

## **Green Valley Ranch East Filing 8 Preliminary Plat Narrative**

With this application we are proposing to plat the next phase of Green Valley Ranch East in order to meet dedications planned for in the approved FDP as well as a future amenity site.

The first piece of this Filing is a 5.8 Ac neighborhood park (PA12), which we have been working closely on with the Parks Board. This park will be dedicated to and maintained by the City of Aurora. A 50' buffer has been provided between Filing 3 homesites and the park.

Another dedication is for the 18.0 Ac school site (PA14). Water quality will be provided for both the school and neighborhood park sites along Tibet Road in the northeast corner of this Filing.

The last piece of this Filing is the Amenity site (PA11) located in the northwest corner of this Filing. A site plan will be submitted separately for this amenity which has no triggers associated with the FDP.

Access into and out of Filing 8 is planned for in adjacent Filings. On the west side of the site access is provided for in Filing 2&3 along N. Shawnee St. Access from the south is provided for along 42nd Ave as part of Filing 7. To the east is Tibet Road which has been submitted for separately in an ISP.

Curbside landscape requirements around the school, amenity, and water quality pond will be met within the 42<sup>nd</sup> and Tibet, and Filing 3 submittals.