

PLAT NARRATIVE

January 17, 2019

Lot Line Adjustment of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This Lot Line Adjustment adjusts the boundary between Lot 3A and Tract B of *Superior Town Center Filing No. 1B Replat No. 3 (Reception No. 3560623)*.

The purpose of the adjustment is to remove the area reserved for the private water quality pond on Lot 3A (which was designed to exclusively serve the Element Hotel) and include the same area within Tract B to serve as a forebay for a larger public water quality pond serving Lot 3A, Lot 2, Marshall Road, Portions of Tract A (Park 1) and surrounding parcels.

Items include:

- Lot 3A is reduced in size from 115,203 SF (2.645 acres) to 112,048 SF (2.572 acres), a reduction of 3,115 SF by shifting south line line closer to the hotel drive aisle.
- Tract B (Park 2) is increased in size from 319,209 SF (7.328 acres) to 322,364 SF (7.400 acres), an increase of 3,115 SF.
- Vacation of a 20' wide drainage easement extending from Lot 3A to Coal Creek through Tract B. This easement is no longer required, as the drainage from the Element hotel on Lot 3A will enter the Town's water quality pond south of the new common lot line and does not need to be conveyed separately to Coal Creek.



