Road East to E-470	Collection of the 2111th Impact Fee or Last platted area within the FDP boundary, whichever comes first

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- To fund the cost of the work, the District will impose an impact fee on homebuilders constructing single-family residences in the proposed development in the amount agreed upon by the Parties base upon an approved cost estimate of the work. The impact fee will be due at the time a homebuilder applies for a building permit, and the District will collect such impact fee as a condition to the issuance of a building permit in the property.
- The impact fee is calculated by dividing the cost estimate by the number of single-family platted lots (or preliminary platted lots if final plats are not recorded). The district will assess the impact fees for each succeeding year by dividing the cost estimate for the remaining work for such year and the District's estimate out of pocket costs by the number of single-family lots in the property for which a building permit has not been issued.
- The District will deposit impact fees upon receipt, shall hold such impact fees in escrow, and release escrow funds to pay the cost of the work at the Triggering Events listed below. The constructing party shall commence construction of a segment of the work upon occurrence of a Triggering Event provided that a determination by the City that life safety, traffic counts, or other considerations does not warrant construction of a segment earlier than the Triggering Event.

3. Drainage Improvements

- The Green Valley – Amendment 1 development lies within the First Creek watershed. In general, historic drainage patterns consist of poorly defined drainages that traverse the agricultural fields in direction towards 48th Ave and Picadilly. The development of Green Valley – Amendment 1 will require public and private drainage improvements for the safe collection and conveyance of stormwater runoff. All public drainage improvements will meet the requirements of the City of Aurora and UDFCD as directed. Runoff within the proposed development will initially be carried in the streets. The street conveyance will be supplemented with storm systems where street flow capacities are exceeded. Storm sewer networks along with open channel drainageways will convey runoff to water quality and detention facilities. Flow from the site will ultimately reach Tributary T.
- Offsite flow will be conveyed through the site via the main branch of Tributary T.
- Responsibility for construction of improvements to the drainageways will be apportioned between the City of Aurora and the developer. The developer assumes the responsibility for earthwork, erosion protection and revegetation associated with the stream channelization required for the adequate drainage, control, and conveyance of stormwater to the detention facilities and/or receiving waters. The City of Aurora is responsible for the construction of grade control structures in channels with tributary areas greater than 160 acres. The need for grade control structures will be determined with preliminary design. The developer is responsible for the construction of the grade control structures in the channel with the City providing agreed upon reimbursements.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- Adequate drainage infrastructure/outfalls to Master Planned drainage improvements shall be provided within each Development Phase or Group.

4. Water Improvements

- The Green Valley – Amendment 1 development will be served by the City of Aurora (COA) water system with the proposed development integrating into Pressure Zone 3. Pressures generally increase towards the northwest boundary and reduce towards the southeast boundary of the proposed project area.
- Existing Water Facilities: Water transmission to the proposed development area is currently conveyed by means of two 24" waterlines:
 - N Picadilly Road Water Transmission Line
24" waterline which extends from the east-west 24" ductile iron pipe (DIP) water transmission line along the I-70 Interstate corridor. The existing waterline proceeds north at Picadilly Road transitioning to polyvinyl chloride (PVC) pipe at approximately 26th Avenue. The 24" PVC water transmission line continues north to 64th Ave. before proceeding west to serve the High Point, Single Tree, and The Meadows at Dunkirk subdivisions.
 - E 48th Avenue Water Transmission Line
24" PVC water line which branches off the Picadilly Road water transmission line at 48th Avenue and proceeds east to Harvest Road before continuing north to 56th Avenue. The 24" water transmission line then proceeds east along 56th Avenue for approximately 2,000' before terminating at Jackson Gap Street.
- Each planning area shall be required to provide an internal looped water network per city criteria during their respective CSP submittals.

