#### SUBJECT: PP24-001 – COPPERLEAF FILING NO. 31 - PRELIMINARY PLAT

#### 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 – single-family residential, Arapahoe Park and Recreation District – future trailhead/open space, zoned 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 as pads), tracts, and road right-of-way dedications. The lot sites range in size from 0.699 to 11.39 acres. The lots will be developed for retail, commercial, and neighborhood services. The tracts are designated for utilities, drainage, and landscaping.

#### **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 General Development Plan (GDP23-001), approved in the Fall of 2023. This Preliminary Plat application is running concurrently with a Specific Development Plan (SDP24-001) and Final Plat (PF24-003).

#### DISCUSSION

Staff review of this application included a comparison of the proposal to 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Preliminary Plat Regulations; and 3) 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 associated Specific Development Plan land use chart lists a variety of uses that are allowed and considers regional uses that would have a regional draw along with local uses. This application complies with the Comp Plan designation.

This proposal complies with the Comprehensive Plan as follows:

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 that they don't have any objections to the development as proposed.

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

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a "will serve" letter.

#### Policy PFS 4.3 - Require Adequate Wastewater Treatment

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a "will serve" letter.

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

The development can be served by utility providers.

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

The Arapahoe County Sheriff's Office and South Metro Fire Rescue do not object to the project.

#### 2. Land Development Code – Subdivision Regulations

Section 5-6.2.B of the Land Development Code allows a Preliminary Plat to be approved if the proposal meets all of the following criteria:

A. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28133(6)(a) C.R.S.].

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a "will serve" letter.

B. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 3018-133(6)(b) C.R.S.].

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a "will serve" letter.

C. The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the Subdivider and that the proposed use of these areas are compatible with such conditions. [Section 30-281 33 (6) (c) C.R.S.]

The Colorado Geological Survey has no objection to the approval of the Preliminary Plat or Specific Development Plan applications as proposed.

D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposed development shall adhere to the Specific Development Plan.

E. The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County LDC.

The Mineral Resource Map B-8 doesn't cover the subject property.

#### 3. 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.

#### 4. Public Comment

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

#### 5. Neighborhood Outreach

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

a. Who is the grocer?

Response: All we can pass along now 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 be able to formally announce the grocer soon.

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

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

c. 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.

d. 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.

e. 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.

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, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

- 1. The proposed Preliminary Plat generally conforms to the Arapahoe County Comprehensive Plan.
- 2. The proposed Preliminary Plat complies with the General Submittal Requirements contained in Section 2-15 enumerated in the Arapahoe County Development Application Manual.
- 3. The proposed Preliminary Plat complies with the Approval Standards contained in Section 5-6.2.B enumerated in the Arapahoe County Land Development Code.

#### STAFF RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. PP24-001 Copperleaf Filing No. 31 Preliminary Plat, with the following 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. Recommend approval of the proposed Preliminary Plat.
- 2. Continue to a date certain for more information.

3. Recommend denial of the proposed Preliminary Plat.

#### **CONCURRENCE:**

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

#### <u>PLANNING COMMISSION DRAFT MOTIONS –</u> CASE NO. PP24-001 COPPER LEAF FILING NO. 31 PRELIMINARY PLAT:

#### Conditional Recommendation to Approve

In the case of PP24-001 Copperleaf Filing No. 31 Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following condition:

1. Prior to 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 PP24-001 Copperleaf Filing No. 31 Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend denial of 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 PP24-001 Copperleaf Filing No. 31 Preliminary Plat, 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 Applicant's Response Letter Exhibit

## **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.

Galloway Compan			Greenwood	Village, CO 8	30111				
		PHONE:	303-962-8	516			TITLE:	Proje	ct Manager
		EMAIL:	aaronmclear	n@gallowayu	s.com				
NAME(S):	OF RECORD West 30 LLC	ADDRES PHONE: EMAIL:	<sup>s:</sup> 7800 E Unio Denver, CO 30387 rmiller@mag	80237				Mu	le_ wMer
Engineerin Galloway Compan		ADDRES	S: 5500 Green Greenwood	wood Plaza B Village, CO 8	lvd 0111		CONTACT	· Aaror	n McLean
		PHONE: EMAIL:	303-962-8	516 n@gallowayus	s.com		TITLE:	Projec	ct Manager
Pre-Submitta	al Case Number: Q	23 - 096	Pre-Submitt	al Planner: Mol	ly Orkild-Larson	Pre	-Submittal	Engineer	: Emily Gonzalez
State Parcel	ID No. (AIN no.):	2073-	12-1-10-043						
Parcel Addres	ss or Cross Streets:	SEC c	f Copperleaf	Boulevard a	and E C	Quincy	/ Aven	ue	
	Parcel Address or Cross Streets: SEC of Copperleaf Boulevard and E Quincy Avenue  Subdivision Name & Filing No: Copperleaf Filing No 27								
	Name & Filing No:	Coppe	rleaf Filing N	lo 27					
	Name & Filing No:	Coppe	erleaf Filing N EXISTII					PROPOS	SED
Subdivision I		Coppe Copperleaf Co	EXISTI				Сор	PROPOS perleaf Comm	
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a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent

reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.



