

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL FINAL DEVELOPMENT PLAN &
USE BY SPECIAL REVIEW
COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

SITE PLAN LEGEND

- PROPOSED PROPERTYLINE
EXISTING EASEMENT
PROPOSED BUILDING SETBACK
PROPOSED BUILDING OUTLINE
EXISTING CURB AND GUTTER
PROPOSED SPILL CURB AND GUTTER
PROPOSED CATCH CURB AND GUTTER
PROPOSED RETAINING WALL
PROPOSED FENCE
PROPOSED FENCE WITH RETAINING WALL
PROPOSED SWALE
DENOTES ADA ROUTE
PARKING COUNT
PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
DENOTES TRAFFIC FLOW PATTERNS
DENOTES CLEANOUT

SITE SCHEDULE:

- EXISTING STORM SEWER TO REMAIN.
- EXISTING STORM INLET TO REMAIN
- EXISTING STORM MANHOLE TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN.
- EXISTING WATER MAIN TO REMAIN
- EXISTING GAS MAIN TO REMAIN (APPROX. LOCATION).
- EXISTING ELECTRIC LINE TO REMAIN
- EXISTING COMMUNICATIONS LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING SANITARY MANHOLE TO REMAIN
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING CURB RAMP TO REMAIN
- EXISTING STORM SEWER AND 2X4 POST TO BE REMOVED
- BEGIN CURB CUT. MATCH EXISTING CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING (BY OTHERS).
- PROPOSED 6" CURB (TYP.)
- PROPOSED INFANT PLAYGROUND (APPROX. 2,640 S.F.). REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- PROPOSED PLAYGROUND (APPROX. 3,910 S.F.). REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED TRASH ENCLOSURE.
- STOP SIGN + STOP BAR.
- PROPOSED ADA PARKING SIGNAGE R7-8.
- PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN R7-8 AND R7-8A.
- PROPOSED PAINT HC PARKING SYMBOL.
- PROPOSED CURB RAMP
- PROPOSED PAINT 4" SOLID WHITE PARKING STRIPES AT 16" O.C. AT 45° TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- PROPOSED ACCESS DRIVE.
- PROPOSED PAINT 4" 90° SOLID WHITE PARKING STRIPE (TYP.).
- PROPOSED CROSSWALK STRIPING. 10" X 2" STRIPES, WITH 4" SEPARATIONS.
- FACILITY MAIN PUBLIC ENTRY.
- PR. FDC.
- PR. FIRE RISER ROOM.
- 15 LF TAPERED CURB AND GUTTER. SEE DETAIL ON SHEET C5.1
- SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY AT HANDICAP PARKING STALLS. CROSS SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.

PROPOSED PLAYGROUND FENCE DETAIL

- PROPOSED PLAYGROUND FENCE. SEE DETAIL THIS SHEET.
- FLUSH CURB AND GUTTER.
- PROPOSED 5 BIKE WAVE RACK.
- PROPOSED PORTE COCHERE ROOF. SEE ARCHITECTURAL PLANS.
- PROPOSED RETAINING WALL
- SECONDARY ENTRANCE.
- PROPERTY LINE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED WATER METER
- APPROX. LOCATION OF PR. LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP)
- PROPOSED SWALE
- PROPOSED STAIRS WITH HANDRAIL
- PROPOSED STORM AREA INLET
- DENOTED ADA ROUTE
- PROPOSED PORTE COCHERE COLUMNS
- PROPOSED STORM CULVERT
- PROPOSED 8'X8' ELECTRICAL TRANSFORMER PAD AND SWITCH CABINET
- PROPOSED 4" CROSS PAN
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED METAL 42" FENCE & GATE
- PROPOSED METAL 42" GUARDRAIL
- PROPOSED GREASE INTERCEPTOR
- EXISTING PRV VAULT. CONTRACTOR TO VERIFY IN FIELD

DEVELOPMENT CRITERIA COMPARISON CHART

CRITERIA	REQUIRED GDP (GDP18-004)	PROPOSED GDP (FDP23-001)
LAND AREA	88,438/2.03	88,438/2.03
F.A.R	NO MAX OR MIN	12.40%
ZONING	MU	MU
PERMITTED USE	VARIOUS PER PDP	VARIOUS PER PDP
BUILDING HEIGHT	60'	28'
% LANDSCAPE OPEN SPACE	20%	34.9%
MINIMUM SETBACKS		
BUILDING:		
NORTH (PRIVATE DRIVE):	10'	10'
EAST (COPPERLEAF BLVD):	20'	20'
WEST:	10'	10'
SOUTH:	10'	20'
PARKING LOT (FROM ROW)	20'	20'

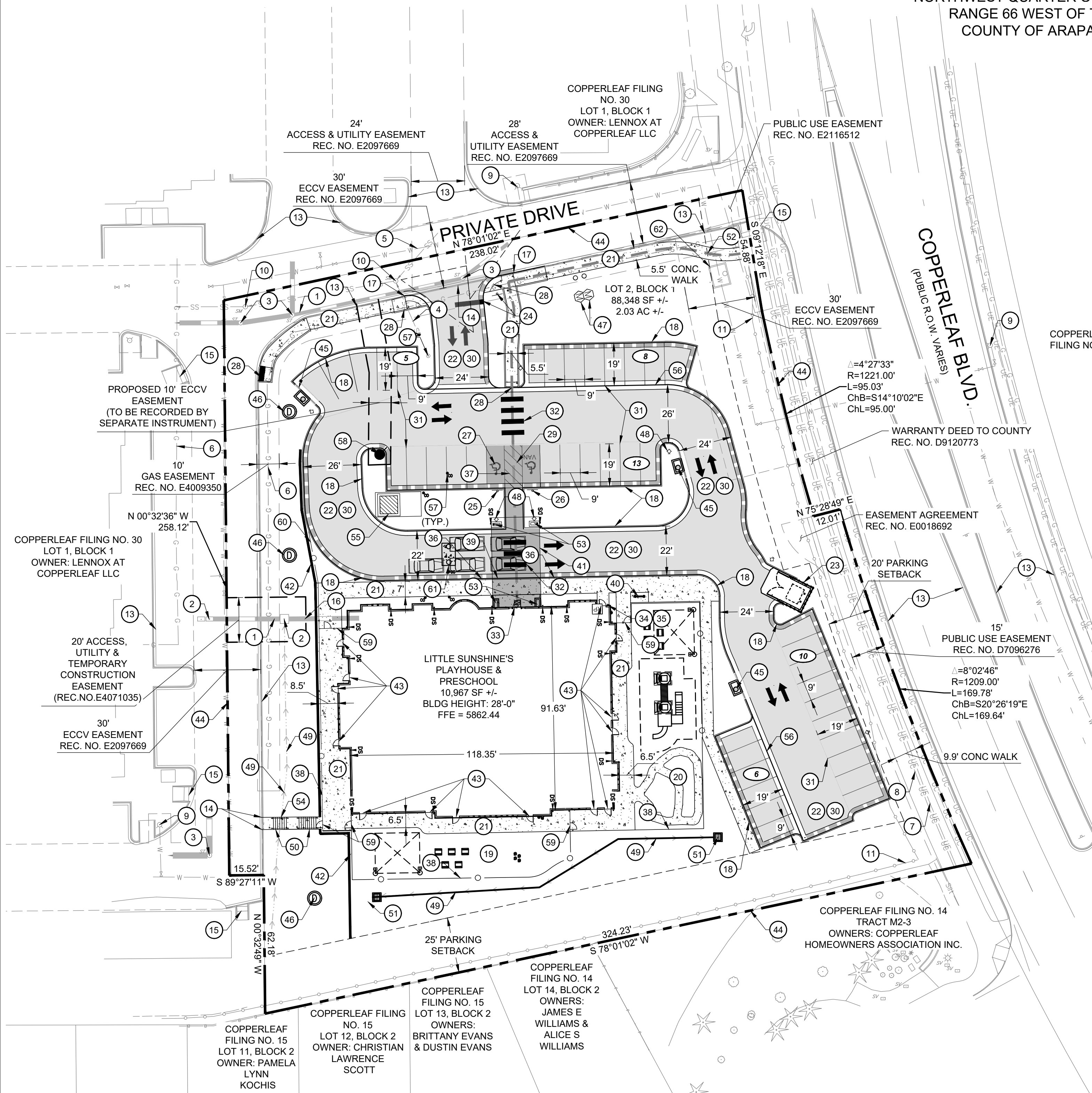
PARKING UTILIZATION TABLE

PARKING REQUIRED =	44 PARKING SPACES TOTAL (10,967 SF GROSS FLOOR AREA/250 SF) 42 REGULAR SPACES 1 HANDICAP SPACE 1 VAN ACCESSIBLE HANDICAP SPACE
PARKING PROVIDED =	42 SPACES TOTAL* 40 REGULAR FULL SIZE SPACES 1 HANDICAP SPACE 1 VAN ACCESSIBLE HANDICAP SPACE

*WAIVER FOR PARKING REDUCTION SUBMITTED AS PART OF THIS SITE PLAN

GENERAL NOTES:

- ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
- ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
- EMERGENCY VEHICLES WILL MANUEVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
- CAR/TRUCKS WILL MANUEVER AROUND BUILDING DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
- HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, AND ELEVATIONS.
- THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- THERE ARE NO USES WITHIN THE LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE.
- THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
- UNLESS OTHERWISE NOTED, ALL RADII SHALL BE 3'.
- SEE ARCHITECTURAL PLANS FOR BUILDING MODIFICATIONS.
- PROPOSED WATER AND SANITARY SEWER INFRASTRUCTURE IS SHOWN FOR INFORMATION ONLY AND IS NOT REVIEWED OR APPROVED BY ARAPAHOE COUNTY.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

P:\PLAYHOUSE DEVELOPMENT\CO. ARAPAHOE COUNTY - COPPERLEAF AND QUINCYS CAD\ASPH SITE PLANDWG

ARAPAHOE COUNTY CASE NO.FDP23-001 & USR23-002

PRELIMINARY
NOT FOR
CONSTRUCTION



LITTLE SUNSHINE DAYCARE

PLAYHOUSE DEVELOPMENT

4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

SITE PLAN

PROJECT NO.: PLA009.01

DESIGNED BY: TDP

DRAWN BY: TDP

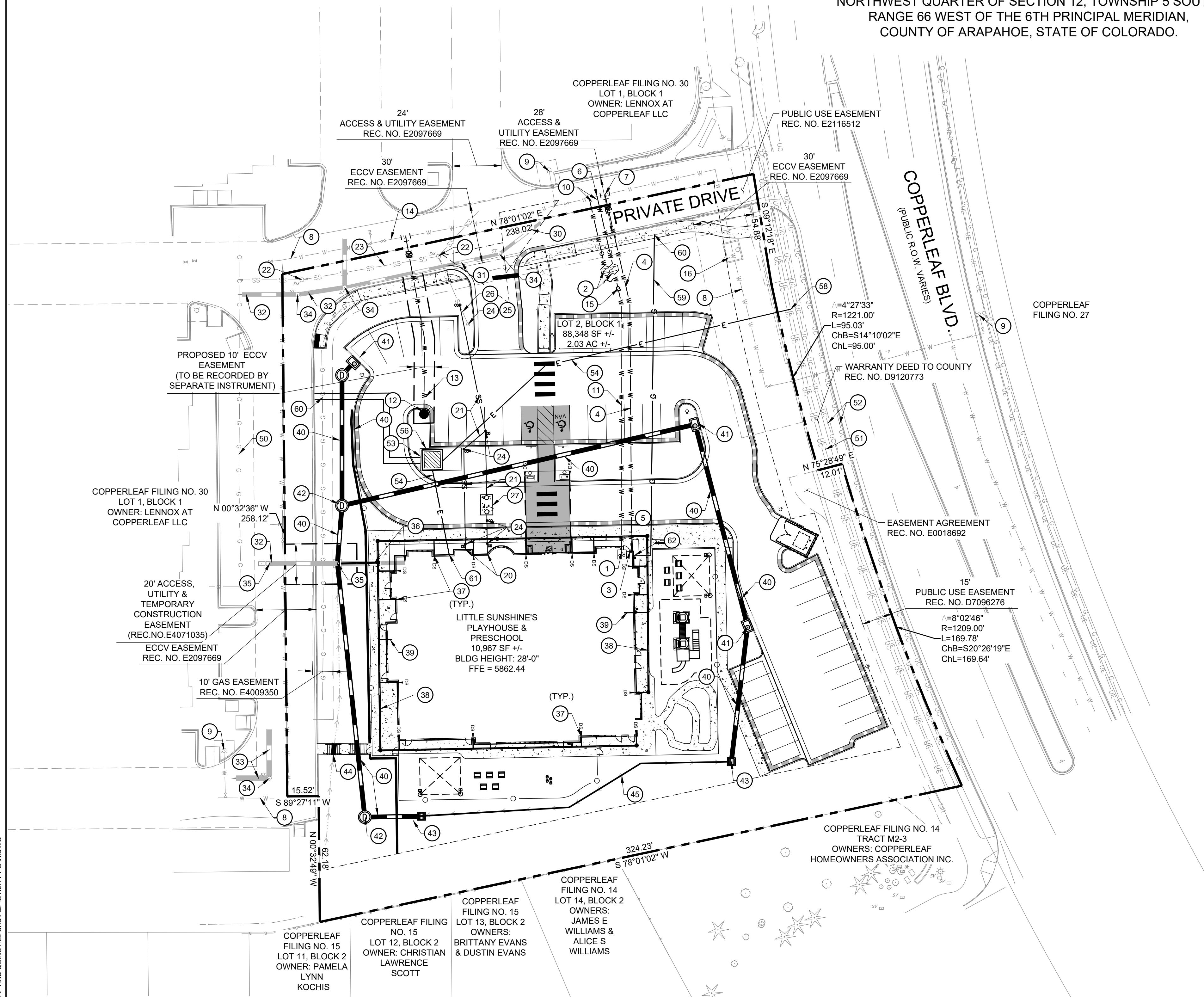
DATE: 9/25/2024

2 OF 16

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LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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WATER

- PROPOSED INTERIOR TYPE K COPPER DOMESTIC WATER SERVICE LINE WITH BACKFLOW PREVENTER INSTALLED OFF 5' STUB TO BLDG. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- METER IN PIT.
- PROPOSED DIP FIRE SERVICE LINE CONNECTION TO BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- PROPOSED DIP FIRE SERVICE LINE.
- PROPOSED FDC WITH APPROVED KNOX PLUGS/CAPS.
- PROPOSED DOMESTIC WATER TAP CONNECTION TO EXISTING WATER MAIN, W/ TAPPING SADDLE.
- PROPOSED DIP FIRE SERVICE CONNECTION TO EXISTING WATER MAIN, WITH TEE AND VALVE.
- EXISTING WATER MAIN.
- EXISTING FIRE HYDRANT.
- CURB STOP VALVE + CONCRETE COLLAR
- TYPE K COPPER DOMESTIC WATER SERVICE LINE
- FIRE HYDRANT
- DIP FIRE HYDRANT LINE
- PROPOSED DIP FIRE HYDRANT CONNECTION TO EXISTING WATER MAIN, WITH SWIVEL TEE AND VALVE.
- REDUCER
- EXISTING PRV VAULT. CONTRACTOR TO VERIFY IN FIELD.

SANITARY SEWER

- PROPOSED SANITARY SEWER SERVICE 5 FEET OFF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- PROPOSED PVC SDR 35 SANITARY SEWER SERVICE @ MIN. 2% SLOPE.
- EXISTING SANITARY MANHOLE. PROTECT IN PLACE.
- EXISTING 8" PVC SANITARY SERVICE MAIN.
- PRIVATE HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- CONNECT TO EX. SANITARY STUB.
- EXISTING SANITARY SEWER STUB
- PROPOSED PRECAST CONCRETE GREASE INTERCEPTOR

STORM SEWER

- EXISTING 12" PVC STORM SEWER
- EXISTING 12" RCP STORM SEWER
- EXISTING 18" RCP STORM SEWER
- EXISTING 24" RCP STORM SEWER
- EXISTING STORM MANHOLE. PROTECT IN PLACE
- EXISTING SEALED STORM INLETS TO REMAIN
- EXISTING STORM SEWER AND 2X4 POST TO BE REMOVED
- PROPOSED DOWNSPOUT LOCATION WITH 6" SCH35 OR 40 PVC OR DUAL-WALL HDPE AND WATERTIGHT FITTINGS. UNDERGROUND STUB PIPES CONNECTED TO TRUNKLINES.
- PROPOSED DOWNSPOUT TRUCKLINE. 12" SCH 35 PVC OR DUAL-WALL HDPE WITH WATERTIGHT FITTINGS.
- 6" INTERNAL ROOF DRAIN.
- PROPOSED HDPE STORM SEWER.
- PROPOSED TYPE R INLET
- PROPOSED 4" MANHOLE
- PROPOSED AREA INLET
- PROPOSED RCP CULVERT
- PROPOSED 40 PVC SLOTTED PIPE UNDERDRAIN

UTILITY PLAN LEGEND

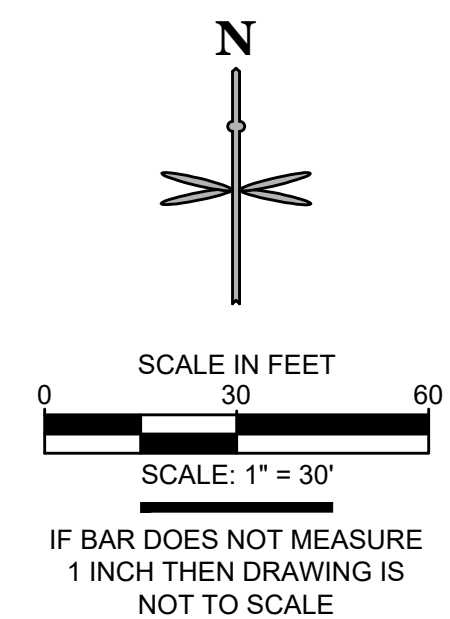
---	PROPOSED PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED BUILDING SETBACK
---	PROPOSED BUILDING OUTLINE
---	PROPOSED 6" CATCH CURB
---	PROPOSED 6" SPILL CURB
---	PROPOSED RETAINING WALL
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED GAS LINE
---	PROPOSED ELECTRIC SERVICE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING GAS LINE
---	EXISTING BURIED ELECTRIC
---	EXISTING COMMUNICATIONS
---	EXISTING FIRE HYDRANT
---	EXISTING SANITARY MANHOLE
---	PROPOSED CLEANOUT
---	PROPOSED/EXISTING STORM MANHOLE
---	PROPOSED/EXISTING STORM INLET
---	PROPOSED SITE LIGHTING
---	PROPOSED FIRE HYDRANT

UTILITY NOTE

- PROPOSED UTILITIES OTHER THAN STORM SEWER IS SHOWN FOR INFORMATION ONLY AND IS NOT REVIEWED OR APPROVED BY ARAPAHOE COUNTY.

DRY UTILITIES

- EXISTING UNDERGROUND GAS LINE (APPROXIMATE LOCATION)
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- PROPOSED 8" X 8" ELECTRICAL TRANSFORMER PAD & ELECTRICAL USER CABINET. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER.
- PROPOSED ELECTRIC LINE. (APPROXIMATE LOCATION. CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION).
- PROPOSED TRANSFORMER CLEAR WORKING SPACE AREA.
- PROPOSED ELECTRIC LINE CONNECTION TO EXISTING ELECTRIC LINE. (LOCATION FOR REFERENCE ONLY).
- PROPOSED 2" GAS LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION).
- PROPOSED GAS LINE CONNECTION TO EXISTING GAS LINE. (LOCATION FOR REFERENCE ONLY).
- PROPOSED ELECTRIC LINE CONNECTION TO BUILDING (LOCATION FOR REFERENCE ONLY).
- PROPOSED GAS METER (LOCATION FOR REFERENCE ONLY).



