

PLAT NARRATIVE

Preliminary and Final Subdivision Plat – Rogers Farm Subdivision

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This Preliminary and Final Subdivision Plat – Rogers Farm Subdivision is a plat of:

- Assessor's Tracts 911, 912, and 913
- Lots 1, 2, 3, 10, 11 and 12, Block L of South Addition to Superior (1902).
- A Unplatted area referred to as Parcel 2, which is located on the west side of McCaslin Boulevard, just north of the abandoned rail bed.
- Portions of First Avenue and public alley right-of-way per the South Addition to Superior.
- The total area of this plat is 7.158 acres.

Items include in this Plat include:

- a) Creation of Blocks 1 and 2
- b) Creation of Douglas Street right-of-way from First Avenue to McCaslin Boulevard
- c) Creation of public alley right-of-way through Blocks 1 and 2
- d) Vacation of a portion of First Avenue.
- e) Vacation of a portion of public alley.
- f) Vacation of various easements, the function of which is either no longer required or will be replaced with right-of-way or easements of similar configuration.
- g) Dedicating a 1.5' wide strip of right-of-way on the east side of First Avenue to facilitate installation of a multi use path. This will increase the total right-of-way width from 60 feet (as currently platted) to 61.5 feet.
- h) Further subdivision of Block 1 into 12 Lots (0.037 to 0.044 acres) for single family residential development and three Parcels to be conveyed to a homeowners association (HOA).
- i) Further subdivision of Block 2 into 46 Lots (0.037 to 0.053 acres) for single family residential development and three Parcels to be conveyed to an HOA.
- j) Creation of Tract A, which is offered for dedication to the Town.
- k) Dedication of various easements to accommodate utilities and public access components of the accompanying Final Development Plan.

Description of Specific Blocks, Lots and Parcels

Block 1

This Block is 0.712 acres bounded by Douglas Street on the south, First Avenue on the west, Tract A on the north, and private property to the east. This block will be further subdivided into 12 lots and three Parcels.

- Block 1 Lots 1 through 12 are single family lots ranging in size from 1,600 SF to 1,904 sf (0.037 to 0.044 acres).
- Parcels A, B and C range in size from 952 to 6,601 sf (0.022 to 0.152 acres). These Parcels will eventually be conveyed the HOA for ownership and maintenance.

Block 2

This Block is 3.246 acres bounded by Douglas Street on the north, First Avenue on the west, an abandoned rail bed on the south, and private property and McCaslin Boulevard to the east. This block will be further subdivided into 46 lots and six Parcels.

- Block 2 Lots 1 through 46 are single family lots ranging in size from 1,608 SF to 1,904 sf (0.037 to 0.053 acres).
- Parcels D, E, F, G, H, and I range in size from 411 to 30,970 sf (0.009 to 0.711 acres). These Parcels will eventually be conveyed the HOA for ownership and maintenance.

Description of Tracts

Tract A

Tract A is 1.990 acres along Coal Creek. The tract is bounded by Second Avenue on the west, a public alley and Grasso Park on the north, private property and McCaslin Boulevard on the east, and Block 1 and existing single family private property on the south. Tract A contains Coal Creek and the existing stormwater quality pond north of Block 1.

A 30 foot wide utility easement is proposed across the south side of Tract A, between Second Avenue and the existing alley, to accommodate an existing sanitary sewer main in this location.

Description of Rights of Way

Douglas Street

The Douglas Street right-of-way is extends from First Avenue east to McCaslin Boulevard. The minimum width is 60 feet. The width increases at the east end of the project to meet the existing west leg of the McCaslin roundabout.

First Avenue

First Avenue is increased in width by dedication of an additional 1.5 feet on the east side. This will increase the total right-of-way width from 60 feet (as currently platted) to 61.5 feet.

Block 1 and 2 Public Alleys

These alleys are platted as 24 feet wide to provide vehicular access to garages within the lots. These alleys are offered for dedication to the Town, as is consistent with other alleys in Original Town.

Additional Alley

A 50 foot wide alley is offered for dedication between First Avenue and the existing public alley within Block L, South Addition. This alley completes a public right-of-way loop connection between the alley and First Avenue. This alley is wider to accommodate parallel parking on the north side.

