

PLAT NARRATIVE

10/11/2017

Discovery Office Park/Superior Town Center Replat No. 3

APPLICANT

The applicant for this plat is RC Superior LLC, Aweida Properties, and the Town of Superior.

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This Discovery Office Park / **Superior Town Center Replat No. 3** a replat of *Discovery Office Park / Superior Town Center Replat No. 2*. (Reception No. 03601992). The entire 47.796-ac area of Replat No. 2 is included in Replat No. 3, even if there are no changes proposed to all areas. In addition, Superior Town Center Block 25 Superlot A has been added to this Replat to affect a lot line adjustment between it and the adjacent Discovery Lot 1 Block 1. The total area of the Replat is 52.525 ac.

Items include:

- a) Adjustment of property line between Lot 1 Block 1 (owned by Aweida Properties) and Block 25 Superlot A (Owned by Ranch Capital). This adjustment will allow future subdivision of Lot 1 Block 1 without a rear setback variance.
- b) Renaming Street Five as Central Park Way.
- c) Dedication of an additional 1' width of Right-of-Way (ROW) along Discovery Parkway from Village Green Way to Central Park Way. The dedication is required to increase the width of Discovery Parkway ROW to provide a wider tree lawn from Village Green Way to Central Park Way. This change of tree lawn width is necessary to improve constructability of water meter pits between the curb underdrain and front of sidewalk.
- d) Dedication of an additional 11.5 of ROW width along Central Park Way (Street Five) ROW from Village Green Way to Avenue C. The centerline of Street Five has shifted east, generally in accordance with Planned Development Amendment No .3 (PDA 3). PDA 3 was completed subsequent to platting of Street Five. The other 45.5-foot-wide portion of Central Park Way ROW is being addressed by separate Replat No. 5, concurrent with this application. The final platted ROW width will be 57 feet. PDA 3 contemplated a 55-foot-wide ROW for this street. The additional 2 feet of ROW width will accommodate 1' wider tree lawns on each site, necessary to improve constructability of water meter pits between the curb underdrain and front of sidewalk.

Description of Specific Blocks, Outlots and ROW

Right -of Way

Central Park Way / Street Five

Street Five was created as part of *Superior Town Center Filing No. 1B Replat* as 55 feet wide. Street Five is proposed to be renamed as Central Park Way in the separate but concurrent Replat No. 5. The ROW width will be increased to a 57-foot wide by this Plat and the separate but concurrent Replat No. 5. The change is necessary to accommodate domestic water meter pits between the curb and sidewalk. This change will increase the tree lawns from 5 feet, as approved in PDA #3 and FDP1 Phase 2, to 6 feet. The centerline of the street has also shifted east by 10.5 feet compared to the current Plat. A similar centerline alignment was presented in PDA 3.

Discovery Parkway

This Replat provides an additional 1' of ROW width along the south side of Discovery Parkway between Village Green Way and Central Park Way / Street Five. This change will improve constructability of water meters between the curb underdrain and front of sidewalk. No other changes are proposed to the Discovery Parkway ROW.

The total area of ROW is 2.295 ac. The above described changed result in a net increase of 0.12 ac from Replat No. 2, which contained 2.175 acres of ROW.

Lot 1 Block 1

Block 1 Lot 1 is located north of Discovery Parkway and is owned by Aweida Properties. Block 1 Lot 1 has been decreased from 4.377 acres to 4.375 acres by this Replat. The change is due to an adjustment of the common lot lines with Block 25 Superlot A. This Block will be further subdivided in a future replat to create individual building Lots.

Block 25 Superlot A

Block 25 Superlot A is located northeast of Discovery Parkway and northwest of Village Green Way. This Superlot was created as part of the STC/DOP Replat. Superlot A has been increased from 4.779 acres to 4.781 acres by this Replat No. 3 due to an adjustment of the common lot lines with Lot 1 Block 1. This Superlot is owned by RC Superior. This Superlot will be further subdivided in future replats to create parcels and individual building lots.