5. Sanitary Sewer Improvements

- The Green Valley – Amendment 1 development will be served by the City of Aurora (COA) sanitary sewer system. COA has anticipated growth and development in this area and constructed the First Creek Lift Station and approximately 9,750 linear feet of 36" PVC sanitary sewer line. The lift station is located off Rome Street approximately 600' south of 48th Avenue. The 36" sanitary sewer line proceeds east from the lift station in a dedicated easement and terminates at 48th Avenue approximately 1,180' west of Harvest Road.
- Green Valley – Amendment 1 lies within the First Creek watershed.
- The capacity of the First Creek Lift Station will be considered for phasing and layout of the proposed internal sanitary sewer system including any outfall lines to existing COA interceptor mainlines.
- Suitable outfall mains shall extend from each Development Group Area and connect into COA sanitary sewer system. Interior sewer mains shall extend to Development Area limits to provide service connections for future development areas.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

6. Parks and Open Space

- The parks and open space planning areas referenced herein are shown on the Framework Development Plan (FDP) entitled 'Green Valley - Amendment No. 1'.
- The phasing and appropriate triggers have been included herein within each individual Planning Area Group.

C. PLANNING AREAS – GROUP A



1. Land Development

The land development within Planning Areas – Group A incorporates approximately 82 acres.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

Land uses described below:

Planning Areas - Group A		
Planning Area	Area Code	Gross Land Area (AC)
PA-4	Active Adult Residential	28.1
*PA-6	Single Family Residential	22.5
PA-11	Clubhouse	3.5
PA-25	Detention	6.1
PA-26	Detention	8.0
PA-27	Detention	3.8
PA-29	Channel	1.7
*PA-30	Channel	7.9
Total		81.6

*PA-6 is also represented in Planning Areas B & C

*PA-30 is also represented in Planning Areas B, C, and D

2. Roadway Improvements

- The following roadways are required to support the planned development located within Planning Areas – Group A:
 - North outer two lanes of 48th Avenue from Picadilly Road about 1,305 LF east to the access road for PA-4 (Rome St.) including 1 - left turn lane at Picadilly Road and provide interim landscape median (Segment A Trigger).
 - South outer two lanes of 48th Avenue from Picadilly Road east to PA-17 Open Space including 1 – left turn lane at Rome Street (Segment A Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group A:
 - Regional Detention Pond 8503 occupying planning areas PA-26, and PA-27.
 - Tributary T Channel improvements from the existing 48th Ave box culvert to the southeast spanning Planning Areas PA-28 (PA-29), and a portion of PA-29 (PA-30).
 - Internal Storm Sewer System within developed area of PA-4 and PA-6.
 - Water quality ponds within developed area of PA-28 and PA-20.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group A:
 - Water Main interior to PA-6 to create a looped connection from the existing 24-inch Transmission line located in Picadilly Road to the existing 24inch Transmission line in 48th Avenue.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- Water Main interior to PA-4 to create a looped connection from the existing 24-inch Transmission line located in Picadilly Road to the existing 24-inch Transmission line in 48th Avenue.
- Internally looping of water mains along planned local streets.

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group A:
 - Sewer Main is anticipated to be installed from the First Creek Lift Station north through PA-4. This sewer main will service the basin area tributary to Tributary T drainage way including the Green Valley – Amendment 1 development north of 48th Avenue, west of Tibet Road and east of Picadilly Road.
 - A 30-inch interceptor line is anticipated to be installed by others running north along Picadilly Road and east through PA-6 to the First Creek Lift Station. It is anticipated that this interceptor line will service the area south of 48th Avenue, east of Picadilly Road, north of 38th Avenue, and west of the Tributary T drainage way.
 - Sewer main is anticipated to extend southeast parallel to and on the east side of Tributary T within PA-6 to PA-14 Neighborhood Park.

