

PLAT NARRATIVE

December 10, 2018
Revised May 6, 2019

**Preliminary and Final Subdivision Plat of Lot 20, Block 26 and Lot 1, Block 27, Superlot 4A,
Discovery Office Park/ Superior Town Center Replat No. 3**

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This **Preliminary and Final Subdivision Plat of Lot 20, Block 26 and Lot 1, Block 27, Superlot 4A, Discovery Office Park/ Superior Town Center Replat No. 3** is a replat of Lot 20, Block 26, and Lot , Block 27, Discovery Office Park/Superior Town Center Replat No. 3.

Items include in this Replat include:

- a) Twenty Four (24) residential lots ranging from 3,708 to 11,394 square feet (0.085 to 0.261 acres);
- b) Four (4) Outlots ranging in size from 1,010 square feet to 4,483 square feet (0.023 to 0.102 acres);. These Outlots will eventually be conveyed to the a Superior Town Center Metropolitan District for ownership and maintenance.
- c) Dedication of various easements to accommodate slopes, utilities, public access, and drainage components of the accompanying Final Development plans.
- d) Vacation of an existing utility easement within Block 26 Outlot E, which will be replaced with a blanket utility easement through all of Outlot E.
- e) Vacation of an existing utility and drainage easement along the west side of Block 27 which will be replaced by a utility and drainage easement through Block 27 Outlot A.

Description of Specific Lots

Block 26 Lots 20 through 25

These six (6) lots range in size from 3,708 to 6,015 square feet (0.085 to 0.138 acres) They are intended for single family detached residential units and have frontage on Central Park Circle. The nominal minimum lot widths 54 feet. Lot depths vary greatly, with a minimum dept of approximately 57.36 feet (Lot 20) to approximately 117.72 feet (Lot 25). Most of these Lots include a 6-foot-wide utility easement along the rear side to accommodate dry utilities.

Block 27 Lots 1 through 18

These eighteen (18) lots range in size from 4,158 to 11,394 square feet (0.095 to 0.261 acres). They are intended for single family detached residential units and have frontage on Central Park Circle. The nominal minimum lot dimensions are 54 feet wide by 77 feet deep. The lot areas and actual dimensions vary due to curvilinear frontage and the irregular block boundary shared with Discovery Office Park. All lots include a drainage and utility easement (width varies) along the rear of the lots. The drainage use of the easement will accommodate a slope from the rear yards up to Discovery Office Park and a drainage swale at the toe of the slope. The utility portion of this easement is intended to accommodate dry utilities (gas, electric and telecom) plus a Metro District irrigation pipe connecting Outlot C to Outlot B.

Description of Specific Outlots

Block 26 Outlot E

Outlot A is 2,013 square feet (0.046 acres) bounded by Block 26, Lot 20, Block 26, Outlot A (Incline Lane) and Central Park Circle public right-of-way. Outlot A is dedicated as a blanket Public Access and Utility Easement.

Block 27 Outlot A

Outlot A is 4,483 square feet (0.102 acres) bounded by Block 27 Lot 2, Block 27 Lot 3, Discovery Office Park Block 3, and Central Park Circle public right-of-way. Outlot A is dedicated as a blanket Drainage, Utility and Public Access Easement.

Block 27 Outlot B

Outlot B is 1,010 square feet (0.023 acres) bounded by Block 27 Lot 18, Superlot 4B, Tract H, and Central Park Circle public right-of-way. Outlot B is dedicated as a blanket Public Access Easement.

Block 27 Outlot C

Outlot C is 2,326 (0.053 acres) square feet bounded by Block 27 Lots 7 and 8, Tract H, and Central Park Circle public right-of-way. Outlot C is dedicated as a blanket Drainage, Utility and Public Access Easement.

Easement Vacation Request

The Final Subdivision Plat of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3 (Rec. No. 03702591) created a Utility Easement within that Plat's Lot 20, along the south side of Incline Lane. The current Plat and accompanying Final Development Plan creates more specificity in placement of utilities. This easement will be vacated and replaced with a similarly shaped easement along the rear of Block 26, Lots 20-25 and a blanket utility easement on Block 26, Outlot E.

The Final Plat of Discovery Office Park/Superior Town Center Replat (Rec. No. 03446670) created a Utility and Drainage Easement within that will be Lots 1, Lot 2 and Outlot A of Block 27. This easement was intended to provide a corridor for drainage and utilities from Discovery Office Park to Discovery Parkway. The current Plat and accompanying Final Development Plan creates more specificity in placement of utilities and will route the drainage and utilities through Outlot A to Central Park Circle, and then to Discovery Parkway. This will provide a more direct route with more of the utilities within public streets rather than within an easement in sloped, private back yards.

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.
- Easement vacation (denoted by shaded areas within Block 22 Lots 20 through 25 and Outlot E)
- Legend
- Graphic Scale