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1-800-922-1987 or 811

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GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

ARAPAHOE COUNTY CASE NO.FDP23-001 & USR23-002

PRELIMINARY
NOT FOR
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LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
UTILITY PLAN

PROJECT NO.: PLA009.01
DESIGNED BY: TDP
DRAWN BY: TDP
DATE: 9/25/2024

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NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

GRADING PLAN LEGEND

- PROPOSED PROPERTY LINE
EXISTING EASEMENT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED BUILDING OUTLINE
PROPOSED CATCH CURB
PROPOSED SPILL CURB
PROPOSED RETAINING WALL
EXISTING STORM SEWER
PROPOSED/EXISTING STORM MANHOLE
PROPOSED/EXISTING STORM INLET
PROPOSED FLOWLINE ELEVATION
PROPOSED SIDEWALK ELEVATION
PROPOSED GRADE TO MATCH EXISTING
PROPOSED TOP OF WALL GRADE
PROPOSED BOTTOM OF WALL GRADE
PROPOSED SWALE GRADE
PROPOSED INLET GRATE GRADE
FLOW ARROW AND GRADE

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PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

GRADING PLAN

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P:\PLAYHOUSE DEVELOPMENT\CO. ARAPAHOE COUNTY - COPPERLEAF AND QUINCY\08 CAD\AS\GRADING PLAN.DWG

BENCHMARKS:

ELEVATIONS ARE BASED UPON CITY OF AURORA BENCH MARK 5S6601SW001 (AKA U-083.5A). CITY DESCRIPTION: SET 3" DIAMETER BRASS CAP STAMPED (C.O.A., BM, U-083.5A, 1981), ATOP 30" LONG STEEL PIPE IN CONCRETE, ON THE NORTH SIDE OF QUINCY AVENUE, IN LANDSCAPED AREA APPROX. 100 FT. WEST OF S. PLAINS PKWY. ELEVATION 5865.952 NAVD88.



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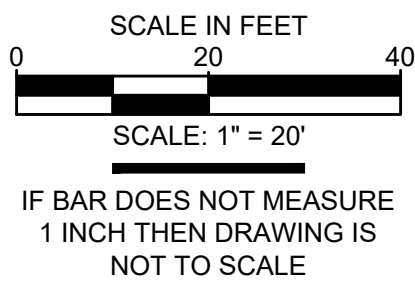
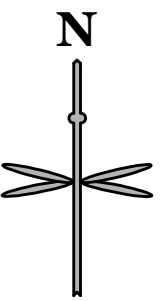
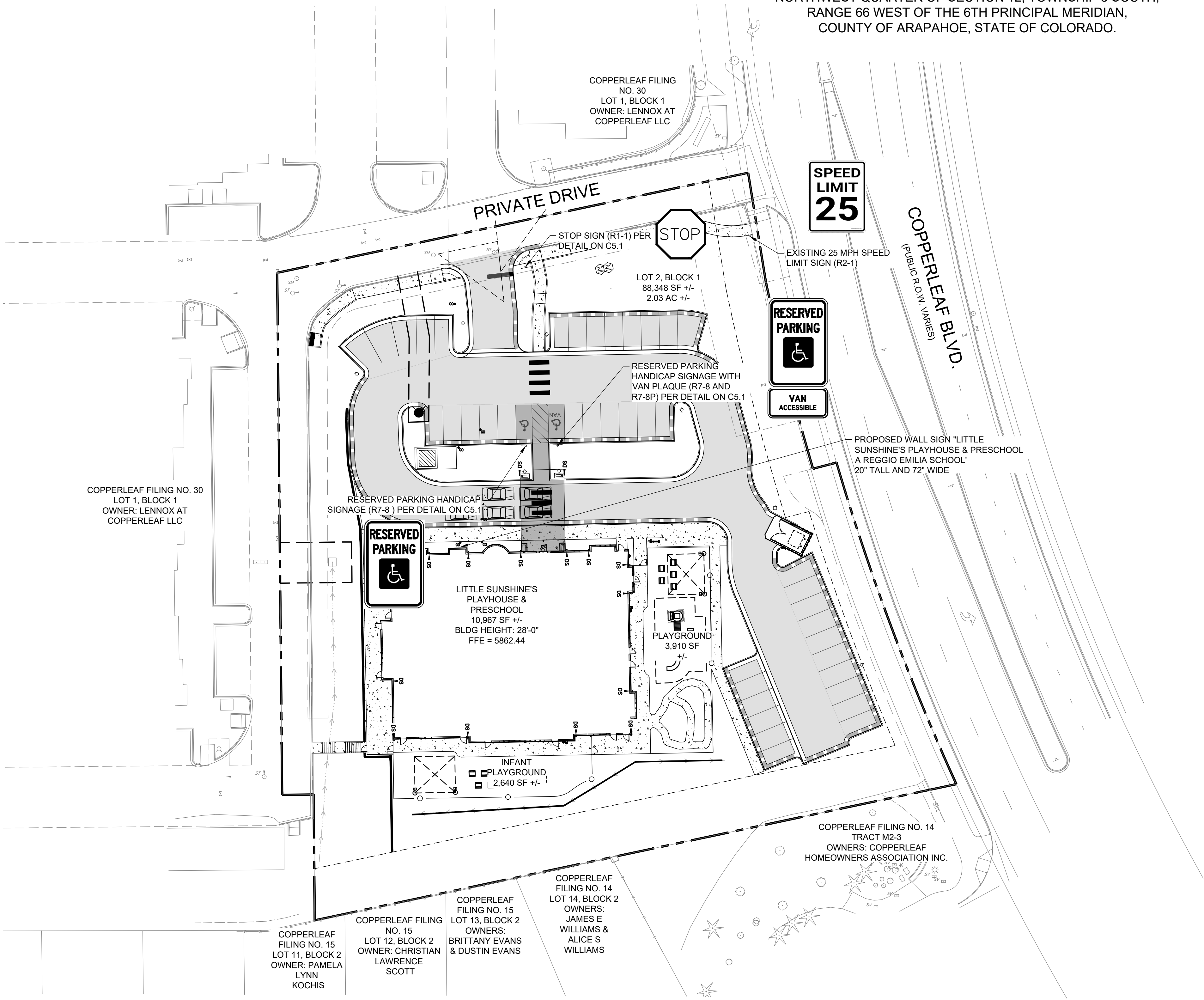
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SITE PLAN LEGEND

	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED BUILDING OUTLINE
	EXISTING CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED CATCH CURB AND GUTTER
	PROPOSED RETAINING WALL
	PROPOSED FENCE
	PROPOSED FENCE WITH RETAINING WALL
	PROPOSED SWALE
	PARKING COUNT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

SITE NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ARAPAHOE COUNTY AS APPLICABLE.
2. EMERGENCY AND SERVICE TRUCKS WILL MANEUVER THROUGH DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT WITH A FIRE TURNAROUND ON THE SOUTHWEST SIDE OF THE FACILITY.
3. CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
4. HANDICAP PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS SERVICE AREA DIMENSIONS AND ELEVATIONS.
6. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
7. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ARAPAHOE COUNTY ZONING ORDINANCE.
8. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE ARAPAHOE COUNTY.
9. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
10. ALL DIMENSIONS ARE MEASURED FROM FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
11. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.



Know what's below.
Call before you dig.

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BENCHMARKS:

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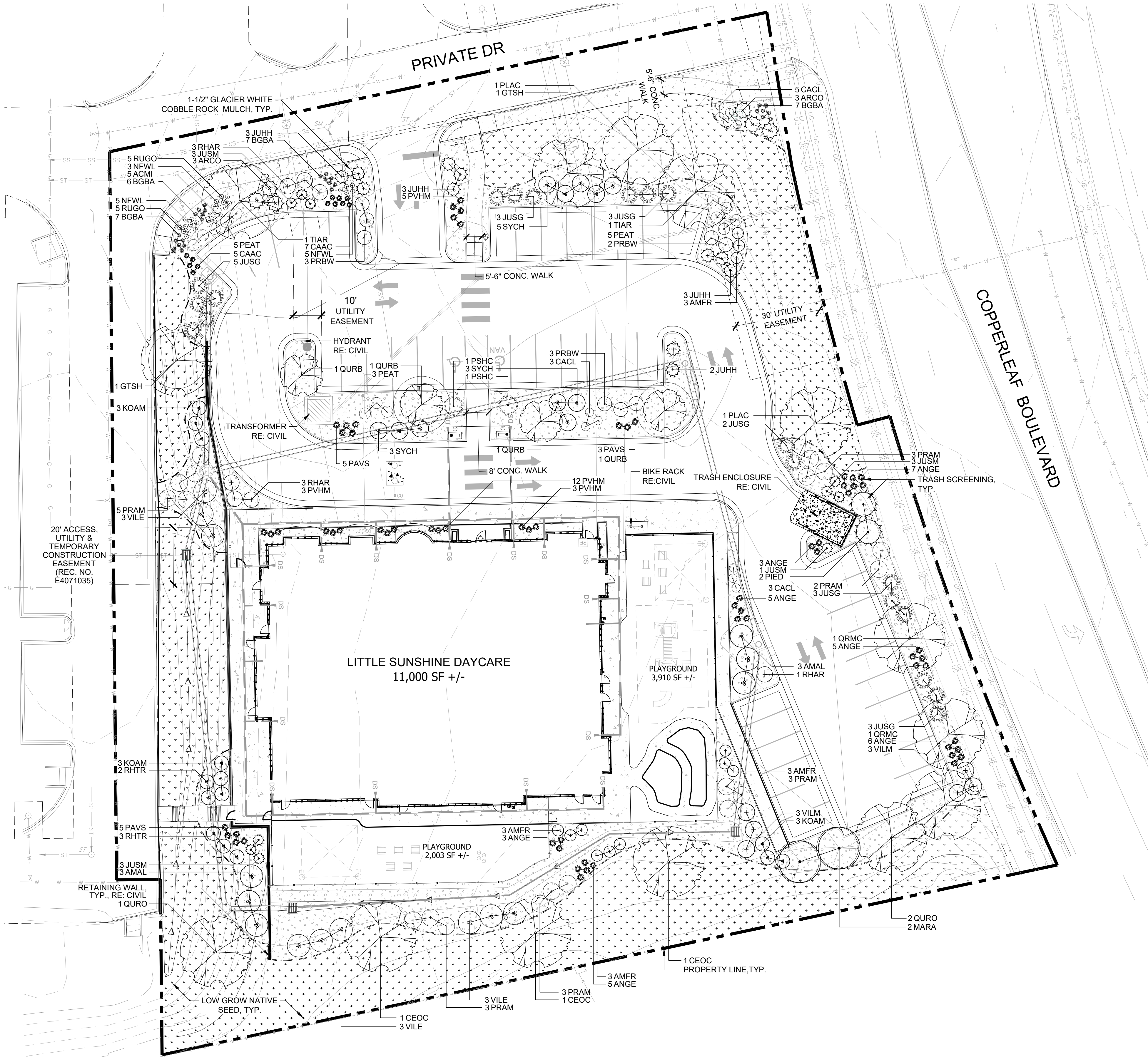


LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
SIGNAGE PLAN

PROJECT NO.: PLA009.01
DESIGNED BY: TDP
DRAWN BY: TDP
DATE: 9/25/2024

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LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- NATIVE SEED
- 1-1/2" GLACIER WHITE COBBLE ROCK MULCH
- FENCING, RE: CIVIL
- LANDSCAPE EDGER

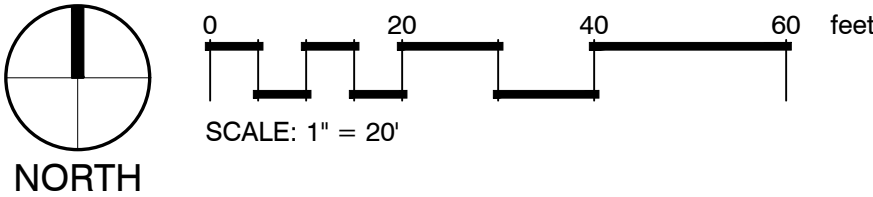
LANDSCAPE REQUIREMENTS

SITE DATA	REQUIRED	PROPOSED
SITE AREA = 66,346 SF/ 2.03 AC	13,269 SF (20% MIN OPEN SPACE)	30,936 SF (34.9% OF SITE)
REQUIRED TREES (1 TREE/1,000 SF OF AREA)	18 TREES	18 TREES
REQUIRED SHRUBS (10 SHRUBS/1,000 SF OF AREA)	177 SHRUBS	145 SHRUBS + 32 SHRUB EQUIVALENTS = 177 TOTAL SHRUBS
ORNAMENTAL GRASSES (1 GAL) (3) 1 GAL. ORNAMENTAL GRASSES= (1) 5 GAL. SHRUB)	N/A	98 GRASSES 98 /3= 32 SHRUB EQUIVALENTS
NATIVE SEED	N/A	17,226 SF
PLANTING AREA (SHRUB BEDS)	N/A	13,710 SF

PARKING LANDSCAPE REQUIREMENTS

SITE DATA	REQUIRED	PROPOSED
REQUIRED TREES (2 TREES/ PER ISLAND OVER 36 LF)	2 ISLANDS= 4 TREES	4 TREES
REQUIRED SHRUBS (2) TREES OR (5) SHRUBS, OR AN ACCEPTABLE COMBINATION OF TREES AND SHRUBS, FOR EVERY 600 SQUARE FEET OF AREA IN THE ISLAND.)	(2,486 SF/ 600 SF= 21 SHRUBS OR 9 TREES	4 TREES 19 SHRUBS/ 2 SHRUB EQUIVALENTS
ORNAMENTAL GRASSES (1 GAL) (3) 1 GAL. ORNAMENTAL GRASSES= (1) 5 GAL. SHRUB)	N/A	8 GRASSES 8 GRASSES /3= 2 SHRUB EQUIVALENTS

1 LANDSCAPE PLAN



811 CALL UTILITY NOTIFICATION
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BY	DATE	REVISION	No.	1	2	3
MF	05.22.2024	FDP SUBMITTAL #2	1			
MF	08.23.2024	FDP SUBMITTAL #3	2			
LR	12.04.2024	FDP SUBMITTAL #4	3			

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**K2 CIVIL
CONSULTANTS**

**LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL**
A Reggio Emilia School

**LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO**

LANDSCAPE PLAN

PROJECT NO: 23-081
DESIGNED BY: MF
DRAWN BY: MF
DATE: 12/5/2024

6 OF 16

X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\23-081_LITTLE SUNSHINE ARAPAHOE COUNTY\23-081_LANDSCAPE & IRRIGATION SUBMITTAL\23-081_LANDSCAPE PLAN.DWG

X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\23-081_EES_LITTLE SUNSHINE ARAPAHOE COUNTY\23-WORKING\2024-12-XX_LANDSCAPE & IRRIGATION SUBMITTAL\23-081_7_LANDSCAPE NOTES & DETAILS.DWG

GENERAL NOTES:

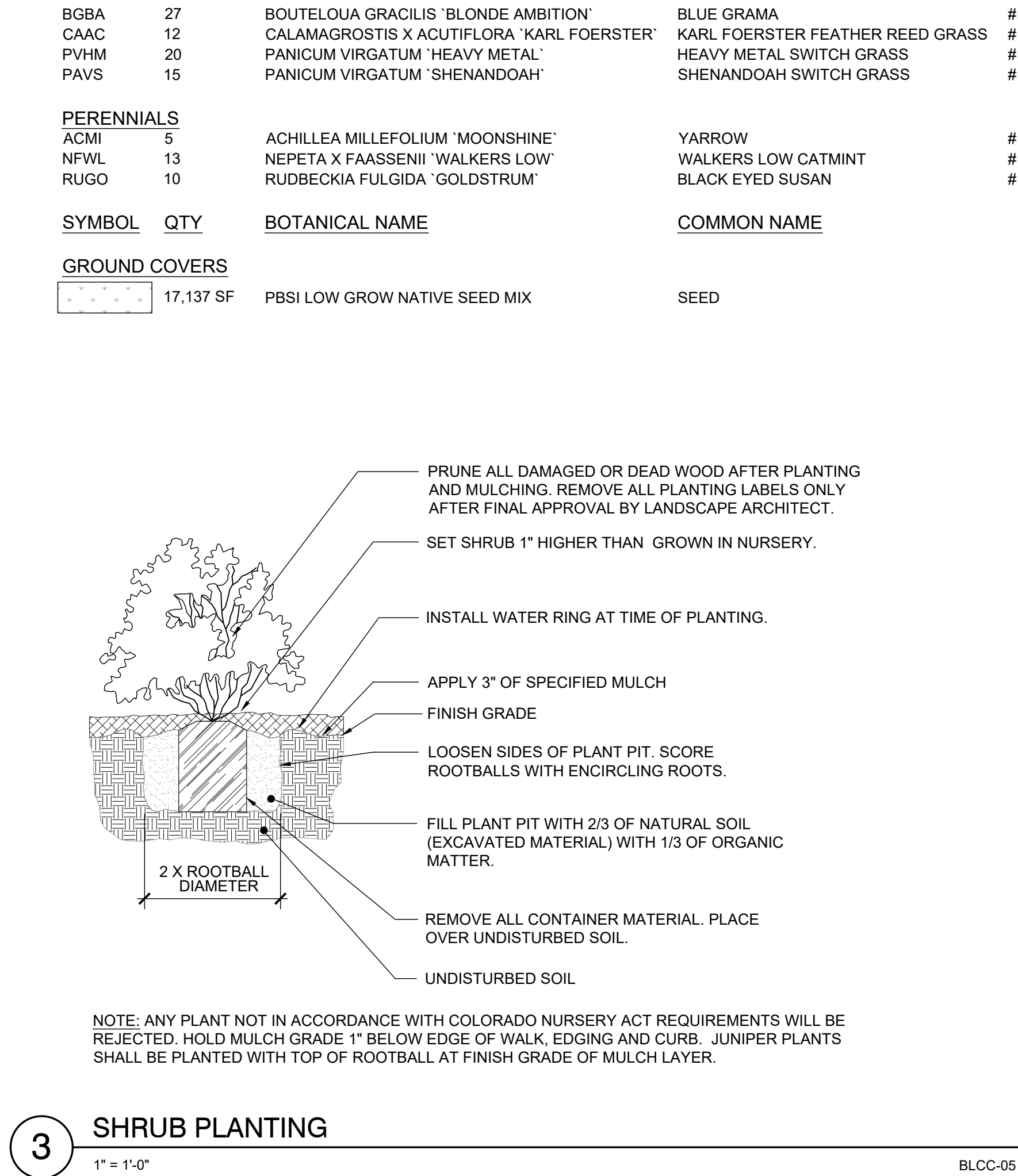
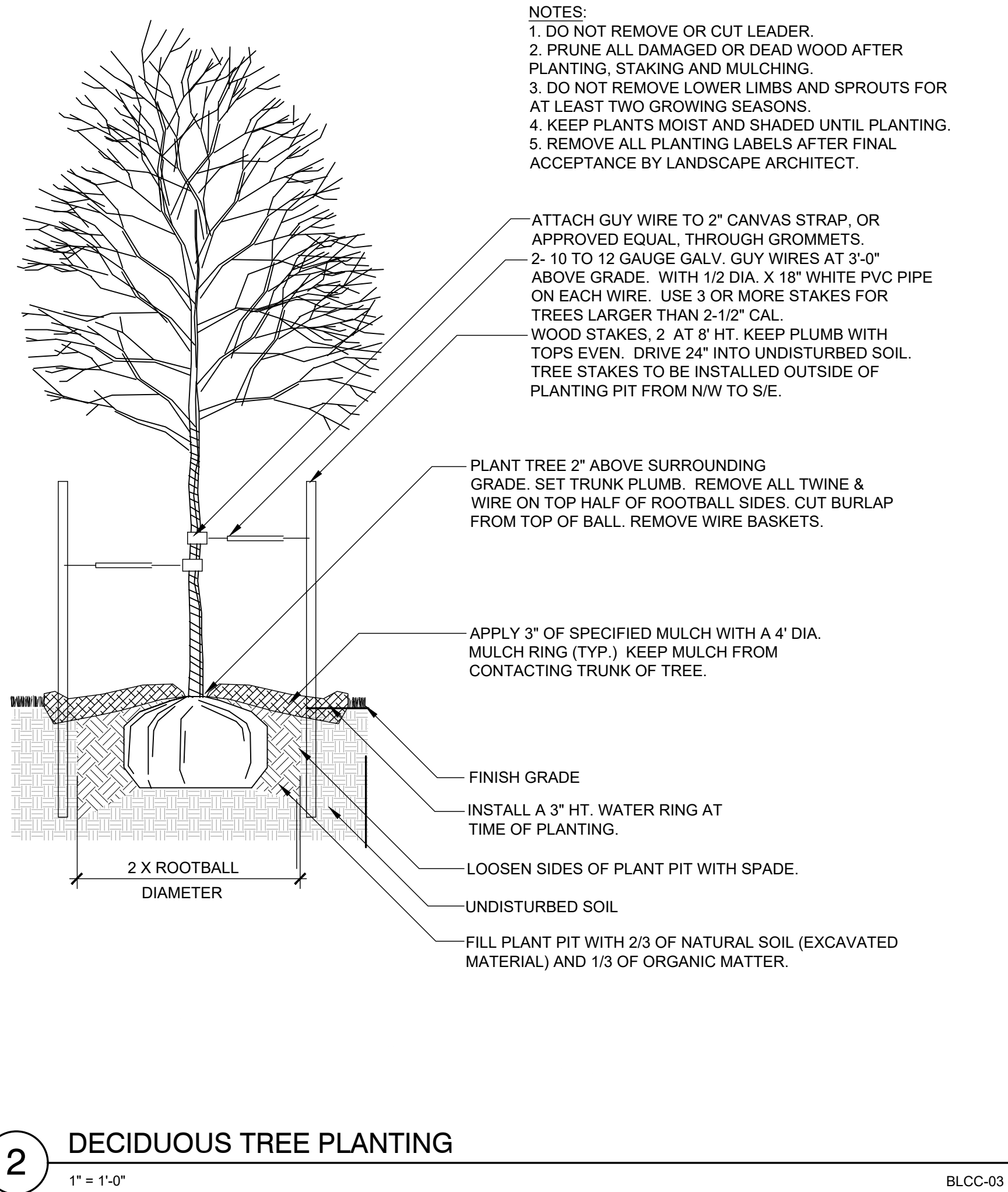
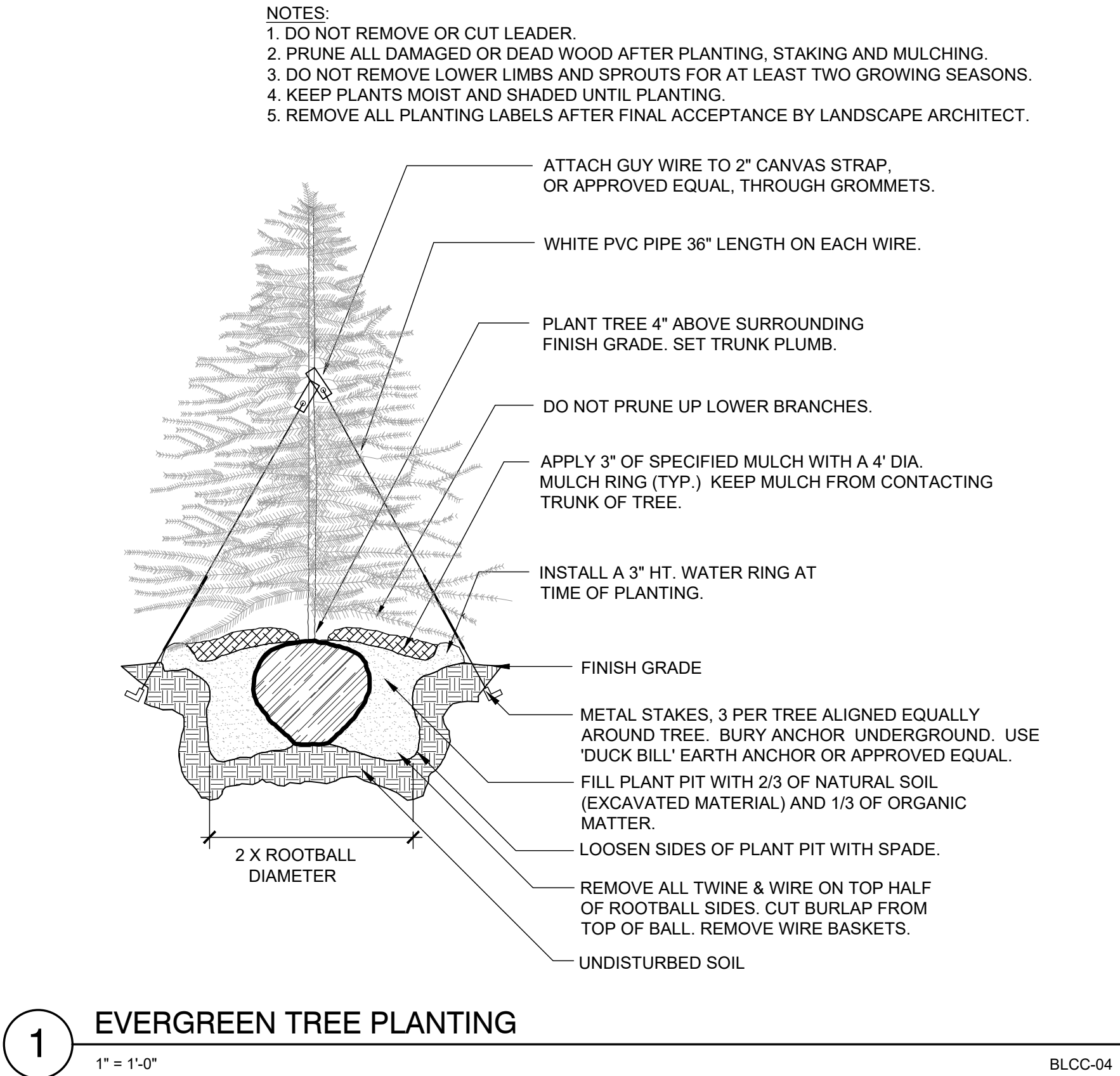
1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTling PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIp TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION. LOTS TO IRRIGATED INDIVIDUALLY BY SEPARATE TAPS.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY BOTH INSIDE AND OUTSIDE OF THE CONSTRUCTION LIMITS WILL BE REVEGETATED.

CLEARING & GRADING:

1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.



LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL FINAL DEVELOPMENT PLAN & USE BY SPECIAL REVIEW

COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SOIL SPECIFICATIONS:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
4. IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

MULCH

1. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 2"-4" ROCK COBBLE MULCH OVER FABRIC AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
2. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT IN PLANTING BEDS SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

NATIVE SEED

1. NATIVE SEED MIX AS SPECIFIED SHALL BE 'PBSI FOOTHILLS NATIVE MIX' AS SUPPLIED BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL. SEEDING RATE: 25 LBS/ACRE
1.1. SEED MIX TO BE AS FOLLOWS: (10%) SWITCHGRASS, (10%) ROCKY MOUNTAIN FESCUE, (10%) BIG BLUESTEM, (10%) SANDBERG BLUEGRASS, (10%) SLENDER WHEATGRASS, (10%) THICKSPIKE/STREAMBANK/WESTERN WHEATGRASS, (10%) YELLOW INDIANGRASS, (5%) BLUE GRAMA, (5%) BEARDLESS WHEATGRASS, (5%) INDIAN RICEGRASS, (5%) LITTLE BLUESTEM, (5%) SAND DROPSEED, (5%) SIDEOATS GRAMA

EDGING:

1. ALL EDGING SHALL BE 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING WITH MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
DECIDUOUS TREES					
CEOC	3	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	B & B	2" CAL
GTSH	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	2" CAL
PLAC	2	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	B & B	2" CAL
QURB	3	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL
QURB	4	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	B & B	2" CAL
QRMC	2	QUERCUS ROBUR X MACROCARPA 'CLEMONS'	HERITAGE OAK	B & B	2" CAL
TIAR	2	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B & B	2" CAL

EVERGREEN TREES					
PIED	2	PINUS EDULIS	PINON PINE	B & B	6" HT
ORNAMENTAL TREES					
MARA	2	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2.5" CAL

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
DECIDUOUS SHRUBS				
AMAL	6	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	#5
AMFR	12	AMORPHA FRUTICOSA	LEADPLANT	#5
CACL	14	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	#5
KOAM	9	KOLKOWITZIA AMABILIS	BEAUTY BUSH	#5
PEAT	16	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5
PRBW	10	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5
PRAM	19	PRUNUS X CISTENA	PURPLE LEAF PLUM	#5
RHAR	7	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	#5
RHTR	5	RHUS TRILOBATA	THREE LEAF SUMAC	#5
SYCH	11	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	HANCOCK CHENAULT CORALBERRY	#5
VILM	6	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	#5
VILE	9	VIBURNUM LENTAGO	NANNYBERRY	#5

EVERGREEN SHRUBS				
ARCO	6	ARCTOSTAPHYLOS X COLORADENSIS	CHEIFTAN MANZANITA	#5
JUHH	13	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5
JUSM	10	JUNIPERUS SCOPIOLORUM 'MEDORA'	MEDORA JUNIPER	#5
JUSG	20	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5
PSHC	2	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	#5

ORNAMENTAL GRASSES				
ANGE	34	ANDROPOGON GERARDII	BIG BLUE STEM	#1
BGBA	27	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	#1
CAAC	12	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1
PVHM	20	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1
PAMS	15	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1
PERENNIALS				
ACMI	5	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	#1
NFWL	13	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1
RUGO	10	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#1

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
	17,137 SF	PBSI LOW GROW NATIVE SEED MIX	SEED

BY	DATE	REVISION	No.	1	2	3		
MF	05.22.2024	FDP SUBMITTAL #2	1					
MF	08.23.2024	FDP SUBMITTAL #3	2					
LR	12.04.2024	FDP SUBMITTAL #4	3					

PRELIMINARY
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K2 CIVIL
CONSULTANTS

LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL
A Reggio Emilia School

LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
LANDSCAPE NOTES & DETAILS

PROJECT NO: 23-081
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DATE: 12/4/2024

7 OF 16

811
Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG.
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL FINAL DEVELOPMENT PLAN &
USE BY SPECIAL REVIEW
COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

POINT OF CONNECTION - 3/4":
LOCATE STUB FROM 3/4" METER IN
APPROXIMATE LOCATION AND CONNECT 3/4"
TYPE-K COPPER LINE TO 3/4" BACKFLOW IN
LANDSCAPE BED.
PEAK FLOW REQUIREMENT: 9.12 GPM
STATIC WATER PRESSURE (ASSUMED): 80 PSI.
COORDINATE CONNECTION WITH
UTILITY/CIVIL PLANS.

PRIVATE DR

COPPERLEAF BOULEVARD

WALL MOUNT CONTROLLER
CONTROLLER POWER SUPPLY, 120 VOLT SUPPLY TO
GFCI PROTECTED OUTLET IN MECHANICAL ROOM.
INSTALL WIRELESS RAIN SENSOR PER
MANUFACTURERS RECOMMENDATION. COORDINATE
LOCATIONS OF CONTROLLER AND SENSOR WITH
OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

LITTLE SUNSHINE DAYCARE
11,000 SF +/-

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 2,659 L.F.
IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 982.2 L.F.
IRRIGATION MAINLINE: TYPE K COPPER PIPE 8.4 L.F.
PIPE SLEEVE: PVC CLASS 160 SDR 26 264.8 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	12" POP-UP WITH R-VAN14 RAIN BIRD R-VAN14 1812-SAM-P40, 8'-14' 40-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 12" POP-UP, WITH CHECK VALVE AND 40 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	16	40
	12" POP-UP WITH R-VAN18 RAIN BIRD R-VAN18 1806-SAM-P40, 13'-18' 40-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 12" POP-UP, WITH CHECK VALVE AND 40 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	19	40
	12" POP-UP WITH R-VAN24 RAIN BIRD R-VAN24 1806-SAM-P40, 17'-24' 40-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 12" POP-UP, WITH CHECK VALVE AND 40 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	59	40
	TREE DRIPLINE LOOP 1401 XFS-06-12 SUBSURFACE DRIP TUBING WITH 0.60 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING GROUND COVER MATERIAL) AND IN A DUAL "RING" AROUND THE TRUNK TO BE 50 FEET IN LENGTH AND CONTAIN APPROXIMATELY 50 DRIP EMITTERS FOR A TOTAL FLOW RATE OF 0.5 GPM (50 X 0.6 GPH = 30 GPH = 0.5 GPM). SEE DETAIL DRAWING FOR ALL THE COMPONENTS REQUIRED FOR INSTALLATION OF EACH TREE DRIP ASSEMBLY.	7	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	DRIP CONTROL VALVE ASSEMBLY RAIN BIRD XCZ-100-LC, WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	4	
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	21	
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	26	
	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. USE 3/4" POLY DRIP PIPE AS INDICATED ON PLAN. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant) 2.0 GPH emitters (6 assigned to each B & B, 2" Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6' HT plant) 2.0 GPH emitters (6 assigned to each B & B, 2.5" Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6' CLUMP plant) 2.0 GPH emitters (6 assigned to each B & B, 8' HT. plant)	12,489 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	REMOTE CONTROL VALVE RAIN BIRD PGA-PRS-D GLOBE, ELECTRIC REMOTE CONTROL VALVE. SEE PLAN FOR SIZE.	14	
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1	
	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1	
	BACKFLOW PREVENTER 3/4" FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTER WITH STONGBOX ENCLOSURE (SBBC-22AL OR APPROVED EQUAL).	1	
	CONTROLLER RAIN BIRD ESPLXME2-LXMSS W/ (1) ESPLXMSM12, 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES. INSTALL IN LXMSS STAINLESS STEEL CABINET.	1	
	RAIN SENSOR RAIN BIRD WR2-RFC, WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	FLOW SENSOR RAIN BIRD FS-100-B, 1IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. POINT OF CONNECTION 3/4"	1	

PRELIMINARY
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CONSTRUCTION



LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
IRRIGATION PLAN

PROJECT NO: 23-081
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X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\23-081_EES_LITTLE SUNSHINE ARAPAHOE COUNTY\2-WORKING\2024-12-XX_LANDSCAPE & IRRIGATION SUBMITTAL\23-081_9_ IRRIGATION CHARTS.DWG

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LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

WATER BUDGET									
PROJECT NAME: Little Sunshine Arapahoe			SUBMITTED BY: Valerian Ilc				DATE: 11/26/2024		
DESCRIPTION	IRRIGATED ACRES	MONTH	HISTORICAL ET	PLANT COEFFICIENT	PLANT WATER REQUIREMENT	SYSTEM EFFICIENCY (%)	TOTAL WATER REQUIREMENTS (IN.)	WEEKLY WATER REQUIREMENTS (IN.)	MONTHLY WATER REQUIREMENTS (GAL.)
PLANT TYPE:	0.34	APRIL		1.8	0.50	0.90	1.00	0.23	10,624.94
SHRUBS		MAY		5.2	0.50	2.60	2.89	0.67	30,684.27
(Moderate Usage)		JUNE		6.6	0.50	3.30	3.67	0.86	38,958.11
		JULY		7.1	0.50	3.55	3.94	0.92	41,909.49
		AUGUST		6.2	0.50	3.10	3.44	0.80	36,597.02
Square Foot Area:		SEPTEMBER		4.5	0.50	2.25	2.50	0.58	26,562.35
14,746.00		OCTOBER		1.8	0.50	0.90	1.00	0.23	10,624.94
OPERATING PERIOD-HRS./DAY	16				TOTAL		16.60	TOTAL	195,971.12
DAYS/WEEK	3							ACRE FEET/YR	0.60
DAYS/MONTH	13							PEAK SEASON GPM	2.94
DESCRIPTION	IRRIGATED ACRES	MONTH	HISTORICAL ET	PLANT COEFFICIENT	PLANT WATER REQUIREMENT	SYSTEM EFFICIENCY (%)	TOTAL WATER REQUIREMENTS (IN.)	WEEKLY WATER REQUIREMENTS (IN.)	MONTHLY WATER REQUIREMENTS (GAL.)
PLANT TYPE:	0.39	APRIL		1.8	0.25	0.45	0.64	0.15	6,830.32
NATIVE SEED (SHRUB ROTARY)		MAY		5.2	0.25	1.30	1.86	0.43	19,732.03
(Low Usage)		JUNE		6.6	0.25	1.65	2.36	0.55	25,044.50
		JULY		7.1	0.25	1.78	2.54	0.59	26,941.81
		AUGUST		6.2	0.25	1.55	2.21	0.52	23,526.65
Square Foot Area:		SEPTEMBER		4.5	0.25	1.13	1.61	0.38	17,075.80
17,137.00		OCTOBER		1.8	0.25	0.45	0.64	0.15	6,830.32
OPERATING PERIOD-HRS./DAY	16				TOTAL		8.30	TOTAL	125,981.43
DAYS/WEEK	3							ACRE FEET/YR	0.39
DAYS/MONTH	13							PEAK SEASON GPM	2.19
PROJECT TOTALS									
IRRIGATED ACRES									0.92
GALLONS/YEAR									413,837.24
ACRE FEET/YEAR									1.27
PEAK SEASON GPM									6.73
NOTES:									
Plant water requirements are determined utilizing 100% system efficiencies. Actual system efficiencies are specific to each systems design, operating pressure and will increase application rates.						Maximum Safe Flow Through Water Meters (7.5 feet per second in service line):			
Approximate values:						PEAK SEASON GPM	MINIMUM TAP SIZE REQUIRED		
Drip irrigation - 90%						0 - 10 GPM	0.75"		
Rotor irrigation - 75%						11 - 18 GPM	1.00"		
Spray head irrigation: 65%						19 - 40 GPM	1.50"		
April & October ET represent 2 week watering windows.						41 - 70 GPM	2.00"		
						71 - 150 GPM	3.00"		
						151 - 275 GPM	4.00"		

POC #1 - Run Time Analysis								
Run times under water restrictions								
#	SIZE	PLANT TYPE	TYPE	GPM	PRECIP	PEAK DEMAND IN/WK	ZONE RUN TIME MIN./WK	WATER USAGE GAL/WK
1	1"	Native Seed	Shrub Rotary	8.11	0.60	0.65	65	527.15
2	1"	Native Seed	Shrub Rotary	7.37	0.60	0.65	65	479.05
3	1"	Planting Beds	Point Source Drip	2.55	0.50	0.96	115	293.76
4	1"	Native Seed	Shrub Rotary	7.42	0.60	0.65	65	482.30
5	1"	Native Seed	Shrub Rotary	8.67	0.60	0.65	65	563.55
6	1"	Planting Beds	Point Source Drip	4.78	0.50	0.96	115	550.66
7	1"	Native Seed	Shrub Rotary	8.52	0.60	0.65	65	553.80
8	1"	Planting Beds	Point Source Drip	3.85	0.50	0.96	115	443.52
9	1"	Native Seed	Shrub Rotary	8.19	0.60	0.65	65	532.35
10	1"	Native Seed	Shrub Rotary	7.43	0.60	0.65	65	482.95
11	1"	Native Seed	Shrub Rotary	7.84	0.60	0.65	65	509.60
12	1"	Native Seed	Shrub Rotary	6.24	0.60	0.65	65	405.60
13	1"	Native Seed	Shrub Rotary	9.12	0.60	0.65	65	592.80
14	1"	Native Seed	Shrub Rotary	8.46	0.60	0.65	65	549.90
15	1"	Native Seed	Shrub Rotary	8.71	0.60	0.65	65	566.15
16	1"	Native Seed	Shrub Rotary	6.54	0.60	0.65	65	425.10
17	1"	Planting Beds	Point Source Drip	4.36	0.50	0.96	115	502.27
18	1"	Native Seed	Shrub Rotary	8.77	0.60	0.65	65	570.05
Hours/Wk								23
Gal/Wk								9,030.56
Kgal/Month								39

