COPPERLEAF COMMERCIAL DEVELOPMENT

A PORTION OF NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER QUINCY WEST 30. LLC. A COLORADO LIMITED LIABILITY COMPANY 7800 E UNION AVE SUITE 420 DENVER, CO 80237

TEL: (303) 877-2840 ATTN: ERIC R. MILLER

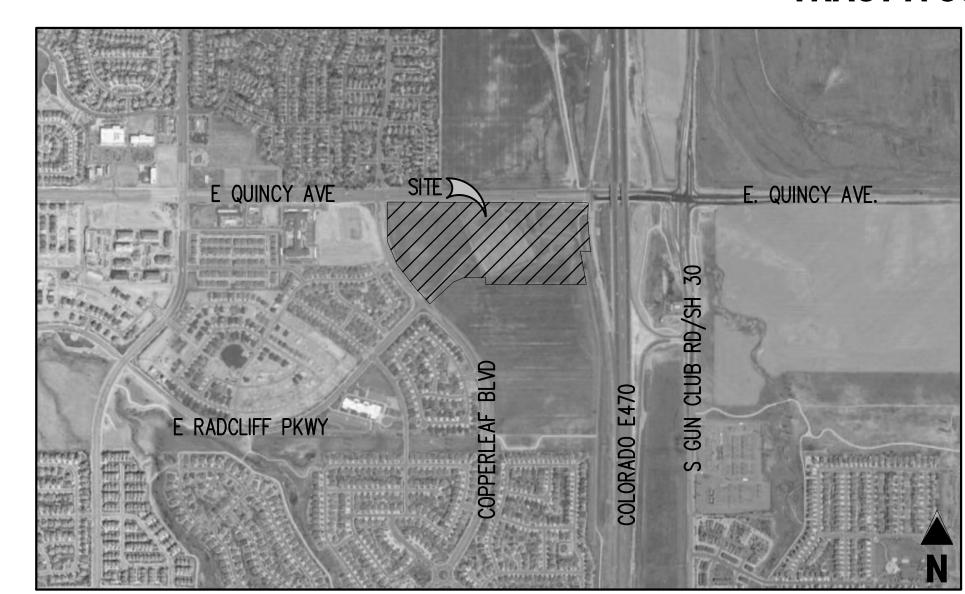
CIVIL ENGINEER

GALLOWAY & COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 FAX: (303) 770-3636 ATTN: PHIL DALRYMPLE, PE

GALLOWAY & COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE. CO 80111 TEL: (303) 770-8884 FAX: (303) 770-3636

ATTN: JON ROMERO, ASLA, PLA SURVEYOR

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



STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE GENERAL 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 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.

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

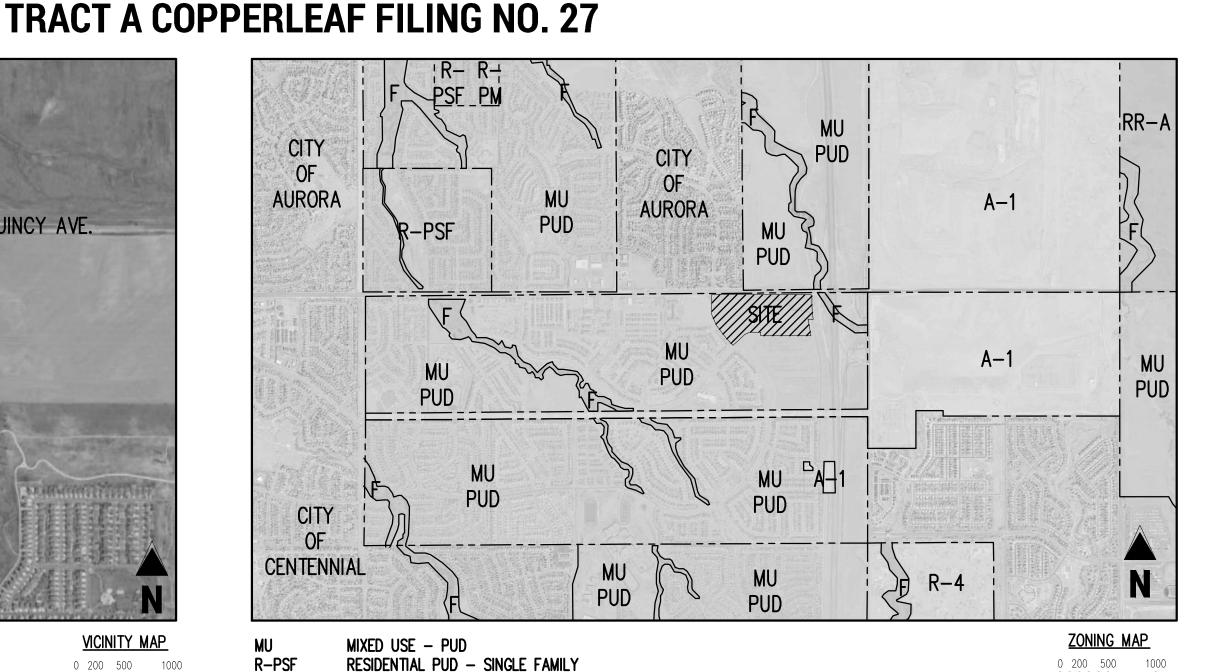
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

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.

