

PLAT NARRATIVE

December 10, 2018

Block 25, Discovery Office Park/Superior Town Center Replat No. 2

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This **Block 25, Discovery Office Park/Superior Town Center Replat No. 2** is a replat of Outlot G of Lot 1 Block 25 Discovery Office Park/Superior Town Center Replat and Superlot A, Block 25, of Discovery Office Park/Superior Town Center Replat no. 3

Items include in this Replat include:

- a) Seventy-Five (75) residential lots ranging from 810 to 2,107 square feet;
- b) Seven (7) Outlots ranging in size from 598 square feet to 70,615 square feet. These Outlots will eventually be conveyed to the Superior Town Center Metropolitan District No. 2 for ownership and maintenance.
- c) Dedication of various easements to accommodate utilities, emergency access, public access, and drainage components of the accompanying Final Development plan
- d) Vacation of various easements not correctly oriented or necessary to accommodate the accompanying Final Development plan.

Description of Specific Lots

Block 25, Lots 1 through 25, were created by Lot 1 Block 25 Discovery Office Park/Superior Town Center Replat. Therefore, the lot numbers for this Replat start at 26.

Lots 26 through 43

These eighteen (18) lots are range in size from 1,800 to 2,107 square feet. They are intended for single family detached residential units and have frontage on Village Green Way and/or Discovery Parkway. The nominal minimum lot dimensions are 40 feet wide by 45 feet deep. The lot areas and actual dimensions vary due to curvilinear frontage. Lot 32 is 42 feet wide to provide an opportunity for additional side yard along Discovery Parkway. Each of these Lots include a 3-foot-wide utility easement along the rear side (to accommodate dry utilities and a clear zone beyond water meters, where meters are located in the rear of the lot.

Lots 44 through 54

These eleven (11) lots are range in size from 1,411 to 1,740 square feet. They are intended for single family attached (townhome) residential units. Access is provided via Outlot G (Canary Lane). These lots are clustered to accommodate three (3) townhome buildings. The end lot of each cluster includes a minimum 2 foot wide utility easement to accommodate ganged dry utility meters on each end of the building. Therefore, each end lot is at least two feet wider than the comparable intermediate lots.

The nominal minimum lot dimensions are 25 feet wide by 58 feet deep. The lot areas and actual dimensions vary due to curvilinear frontage and wider end lots to accommodate utility meters. Each of these Lots include a 3-foot-wide utility easement along the Outlot G frontage to accommodate dry utilities and a clear zone beyond water meters.

Lots 55 through 70

These sixteen (16) lots are range in size from 980 to 1,320 square feet. They are intended for single family attached (townhome) residential units. Access is provided via Outlot G (Canary Lane or Meridian Lane). These lots are clustered to accommodate four (4) townhome buildings. The end lot of each cluster includes a minimum 2 foot wide utility easement to accommodate ganged dry utility meters on each end of the building. Therefore, each end lot is at least two feet wider than the comparable intermediate lots.

The nominal minimum lot dimensions are 20 feet wide by 49 feet deep. An extra 6 feet of depth is provided for Lots 55 through 62 to accommodate exterior stairs from the front door down to grade. The northern most 3 feet of these lots include a landscape easement to allow STC Metro District to maintain landscape between each set of steps. Each of these Lots include a 3-foot-wide utility easement along the Outlot G frontage to accommodate dry utilities and a clear zone beyond water meters.

Lots 71 through 81

These eleven (11) lots are range in size from 1,125 to 1,296 square feet. They are intended for single family attached (townhome) residential units. Access is provided via Outlot G (Meridian Lane). Each of these Lots include a 3-foot-wide utility easement along the Outlot G frontage to accommodate dry utilities and a clear zone beyond water meters. These lots are clustered to accommodate three (6) townhome building clusters. The end lot of each cluster includes a utility easement to accommodate ganged dry utility meters on each end of the building. Therefore, each end lot is at least two feet wider than the comparable intermediate lots.

The nominal minimum lot dimensions are 25 feet wide by 45 feet deep. The lot areas and actual dimensions vary due to curvilinear frontage and wider end lots to accommodate utility meters.

Lots 82 and 83

These two (2) lots are 1,152 square feet each. They are intended for single family attached (townhome) residential units. Access is provided via Outlot G (Meridian Lane). The nominal minimum lot dimensions are 24 feet wide by 45 feet deep. Each of these Lots include a 3-foot-wide utility easement along the Outlot G frontage to accommodate dry utilities and a clear zone beyond water meters, and a 2-foot wide utility easement on one side to accommodate dry utility meters.