CRITICAL PRESSURE ANALYSIS WORKSHEET							
Project: Little Sunshine Arapahoe							
Date: 3-Dec-24							
Valve #: Zone 13							
Location: Native Seed Area							
 VALERIAN							
AREA	DESCRIPTION	TYPE	SIZE	LENGTH / QTY	FLOW	Loss	SUB LOSS
	SERVICE LINE	Type-K Copper	3/4"	30 FT	9.1	12.15	3.64 PSI
	METER	Water Meter	3/4"	1 EA	9.1	n/a	8.00 PSI
	SERVICE LINE	Type-K Copper	3/4"	5 FT	9.1	12.15	0.61 PSI
SYSTEM	BACKFLOW UNIT	Febco 825Y	3/4"	1 EA	9.1	n/a	11.25 PSI
	MAINLINE	CL-200 PVC	1 1/2"	10 FT	9.1	0.18	0.02 PSI
	MASTER VALVE	Rainbird EFB	1"	1 EA	9.1	n/a	0.45 PSI
	MAINLINE	CL-200 PVC	1 1/2"	10 FT	9.1	0.18	0.02 PSI
	FLOW SENSOR	PVC Tee	1"	1 EA	9.1	n/a	1.00 PSI
	MAINLINE LOOP	CL-200 PVC	1 1/2"	97 FT	9.1	0.18	0.18 PSI
CRITICAL ZONE	CONTROL VALVE	PEB Series	1"	1 EA	9.1	n/a	7.79 PSI
	LATERAL LINE 1	CL-200 PVC	1"	5 FT	9.1	1.1	0.05 PSI
	LATERAL LINE 2	CL-200 PVC	1"	21 FT	5.1	0.4	0.08 PSI
	LATERAL LINE 3	CL-200 PVC	1"	21 FT	2.8	0.1	0.03 PSI
	LATERAL LINE 4	CL-200 PVC	1"	10 FT	1.3	0.0	0.00 PSI
	LATERAL LINE 5	CL-200 PVC	1"	10 FT	0.3	0.0	0.00 PSI
	FITTINGS	10% of Pipe Losses					3.31 PSI
	TOTAL FRICTION LOSS						36.4 PSI
	ELEVATION CHANGE WITHIN ZONE				2 FT	X.433	0.9 PSI
	IRRIGATION CONTINGENCY				10%	OF ALL LOSSES	3.7 PSI
	TOTAL SYSTEM LOSS						41.0 PSI
SUMMARY	AVAILABLE STATIC PRESSURE AT SOURCE/TAP					Enter	80.0 PSI
	TOTAL PRESSURE LOSS						41.0 PSI
	PSI REQUIRED AT CRITICAL HEAD					Enter	30.0 PSI
	AVAILABLE DYNAMIC PRESSURE AT CRITICAL HEAD						39.0 PSI
	RESIDUAL PRESSURE						9.0 PSI



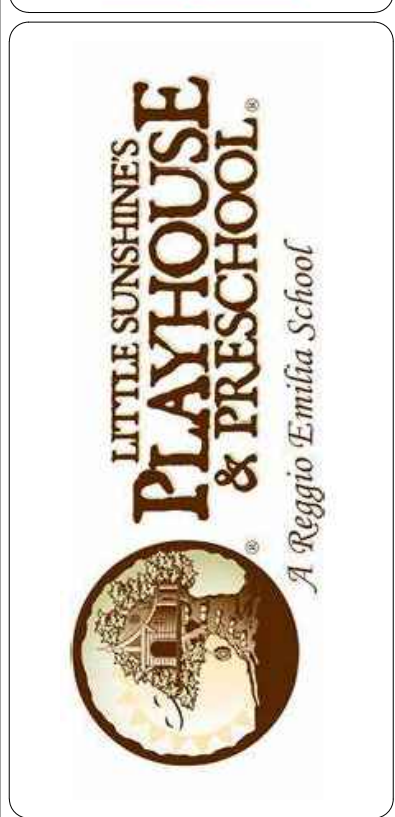
Know what's below.
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

REVISION	DATE	BY
1	05.22.2024	MF
2	08.23.2024	MF
3	12.04.2024	LR

PRELIMINARY
NOT FOR
CONSTRUCTION



LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
IRRIGATION CHARTS

PROJECT NO:	23-081
DESIGNED BY:	MF
DRAWN BY:	MF
DATE:	12/4/2024

X:\VALERIAN DROP\BOX\VALERIAN TEAM FOLDER\PROJECTS\23-081_LEES_LITTLE SUNSHINE ARAPAHOE COUNTY\23-WORKING\2024-12-XX_LANDSCAPE & IRRIGATION SUBMITTAL\23-081_10_ IRRIGATION NOTES.DWG

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL FINAL DEVELOPMENT PLAN & USE BY SPECIAL REVIEW

COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

IRRIGATION NOTES:

- THE CONTRACTOR SHALL INSTALL SYSTEM COMPONENTS IN A MANNER THAT WILL PROVIDE ADEQUATE WATER SUPPLY TO THE EXISTING IRRIGATION SYSTEM.
- REFER TO IRRIGATION SCHEDULE, NOTES, AND SPECIFICATIONS AND DETAILS FOR PRODUCT TYPES, SIZES AND INSTALLATION REQUIREMENTS.
- CONTRACTOR SHALL MEET ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- VERIFY ALL SITE INFORMATION PRIOR TO CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES FROM PREPARED IRRIGATION PLANS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINES ON UTILITY INFORMATION PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS CAUSED BY INSTALLATION OF SYSTEM COMPONENTS.
- CONTRACTOR IS TO REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION AND SITE PLANS. AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND EXISTING LANDSCAPE MATERIAL, EDGING, ETC. IRRIGATION PLAN EQUIPMENT LOCATIONS ARE DIAGRAMMATIC AND ARE LOCATED FOR GRAPHIC CLARITY ONLY. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS AND WITHIN THE COMMON LANDSCAPE TRACT PROPERTY LIMITS (NOT WITHIN PRIVATE LOT AREAS). ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES AND A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALES.
- CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES IN ACCORDANCE WITH THE CITY OF THORNTON STANDARDS, DETAILS AND SPECIFICATIONS.
- CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY OWNER WITH VERIFICATION FIGURES. FAILURE TO NOTIFY OF VERIFICATION WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS TO THE PLAN DUE TO VARIATIONS OF PRESSURE OR FLOW AT HIS/HER OWN RISK.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL AND IRRIGATION SCHEDULE.
- ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- CONTRACTOR IS TO MAINTAIN ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER AND COORDINATE WITH UTILITY PROVIDER AND OWNER ON CONNECTION TO NEW CONTROLLER.
- CONTRACTOR SHALL EXTEND ONE YELLOW 14 GAUGE TRACER WIRE FROM THE BACKFLOW ASSEMBLY TO THE END OF THE NEW MAINLINE PIPE.
- MASTER VALVE/FLOW SENSOR WIRE SHALL BE CONTINUOUS/STRAIGHT RUNS (WITHOUT SPLICES) TO CONTROLLER LOCATION. WIRE SHALL BE SHIELDED PER THE SPECIFICATIONS.
- CONTRACTOR SHALL GROUND THE IRRIGATION CONTROLLER PER RAINBIRD SPECIFICATIONS AND RECOMMENDATIONS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
- ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. TRENCH SETTLEMENT SHALL BE REPAIRED THROUGHOUT THE WARRANTY PERIOD.
- CONTRACTOR SHALL WARRANTY THE IRRIGATION EQUIPMENT FOR A MINIMUM OF 1 YEAR AFTER FINAL ACCEPTANCE.
- CONTRACTOR SHALL REPAIR ANY EXISTING LANDSCAPE OR IRRIGATION DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN THE LIMIT OF WORK AT NO ADDITIONAL COST TO THE OWNER.

POINT OF CONNECTION (P.O.C.) NOTES:

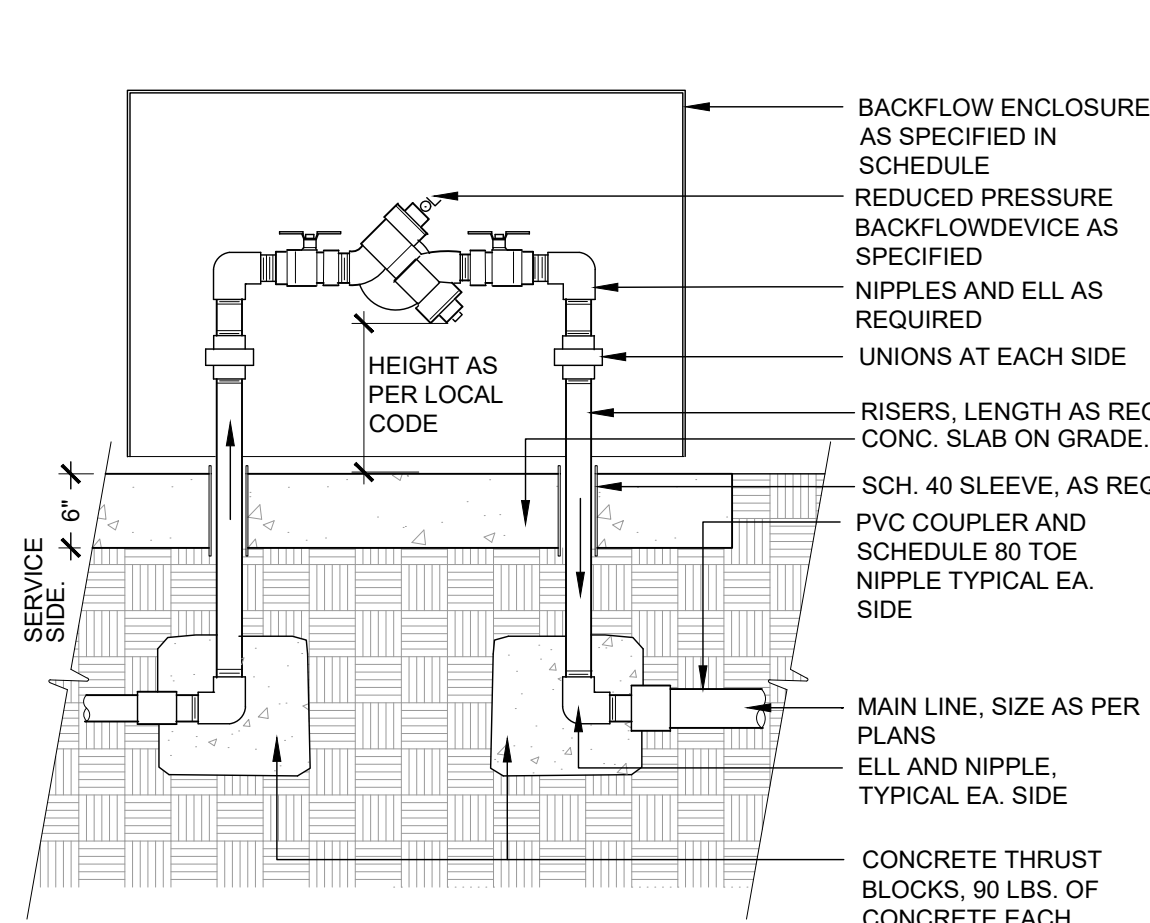
POINT OF CONNECTION - LOCATE STUB FROM 3/4" METER IN APPROXIMATE LOCATION AND CONNECT 3/4" TYPE-K COPPER LINE TO 3/4" BACKFLOW IN LANDSCAPE BED.

AVAILABLE WATER PRESSURE: THE AVAILABLE PSI AT THE POINT OF CONNECTION IS 80 PSI (ASSUMED).

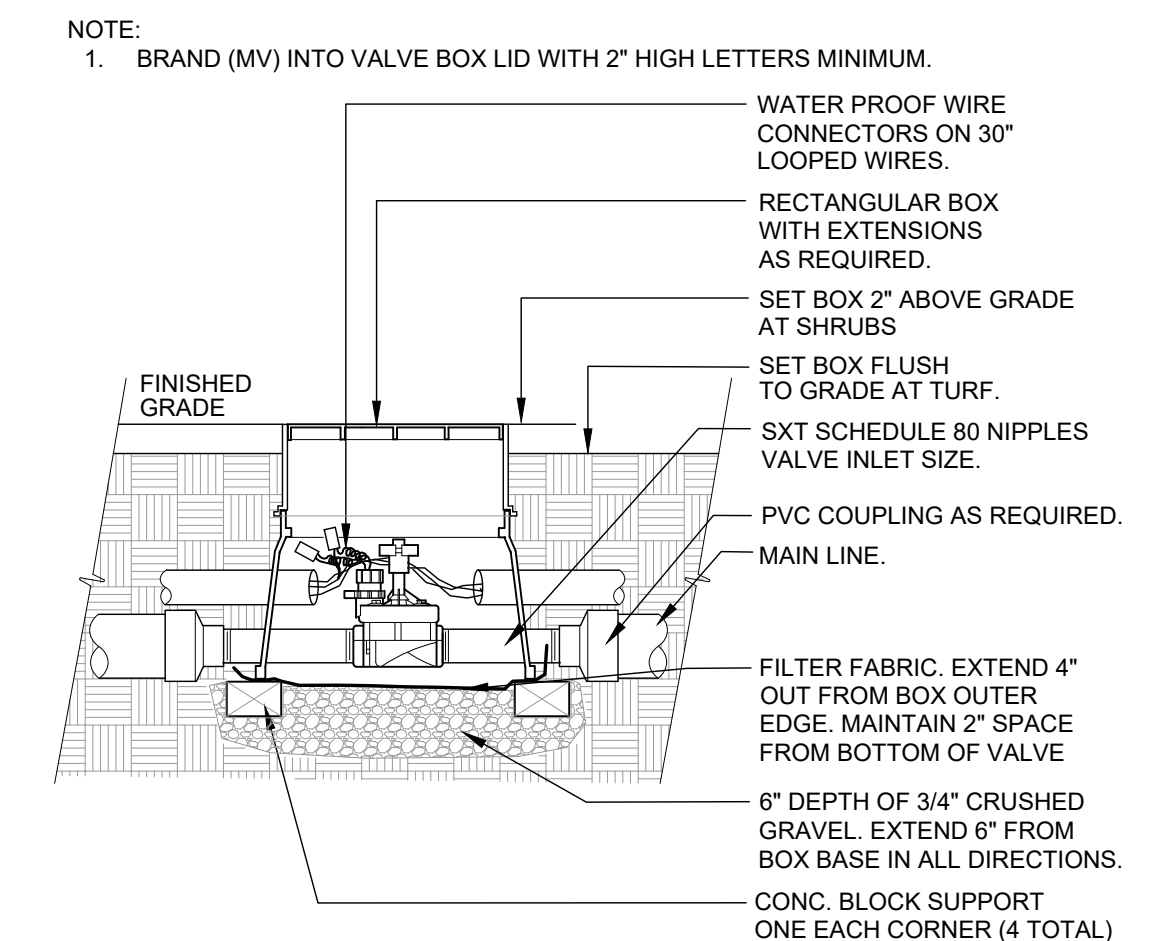
DESIGN PRESSURE: 80 PSI

DESIGN FLOW : 9.12 GPM MAX. (SINGLE VALVE OPERATING AT ONE TIME)
MAX CAPACITY AND PEAK FLOW OF THE IRRIGATION SYSTEM BASED ON THE FLOW FROM THE PROPOSED AND FUTURE PROPOSED IRRIGATION SYSTEM.

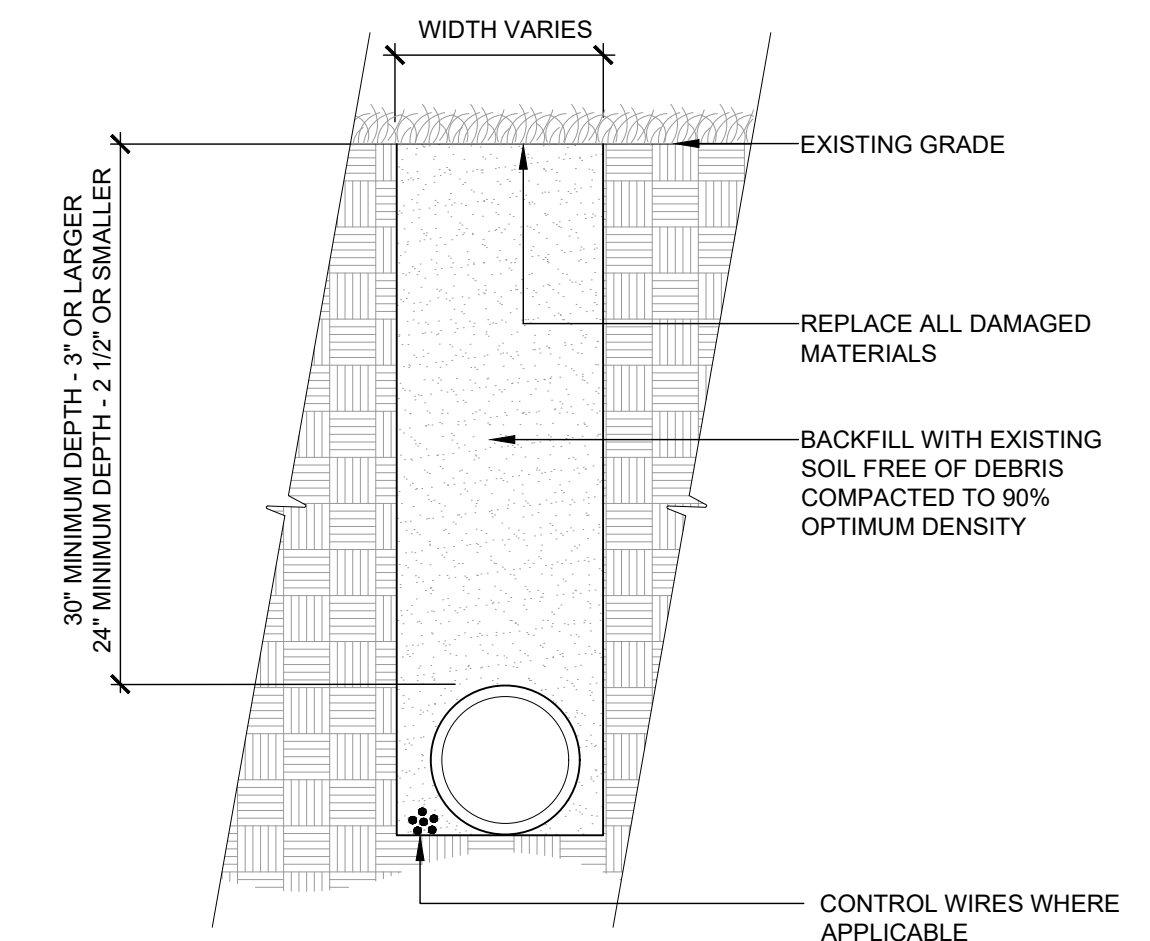
- THE IRRIGATION SYSTEM IS DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY AND COORDINATE SCHEDULING WITH OWNER.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL CONTROLLERS IN LANDSCAPE BED OR INSIDE OF MECHANICAL ROOM. COORDINATE WITH LANDSCAPE INSTALLATION TO SCREEN CONTROLLERS FROM ADJACENT HOMES AND RIGHT-OF-WAYS AND TRIM PROPOSED IRRIGATION HEADS TO ELIMINATE OVERSPRAY ONTO THE IRRIGATION CONTROLLER, BACKFLOW ENCLOSURE.
- ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNER AT COMPLETION OF WORK AS PER SPECIFICATIONS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER THE WATER PURVEYOR STANDARDS AND SPECIFICATIONS.
- RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM, CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
- IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES AT THE TIME OF INSTALLATION. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.