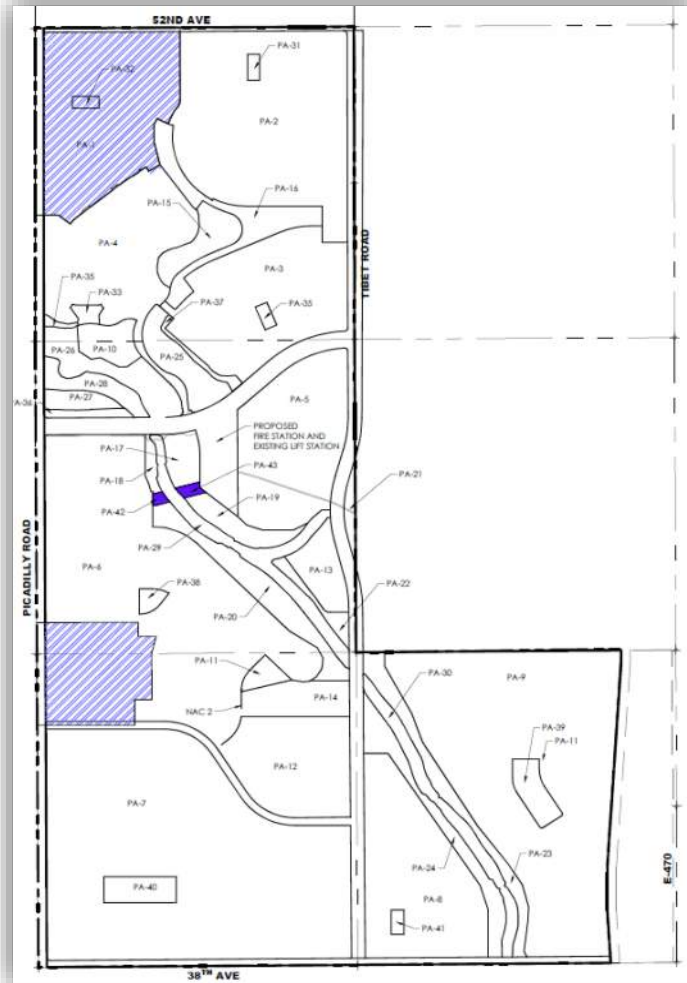
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group A.
 - PA-33 Open space 0.8 ac.
 - PA-38 Pocket Park 0.9 ac.
 - PA-26 Detention Pond 6.8 ac.
 - PA-27 Detention Pond 2.1 ac.
 - PA-28 Channel 3.4 ac.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

D. PLANNING AREAS – GROUP B



1. Land Development

The land development within Planning Areas - Group B incorporates approximately 74 acres.
Land uses described below:

Planning Areas - Group B		
Planning Area	Area Code	Gross Land Area (AC)
PA-1	Active Adult Residential	33.2
*PA-6	Single Family Residential	32.4
*PA-30	Channel	7.9
	Total	73.5

*PA-6 is also represented in Planning Areas A & C

*PA-30 is also represented in Planning Areas A, C, and D

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

- The development within Planning Areas - Group B assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - 30-inch interceptor line installed by others running north along Picadilly Road and east through PA-6 to the First Creek Lift Station.
 - Sewer Main installed from the First Creek Lift Station north through PA-4.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements from 48th Avenue south to the interceptor crossing.
 - Parks and Open Space.

2. Roadway Improvements

- The following roadways shall be required to support the development Planning Areas – Group B:
 - 52nd Avenue whole street section (3-Lane Collector) from Picadilly Road east adjacent to PA-1 (Segment 2 Trigger).
 - 42nd Avenue whole street section (2-Lane Collector) from Picadilly Road east adjacent to PA-6.