Superlots 4A and 4B

Superlot 4A is located south of Village Green Way. This Superlot was created as part of Replat No. 2. Superlot 4A would be reduced from 6.456 acres to 5.573 acres by this Replat No. 3 due to the shift of the common line between Superlots 4A and 4B, and be dedicating an additional 1' wide strip of ROW along Discovery Parkway from Village Green Way to Central Park Way. This Superlot is owned by RC Superior. This Superlot will be further subdivided in future replats to create streets, parcels and individual building lots.

Superlot 4B is located south of Josephine Street and Avenue C. This Superlot was created as part of Replat No. 2. Superlot 4B would be increased from 4.4158 acres to 4.741 acres by Replat No. 3 due to the shift of of the common line between Superlots 4A and 4B. This Superlot is owned by RC Superior. This Superlot will be further subdivided in future replats to create streets, parcels and individual building lots.

The aggregate area of Superlots 4A and 4B is currently 10.614 acres. After this Replat, the aggregate area would be reduced to 10.494 acres. This reduction is due to ROW adjustments as discussed above.

Tract H

Tract H is 6.852 acres located along the southern boundary of the Town Center, south of Superlots 4A and 4B. Tract H will be deeded to the town of Superior as open space. No changes to Tract H are proposed as part of Replat No. 3.

Other Areas

Per staff request, this Replat includes all parcels within the previous plat even if there are no proposed changes. The following Lots, Outlots, and Blocks are included in this replat but have no changes:

- Block 1, Lot 2 (vacant development parcel - 1.546 ac)
- Block 2, Lot 1 (existing Discovery Office building – 2.665 ac)
- Block 2 Lot 2 (vacant development parcel – 1.730 ac)
- Block 2 Lot 3 (vacant development parcel – 3.980 ac)
- Block 2 Lot 4 (vacant development parcel – 1.412 ac)
- Block 2 Lot 5 (vacant development parcel – 2.286 ac)
- Tract A (Town Open Space – 3.169 AC)
- Outlot A (Town-owned median of Discovery Parkway north of the Discovery office building – 0.091 ac)

VACATIONS

- A (see Detail B on sheet 3) A portion of Access Easement from DOP/STC Replat Reception No 3446670: This access easement was originally included to accommodate a pedestrian sidewalk from Discovery Parkway, through Discovery Block 1 in to Superior Town Center Block 25. No easement was dedicated on STC Block 25. The lot line between Blocks 1 and 25 is being relocated by this Replat, therefore a small section of the easement that is within what will become Lot 25 is being vacated. There are no existing improvements within the easement.

- B (Sheet 4, intersection of Central Park Way and Promenade Drive) Sidewalk Easement Rec. No 3425881: This small triangular shaped easement are located at the corner of these two streets. The easement was necessary to accommodate a portion of sidewalk that would have extended outside the ROW. The easement is no longer required because the sidewalk will fit completely within the revised platted right of way.
- C and D (see detail C on Sheet 5): Portion of Utility Easements from DOP/STC replat Reception No 3446670: Easement C must be dedicated because this will now become part of the Discovery Parkway right-of-way. Easements are not granted in right-of-way. There are no existing utilities in this area. Easement D was originally reserved to accommodate a high voltage electrical feeder line to be installed by Xcel. The location where the feeder line will turn north to cross Discovery Parkway has shifted east; therefore, a portion of this easement will be vacated (Area C) and a new easement dedicated directly east.

Sheet by Sheet Narrative:

Sheet 1 includes:

- Signature blocks for the current land owners (RC Superior and Aweida Properties, and the Town of Superior)
- Lenders Consent and 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.

Sheet 2 includes:

- Linework depiction of various land areas and easements for the north portion of the project.
- Legend
- Graphic Scale
- Sheet Index Map

Sheet 3 includes:

- Linework depiction of various land areas and easements for the southwest portion of the project.
- Legend
- Graphic Scale
- Sheet Index Map

Sheet 4 includes:

- Linework depiction of various land areas and easements for the south portion of the project.
- Legend
- Graphic Scale
- Sheet Index Map

Sheet 5 includes:

- Section control layout depicting the plat limits in relation to nearby Section corners
- Enlarged view (Detail A) of a portion of Discovery Parkway to be vacated and dedicated.
- Legend
- Graphic Scale
- Line and Curve Table

PLAT NARRATIVE

10/12/17

Superior Town Center Filing No. 1B Replat No. 5

APPLICANT

The applicant for this plat is RC Superior LLC and the Town of Superior.

