

PLAT NARRATIVE

01/09/18

Block 1, Discovery Office Park/Superior Town Center Replat No. 3

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This **Block 1, Discovery Office Park / Superior Town Center Replat No. 3** a replat of Block 1 of *Discovery Office Park / Superior Town Center Replat No. 3, which was approved by the Board in November 2017.*

Items include Subdivision of Block 1 to create:

- a) (20) single family residential lots ranging from 3,410 to 4,306 square feet;
- b) One (1) 1.784-acre lot (Lot 21) for future development,
- c) One (1) Outlot. Outlot B will contain a detention pond service multiple private properties north and south of Discovery Parkway, plus the right-of-way for Discovery Parkway. This Outlot is offered for dedication to the Town of Superior for ownership and maintenance.
- d) One (1) Parcel. Parcel A will contain Canary Lane, which provides access to the 20-single family residential lots. Parcel A will also contain common area landscaping south of Canary Lane and north of the residential lots, sidewalks, and a retaining wall. This Parcel will eventually be conveyed to the Superior Town Center Metropolitan District No. 2 for ownership and maintenance.
- e) Dedication of various easements to accommodate utilities, access, and drainage components of the accompanying Final Development plan
- f) Vacation of various easements not correctly oriented or necessary to accommodate the accompanying Final Development plan.

Description of Specific Blocks, Outlots and ROW

Lots 1 through 20, Block 1

These lots are range in size from 3,410 to 4,306 square feet. They are intended for single family residential units (duplexes). Each of the twenty residential Lots include a 6-foot-wide utility easement along the south side (to accommodate water meters). Many of the lots also include a 6' utility easement on the side yard to accommodate dry utility services to individual lots.

Lot 21, Block 1

This 1.784 acre lot is reserved for future development. The lot is located along the south side of future Old Rail Way in the Superior Town Center. It includes a Utility and Drainage easement to accommodate an existing reuse water line and access to the Detention Pond in Outlot B; a separate Utility Easement to accommodate existing reuse water lines, and a Utility, Drainage and Public Access Easement to accommodate future access and utility connections to Superior Town Center Block 25.

Parcel A

Parcel A is 1.855 acres oriented along the north side of the existing Discovery Parkway public Right-of-way. Parcel A will contain Canary Lane, which provides access to the 20-single family residential lots. Parcel A will also contain common area landscaping, sidewalks, and a retaining wall. This Parcel is intended for conveyance to the Superior Town Center Metropolitan District No. 2 for ownership and maintenance.

The entirety of Parcel A includes a utility easement to accommodate installation of public water, public sewer, public storm sewers, and dry utilities (telecom, gas, and electric) to serve the residential Lots and a relocation of an existing public storm and sanitary sewers that serve Discovery Parkway and Discovery Office Park.

Parcel A also includes a variable width Public access easement generally following Canary Lane, and a Sidewalk Easement along the north side of Discovery Parkway to accommodate an existing sidewalk. The existing sidewalk was constructed outside the limits of Discovery Parkway right-of-way.

Outlot B

Outlot B is 0.470 acres will contain a detention pond service multiple private properties north and south of Discovery Parkway, plus the right-of-way for Discovery Parkway. This Outlot is offered for dedication to the Town of Superior for ownership and maintenance.

Outlot B includes a Blanket Drainage Easement and various Utility Easements to accommodate new storm sewers, existing reuse water, and existing/relocated sanitary sewer.

EASEMENT VACATIONS

This plat includes vacation of several easements. In many cases, new easements are also created to serve the same purpose in a different configuration. In order simplify the plat, the entire existing easement will be vacated, and a new easement created rather than amending the boundaries of existing easements.

Sidewalk and Public Access Easement (Exhibit A attached)

The existing Sidewalk and Public Access Easement (Reception. No 3446670) will be vacated by this Plat. This easement is located along the north side of Discovery Parkway ROW from McCaslin Boulevard to approximately the midpoint of the existing median island in Discovery Parkway, and then extends northeast to the common line between Discovery Office Park and Superior Town Center Block 25. This easement was initially established to accommodate a portion of concrete sidewalk that was constructed outside the Discovery Parkway ROW with the original construction of Discovery Office Park, and the future extension of a trail from Discovery Parkway to Superior Town Center Block 25.

The existing sidewalk will remain in place and a new easement is dedicated by this Plat to accommodate the sidewalk. The future trail connection from Discovery Parkway to Block 25 as depicted in the PD is not technically feasible and the easement is vacated with no replacement within Discovery Residential.

