

PLAT NARRATIVE

May 25, 2022

Superior Town Center Filing 1B Replat No. 7

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This is a **Preliminary and Final Subdivision Plat of Lot 1 of Block 2 and Lot 3 of Block 5, and a portion of Gateway Drive Public Right Of Way Superior Town Center Filing 1B Replat No. 6**

Items include in this Replat include:

- a) Three building lots ranging from 83,543 to 105,353 square feet (1.918 to 2.419.306 acres);
- b) Dedication of various easements to accommodate, utilities, public access, and drainage components of the accompanying Final Development plans.
- c) Vacation of an existing slope easement along the east right-of-way of McCaslin Boulevard
- d) Dedication of various utility, sidewalk, access, and emergency access easements
- e) Vacation of portions of Gateway Drive between Main Street and Creek View Way

Description of Specific Lots

Block 5 Lot 1

This Lot is situated along McCaslin Boulevard north of Main Street. It is 104,527 SF (2.400 acres).

A variable width Utility Easement is proposed along the west side and extending across the north side to accommodate a proposed public water and sanitary sewer line, as well as some existing Xcel infrastructure that was installed outside of the McCaslin right of way without an easement.

A 24' wide Emergency Access Easement is proposed from McCaslin Boulevard extending east towards Creek View Way. This easement is generally aligned with the existing temporary construction access road. This easement is intended to provide emergency vehicle access between McCaslin Boulevard and Creek View Way (through Lot 3)

A variable width Sidewalk and Utility Easement is proposed at the far northwest corner of Lot 1. This easement is intended to accommodate the recently installed sidewalk from Park 1 to McCaslin Boulevard, and some Xcel facilities which were installed along the sidewalk.

A 20' wide Drainage Easement is proposed along the mid-eastern portion of the lot. This easement will accommodate a storm drain extending from Lot 1 on to Lot 2.

A variable width Emergency Access Easement is proposed along the east lot line. A mirror image of this easement is proposed on Lot 2. This will provide emergency vehicle access into the lots.

Block 5 Lot 2

This Lot is situated along Marshall Road north of Main Street. It is 105,353 SF (2.419 acres).

A variable width Drainage Easement is proposed along the northern portion of the Lot. This easement will accommodate a storm drain extending from Lot 1 to Marshall Road

A variable width Emergency Access Easement is proposed along the east lot line. A mirror image of this easement is proposed on Lot 1. This will provide emergency vehicle access into the lots.

Block 5 Lot 3

This Lot is situated along the south side of Creek View Way west of Marshall Road. It is 83,543 SF (1.918 acres).

A variable width Utility Easement is proposed across the north side to accommodate a proposed public water and sanitary sewer line and a private storm drain extending from Lot 1 to Creek View Way.

A 24' wide Emergency Access Easement is proposed from McCaslin Boulevard extending east towards Creek View Way. This easement is generally aligned with the existing temporary construction access road. This easement is intended to provide emergency vehicle access between McCaslin Boulevard and Creek View Way (through Lot 1)

Right-of-Way Vacation Request

This plat proposes to vacate Gateway Drive Right-of-Way (ROW) between Main Street and Creek View Way. Refer to the narrative for FDP 11. The land area contained within the existing ROW will be distributed within proposed Lots 1 through 3. Gateway Drive was not physically constructed between Main Street and Creek View Way. The accompanying FDP 11 depicts some reconfiguration of the west end of Creek View Way to eliminate the street stub which was constructed to accommodate Gateway Drive.

Easement Vacation Request

An existing Slope Easement (Rec. 01671885) is located within proposed Lot 1 along the east side of McCaslin Boulevard. This easement is generally located at the existing temporary construction access. The slope easement was created during the original widening of McCaslin Boulevard during the 1990's. Since that time, the grade of Lot 1 has been raised to generally match McCaslin Boulevard and therefore a slope easement is no longer required.

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 hatched areas)
- Legend
- Line and curve table
- Graphic Scale