Scope of the Project

This **Superior Town Center Filing No. 1B Replat No. 5** is a replat of Superior Town Center Filing No. 1B Replat No. 4 (Reception No. 03601993). The entire area of Replat No. 4 is included in Replat No. 5, even if there are no changes proposed to all areas.

Items include:

- a) Complete vacation of all Right of Way (ROW) for Avenue C Northbound and Southbound, Street Five, Street Six, Avenue E, Discovery Parkway (from Village Green Way to Street Five), Village Green Way, Superior Drive, and Avenue C south of Street Five.
- b) Dedication of ROW for the same streets as follows:
 - **Village Green Way:** This street was previously platted with a 60' ROW to accommodate diagonal parking. The diagonal parking was eliminated in Planned Development Amendment No. 3 (PDA 3) and the street was depicted in PDA3 with a 55 foot ROW in Cross Section 19. One additional foot of ROW is proposed on the east side of the street to increase the tree lawn width from 5 to 6 feet; thus the proposed ROW width is 56 feet. This change will improve constructability of water meters between the curb underdrain and front of sidewalk. This additional width is not required on the west side of the street along Blocks 13 or 25 because water meters have already been constructed in the tree lawn or will be constructed in the back of lots.
 - **Central Park Way:** Street Five is proposed to be renamed Central Park Way, as it will terminate at the future Central Park north of Superior Drive.

The centerline of Central Park Way is proposed to be shifted 10.5 feet east. A similar centerline was depicted in PDA3. The adjustment of centerline increases the width of Block 14, Block 15, Tract D1, and Tract E and facilitates the future intersection of Streets 10 and 11 with Central Park Way and Discovery Parkway, as depicted in PDA3.

This street was previously platted with a 55' ROW, consistent with PDA cross section 15. The ROW width would be increased to 57 feet to increase the tree lawn width from 5 to 6 feet on both sides of the street. This increase is necessary to improve constructability of water meter pits between the curb underdrain and front of sidewalk.

- **Street Six:** Street Six would be replatted with a 55' ROW, consistent with the previous Replat and PDA3. Street Six would be renamed as Josephine Way. Josephine Roche was the President of Rocky Mountain Fuel Company, who owned the Superior Industrial Mine and was by all accounts a progressive advocate for fair treatment of women and industrial workers. No other changes are proposed to Street Six.
- **Superior Drive:** The existing Superior Drive between Old Rail Way and Street Five would be replatted in exactly the same configuration as Replat No. 3, with a 60' ROW north of Village Green Way and a 60.5' ROW south of Village Green Way.
- **Discovery Parkway:** This street was previously (incorrectly) platted with a 60' ROW between Village Green Way and Street Five. However, this was always intended to be a typical Planning Area 3 street with a 55' ROW; to that effect it was shown as such on the approved FDP1, Phase 2 (Sheet 6.1, Section M). The ROW width would be increased to 57 feet to increase the tree lawn width from 5 to 6 feet on both sides of the street. This increase is necessary to improve constructability of water meter pits between the curb underdrain and front of sidewalk. The boundary between Replat 3 and Replat 5 falls within the ROW of

Discovery Parkway. The northern 47 feet of ROW would be created by Replat No. 5, and the remaining 10 feet would be created by Replat No. 3. The combined effects of both Replats will create a 57' ROW for this section of Discovery Parkway.

- **Avenue C Southbound:** Avenue C Southbound is proposed to be renamed as Promenade Drive. The street is proposed to be platted as 48 feet wide, which is 2 feet wider than previously platted and depicted in PDA3. The additional ROW width will include a wider tree lawn. The resulting tree lawn will increase from 4.5 to 6.5 feet wide. This increase is necessary to improve constructability of water meter pits between the curb underdrain and front of sidewalk. There will be no water meters on the north side of the road (which is Tract E/Village Green Park), thus there is no reason to increase ROW width on both sides of the street.
- **Avenue C Northbound:** Avenue C Northbound is proposed to be renamed as Promenade Drive. The street is proposed to be platted as 48 feet wide, which is 2 feet wider than previously platted and depicted in PDA3. The additional ROW width will include a wider tree lawn. The resulting tree lawn will increase from 4.5 to 6.5 feet wide. This increase is necessary to improve constructability of water meter pits between the curb underdrain and front of sidewalk. There will be no water meters on the south side of the road (which is Tract E/Village Green Park), thus there is no reason to increase ROW width on both sides of the street.

