

March 31, 2021  
Merrick Project No. 6512069201

Roshana Floyd  
City of Lone Tree  
Community Development  
9220 Kimmer Drive  
Suite 100  
Lone Tree, CO 80124

**Re: Lincoln Station Apartments; Site Improvement Plan Application**

Dear Ms. Floyd:

Merrick & Company has reviewed the comments dated March 2, 2021 regarding the Lincoln Station Apartments, Site Improvement Plan Application. The following summarizes Merrick's responses to the comments provided by the City of Lone Tree, Community Development Department.

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**PENDING APPLICATION ITEMS:** Please submit these items with your resubmittal.

- Please submit an updated title commitment; these must be current within 30 days of application submittal (City Code Sec. 17-7-50(1.c)).  
[Response: Updated Title Commitment has been provided.](#)
- Revised deed with updated legal description; this deed supplements the Vacation Approval Certificate (Chapter 17, Appendix 17-B).  
[Response: Pending due to Unit 0 condo resolution.](#)
- Easement vacation letters from all current beneficiaries (City Code Sec. 17-7-50(1.h)).
  - If any easements are being vacated via separate instrument the City will need copies of such instruments.  
[Response: See letter from Xcel energy regarding the easement vacations.](#)
- Valid certificate of taxes paid.  
[Response: Included with the resubmittal.](#)
- Executed Statements of Authority from all owners and interest holders of Condo Unit 0.  
[Response: Working with Condo Unit owner to obtain.](#)

**APPLICATION ITEMS**

- Development Application
  - Since this will be a separate referral, please submit a development application for the plat.  
[Response: Separate application for the Plat has been provided.](#)
- Project Narrative
  - Because this is a separate application and referral the City will need a project narrative for this application. You can utilize much of the same language as the narrative submitted for the Lincoln Station SIP, but you can remove the discussion of design intent. Additionally, please ensure you include a brief discussion of the replat request and easement vacations.

Employee Owned



5970 Greenwood Plaza Blvd  
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com  
www.merrick.com

Specifically, please speak to the reasoning/justification for the easement vacations.  
Response: Separate project narrative has been provided.

## PLAT

- General

- Please add the permit # (SB21-07) to all sheets of the plat.  
Response: Permit # has been added to all sheets.
- Please add the Planning Area (Heritage Hills Planned Development, Amendment 9, Planning Area 9) to all sheets of the plat.  
Response: Planning Area has been added.
- Based on the right-of-way request from Public Works, update the lot acreage.  
Response: Lot acreage has been kept as is based on applicant's request for a Public Sidewalk and Drainage Easement in lieu of a Right-of-Way dedication.

- Sheet 1

- Remove the City Council signature block and replace it with the Vacation Approval Certificate (Chapter 17, Appendix 17-B).  
Response: Since new easements are being dedicated with the plat, it is our understanding that the City Council signature block will be required.

- Sheet 2

- Update the combined lot number to 8-A2A.  
Response: Updated lot number.
- The City wants to ensure an access easement is retained for the garage access and surface parking spaces in front of the office and retail spaces.  
Response: Access easement has been added to plat.
- Per comments from Public Works, an easement to the Lincoln Park Metropolitan District and the City of Lone Tree must be shown for the storm drain line proposed to run under the building.  
Response: Storm easement has been added to plat.

We hope we have adequately addressed your comments. If you have any questions, or need further clarification concerning the resubmitted plans, please don't hesitate to give me a call at 303-353-3695.

Respectfully submitted,  
**MERRICK & COMPANY**



Kristofer K. Wiest, PE  
Project Manager





**Siting and Land Rights**  
10001 W Hampden Ave  
Lakewood, Colorado 80227  
Telephone: **303.716.2043**  
Facsimile: **303.716.2046**

March 12, 2021

**Re: Easement Vacation  
Park Meadows Dr**

**S10– T6S – R67W**

To Whom It May Concern,

Public Service Company of Colorado (PSCo) has been informed of the pending development of **Lots 8-A1, 8-A2 & 7-A1, Heritage Hills Filing No 2, 2<sup>nd</sup> Amendment**. This letter is to inform you that the developer is working closely with Xcel Energy and we are aware of the existing easements on the properties, as shown on the attached sketch. Xcel Energy's design group will continue to work with the developer to serve this new development and on the relocation of any existing facilities. Once it has been determined that the existing easements are no longer needed, I will be quitclaiming the easements.

If you have any questions, please contact me at (303) 716-2043.

Cordially,

A handwritten signature in blue ink that reads 'Robyn Martinez'.

Robyn Martinez, Contract Right-Of-Way Agent  
Right-Of-Way & Permits  
303-716-2043  
[robyn.m.martinez@xcelenergy.com](mailto:robyn.m.martinez@xcelenergy.com)





**Siting and Land Rights**  
10001 W Hampden Ave  
Lakewood, Colorado 80227  
Telephone: **303.716.2043**  
Facsimile: **303.716.2046**

March 29, 2021

Engineering Underground  
Justin Knowles

**Re: Lincoln Station Project**

Dear Justin,

You have notified Public Service Company of Colorado (PSCo) that the City of Lone Tree is requesting that an additional 10' along Park Meadow Dr be dedicated as road right-of-way. Currently this 10' is dedicated as a utility easement and PSCo does have facilities in this easement.

This letter is to inform you that PSCo will require an addition 10' utility easement be granted along the front of property, adjacent to road row, if the existing utility easement is taken as road row.

If you have any questions, please contact me at (303) 716-2043.

Cordially,

A handwritten signature in blue ink that reads 'Robyn Martinez'.

Robyn Martinez, Contract Right-Of-Way Agent  
Right-Of-Way & Permits  
303-716-2043  
[robyn.m.martinez@xcelenergy.com](mailto:robyn.m.martinez@xcelenergy.com)