ARAPAHOE COUNTY CASE NO. GDP23-001



SITE DATA TABLE

DEVELOPMENT STANDARDS	S – PLANNING AREA 1 (PA–1)
MAXIMUM BUILDING HEIGHT	65'
BUILDING SETBACKS	
E. QUINCY AVE:	20'
COPPERLEAF BLVD:	20'
RADCLIFF PKWY:	20'
VERSAILLES ST:	10'
INTERIOR LOT:	5'
LANDSCAPE SETBACKS/BUFFER AREAS	
E QUINCY AVE:	20'
COPPERLEAF BLVD:	15'
RADCLIFF PKWY:	10'
VERSAILLES ST:	10'
INTERIOR LOT	0'
MINIMUM OPEN SPACE REQUIREMENT:	20%
MAXIMUM FAR	1:1

Sheet List Table		
Sheet Number	Sheet Title	
1	COVER SHEET	
2	GENERAL NOTES	
3	USE TABLES	
4	GDP EXHIBIT	

DEVELOPMENT STANDARDS	S – PLANNING AREA 2 (PA–2)
MAXIMUM BUILDING HEIGHT (uses abutting quincy)	45'
MAXIMUM BUILDING HEIGHT (uses interior to PA-2)	100'*
BUILDING SETBACKS	
E. QUINCY AVE:	20'
VERSAILLES ST:	10'
SOUTH BOUNDARY PA-2:	20'
EAST BOUNDARY OF PA-2:	20'
INTERIOR LOT TO LOT:	5'
LANDSCAPE SETBACKS	S/BUFFER AREAS
E QUINCY AVE:	20'
VERSAILLES ST:	10'
INTERIOR LOT TO LOT:	0'
SOUTH BOUNDARY PA-2:	0'
EAST BOUNDARY OF PA-2:	0'
MINIMUM OPEN SPACE REQUIREMENT:	20%
MAXIMUM FAR	2:1

RESIDENTIAL PUD - MODERATE DENSITY

AGRICULTURAL - 1 RURAL RESIDENTIAL A

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

DEVELOPMENT STANDARDS - NOTES

- 1. THE HEIGHT OF A BUILDING SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE FINISHED FLOOR ELEVATION OF THE FIRST FLOOR. TO THE TOP OF THE ROOF RIDGELINE OR TOP OF PARAPET. THIS INCLUDES WALK-OUT, STEPPED, OR TERRACED BUILDINGS. CHIMNEYS, VENTILATORS, ETC.
- 2. THE DENSITIES SHOWN FOR EACH PLANNING AREA ON THE GDP INDICATE OVERALL GROSS DENSITY FOR THAT PLANNING AREA. ANY PORTION OF THE PLANNING AREA MAY EXCEED THE OVERALL GROSS DENSITY INDICATED, PROVIDED THE OVERALL DENSITY IS MAINTAINED FOR THE ENTIRE PLANNING AREA.
- 3. ALL PARKING REQUIREMENTS WILL FOLLOW ARAPAHOE COUNTY LAND DEVELOPMENT CODE, CURRENT VERSION. THIS GDP ENCOURAGES SHARED PARKING BETWEEN ADJACENT LOTS/USES TO MINIMIZE LARGE EXPANSES OF PARKING.
- 4. THE OPEN SPACE/LANDSCAPE AREA MINIMUMS STATED IN THE SITE DATA TABLE WILL BE CALCULATED AS A PERCENTAGE OF ARFA OF THE GDP AS A WHOLE. PROVIDED THE OVERALL REQUIRED OPEN SPACE PERCENTAGE IS MET WITHIN THE GDP, INDIVIDUAL PLANNING AREAS AND INDIVIDUAL LOTS MAY PROVIDE LESS.
- 5. A COMPREHENSIVE OVERALL DEVELOPMENT SIGN PLAN FOR THIS GDP AREA WILL BE DESIGNED AND APPROVED AS PART OF THE SUBSEQUENT SDP PROCESS. THE PURPOSE OF THIS SIGN PLAN WILL BE TO AMEND ARAPAHOE COUNTY'S SIGN CODE FOR SIGN HEIGHTS, STYLES AND AREAS.
- 6. DESIGN CRITERIA FOR LANDSCAPING FOR THIS GDP AREA WILL BE DESIGNED AND APPROVED AS PART OF THE SUBSEQUENT SDP
- 7. DESIGN CRITERIA FOR EXTEROR ARCHITECTURE FOR THIS GDP AREA WILL BE DESIGNED AND APPROVED AS PART OF THE SUBSEQUENT SDP PROCESS.
- 8. BUILDING SETBACKS ARE MEASURED FROM THE ADJACENT R.O.W. LINE OR PROPERTY/LOT LINE.
- 9. LANDSCAPE SETBACKS ARE MEASURED FROM ADJACENT BACK OF CURB FROM A PUBLIC STREET.

