



May 28, 2020

Town of Superior

124 E. Coal Creek Drive

Superior, CO 80027

**RE: Rock Creek Ranch Filing No. 17E**

Staff and Planning Commission:

Please allow this letter to serve as the supplemental project narrative for the above-mentioned project.

**Overview:**

Superior Shore Townhomes, LLC, is submitting a Preliminary and Final Plat (17E) for the existing parcel of vacant land known as Lot 1, Block 1, Rock Creek Ranch Filing No. 17D. The parcel is bounded by Tyler Drive and Flatirons Crossing Drive to the west and east respectively and by Coalton Road and Autrey Reservoir to the south and north respectively. The development is in close proximity to Autrey Reservoir, Bell Flatirons Apartment Community, Flatirons Crossing Mall, major roadways, employment, commercial services and public transit facilities. The site totals 7.196 acres, zoned R-2A, and a Final Plat was recorded for this property per Reception # 03689061 on 12/17/2018 (17D).

17E is being submitted to change the organizational structure (for ownership and maintenance) of the project from what was previously approved in 17D. 17D was platted as a condominium community which was comprised of a single lot with easements for access, fire, and utilities. The intent was to prepare a condominium plat of the townhome units in each building prior to sales. 17E is proposed to reflect a more traditional residential layout of lots and blocks. This is being done to achieve the desired form of Fee Simple ownership for the future homeowners. This does not change density or building locations within the project.

17E is consistent with what was approved on the Final Plat Site Plan for Superior Shores (Lot 1, Block 1) Rock Creek Ranch Filing 17 D on September 24, 2019 recorded per reception # 03689066 on 12/7/2018 (FPSP). The total site area, building coverage, hard surface coverage, and landscaped open space are within 1 % of what was approved. The landscaped open space increased slightly and the hard surface reduced slightly. The number of units and number of parking spaces are the same as what was approved. The utility layout is generally the same with the biggest difference is that each unit will have its own sewer service instead of one for the building.



The lot sizes for 17E range from approximately 870 SF (.02 AC) to approximately 2,009 SF (.05 AC) and vary depending upon the unit type and location on the property. 17E includes all vacations and re-establishment the utility easement, emergency access easement, and public access easement all of which are consistent with what was approved on 17D with some minor refinements that reflect the most current Civil Plans. All agreements for the proposed off-site improvements that were associated with the 17D approval are still valid and in place. Building footprints are consistent with what was approved on the FPSP and demonstrate compliance with all required setbacks.

The following is a description of the major components of the 17E Plat:

### **Lots**

There are 94 residential lots that correspond with the 94 residential units approved on the FPSP. The lot boundaries are generally offset a few inches from the outer extrusions of the building and patios and drive aprons. The outer extrusions of the building can be defined as the outermost overhangs, siding material, and gutters. Furthermore, the lot boundaries will be set so that only un-irrigated landscape items which are limited to rock mulch will be included within the private lots. This permits all irrigated landscaped areas to be included in the adjacent Tracts which will be maintained by a Metropolitan District or Homeowner Association.

### **Tracts**

The residual land area outside of the individual residential lots are in Tracts. There are three classifications of Tracts which include Roads and Alleys, Surface Parking, and Landscape/Drainage Areas. All Tracts will be initially owned by the developer and dedicated to either a Homeowner Association and/or to the Coalton Metropolitan District.

Road and Alley Tracts – include all roads and alley servicing the project. These tracts are also encumbered by the Public Access Easement.

Surface Parking Tracts – include all surface parking areas within the project. These tracts are also encumbered by the Public Access Easement and a certain number of parking spaces within these Tracts satisfy the residential parking requirement for the FPSP. The number of parking spaces remain the same as what was approved on the FPSP.

Landscape/Drainage Tracts – include all sidewalks and landscape areas within the project.

### **Homeowner Association or Metropolitan District**

17E is currently a part of the Coalton Metropolitan District (District) and its owners are responsible for the debt and maintenance mills for backbone infrastructure improvements for the area known as a Lot 1 & Lot 2, Block 1, Rock Creek Ranch Filing No. 17B. This area is generally bordered by Tyler Road on the west, Flatiron Crossing on the east, Bell Flatirons property to the north and Coalton Road to the south.



