

Green Valley Ranch East 52nd Avenue ISP (Picadilly to Tibet)

With this application Clayton Properties plans to construct 52nd Avenue from Picadilly Road to Tibet Road. This is necessary for access into Filing 5 and Filing 17 of Green Valley Ranch East to the south as well as the Green Valley MP Amendment area to the north. Access from 52nd Ave. into the active adult community to the north and south will be gated. This road also provides access to the Windler property to the east of Tibet Road.

Tibet Road is classified as a 3 lane collector (80' right of way) per the approved Traffic Report for GVRE FDP from Picadilly Road to Tibet Road. This includes 2 travel lanes and one turn lane. The roadway will be constructed in 4 phases. Phase 1 will include the south half of 52nd Ave from Picadilly Road to N. Quemoy Ct. which provides access into Filing 5 to the south. Phase 2 includes the south half of 52nd Ave from N. Quemoy Ct. to Tibet Road in order to provide access into Filing 17 to the south and to have thru access from Picadilly Road to Tibet Road. Phases 3 and 4 includes the north half of 52nd Ave as adjacent development comes online.

We also plan on constructing a pedestrian crossing as part of this project which connects the active adult community south of 52nd to the planned community to the north. A trail connection is already planned for in the Filing 11 neighborhood park and Filing 17 residential neighborhood that lead up to this crossing. Future designs in the area north of 52nd will continue this trail and join the open spaces of each project. We anticipate construction starting in Q4 2024.