February 22, 2024

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

Re: Preliminary Plat - 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 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.

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

Sincerely, Galloway

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





#### **PUBLIC WORKS AND DEVELOPMENT**

BRYAN D. WEIMER, PWLF

Director

#### **Planning Commission's Summary Report**

Lima Plaza 6924 South Lima Street Centennial, Colorado 80112-3853 720-874-6500 arapahoeco.gov

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**

DEN - DENVER INTERNATIONAL AIRPORT	No comments.	Noted.
SOUTH METRO FIRE-REFERRALS	Comments have been addressed.	Noted.
AURORA PLANNING - REFERRALS	<ol> <li>Lighting along E. Quincy Avenue should not disturb residents to the north.</li> <li>Please include a crosswalk for residents to safely cross E. Quincy Avenue at Copperleaf Blvd.</li> <li>Sidewalks, landscaping, and trees would be expected along the south side of E. Quincy Avenue.</li> </ol>	<ol> <li>No lighting is proposed on Quincy with our development at this time.</li> <li>Any light internal to the commercial development will meet the requirements of the Arapahoe County code.</li> <li>This intersection is currently signalized with pedestrian access across Copperleaf Blvd.</li> <li>The developer is proposing landscaping along Quincy.</li> </ol>
AURORA - WATER	No comments.	Noted.
ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)	No comments.	Noted.
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	PSI's preliminary geotechnical recommendations in their April 30, 2021 report should be adhered to during design and construction. We have no concerns regarding the SDP or preliminary plat.	Noted.
RTD	No comments.	Acknowledged.
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT	<ol> <li>Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).</li> <li>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.</li> <li>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, the Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities. It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area.</li> </ol>	15. – Noted.

#### Referral Agency

#### **Referral Agency Comments**

#### **Applicant's Response**

XCEL ENERGY	If you have any questions or would like to discuss this action further, please contact Varina Hoopes at Varina.Hoopes@lumen.com.  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. The only reservation I have is east of Versailles Street. Any relocation of our fiber facilities will be at their cost and require significant notice for us to perform the work.  1. 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.  2. PSCo requests clarification on 14-feet 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).  3. 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.  4. 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.  5. Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.	<ol> <li>Utilities are called out on the plan.</li> <li>This is only a public use easement with a few overlapping ECCV easements. Corrections have been made on the plan.</li> <li>This language has been added to the plat.</li> <li>Noted.</li> <li>Noted.</li> </ol>
ECCV WATER & SANITATION DISTRICT- REFERRALS	The district can serve the site.	Noted.
SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY	See engineering comments.	Noted.

#### Referral Agency Comments Applicant's Response

DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER	Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.  Our opinion that the water supply is <b>adequate</b> is based on our determination that the amount of water required annually to serve the subdivision is currently physically available based on current estimated aquifer conditions.	Noted.
PUBLIC COMMENT	Five emails received and all in favor of development.	Noted.

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

- BUCKLEY AFB / SPACE FORCE
- BUCKLEY AIR BASE/ SPACE FORCE
- ARAPAHOE COUNTY ASSESSOR-COMMERCIAL
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY PUBLIC WORKS 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
- WESTERN ARAPAHOE CONSERVATION DISTRICT
- E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING & ROADWAY MAINTENANCE
- 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 SupportDate: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 ongoings 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 FILING NO. 31

#### PRELIMINARY PLAT

A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, AND TRACTS M1, M2 AND A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2 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.

SHEET 1 OF 6

#### CERTIFICATION OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT QUINCY WEST COMMERCIAL 30, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING TRACT A, COPPERLEAF FILING NO. 27, AS PLATTED UNDER RECEPTION NUMBER E2044684, TRACTS M1, M2, AND A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2 AS PLATTED UNDER RECEPTION NUMBER B6106703, BOTH IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, TOGETHER WITH THOSE PARCELS OF LAND DESCRIBED IN THE DOCUMENTS RECORDED UNDER RECEPTION NUMBERS B9069569 AND D8011173 IN SAID RECORDS; SITUATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°31'30" WEST, A DISTANCE OF 19.60 FEET;
- 7. SOUTH 78°58'19" WEST, A DISTANCE OF 13.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT A, COPPERLEAF FILING

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 RADCLIFF PARKWAY AS PLATTED IN SAID COPPERLEAF FILING 27;

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

1. NORTH 00°01'22" 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
- 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.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, PADS, BLOCKS, TRACTS, EASEMENTS, AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF COPPERLEAF FILING NO. 31 AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS \_\_\_\_\_\_, A.D. 2024.



VICINITY MAP SCALE 1" = 2000'

#### CERTIFICATE OF OWNERSHIP:

HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS COPPERLEAF FILING NO. 31, PP24-001

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _		
S.S.	7	
COUNTY OF	·	)

NOTARY NUMBER:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_\_, A.D., 20\_\_\_\_\_\_ BY \_\_\_\_\_ \_\_\_\_\_ OF \_\_\_\_ AN AUTHORIZED

SIGNATORY. WITNESS MY HAND AND SEAL NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

#### SHEET INDEX

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SHEET 6 STORM EASEMENT DETAIL SHEET

#### **SURVEYING CERTIFICATE**

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.



COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. 300 E. MINERAL AVENUE, SUITE 1 LITTLETON, CO. 80122

(303) 713-1898

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

#### **BOARD OF COUNTY COMMISSIONERS APPROVAL**

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

CHAIR: \_\_\_\_\_\_

#### PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED /RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION. THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D, 20\_\_\_. ATTEST: \_\_\_\_\_\_

#### PLAN PREPARER/ENGINEER

GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD., SUITE 200 GREENWOOD VILLAGE, CO 80111 303-770-8884 ATTN: PHIL DALRYMPLE, PE

#### LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD., SUITE 200 GREENWOOD VILLAGE, CO 80111 303-770-8884 ATTN: JON ROMERO

AzTec Proj. No.: 149723-01

#### SURVEYOR

AZTEC CONSULTANTS INC. 300 EAST MINERAL AVENUE, SUITE 1 LITTLETON, CO 80122 303-713-1898 ATTN: JAMES E. LYNCH, PLS

#### OWNER

QUINCY WEST 30, LLC, A COLORADO LIMITED LIABILITY COMPANY 7800 E. UNION ST., SUITE 420 DENVER, CO 80237 303-782-5505 ATTN: RICK MILLER



DEVELOPER	DATE OF PREPARATION:	2-20-2024
AGNA DEVELOPMENT COMPANY	SCALE:	N/A
4725 S. MONACO STREET #330 DENVER, COLORADO (303) 782-5505	LEGAL DESCRIPTION	· ·

## COPPERLEAF FILING NO. 31

PRELIMINARY PLAT

A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, AND TRACTS M1, M2 AND A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2 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. SHEET 2 OF 6



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

#### SURVEYOR'S NOTE

THE DIMENSIONS. LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 00503635-201-T21-DK2, WITH A COMMITMENT DATE OF MAY 1, 2024. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

#### STANDARD NOTES

THE OWNER(S), DEVELOPER(S), AND / OR SUBDIVIDER(S) OF THE PRELIMINARY PLAT KNOWN AS COPPERLEAF FILING NO. 31, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

#### A. STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT 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.

#### B. 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.

#### C. EMERGENCY ACCESS NOTE

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

#### D. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS 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, LANDSCAPE 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.

#### E. SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES. SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

#### F. 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

#### A. AIRPORT INFLUENCE AREA NOTE (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 DEVELOPMENT 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.

#### B. AIRPORT INFLUENCE AREA NOTE

ALL PROPERTY WITHIN THE 55 DAY-NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL), A LEVEL OF AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA AND WITHIN COPPERLEAF FILING NO. 31 BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF COPPERLEAF FILING NO. 31. THESE CONSTRUCTION TECHNIQUES REQUIRE. BUT ARE NOT LIMITED TO. AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATIONS, AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AN EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBELS (DNL) IN THE EXPOSURE AREA.

#### C. AIRPORT INFLUENCE AREA NOTE (AVIGATION EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PLAT HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NO. B4182079 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PLAT 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 PLAT SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

#### D. REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA

THIS SUBDIVISION 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.



DENVER, COLORADO

(303) 782-5505

## COPPERLEAF FILING NO. 31

#### PRELIMINARY PLAT

A REPLAT OF TRACT A, COPPERLEAF FILING NO. 27, AND TRACTS M1, M2
AND A PORTION OF TRACT M3, COPPERLEAF FILING NO. 2
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.
SHEET 3 OF 6