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group B:
 - Tributary T Channel improvements from the interceptor crossing to the outfall of the proposed planning areas.
 - Water Quality ponds within developed area of PA- 6 before discharging into the Tributary T channel.
 - Internal Storm Sewer System within development area of PA-1 and PA-6.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group B.
 - Water Main along 52nd Avenue from Picadilly Road east adjacent to PA-1 and internally looped to proposed water main along 51st. Ave.
 - Water Main along 51st Avenue from Picadilly Road east interior to PA-1.
 - Water Main along 44th Avenue from Picadilly Road east interior to PA-6 and internally looped to proposed water main along 42nd. Ave.
 - Water Main along 42nd Avenue from Picadilly Road east adjacent to PA-6.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

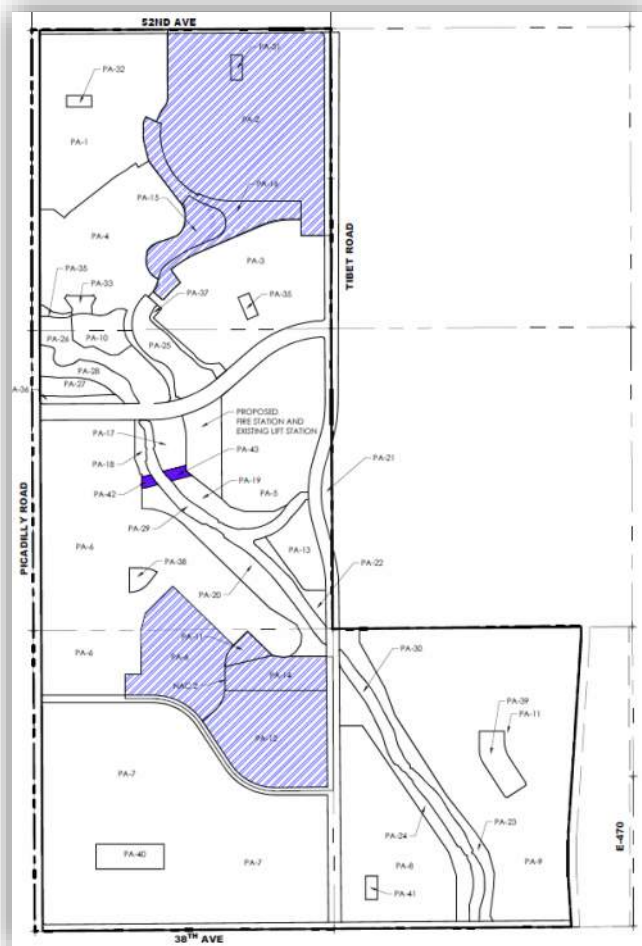
5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group B:
 - Extension of the Sewer Main north through PA-1 providing a connection for the future development to the north at the intersection of Picadilly Road and 52nd Avenue.
 - Extension of the Sewer Main south and west of Tributary T channel through the planned development within PA-6.

6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group B.
 - PA-32 Pocket Park 0.5 ac.
 - Portion of PA-29 Channel +/- 1.1 ac.

E. PLANNING AREAS – GROUP C



GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

1. Land Development

The land development within Planning Areas – Group C incorporates approximately 96 acres.
Land uses described below:

Planning Areas - Group C		
Planning Area	Area Code	Gross Land Area (AC)
PA-2	Active Adult Residential	47.9
*PA-6	Single Family Residential	26.4
PA-16	Open Space	6.1
PA-17	Open Space	3.5
PA-18	Open Space	0.6
PA-28	Channel	3.2
*PA-30	Channel	7.9
	Total	95.6

*PA-6 is also represented in Planning Areas A & B

*PA-30 is also represented in Planning Areas A, B, and D

- The development within Planning Areas – Group C assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - South half of 52nd Avenue from Picadilly Road east to PA-2 (Segment C Trigger).
 - North half of 48th Avenue from Picadilly Road east to PA-4 and north along PA-4 to the proposed development connection (Segment A Trigger).
 - Internal roadway connection through PA-6 connecting into 48th Avenue to provide a secondary access.
 - 42nd Avenue from Picadilly Road east to the proposed development connection.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements from 48th Ave to the outfall of Planning Areas Group B.
 - Sewer Main installed from the First Creek Lift Station north through PA-4.
 - Sewer Main installed from the First Creek Lift Station south to the proposed development connection.
 - Water Main installed from Picadilly east along 52nd Avenue, 51st Avenue, 50th Avenue, 44th Avenue, and 42nd Avenue connecting to the proposed developments.
 - PA-15, PA-16, and PA-31 Parks and Open Space.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group C:
 - 42nd Avenue whole street section (2-Lane Collector) adjacent to PA-6.