Greenwood Village, CO 80111 303.770.8884 GallowayUS.com



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BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY

PLANNING COMMISSION RECOMMENDATION:

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING

CERTIFICATE OF OWNERSHIP:

(ERIC R. MILLER)

I, ERIC R. MILLER, HEREBY AFFIRM THAT I AM THE OWNER OR

IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS COPPERLEAF

COMMERCIAL DEVELOPMENT, CASE NUMBER GP23-001.

AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____A.D., 20__.

MY COMMISION EXPIRES

QUINCY WEST 30, LLC

BY ITS ACKNOWLEDGEMENT

NOTARY PUBLIC

WITNESS MY HAND AND SEAL

NOTARY I.D. NUMBER

LEGAL DESCRIPTION

BASIS OF BEARING

89°26'11" EAST BY GPS OBSERVATION.

REFERENCE SHEET 2 OF 3 FOR LEGAL DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST

QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH. RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS DETERMINED TO BEAR NORTH

COUNTY OF

COMMISSION, THIS _____ DAY OF _____ A.D., 2022

THIS ____ DAY OF

COMMISSIONERS,

THESE PLANS ARE AN INSTRUMENT OF SERVICE



DEVELOPMENT QUINCY AVE

COMMERCIAL BLVD AND E. C OPPERLE OPPERLE

Date Issue / Description

Project No: SEPTEMBER 2023

COVER SHEET

COPPERLEAF COMMERCIAL DEVELOPMENT

A PORTION OF NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

TRACT A COPPERLEAF FILING NO. 27

<u>OVERVIEW</u>

THIS DEVELOPMENT INCLUDES OVER ~32 ACRES OF VACANT LAND TO BE DEVELOPED FOR COMMERCIAL, RETAIL, OFFICE AND RECREATIONAL USES. THE GOAL OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF LAND USES THAT ARE COMPATIBLE WITH THE EXISTING AND SURROUNDING COPPERLEAF DEVELOPMENTS. WITH RESPECT ONLY TO THE PROPERTY SUBJECT TO THIS GDP, THIS COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF LAND USES. THE GOAL OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF LAND USES. THE GOAL OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF LAND USES. THE GOAL OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF LAND USES. THE GOAL OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF LAND USES. THE GOAL OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF LAND USES. THE GOAL OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMERCIAL IS TO CREATE AN INTEGRATED COMMUNITY WITH A MIXTURE OF COPPERLEAF COMMERCIAL IS TO CREATE AN INTEGRATED COMMERCIAL IS TO CREATE AND INTEGRATED COMMENT AND INTE

ZONING HISTORY

- 1. ORIGINALLY ZONED MU PUD BY ARAPAHOE COUNTY PURSUANT TO THE QUINCY HIGHLANDS PDP AMENDMENT NO. 4 (ZO4-OO4), APPROVED ON NOV. 16, 2004.
- 2. PDP AMENDMENT (Z04-007) REMOVES THE SUSPENSION OF PLATTING AND DEVELOPMENT ACTIVITIES PLACED ON THE 145 ACRES LABELED "USES NOT DESIGNATED."
- 3. TECHNICAL AMENDMENT (TAO5-008) REVISES THE SNOW SHADOW NOTE REGARDING BUILDING AND LANDSCAPE PLACEMENT AND REVISION OF ROOF COLOR REQUIREMENTS ON MULTIFAMILY DWELLINGS.
- 4. AMENDMENT (N05-002) REVISED THE NAMES OF SEVERAL STREETS. EAST RADCLIFFE DRIVE WAS CHANGED TO EAST RADCLIFFE PARKWAY, EAST CHENANGO AVENUE CHANGED TO COPPERLEAF BOULEVARD, AND VERSAILLES PARKWAY CHANGED TO COPPERLEAF BOULEVARD.
- 5. PDP AMENDMENT #1 (Z06-010) INCLUDES FIVE SMALL PARCELS (P, A PORTION OF Q, R, T & U) THAT HAVE BEEN ACQUIRED AND WERE PREVIOUSLY UNPLANNED AND INCORPORATE THEM INTO THE COPPERLEAF COMMUNITY AS A WHOLE, AS WAS, CHANGING THE USE OF FOUR PARCELS: A PORTION OF PARCEL Q FROM A PORTION OF OS-12 TO TO-I, PARCEL S FROM OS-18 TO TC-1, PARCEL V FROM A PORTION OF OS-15 TO IC-I, AND PARCEL H FROM SFD-4 TO SFA-1 TO EXPANDED THE RESIDENTIAL USES ALLOWED AND DEFINE SETBACKS FOR MIXED RESIDENTIAL USES IN PARCEL H. ALSO INCLUDED ARE HIGHWAY IDENTIFICATION SIGNAGE AND AUTO/TIRE SERVICE AS NEW LAND USES. THE NEW PARCELS ARE PROPOSED AS PUD TO BE CONSISTENT WITH THE COPPERLEAF COMMUNITY. THIS PDP AMENDMENT WILL FOLLOW ALL DEVELOPMENT STANDARDS APPROVED IN QUINCY HIGHLANDS PDP AMENDMENT NO. 4 (Z04-004), APPROVED NOV. 16, 2004. NO ADDITIONAL RESIDENTIAL UNITS ARE BEING REQUESTED WITH THIS AMENDMENT AND THERE HAS BEEN NO NET LOSS OF OPEN SPACE. THE CHANGES TO QUINCY HIGHLANDS PDP AMENDMENT NO. 4 WITH THIS COPPERLEAF PDP AMENDMENT NO. 1 ARE AS FOLLOWS:
- a. TOWNE CENTRE (ADDING 4.796 ACRES TO TOWNE CENTRE, OF WHICH 3.981 ACRES IS ADDED TO THE TOTAL COPPERLEAF ACREAGE):
- i. ADD 0.292 ACRES AS PARCEL S, PREVIOUSLY KNOWN AS 0S-18
- ii. ADD 0.31 ACRES AS PARCEL R, PREVIOUSLY NOT A PART AND KNOWN AS WELL SITE-3 (L-11A-12), TO THE TOTAL COPPERLEAF ACREAGE
- iii. ADD 4.194 ACRES AS PARCEL Q, OF WHICH 0.523 ACRES PREVIOUSLY A PART OF 0S-12
- iv. 3.671 ACRES OF NEW LAND PREVIOUSLY NOT A PART
- 6. PDP AMENDMENT #2 (Z13-003) REVISES TO PERMIT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT AND REMOVES THE MINIMUM PERMITTED DENSITY WITHIN PARCELS MI, M2, & M3. THIS AMENDMENT ALSO INCLUDES A TRAFFIC IMPACT STUDY UPDATE UNDER ARAPAHOE COUNTY CASE NO. ENGI3-033.
- 7. PDP AMENDMENT #5 (Z16-009) REVISES TOWN CENTRE STANDARDS FOR SETBACKS AND BUILDING HEIGHTS AND SIGNAGE.

