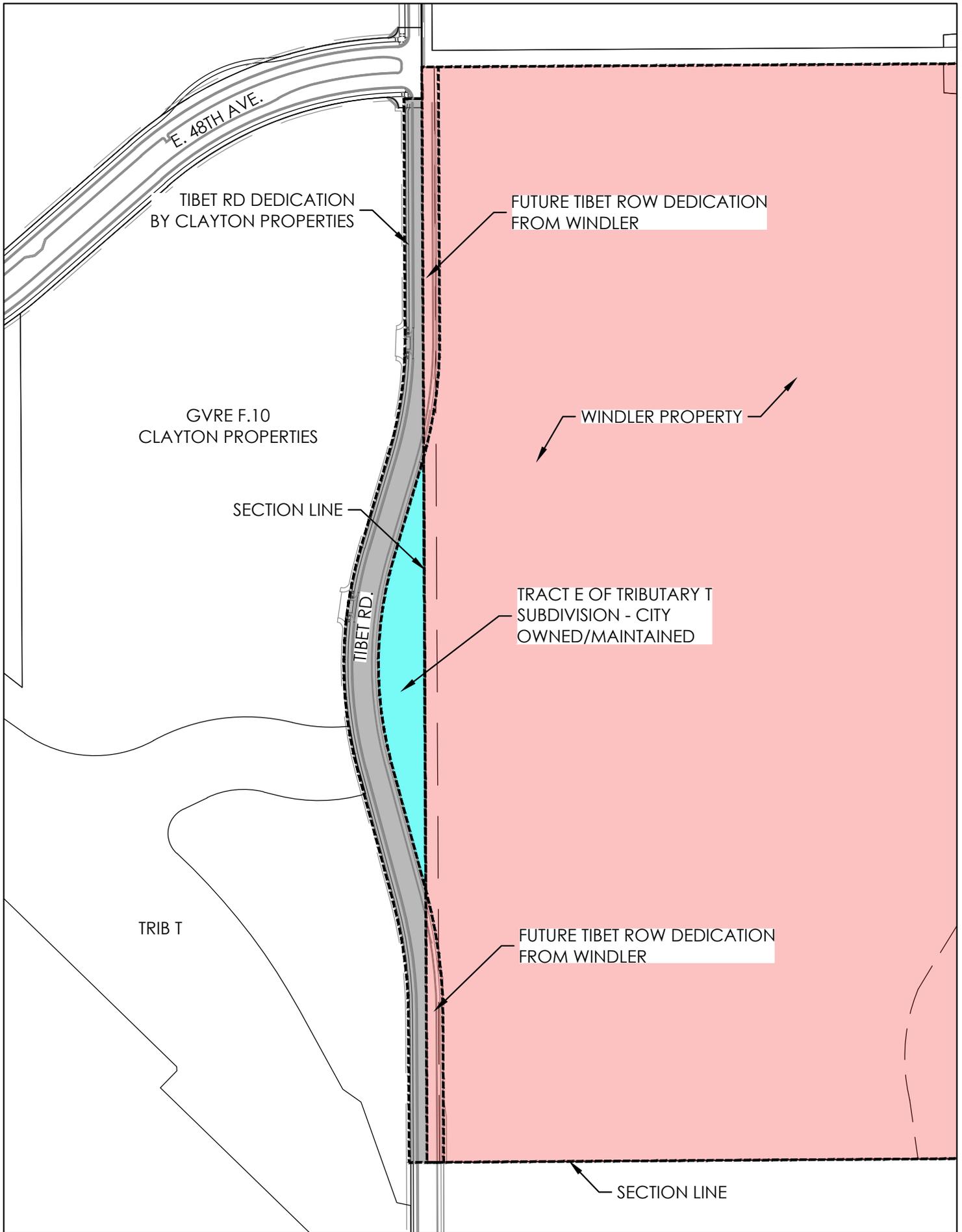


Green Valley Ranch East Tibet Road (Tributary T to 48th Ave)

With this application Clayton Properties plans to construct approximately 3,100 LF of Tibet Road from Tributary T north to 48th Ave. This piece of Tibet is necessary for access to GVRE Filing 10 as well as PA-13 Neighborhood Park. This is 1 of 2 segments proposed to connect Tibet Road between 38th Ave and 48th Ave. Since the section line divides Tibet Road between Clayton Properties to the west and Windler Property to the east, anything east of the section line will be dedicated separately by Windler and constructed at a later date. The portions of Tibet Road on Clayton Property to the west of the section line will be dedicated as part of this site plan. See the attached dedication exhibit for more information.

Tibet Road is classified as a 3 lane collector (80' right of way) per the approved Traffic Report for GVRE FDP from 38th Ave to 48th Ave. This includes 2 travel lanes and one turn lane. Phase 1 will be constructed in an interim condition until there is development on the east side of Tibet Road. Phase 2 consists of the east half of Tibet Road completing the full section of Tibet. The interim road section consists of 2 travel lanes with a curb and gutter along the west and an asphalt shoulder on the east side. An interim 4' wide crusher fines bike lane attached to the back of sidewalk will also be constructed as part of this interim road section.

We anticipate Phase 1 construction of this site plan starting in Q4 2021. Tibet Road north of 48th Ave is part of the 48th Ave & Tibet plans currently being reviewed with construction estimated to start in Q2 of 2021. In the future, Tibet Road will be extended further north to 52nd Ave. This will come online at the end of 2021 or early 2022.



Tibet Rd. (Trib T to E. 48th Ave.)
Dedication



Scale: 1"=300'

June 1, 2021