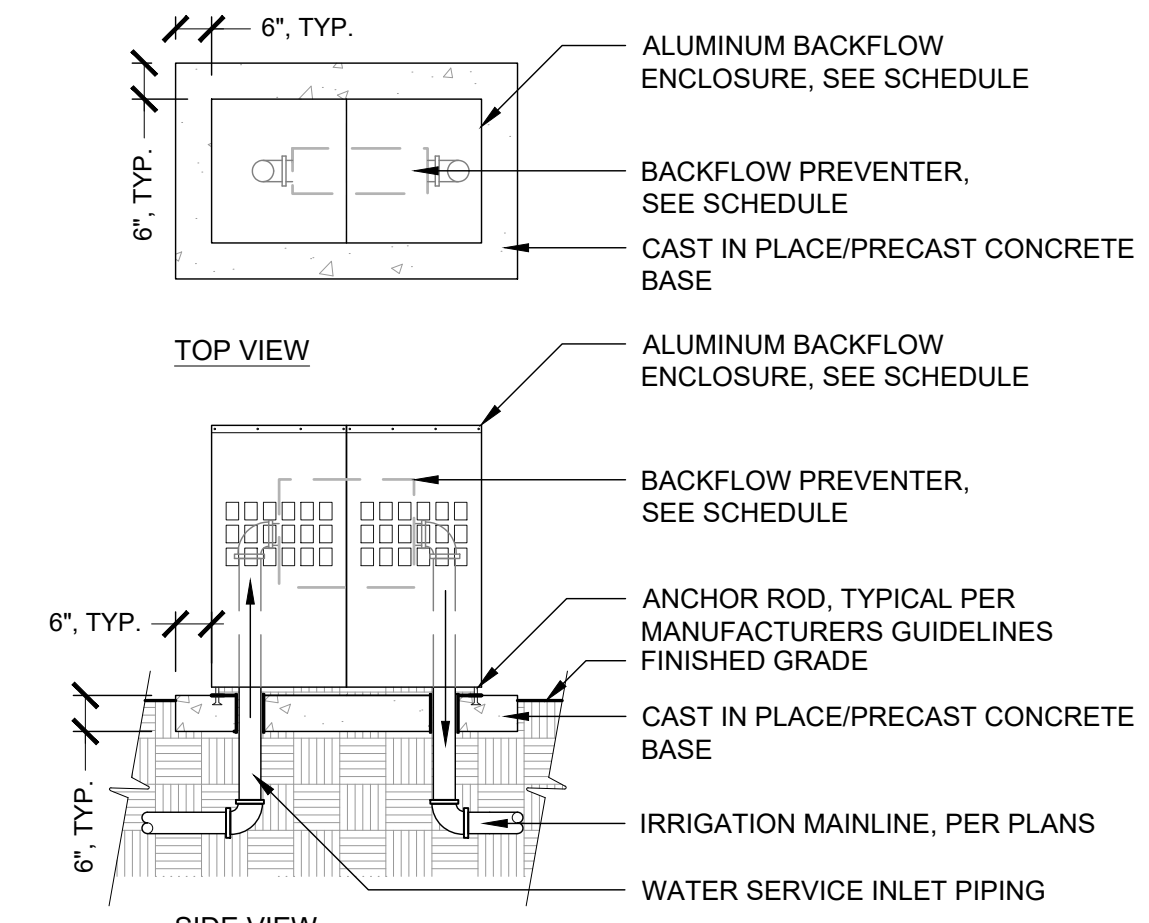
1 REDUCED PRESSURE BACKFLOW DEVICE
1" = 1'-0" 328409.46-05



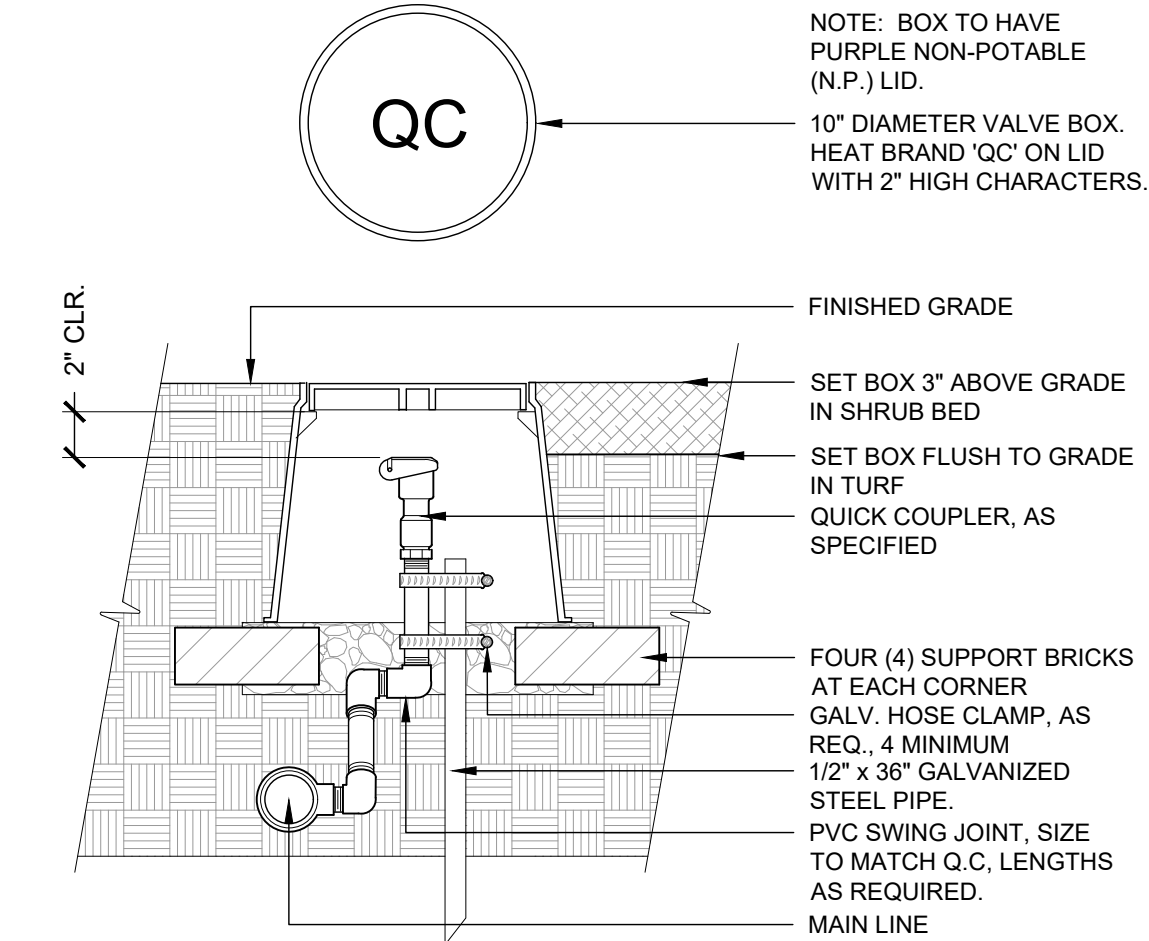
4 MASTER CONTROL VALVE
1 1/2" = 1'-0" 328406.23-11



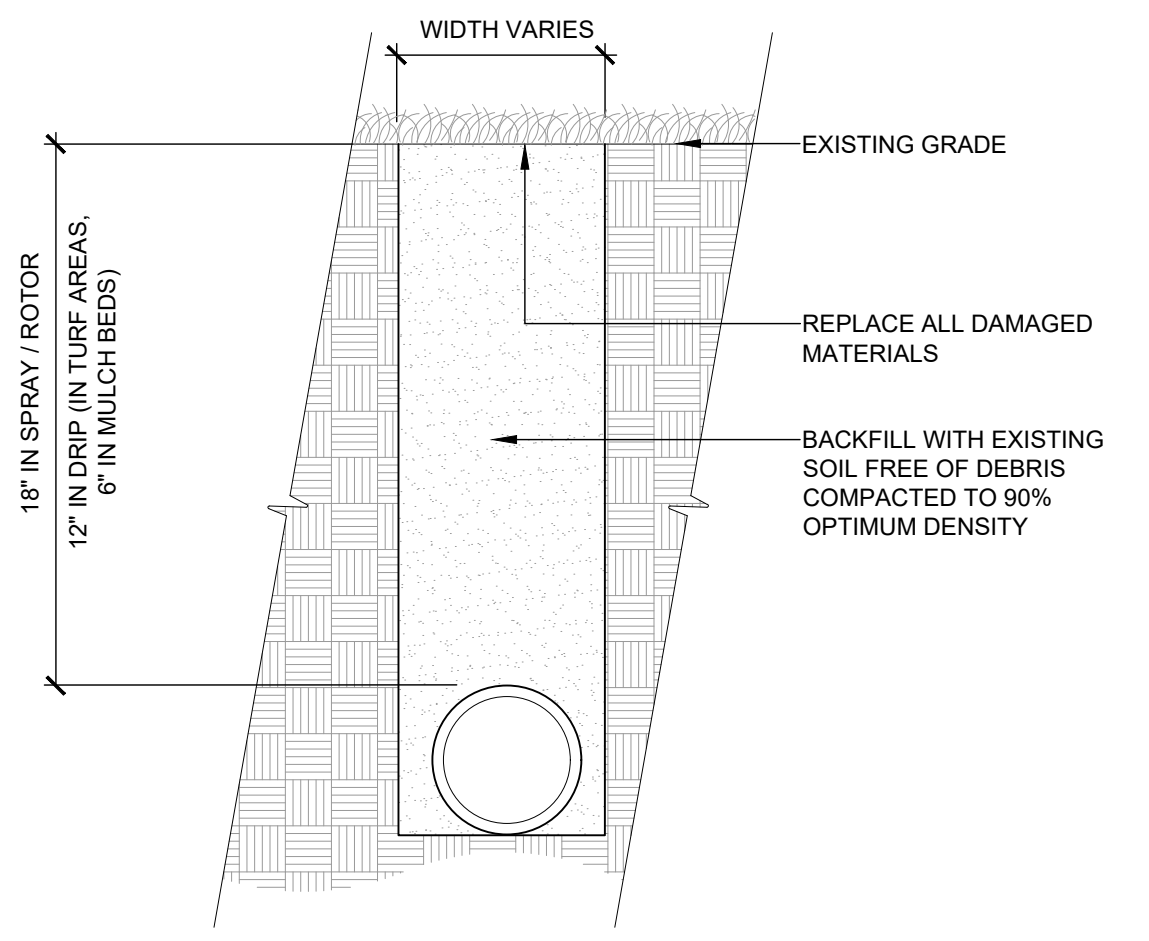
8 TRENCH DETAIL - MAINLINE
1 1/2" = 1'-0" 328409.76-06



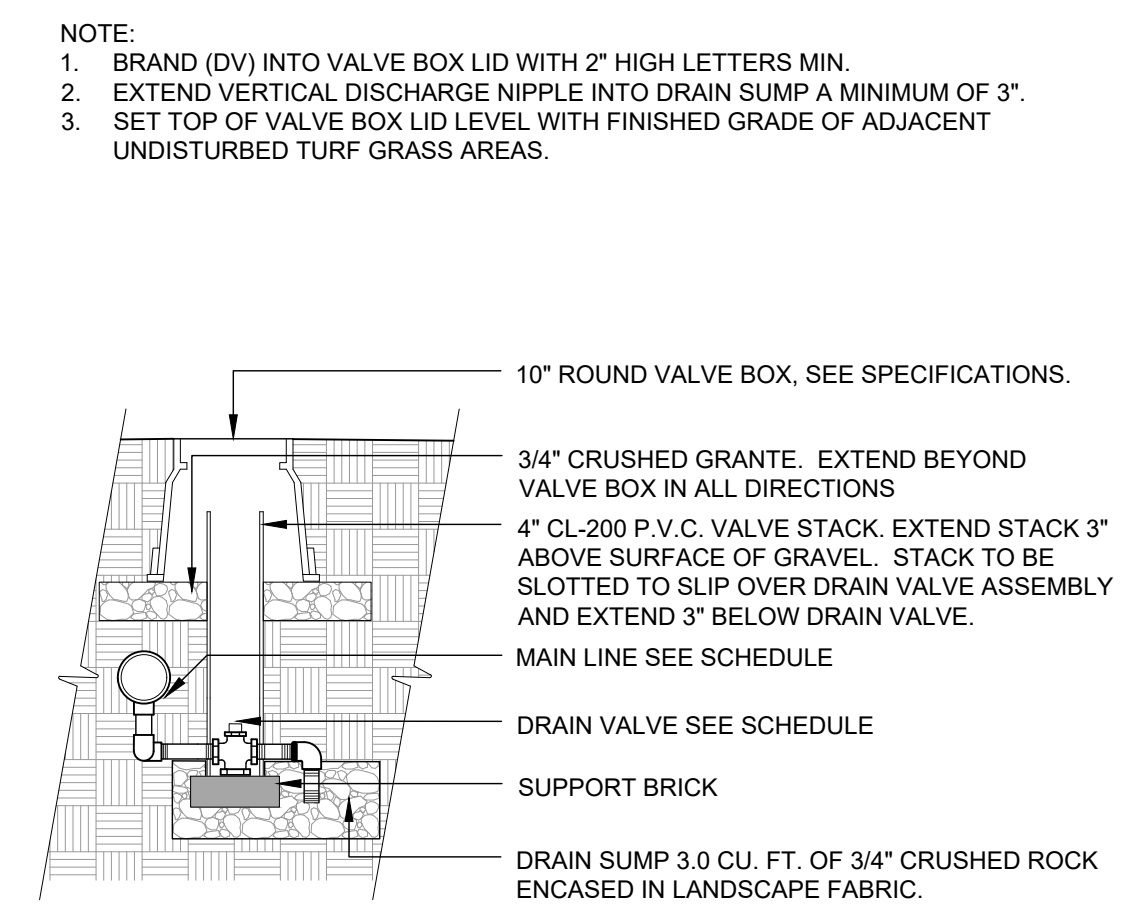
2 BACKFLOW DEVICE ENCLOSURE
3/8" = 1'-0" 328409.46-89



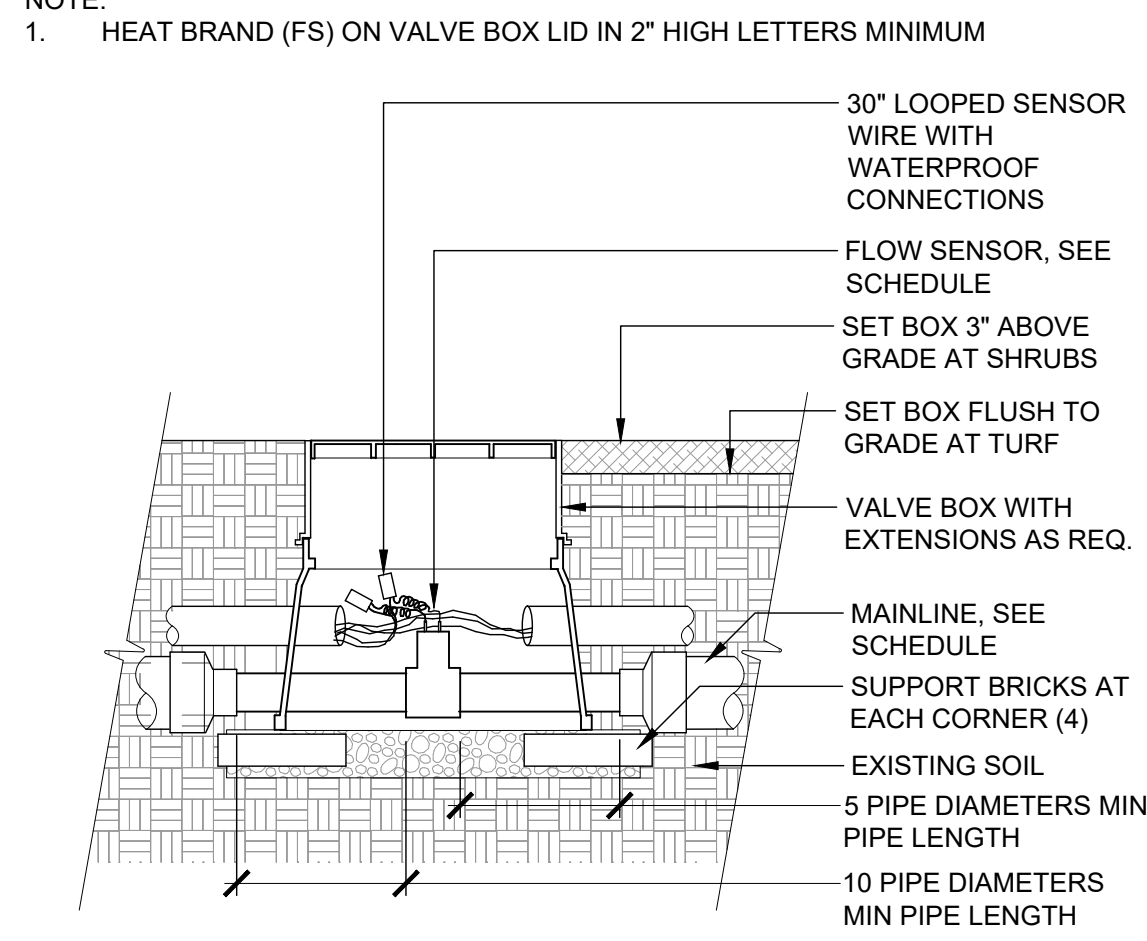
5 QUICK COUPLING VALVE
1 1/2" = 1'-0" 328409.63-11



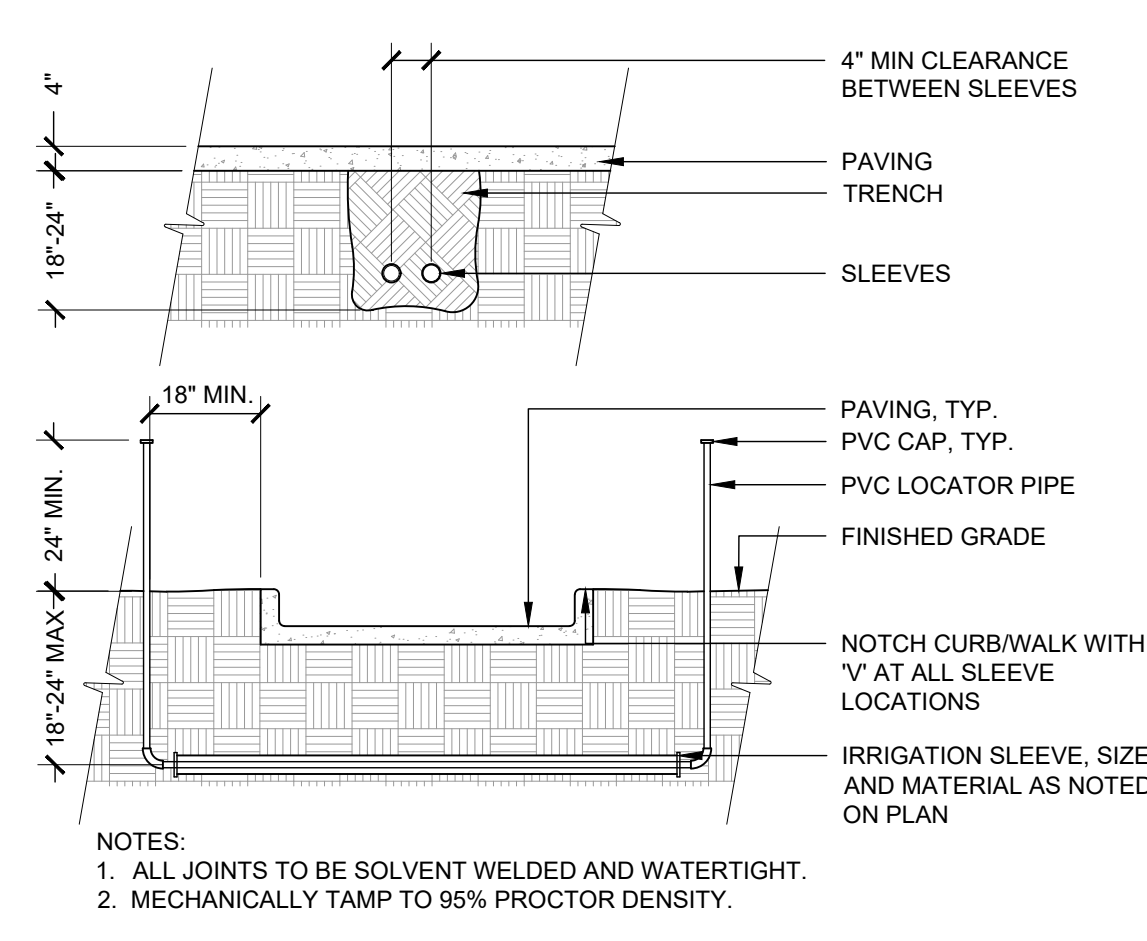
9 TRENCH DETAIL - LATERAL LINE
1 1/2" = 1'-0" 328409.76-06



3 MANUAL DRAIN VALVE
1/2" = 1'-0" 328409.86-13



6 FLOW SENSOR
1" = 1'-0" 328409.63-11



10 SLEEVING
3/8" = 1'-0" 328409.76-07

- NOTES:
- ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 - MECHANICALLY TAMP TO 95% PROCTOR DENSITY.



