



Civil

Structural

Integrated Services

May 15, 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 Justice Center – Final Plat Narrative***
SP-24-0037
S. A. Miro, Inc. Job No. 24030

Dear Jacob,

The following is a narrative describing the details of the subdivision plat for the Lone Tree Justice Center and neighboring parcels. Dedications are to the City of Lone Tree (the City) unless noted otherwise below.

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 plat map and Exhibit A:

Recreation Center Lot (Lot 1) will be comprised of a single lot, zoned as institutional. The site will ultimately be developed on a 427,381 square foot (9.811-acre) parcel. The site may be served by a shared access road, or access off of Ridgeway Pkwy. Replatting of this parcel may be required in the future, for proposed easements and/or shifts in the property lines. This replatting will be done under a separate subdivision permit number.

Lone Tree Justice Center (Lots 2 and 3) will be combined into a single lot, zoned as institutional, with earthmoving operations set to begin on 3/24/25. The site will ultimately be developed on a 472,464 square foot (10.846-acre) parcel and consist of a single building, with associated parking for the public and secured parking for police vehicles, associated sidewalks and landscaping. The site will also provide an onsite extended detention basin (EDB) which is sized for future expansion of parking areas to accommodate growth in the area. Construction is anticipated to be completed by July 1, 2026.

The site will be served by a shared access road, as well as a newly developed portion of High Note Avenue. The site will generally slope from south to north, via proposed grades to storm inlets and pipes that route to the onsite EDB for water quality and detention treatment. The current outlet pipe will be designed to outfall to the north. 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 Justice Center site. This site does not fall within a FEMA floodplain.

Tract A will be a portion of shared drive tract as part of the Rec Center Contribution to the City of Lone Tree, comprised of 52,091 square feet (1.196 acres). This will allow for the full width of dedicated 50' PWSD access easement and existing 30' access easement to serve the future Lone Tree Justice Center lot (east) and Rec Center lot (west).

Tract B will be a portion of shared drive tract as part of the Rec Center Contribution to the City of Lone Tree, comprised of 32,000 square feet (0.735 acres). This will allow for the full width of dedicated 50' PWSD access easement future Lone Tree Justice Center lot (south) and existing PWSD Facility (north).

High Note Avenue Right-Of-Way (ROW) will be a portion of variable width public ROW, dedicated to allow for construction of High Note Avenue to serve the Lone Tree Justice Center (west) and Commercial Lot (east). The area of dedication is currently 63,301 square feet (1.453 acres), just east of Lots 2 and 3.

Commercial Lot (Lot 4) will be comprised of a single lot, zoned as institutional. The site will ultimately be developed on a 280,537 square foot (6.47-acre) parcel. The site will be served by High Note Avenue, or access off of Ridgeway Pkwy. Replatting of this parcel may be required in the future, for proposed easements and/or shifts in the property lines. This replatting will be done under a separate subdivision permit number.

Library Site (Lot 5) will be comprised of a single lot, zoned as institutional. The site will ultimately be developed on a 152,290 square foot (3.50-acre) parcel. The site may be served by future Rhapsody ROW. Replatting of this parcel may be required in the future, for proposed easements and/or shifts in the property lines. This replatting will be done under a separate subdivision permit number.

Tract C will be a regional trail tract of a 50' width dedicated to RRMD until completion of the trail when it will be turned over to the City. This tract is comprised of 52,642 square feet (0.73 acres), just north of Lots 4 and 5.

The current total land area being dedicated as described above is 1,532,706 square feet (35.186 acres). All lots described above, except the Lone Tree Justice Center site, will need to confirm whether there are significant cultural, archaeological, historical resources, endangered species habitats, floodplains, or wetlands that are directly/indirectly impacted by their respective developments.

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

Sincerely,

S. A. MIRO, INC.
Civil Engineering Department



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