STATEMENT OF INTEN

DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THIS GDP AND THE DEVELOPMENT AGREEMENT WILL PROVIDE FOR ORDERLY AND WELL—PLANNED GROWTH IN ACCORDANCE WITH THE POLICIES AND GOALS SET FORTH IN THE COUNTY'S COMPREHENSIVE PLAN, PROVIDE STABILITY AND FAIRNESS IN THE LAND USE PLANNING PROCESS, STIMULATE RETAIL AND OTHER COMMERCIAL DEVELOPMENT, ALL OF WHICH ARE NECESSARY COMPONENTS OF THE COUNTY'S ECONOMIC DEVELOPMENT POLICY IN THIS AREA OF THE COUNTY. IT IS EXPRESSLY UNDERSTOOD THAT THIS GDP, BEING AN AMENDMENT TO THE PDP, AND THE DEVELOPMENT AGREEMENT ESTABLISH THE DEVELOPMENT REQUIREMENTS AND STANDARDS FOR THE DEVELOPMENT OF THE PROPERTY. THE TERMS AND PROVISIONS OF THIS GDP AND THE DEVELOPMENT AGREEMENT WILL CONTROL IN THE EVENT OF ANY EXPRESSED OR IMPLIED CONFLICT WITH THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE (THE "CODE"), ANY OTHER ARAPAHOE COUNTY RULES AND REGULATIONS OR ANY AMENDMENTS OR CHANGES TO THE FOREGOING ADOPTED OR ENACTED AFTER MARCH 29, 2004.

<u>VESTED RIGHTS</u>

PURSUANT TO THE DEVELOPMENT AGREEMENT, THIS GDP (BEING AN AMENDMENT TO THE PDP) CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN WITHIN THE MEANING OF SECTION 24-68-102 C.R.S., AND APPROVAL OF THIS GDP CREATES A VESTED PROPERTY RIGHT DURING THE TERM OF THE DEVELOPMENT AGREEMENT.