It should be noted that PDA 3 shifted the centerline of Avenue C Northbound to be approximately 7.25 feet further south than is currently platted by Replat No.1 (Replat No. 1 occurred prior to PDA3). Engineering analysis of turning movements and traffic flow, as discussed with Public Works subsequent to completion of PDA3, indicated that the shift proposed in PDA3 may have resulted in traffic operational issues. Therefore, the ROW shift contemplated by PDA3 is not included in this Replat. The net result of this change is that the size of Tract E (the Village Green park) will increase compared to PDA3.

It should also be noted that a formal "Northbound" or "Southbound" designation for Promenade Drive is not required because there will only be addresses on one side of each street segment (Block 14 and Block 15), and no addresses will be needed off Promenade Drive within the Village Green park.

- **Avenue C:** Avenue C east of Central Park Way is proposed to be renamed as Promenade Drive. Street Six would be replatted with a 60' ROW, consistent with the previous Replat and PDA3.
- **Avenue E:** Avenue E would be replatted with a 55' ROW, consistent with the previous Replat and PDA3. It would also be renamed Superior Drive, as if functionally serves as a continuation of Superior Drive north of Village Green Way.

The total area of ROW is 5.440 ac. The above described changed result in a net decrease of 0.082 ac from Replat No. 4, which contained 5.522 acres of ROW. Note that the stated ROW acreage on Replat No. 4 was 5.550 acres; this was incorrect.

- c) **Tract E (Village Green Park).** Tract E will increase in size from 0.640 AC to 0.678 AC as currently platted. This increase is due to ROW changes to Avenue C NB, Village Green Way, and Josephine Street discussed above. It should also be noted that the areas of Tract E depicted on PDA 3 was 0.596 acres, so the proposed increase is even more beneficial to the park. The revised park size is 14.4 feet wider and 9.5 feet longer than contemplated by PDA3.
- d) **Tract D1 (Central Park).** Tract D1 will ultimately be dedicated as open space (Central Park) to the Town of Superior. Tract D1 will increase in size from 6.507 AC to 6.564 AC as currently platted. This increase is due to shifting the centerline of Josephine Street as discussed above. Tract D1 was depicted on PDA 3 as 6.544 acres.
- e) **Block 14:** Block 14 is bounded by Village Green Way, Discovery Parkway, Central Park Way, and Promenade Drive. This block will remain in private ownership and is subject to future replatting as development lots and

parcels. The above described ROW changes to Central Park Way, Village Green Way, and Promenade Drive would result in an increase in the size of Block 14 from 1.408 acres (Replat No. 4) to 1.469 acres. Block 14 was depicted on PDA 3 as 1.443 acres. Block 14 was erroneously labeled as 1.381 acres on Replat No. 2. The overall block dimensions of 253' x 242.5' were correctly depicted on Replat No. 2. These dimensions for a parcel of land including 1.408 acres.