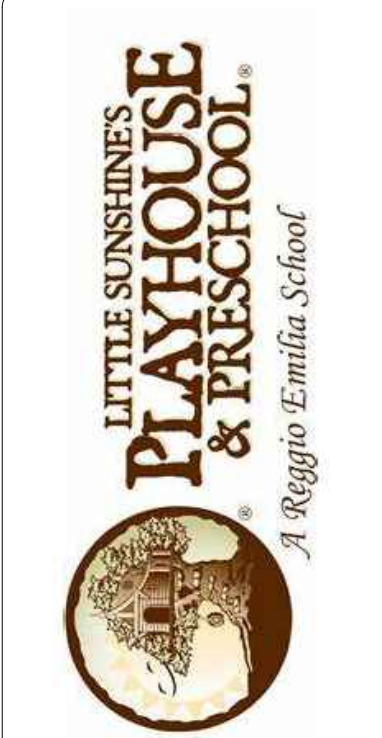
CALL UTILITY NOTIFICATION
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1-800-922-1987 or 811

Know what's below.
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REVISION	DATE	BY
1	05.22.2024	MF
2	08.23.2024	MF
3	12.04.2024	LR

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LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
IRRIGATION NOTES & DETAILS

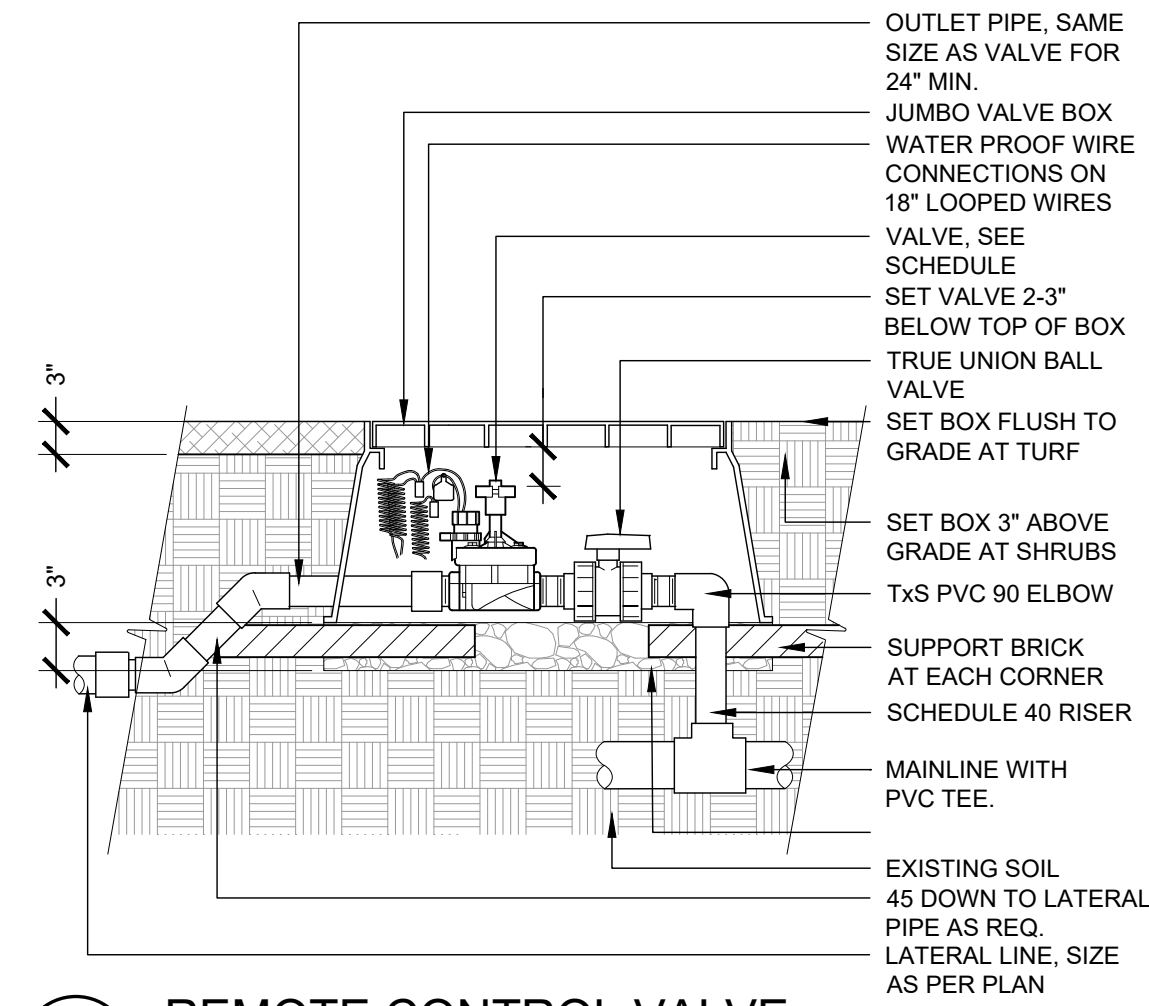
PROJECT NO:	23-081
DESIGNED BY:	MF
DRAWN BY:	MF
DATE:	12/4/2024

X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\23-081_11_LES_LITTLE SUNSHINE ARAPAHOE COUNTY\2-WORKING\2024-12-XX_LANDSCAPE & IRRIGATION SUBMITTAL\23-081_11_ IRRIGATION DETAILS.DWG

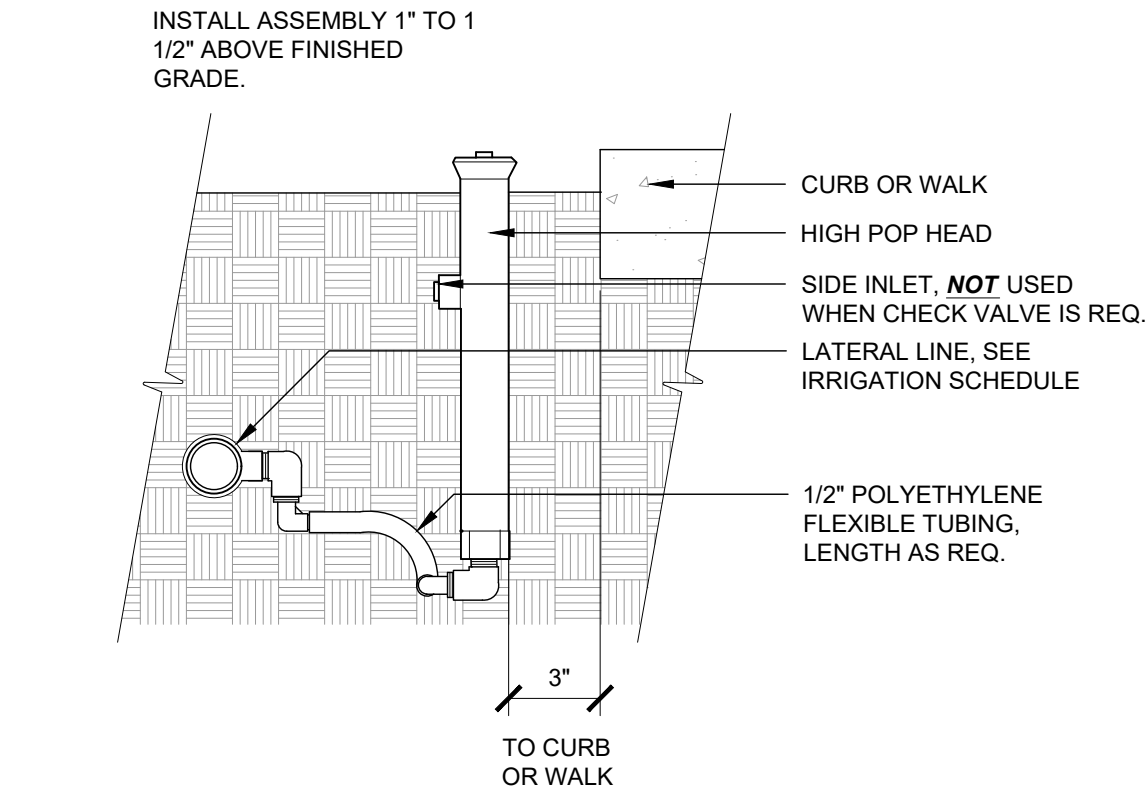
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL FINAL DEVELOPMENT PLAN &
USE BY SPECIAL REVIEW
COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

NOTE:
1. HEAT BRAND VALVE AND CONTROLLER NUMBER ON LID WITH 2" HIGH CHARACTERS.

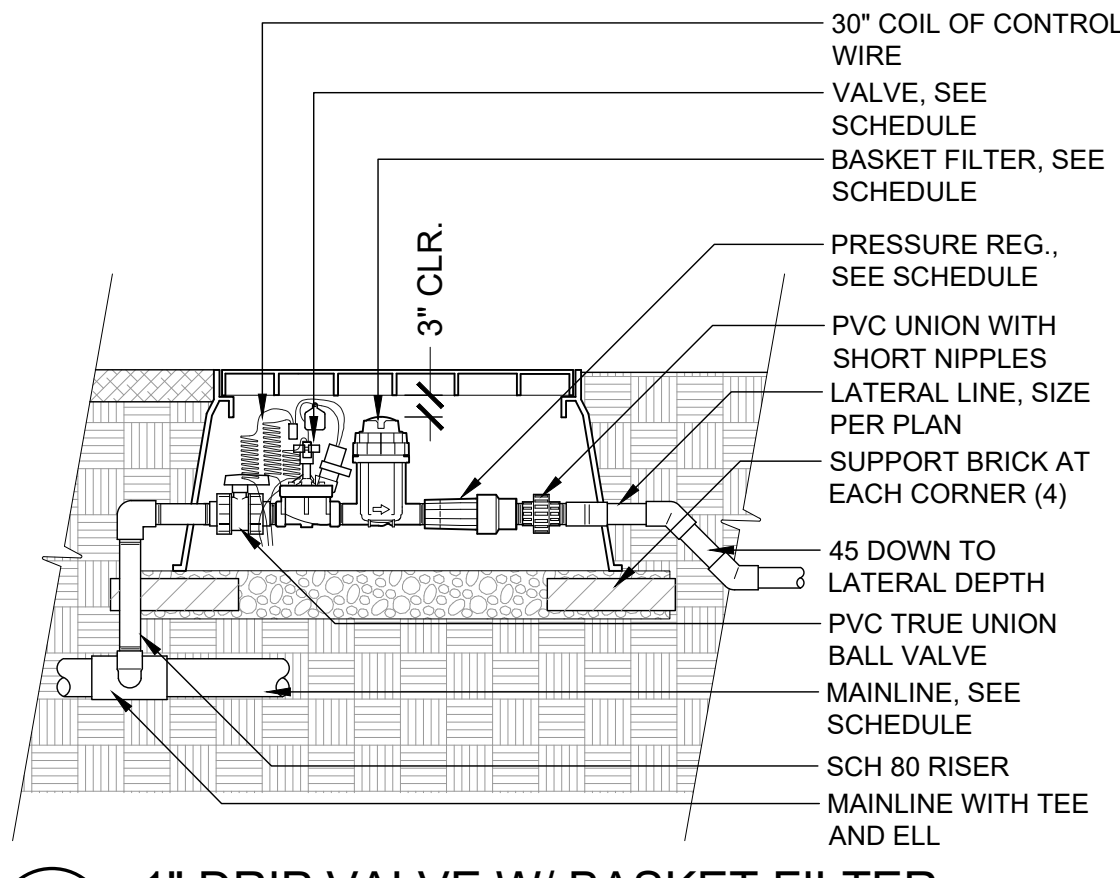


1 REMOTE CONTROL VALVE
1" = 1'-0" 32 8406.13-08



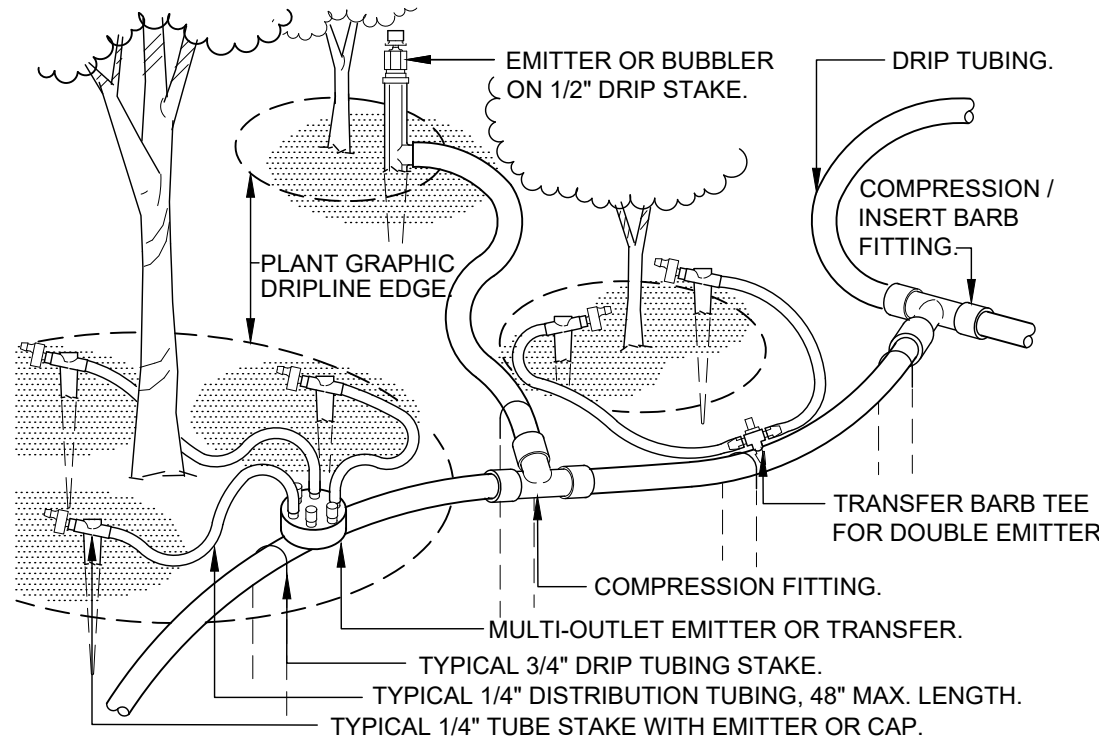
2 SHRUB POP-UP SPRINKLER
1 1/2" = 1'-0" 32 8403.29-00

NOTE:
1. HEAT BRAND VALVE AND CONTROLLER NUMBER (EX. A-#) ON LID WITH 2" HIGH LETTERS MINIMUM.



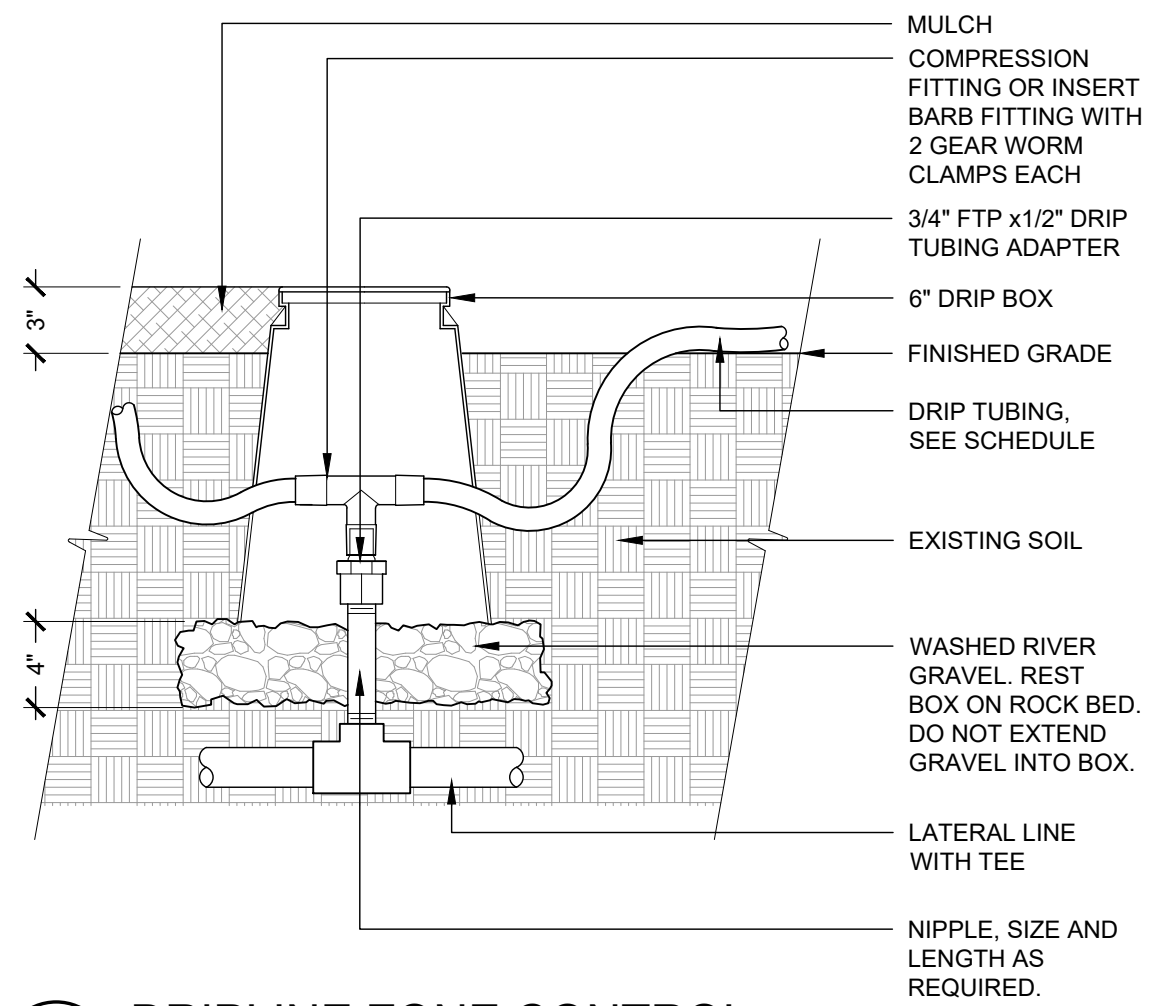
3 1" DRIP VALVE W/ BASKET FILTER
1" = 1'-0" 32 8413.76-27

NOTE:
1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 8'-0" MAX O.C.
4. ALL INSERT BARB FITTINGS SHALL HAVE 2 STAINLESS STEEL WORM GEAR CLAMPS PER CONNECTION.