#### GENERAL NOTES

- 1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- 2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET.
- 4. NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
- 5. THERE ARE 2 LOTS, 12 PADS, AND 3 TRACTS IN COPPERLEAF FILING NO. 31.
- 6. ALL EASEMENTS LABELED 10' U.E. ALONG REAR LOT LINES OF PERIMETER LOTS AND PADS, WHERE SHOWN UNLESS OTHERWISE NOTED SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, AND CONDUITS, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- 7. THE INSTALLATION AND PLACEMENT OF SURFACE EQUIPMENT ASSOCIATED WITH CABLE, TELEPHONE, GAS, ELECTRIC AND FIBER OPTIC UTILITIES WILL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE DEVELOPER AND/OR PROPERTY OWNER.
- 8. THIS SUBDIVISION INCLUDES A FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0213M, EFFECTIVE DATE SEPTEMBER 4, 2020. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.
- 9. ALL LANDSCAPE IMPROVEMENTS AND RELATED APPURTENANCES PLACED WITHIN THE ARAPAHOE COUNTY RIGHTS—OF—WAY MUST BE REVIEWED AND APPROVED BY THE ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT ENGINEERING DIVISION.
- 10. ALL PROPERTY OWNERS ARE REQUIRED TO CONVEY THE DRAINAGE ACROSS THEIR LOT OR PAD IN ACCORDANCE WITH THE AREA GRADING AND DRAINAGE PLAN. IF A PROPERTY OWNER IMPEDES THE CONVEYANCE OF DRAINAGE ACROSS HIS PROPERTY, ARAPAHOE COUNTY OR THEIR ASSIGNS HAS THE RIGHT TO ENTER HIS PROPERTY AND REMOVE ANY OBSTRUCTIONS AND BILL THE COST OF SAID WORK TO THE OWNER OF SAID LOT OR PAD, WHICH SHALL BECOME A LIEN AGAINST SUCH LOT OR PAD, TOGETHER WITH INTEREST AND REASONABLE ATTORNEY FEES.
- 11. THERE IS A POSSIBILITY OF HIGH SWELL POTENTIAL SOILS WITHIN THE SUBJECT PARCEL. ALL STRUCTURES WILL BE DESIGNED BY QUALIFIED PROFESSIONALS TO ADDRESS THESE CONDITIONS AS REQUIRED BY THE COUNTY BUILDING DEPARTMENT.
- 12. DRIVEWAYS FOR CORNER LOTS ARE TO BE LOCATED ON THE LOWEST CLASSIFIED STREET AND ARE TO BE SET BACK A MINIMUM OF 25 FEET FROM THE INTERSECTION OF THE PROPERTY LINES.
- 13. STRUCTURES LOCATED ON THE SOUTH SIDE OF STREETS SHALL BE LOCATED IN SUCH A MANNER TO ALLOW NECESSARY SNOW AND ICE MELT TO OCCUR ALONG THE ADJACENT STREET AND SIDEWALK. ADDITIONAL FRONT SETBACKS MAY BE NECESSARY, DEPENDING ON STRUCTURE HEIGHT.
- 14. SURFACE ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION. ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SECTION 1001.7.1 OF THE UNIFORM FIRE CODE. LANDSCAPING, FENCING, OR ANY OTHER OBSTRUCTION SHALL NOT BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.

#### GENERAL NOTES - CONTINUED

- 15. DATE OF SURVEY: JUNE 6, 2023.
- 16. NO BUILDING PERMITS WILL BE GRANTED FOR ANY LOTS OR PADS ON THIS PRELIMINARY PLAT UNTIL A FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE LOTS AND PADS ON THIS PRELIMINARY PLAT.
- 17. LOWRY SUPERFUND SITE AND CLEANUP: THE AREA IMMEDIATELY NORTH AND EAST OF THE INTERSECTION OF EAST QUINCY AVENUE AND S. GUN CLUB ROAD (STATE HIGHWAY 30), GENERALLY REFERRED TO AS THE LOWRY LANDFILL SUPERFUND SITE, IS UNDERGOING HAZARDOUS WASTE REMEDIATION PURSUANT TO THE RECORD OF DECISION (CLEANUP PLAN) APPROVED BY THE ENVIRONMENTAL PROTECTION AGENCY. REMEDIATION AND SITE MONITORING WILL CONTINUE FOR AN INDEFINITE PERIOD.
- 18. UNDEVELOPED, UNDETAINED FLOWS DRAINING FROM LOT TO LOT, PAD TO PAD, MAY REQUIRE A DRAINAGE EASEMENT TO BE CONVEYED TO ARAPAHOE COUNTY. ANY EASEMENTS THAT MAY BE REQUIRED BY ARAPAHOE COUNTY SHALL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN, REPLAT, OR CONVEYANCE OF THE LOT OR PAD TO A THIRD PARTY, WHICHEVER SHALL OCCUR FIRST.
- 19. THE LOTS, PADS, BLOCKS AND TRACTS COMPRISING THE SUBJECT PROPERTY MAY BE ANNEXED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPERLEAF AS CONTAINED IN INSTRUMENT RECORDED JUNE 28, 2005, UNDER RECEPTION NO. B5095145.
- 20. THIS PLAT IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COPPERLEAF FILING NO. 2 RECORDED JULY 25, 2006 UNDER RECEPTION NO. B6106703.
- 21. PROJECT 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.

#### NAVD88 ELEVATION = 5714.96

- 22. ALL EASEMENTS LABELED D.E. WHERE SHOWN UNLESS OTHERWISE NOTED ARE NON-EXCLUSIVE EASEMENTS FOR THE USE OF ACCESSING, MAINTAINING, AND REPAIRING OF STORM WATER MANAGEMENT IMPROVEMENTS.
- 23. TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREAS INCLUDING LOTS, PADS, TRACTS, 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.
- 24. THE SURVEYED PROPERTY IS CURRENTLY ZONED MU MIXED USE.

