

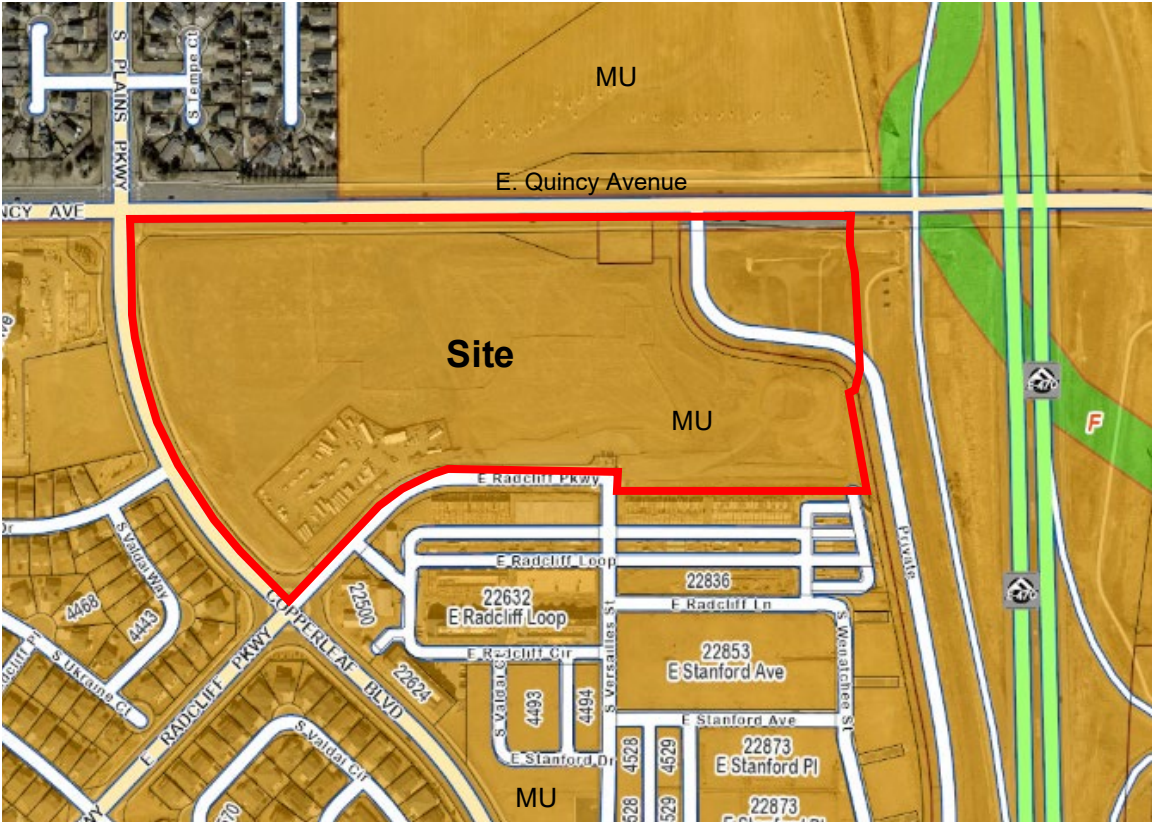
**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
November 19, 2024
6:30 P.M.**

**SUBJECT: SDP24-001 - COPPERLEAF COMMERCIAL DEVELOPMENT
SPECIFIC DEVELOPMENT PLAN**

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER

LOCATION:

The proposed subdivision is located on the southeast corner of E. Quincy Avenue and Copperleaf Boulevard. The property is zoned Mixed Use (MU) and in Commissioner District No. 3.



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: City of Aurora – future single-family residential, Arapahoe Park and Recreation District – future trailhead/open space, zoned Mixed Use (MU)
- South: Copperleaf development – single-family and multi-family residential, zoned MU
- East: Open space - High Plains Trail and E-470
- West: Copperleaf Development – single-family and multi-family residential, zoned MU

PROPOSAL:

The applicant is seeking approval to subdivide a 32.2-acre parcel into lots (also labeled at pads), tracts, and road right-of-way dedications. The lots range in size from 0.699 to 11.39 acres. The lots will be developed for commercial uses including retail, office, and neighborhood services. The tracts are designated for utilities, drainage, and landscaping. The landscaping within the public road rights-of-way and tracts are to be installed by the developer and landscaping on the lots will be completed by the individual owners.

BACKGROUND:

The subject property is located in Use Area M, Parcel M-4/Towne Centre 1 approved with the original Copperleaf Preliminary Development Plan (Z13-003). The Parcel M-4/Towne Centre 1 zoning allows a wide variety of retail, commercial, and neighborhood services, most of which were brought forward in the table of uses in the site’s associated General Development Plan (GDP23-001) approved in the Fall of 2023 and are also proposed in the Specific Development Plan (SDP). A Preliminary Plat (PP24-001) and Final Plat (PF24-003) applications are also running concurrently with this application.

ANALYSIS OF THE SPECIFIC DEVELOPMENT PLAN APPLICATION:

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) a review of pertinent zoning regulations; and 3) an analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan: The subject parcel is designated in the land use category of Regional Commercial. Regional Commercial uses include commercial activities with regional-level significance, providing general merchandise and comparison-shopping goods, rather than emphasizing convenience and/or neighborhood shopping. Primary uses include malls, “big box” centers, and auto dealerships. The proposed SDP land use chart lists a variety of uses that can be considered regional uses that would have a regional draw along with local uses. This application complies with the Comprehensive Plan designation.

The application complies with the Comprehensive Plan as follows:

Policy GM 1.2 – Encourage Infill Development and Redevelopment.

The proposed application is located in a designated growth area and is considered “infill” development.

Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

The subject property is located within areas of low risk from natural and man-made hazards. The Colorado Geological Survey indicated during the GDP and SDP that they don’t have any objections to the development.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The subject site is within the East Cherry Creek Valley Water and Sanitation District and the district has stated that they can serve the site with water and sewer service.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The subject site is within the East Cherry Creek Valley Water and Sanitation District and the district has stated that they can serve the site with water and sewer service.

Policy PFS 2.1 – Require Adequate Water Availability for Proposed Development

The property will be served by the East Cherry Creek Valley Water and Sanitation District.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet

The property will be served by Xcel Energy and CenturyLink.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection

The Sheriff had no comments on this application and the South Metro Fire District is satisfied with the development's design.

GOAL NL 1 – Create Livable Mixed Use Neighborhoods in Designated Growth Areas

This proposal will provide commercial diversity in the Urban Growth Area.

2. Land Development Code Review

Chapter 5-3.3, PUD of the LDC, provides approval criteria for all PUD applications. In addition to those criteria, a PUD rezoning (GDP or SDP) also must meet all the applicable criteria in Sections 5-3.3.F.1 and 5-3.3.F.3.

5-3.3.F.1

A. It generally conforms to the Arapahoe County Comprehensive Plan.

As noted in the previous section, the proposed development conforms to the Comprehensive Plan by proposing regional commercial development in the designated growth area which contains existing roads and utilities. The proposed land uses are also consistent with the GDP.

B. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B (each subsection is discussed in more detail below):

5-3.2.B.1

Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The site will be served by East Cherry Creek Valley Water and Sanitation District, Xcel Energy, and CenturyLink.

5-3.2.B.2

Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposed design standards will assist in achieving compatibility with surrounding developments. The proposed right-of-way and tract landscaping will assist in providing buffers between the proposed commercial development and the surrounding residential developments.

5-3.2.B.3

Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The proposal will be served by public services such as police and fire. The development promotes connectivity with the surrounding neighborhoods with the on-site sidewalk system.

5-3.2.B.4

Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.

The proposed development is located on E. Quincy Avenue and Copperleaf Boulevard which is within close proximity to the Copperleaf neighborhoods. Residents will have the option to walk, cycle, or drive to this commercial development.

5-3.2.B.5

Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The site is not located within a floodplain and all the development's lots/pads are outside the Lowry Landfill Impact Boundary. The property is within the airport influence area and has a navigation and hazard easement (Reception No. B4182079) that covers this development.

5-3.2.B.6

Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The proposed SDP will provide adequate pedestrian circulation throughout the new commercial development and connects to the existing adjacent sidewalks and street networks.

5-3.2.B.7

Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

The grading and infrastructure improvements proposed with this development are designed to minimize impacts to the existing environment and will comply with local and State drainage criteria.

5-3.2.B.8

Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The proposed development will provide amenities to the local and regional residents such as regional and neighborhood shopping and services, while preserving mountain views with low-profile buildings and landscape areas.

5-3.2.B.9

Enhance the useable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The development is to have a minimum of 20% open space. As specified in the GDP and SDP, the overall open space area minimums stated in the site data table will be calculated as a percentage of area of the SDP as a whole. Provided the overall required open space requirement is met within the SDP, individual lots/pads may provide less open space.

5-3.2.B.10

Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The application complies with the Land Development Code. The subject property complies with the Comprehensive Plan Regional Commercial designation by listing in the land use table regional uses that can be potentially applied to this development.

C. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers.

The proposal represents an improvement in quality from the strict standards of the Land Development Code including the allowance of a variety of local and regional uses and is situated in the community to allow connectivity to surrounding neighborhoods.

D. *It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3 of this LDC.*

The proposal is consistent with the previously approved GDP and appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3 of the LDC.

E. *Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features.*

The application is consistent with the standards and requirements of the approved GDP.

F. *The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.*

The proposed modifications to the standards and requirements of the LDC are proposed to provide more flexibility, design creativity, and development of open space (how open space is calculated) and access (road cross sections). The proposed development also aims to expand pedestrian connectivity between the various surrounding subdivisions through the connection to the existing sidewalk system. The proposed plan meets applicable standards.

In addition to meeting the approval criteria for all PUD applications (5-3.3.F.1), an SDP in the three-step process must also comply with the development standards and requirements of the approved GDP for the site (5-3.3.F.3).

The proposed SDP meets PUD development standards by meeting the GDP land use and dimensional standards and landscape requirements and promoting connectivity and compatibility.

4. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

5. Public Comments

Comments that were received are in favor of the development. Especially, in the prospect of having a grocery store located within the development, see attached public comments.

6. Neighborhood Meetings

A neighborhood meeting was held on January 10, 2024, and twelve people were in attendance. Neighbors were generally enthused that the development is intended as a commercial/retail/office-related development and not residential. The comments received at this meeting are as follows:

1. Who is the grocer?

Response: All that can be passed along is that the anchor tenant on the project is a grocer intending to construct an approximately 120,000 SF facility with an associated fueling center. The grocery store will have an area for grocery pickup and hope to formally announce the grocer soon.

2. Two parties in attendance indicated their interest in possibly purchasing/leasing land from the developer.

Response: This information will be passed along to the appropriate personnel on the developer's team.

3. Attendees made comments about how a local, fresh food option would be welcomed.

Response: The developer responded by reinforcing the grocery anchor as having those options and indicating various local and chain-related restaurants have reached out with interest in being included in the development.

4. General questions were asked about who the operator of the medical office building might be.

Response: A similar response to the grocery operator questions was given as the developer does not have the authority to say at this time.

5. A small group of attendees expressed some concern about the safety of younger pedestrians (school-aged children) possibly crossing Copperleaf Boulevard from the new commercial area enroute to their elementary school.

6. Response: The developer heard the concern and is brainstorming related actions in design.

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation, referral comments and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations and analysis of referral comments, our findings include:

1. The proposed Specific Development Plan conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan in regard to the policies set forth in those plans.
2. The proposed Specific Development Plan is consistent with development standards enumerated in the Arapahoe County Land Development Code.
3. The proposed Specific Development Plan complies with the process and requirements outlined in Section 5-3.3 Planned Unit Development (PUD) of the Arapahoe County Land Development Code.

4. The proposed Specific Development Plan complies with the General Development Plan (GDP23-001).

STAFF RECOMMENDATION

Considering the findings and other information provided herein, staff recommends approval of Case No. SDP24-001, Copperleaf Commercial Development Specific Development Plan, with a condition of approval:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

The Planning Commission has alternatives that include the following:

1. Approve the proposed Specific Development Plan.
2. Continue to a date certain for more information.
3. Deny the proposed Specific Development Plan.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division have reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – SDP24-001, COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN:

Conditional Recommendation to Approve

In the case of SDP24-001, Copperleaf Commercial Development Specific Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following condition:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of SDP24-001, Copperleaf Commercial Development Specific Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of SDP24-001, Copperleaf Commercial Development Specific Development Plan, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:

Engineering Staff Report

Referral Comments

Applicants Response Letter

Exhibits



ARAPAHOE COUNTY

Arapahoe County
Public Works and Development
Planning Division
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be complete.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

Form with three rows: APPLICANT NAME (Galloway & Company, Inc.), OWNER(S) OF RECORD NAME(S) (Quincy West 30 LLC), and ENGINEERING FIRM NAME (Galloway & Company, Inc.). Each row includes address, phone, email, and contact information.

Pre-Submittal Case Number: Q 23 - 096 Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.): 2073-12-1-10-043
Parcel Address or Cross Streets: SEC of Copperleaf Boulevard and E Quincy Avenue
Subdivision Name & Filing No: Copperleaf Filing No 27

Table with 2 columns: EXISTING and PROPOSED. Rows include Zoning, Project Name, Site Area, Density, Building Square Footage, and Disturbed Area.

CASE TYPE (S)
[] Specific Development Plan [] Preliminary Plat []

THIS SECTION IS FOR OFFICE USE ONLY

Form with fields for Case No., Assigned Planner, Assigned Engineer, TCHD Fee, Planning Fee(s), and Engineering Fee(s).

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1).



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

February 22, 2024

Arapahoe County PWD/Planning
Planning Division
6924 S. Lima St.
Centennial, CO 80112

Re: Specific Development Plan (SDP) Application Letter of Intent
Copperleaf Commercial

Dear Public Works and Development,

Galloway & Company, Inc, on Quincy West 30 LLX, is pleased to submit this application for a new commercial Specific Development Plan (SDP) project located within unincorporated Arapahoe county. The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027). The project includes ~32 Acres and is currently governed by the Copperleaf Commercial GDP.

The proposed project includes project details for land areas that lie within the previously identified planning areas of PA-1 and PA-2 in the Copperleaf GDP. The SDP will provide a more detailed description of development standards, indication of compliance with the permitted/prohibited uses identified in the governing GDP, and the Specific Development Plan (SDP) requirements that apply to future individual, use-by-use, Administrative Site Plans (ASP).

It is the applicant's intent to follow this SDP with processing of approvals for a Final Plat with ASP's being filed by various end users for each of the individual lots. This SDP package is being submitted concurrently with the Preliminary Plat submittal, along with the associated civil construction documents that show the design for the infrastructure of utilities and shared access drives. A will-serve letter from East Cherry Creek Valley Water and Sanitation District is included with this application materials.

We look forward to working with you to obtain approval of the Copperleaf Commercial SDP proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Aaron McLean
Development Services Project Manager
Galloway & Company Inc.
303-962-8516
aaronmclean@gallowayus.com



Planning Commission's Summary Report



Date: November 7, 2024

To: Arapahoe County Planning Commission

Through: Molly Orkild-Larson, Principal Planner, Planning Division

Through: Ceila Rethamel, PE., Engineering Services Division Manager

From: Emily Gonzalez, PE., Engineering Services Division

Case name: PP24-001 Copperleaf Filing #31 – Preliminary Plat
SDP24-001 Copperleaf Commercial Development – Specific Development Plan

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Galloway & Company, Inc, on Quincy West 30 LLX, is proposes an application for a new commercial Preliminary Plat located within unincorporated Arapahoe county. The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027).

The project includes ~32 Acres and is currently governed by the Copperleaf Commercial GDP. The proposed project includes project details for land areas that lie within the previously identified planning areas of PA-1 and PA-2 in the Copperleaf GDP. The Preliminary Plat provides the expected/intended lots, tracts and anticipated R.O.W dedications.

It is the applicant's intent to follow this Preliminary Plat with processing of approvals for a Final Plat and subsequent ASP's being filed by various end users for each of the individual lots. This Preliminary Plat package is being submitted with the associated civil construction documents that show the design for the infrastructure of utilities and shared access drives. A will-serve letter from East Cherry Creek Valley Water and Sanitation District is included with this application materials.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements, at time of the Final Plat.
2. The Development is responsible for the design and construction of the traffic signal at E Quincy Ave and S Versailles St.
3. A Landscape License Agreement is required for landscaping within the County ROW.
4. The following permits are required for the project:
 - A Public Improvements Construction Permit
 - A Street Cut and Right-of-Way Use Permit
 - Grading, Erosion and sediment Control Permit
 - Possible Oversize/Overweight Vehicle Permit
5. Construction activities that disturb one acre or more are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.
6. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
7. The following variances have been requested/granted:
 - a) The cross section of S. Versailles St. is proposed to be 63 feet of ROW, including an 8-foot regional trail and a 2-foot public use easement on the east side, consistent with the cross section of Versailles St. which was approved with the Copperleaf Filing #27, 28, and 29 developments.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within the redline comments on the Drainage Report and Construction Drawings.
2. The applicant agrees to address the Traffic Operations Division's comments and concerns as identified within the redline comments on the Construction Drawings.
3. The applicant agrees to enter the Subdivision Improvement Agreement.
4. The applicant agrees to enter the Landscape License Agreement.
5. The applicant agrees to design and construct the traffic signal at the intersection of E. Quincy Ave. and S. Versailles St. and obtain a permit and acceptance of the improvements in Quincy Avenue from the City of Aurora, including the referenced traffic signal.