Request for Exception from PD: The PD included a sidewalk/trail that extended from the Lane north between two clustered buildings, and then east to Superior Town Center Block 25. Construction of this trail would have required extensive retaining walls and forced grade constraints on the placement of buildings facing Discovery Parkway. Based on feedback during the concept review for this FDP, the Board did not want to accept maintenance responsibility for the extensive walls.

The sidewalk/trail depicted in the initial 2014 PD submittal had a continuous running slope of approximately 8 percent. This design was based on proposed ADA Outdoor Recreation Access Routes allowed this running slope for a trail. Based on discussions with Bill Botten, (ADA Access Board) in May, 2017, the Outdoor Recreation guidelines were not intended to cover connections between urban design elements – in this case, the commercial and residential uses in Discovery Office Park and STC Main Street. His guidance was that this connection would considered a transportation link and fall under the "Proposed Guidelines for Pedestrian Facilities in the Public Right-of-Way". The connection would need to have a maximum sustained running slope not exceeding 5 percent, or a series of ramps with handrails and landings. Based on the physical elevations of this site, the resulting connection would be approximately 1100 feet long without handrails, or 750 feet long with handrails. It is not practical to construct a walk meeting these criteria within the confines of this project, and impossible to construct within the currently platted sidewalk easement.

For these two reasons, this trail and associated retaining walls have been eliminated from the design. Removal of this constraint enables the change to a duplex product by providing additional lane frontage to distribute to lots. It also removes a grading constraint and allows walk out basements for all of the duplex units. A pedestrian connection to the Main Street exists along McCaslin Boulevard, and an accessible connection to the Town Center will be completed as part of the separate Discovery Parkway right-of-way walks construction.

In addition, the Superior Town Center Block 25 Final Development Plan No. 3 will include a non-accessible sidewalk connection from just east of Discovery Lot 20, through Block 25, and eventually to Old Rail Way. The sidewalk is not accessible because it contains three (3) sets of steps along the route. This sidewalk is shown on the Context plan of the Discovery Residential FDP.

McCaslin Slope Easement (Exhibit A attached)

An existing slope easement (Reception No. 1434373) is located along McCaslin Boulevard on the western boundary of this Plat. This easement was originally established to allow earthwork outside the McCaslin Boulevard right-of-way when McCaslin was widened. McCaslin Boulevard is currently constructed to the ultimate width, and the accompanying Final Development Plan incorporates the grading for McCaslin Boulevard as existing, therefore the easement is no longer required.

Access & Utility Easement to STC Block 25 (Exhibit A attached)

This access and Utility Easement (Reception No. 3446670) was established at the northeast corner of Block 1 to accommodate future access and utility connections to Superior Town Center Block 25 from the intersection of Marshall Road and Old Rail Way. The configuration of this easement followed an outdated development concept. This easement will be recreated by this plat in a revised configuration with the same function. There are no existing utilities or infrastructure in this easement.

Reuse Pipeline Utility Easements (Exhibit B attached)

Utility Easements (Reception No. 3367475) . These easements were established to accommodate a reuse water line that is currently installed along the northwest side of Block 1. This reuse line extends from McCaslin Boulevard to what will eventually become Old Rail Way in the Town Center. This easement will be recreated by this Plat to follow the as-constructed alignment of the reuse water line.

Utility, Drainage and Public Access Easement (Exhibit C attached)

Utility, Drainage and Public Access Easement (Reception No. 3446670). This easement was established to accommodate the existing Discovery Office Park detention pond at the northwest corner of Block 1; storm sewer utilities connecting Discovery Parkway to the pond and then from the pond to McCaslin Right-of-way, and sanitary sewer from Discovery Parkway to McCaslin right-of-way. This easement will be vacated in its entirety by this Plat and recreated in a slightly different configuration to accommodate the same pond, sanitary, and drainage infrastructure function. Public Access will not be included in the revised easements as it is not desired to have public accessing the pond and utility infrastructure.

Sheet by Sheet Narrative:

Sheet 1 includes:

- Signature blocks for the current land owner (Aweida Properties), 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.
- Vacation Statement
- Title Commitment note
- Ownership, Maintenance and Easements notes

Sheet 2 includes:

- Linework depiction of various easements to be vacated.
- Legend
- Graphic Scale
- Easement details A and B (refer to Sheet 3)
- Line and Curve Table (refer to Sheet 3)

Sheet 3 includes:

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