GREEN VALLEY – AMENDMENT 1

PUBLIC IMPROVEMENT PLAN

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group C:
 - Proposed Culvert crossing under 52nd Avenue at the shared boundary of PA-1 and PA-2.
 - Proposed Culvert crossing under Tibet Road at the shared boundary of PA-2 and PA-3.
 - Channel improvements throughout PA-16 (PA-28).
 - Tributary T channel continuation from Planning Areas Group B – part of PA-29 Channel to the confluence channel merger.
 - Detention Pond completion within PA-25.
 - Water Quality ponds within developed area of PA- 6 before discharging into the Tributary T channel.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group C.
 - Water Main system connecting and looping the 52nd Avenue main to the Tibet Road main internal to PA-2.
 - Water Main system connecting and looping the 44th Avenue main to the 42nd Avenue main internal to PA-6.

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group C:
 - Extension of the Sewer Main south and west of Tributary T channel through the planned development within PA-6 terminating at PA-15 Park.
 - Extension of sewer main north and east within PA-16 Open space and PA-17 Open Space to Tibet Road.

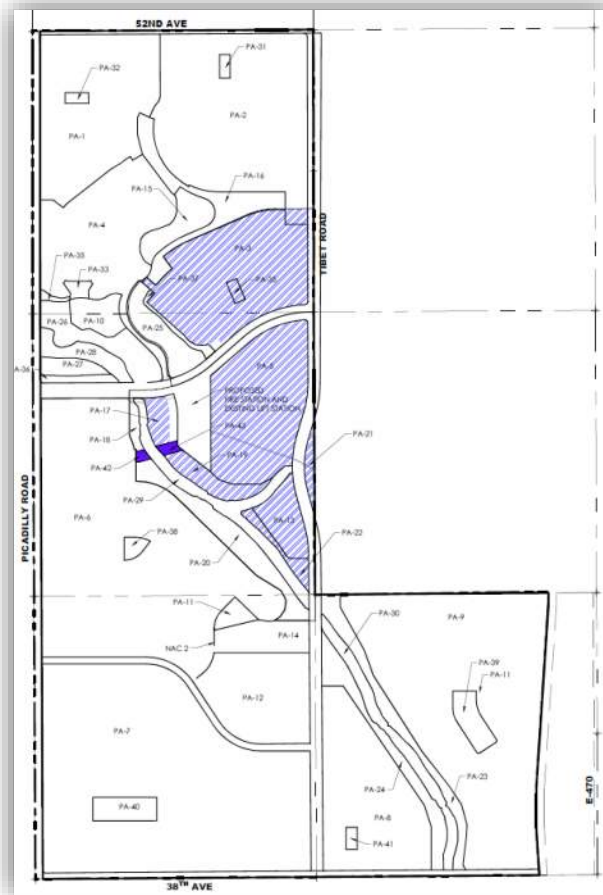
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group C.
 - PA-31 Pocket Park 0.5 ac.
 - PA-16 Open Space 8.1 ac.
 - PA-11 Clubhouse 1.5 Ac.
 - PA-15 Neighborhood Park 4.5 ac.
 - PA-14 Neighborhood Park 5.8 Ac.
 - Portion of PA-29 Channel +/- 1.7 ac.

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F. PLANNING AREAS – GROUP D



1. Land Development

The land development within Planning Areas – Group D incorporates approximately 106 acres.