Referral Agency

Referral Agency Comments

Applicant's Response

BUCKLEY AFB / SPACE FORCE	No comments.	Noted.
DEN - DENVER INTERNATIONAL AIRPORT	No comments.	Noted.
SOUTH METRO FIRE-REFERRALS	<ol style="list-style-type: none"> 1. Internal access drive design creates concern for fire apparatus. Provide an auto-turn analysis for the proposed site. The district has reviewed the auto turn and has indicated it is sufficient. 2. Inclusion into the Arapahoe County Fire Lane program to be considered as the site develops. 3. Fill out the Fire Flow per Appendix B chart. 	<ol style="list-style-type: none"> 1. An auto-turn analysis has been provided with this submittal package. 2. Noted. 3. Noted.
AURORA PLANNING - REFERRALS	<p>Planning:</p> <ol style="list-style-type: none"> 1. Lighting along E. Quincy Avenue should not disturb residents to the North. 2. Please include a crosswalk for residents to safely cross E. Quincy Avenue at Copperleaf Blvd. 3. Sidewalk, landscaping, and trees would be expected along the south side of E. Quincy Avenue. <p>Water: No comments.</p>	<p>Planning:</p> <ol style="list-style-type: none"> 1. No lighting is proposed on Quincy with our development at this time. Any light internal to the commercial development will meet the requirements of the Arapahoe County Land Use Code. 2. This intersection is currently signaled with pedestrian access across Copperleaf Blvd. 3. The developer is proposing landscaping along Quincy. See the landscape plans for further details. <p>Water: Acknowledge.</p>
ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)	No comments.	Noted.
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	No concerns.	Noted.
E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING & ROADWAY MAINTENANCE	1. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multiuse easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit	<ol style="list-style-type: none"> 1. Noted. No encroachment on E-470 is anticipated with our development at this time. 2. Understood, our development proposes not encroachments and/or disturbance into E-470 ROW. 3. Noted.

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.</p> <p>2. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.</p> <p>3. Here is a link to our permit: https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx</p> <p>4. Clearly identify the E-470 ROW and MUE on all applicable drawings.</p> <p>5. The monument sign shown on Sheet 10 is not allowed and needs to be shifted west outside of E-470 property.</p> <p>6. E-470 will be widened to 4 lanes in each direction in the future.</p> <p>7. Developed flows from the site will need to be treated and discharged at or below historic rates.</p> <p>8. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.</p> <p>9. Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.</p> <p>10. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.</p> <p>11. Any fencing disturbed will need to be reset to meet E-470 specifications.</p> <p>12. Please confirm the full movement intersection is a minimum of 680 feet from the E-470 ramp.</p> <p>13. Additional comments will be issued as the design progresses.</p> <p>14. Won't allow a sign on our property.</p>	<p>4. This has been called out on all applicable drawings.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. Noted. No encroachment on E-470 is anticipated with our development at this time.</p> <p>12. The eastern flowline of the Versailles & Quincy intersection is approximately 795 ft from the E-470 ramp.</p> <p>13. Noted.</p> <p>14. Understood, we have removed the proposed monument sign in E-470 ROW from the plan set.</p>
<p>RTD</p>	<p>This is the same response as was given with the PP plans that RTD has no exceptions</p>	<p>Noted.</p>
<p>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</p>	<p>No objects provided the following items are agreed to: 1. Locates must be performed by a state-recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).</p>	<p>1-5 Noted.</p>

Referral Agency

Referral Agency Comments

Applicant's Response

	<ol style="list-style-type: none"> 2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover. 3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining, or removing said Improvements, Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities 4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED. 5. Engineering Notes: The only reservation I have is east of Versailles St. Any relocation of our fiber facilities will be at their cost and require significant notice for us to perform the work. 	
<p>XCEL ENERGY</p>	<ol style="list-style-type: none"> 1. Public Service Company of Colorado’s (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for Copperleaf Commercial. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within and along the area to be developed. 2. The underground electric facilities along Copperleaf Boulevard are not shown on the plan and the natural gas distribution line is shown just for part of it. 3. PSCo requests clarification on 14-foot easement along Copperleaf – is it “Public Use Easement” (per recorded Copperleaf Filing No. 27 plat) or is it strictly for ECCV (as shown on plan). 4. For the future planning and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision: <i>Ten-foot (10’) wide dry utility easements are hereby granted around the perimeter of platted areas including lots, tracts,</i> 	<ol style="list-style-type: none"> 1. Response: Noted. Thank you. 2. Response: We are working with the developer to acquire additional survey information for these services in the area. 3. Response: Per Copperleaf Filing 27 it is owned by the County, maintained by property owner, and is used for Public Use, Regulatory Signs and Snow Storage”. 4. Response: This language has been added to the preliminary plat. 5. Response: Noted. 6. Response: Noted. We will keep a look-out for additional easements required.

Referral Agency

Referral Agency Comments

Applicant's Response

	<p><i>parcels and/or open space areas. These easements are dedicated to the County of Arapahoe for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.</i></p> <p>5. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.</p> <p>6. Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.</p>	
ECCV WATER & SANITATION DISTRICT-REFERRALS	ECCV will provide water and sewer to the filing. We can provide a “will-serve” letter.	Noted.
SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY	See Engineering comments.	

Referral Agency**Referral Agency Comments****Applicant's Response**

Staff sent referrals to the following agencies and did not receive a response:

- BUCKLEY AIR BASE/ SPACE FORCE
- ARAPAHOE COUNTY ACCESSOR'S OFFICE
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY BUILDING DIVISION
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- MILE HIGH FLOOD DISTRICT
- US ARMY CORPS OF ENGINEERS
- COPPERLEAF METROPOLITAN DISTRICTS 1-9
- ARAPAHOE PARK & RECREATION DISTRICT
- ARAPAHOE COUNTY POST OFFICE-CO/WY
- ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS
- ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- WEST ARAPAHOE CONSERVATION DISTRICT
- COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT

From: [Noah Murphy](#)
To: [Molly Orkild-Larson](#)
Subject: "Quincy West" Development Support
Date: Saturday, October 12, 2024 9:37:45 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Orkild-Larson,

My name is Noah Murphy and I am a copperleaf resident. I live at 22255 E Stanford Cir, Aurora, CO 80015. I am very excited about the new "Quincy West" development and can not wait for it to be developed. As you know many new apartments, condos, and homes are being built around copperleaf. While this is great for growth, we really need a grocery store to keep up with the demand from this influx of new neighbors. I've already noticed within the past few months the nearby neighborhood Walmart store has become increasingly busy while their selection and stock continues to diminish. Just the other day I went looking for serrano peppers and all they had were a tiny container of them that looked wilted. When the new development goes through I look forward to having access to a large fresh produce section at the King Soopers Marketplace store. I just wanted to let you know that I, along with every neighbor I've spoken to are all in support of the development and hope that you and your team will quickly approve it so ground can break. Please consider the needs of families in the community and the need for ease of access to fresh food.

Thank you and have a great day!

-Noah Murphy

From: [Patrick Stone](#)
To: [Molly Orkild-Larson](#)
Subject: Quincy West development in Copperleaf
Date: Saturday, October 12, 2024 8:25:55 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! I just wanted to send a quick email to express my excitement and support of the planned “Quincy West” development in the planning stages in the Copperleaf area just west of E-470. I live nearby and we are in desperate need of not only a grocery store but other retailer amenities in East/Southeast Aurora. As I understand it, there is a King Soopers Marketplace that is in the early development stage for this area. I cannot convey how amazing it would be to have a grocery store in the area.

Thanks for listening!

Patrick Stone

From: [Susan Hamilton](#)
To: [Molly Orkild-Larson](#)
Subject: King Soopers Copperleaf
Date: Saturday, October 12, 2024 9:58:38 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to share the dire need for the King Soopers to be approved and built in the Copperleaf area just south of Quincy road. We do not have a grocery store that is close to our growing community. We need this desperately. Please approve as soon as possible

Susan Hamilton
Copperleaf Oak Community
Hamiltonsd@aol.com

From: [Chris P](#)
To: [Molly Orkild-Larson](#)
Subject: Copperleaf Commerical-Quincy West Support
Date: Saturday, October 12, 2024 10:38:32 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Molly,

As a resident of East Quincy Highlands, I am in favor of this development and its positive addition of much needed retail services, like a King Soopers grocery, to diversify the community.

I understand there is a planning commission meeting coming up in November and residents are being asked to contribute their voices to the desire for this project to move forward ASAP. I attended a Galloway neighborhood outreach in January 2024 to learn more about the project and we were informed they had a break ground of Summer '24. My request is the developers must commit to more open communication with the community and offer a centralized location we can get updates on the project, especially as it pertains to the positive benefits this will bring to the community. We are focused on safety, green-initiatives, noise-pollution, landscaping/water-wise plans, and the like, to ensure this addition is both positive for the community and the planet.

Let me know if you have any questions or I can be of any help in other ways. And if you have resources for local community members like myself to stay informed of the ongoing in Arapahoe County land development and planning, I'd be happy to pass that on.

Sincerely,
Chris Palmiotto
22144 E Princeton Cir
Aurora, CO 80018
720-425-0285

From: [Betsie Tennell](#)
To: [Molly Orkild-Larson](#)
Subject: Copperleaf = Quincy and E470
Date: Saturday, October 19, 2024 12:17:17 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hopefully this development will go quickly. Can't wait for the King Soopers in our area.

Betsie Tennell
720-341-3932

COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, TRACTS M1, M2, A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2, AND AN UNPLATTED PARCEL ALL LOCATED IN THE NORTH 1/2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

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NOT FOR CONSTRUCTION

PROJECT INFORMATION
ADDRESS: COPPERLEAF BLVD & EAST QUINCY AVE.

DEVELOPER/APPLICANT
QW DEVELOPER, INC.
7800 EAST UNION AVE, SUITE 420
DENVER, CO 80111
TEL: (303) 887-2840
CONTACT: ERIC R. MILLER

CIVIL ENGINEER/ENTITLEMENT CONSULTANT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
ATTN: PHIL DALRYMPLE, PE

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
ATTN: JON ROMERO, PLA

GEOTECHNICAL ENGINEER
INTERTEC PSI
1070 W. 124TH AVE, SUITE 800
WESTMINSTER, CO 80234
TEL: (303)424-5378
ATTN: HANNAH TAWFIK, PE

SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122
TEL: (303) 713-1898
ATTN: JIM LYNCH, PLS

PLANNING
ARAPAHOE COUNTY - PLANNING DIVISION
6924 S. LIMA ST.
CENTENNIAL, CO 80112
TEL: (720) 874-6650
ATTN: MOLLY ORKILD-LARSON

ENGINEERING DEPARTMENT
ARAPAHOE COUNTY - ENGINEERING SERVICES DIVISION
6924 S. LIMA ST.
CENTENNIAL, CO 80112
TEL: (720) 874-6500
ATTN: EMILY GONZALEZ

BUILDING DEPARTMENT
ARAPAHOE COUNTY - BUILDING DIVISION
6924 S. LIMA ST.
CENTENNIAL, CO 80112
TEL: (720) 874-6600
ATTN: GREG BRAGDON

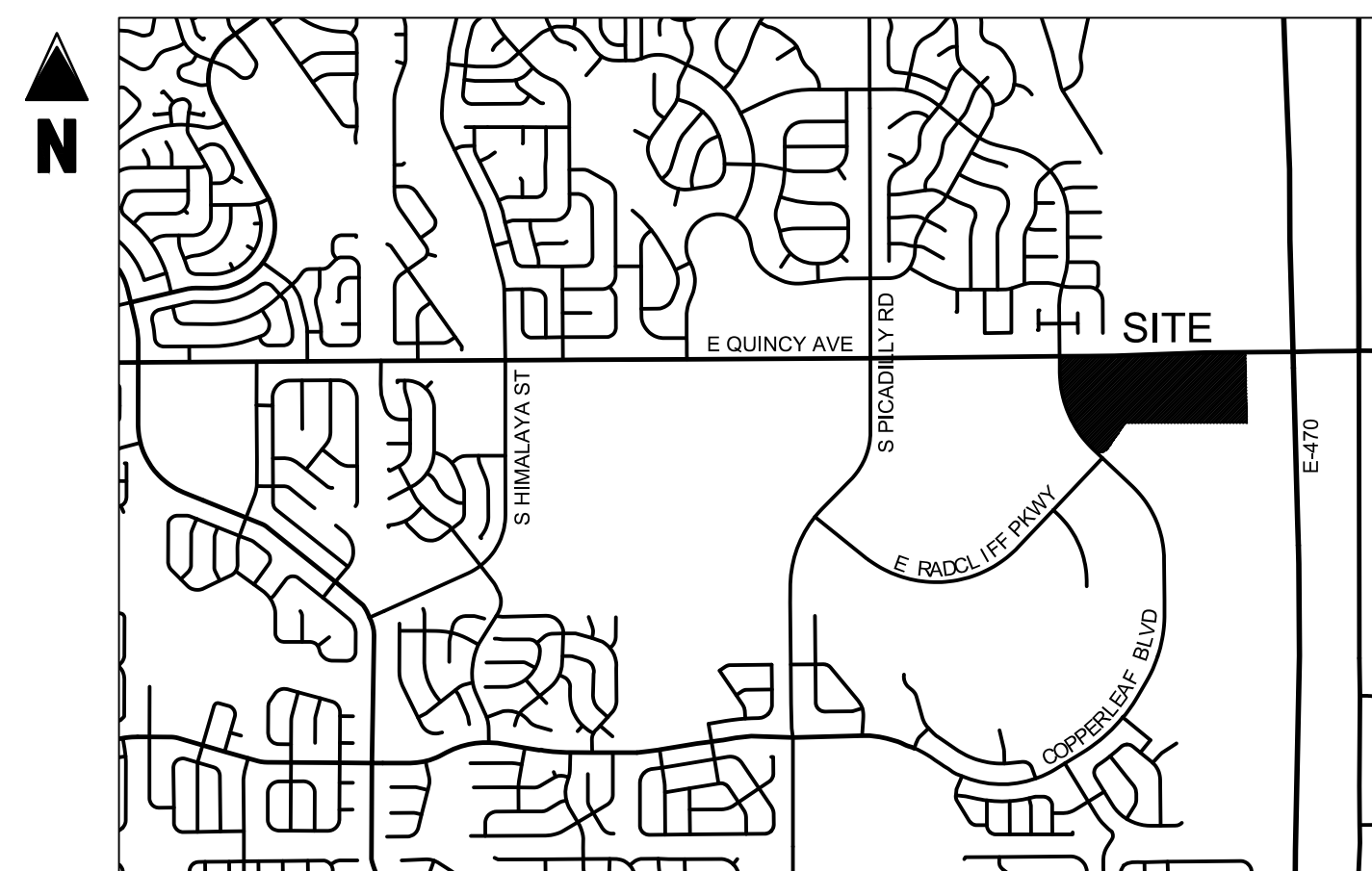
FIRE DEPARTMENT
SOUTH METRO FIRE RESCUE
9195 E. MINERAL AVENUE
CENTENNIAL, CO 80112
TEL: (720) 989-2244
ATTN: JEFF SCEILJ

POWER & GAS
XCEL ENERGY / UC SYNERGETIC
555 ZANG ST
LAKEWOOD, CO 80228
TEL: (303) 592-2710
ATTN: VIOLETA CIOCANU

TELEPHONE
CENTURY LINK
1801 CALIFORNIA ST #2420
DENVER, CO 80202
TEL: (720) 578-5140
ATTN: CHUCK BUCHANAN

WATER
EAST CHERRY CREEK VALLEY WATER
6202 S GUN CLUB RD
AURORA, CO 80016
TEL: (303) 693-3800
ATTN: MICHELLE PROBASCO

SANITARY
EAST CHERRY CREEK VALLEY SANITATION
6202 S GUN CLUB RD
AURORA, CO 80016
TEL: (303) 693-3800
ATTN: MICHELLE PROBASCO



VICINITY MAP
SCALE: 1" = 2000'

SDP SHEET INDEX TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES
3	TABLES
4	SITE PLAN WEST
5	SITE PLAN EAST
6	LANDSCAPE OVERVIEW
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN

LEGAL DESCRIPTION

COPPERLEAF FILING NO. 31, LOCATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
TOTAL ACREAGE: 32.201 ACRES

BENCHMARK

CITY OF AURORA BENCHMARK (5S6602SW001) CHISELED SQUARE AT NORTHWEST CORNER OF A 21.5 FOOT WIDE INLET ON THE NORTH SIDE OF EAST QUINCY AVENUE. (0.25 MILE EAST OF HIGH TENSION POWER LINES), 125 FEET WEST OF HIMALAYA STREET AS PLATTED.

NGVD29 ELEVATION = 5711.905

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS DETERMINED TO BEAR NORTH 89°26'11" EAST BY GPS OBSERVATION AND IS MONUMENTED AS SHOWN HEREON.

FLOOD ZONE

THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP INDEX NO. 08005C0213M, MAP REVISED SEPTEMBER 20, 2020.

