

GENERAL DEVELOPMENT PLAN
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

OVERVIEW

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 DEVELOPMENT GENERAL DEVELOPMENT PLAN (GDP) AMENDS, SUPERSEDES AND REPLACES ALL PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLANS AND SUBSEQUENT PDP AMENDMENTS (COLLECTIVELY, AS DESCRIBED BELOW, THE "PDP"), WITH RESPECT ONLY TO THE PROPERTY SUBJECT TO THIS GDP. THIS GDP SHALL HAVE NO EFFECT ON THE PROPERTY INCLUDED WITHIN THE ABOVE-REFERENCED PRELIMINARY DEVELOPMENT PLANS THAT ARE NOT A PART OF THE PROPERTY SUBJECT TO THIS GDP. FUTURE DEVELOPMENT REQUIREMENTS AND STANDARDS FOR THE DEVELOPMENT OF THE PROPERTY SUBJECT TO THIS GDP ARE CONTAINED IN THIS GDP AND THE DEVELOPMENT AGREEMENT FOR COPPERLEAF (RECORDED ON APRIL 29, 2005, AT RECEPTION NO. B5061112) (THE "DEVELOPMENT AGREEMENT"). THE TERMS OF THIS GDP WILL BE CONSTRUED TO HARMOIZE WITH, IMPLEMENT, AND WILL GOVERN AND CONTROL WITH RESPECT TO ANY EXPRESSLY OR IMPLICITLY CONFLICTING PROVISIONS OF, THE DEVELOPMENT AGREEMENT.

ZONING HISTORY

1. ORIGINALLY ZONED MU PUD BY ARAPAHOE COUNTY PURSUANT TO THE QUINCY HIGHLANDS PDP AMENDMENT NO. 4 (Z04-004), 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 (TA05-008) 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 WELL AS, CHANGING THE USE OF FOUR PARCELS: A PORTION OF PARCEL Q FROM A PORTION OF OS-12 TO TO-1, PARCEL S FROM OS-18 TO TC-1, PARCEL V FROM A PORTION OF OS-15 TO IC-1, AND PARCEL H FROM SFD-4 TO SFA-1 TO EXPAND 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 MU 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 OS-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 OS-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 M1, M2, & M3. THIS AMENDMENT ALSO INCLUDES A TRAFFIC IMPACT STUDY UPDATE UNDER ARAPAHOE COUNTY CASE NO, ENG13-033.
7. PDP AMENDMENT #5 (Z16-009) REVISES TOWN CENTRE STANDARDS FOR SETBACKS AND BUILDING HEIGHTS AND SIGNAGE.

STATEMENT OF INTENT

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.

VESTED RIGHTS

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 TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS GDP AND 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
1. COPPERLEAF METROPOLITAN DISTRIC(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

LEGAL 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-WAY 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.

Galloway

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

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



COPPERLEAF COMMERCIAL DEVELOPMENT
COPPERLEAF BLVD AND E. QUINCY AVE

ARAPAHOE COUNTY, COLORADO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

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

GENERAL NOTES

