

PLAT NARRATIVE

December 10, 2018

Revised May 6, 2019

Revised July 31, 2019

Revised February 18, 2020

**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 9,678 square feet (0.094 to 0.222 acres);
- b) Four (4) Outlots ranging in size from 1,470 square feet to 13,397 square feet (0.034 to 0.308 acres). These Outlots will eventually be conveyed to the a Superior Town Center Metropolitan District for ownership and maintenance.
- c) Two (2) Tracts ranging in size from 6,186 square feet to 7,349 square feet (0.142 to 0.169 acres); These Tracts will eventually be dedicated to the Town of Superior for ownership and maintenance. These tracts include the sidewalk along Central Park Circle.
- 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 32 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 depth 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 7-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 9,628 square feet (0.104 to 0.222 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 Outlot A along the boundary with Discovery Office Park. All lots include a drainage and utility easement (width varies) along the rear of the lots and a 7-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), a Metro District drain pipe along the rear of Lots 3-6, and 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 13,397 square feet (0.308 acres) bounded by the rear of Lots 1 through 7, 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, and to encompass the retaining walls behind Lots 1-7.

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 2,344 square feet (0.054 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 flows 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 7,349 square feet (0.169 acres) bounded by Discovery Parkway, Central Park Way, Incline Lane and Block 26 Lots 20-25. 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 and dry utilities) while maintaining a consistent 34 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 6,186 square feet (0.0142 acres) bounded by Discovery Parkway, Central Park Way, Block 27 lots 1 through 18, 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 and dry utilities) while maintaining a consistent 34 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 a 34' 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 area feet that has been removed from the roadway width has been allocated to the Tracts on each side of the street, and 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. The walk will be located within a Town owned Tract. A utility easement is provided outboard of the Tracts to allow for placement of sidewalk drains, and street lights, 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 34 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