Lots 84 through 91

These eight (8) lots are range in size from 862 to 1,078 square feet. They are intended for single family attached (townhome) residential units. Access is provided via Outlot G (Buttercup Lane). Each of these Lots include a 3-foot-wide utility easement along the Outlot G frontage to accommodate dry utilities and a clear zone beyond water meters. These lots are clustered to accommodate two (2) townhome building clusters. The end lot of each cluster includes a 2-foot wide utility easement to accommodate ganged dry utility meters on each end of the building. Therefore, each end lot is at two feet wider than the comparable intermediate lots. The nominal minimum lot dimensions are 20 feet wide by either 49 or 40 feet deep. The two different lot depths accommodate two different townhome product types within the same building footprint. The lot areas and actual dimensions vary due wider end lots to accommodate utility meters.

Lots 92 through 100

These nine (9) lots are range in size from 920 to 1,012 square feet. They are intended for single family attached (townhome) residential units. Access is provided via Outlot G (Buttercup Lane). Each of these Lots include a 3-foot-wide utility easement along the Outlot G frontage to accommodate dry utilities and a clear zone beyond water meters. These lots are clustered to accommodate two (2) townhome building clusters. The end lot of each cluster includes a 2-foot wide utility easement to accommodate ganged dry utility meters on each end of the building. Therefore, each end lot is at two feet wider than the comparable intermediate lots. The nominal minimum lot dimensions are 20 feet wide by 46 feet deep. The lot areas and actual dimensions vary due wider end lots to accommodate utility meters.

Description of Specific Outlots

Block 25, Outlots A through F were created by Lot 1 Block 25 Discovery Office Park/Superior Town Center Replat. Therefore, the Outlot designation for this Replat start at G.

Outlot G

Outlot G is 58,015 and will primarily contain the private roadways (Lanes) which provide access to the residential lots. All of Outlot G contains a Utility Easement to accommodate the utility mains necessary to serve the project. The beneficiaries to the Utility Easements will be the Town of Superior (for water and sanitary sewer) and various dry utility companies.

A Public Access and Emergency Access Easement is contained within portions of Outlot G. The limits of this easement generally follow the limits of vehicular and sidewalk pavement outlined in the accompanying Final Development Plan.

Outlot H

Outlot H is 1,356 square feet bounded by Lots 37 and 38, Outlot G, and Discovery Parkway public right-of-way. Outlot H is dedicated as a blanket Public Access, Drainage and Utility Easement.

Outlot I

Outlot H is 1,022 square feet bounded by Lot 43, Outlot G, Discovery Office Park Outlot B and Discovery Parkway public right-of-way. Outlot H is dedicated as a blanket Public Access and Utility Easement.

Outlot J

Outlot H is 1,058 square feet bounded by Lots 96 and 97, Outlot G, and Old Rail Way public right-of-way. Outlot J is dedicated as a blanket Public Access, Drainage and Utility Easement.

Outlot K

Outlot H is 598 square feet bounded by Lot 91, Outlot G, Discovery Office Park Block 1 Lot 21 and Old Rail Way public right-of-way. Outlot K is dedicated as a blanket Public Access and Utility Easement.

Outlot L

Outlot L is 70,615 square feet in the center of the Block. Outlot L will contains the central green court on to which Lots 44 through 92 will face. Outlot L is dedicated as a blanket Public Access, Utility and Drainage Easement.

Outlot M

Outlot H is 1,283 square feet bounded by Lots 28 and 29, Outlot G, and Village Green Way public right-of-way. Outlot M is dedicated as a blanket Public Access, Drainage and Utility Easement.

Vacations

The previous Plat (Rec. No. 3537943) created a sight triangle easement at the north end of Meridian Lane where it intersects with Old Rail Way. This easement restricted placement of landscape and buildings to provide adequate sight lines at this intersection. This easement will be vacated and replaced with a similarly shaped easement within Outlot G on the west side of the Meridian Lane driveway.

The previous Plat (rec. No. 3537943) created a utility easement along the alignment of Marigold Lane, just south of Meridian Lane to accommodate utility main stubs that were installed with the previous phase. This replat proposes to vacate this easement and replace it with a continuous easement along Marigold Lane to accommodate the same utilities. Refer to Sheet 4.

Sheet by Sheet Narrative:

Sheet 1 includes:

- Signature blocks for the current land owner (RC Superior), and the Town of Superior (beneficiary to certain easements, ROW dedication, and ROW vacation). Note that even though the title of this Replat includes Discovery Office Park, there are no portions of this Replat that are or will be owned by Aweida Properties. Therefore a signature block for Aweida Properties is not necessary or provided.
- Owners Estoppel Certificates
- Board, of Trustees, Planning Commission, Town Clerk, Surveyor's and County Clerk certificates
- Basis of Bearing and Lineal Unit Definition
- Vicinity Map
- Land Use Table showing ownership of each area of land.
- Vacation Statement
- Title Commitment note
- Ownership, Maintenance and Easements notes

Sheet 2 includes:

- Linework depiction of various land areas and easements.
- Legend
- Graphic Scale
- Line and Curve Table

Sheet 3 includes:

- Linework depiction of various land areas and easements.
- Legend
- Graphic Scale

Sheet 4 includes:

- Linework depiction of various land areas and easements.
- Legend
- Graphic Scale