Land uses described below:

Planning Areas - Group D		
Planning Area	Area Code	Gross Land Area (AC)
PA-3	Active Adult Residential	47.9
PA-5	Single Family Residential	26.4
PA-14	Park	5.0
PA-19	Open Space	5.5
PA-20	Open Space	9.4
PA-21	Open Space	1.6
PA-22	Open Space	2.3
*PA-30	Channel	7.9
Total		106.0

*PA-30 is also represented in Planning Areas A, B, and C

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- The development within Planning Areas – Group D assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - North half of 48th Avenue from Picadilly Road east to PA-4 (Segment A Trigger).
 - A secondary access developed on the north side of 48th Avenue as well as on the south side of 48th Avenue connecting the planned development to Picadilly Road creating a secondary access for PA-3 and PA-5.
 - Sewer Main installed from the First Creek Lift Station north through PA-4.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements from 48th Avenue to the confluence merger.
 - Parks and Open Space.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group D:
 - 48th Avenue whole street section from PA-17 east to Tibet Road (Segment D Trigger).
 - Tibet Road from the shared boundary of PA-2 and PA-3 south to the Tributary T channel crossing (Segment G Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group D:
 - Tributary T channel improvements from the confluence channel merger to Tibet Road.
 - Proposed Culvert crossing under Tibet Road at the shared boundary of PA-5 and PA-29 Channel.
 - Proposed Culvert crossing under Tibet Road at the Tributary T crossing connecting PA-29 and PA-30 channels.
 - Water Quality ponds within PA-19 Open Space and PA-20 Open Space before discharging into the Tributary T channel, respectively.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group D:
 - Water Main along the development of Tibet Road from the shared boundary of PA-2 and PA-3 south to the Tributary T channel crossing.

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- Internal water main connecting and looping through PA-5 from 48th. Ave. south and east to Tibet Road.

5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group D:
 - Sanitary Sewer Main connecting from the existing 36" main within PA-13 Neighborhood Park south east to Tibet Road continuing along the Tibet Road alignment south to the Tributary T channel crossing.

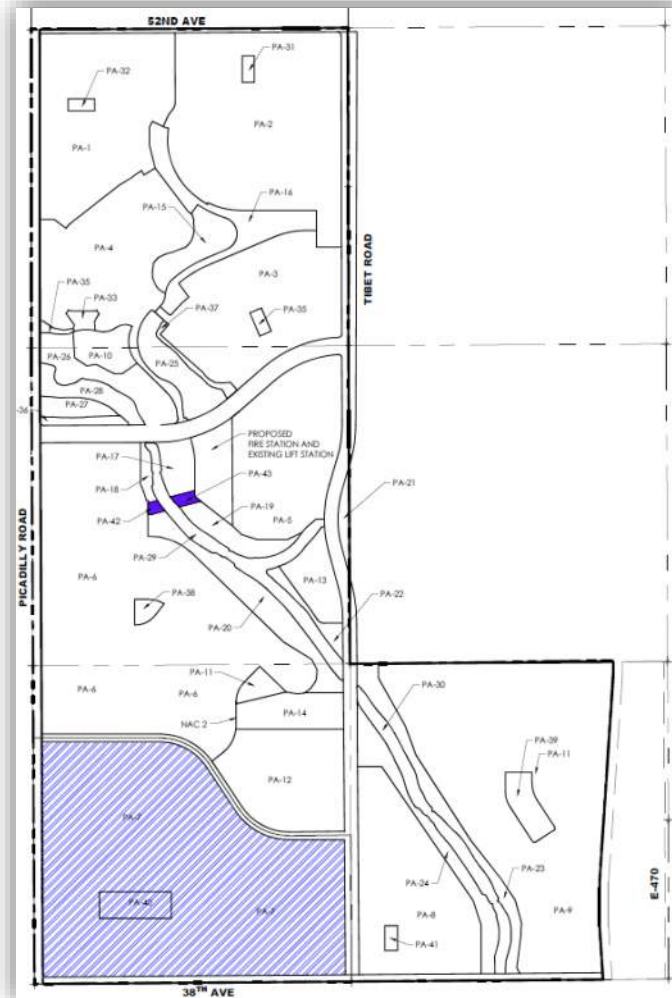
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group D.
 - PA-34 Pocket Park 0.5 ac.
 - PA-25 Detention Pond 5.4 ac.
 - PA-37 Open Space 1.0 ac.
 - Portion of PA-29 Channel +/- 4.8 ac

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G. PLANNING AREAS – GROUP E



1. Land Development

The land development within Planning Areas – Group E incorporates approximately 120 acres.

