

### **Green Valley Ranch East Tibet Road (48<sup>th</sup> Ave to 52<sup>nd</sup> Ave)**

With this application Clayton Properties plans to construct approximately 2,600 LF of Tibet Road from the 48<sup>th</sup> Ave and Tibet Road intersection north to 52<sup>nd</sup> Ave. This plan now includes the east half of Tibet Road after coordination with Windler who owns the east half and is dedicating that right of way. Right of Way dedications by separate document will be finalized by the time approvals occur. This plan will provide future access to Green Valley Ranch East (GVRE) active adult Filing 17 as well as the Windler property to the east. This plan also includes the entire intersection of Tibet and 52<sup>nd</sup> Ave. and follows the design criteria found in the Green Valley MP Amendment 2 Traffic Impact Study (TIS). Future submittals of Tibet Road will extend Tibet to 56<sup>th</sup> Ave once the Master Plan Amendment is approved.

Tibet is classified as a 4-lane arterial containing 110' of right of way. The complete road cross section will include a 14' sidewalk/bikelane combination on each side of the road. The western 55' of Right of Way will be dedicated by separate document by Clayton Properties. The east half of the ROW section will be dedicated to the city via separate document by Windler Property. A small portion of ROW north of the 52nd section line will be dedicated by GVR Aurora LLC. We anticipate construction of this phase to start in Q4 2022.

This site plan application complies with all applicable standards in the UDO and approved GVRE FDP Amendment 1. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable. No natural areas, wetlands or floodplains are located within this Filing that need to be protected. A storm pipe does cross Tibet Road and flows into the Filing 11 geomorphic channel.

This site plan continues Tibet Road to the north established in previous site plans. Sidewalks along Tibet Road connect to Filings 6 and 17 in the active adult neighborhood.

This application is an extension of Tibet Road and is consistent with the standards set forth in previous filings in size, scale, and materials.

Any adverse impacts on the surrounding area are mitigated with the use of quality site design.