

November 3, 2017

Steven Williams  
Town of Superior  
124 E. Coal Creek Drive  
Superior, CO. 80027

**Regarding:** Replat Submittal, Project Narrative  
Ethan Allen Design Center  
Superior Marketplace  
600 Center Drive  
Superior, CO. 80027

Dear Steve:

This narrative is in support of the Replat drawings for Superior Marketplace Filing No 6, Lot 12, submitted for review and approval. This narrative describes Vacated easements first, including the basic locations and reasons, then the new proposed easements including the basic locations and reasons.

**Vacated Easements:**

The two vacated easements are located on the west side of Lot 12 and are described as follows:

“10’ Electric, Phone & Gas Utility Easement per Superior Marketplace, Replat of Easement of Superior Marketplace Filings No. 1, 3 and 5, Reception No. 2753536 Recorded January 30, 2006”.

These are easements adjacent to each other running south to north ending just short of the Marshall Road property line. These easements supported locations for dry utilities including Gas, Electric and Phone. The utilities are in place and capped off. The utilities were placed there in anticipation of development based on a guess at future utility needs. The Gas, Electric and Phone lines located in or near these easements are not need by the proposed Ethan Allen development of Lot 12. These utilities are being moved to a more suitable location for Ethan Allen development on the east side of the property.

These easements cannot be left in place because the Ethan Allen development includes new structures that conflict with the easement locations. There is a proposed retaining wall that will be placed on top of one of the easements and the building foundation itself would be very close to the other easement. These

conditions do not mix well. Therefore we are proposing their vacation. The existing Gas, Electric and Phone lines will be capped off at the source.

**Proposed Easements:**

The proposed easements are listed below in numerical order:

**Easement 1:**

This easement located at the north west corner of Lot 12, is a public utility easement and provides protection for existing irrigation lateral lines, irrigation valves and site electrical lines that belong to Superior Marketplace. The irrigation lines will run in this Utility Easement. This easement is adjacent to 5<sup>th</sup> Avenue and runs from curb to curb along Marshall Road. This new easement will connect those utilities to the existing features on Lot 12 that are currently not in an easement.

**Easement 2:**

This easement is a public stormwater easement. It runs from the northeast corner of the building on Lot 12, to the north property line, then to the east into an easement across Lot 3. This is for maintenance and installation of the stormwater pipe from Lot 12.

**Easement 3:**

This easement located at the east property line of Lot 12 and running west at about mid-point on the east property line is a public utility easement. This contains gas, electric and phone. The width of this easement has been verified with the utility providers and will be used for connections and maintenance of these utilities.

**Easement 4:**

This easement is an access easement and is located along the new proposed access drive east of the proposed Ethan Allen building on Lot 12. This easement provides access for emergency vehicles to the proposed building. This easement has been reviewed and approved by the local fire department as well as a local waste management company.

**Easement 5:**

This easement is a public utility easement and provides continuous access for installation and maintenance of the domestic water tap and meter.

Thanks for your review of this submittal. Should you have any questions or concerns, please contact me at 720.529.8768 or [kkaris@mcgarchitecture.com](mailto:kkaris@mcgarchitecture.com).

Sincerely,

Kevin Karis  
Project Director  
MCG Architecture