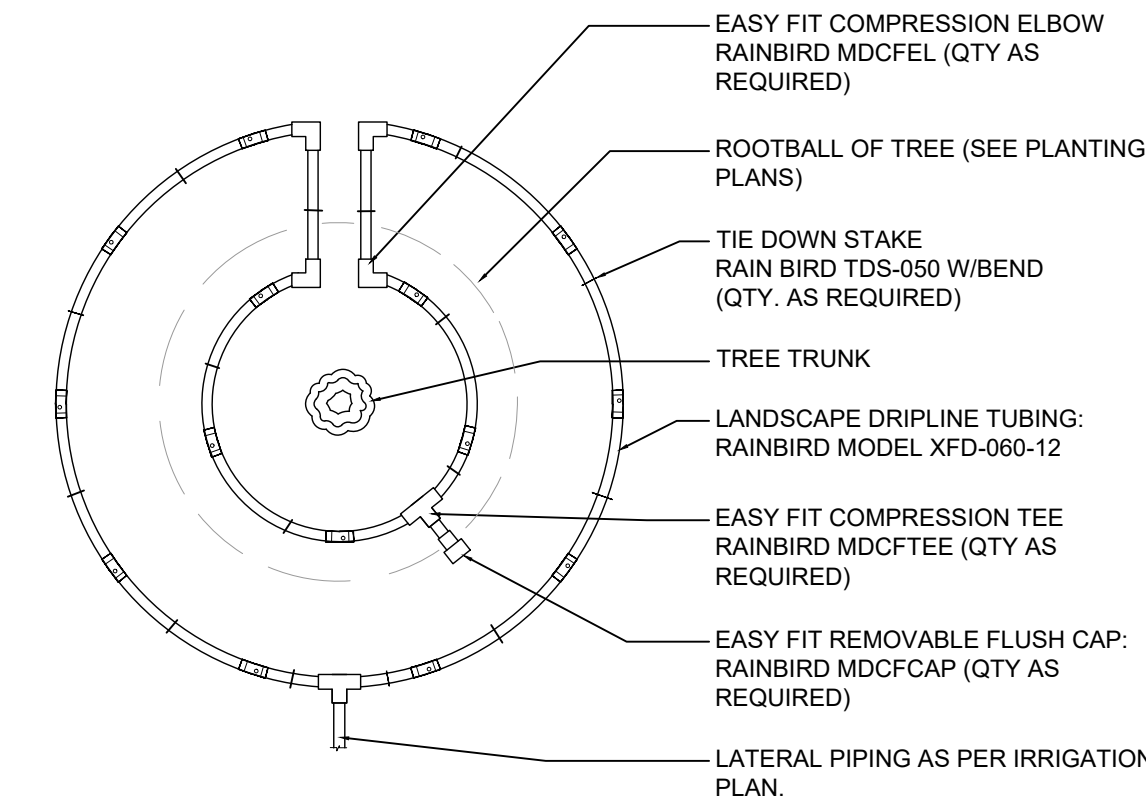


4 TYPICAL DRIP TUBING
1 1/2" = 1'-0" 32 8413.43-02

NOTE:
HEAT BRAND 'ZC' ON LID WITH 2" HIGH CHARACTERS.



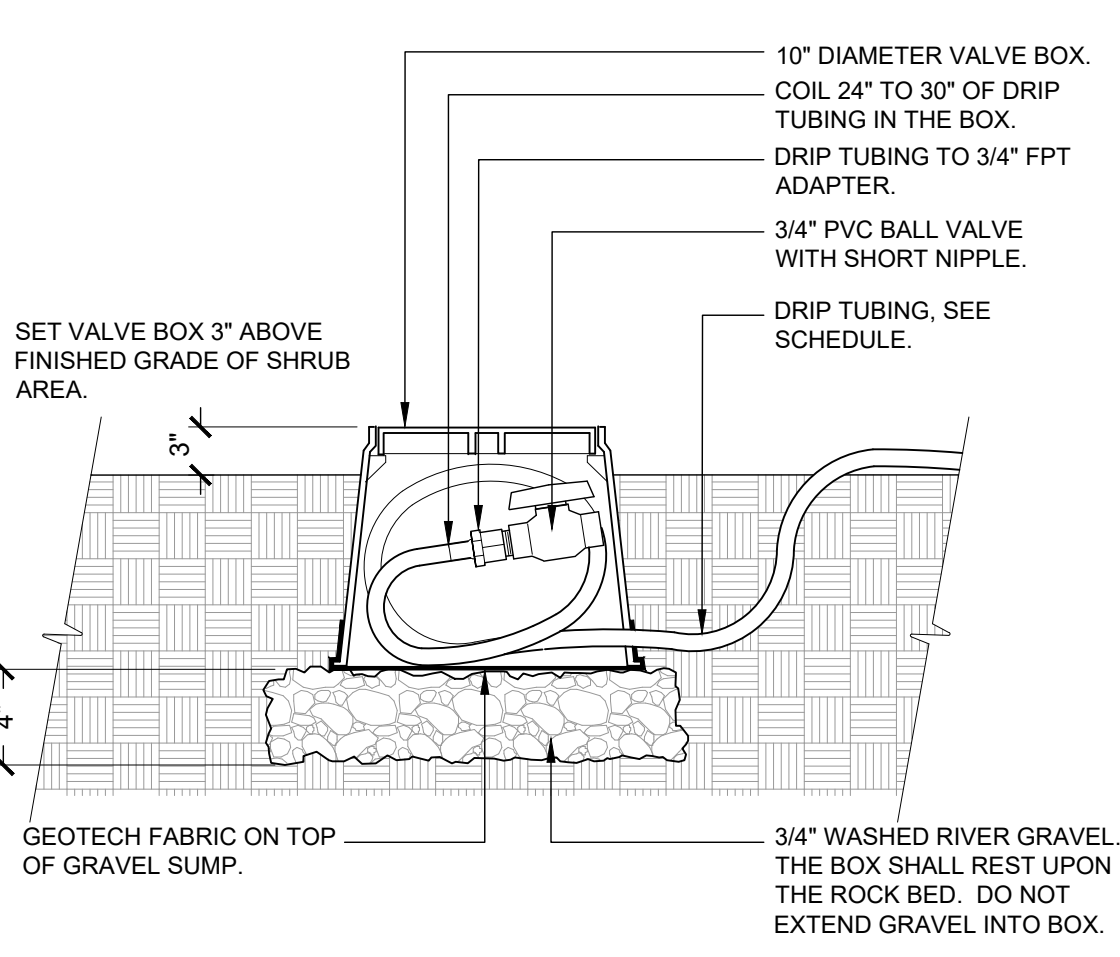
5 DRIPLINE ZONE CONTROL
1 1/2" = 1'-0" 32 8413.46-13



NOTE:
1. CONTRACTOR TO INSTALL ALL DRIP TUBING IN TURF AND NATIVE AREAS 2-3" BELOW GRADE.
2. DIAMETER OF DRIP RINGS ARE DEPENDENT ON TREE CANOPY SIZE.

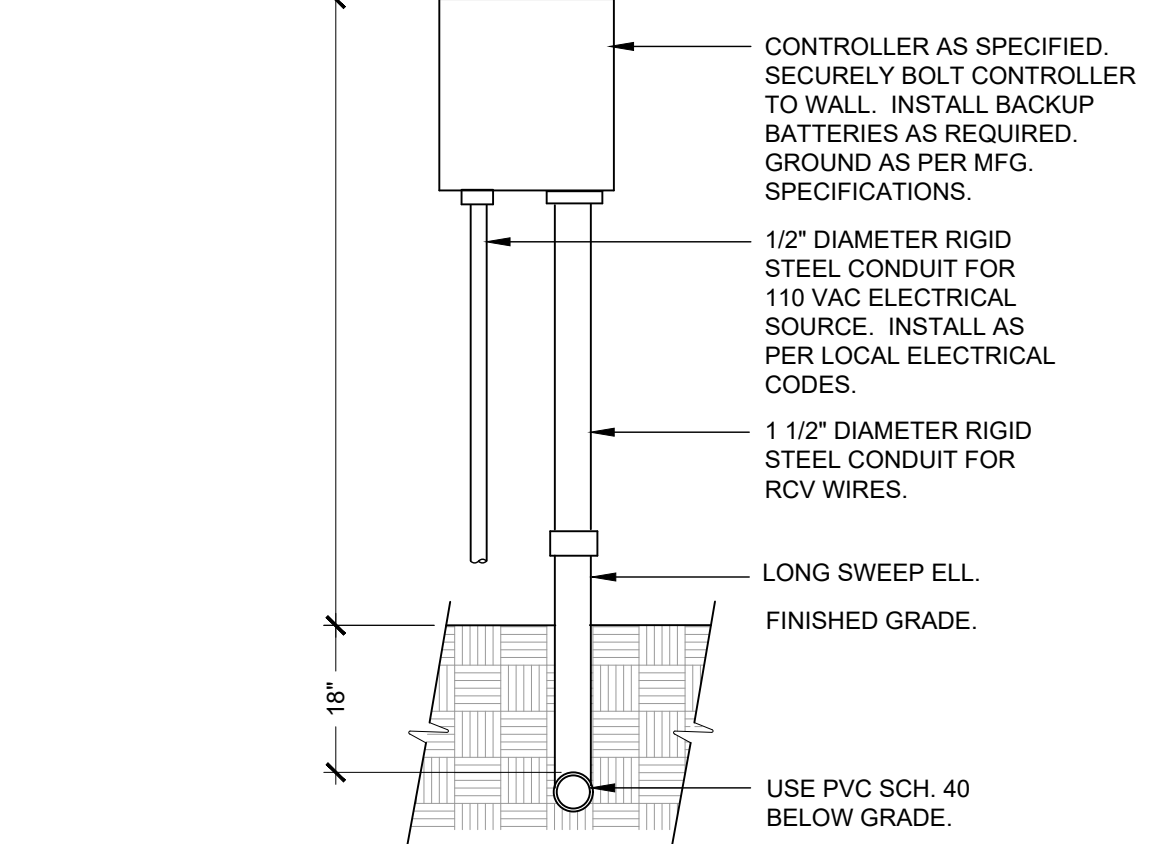
6 TREE DRIP TUBING LAYOUT
N.T.S. 32 8413.56-101

NOTE:
HEAT BRAND 'FV' ON LID WITH 2" HIGH CHARACTERS.

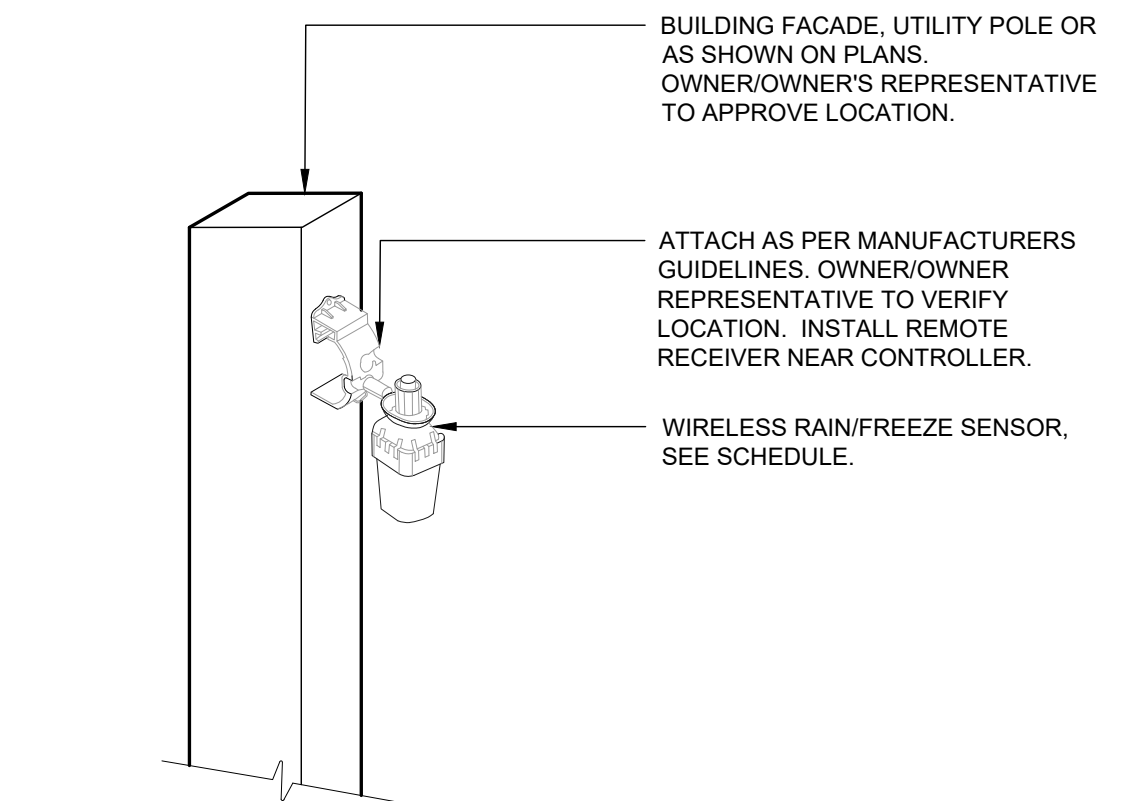


7 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-98

SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.



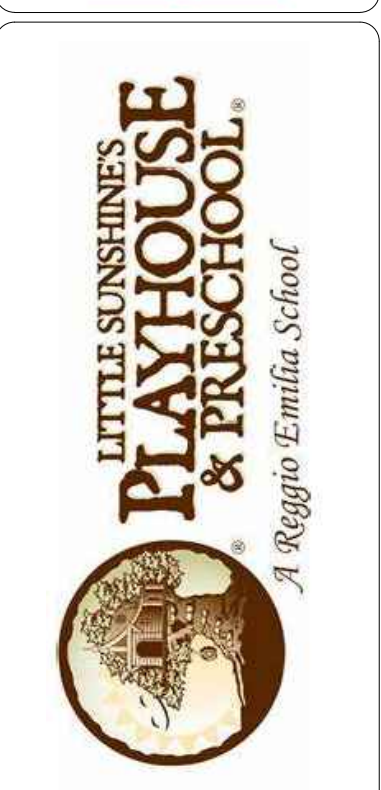
8 WALL MOUNT CONTROLLER
1" = 1'-0" 32 8409.13-01



9 WIRELESS RAIN/FREEZE SENSOR
3/4" = 1'-0" 32 8409.66-13

REVISION	BY	DATE
1	MF	05.22.2024
2	MF	08.23.2024
3	LR	12.04.2024

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LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
IRRIGATION DETAILS

PROJECT NO:	23-081
DESIGNED BY:	MF
DRAWN BY:	MF
DATE:	12/4/2024

COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.



MATERIAL LIST



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NOT FOR
CONSTRUCTION



LITTLE SUNSHINE DAYCARE

PLAYHOUSE DEVELOPMENT

4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

BUILDING EAST AND WEST ELEVATIONS

PROJECT NO:	PLA009.01
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DESIGNED BY: TDP