- f) **Block 15:** Block 15 is bounded by Village Green Way, Superior Drive, Central Park Way, and Promenade Drive. This block will remain in private ownership and is subject to future replatting as development lots and parcels. The above described ROW changes to Central Park Way, Village Green Way, and Promenade Drive would result in an increase in the size of Block 15 from 1.264 (Replat No. 4) acres to 1.322 acres. Block 15 was depicted on PDA 3 as 1.419 acres.
- g) **Block 17:** Block 17 is bounded by Central Park Way, Avenue E, Street Six, and Promenade Drive. This block will remain in private ownership and is subject to future replatting as development lots and parcels. The above described ROW shift of Central Park Way centerline and increase of Josephine ROW width would reduce the size of Block 17 from 3.402 AC (Replat No. 4) to 3.269 AC. PDA3 depicted Block 17 as 3.292 Acres
- h) **Block 24:** This block is located on the north side of Avenue E, east of Tract D1. The currently platted area (Replat No. 4) is 1.578 acres. This would remain unchanged with the proposed replat No. 5.
- i) **Superlot 5:** This Superlot is located east of Block 24 and Street Six and extends south to Tract H. This Superlot is owned by RC Superior. This Superlot will be further subdivided in future replats to create streets, parcels and individual building lots. The currently platted area (Replat No. 4) is 23.151 acres. This would remain unchanged with the proposed replat No. 5.
- j) **Tract H:** Tract H extends along the southern boundary of the Replat. Tract H will be deeded to the town of Superior as open space. The currently platted area (Replat No. 4) is 8.877 acres. This would remain unchanged with the proposed Replat No. 5.

VACATIONS

A: Drainage Easement Reception No 3287103: This drainage easement was created as part of Superior Town Center Filing No. 1 based on the then-current roadway and detention pond design. The easement is generally located in what is now Block 12 Lot 3 and Tract D1. The roadway and detention pond design in this area was approved as part of FDP1 Phase 1 and FDP 1 Phase 2. The roadway and pond grading is currently completed, and the drainage easement is no longer necessary in the configuration shown. The easement was intended to have been vacated as part of Filing No 1B. The current vacation request is a cleanup item.

B. Access Easement Reception No 3287103: This access easement was included on Filing No. 1 to provide pedestrian access to the cemetery through a privately-owned parcel. The easement lies within what is now a portion of Tract D1 and Block 24. The easement is no longer required as access through the cemetery will be through Tract D1, which will be dedicated to the Town. The current vacation request is a cleanup item.

C. Sanitary Sewer Easement Rec. No 3425881: This easement was dedicated as part of Filing No. 1B to accommodate a sanitary sewer force main extending through Tract D1. The sewer force main was constructed in a different location (along U.S. 36) as part of FDP1 Phase 1. The force main is currently operational in the new location, and there is no sanitary sewer in this easement. The easement is no longer necessary, and keeping it in place would interfere with future park improvements in Tract D1.

D. Utility Easement Reception No. 3425881: This is an 8-foot-wide utility easement adjacent to the east ROW line of Village Green Way, extending from Discovery Parkway to Superior Drive. The easement was intended for Xcel energy. The easement has been redefined by this Plat to follow the revised ROW line. There are no utilities within the easement, and the recently constructed Xcel infrastructure has been placed within the boundaries of the new easement to be dedicated on this Plat.

E. Sidewalk Easement Rec. No 3425881: These small triangular shaped easements were located in the southwest and northwest corners of Block 17. The easements are no longer required because the planned sidewalk will fit completely within the revised platted right of way. No sidewalk is currently built in this easement.

Sheet by Sheet Narrative:

Sheet 1 includes:

- Signature blocks for the current land owners (RC Superior and the Town of Superior).
- Lenders Consent and 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
- Vacation Statement and list of vacations being made
- Land Use Table showing ownership of each area of land.

Sheet 2 includes:

- Linework depiction of various land areas and easements for the project.
- Legend
- Graphic Scale
- Sheet Index Map

Sheet 3 includes:

- Linework depiction of various land areas and easements for the project.
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Sheet 4 includes:

- Section control layout depicting the plat limits in relation to nearby Section corners
- Graphical depiction of easement vacations
- Legend
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- Line and Curve Table

CUMULATIVE LAND USE AREA CHANGES OF REPLATS No. 3 and No. 5

Replats No. 3 and No. 5, if approved together, will decrease the development area of the Superior Town Center / Discovery Office Park by 0.133 acres, increase the area of ultimate Town-owned open space/park land by 0.096 acres, and increase the area of ROW by 0.038 acres. The overall combined stated areas of Replats No. 3 and No. 5 is 104.924 acres. The overall combined stated areas of Replats No. 2, No. 4, and STC Block 25 Outlot A is 104.925 acres. This 0.001 acre difference is due to rounding, and represents 0.001% of the total area.