SITE DATA TABLE

DEVELOPMENT STANDARDS - COPPERLEAF COMMERCIAL GDP23-001 (WEST OF VERSAILLES)		SDP24-001	
MAXIMUM BUILDING HEIGHT	65'		65'
BUILDING SETBACKS			
E. QUINCY AVE:	20'		20'
COPPERLEAF BLVD:	20'		20'
RADCLIFF PKWY:	20'		20'
VERSAILLES ST:	10'		10'
INTERIOR LOT:	5'		5'
LANDSCAPE SETBACKS/BUFFER AREAS			
E QUINCY AVE:	20'		20'
COPPERLEAF BLVD:	15'		15'
RADCLIFF PKWY:	10'		10'
VERSAILLES ST:	10'		10'
INTERIOR LOT	0'		0'
MINIMUM OPEN SPACE REQUIREMENT:	20%		20%
MAXIMUM FAR	1:1		1:1

DEVELOPMENT STANDARDS - COPPERLEAF COMMERCIAL GDP23-001 (EAST OF VERSAILLES)		SDP24-001	
MAXIMUM BUILDING HEIGHT (USES ABUTTING QUINCY)	45'		45'
MAXIMUM BUILDING HEIGHT (USES INTERIOR TO PA-2)	100'*		100'*
BUILDING SETBACKS			
E. QUINCY AVE:	20'		20'
VERSAILLES ST:	10'		10'
SOUTH BOUNDARY PA-2:	20'		20'
EAST BOUNDARY OF PA-2:	20'		20'
INTERIOR LOT TO LOT:	5'		5'
LANDSCAPE SETBACKS/BUFFER AREAS			
E QUINCY AVE:	20'		20'
VERSAILLES ST:	10'		10'
INTERIOR LOT TO LOT:	0'		0'
SOUTH BOUNDARY PA-2:	0'		0'
EAST BOUNDARY OF PA-2:	0'		0'
MINIMUM OPEN SPACE REQUIREMENT:	20%		20%
MAXIMUM FAR	2:1		2:1

*BUILDINGS ADJACENT TO RESIDENTIAL ON SOUTH SIDE OF PA-2, 65' MAX

PROPOSED LOTS/PADS INFORMATION	
LOT/PAD NAME	LOT/PAD ACREAGE
PAD 1	0.935 ACRES
PAD 2	1.061 ACRES
PAD 3	0.903 ACRES
PAD 4	0.926 ACRES
PAD 5	0.805 ACRES
PAD 6	1.813 ACRES
PAD 7	1.396 ACRES
PAD 8	1.232 ACRES
PAD 9	1.989 ACRES
PAD 10	0.699 ACRES
PAD 11	1.320 ACRES
PAD 12	1.590 ACRES
LOT 1	11.392 ACRES
LOT 2	0.855 ACRES
TRACT A	1.090 ACRES
TRACT B	2.601 ACRES
TRACT C	0.586 ACRES
ROW	1.007 ACRES
TOTAL	32.201 ACRES

CERTIFICATIONS & APPROVALS

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OF AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS (COPPERLEAF COMMERCIAL DEVELOPMENT, SDP24-001)

OWNER OF RECORD OR AUTHORIZED AGENT _____

STATE OF _____)
) S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20____ BY _____

AS _____ OF _____ AN AUTHORIZED SIGNATURE

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSIONER, THIS _____ DAY OF _____ A.D., 20____

CHAIR: _____

ATTESTED: _____

SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018

#	Date	Issue / Description	Init.
-	2024/02/22	1ST SDP SUBMITTAL	PJD
-	2024/05/14	2ND SDP SUBMITTAL	PJD
-	2024/08/23	3RD SDP SUBMITTAL	PJD
-	2024/10/01	4TH SDP SUBMITTAL	PJD
-	2024/10/30	5TH SDP SUBMITTAL	PJD

Project No:	MGD01.20
Drawn By:	MRB
Checked By:	PJD
Date:	OCTOBER 2024

COVER SHEET

COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, TRACTS M1, M2, A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2, AND AN UNPLATTED PARCEL
ALL LOCATED IN THE NORTH 1/2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018

NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS COPPERLEAF COMMERCIAL DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SITE TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

DRAINAGE MASTER PLAN NOTE:

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:

REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA:

COPPERLEAF COMMERCIAL DEVELOPMENT IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRES FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION, AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES, AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

AIRPORT INFLUENCE AREA (OFF-SITE IMPROVEMENTS):

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AIRPORT INFLUENCE AREA (NAVIGATION/HAZARD EASEMENT):

A NAVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS SPECIFIC DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN RECEPTION No. B4182079, DATED OCTOBER 15, 2004 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE LANDS CONTAINED WITHIN THIS SPECIFIC DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA. ALL LANDS CONTAINED WITHIN THIS SPECIFIC DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

DEVELOPMENT STANDARDS:

GENERAL NOTES:

1. COMMERCIAL, OFFICE OR RETAIL USES CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY. SEE USE TABLES IN SUBSEQUENT SECTIONS OF THIS DOCUMENT.
2. NO RESIDENTIAL USES ARE PERMITTED IN THIS SDP. SEE USE TABLES FOR FURTHER INFORMATION
3. WHERE A PROPOSED USE IS NOT LISTED IN THE SDP, IT MAY PERMITTED BASED ON OPERATION AND HAVING THE SAME OR LESSER IMPACT AS THE USED LISTED AS PERMITTED. THE PROPOSED USE SHALL BE APPROVED BY PLANNING DIVISION MANAGER.
4. ALL PROPERTY WITHIN THIS SDP MAY REMAIN IN AGRICULTURAL USE UNTIL THE START OF CONSTRUCTION ON EACH PARCEL. IN NO EVENT SHALL COMMERCIAL FEED YARDS, POULTRY, OR HOG FARMS BE PERMITTED. ANY ACTIVITY PERMITTED BY THIS SECTION SHALL BE CONSIDERED TO BE A VALID PRE-EXISTING NON-CONFORMING USE WITHIN THE AREA DESCRIBED ABOVE UNTIL SUCH AREA OR AREAS HAVE BEEN DEVELOPED IN ACCORDANCE TO SUBSEQUENTLY APPROVED FINAL PLATS AND ADMINISTRATIVE SITE PLANS (ASP).
5. THIS SDP PERMITS A 2' ENCRoACHMENT OF SOFFITS, BAY WINDOWS, ARCHITECTURAL ELEMENTS INTO THE REQUIRED SETBACKS. ANY ENCRoACHMENT WILL COMPLY WITH THE CURRENT ADOPTED IBC CODE VERSIONS AS ADOPTED BY ARAPAHOE COUNTY.
6. PEDESTRIAN CONNECTIONS BETWEEN INDIVIDUAL LOT USERS IS ENCOURAGED. SIDEWALKS WITHIN THE OVERALL SDP WILL CONNECT TO THE EXISTING AND PROPOSED PUBLIC R.O.W.
7. BICYCLE PARKING WILL BE PROVIDED ON EACH LOT.
8. TRASH ENCLOSURES WILL BE OF MASONRY CONSTRUCTION USING MATERIALS TO MATCH THE MAIN STRUCTURES ON EACH LOT.
9. TEMPORARY, SEASON AND OUTDOOR USES, SUCH OUTDOOR DISPLAYS AND SIDEWALK SALES ARE PERMITTED SUBJECT TO CURRENT ARAPAHOE COUNTY LAND DEVELOPMENT CODE. DISPLAY OF SEASONAL ITEMS IS ALLOWED IN AREA DESIGNATED ON THE APPROVED ADMINISTRATIVE SITE PLANS FOR EACH OF THE LOTS.
10. ALL DESIGN DETAILS TO BE FURTHER DEFINED WITH FORTHCOMING ADMINISTRATIVE SITE PLANS (ASP) ON A LOT-BY-LOT OR PROJECT-BY-PROJECT BASIS

DEVELOPMENT PHASING:

THE DEVELOPMENT OF THE PROPERTY SUBJECT TO THIS SDP WILL BE IN PHASES IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SDP AND SUBSEQUENT ADMINISTRATIVE SITE PLAN (ASP) APPROVALS AND APPLICABLE CODES AND PERMITS.

FENCES AND WALLS:

1. ALL SCREENWALLS AND FENCES WILL COMPLY WITH THE APPLICABLE CURRENT ARAPAHOE COUNTY LAND DEVELOPMENT CODES.
2. ANY MASONRY (OR OPAQUE) SCREENWALLS BEING SPECIFIED ON SPECIFIC LOTS WILL BE REQUIRED TO BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN STRUCTURES ON THAT LOT.
3. CHAIN LINK FENCING, WITH OR WITHOUT SLATS ARE NOT PERMITTED.

NOISE ATTENUATION:

1. NO NOISE ATTENUATION METHODS WILL BE REQUIRED AS PART OF DEVELOPMENT WITHIN THIS SDP BOUNDARY.

LIGHTING:

1. INDIVIDUAL LOT DEVELOPMENT WILL BE REQUIRED TO PROVIDE A LIGHTING DESIGN THAT COMPLIES WITH THE APPLICABLE CURRENT ARAPAHOE COUNTY LAND DEVELOPMENT CODES.
2. ALL LIGHTING WILL BE PROVIDED WITH FULL CUTOFF, DOWNWARD CAST FIXTURES.
3. LIGHTING ALONG THE PRIVATE ROADS WITHIN THE DEVELOPMENT SHALL BE CONSISTENT IN STYLE AND CHARACTER.

LANDSCAPING AND IRRIGATION:

1. LANDSCAPING IN AREAS ADJACENT TO THE PUBLIC R.O.W. WILL BE DESIGNED IN THIS SDP.
2. FINAL LANDSCAPE DESIGN WILL BE INCLUDED ON THE INDIVIDUAL LOT DESIGN AND BE APPROVED BY THEIR RESPECTIVE ASP PROCESS.
3. LANDSCAPING WILL BE INSTALLED BY THE INDIVIDUAL LOT USERS AFTER THEIR ASP, AND RELATED REQUIRED PERMITTING, APPROVALS.
4. IRRIGATION WILL BE PROVIDED BY THE INDIVIDUAL LOT USERS AFTER THEIR ASP, AND RELATED REQUIRED PERMITTING, APPROVALS.
5. MINIMIZATION OF THE USE OF TURF GRASS IS ENCOURAGED.
6. SHOULD A CONFLICT IN LANDSCAPING REQUIREMENTS OCCUR BETWEEN THE LAND DEVELOPMENT CODE AND THE GOVERNING SDP, THE SDP WILL GOVERN.
7. ALL LANDSCAPE AND IRRIGATION WITHIN TRACTS A,B, AND C AND WITHIN PUBLIC-RIGHTS-OF WAY SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER AND/OR ITS ASSIGNS.
8. ANY LANDSCAPE AREAS NOT WITHIN TRACTS A,B, AND C OR WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE INSTALLED BY THE PAD USER.

SIGNS:

1. INDIVIDUAL LOT DEVELOPMENT WILL BE REQUIRED TO PROVIDE SIGNAGE THAT COMPLIES WITH THE APPLICABLE CURRENT ARAPAHOE COUNTY LAND DEVELOPMENT CODES.
2. ALL FREESTANDING SIGNAGE REQUIRING A PERMIT WILL BE PROVIDED WITH A SIGN BASE TO MATCH THE OVERALL SHARED SIGNAGE PLAN APPROVED ALONG SIDE THIS SDP.
3. A SEPARATE OVERALL SHARED SIGNAGE PLAN IS BEING PROCESSED CONCURRENTLY WITH THIS SDP AND WILL BECOME A PART OF THIS SDP (ONLY FOR THE PLANNED SHARED SIGNAGE).

BUILDING ARCHITECTURE:

1. TO MAINTAIN VARIETY WITHIN THE SDP BOUNDARY, EXTERIOR BUILDING ARCHITECTURE ON INDIVIDUAL LOTS MAY VARY IN ARCHITECTURAL APPROACH, PROVIDED IT MEETS THE REQUIREMENTS LISTED BELOW.
2. PRIMARY STRUCTURES WILL PRESENT FOUR-SIDED DESIGN BY PROVIDING A VARIED MATERIAL PALETTE, HORIZONTAL AND VERTICAL ARTICULATION AND PAINTING OF EQUIPMENT AND UTILITIES THAT ARE MOUNTED ON THE EXTERIOR FACE OF THE BUILDING TO MATCH THE MATERIAL COLOR BEHIND.
3. VARIED APPROACHES TO ROOF LINES WITHIN THE OVERALL DEVELOPMENT IS ENCOURAGED. SCREENING OF ROOFTOP MOUNTED EQUIPMENT IS REQUIRED.
4. BUILDING BASE/FIELD MATERIALS WILL BE MUTED GRAYS OR EARTH TONED MASONRY MATERIALS. BUILDINGS WILL PRESENT A CLEAR BASE-MIDDLE-TOP IN THEIR ARCHITECTURE. THE BASE PORTION OF THE BUILDING WILL PROVIDE AN ADDITIONAL LEVEL OF DETAIL TO PROMOTE A MORE HUMAN SCALE. BRIGHT OR FLUORESCENT COLORS SHALL NOT BE USED AS THE PREDOMINANT COLOR FOR ANY STRUCTURE. THEY MAY BE USED AS AN ACCENT.
5. BUILDING ENTRANCES WILL BE EMPHASIZED BY AWNINGS, TOWERS OR SIMILAR INDUSTRY ACCEPTED ARCHITECTURAL ELEMENTS.
6. LARGE FORMAT BUILDINGS SHALL INCORPORATE ONE OR MORE OF THE FOLLOWING TO BREAK UP ITS MASS.
 - A. CHANGES IN COLOR, PATTERN, TEXTURE OR MATERIAL;
 - B. PROJECTIONS, RECESSES, OR REVEALS;
 - C. WINDOWS AND/OR FENESTRATION;
 - D. ARCADES AND/OR PERGOLAS;
 - E. TOWERS;
 - F. GABLE PROJECTIONS;
 - G. HORIZONTAL OR VERTICAL BREAKS;
 - H. OTHER SIMILAR, INDUSTRY ACCEPTED TECHNIQUES.
7. WHERE DRIVE THROUGH WINDOWS FACE PUBLIC STREETS THOSE WINDOWS WILL BE SOFTENED AND SCREENED FROM THE PUBLIC WAY BY USE OF LANDSCAPING.
9. LOADING DOCK AREAS SHALL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY BY WALLS, FENCES OR LANDSCAPING. SUCH FENCES/WALLS SHALL BE OF A COLOR AND MATERIAL MATCHING OR COMPATIBLE WITH THE PRIMARY BUILDING.

P:\Projects\2024\Arapahoe County Commercial Development\2024\SDP24-001\240823_01_CDR1.dwg: MRB:mrk 10/20/24

ARAPAHOE COUNTY CASE NO. SDP24-001

#	Date	Issue / Description	Init.
-	2024/02/22	1ST SDP SUBMITTAL	PJD
-	2024/05/14	2ND SDP SUBMITTAL	PJD
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-	2024/10/30	5TH SDP SUBMITTAL	PJD
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Project No: MGD01.20
Drawn By: MRB
Checked By: PJD
Date: OCTOBER 2024

NOTES

SHEET 2 OF 12

COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, TRACTS M1, M2, A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2, AND AN UNPLATTED PARCEL
ALL LOCATED IN THE NORTH 1/2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018

LAND USE DESIGNATION MATRIX	LEGEND	
	PA-1 OR PA-2	EAST (PA-2) OR WEST (PA-1) SIDE OF VERSAILLES
24-HOUR CONVENIENCE RETAIL OPERATION	P	P
ADMINISTRATIVE EXECUTIVE OFFICE	P	P
ADULT ENTERTAINMENT	-	-
AGRICULTURE (PRIOR TO ANY LAND DEVELOPMENT IN EACH AREA)	P	P
ANIMAL HOSPITAL, VETERINARY CLINIC WITHOUT KENNEL FACILITIES	P	P
APPLIANCE STORE	P	P
APPURTENANT RETAIL USES	P	P
ARCADES/AMUSEMENT DEVICES	P	P
AUTO REPAIR (NO OUTDOOR STORAGE OF VEHICLES/PARTS)	P	P
AUTOMOBILE PARKING LOT (SOLE USE)	P	P
AUTOMOBILE PARKING WHEN PROPOSED AS A PRINCIPAL PERMITTED USE FOR CARPOOL LOTS AND A PARK AND RIDE OR EQUIVALENT	S	S
AUTOMOBILE SALES	P	P
BAKERY; UP TO 20% WHOLESALE	P	P
BANKS/FINANCIAL INSTITUTIONS (INCLUDING DRIVE-THROUGHS)	P	P
BEAUTY SALON/BARBER SHOP	P	P
BILLBOARD AND/OR OFF-PREMISE SIGNAGE WHICH CONFORMS TO CODE	-	-
BILLIARD PARLOR AND/OR POOL HALL	-	-
BOWLING ALLEY, TENNIS CLUB, SKATING RINK, HEALTH CLUB, ETC	P	P
BUILDING MATERIAL SALES YARD, NOT INCLUDING CONCRETE MIXING OR CREOSOTE OPERATION	-	-
CALL CENTER	P	P
CAR SERVICE, BOAT AND TRAILER RENTAL AND SALES, AUTOMOBILE AND MOTORCYCLE	P	P
CAR WASH AND/OR AUTO DETAILING	P	P
CATERING SERVICES	P	P
CERTIFIED AGRICULTURAL COMMODITY (FARMERS) MARKET	P	P
CHURCHES/SYNAGOGUES/PLACES OF WORSHIP	P	P
COMMERCIAL ANTENNAS AND RADIO TOWERS (HEIGHT AND LOCATION TO BE REVIEWED AT USR)	S	S
COMMUNITY/NEIGHBORHOOD RECREATION CENTER AND COMMUNITY PARKS	-	-
COMMUNITY USES SUCH AS SALES/COMMERCIAL OFFICES, PRIVATE RECREATION CENTERS AND CLUBHOUSES, ETC.	P	P
CONSULTING SERVICE OFFICES	-	-
CONVENIENCE COMMERCIAL STORES	P	P
CONVENIENCE STORE WITH OR WITHOUT GAS DISPENSERS/PUMPS	P	P
CULTURAL (PUBLIC, QUASI PUBLIC OR PRIVATE)	-	-
DAY CARE CENTERS/NURSERY SCHOOL	P	P
DEPARTMENT STORE	P	P
DRIVE THROUGH RESTAURANTS	P	P
DUPLEXES	-	-
ENTERTAINMENT FACILITIES (INDOOR)	P	P
FOOD STORES (24-HOUR)	P	P
FURNITURE STORE	P	P
GASOLINE SERVICE STATION, INCLUDING CAR WASH AND SMALL CONVENIENCE STORE	P	P
GARDENING (COMMUNITY)	P	P
GENERAL RETAIL	P	P
GOVERNMENT AND PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO LIBRARIES, COURTHOUSES, AMBULANCE SERVICE, POLICE AND FIRE STATIONS, EMERGENCY CARE FACILITIES, AND OFFICES	P	P
GREENHOUSES AND NURSERIES (WITH LIMITED STORAGE OF ANIMAL BY-PRODUCTS, FERTILIZER)	-	-
GROUND FLOOR RETAIL COMMERCIAL WITH OFFICE SPACE LOCATED ABOVE	P	P
HOME OCCUPATIONS	-	-
HOSPITALS OR OTHER PUBLIC HEALTH FACILITIES (INCLUDING HELI-PADS)	P	P
HOTEL/MOTEL	P	P
INDOOR SHOOTING RANGES	-	-
INSURANCE AND INVESTMENT OFFICES, ETC	P	P
KENNELS OR CATTERIES	P	P
LARGE FORMAT RETAIL	P	P

