

June 13, 2025

Jacob James, P.E., CFM
Deputy Director of Public Works – Engineering City of Lone Tree
9220 Kimmer Dr., Suite 100 Lone Tree, CO 80124

RE: ***Lone Tree Public Works – Final Plat Narrative
25TMP-001118***

Dear Jacob,

The following is a narrative describing the details of the subdivision plat for the Lone Tree's Public Works parcel. Dedications are to the City of Lone Tree (the City). The plat map has been prepared by a professional licensed surveyor (PLS) in the state of Colorado. Descriptions of the parcels being platted are provided below, based on the preliminary plat map.

Public Works Expansion Lot (Lot 1) will be comprised of a single lot, zoned as institutional, with earthmoving operations set to begin on 6/16/2025. The site will ultimately be developed on a 435,600 square foot (10.000-acre) parcel and consist of a single building, with associated parking for the public and heavy equipment operations, associated sidewalks, and landscaping. The single-floor building will consist of administrative office space, fabrication shop areas, and vehicle storage bays with a designated washday, decant, and washout areas for heavy vehicle maintenance. The site will also provide an onsite detention basin, which will be used as a temporary sediment basin until future expansion of the facility is realized. Construction is anticipated to be completed by June 2, 2026.

The site will be accessed from First Street Parkway (formerly known as West Parker Road). The site will generally slope from west to east, via proposed grades to storm inlets, pipes, and an open channel swale that route to the onsite temporary sediment basin, located in the east-north corner of the site, for water quality and detention treatment. The current outlet pipe will be designed to outfall to the east. No adverse impacts to adjacent properties and/or easement areas are anticipated by this development.

There are no known significant cultural, archaeological, historical resources, endangered species habitats, floodplains, or wetlands being directly/indirectly impacted by the Lone Tree's Public Works site. This site does not fall within a FEMA floodplain.

There are no further lots, Right-Of-Way (ROW) dedications, nor tracts that form part of the plat area described above.

If you have any further questions, please feel free to call.

Sincerely,

 **John Usery, EIT**
Senior Project Manager
[303.253.4417](tel:303.253.4417) | John.Usery@ArtaicGroup.com