Land uses described below:

Planning Areas - Group E		
Planning Area	Area Code	Gross Land Area (AC)
PA-7	Single Family Residential	95.7
PA-12	Clubhouse	1.5
PA-13	School Site	16.7
PA-15	Park	6.0
	Total	119.9

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- The development within Planning Areas - E assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - 42nd Avenue from Picadilly east to the shared boundary of PA-6 and PA-13 School Site.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements west of Tibet Road
 - Sewer Main installed from the First Creek Lift Station south to the proposed development connection.
 - 30inch interceptor line installed by others running north along Picadilly Road and east through PA-6 to the First Creek Lift Station.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group E:
 - North half of 38th Avenue street section (4-Lane Arterial) from Picadilly Road east to Tibet Road (Segment I Trigger).
 - 42nd Avenue whole street section (2-Lane Collector) from the shared boundary of PA-6 and PA-12 School Site east to Tibet Road.
 - Tibet Road whole street section (3-Lane Collector) for the Tributary T channel crossing south to 38th avenue (Segment L Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group E:
 - Water Quality ponds within PA-12 School Site before discharging into the Tributary T channel.
 - Water Quality ponds within PA-7 before discharging into the First Creek channel.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group E.
 - Water Main along the development within 42nd Avenue.
 - Water Main along the development within Tibet Road.
 - Water Main along the development within 38th Avenue.
 - Internal connection and looping from 42nd. Ave., Tibet Road and 38th. Ave. through Planning Areas - Group E.

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5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group E:
 - Internal sewer basins tributary to the First Creek watershed will connect to the Picadilly Road interceptor line (by others).
 - Internal sewer basins tributary to the Tributary T watershed will connect to the sewer main running parallel too and on the west side of Tributary T drainage channel.
 - A local sanitary sewer main will need to extend south along Tibet Road to 42nd. Avenue.

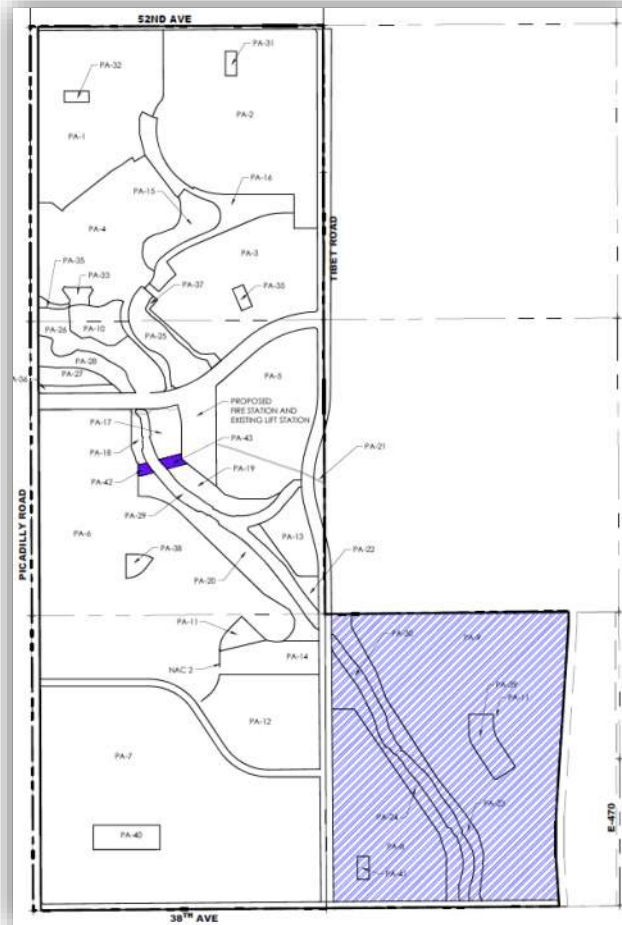
6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group E.
 - PA-14 Neighborhood Park 3.0 ac. Triggered with 300th. building permit within PA-7.
 - PA-40 Pocket Park 3.0 ac.