LAND USE DESIGNATION MATRIX (CONTINUED)	LEGEND	
	PA-1 OR PA-2	EAST (PA-2) OR WEST (PA-1) SIDE OF VERSAILLES
LAUNDRY, COIN-OPERATED, AND DRY CLEANERS COLLECTION STATIONS	P	P
LIQUOR STORES	P	P
LIVEWORK UNITS	P	P
LOCAL RETAIL GREENHOUSES, GARDEN CENTERS OR FRUIT/VEGETABLE STANDS	P	P
MEDICAL DENTAL OFFICES/CLINICS	P	P
MINI-WAREHOUSE/SELF-STORAGE/OUTDOOR STORAGE	P	P
MORTUARY	P	P
MULTI-FAMILY (TO OWN OR FOR RENT)	-	-
NEIGHBORHOOD RETAIL USES	P	P
NIGHT CLUB/TAVERN/DANCE HALL	P	P
NON-PROFIT MEMBERSHIP CLUBS	-	-
OFFICE	P	P
OFFICE/SHOWROOM/WAREHOUSE	P	P
OFFICES FOR THE SALE OF EXISTING OR FUTURE, ON SITE UNITS (TEMP USE ONLY)	P	P
OPEN SPACE/PEDESTRIAN PLAZAS, PEDESTRIAN MALLS	P	P
OUTDOOR AMPHITHEATER (NOT TO EXCEED 350 PERSON CAPACITY)	P	P
OUTDOOR RECREATION	P	P
OUTDOOR STORAGE ASSOCIATED WITH AN OUTDOOR RETAIL/COMMERCIAL USE	P	P
PARKING LOTS, PARKING STRUCTURES AND GARAGES	A	A
PET GROOMING	P	P
PHARMACY	P	P
POST OFFICE	P	P
PRIVATE LODGES AND CLUBS	S	S
PROFESSIONAL SERVICES/OFFICE	P	P
PUBLIC GARDENING AND SIMILAR CULTIVATION OF LAND	P	P
PUBLIC OR NON-PUBLIC SCHOOLS, COLLEGES AND UNIVERSITIES	P	P
PUBLIC TRANSPORTATION TERMINALS	P	P
PUBLIC UTILITIES FACILITY	-	-
RADIO AND TELEVISION BROADCASTING STATION AND RECORDING FACILITIES	P	P
RESTAURANTS INCLUDING QUICK SERVE AND FAST FOOD	P	P
RETAIL	P	P
RIDING AND HIKING TRAILS	P	P
SALES FROM A MOVABLE STRUCTURE, VACANT LOT OR PARKING LOT	P	P
SALES OFFICE FOR ON-SITE RESIDENTIAL UNITS	P	P
SHARED FACILITIES FOR COMMUNITY USE WITH APPROPRIATE JOINT USE AGREEMENTS	P	P
SHOWROOM AND WAREHOUSES	S	S
SINGLE FAMILY DETACHED RESIDENTIAL UNITS	-	-
SINGLE FAMILY DETACHED RESIDENTIAL UNITS (INCLUDING TOWNHOMES OR DUPLEX)	-	-
SKATEBOARD TRACKS	S	S
SMALL THEATRE FOR LIVE PERFORMANCES	P	P
STUDIOS FOR ART, DANCE, MUSIC AND PHOTOGRAPHY	P	P
TELECOMMUNICATIONS FACILITY	P	P
TEMPORARY CONSTRUCTION OFFICES	P	P
TEMPORARY OFFICE	P	P
TEMPORARY SEASONAL TENT OR SIDEWALK SALES (NOT EXCEEDING A TOTAL OF 30 DAYS IN ONE CALENDAR YEAR, PER PLANNING AREA SUBJECT TO ZONING APPROVAL)	P	P
TEMPORARY SIGNAGE	P	P
TEMPORARY USE FOR A FAIR OR CARNIVAL (NOT EXCEEDING A TOTAL OF 30 DAYS IN ONE CALENDAR YEAR, PER PLANNING AREA SUBJECT TO ZONING APPROVAL)	P	P
THEATRES	P	P
TRAVEL AGENCIES	P	P
WATER WELLS	P	P
WHOLESALE BUSINESS, STORAGE OR WAREHOUSING	-	-

NOTE: DAYCARES AND HOSPITALS ARE PROHIBITED WITHIN THE LOWRY LANDFILL IMPACT AREA. THE LOWRY LANDFILL IMPACT AREA IS SHOWN AND LABELED ON SHEET 5.

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Project No: MG001.20
Drawn By: MRB
Checked By: PJD
Date: OCTOBER 2024

TABLES

COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

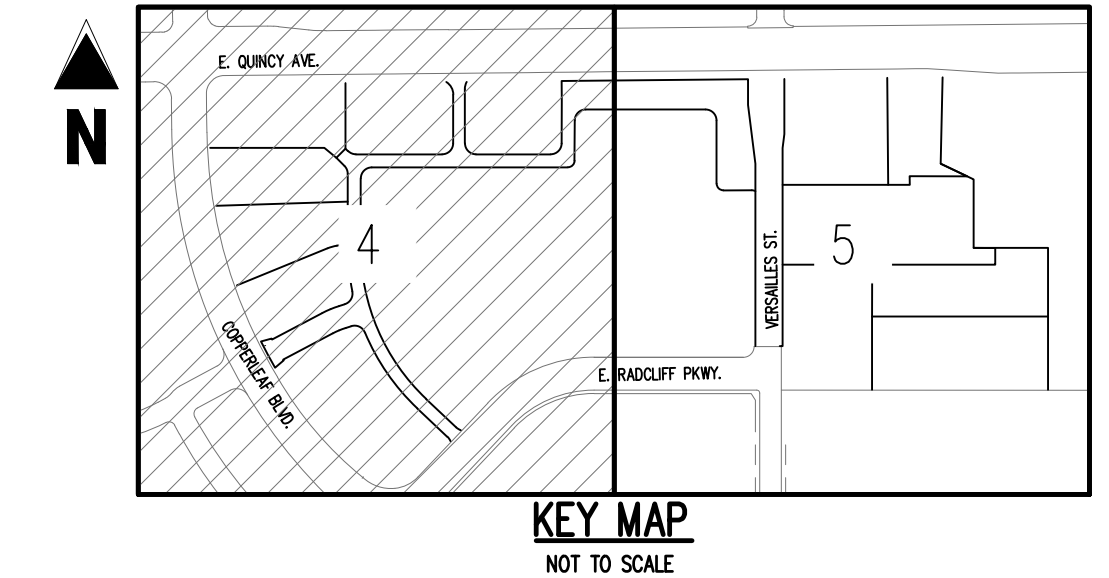
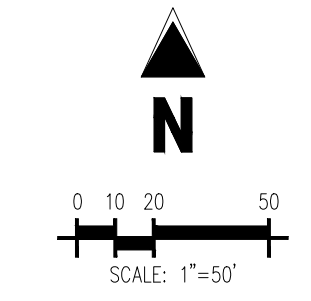
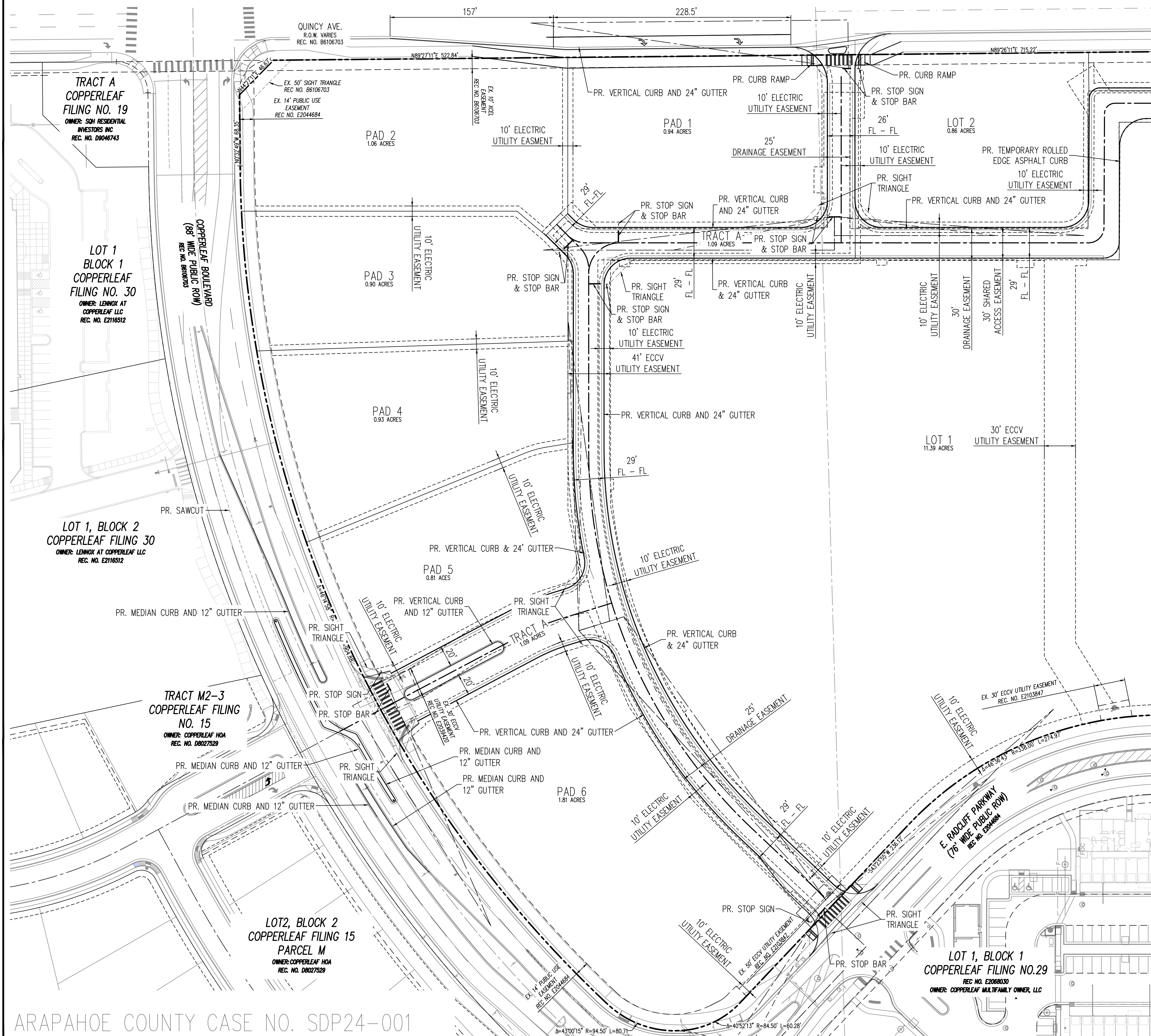
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PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018



LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED PROPERTY BOUNDARY LINE
- EXISTING EASEMENT BOUNDARY LINE
- PROPOSED EASEMENT BOUNDARY LINE
- PROPOSED STOPPING SIGHT TRIANGLE
- PROPOSED SIGHT TRIANGLE
- EXISTING FENCE
- PROPOSED CURB & GUTTER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER INLET

GENERAL NOTES

PROPOSED UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE TO BE DETERMINED WITH CONSTRUCTION DRAWINGS

FLOOD ZONE

THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN ZONE X. AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP INDEX NO. 080502023M, MAP REVISED SEPTEMBER 20, 2020.

LEGAL DESCRIPTION

COPPERLEAF FILING NO. 31, LOCATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS DETERMINED TO BEAR NORTH 89°26'11" EAST BY GPS OBSERVATION AND IS MONUMENTED AS SHOWN HEREON.

BENCHMARK

CITY OF AURORA BENCHMARK (5566025W001) CHSELED SQUARE AT NORTHWEST CORNER OF A 21.5 FOOT WIDE INLET ON THE NORTH SIDE OF EAST QUINCY AVENUE. (0.25 MILE EAST OF HIGH TENSION POWER LINES), 125 FEET WEST OF HIMALAYA STREET AS PLATTED. NGVD29 ELEVATION = 5711.905

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-Holing OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

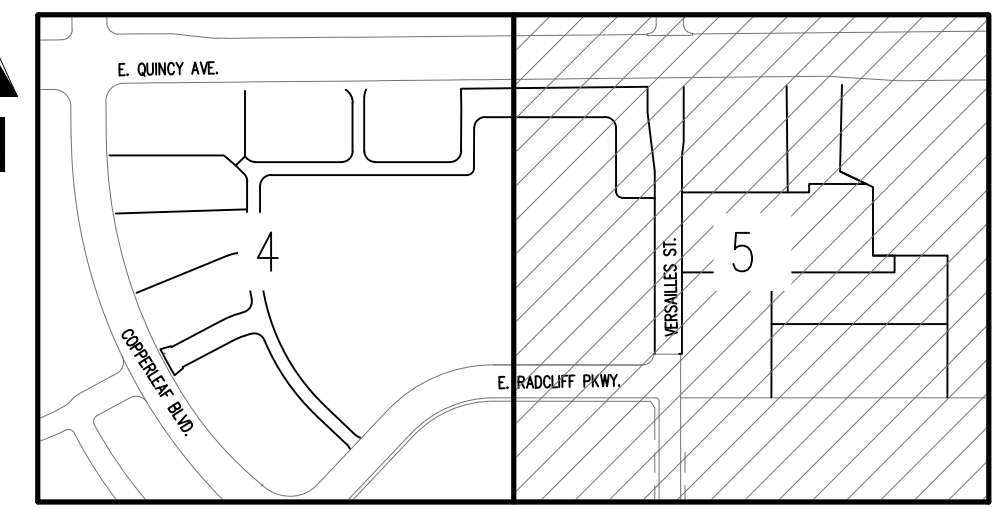
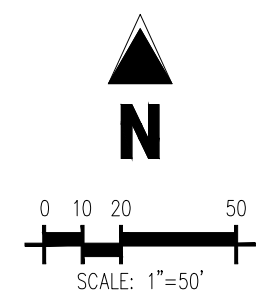
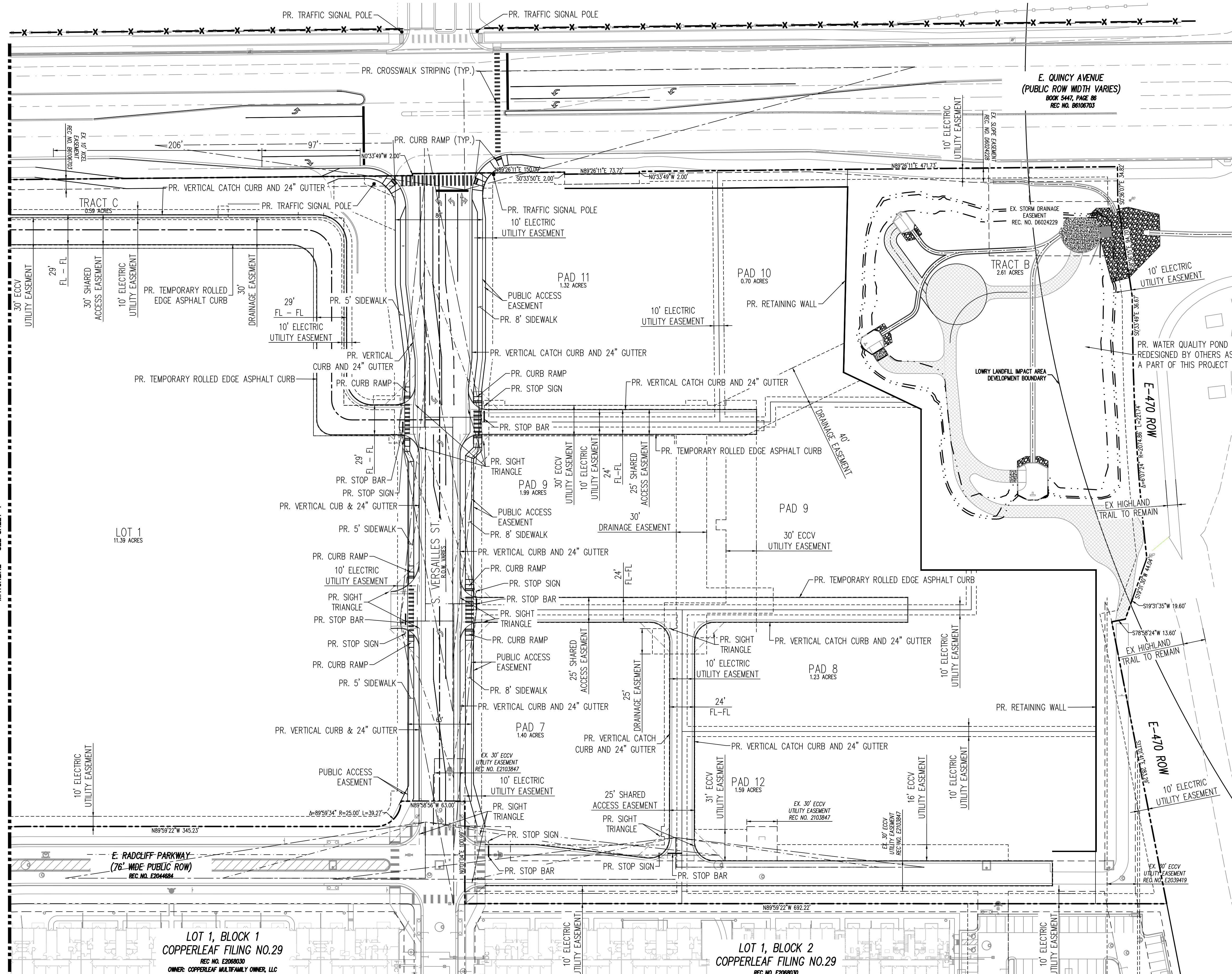
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Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