AREA TABLE					
AREA DESCRIPTION	AREA ACRES	AREA SQ. FEET			
LOT 1	11.392	496,244			
LOT 2	0.855	37,254			
PAD 1	0.935	40,713			
PAD 2	1.061	46,229			
PAD 3	0.903	39,350			
PAD 4	0.926	40,352			
PAD 5	0.805	35,085			
PAD 6	1.813	78,967			
PAD 7	1.396	60,818			
PAD 8	1.232	53,683			
PAD 9	1.989	86,629			
PAD 10	0.699	30,432			
PAD 11	1.320	57,511			
PAD 12	1.590	69,274			
TRACT A	1.090	47,468			
TRACT B	2.601	113,301			
TRACT C	0.586	25,531			
RIGHT-OF-WAY	1.007	43,853			
GROSS BOUNDARY	32.201	1,402,694			

TRACT SUMMARY TABLE							
TRACT NAME	INTENDED USE	AREA ACRES	AREA SQ. FEET	MAINTENANCE	FINAL OWNERSHIP		
TRACT A	STREET LANDSCAPE BUFFER, PUBLIC USE, DRAINAGE, UTILITIES	1.090	47,468	HOA	HOA		
TRACT B	DRAINAGE, UTILITIES	2.601	113,301	HOA	HOA		
TRACT C	STREET LANDSCAPE BUFFER, PUBLIC USE, DRAINAGE, UTILITIES	0.586	25,531	HOA	HOA		
	TOTAL	4.277	186,300				
	SUMMARY			1			
TRACTS (3)		4.277	186,300				
LOTS (2) PAI	OS (12)	26.917	1,172,540				
RIGHT-OF-WA	AY	1.007	43,854	1			
	TOTAL	32.201	1,402,694	1			

HOA = COPPERLEAF HOMEOWNERS ASSOCIATION INC., (THE MASTER HOA)

STREET LANDSCAPE BUFFERS: STREET LANDSCAPE BUFFER(S) AS INDICATED ON THE TRACT DESIGNATION TABLE ARE FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPE MATERIALS, FENCING, MONUMENTS, AND PUBLIC PEDESTRIAN WALKS/TRAILS. UNDERGROUND UTILITIES INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE ARE PERMITTED USES PROVIDED SUCH UTILITIES ARE INSTALLED IN COORDINATION WITH OTHER USES. THE INSTALLATION AND PLACEMENT OF SURFACE EQUIPMENT ASSOCIATED WITH CABLE, TELEPHONE, GAS AND ELECTRIC UTILITIES IS SPECIFICALLY PROHIBITED WITHOUT PRIOR COORDINATION AND APPROVAL FROM THE DEVELOPER AND/OR PROPERTY OWNER.

EASEMENT TABLE						
EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE/IMPROVEMENT MAINTENANCE RESPONSIBILITY			
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER			
ACCESS EASEMENT	ACCESS	ARAPAHOE COUNTY	PROPERTY OWNER			
DRAINAGE EASEMENT	DRAINAGE	ARAPAHOE COUNTY	PROPERTY OWNER			
PUBLIC USE EASEMENT	ACCESS, UTILITIES, SNOW STORAGE, SIDEWALK	ARAPAHOE COUNTY	PROPERTY OWNER			