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H. PLANNING AREAS – GROUP F



1. Land Development

The land development within Planning Areas – Group F incorporates approximately 120 acres.

Land uses described below:

Planning Areas - Group F		
Planning Area	Area Code	Gross Land Area (AC)
PA-8	Single Family Residential	32.7
PA-9	Single Family Residential	76.3
PA-23	Open Space	5.3
PA-24	Open Space	5.5
Total		119.8

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- The development within Planning Areas – Group F assumes the following infrastructure to be constructed prior to the commencement of the above listed planning areas.
 - Regional Detention Pond 8503.
 - Tributary T channel improvements east of Tibet Road.
 - North half of 38th Avenue street section from Tibet Road east to E-470 (Segment M Trigger).
 - 42nd Avenue connection from Picadilly Road east to the Tibet Road.
 - Tibet Road whole street section from 38th Avenue north to the Tributary T channel crossing (Segment L Trigger).
 - Water mains along 38th Avenue, 42nd Avenue, and Tibet Road.
 - Sanitary main connection from the existing 36" sewer main south through PA-14 and PA-22 connection to the proposed development.
 - Sanitary main connection from the First Creek Lift Station running parallel too and on the west side of Tributary T drainage channel through PA-14 Neighborhood Park and southeast across Tibet Road to the proposed development.

2. Roadway Improvements

- The following roadways shall be required to support the development of Planning Areas – Group F:
 - East half-section (6-Lane Arterial) of Picadilly Road from 38th Avenue to 42nd Avenue. (Segments H Trigger)
 - North half of 38th Avenue street section from Tibet Road east to E-470 (Segment M Trigger).
 - Tibet Road whole street section from 38th. Avenue to south boundary of PA-20 Tributary T crossing (Segment L Trigger).

3. Drainage Improvements

- The following drainage improvements shall be required to support the development of Planning Areas – Group F:
 - Water Quality ponds within the planned development PA-30 before discharging into the Tributary T channel.

4. Water Improvements

- The following water improvements shall be required to support the development of Planning Areas – Group F.
 - Water Main connection from 38th Avenue and Tibet Road east within 38th. Ave. to the existing 12" Water Main running north-south parallel to E-470.
 - Internal connection and looping of water mains from 38th. Ave. and Tibet Road.

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5. Sanitary Sewer Improvements

- The following sanitary improvements shall be required to support the developments of Planning Areas – Group F:
 - Extension of the Sewer Main north and east of the Tributary T channel through the planned development within PA-9.
 - Extension of the Sewer Main south and west of Tributary T channel through the planned development within PA-8.

6. Parks and Open Space

- The following parks and open space shall be required to support the development of Planning Areas – Group F.
 - PA-23 and 24 Open Space 13.0 ac.
 - PA-39 Neighborhood Park 0.5 ac.
 - PA-30 Channel 6.2 ac.
 - PA-41 Pocket Park 0.5 Ac.

I. LIST OF REFERENCES

- A. *Master Drainage Report for Green Valley Ranch East* by Calibre Engineering, April 2017, Latest Revision December 2017, COA No. 218019PD 2017 – 3032, 97 S, 98S – T.
- B. *Master Utility Report for Green Valley Ranch East* by Calibre Engineering, April 2017, Latest Revision December 2017, COA Approved September 2018.
- C. *Green Valley Ranch East Transportation Analysis* by Felsburg Holt & Ullevig, FHU Reference No. 117073-01 dated September 2017, COA Approved August 2018.
- D. *Green Valley Ranch East Active Adult Residential Traffic Impact Study* by Felsburg Holt & Ullevig, FHU Reference No. 116-375 dated September 2017.