LEGEND
NOT TO SCALE

- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED PROPERTY BOUNDARY LINE
- EXISTING EASEMENT BOUNDARY LINE
- PROPOSED EASEMENT BOUNDARY LINE
- PROPOSED STOPPING SIGHT TRIANGLE
- PROPOSED SIGHT TRIANGLE
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SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018

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Project No: MGD01.20
Drawn By: MRB
Checked By: PJD
Date: OCTOBER 2024

SITE PLAN EAST

SHEET 5 OF 12

ARAPAHOE COUNTY CASE NO. SDP24-001

LOT 1, BLOCK 1
COPPERLEAF FILING NO.29
REC. NO. E2068030
OWNER: COPPERLEAF MULTIFAMILY OWNER, LLC

LOT 1, BLOCK 2
COPPERLEAF FILING NO.29
REC. NO. E2068030



COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

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SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT
COPPERLEAF BLVD. & EAST QUINCY AVE.
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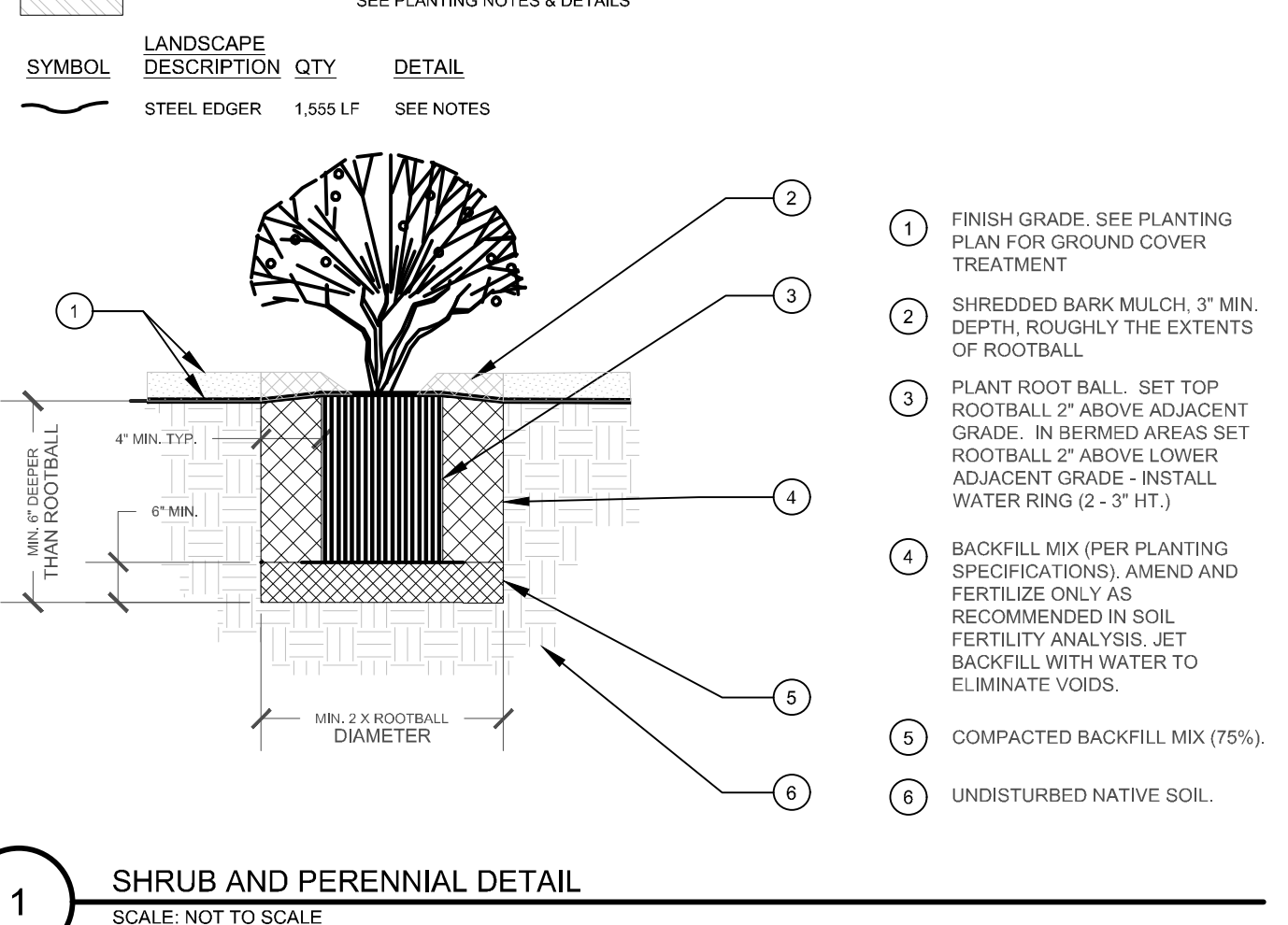
PLANTING NOTES

- GENERAL**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLAN QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE). ANY EXISTING PLANTING OR IRRIGATION DAMAGED DURING THE COURSE OF THE PROJECT SHALL BE REPLACED IN KIND TO THE SATISFACTION OF THE COUNTY AND PER LANDSCAPE MANUAL REQUIREMENTS.
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE COUNTY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
 - ALL RIGHT OF WAY TREES TO BE INSTALLED AND MAINTAINED BY THE INDIVIDUAL PAD USERS, THESE TREES ARE TO MEET THE MINIMUM LANDSCAPE STANDARDS AND QUANTITIES BE REFLECTED IN FUTURE PAD SITE LANDSCAPE PLANS AS APPROVED HEREIN.
- FINISH GRADING AND SOIL PREPARATION**
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER. ALL GRADING ON SITE SHALL HAVE POSITIVE SURFACE DRAINAGE (2% MINIMUM GRADE IN PLANTING AREAS) AWAY FROM STRUCTURES AND TERMINATING IN AN APPROVED DRAINAGE SYSTEM.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: ORGANIC MATTER CONTENT, N, P, K QUANTITIES, PH, EC, SOIL TEXTURE (SILT, CLAY, SAND) AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE FERTILIZATIONS, THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILLING SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER'S REPRESENTATIVE'S CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MIXED WITH THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- PLANTING**
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCARE TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2" INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BROWN.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE, MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING**
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 3" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER MULCH BEDS SPECIFIED ON THE PLANS ONLY. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.
 - FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
 - PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION, ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THE REQUIREMENT OF THIS SECTION.
 - THE APPLICATION OF ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER MATERIALS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS UNLESS RECYCLED OR POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.

PLANT SCHEDULE

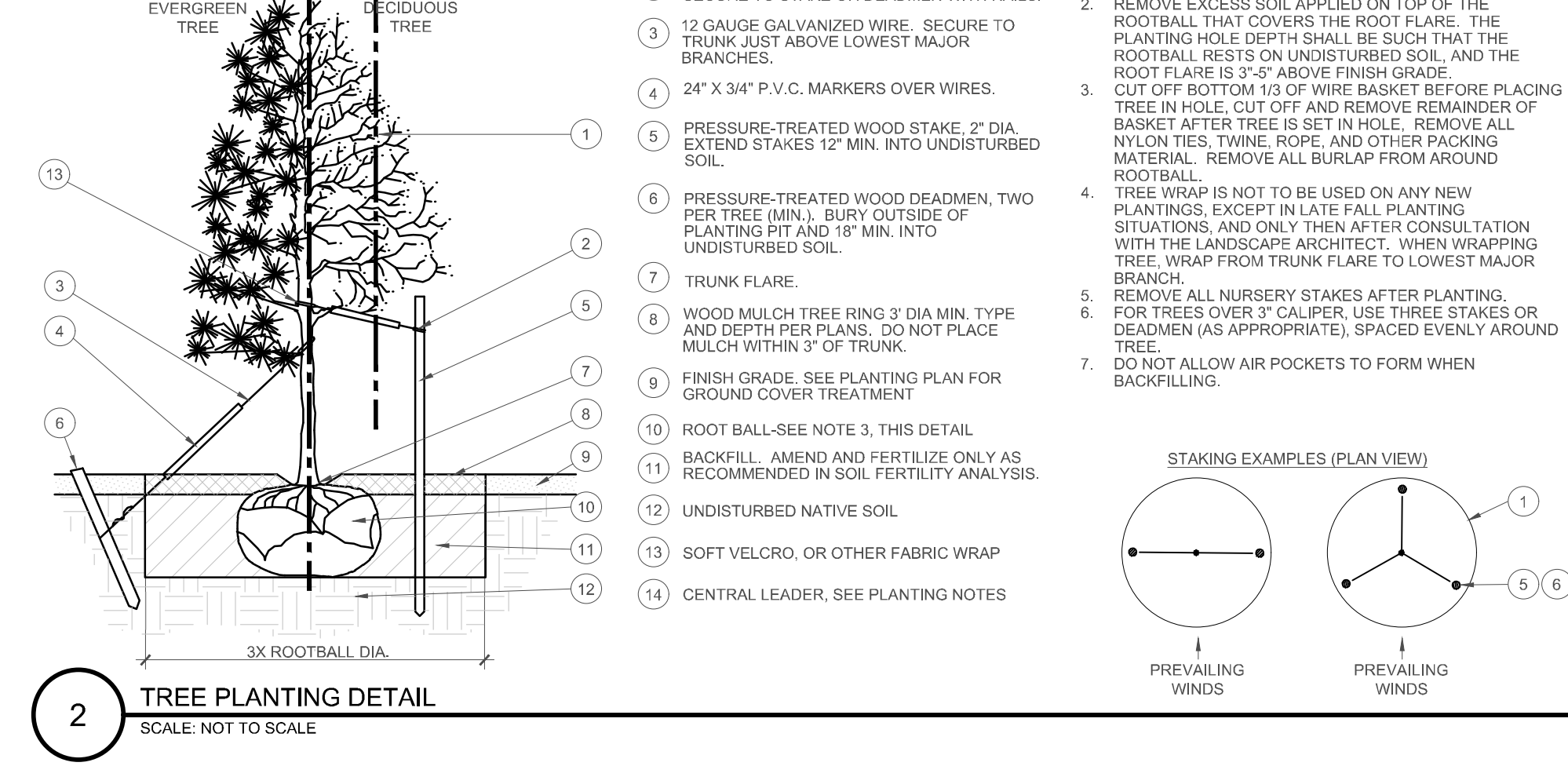
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
DECIDUOUS TREES									
	ACFR	13	AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANI 'JEFFERSRED' TM	B&B	2" CAL	50'X40'	LOW	SUN/PART SHADE
	CEOC	15	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60'X40'	LOW	SUN/PART SHADE
	GLIS	10	SKYLINE HONEY LOCUST	GLEDITSIA TRICANTHOS NERMIS 'SKYLINE'	B&B	2" CAL	50'X30'	LOW	SUN
	GYDI	9	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	B&B	2" CAL	60'X50'	LOW	SUN
	QUMA	7	BURR OAK	QUERCUS MACROCARPA	B&B	2" CAL	70'X50'	LOW	SUN
	QUOH	10	SHUMARD OAK	QUERCUS SHUMARDII	B&B	2" CAL	50'X55'	LOW	SUN
EVERGREEN SHRUBS									
	CACL	128	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3'X3'	VERY LOW	SUN	
	LVUJ	48	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	3'X3'	VERY LOW	SUN/PART SHADE	
	PEAT	72	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4'X4'	VERY LOW	SUN	
	PHOU	25	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM' TM	#5 CONT.	6'X4'	LOW	SUN	
	PBEP	93	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P0115' TM	#5 CONT.	1.5'X6'	VERY LOW	SUN	
	RHAR	58	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3'X8'	LOW	SUN	
ORNAMENTAL GRASSES									
	BOGB	119	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2'X2'	LOW	SUN/PART SHADE	
	CAAK	52	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN	
	HESE	51	BLUE AVENA	HELIOTRICHON SEMPERVIRENS	#1 CONT.	2.5'X2.5'	VERY LOW	SUN/PART SHADE	
	SCSC	129	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	3'X2'	VERY LOW	SUN	

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
	MULCH	16,592 SF	1-1/2" "GOLD ORE" ROCK MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS	1-1/2" "GOLD ORE" ROCK MULCH	MULCH
	WMULCH	20,285 SF	WOOD MULCH DARK BROWN SHREDDED HARDWOOD MULCH	WOOD MULCH	MULCH
	SODISEED	26,774 SF	COLORADO BLUE BUFFALO SOD BUFFALO GRASS, BLUE GRAMA & CANADIAN BLUEGRASS. SEE PLANTING NOTES & DETAILS	COLORADO BLUE BUFFALO SOD	SOD
	SEED1	10,316 SF	LOW GROW NATIVE SEED SEE PLANTING NOTES & DETAILS	LOW GROW NATIVE SEED	SEED
	SEED2	21,467 SF	RIPARIAN/OETENTATION NATIVE SEED SEE PLANTING NOTES & DETAILS	RIPARIAN/OETENTATION NATIVE SEED	SEED



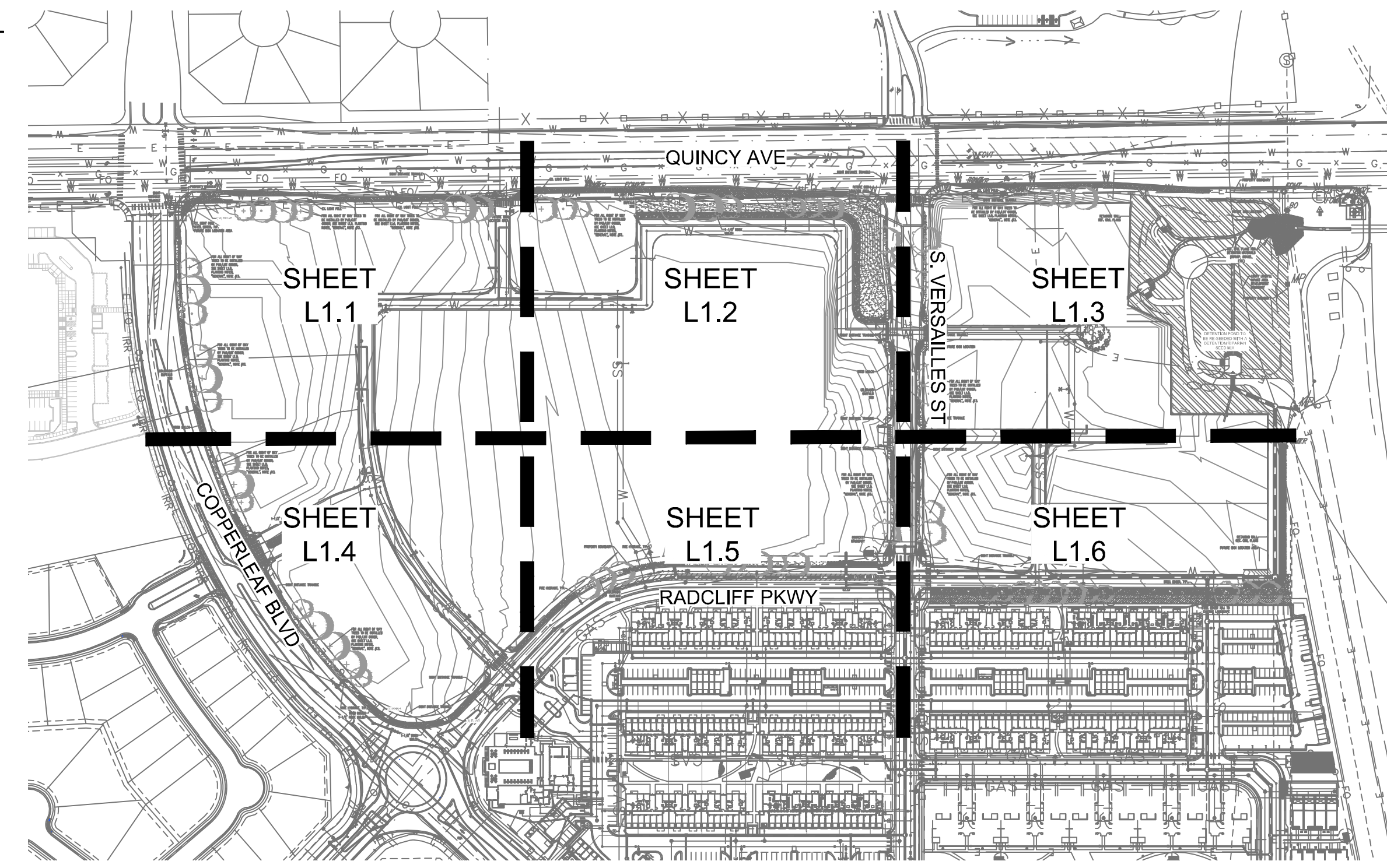
UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	TOTAL QUANTITIES	REQUIRED	PROVIDED
4-1.3.G.2.A	LANDSCAPE REQUIREMENTS	1 TREE & 10 SHRUBS PER 1,000 SF OF LANDSCAPE AREA	LANDSCAPE AREA / 1,000 SF	63,800 SF (TOTAL LANDSCAPE AREA)	64 TREES & 638 SHRUBS	64 TREES & 521 SHRUBS
4-1.3.G.2.B	SHRUB SUBSTITUTIONS AND EQUIVALENCIES	50% SHRUB SUBSTITUTES ALLOWED WITH (3) 1 GAL ORNAMENTAL GRASSES PER SHRUB OR (1) 5 GAL ORNAMENTAL GRASS PER SHRUB	(3) 1 GAL ORNAMENTAL GRASS / SHRUB SUBSTITUTE	117 SHRUB SUBSTITUTES OR (351) 1 GAL GRASSES	351 ORNAMENTAL GRASS TO SHRUB CONVERSION	351 ORNAMENTAL GRASSES / 3 = 117 SHRUBS BY CONVERSION (117 SHRUB CONVERSION + 521 SHRUBS = 638 SHRUBS)



LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOVING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

- IRRIGATION CONCEPT**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
 - THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
 - ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF/SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
 - ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER APPLICABLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

#	Date	Issue / Description	Init.
-	2024/02/22	1ST SDF SUBMITTAL	PJD
-	2024/05/14	2ND SDF SUBMITTAL	PJD
-	2024/08/23	3RD SDF SUBMITTAL	PJD
-	2024/10/01	4TH SDF SUBMITTAL	PJD
-	2024/10/30	5TH SDF SUBMITTAL	PJD

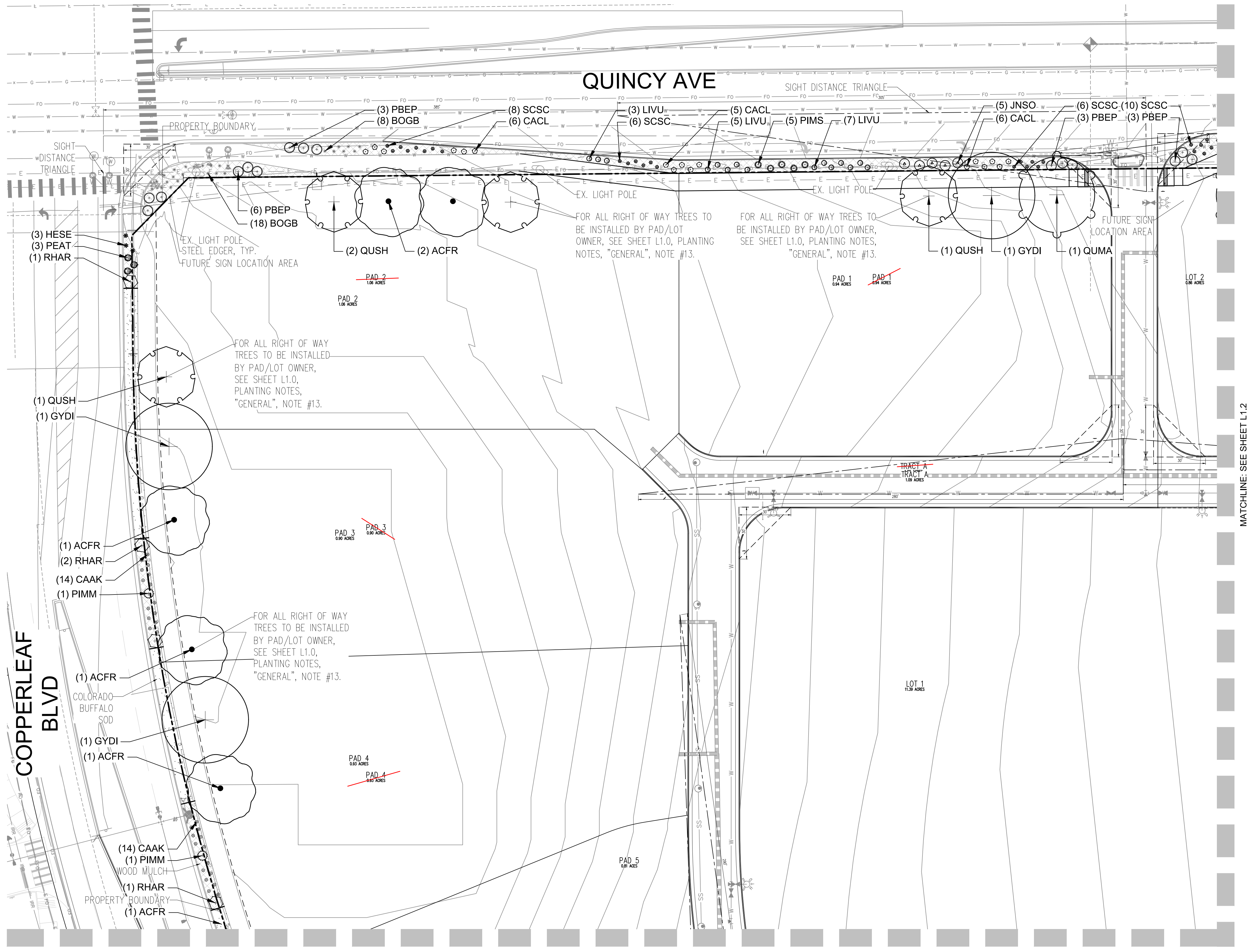
Project No: MGD01.20
Drawn By: JAC
Checked By: KR
Date: OCTOBER 2024

LANDSCAPE OVERVIEW

COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

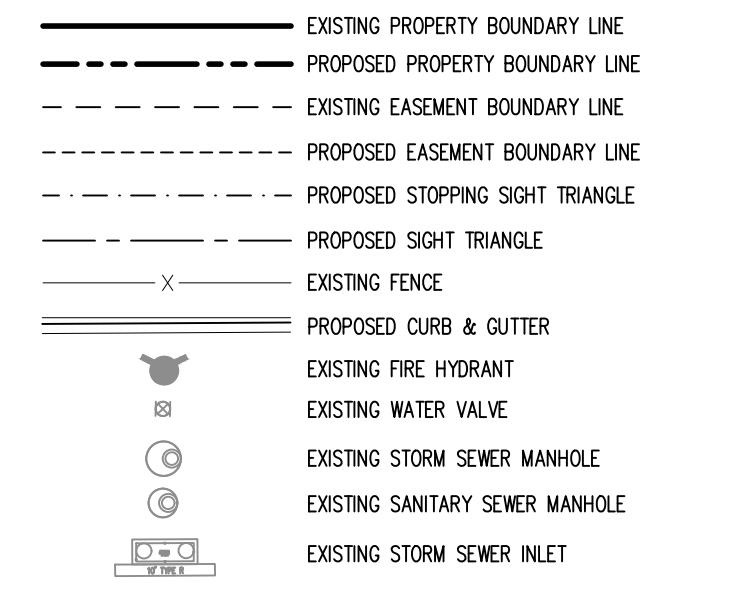
A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, TRACTS M1, M2, A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2, AND AN UNPLATTED PARCEL
ALL LOCATED IN THE NORTH 1/2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
DECIDUOUS TREES		
[Symbol]	ACFR	AUTUMN BLAZE FREEMAN MAPLE / ACER X FREEMANI 'JEFFERSRED' TM
[Symbol]	QUMA	BURR OAK / QUERCUS MACROCARPA
[Symbol]	CEOC	COMMON HACKBERRY / CELTIS OCCIDENTALIS
[Symbol]	GYDI	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICA
[Symbol]	QUSH	SHUMARD OAK / QUERCUS SHUMARDII
[Symbol]	GLIS	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'
DECIDUOUS SHRUBS		
[Symbol]	PHOJ	AMBER JUBILEE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'JEFFAM' TM
[Symbol]	CACL	BLUE MIST SPIREA / CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
[Symbol]	RHAR	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'
[Symbol]	LIVU	LODENSE PRIVET / LIGUSTRUM VULGARIS 'LODENSE'
[Symbol]	PBEP	PAWNEE BUTTES SAND CHERRY / PRUNUS BESSEYI 'PD15' TM
[Symbol]	PEAT	RUSSIAN SAGE / PEROVSKIA ATRIPICIFOLIA
EVERGREEN SHRUBS		
[Symbol]	JNSO	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'
[Symbol]	PIMM	MOPS MUGO PINE / PINUS MUGO 'MOPS'
[Symbol]	PIMS	SLOWMOUND MUGO PINE / PINUS MUGO 'SLOWMOUND'
[Symbol]	CODI	SPREADING COTONEASTER / COTONEASTER DIVARICATUS
ORNAMENTAL GRASSES		
[Symbol]	BOGB	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'
[Symbol]	HESE	BLUE AVENA / HELICTOTRICHON SEMPERVIRENS
[Symbol]	CAAK	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
[Symbol]	SCSC	LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARILUM
MULCH		
[Symbol]	RMULCH	1-1/2" "GOLD ORE" ROCK MULCH / 1-1/2" "GOLD ORE" ROCK MULCH
[Symbol]	WMULCH	WOOD MULCH / WOOD MULCH
SOD/SEED		
[Symbol]	SOD1	COLORADO BLUE BUFFALO SOD / COLORADO BLUE BUFFALO SOD
[Symbol]	SEED1	LOW GROW NATIVE SEED / LOW GROW NATIVE SEED
[Symbol]	SEED2	RIPARIAN/DETENTION NATIVE SEED / RIPARIAN/DETENTION NATIVE SEED

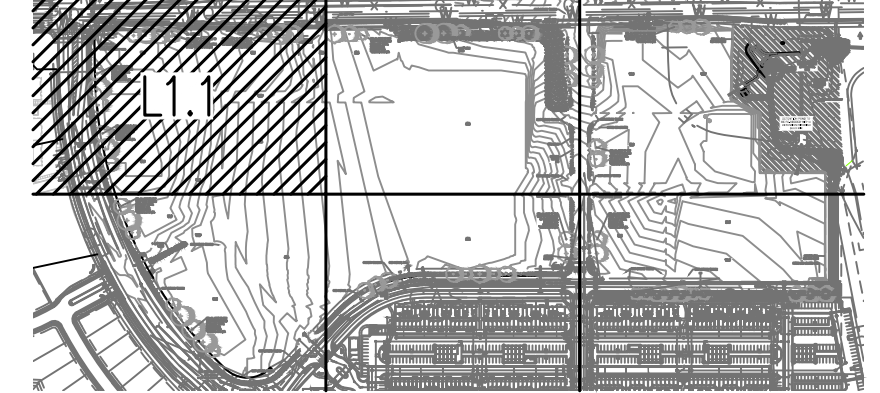
LEGEND



GENERAL NOTES

PROPOSED UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE TO BE DETERMINED WITH CONSTRUCTION DRAWINGS

SHEET REFERENCE MAP



CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018

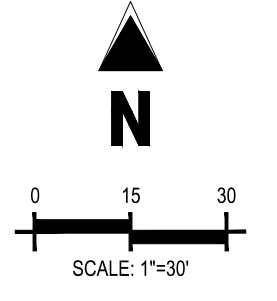
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Project No: MGD01.20
Drawn By: JAC
Checked By: KR
Date: OCTOBER 2024

LANDSCAPE PLAN

7 - L1.1

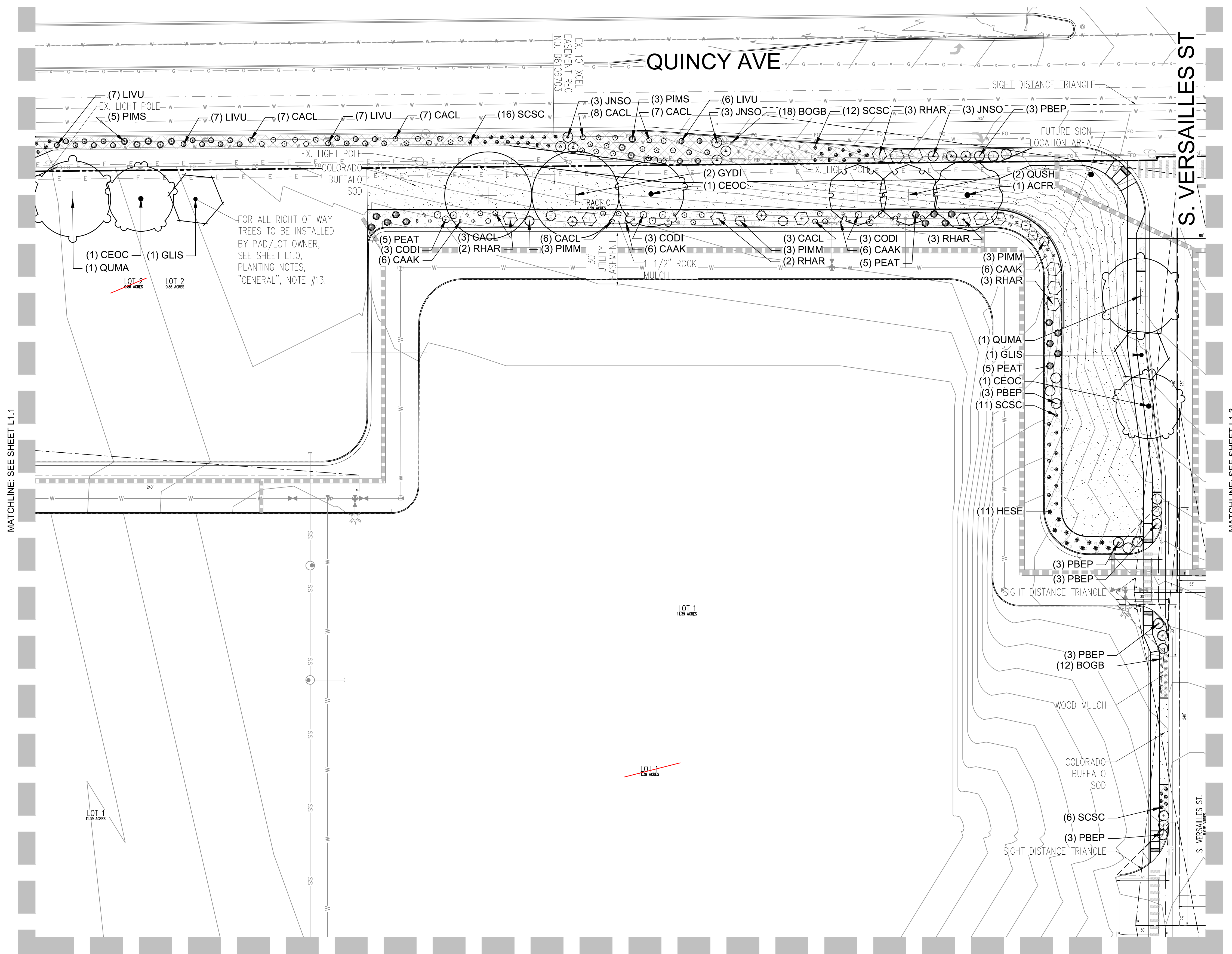
Sheet 7 of 12



COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, TRACTS M1, M2, A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2, AND AN UNPLATTED PARCEL ALL LOCATED IN THE NORTH 1/2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
DECIDUOUS TREES		
○	ACFR	AUTUMN BLAZE FREEMAN MAPLE / ACER X FREEMANII 'JEFFERSRED'™
+	QUMA	BURR OAK / QUERCUS MACROCARPA
○	CEOC	COMMON HACKBERRY / CELTIS OCCIDENTALIS
+	GYDI	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICA
+	QUSH	SHUMARD OAK / QUERCUS SHUMARDII
○	GLIS	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'
DECIDUOUS SHRUBS		
+	PHOJ	AMBER JUBILEE NINEBARK / PHYSOCARPUS OPULEFOLIUS 'JEFFAM'™
○	CACL	BLUE MIST SPIREA / CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
○	RHAR	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'
○	LIVU	LODENSE PRIVET / LIGUSTRUM VULGARE 'LODENSE'
○	PBEP	PAWNEE BUTTES SAND CHERRY / PRUNUS BESSEYI 'P0115'™
○	PEAT	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA
EVERGREEN SHRUBS		
○	JNSO	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'
○	PIMM	MOPS MUGO PINE / PINUS MUGO 'MOPS'
○	PIMS	SLOWMOUND MUGO PINE / PINUS MUGO 'SLOWMOUND'
○	CODI	SPREADING COTONEASTER / COTONEASTER DIVARICATUS
ORNAMENTAL GRASSES		
○	BOGB	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'
○	HESE	BLUE AVENA / HELICTOTRICHON SEMPERVIRENS
○	CAAK	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
○	SCSC	LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARILUM
MULCH		
■	RMULCH	1-1/2" "GOLD ORE" ROCK MULCH / 1-1/2" "GOLD ORE" ROCK MULCH
■	WMULCH	WOOD MULCH / WOOD MULCH
SOD/SEED		
■	SOD1	COLORADO BLUE BUFFALO SOD / COLORADO BLUE BUFFALO SOD
■	SEED1	LOW GROW NATIVE SEED / LOW GROW NATIVE SEED
■	SEED2	RIPARIAN/DETENTION NATIVE SEED / RIPARIAN/DETENTION NATIVE SEED

