

PLAT NARRATIVE

December 10, 2018

Revised May 6, 2019

Revised July 31, 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 4,086 to 11,394 square feet (0.094 to 0.262 acres);
- b) Four (4) Outlots ranging in size from 1,407 square feet to 4,483 square feet (0.034 to 0.102 acres);. These Outlots will eventually be conveyed to the a Superior Town Center Metropolitan District for ownership and maintenance.
- c) Three (3) Tracts ranging in size from 863 square feet to 2,057 square feet (0.023 to 0.047 acres);. These Outlots will eventually be dedicated to the Town of Superior for ownership and maintenance.
- d) Dedication of various easements to accommodate, utilities, public access, and drainage components of the accompanying Final Development plans.
- e) 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.
- f) 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.
- g) Vacation of portions of Central Park Way Right of Way to reduce the width from 58 to 44 feet. The centerline of the right-of-way does not change.

Description of Specific Lots

Block 26 Lots 20 through 25

These six (6) lots range in size from 4,086 to 6,891 square feet (0.094 to 0.158 acres). The lot numbering starts at 20 to preserve the overall sequence of lot numbers on Block 26. The approved Thrive plat created lots 1 through 19. These lots 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 64.36 feet (Lot 20) to y 124.72 feet (Lot 25). Most of these Lots include a 6-foot-wide utility easement along the rear side to accommodate dry utilities. They all include a 9-foot-wide utility easement along the front (Central Park Circle) side of the lots.

Block 27 Lots 1 through 18

These eighteen (18) lots range in size from 4,536 to 11,394 square feet (0.104 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 84 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 and a 9-foot-wide utility easement along the front (Central Park Circle) side 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 E is 2,014 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 E is dedicated as a blanket Public Access and Utility Easement. The outlot designation starts at "E" to preserve the overall sequence of outlot numbers on Block 26. The approved Thrive plat created outlots A through D.

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. This outlot was primarily created to accommodate a large storm drain and sanitary sewer extending from Central Park Circle to Discovery Office Park.

Block 27 Outlot B

Outlot B is 1,470 square feet (0.034 acres) square feet bounded by Block 27 Lots 7 and 8, Tract H, and Central Park Circle public right-of-way. Outlot B is dedicated as a blanket Public Access Easement. A Utility and Drainage Easement crosses the south side of the Outlot. This outlot was created to accommodate a pedestrian connection from Central Park Circle to Tract H.

Block 27 Outlot C

Outlot C is 2,450 square feet (0.056 acres) bounded by Block 27 Lot 18, Superlot 4B (Toll Brothers), Tract H, and Central Park Circle public right-of-way. Outlot C is dedicated as a blanket Public Access, Drainage, and Utility Easement. This outlot was primarily created to accommodate existing drainage infrastructure which collects flos from Block 27 and Rock Creek Ranch and conveys it to storm drains in Discovery Parkway.

Description of Specific Tracts

Block 26 Tract A

Tract A is 863 square feet (0.020 acres) bounded by Discovery Parkway, Central Park Way, Incline Lane and Block 26 Outlot D. Tract B is dedicated to the Town for ownership and maintenance and has a blanket Public Access and Utility Easement. This area was previously contained within the Central Park Circle ROW (right-of-way). This Tract is intended to enable the functionality of the right-of-way elements (sidewalks, street lights, street trees, and dry utilities) while maintaining a consistent 44 foot ROW width along Central Park Circle. Placing the outer portions of what would appear to the public to be part of the ROW in a Tract is consistent with the approach used on the Toll Brothers applications.

Block 26 Tract B

Tract B is 2,057 square feet (0.047 acres) bounded by Discovery Parkway, Central Park Way, Incline Lane and Block 26 Outlots B and E. Tract B is dedicated to the Town for ownership and maintenance and has a blanket Public Access and Utility Easement. This area was previously contained within the Central Park Circle ROW (right-of-way). This Tract is intended to enable the functionality of the right-of-way elements

(sidewalks, street lights, street trees, and dry utilities) while maintaining a consistent 44 foot ROW width along Central Park Circle. Placing the outer portions of what would appear to the public to be part of the ROW in a Tract is consistent with the approach used on the Toll Brothers applications.

Block 27 Tract A

Block 27 Tract A is 981 square feet (0.023 acres) bounded by Discovery Parkway, Central Park Way, Block 27 lots 1 and 2, and Block 27 Outlot A. Tract A is dedicated to the Town for ownership and maintenance and has a blanket Public Access and Utility Easement. This area was previously contained within the Central Park Circle ROW (right-of-way). This Tract is intended to enable the functionality of the right-of-way elements (sidewalks, street lights, street trees, and dry utilities) while maintaining a consistent 44 foot ROW width along Central Park Circle. Placing the outer portions of what would appear to the public to be part of the ROW in a Tract is consistent with the approach used on the Toll Brothers applications.

Right-of-Way Vacation Request

The PD showed a 34' wide road width and detached sidewalks in a 54 foot wide ROW for Central Park Circle. Central Park Circle is currently platted at 58 feet wide to allow wider tree lawns to better accommodate water meter pits.

The FDP applications accompanying this Plat proposes a 32' wide road and attached sidewalks in a 44' ROW. Due to the very low volume of traffic and low speeds on this road, the 32 foot wide width will still provide adequate vehicular function. The 2 feet that has been removed from the roadway width has been allocated to the lots on each side of the street (1' on each side) to enable a variation of front yard setbacks while maintaining the restrictive "no build" zone on the south side of Block 27.

Attached sidewalks are proposed in lieu of the detached walks depicted in the PD. The attached walks will provide additional distance between the back of walk and the garage door on each lot, sufficient to accommodate two off street parking spaces in each driveway. The space that would have been allocated to the tree lawn is now part of the private front yards for each lot. The landscaping in the front yard will be owned and maintained by the individual lot owners. A utility easement is provided outboard of the ROW to allow for placement of sidewalk drains, street lights, and gas lines within the private lots.

Based on the reduction of street width, allocating the tree lawns area to the private lot landscaping, and moving the water meter pits into utility easements, the ROW no longer needs to be 58 feet wide. This plat proposed narrowing the ROW 44 feet.

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 single hatched areas)
- Right-of-way vacation (denoted by double hatched areas)
- Legend
- Line and curve table
- Graphic Scale