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 GDP. SEE USE TABLES IN SUBSEQUENT SECTIONS OF THIS DOCUMENT.
- 3. WHERE A PROPOSED USE IS NOT LISTED IN THE GDP, IT MAY PERMITTED BASED ON OPERATION AND HAVING THE SAME OR LESSER IMPACT AS THE USE LISTED AS PERMITTED.
- 4. ALL PROPERTY WITHIN THIS GDP 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. THE FUTURE SPECIFIC DEVELOPMENT PLAN (SDP) WILL PROVIDE DESIGN STANDARDS AND GUIDELINES TO ESTABLISH THE DESIGN STANDARDS, REQUIREMENTS, AND LEVEL OF QUALITY FOR THE DEVELOPMENT OF THE PROPERTY SUBJECT TO THIS GDP, INCLUDING STANDARDS SET FORTH FOR LANDSCAPING, SIGNAGE, ARCHITECTURE, FENCING, AND LIGHTING WITHIN THE DEVELOPMENT.
- 6. THIS GDP 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.
- 7. THIS GDP PROPERTY IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
- a. WATER DISTRICT: EAST CHERRY CREEK VALLEY WATER & SANITATION DISTRICT
- b. SANITATION DISTRICT: EAST CHERRY CREEK VALLEY WATER & SANITATION DISTRICT
- c. REGIONAL STORM DRAINAGE: EAST CHERRY CREEK VALLEY WATER & SANITATION DISTRICT
- d. SCHOOL DISTRICT: CHERRY CREEK SCHOOL DISTRICT
- e. LIBRARY DISTRICT: ARAPAHOE LIBRARY DISTRICT f. FIRE DISTRICT: SOUTH METRO FIRE AND RESCUE
- g. PARK AND RECREATION DISTRICT: ARAPAHOE PARK AND RECREATION DISTRICT
- h. LAW ENFORCEMENT DISTRICT: ARAPAHOE COUNTY SHERIFF
- i. SOILS DISTRICT: WEST ARAPAHOE SOIL CONSERVATION DISTRICT
- j. DRAINAGE: URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
- k. TRANSPORTATION: REGIONAL TRANSPORTATION DISTRICT
 I. COPPERLEAF METROPOLITAN DISTRICT(S): THE APPLICANT MAY ESTABLISH ONE OR MORE SPECIAL DISTRICTS TO SERVICE THE PROPERTY, AS FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT.
- 8. THE EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF ALL "REGIONAL" STORM DRAINAGE FACILITIES.
- 9. NO ADDITIONAL PUBLIC LAND DEDICATION FOR OPEN SPACE/PARKS, SCHOOLS OR ANY OTHER PUBLIC PURPOSE IS NEEDED AS PART OF THIS GDP UNLESS SPECIFICALLY SHOWN ON THE GDP PLAN EXHIBIT.

FEMA FLOODPLAIN

NO PORTION OF THE SITE LIES WITHIN A 100 YEAR FLOODPLAIN ("FEMA FLOODPLAIN").

DEVELOPMENT PHASING

THE DEVELOPMENT OF THE PROPERTY SUBJECT TO THIS GDP WILL BE IN PHASES IN ACCORDANCE WITH THE REQUIREMENTS OF THIS GDP AND SUBSEQUENT SDP AND ASP APPROVALS.

OWNERS SIGNATURE

FULL EXTENT OF OWNERS SIGNATURE(S) CAN BE FOUND ON SHEET 1 OF 3 OF THIS GDP DOCUMENT.

ARAPAHOE COUNTY CASE NO. GDP23-001

GAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 12 BEARS NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET;

THENCE SOUTH 01°37'31" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 72.01 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTHERLY RIGHT—OF—WAY OF EAST QUINCY AVENUE:

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING SEVEN (7) COURSES;

- 1. NORTH 89°26'11" EAST, A DISTANCE OF 715.22 FEET;
- 2. NORTH 00°33'49" WEST, A DISTANCE OF 2.00 FEET;
- 3. NORTH 89°26'11" EAST, A DISTANCE OF 150.00 FEET;
- 4. SOUTH 00°33'50" EAST, A DISTANCE OF 2.00 FEET;
- 5. NORTH 89°26'11" EAST, A DISTANCE OF 73.72 FEET;
- 6. NORTH 00°33'49" WEST, A DISTANCE OF 2.00 FEET;
- 7. NORTH 89°26'11" EAST, A DISTANCE OF 471.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B9069569:

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING SEVEN (7) COURSES;

- 1. SOUTH 00°36'07" EAST, A DISTANCE OF 34.82 FEET;
- 2. SOUTH 08°36'15" EAST, A DISTANCE OF 94.70 FEET;
- 3. SOUTH 00°33'49" EAST, A DISTANCE OF 36.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2,074.86 FEET;
- 4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°07'24", AN ARC LENGTH OF 221.74 FEET;
- 5. SOUTH 19°31'30" WEST, A DISTANCE OF 44.04 FEET;
- 6. SOUTH 19°31'35" WEST, A DISTANCE OF 19.60 FEET;
- 7. SOUTH 78°58'24" WEST, A DISTANCE OF 13.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT A, COPPERLEAF FILING NO. 27;
- THENCE SOUTH 11°01'41" EAST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 283.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE NORTH 89°59'22" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 692.22 FEET TO THE SOUTHEAST CORNER OF EAST RADCLIFFE PARKWAY AS PLATTED IN SAID COPPERLEAF FILING 27;

THENCE, ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY OF SAID EAST RADCLIFFE PARKWAY, THE FOLLOWING EIGHT (8) COURSES;

- 1. NORTH 00°01'04" EAST, A DISTANCE OF 100.99 FEET;
- 2. NORTH 89°58'56" WEST, A DISTANCE OF 63.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°58'56" WEST;
- 3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'34", AN ARC LENGTH OF 39.27 FEET;
- 4. NORTH 89°59'22" WEST, A DISTANCE OF 345.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 338.00 FEET;
- 5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°36'43", AN ARC LENGTH OF 274.97 FEET;
- 6. SOUTH 43°23'55" WEST, A DISTANCE OF 236.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 84.50 FEET;
- 7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°52'13", AN ARC LENGTH OF 60.28 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 94.50 FEET;
- 8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'56", AN ARC LENGTH OF 9.78 FEET TO A POINT ON THE EASTERLY RIGHT—OF—WAY OF COPPERLEAF BOULEVARD, BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 94.50 FEET;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