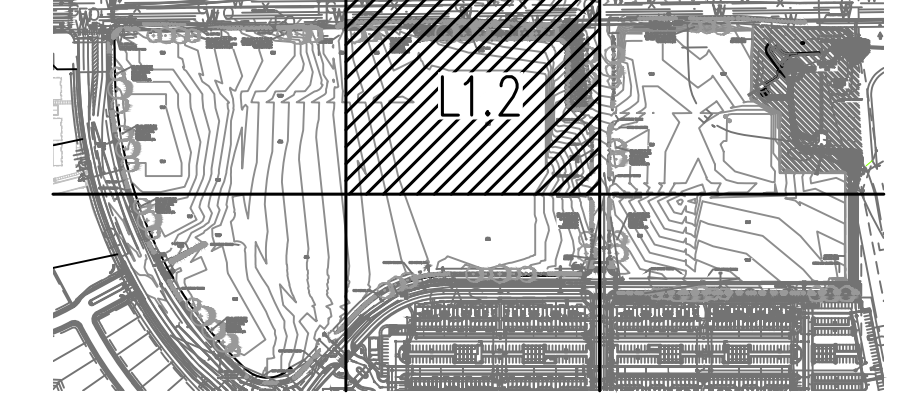
LEGEND

—	EXISTING PROPERTY BOUNDARY LINE
- - -	PROPOSED PROPERTY BOUNDARY LINE
- - -	EXISTING EASEMENT BOUNDARY LINE
- - -	PROPOSED EASEMENT BOUNDARY LINE
- - -	PROPOSED STOPPING SIGHT TRIANGLE
- - -	PROPOSED SIGHT TRIANGLE
X	EXISTING FENCE
—	PROPOSED CURB & GUTTER
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
○	EXISTING STORM SEWER MANHOLE
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GENERAL NOTES

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SHEET REFERENCE MAP



CAUTION - NOTICE TO CONTRACTOR

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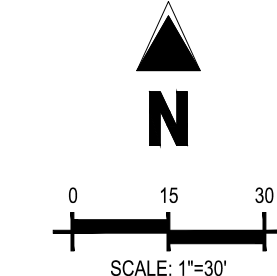
SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018

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Project No:	MGD01.20
Drawn By:	JAC
Checked By:	KR
Date:	OCTOBER 2024

LANDSCAPE PLAN



COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

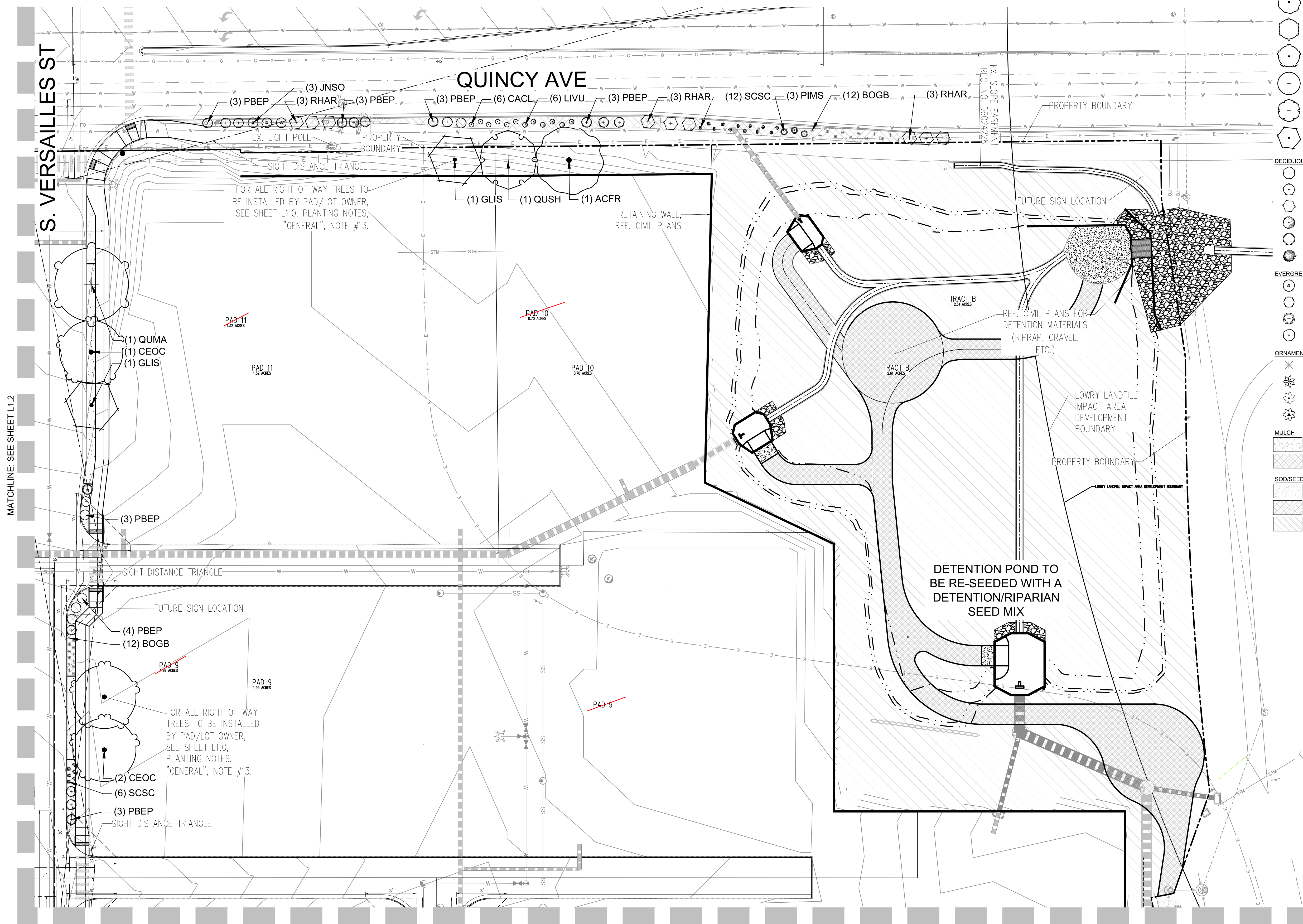
A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, TRACTS M1, M2, A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2, AND AN UNPLATTED PARCEL ALL LOCATED IN THE NORTH 1/2, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

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SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

COPPERLEAF BLVD. & EAST QUINCY AVE.
ARAPAHOE COUNTY, COLORADO 80018



PLANT SCHEDULE

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DECIDUOUS TREES		
(Symbol)	ACFR	AUTUMN BLAZE FREEMAN MAPLE / ACER X FREEMANI 'JEFFERSRED'™
(Symbol)	QUMA	BURR OAK / QUERCUS MACROCARPA
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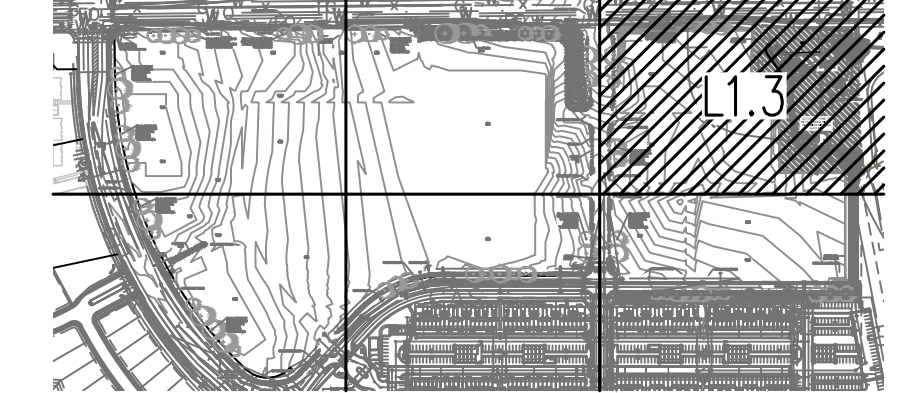
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SHEET REFERENCE MAP



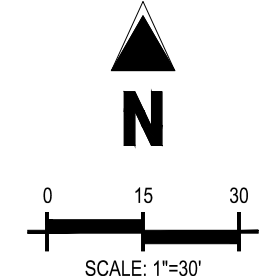
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DETENTION POND SEED MIX

- THE DETENTION POND IS TO BE RE-SEED WITH A DETENTION/RIPARIAN SEED MIX. A SAMPLE APPROPRIATE MIXTURE MAY BE BUT IS NOT LIMITED TO:
- 45% REED CANARY GRASS (PHALARIS ARUNDINACEA)
 - 25% IMPROVED MEADOW BROOME (BROMUS BEERSTENI)
 - 25% GARRISON CREEPING FOKTAL (ALOPECURUS ARUNDINACEUS)
 - 5% CLIMAX TIMOTHY (PHELIUM PRATENSE)



COPPERLEAF COMMERCIAL DEVELOPMENT SPECIFIC DEVELOPMENT PLAN

COPPERLEAF BLVD. & EAST QUINCY AVE.

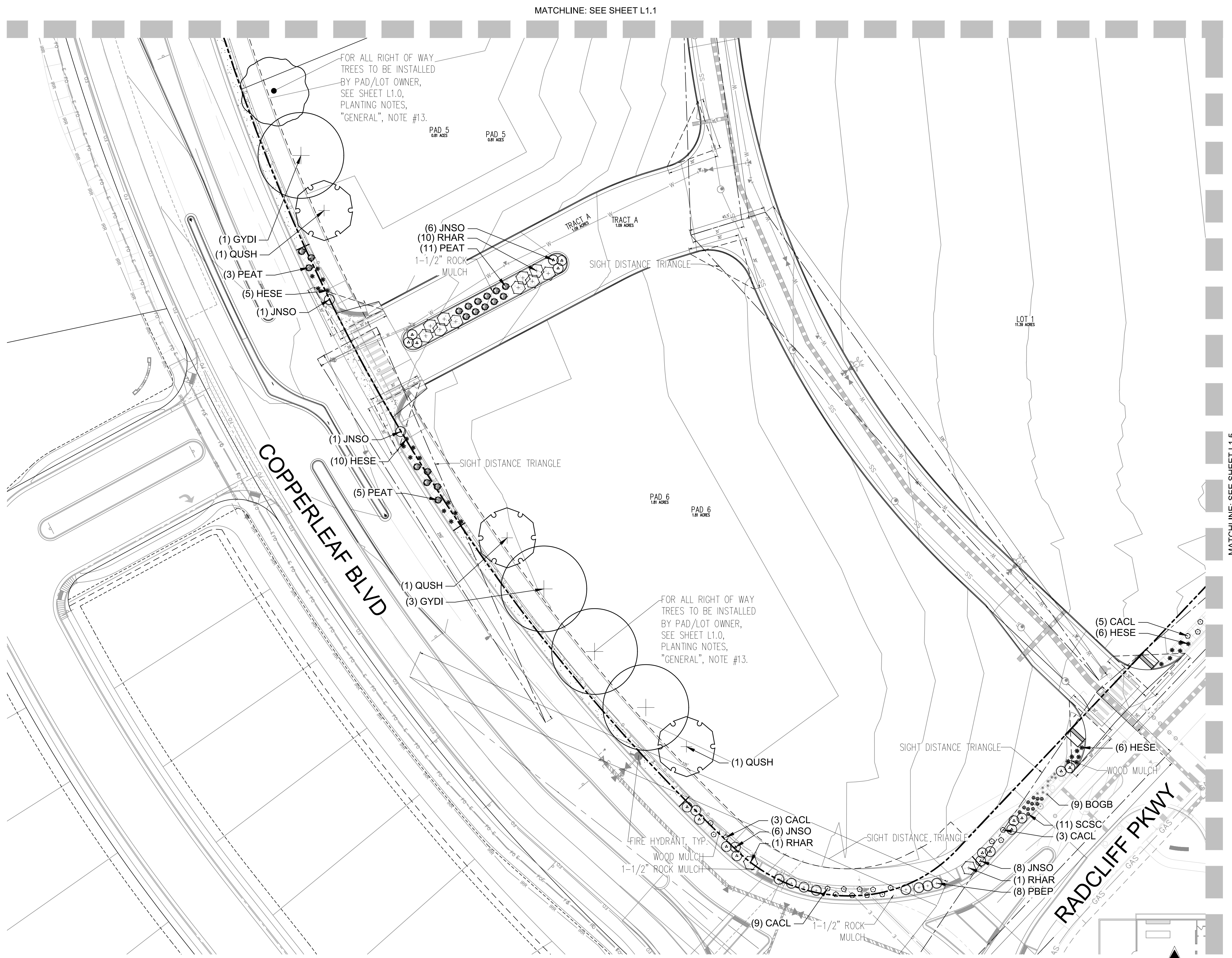
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SPECIFIC DEVELOPMENT PLAN
COPPERLEAF COMMERCIAL DEVELOPMENT

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ARAPAHOE COUNTY, COLORADO 80018



PLANT SCHEDULE

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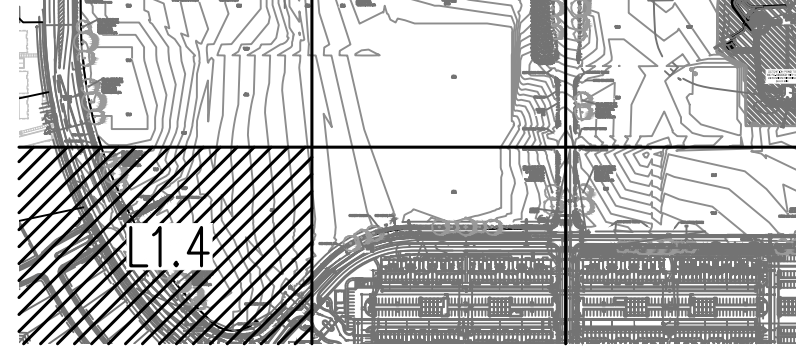
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—	PROPOSED CURB & GUTTER
○	EXISTING FIRE HYDRANT
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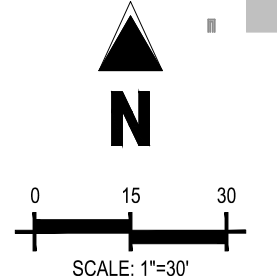


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Know what's below.
Call before you dig.



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**ECCV - LANDSCAPE & IRRIGATION PLAN
CIVIL CONSTRUCTION DOCUMENTS
COPPERLEAF COMMERCIAL DEVELOPMENT**

**COPPERLEAF BLVD. & EAST QUINCY AVE.
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-	2024/10/15	BID SET SUBMITTAL	MRB

Project No: MGD01.20
Drawn By: JAC
Checked By: TDN
Date: OCTOBER 2024

LANDSCAPE PLAN

L1.5

Sheet 11 of 12

PLANT SCHEDULE

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DECIDUOUS TREES		
(Symbol)	ACFR	AUTUMN BLAZE FREEMAN MAPLE / ACER X FREEMANII 'JEFFERSRED'™
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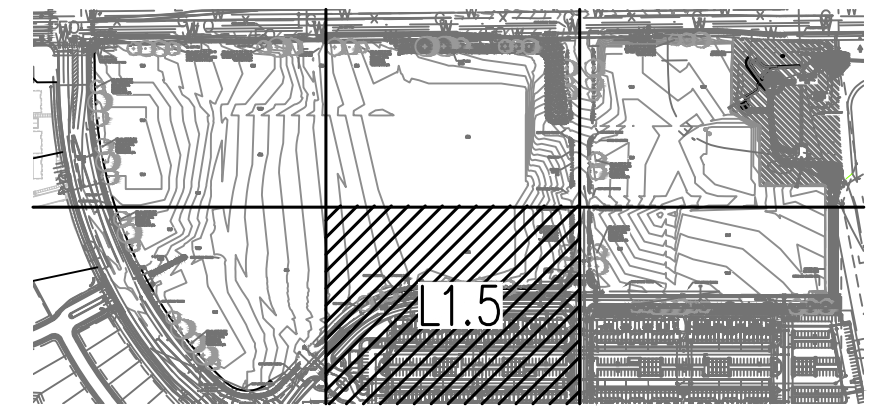
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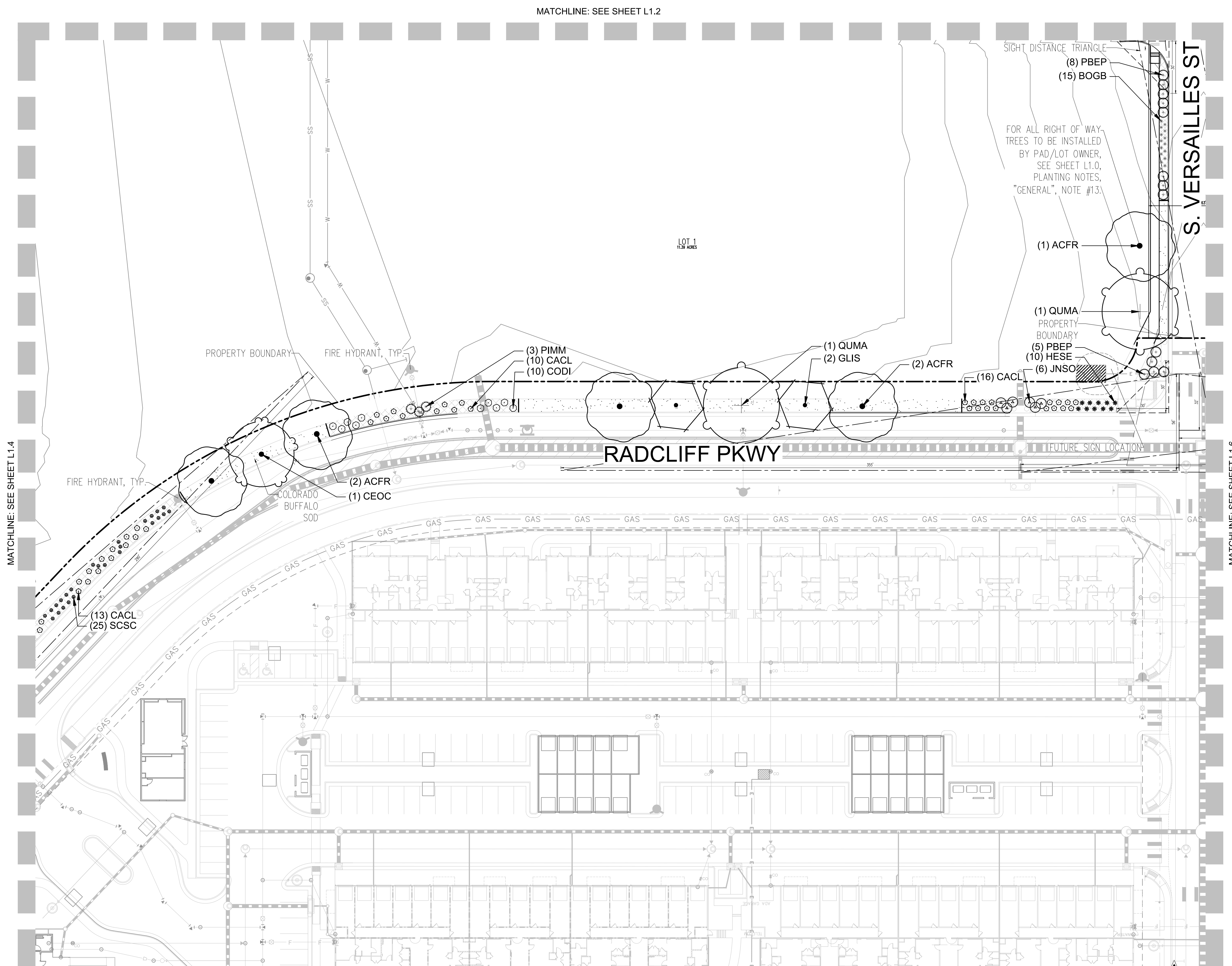
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Project No: MGD01.20
Drawn By: JAC
Checked By: TDN
Date: OCTOBER 2024