AZTEC Proj. No.: 149723-01

AZTEC Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

MA

AZTEC Proj. No.: 149723-01

Drawn By: GLW

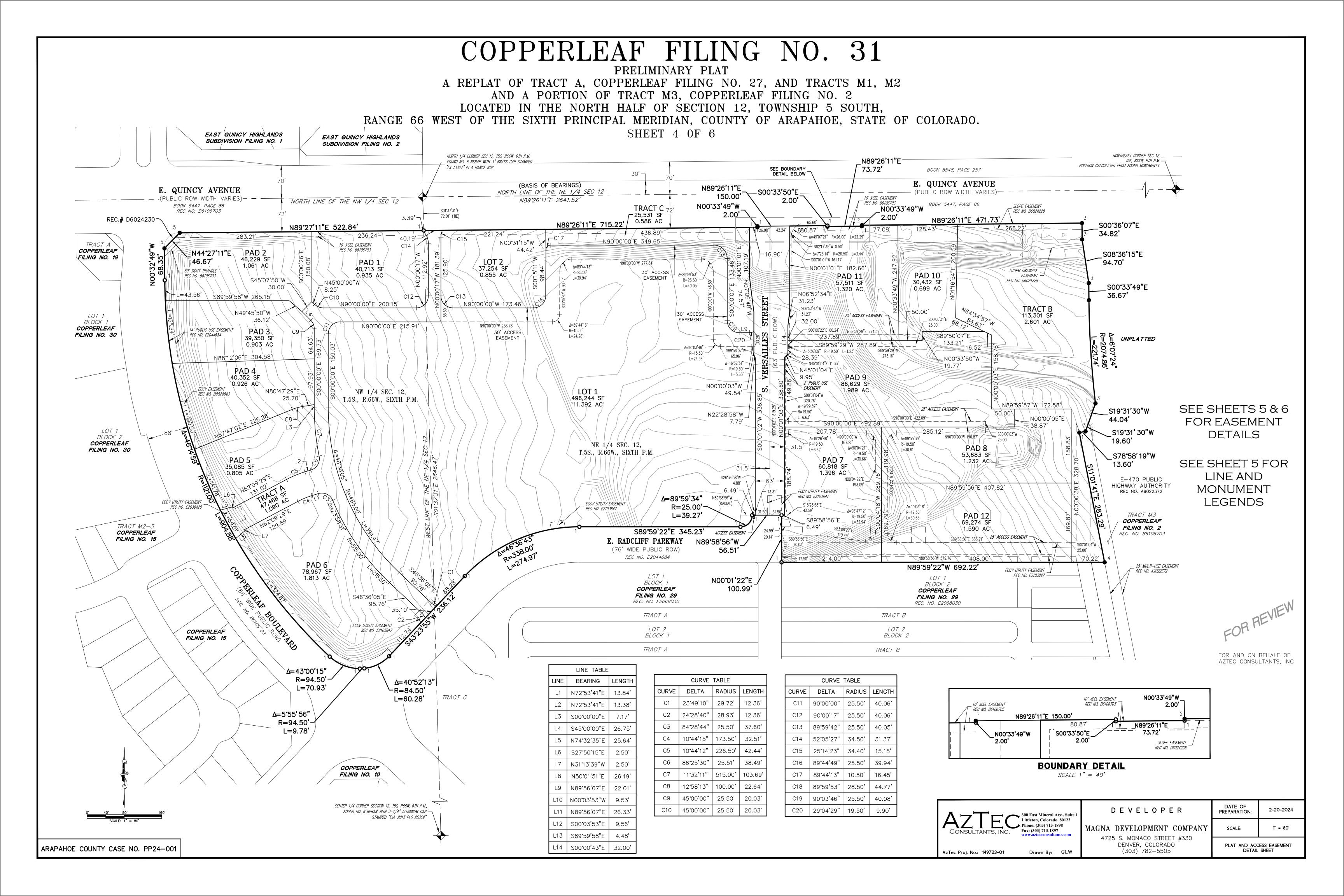
DEVELOPMENT COMPANY

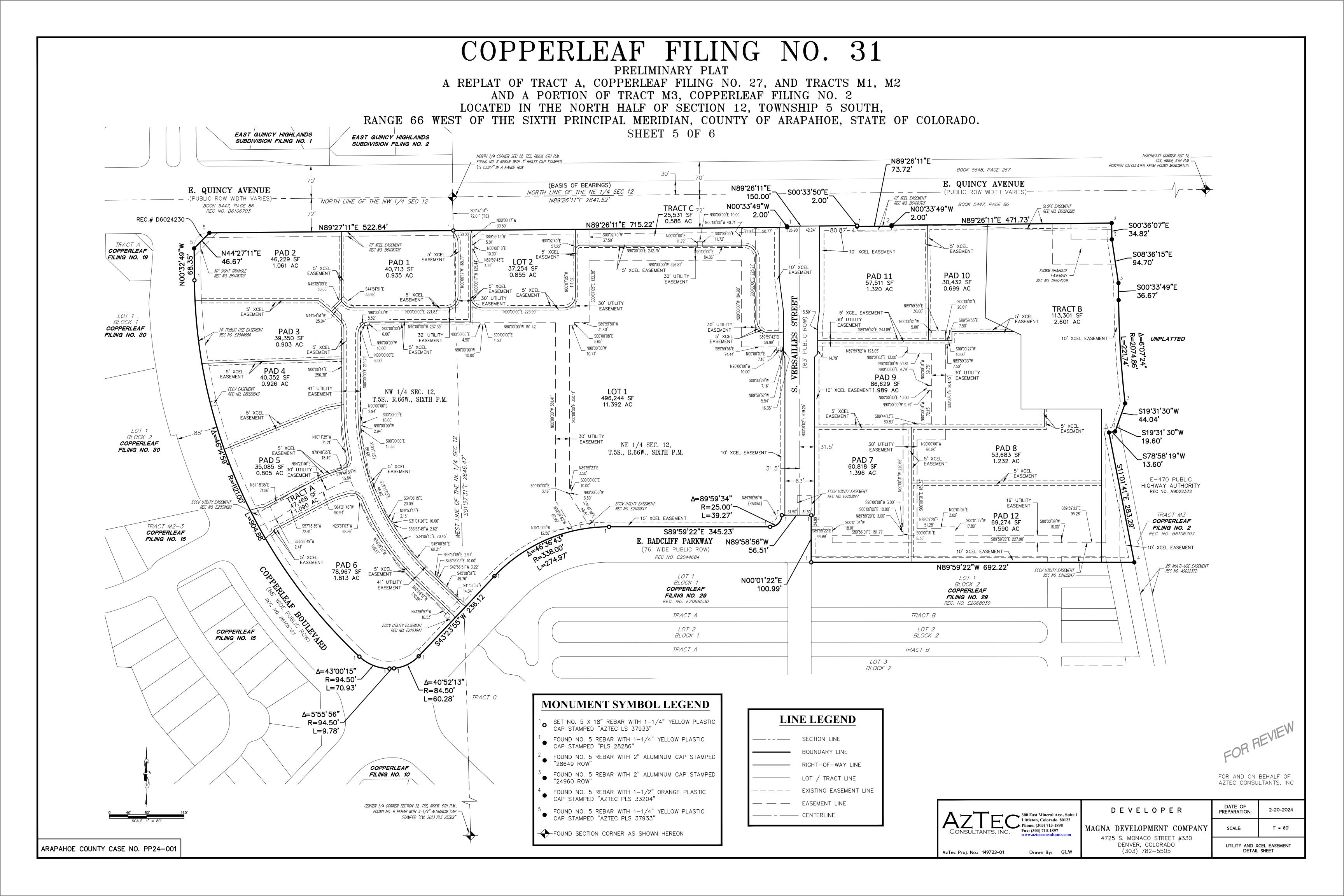
4725 S. MONACO STREET #330
DENVER, COLORADO
(303) 782-5505