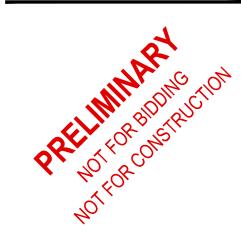
- 1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°00'15", AN ARC LENGTH OF 70.93 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,121.00 FEET;
- 2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°14'58", AN ARC LENGTH OF 904.88 FEET;
- 3. NORTH 00°32'49" WEST, A DISTANCE OF 68.35 FEET TO THE SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER D6024230 IN SAID RECORDS;

THENCE NORTH 44°27'11" EAST, ALONG THE SOUTHEAST BOUNDARY OF SAID PARCEL, A DISTANCE OF 46.67 FEET TO A POINT ON SAID SOUTHERLY RIGHT—OF—AWAY OF EAST QUINCY AVENUE;

- THENCE NORTH 89°27'11" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 522.84 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 1,402,694 SQUARE FEET, (32.201 ACRES), MORE OR LESS.

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OPPERLEAF COMMERCIAL DEVELOPMENT

Date Issue / Description Init.

 Project No:
 JNE

 Drawn By:
 JNE

 Checked By:
 PJD

 Date:
 SEPTEMBER 2023

GENERAL NOTES

2 OF 4

COPPERLEAF COMMERCIAL DEVELOPMENT

A PORTION OF NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

TRACT A COPPERLEAF FILING NO. 27

LAND USE DESIGNATION MATRIX	LEGEND P= PRINCIPAL PERMITTED USE
	A = ACCESSORY USE S = USE BY SPECIAL REVIEW (IF BLANK, USE EXCLUDED/NOT PERMITTED)
ZONE CATEGORY	PA-1 OR PA-2
24-HOUR CONVENIENCE RETAIL OPERATION	Р
ADMINISTRATIVE EXECUTIVE OFFICE	Р
ADULT ENTERTAINMENT	-
AGRICULTURE (PRIOR TO ANY LAND DEVELOPMENT IN EACH AREA)	Р
ANIMAL HOSPITAL, VETERINARY CLINIC WITHOUT KENNEL FACILITIES	Р
APPLIANCE STORE	Р
APPURTENANT RETAIL USES	Р
ARCADES/AMUSEMENT DEVICES	Р
AUTO REPAIR (NO OUTDOOR STORAGE OF VEHICLES/PARTS)	Р
AUTOMOBILE PARKING LOT (SOLE USE)	Р
AUTOMOBILE PARKING WHEN PROPOSED AS A PRINCIPAL PERMITTED USE FOR CARPOOL LOTS AND A PARK AND RIDE OR EQUIVALENT	S
AUTOMOBILE SALES	Р
BAKERY; UP TO 20% WHOLESALE	Р
BANKS/FINANCIAL INSTITUTIONS (INCLUDING DRIVE-THROUGHS)	Р
BEAUTY SALON/BARBER SHOP	Р
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	Р
BUILDING MATERIAL SALES YARD, NOT INCLUDING CONCRETE MIXING OR CREOSOTE OPERATION	_
CALL CENTER	P
CAR SERVICE, BOAT AND TRAILER RENTAL AND SALES, AUTOMOBILE AND MOTORCYCLE	P
CAR WASH AND/OR AUTO DETAILING	P
CATERING SERVICES	P
CERTIFIED AGRICUTLTURAL COMMODITY (FARMERS) MARKET	P
CHURCHES/SYNAGOGUES/PLACES OF WORSHIP	P
COMMERCIAL ANTENNAS AND RADIO TOWERS (HEIGHT AND LOCATION TO BE REVIEWED AT USR)	S
COMMUNITY/NEIGHBORHOOD RECREATION CENTER AND COMMUNITY PARKS	-
COMMUNITY USES SUCH AS SALES/COMMERCIAL OFFICES, PRIVATE RECREATION CENTERS AND CLUBHOUSES, ETC.	Р
CONSULTING SERVICE OFFICES	-
CONVENIENCE COMMERCIAL STORES	Р
CONVENIENCE STORE WITH OR WITHOUT GAS DISPENSERS/PUMPS	Р
CULTURAL (PUBLIC, QUASI PUBLIC OR PRIVATE)	-
DAY CARE CENTERS/NURSERY SCHOOL	Р
DEPARTMENT STORE	Р
DRIVE THROUGH RESTAURANTS	Р
DUPLEXES	-
ENTERTAINMENT FACILITIES (INDOOR)	Р
FOOD STORES	Р
FURNITURE STORE	Р
GASOLINE SERVICE STATION, INCLUDING CAR WASH AND SMALL CONVENIENCE STORE	Р
GARDENING (COMMUNITY)	Р
GENERAL RETAIL 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	<u>-</u>
GROUND FLOOR RETAIL COMMERCIAL WITH OFFICE SPACE LOCATED ABOVE	Р
HOME OCCUPATIONS	
HOSPITALS OR OTHER PUBLIC HEALTH FACILITIES (INLCUDING HELI-PADS)	Р
HOTEL/MOTEL	Р
INDOOR SHOOTING RANGES	
INSURANCE AND INVESTMENT OFFICES, ETC	Р
KENNELS OR CATTERIES	Р
LARGE FORMAT RETAIL	P