LANDSCAPE PLAN

L1.6
Sheet 12 of 12

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	SEED1	LOW GROW NATIVE SEED / LOW GROW NATIVE SEED
	SEED2	RIPARIAN/DETENTION NATIVE SEED / RIPARIAN/DETENTION NATIVE SEED

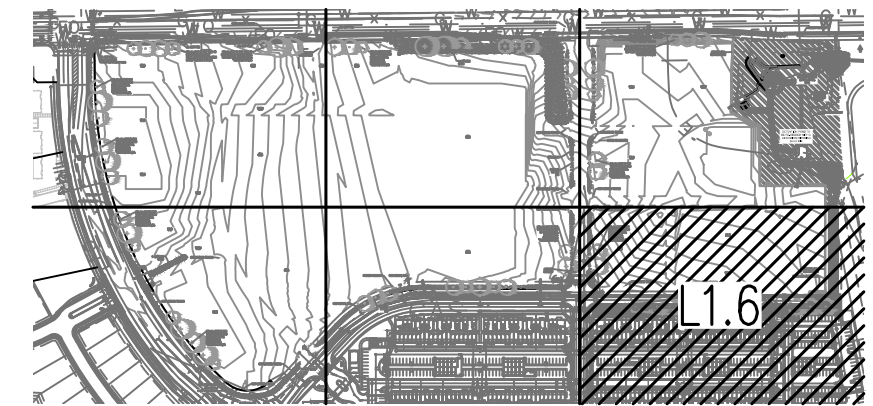
LEGEND

	EXISTING PROPERTY BOUNDARY LINE
	PROPOSED PROPERTY BOUNDARY LINE
	EXISTING EASEMENT BOUNDARY LINE
	PROPOSED EASEMENT BOUNDARY LINE
	PROPOSED STOPPING SIGHT TRIANGLE
	PROPOSED SIGHT TRIANGLE
	EXISTING FENCE
	PROPOSED CURB & GUTTER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER INLET

GENERAL NOTES

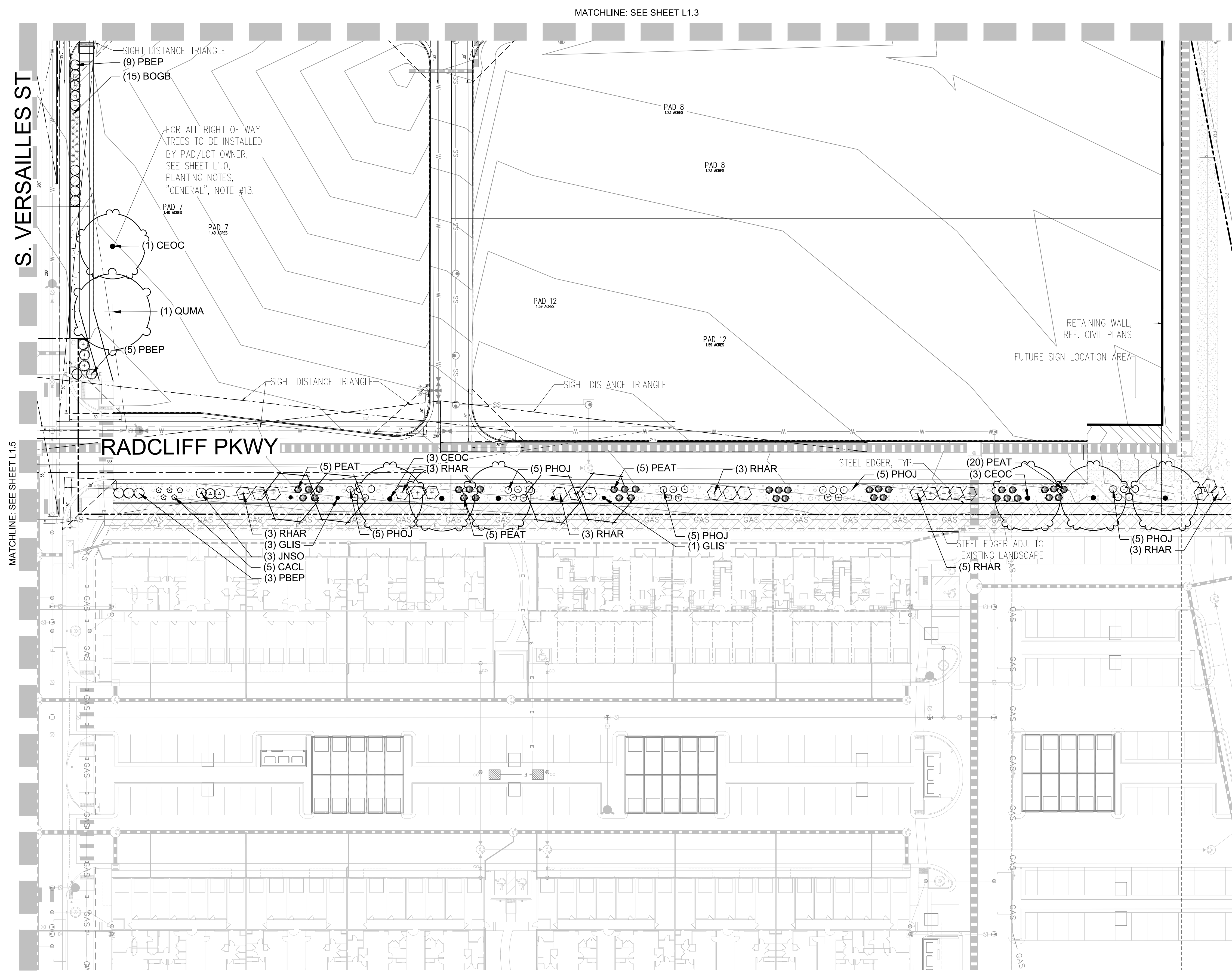
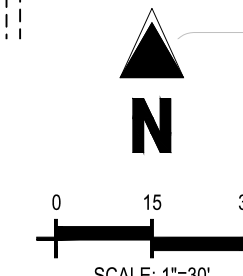
PROPOSED UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE TO BE DETERMINED WITH CONSTRUCTION DRAWINGS

SHEET REFERENCE MAP



CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.





ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Copperleaf Commercial Specific Development Plan & Preliminary Plat SDP24-001 & PP24-001

Planning Commission Public Hearing

November 19, 2024





ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Applicant: Quincy West 30, LLC

Project Proposal: Subdivide 32.2 acres into lots, tracts, and road row dedications for a commercial development

Project Location: Southwest corner of E. Quincy Avenue and Copperleaf Boulevard

Staff: Emily Gonzalez- Case Engineer



Vicinity & Zoning Map



ARAPAHOE COUNTY
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- Zoned: MU
- Surrounding properties:
 - Copperleaf Development SFD and SFA Residential, zoned MU
 - Arapahoe Park & Recreation District: open space
 - City of Aurora: SFD residential

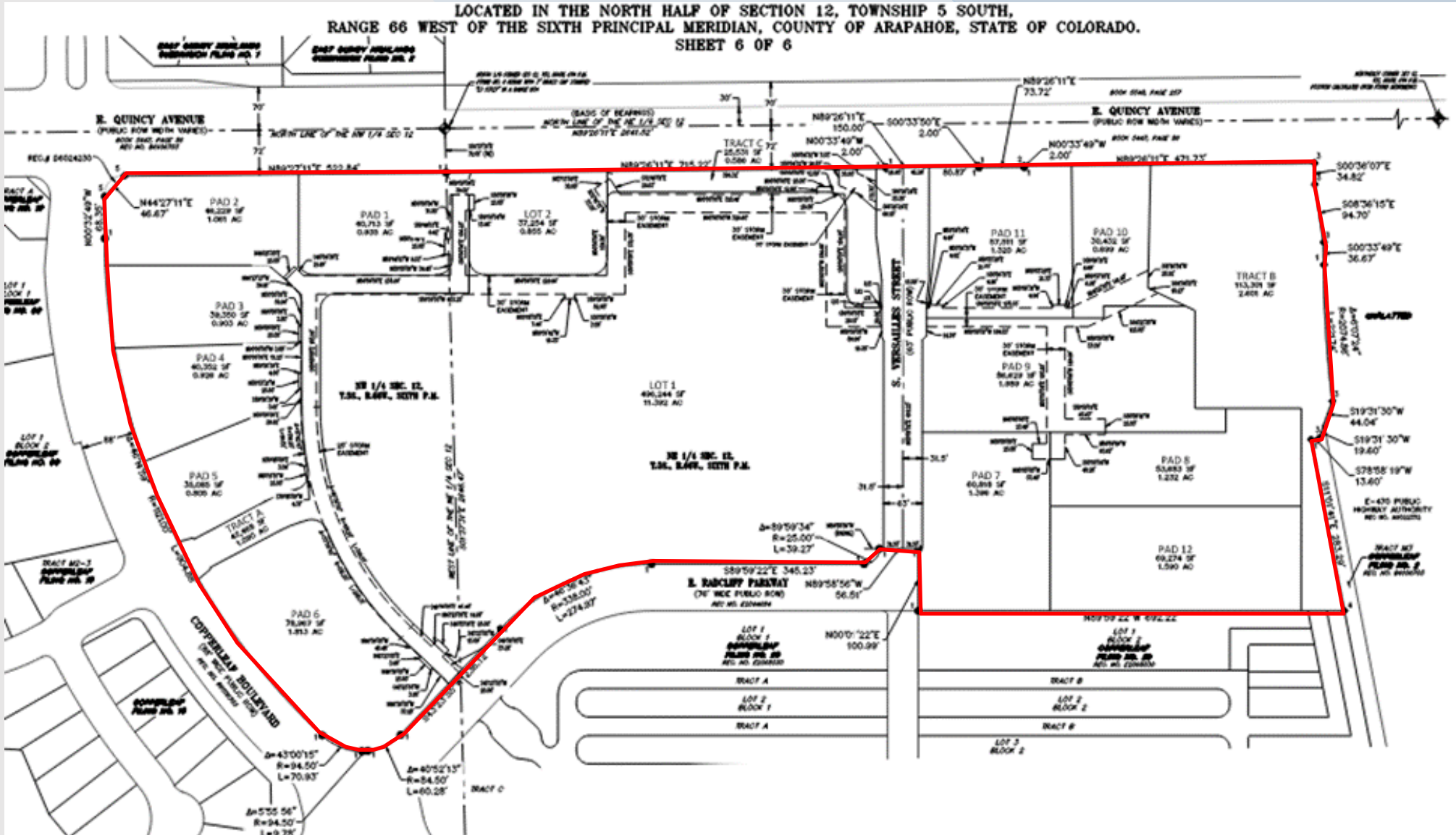


Preliminary Plat



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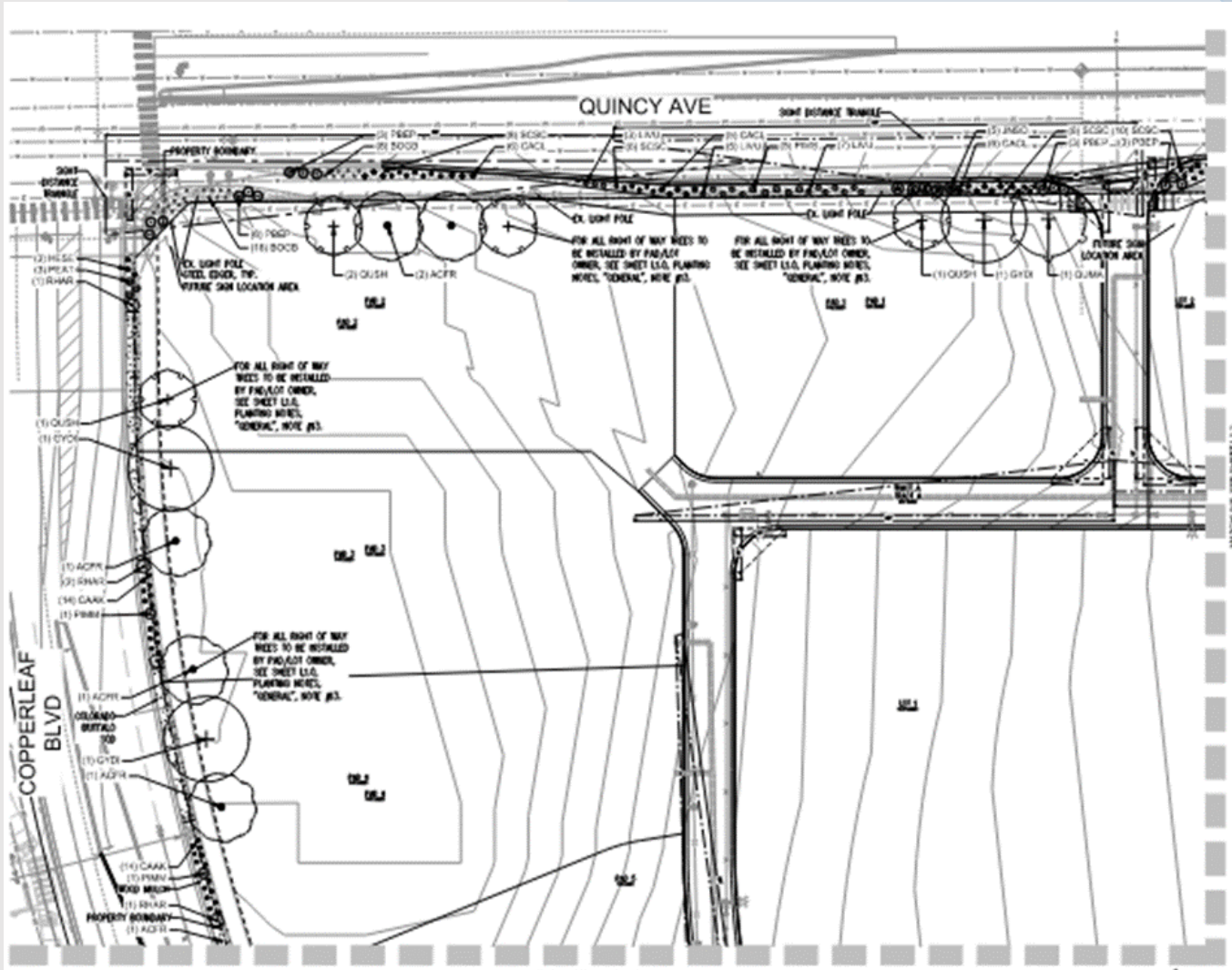
- 32.2 acres
- lots, tracts, and road row dedications.
- Lots range in size from 0.69 to 11.39 ac.
- Access: E. Quincy Ave., Copperleaf Blvd. & Radcliff Blvd.



Specific Development Plan



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- GDP approved in 2023 that specified allowed land uses. Variety of uses focusing on commercial.
- SDP adheres to the GDP.
- SDP identifies the landscaping within the public road rights-of-way and tracts.
- This landscaping is to be installed by the Developer.
- Avenue trees placed on individual lots due to conflicts with utilities.



Comprehensive Plan & Land Development Code



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- The subject site is located in the Comp Plan's land use category of Regional Commercial which includes commercial activities with regional-level significance, providing general merchandise and comparison-shopping goods.
- The SDP land use chart lists a variety of uses that can be considered regional uses that would have a regional draw along with other commercial and retail uses. This application complies with the Comp Plan designation.
- Consistent with LDC:
 - Adequate access to the development.
 - Development can be served (water, sanitary sewer, utilities)
 - Development can be served by sheriff and fire)
 - Compatible with the surrounding area.



Referral and Public Comment



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- Referral comments received.
 - Comments received stated that the property could be served or there were no concerns.
 - Five emails from the public stating they were in favor of the project.



Public Comment/Neighborhood Meeting



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- Neighborhood Meeting – held on January 10, 2003, 12 attended.
- Public Comments
 - Generally enthused that the development would be commercial/retail/office and not residential.
 - Excited that a grocery store is proposed in the development and what fresh food would be available.
 - Inquiry about who would operate the medical office proposed.
 - Concerns of school-aged children crossing Copperleaf Boulevard to go to the development.



Condition of Approval – SDP and PP



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1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Specific Development Plan and Preliminary Plat.

