

May 3, 2023

City of Lone Tree
9220 Kimmer Dr.
Lone Tree, Colorado 80124

Re: Project Narrative - Octave Avenue Extension / Ridgeway Southwest Village Filing 1A Plat

To Whom It May Concern:

Our firm represents SH Lyric, LLC. and its affiliates (“Applicant”) in connection with their application for approval of a Final Plat (the “Application”) in the City of Lone Tree (the “City”).

Project Team

Applicant/Owner
SH Lyric, LLC
9380 Station St.; Suite 600
Lone Tree, CO 80124
P: 303.791.8180

Civil Engineer
JR Engineering, LLC
7200 S. Alton Way; Suite C400
Centennial, CO 80112
P: 303.267-6220

Overview

The purpose of this application is to subdivide the unplatted land between Ridgeway Parkway and the Ridgeway SW Village Filing 1 subdivision. The site is bounded on the north by Ridgeway Parkway, on the west by Lyric Street, on the south by Octave Avenue, and on the east by High Note Avenue. As part of this application Octave Avenue is proposed to be extended to the east, connecting the existing Octave Avenue ROW to existing High Note Avenue. Construction plans for the Octave Avenue extension have been included with this application that detail the proposed paving, landscaping, and utility improvements.

The following lots and tracts will be created by the Filing 1A Plat:

<u>Lot Number / Tract Name</u>	<u>Acreage</u>
Lot 1	15.43 acres
Lot 2	8.66 acres
Lot 3	3.03 acres
Lot 4	5.98 acres
Tract A	1.36 acres

Conclusion

We appreciate the opportunity to provide this information to the City. Please do not hesitate to contact us if you require further information regarding the Application. On behalf of the Applicant, we respectfully request the City's approval of the Application.

Sincerely,

A handwritten signature in blue ink that reads "Aaron L. Clutter". The signature is written in a cursive style with a large initial 'A'.

Aaron Clutter
JR Engineering