

Green Valley Ranch East Site Plan #10 Narrative

We are proposing to build 92 units within PA-5 of the Green Valley Ranch Amendment No. 1 FDP. The total acreage for this filing is approximately 30 acres.

This neighborhood will be composed of single-family lots measured at 52' width and above. Two access roads will be provided from the east via Tibet Road (80' Collector). This phase of Tibet Road will provide access from the south to 38th Ave and will be approved before this development. To the west of the site is an existing City of Aurora parcel reserved for a fire station and sanitary lift station. To the east of the site, across Tibet Road, is the future Windler Development. Streets within the development will be public.

Open space for this filing will be provided via landscape buffers, Trib T open space to the south and PROS dedicated open space to the west and south of the Fire Station parcel. No pocket parks are planned as part of this site plan. Water quality for this filing is located towards the south side of the site. Tract A will be dedicated to the City of Aurora for ownership and maintenance.

As part of this Site Plan we are requesting an adjustment to UDO Section 146-4.3.10-C Double Frontage Lots. In order to meet the city's requirement to meet intersection spacing from 48th Avenue, as well as to reduce the number of access points onto Tibet Road, the site plan includes 9 lots that back up to Tibet Road. Fewer than 10% of the overall lots are double fronting onto a collector street. A 24' landscape buffer between the back of lots and sidewalk is also provided along Tibet Road to meet the standard.

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 or wetlands are located within this Filing that need to be protected. An existing 100 year floodplain runs thru the southern portion of the site. Because of this, 17 lots will not be platted as part of this submittal, but instead shown as tracts. A CLOMR to revise the 100 Yr floodplain is near completion for this area. These tracts will be replatted and recorded as lots once the LOMR for this is approved towards the beginning of 2022. A water quality pond is also located on

the south side of this site which then connects into Tributary T. This mitigates the effects of this development upon the Trib T system.

This site plan expands upon the road network established in previous Filings by providing access to Tibet Road to the east. Trails within the site connect to surrounding uses and roadways including a trail that heads south across Trib T and into a future Neighborhood Park thus expanding upon the trail network within this Master Plan.

This application is an extension of the Traditional Home community south of 48th Ave 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.