This backbone infrastructure includes Sanitary Sewer, Storm Sewer, Water, Streets, Sidewalks, Street Lighting, and Landscape which primary improvements included Autrey Drive, Stormwater Facilities, Coalton Streetscape, and associated utility mains. These improvements have been completed and the District is not funding any of the improvements associated within the FPSP.

17E is being structured so that each townhome unit will be located within an individual fee simple lot. Each owner of a lot will be fully responsible for insurance and maintenance of their individual townhome unit as the physical building will not be included in an HOA. Each owner will also be responsible for property taxes in which they will be assessed a mill levy from the Coalton Metropolitan District. Any items that effect more than one townhome unit (any change to a party wall or exterior improvements) will be governed by a Partywall Covenant which will be recorded on Title.

The Tracts outside of the Lots will be owned initially by the Superior Shore Townhomes LLC (the developer/builder) and will be transferred to either the Coalton Metropolitan District or to a Homeowner Association (Association).

If transferred to the District, the maintenance of the tract improvements will be managed by the District Manager and Board. The Board will be made up of elected members from the District which include homeowners. For the District to accept the transfer of the Tracts, it must be voted upon by the current District Members which the next date an election can occur is in November 2020.

If transferred to an Association, the maintenance of the tract improvements will be managed by the Association Manager and Board. The Board will be made up of elected members from the Association which eventually will include homeowners.

### **Utility, Emergency Access, and Public Access Easements**

These 17D Easements has been vacated and replaced with new Easements which reflects the most current Civil Plans. The plan changes that necessitated the easement change include refinements to the Water and Sanitary Sewer layouts.

Utility Easement (24' in alleys and 30' in road) – This easement includes the area to maintain water and sanitary sewer improvements owned by Superior Metropolitan District No. 1. The revisions to this easement reflect the refinement of the utility design including water meter locations and sanitary sewer configuration and layout. The 17D Plan had a single sewer service per building and the 17E plan has a single sewer service per unit resulting in the sewer mains being extended down the alley to serve each unit extending the length of the easement.

Emergency Access Easement (26') – This 26' wide easement includes the area necessary for emergency vehicle access along the private roadways. The 26' width did not change. The revisions to this easement reflect the refinement of the roadway and alleys. A roll-over curb was added to the north side of Lakeshore Lane to provide a solid edge to the asphalt pavement to permit phased construction to occur



without damaging the road. The north south alleys (Westview Way, Nicholas Way, and Eastview Way) were enhanced from asphalt paving (with center concrete pan) to being completely concrete with a drive apron to permit phased construction to occur without damaging the alley. These changes were reviewed and approved by the Rocky Mountain Fire District.

Public Access Easement (flowline to flowline) – This easement includes the area necessary for the public to have vehicular access through the property. The revisions to the easement were made for the same reasons specified above for the Emergency Access Easement.

### **Dry Utilities Easements**

The 17D Dry Utility Easement has been vacated and replaced with a Blanket Easement (by separate instrument) for all dry utilities including Xcel Energy, Comcast, and CenturyLink. Once these utilities have been installed the Blanket Easement will be replaced with an easement that reflects the as-built alignment of the utility lines.

### **Remaining Easements**

These easements remain unchanged from what was approved on 17D. They include:

30' Raw Water Easement Rec. No. 03689061 – This easement includes the area necessary to contain the relocated irrigation ditch that provides water to the Autrey Reservoir.

15' Sidewalk Easement Rec. No. 2175847 – This easement includes the area necessary to relocate a portion of the sidewalk connecting Flatiron Crossing to the Autrey Reservoir Trail.

### **Private Utilities**

Private utilities including water services, sewer services, gas services, electric services, and data services will be provided rights across residential lots by form of Declaration of Covenants that will be recorded on Title.



If you should have any questions as it relates to the above, please contact Scott Chomiak at (303)-300-8854 or [schomiak@koelbelco.com](mailto:schomiak@koelbelco.com).

Sincerely,

*Scott Chomiak*

Scott Chomiak

Superior Shore Townhomes LLC

Director of Development