LAND USE DESIGNATION MATRIX [CONTINUED]	LEGEND
	P= PRINCIPAL PERMITTED USE A = ACCESSORY USE S = USE BY SPECIAL REVIEW (IF BLANK, USE EXCLUDED/NOT PERMITTED)
ZONE CATEGORY	PA-1 OR PA-2
LAUNDRY, COIN-OPERATED, AND DRY CLENAERS COLLECTION STATIONS	Р
LIQUOR STORES	Р
LIVE/WORK UNITS	Р
LOCAL RETAIL GREENHOUSES, GARDEN CENTERS OR FRUIT/VEGETABLE STANDS	Р
MEDICAL DENTAL OFFICES/CLINICS	P
MINI-WAREHOUSE/SELF-STORAGE/OUTDOOR STORAGE	<u> </u>
MORTUARY	P
MULTI-FAMILY (TO OWN OR FOR RENT)	<u>-</u>
NEIGHBORHOOD RETAIL USES	P
NIGHT CLUB/TAVERN/DANCE HALL	
	r
NON-PROFIT MEMBERSHIP CLUBS	- D
OFFICE OFFICE/CHOMPOOMMAREHOUSE	P
OFFICE/SHOWROOM/WAREHOUSE	Р
OFFICES FOR THE SALE OF EXISTING OR FUTURE, ON SITE UNITS (TEMP USE ONLY)	Р
OPEN SPACE/PEDESTRIAN PLAZAS, PEDESTRIAN MALLS	Р
OUTDOOR AMPHITHEATER (NOT TO EXCEED 350 PERSON CAPACITY)	Р
OUTDOOR RECREATION	Р
OUTDOOR STORAGE ASSOCIATED WITH AN OUTDOOR RETAIL/COMMERCIAL USE	Р
PARKING LOTS, PARKING STRUCTURES AND GARAGES	A
PET GROOMING	Р
PHARMACY	Р
POST OFFICE	Р
PRIVATE LODGES AND CLUBS	S
PROFESSIONAL SERVICES/OFFICE	Р
PUBLIC GARDENING AND SIMILAR CULTIVATION OF LAND	Р
PUBLIC OR NON-PUBLIC SCHOOLS, COLLEGES AND UNIVERSITIES	Р
PUBLIC TRANSPORTATION TERMINALS	Р
PUBLIC UTILITIES FACILITY	-
RADIO AND TELEVISION BROADCASTING STATION AND RECORDING FACILITIES	Р
RESTAURANTS INCLUDING QUICK SERVE AND FAST FOOD	Р
RETAIL	Р
RIDING AND HIKING TRAILS	P
SALES FROM A MOVABLE STRUCTURE, VACANT LOT OR PARKING LOT	 Р
SALES OFFICE FOR ON-SITE RESIDENTIAL UNITS	P
SHARED FACILITIES FOR COMMUNITY USE WITH APPROPRIATE JOINT USE AGREEMENTS	P
SHOWROOM AND WAREHOUSES	S
SINGLE FAMILY DETACHED RESIDENTIAL UNITS	3
SINGLE FAMILY DETACHED RESIDENTIAL UNITS (INCLUDING TOWNHOMES OR DUPLEX)	- -
SKATEBOARD TRACKS	S
SMALL THEATRE FOR LIVE PERFORMANCES	Р
STUDIOS FOR ART, DANCE, MUSIC AND PHOTOGRAPHY	Р
TELECOMMUNICATIONS FACILITY	Р
TEMPORARY CONSTRUCTION OFFICES	Р
TEMPORARY OFFICE TEMPORARY SEASONAL TENT OR SIDEWALK SALES (NOT EXCEEDING A TOTAL OF 30 DAYS	Р
IN ONE CALENDAR YEAR, PER PLANNING AREA SUBJECT TO ZONING APPROVAL)	Р
TEMPORARY SIGNAGE	Р
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)	Р
THEATRES	P
TRAVEL AGENCIES	<u>. </u>
WATER WELLS	P
WHOLESALE BUSINESS, STORAGE OR WAREHOUSING	<u>'</u>

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LEAF COMMERCIAL DEVELOPMEN LEAF BLVD AND E. QUINCY AVE

Date Issue / Description Init.