Right-of Way Vacation Request

This plat requests vacation of 100 LF of First Avenue along what is now Block L Lots 1 and 2. There are no plans to construct a vehicular bridge to connect First Avenue south of Coal Creek to the First Avenue stub north of Coal Creek. Connecting a road in this location would encourage cut through traffic between the McCaslin Roundabout to Coal Creek Drive, and would require construction of a bridge. Note that the First Avenue right-of-way is not continuous across Coal Creek; there is a 70 foot wide gap at the creek itself. The gap is currently private property (Assessor's Tract 912). The vacated right-of-way will become part of Tract A, which will be owned by the Town, and have a blanket Public Access and Drainage Easement on it.

This plat also requests vacation of 100 LF of the public alley between First Avenue and Second Avenue along what is now Block L Lots 1 and 2. There are no plans to construct a vehicular bridge to this alley to the existing alley north of Coal Creek. Note that the alley right-of-way is not continuous across Coal Creek; there is a 70 foot wide gap at the creek itself. The gap is currently private property (Assessor's Tract 912). The vacated right-of-way will become part of Tract A, which will be owned by the Town, and have a blanket Public Access and Drainage Easement on it.

Easement Vacation Request

A Drainage Easement (reception No. 3455161) exists across portions of what is now Assessor's Parcels 912 and 913 and Block L Lots 11 and 12. This easement was created when the Second Avenue bridge was replaced. This plat requests vacation of the easement in favor of a blanket Drainage Easement across Tract A. The blanket drainage easement is larger in area than the easement being vacated and may afford the Town opportunities to implement drainage improvements along Coal Creek without obtaining additional easements.

A Drainage Easement (reception No. 3720856) exists across the northern end of what is now Assessor's Parcel 911. This easement is between private parties – Boulder Creek Neighborhoods and Second Avenue Superior – to allow construction and operation of a water quality pond located in Parcel 911. This plat requests vacation of the easement in favor of a blanket Drainage Easement across Tract A, which is offered for dedication to the Town. The blanket drainage easement encompasses the extent of the water quality pond adjacent to Block 1.

A Maintenance Access Easement (reception No. 3720854) exists across the northern end of what is now Assessor's Parcel 911 and extends along the east side of First Avenue towards Douglas Street. This easement is between private parties – Boulder Creek Neighborhoods and Second Avenue Superior – to allow access to the existing water quality pond located in Parcel 911. This plat requests vacation of the easement. The accompanying Final Development Plan depicts an alternate access path from Second Avenue to the water quality pond across Tract A. If Tract A is accepted by the Town, an access easement will no longer be required because the pond and access road will be completely contained within land owned by the Town.

A 20' wide Irrigation Easement (reception No. 3720855) exists crosses Parcel 911 along the general alignment of Douglas Street from First Avenue to McCaslin Boulevard. This easement is between private parties – Boulder Creek Neighborhoods and Second Avenue Superior – to installation of a private irrigation service pipe between a reuse meter on the west side of McCaslin Boulevard and the park west of First Avenue. This pipe exists, but was always intended to be temporary until such time that Douglas Street is constructed. The pipe will need to be relaid as part of the accompanying Final Development Plan. Once relaid, the pipe will be located within the Douglas Street right-of-way and therefore an easement will not be required.

A Utility and Public Access Easement (Reception No. 3720854) is located on the east side of First Avenue aligned with Douglas Street. This easement was created to allow construction of the east leg of the First Avenue/Douglas Street intersection, including two storm inlets which have been constructed. This plat requests vacation of the easement and replaces it with the Douglas Street right-of-way, which serves the same purpose.

A Utility and Public Access Easement (Reception No. 3720854) is located on the east side of First Avenue south of Thomas Street. This easement was created to allow construction of utility stubs and a fire department turn around into proposed Block 2. There are existing utilities in this easement. This plat requests vacation of the easement and replaces it with the alley right-of-way, which serves the same purpose.

Sheet by Sheet Narrative:

Sheet 1 includes:

- Signature blocks for the current land owner and the Town of Superior (beneficiary to certain easements, ROW dedication, and ROW vacation).
- 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.
- Title Commitment note
- Lot Tabulation
- Ownership, Maintenance and Easements notes

Sheets 2

- Vacation Statements
- Depiction of vacation areas
- Overall plat detail map with partial views denoted

Sheets 3 through 6 includes:

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