DRAWN BY: TDP

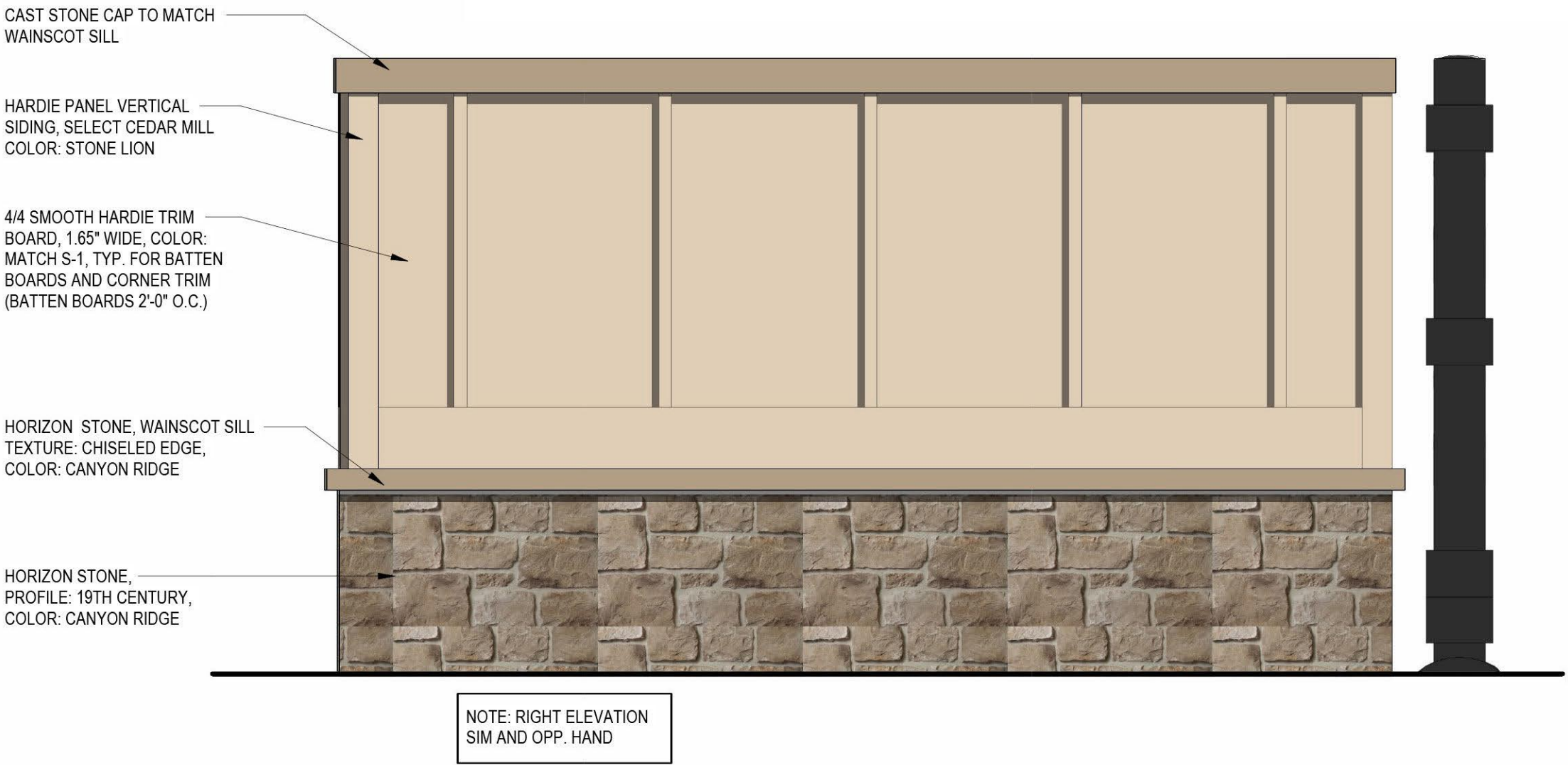
DATE: 8/13/2024

NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

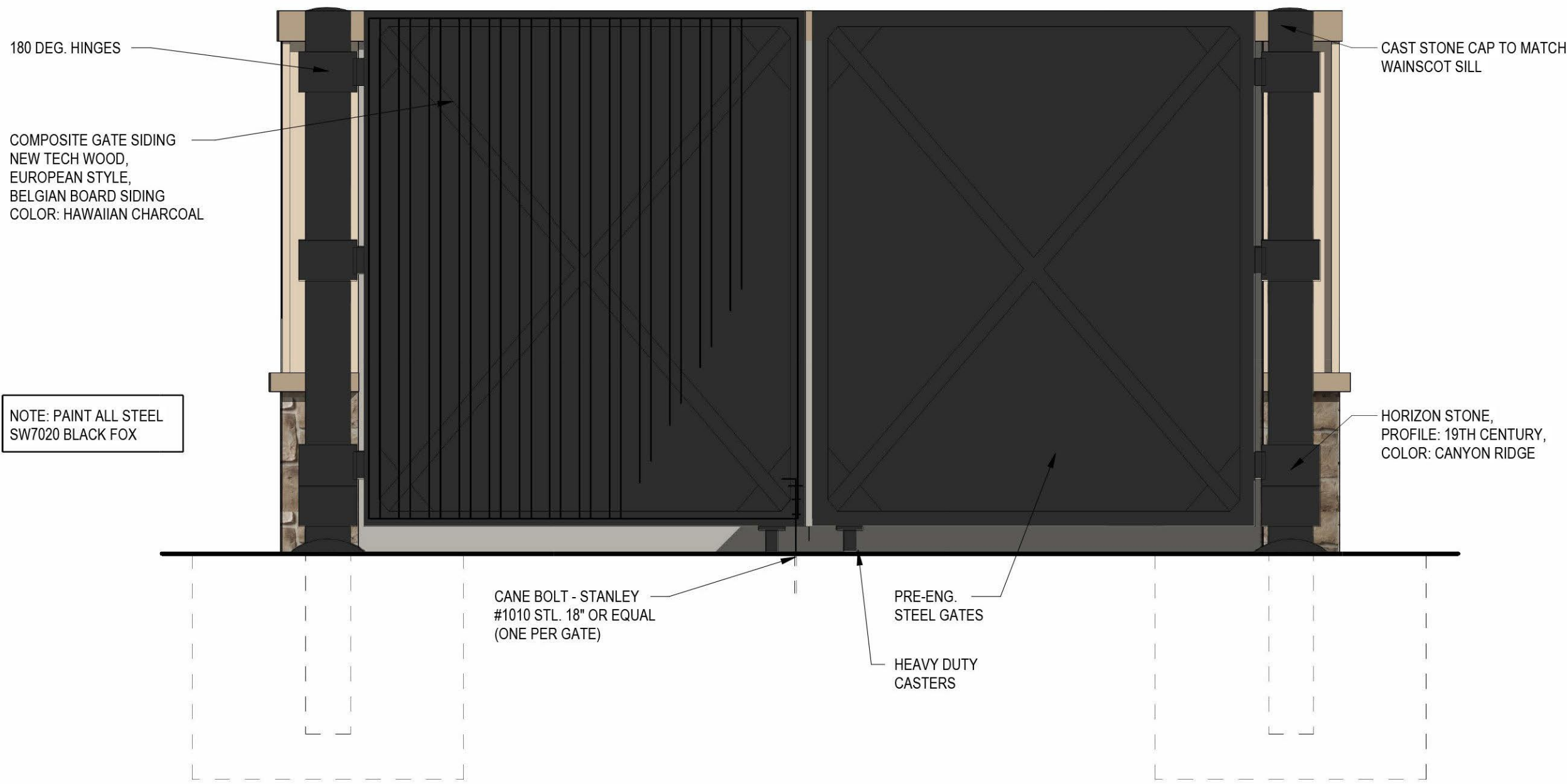


LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL FINAL DEVELOPMENT PLAN &
USE BY SPECIAL REVIEW
COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

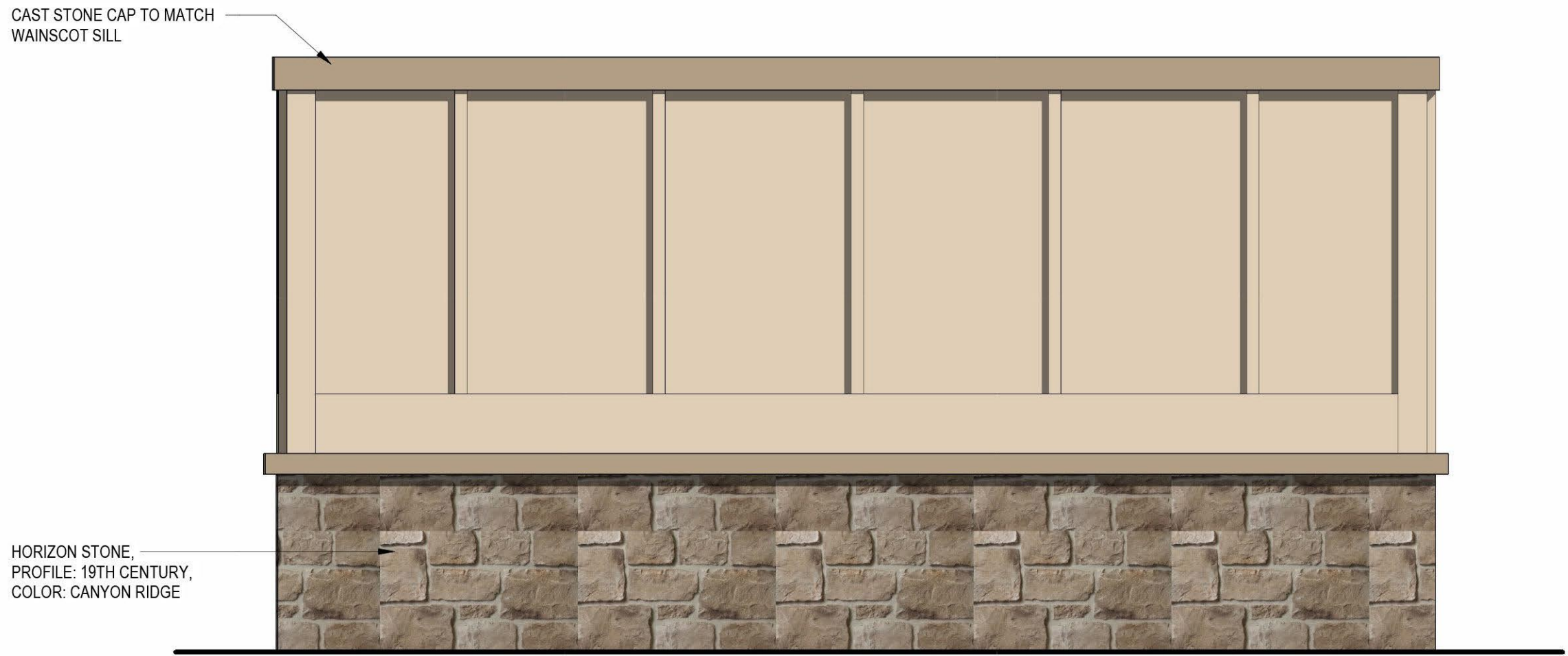
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.



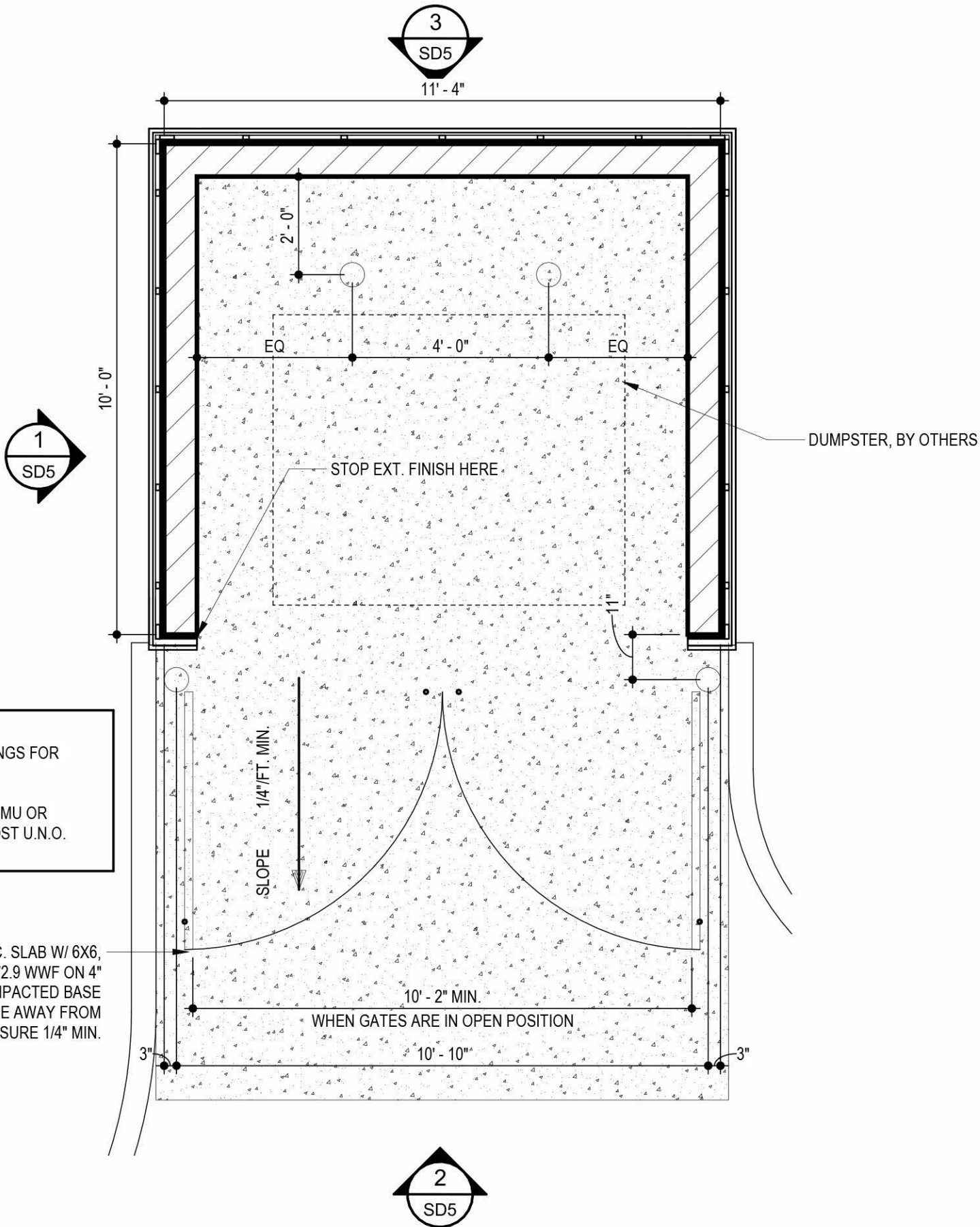
1 TRASH ENCLOSURE LEFT SIDE ELEVATION
SCALE: 3/4" = 1'-0"



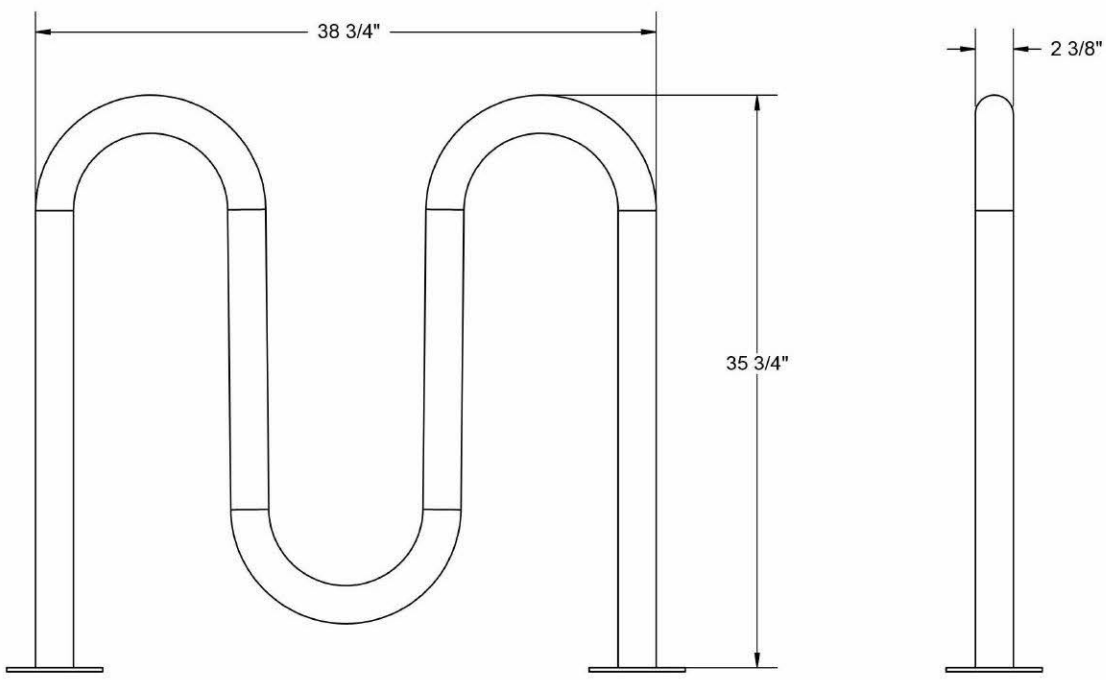
2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 3/4" = 1'-0"



3 TRASH ENCLOSURE REAR ELEVATION
SCALE: 3/4" = 1'-0"



TRASH ENCLOSURE PLAN
3/8" = 1'-0"



Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

BIKE RACK
1" = 1'-0"

T:\2023\23-028 LSP - E QUINCY AVE & COPPERLEAF, AURORA, CO\GRAPHICS\DWG_2024-03-13\CE_2024-08-13\SOURCE\TBLK EES-24006-0P.DWG



Know what's below.
Call before you dig.

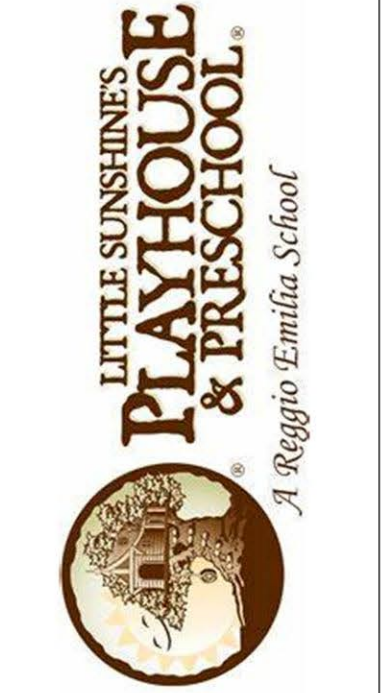
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

ARAPAHOE COUNTY CASE NO.FDP23-001 & USR23-002

DATE	BY	REVISION	No.

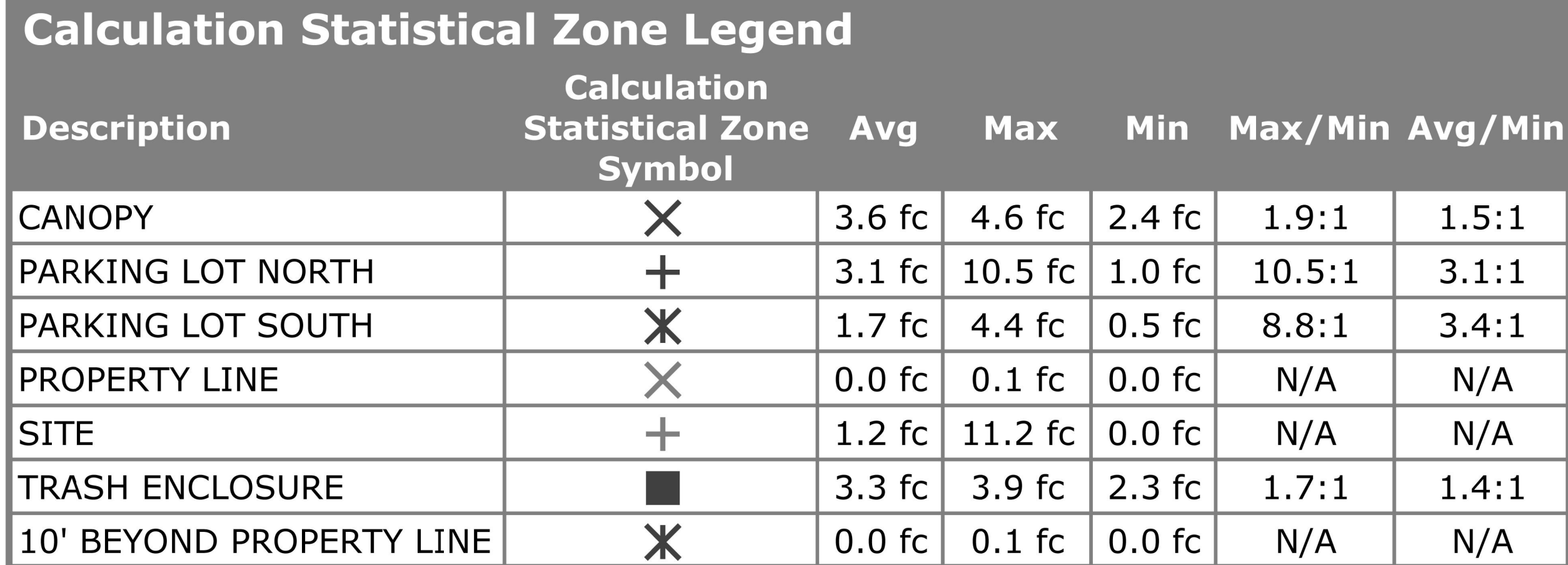
PRELIMINARY
NOT FOR
CONSTRUCTION



LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
TRASH ENCLOSURE / BIKE RACK DETAILS

PROJECT NO: PLA009.01
DESIGNED BY: TDP
DRAWN BY: TDP
DATE: 8/13/2024

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.



Site Luminary Summary Table																		
Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
D1 -	JUNO LIGHTING	IC22	IC22-27C-WH	6" IC OPEN ROUND DOWNLIGHT, WET LABEL.	Y	DIRECT	120V	N	9	UNDER CANOPY	18"	1	INCANDESCENT	65	600	3000K		1 CLEAR
L2 ⚡	MINKA-LAVERY	ARTISAN LANE	72251-66	WALL LIGHT. (1) GU10 HALOGEN BULB, 35W.	Y	GENERAL DIFFUSE	120V	Y	14	WALL	8'	1	INCANDESCENT	35	558	3000K		1 CLEAR SEEDED
L3 ⚡	MINKA-LAVERY	ARTISAN LANE	72253-66	WALL LIGHT. (2) GU10 HALOGEN BULBS, 35W.	Y	GENERAL DIFFUSE	120V	Y	2	WALL	8'	2	INCANDESCENT	70	1801	3000K		1 CLEAR SEEDED
PL1 ⓪	MCGRAW-EDISON	GLEON	GLEON-SA4A-830-U-T4FT-HSS	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE 4 FORWARD THROW	120-277V	Y	2	POLE	20'	16	LED	129	10595	4000K		1 BLACK
PL2 ⓪	MCGRAW-EDISON	GLEON	GLEON-SA4C-830-U-T4FT-HSS	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE 4 FORWARD THROW	120-277V	Y	1	POLE	20'	16	LED	225	16081	4000K		1 BLACK
PL3 ⓪	MCGRAW-EDISON	GLEON	GLEON-SA5C-840-U-5WQ-GRSWH	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE 5	120-277V	Y	1	POLE	20'	16	LED	269	25060	4000K		1 BLACK
PL4 ⓪	MCGRAW-EDISON	GLEON	GLEON-SA4A-830-U-T4W-HSS	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE 4 WIDE	120-277V	Y	1	POLE	20'	16	LED	129	10816	4000K		1 BLACK

Know what's below.
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ARAPAHOE COUNTY CASE NO.FDP23-001 & USR23-002

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NOT FOR
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LITTLE CONSUMING DATACENTRE

PLAYHOUSE DEVELOPMENT

4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

ELECTRICAL PHOTOMETRICS

PROJECT NO: PLA009.01

DESIGNED BY: SSC

RAWN BY: SSC

DATE: 08/27/24