Project No:	
Drawn By:	JNE
Checked By:	PJD
Date:	SEPTEMBER 2023

USE TABLES

COPPERLEAF COMMERCIAL DEVELOPMENT

A PORTION OF NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PRIMARY ACCESS INTERSECTION SECONDARY ACCESS INTERSECTION SECONDARY CROSS ACCESS PRIMARY CROSS ACCESS

SIGNALIZED INTERSECTION

GDP/PLANNING AREA BOUNDARY

STORMWATER MANAGEMENT AREA LIMITS

EXISTING GRADE CONTOUR (2' INTERVAL)

EXISTING TRAIL

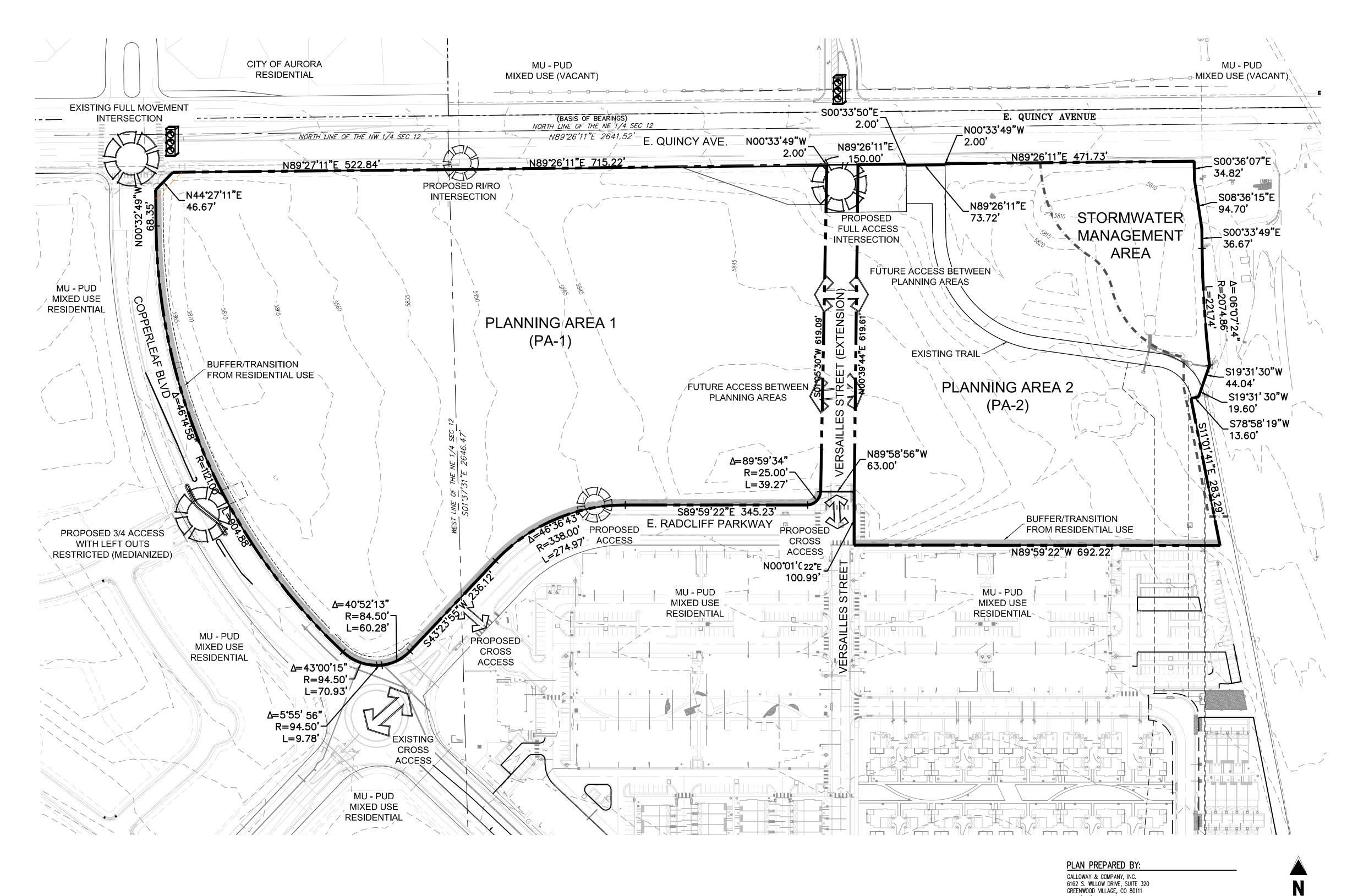
10' BUFFER/TRANSITION AREA FROM RESIDENTIAL USE

WHERE PA-1 AND PA-2 ABUT RESIDENTIAL USES: IF PARKING AREAS LIE BETWEEN THE BUILDINGS AND THE RESIDENTIAL USES, ENHANCED LANDSCAPING WILL BE USED TO TRANSITION BETWEEN TWO USES.

IF PARKING AREAS ARE HIDDEN BY BUILDINGS AND THE BUILDINGS ABUT THE RESIDENTIAL USE, ENHANCED ARCHITECTURE WILL BE USED TO TRANSITION THE TWO USES.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 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.



Greenwood Village, CO 80111

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DEVELOPMENT QUINCY AVE

SEPTEMBER 2023

GENERAL DEVELOPMENT PLAN

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