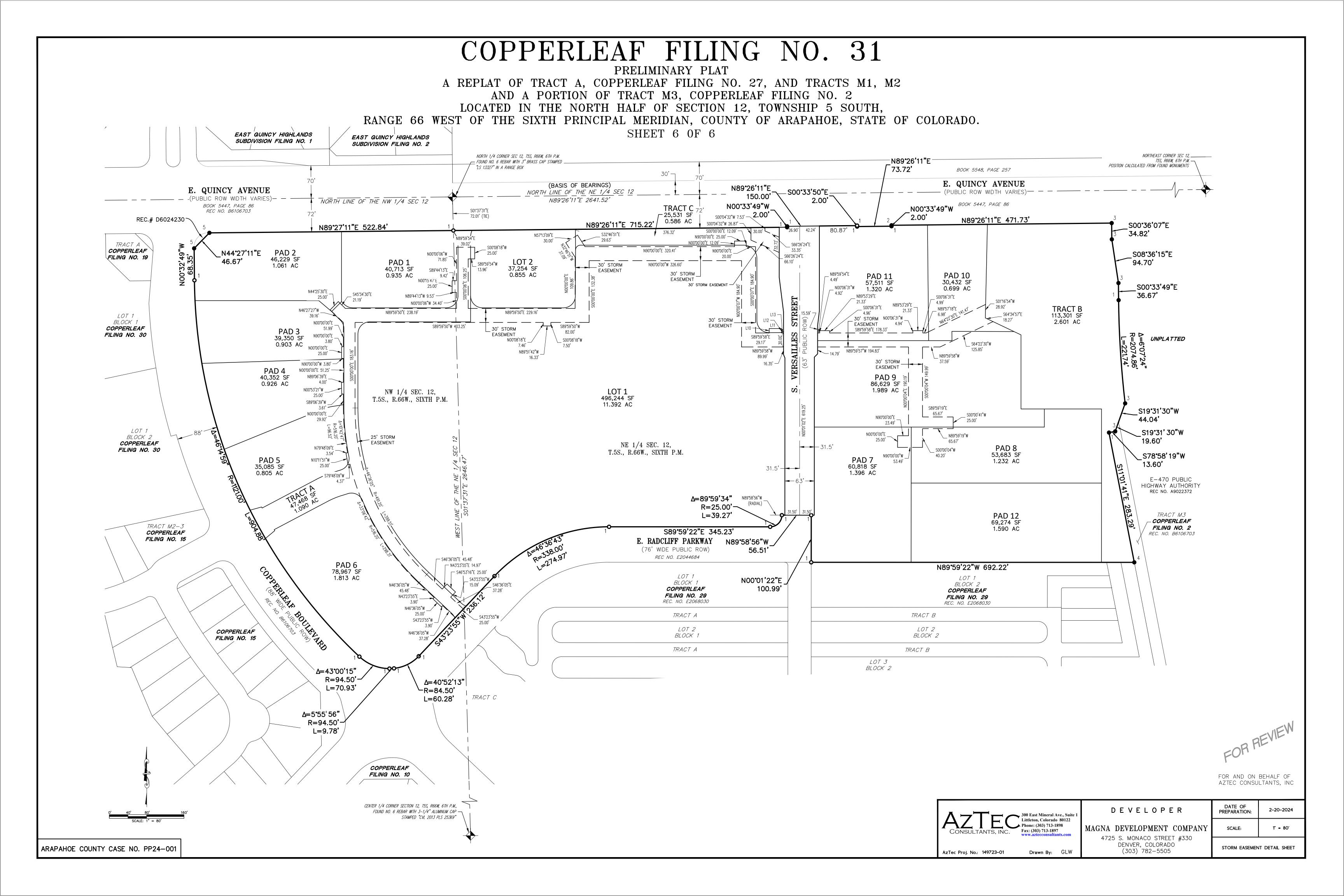
DATE OF PREPARATION: 2-20-2024

SCALE: N/A

CENERAL NOTES, TRACT SUMMARY TABLE, SUBDIVISION DATA TABLE







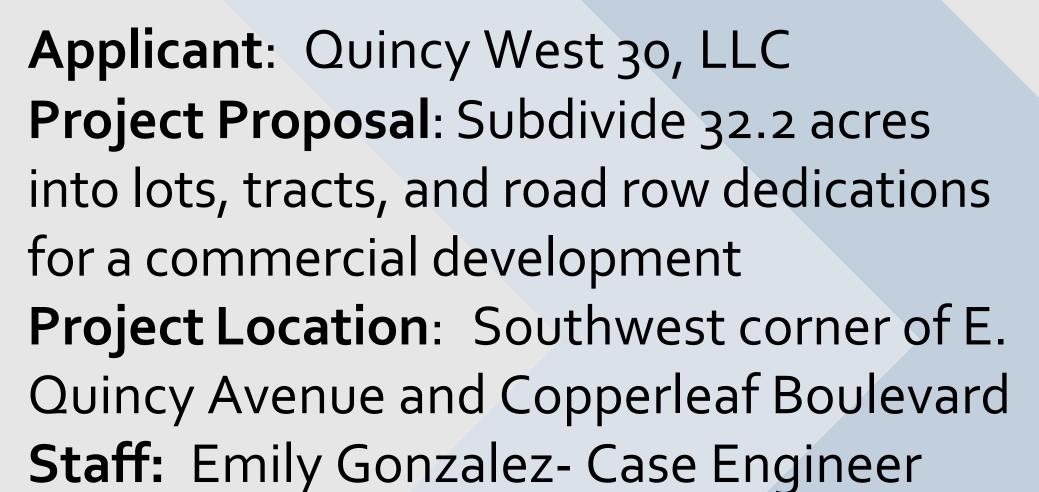


# Copperleaf Commercial Specific Development Plan & Preliminary Plat SDP24-001 & PP24-001

**Planning Commission Public Hearing** 

November 19, 2024









## Vicinity & Zoning Map

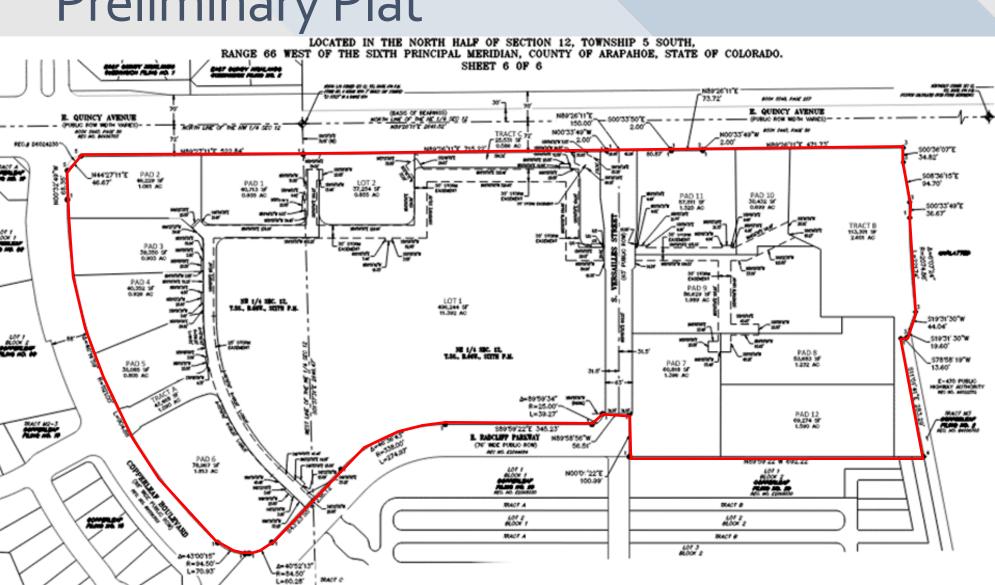




- Zoned: MU
- Surrounding properties:
  - Copperleaf Development SFD and SFA Residential, zoned MU
  - Arapahoe Park & Recreation
     District: open space
  - City of Aurora: SFD residential



## Preliminary Plat



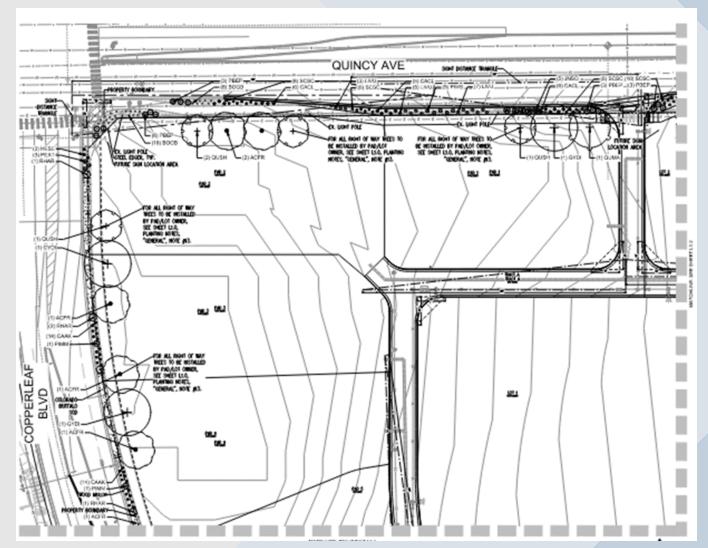


- 32.2 acres
- lots, tracts, and road row dedications.
- Lots range in size from 0.69 to 11.39 ac.
- Access: E. Quincy Ave., Copperleaf Blvd. & Radcliff Blvd.



## Specific Development Plan





- 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



- 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)
  - Developoment can be served by sheriff and fire)
  - Compatible with the surrounding area.



## Referral and Public Comment



- 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



- 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



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



### Conclusion



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

