

P:\PLAYHOUSE DEVELOPMENT\CO - ARAPAHOE COUNTY - COPPERLEAF AND QUINCY\08 CAD\ASPC\COVER SHEET.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.

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.



VICINITY MAP

SCALE: 1" = 2000'

SITE PLAN SHEET INDEX

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APPLICANT/OWNER

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
4022 S. LONE PINE AVENUE, SUITE 150
SPRINGFIELD, MO 65804
CONTACT: BRETT ROUBAL
P: (417) 887-4242

ENGINEERING CONSULTANT

K2 CIVIL CONSULTANTS, INC.
3801 E. FLORIDA AVE., SUITE 425
DENVER, CO 80210
CONTACT: ALPHA BARRY, PE
P: (970) 404-0133

DEVELOPER

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
4022 S. LONE PINE AVENUE, SUITE 150
SPRINGFIELD, MO 65804
CONTACT: BRETT ROUBAL
P: (417) 887-4242

LANDSCAPE ARCHITECT

VALERIAN LLC.
970 YUMA STREET, SUITE 130
DENVER, CO 80204
CONTACT: BRETT KALSON
P: (303) 347-1200

SURVEY

FORESIGHT WEST SURVEYING INC.
1309 S. INCA ST. DENVER, CO 80223
CONTACT: LES LUDEMAN
P: (303) 504-4440
DATE OF SURVEY: 09/12/2023

LEGAL DESCRIPTION

PARCEL 1:
LOT 2, BLOCK 1, COPPERLEAF FILING NO. 30, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DEFINED AND DESCRIBED IN CROSS ACCESS EASEMENT RECORDED JUNE 19, 2019 UNDER RECEPTION NO. D9058634 AND FIRST AMENDMENT THERETO RECORDED JANUARY 30, 2023 UNDER RECEPTION NO. E3090609.

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.

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30, SAID LINE BEARING SOUTH 89°54'13" WEST AS SHOWN ON SAID PLAT AND AS EVIDENCED BY THE SAME FOUND MONUMENTS CALLED OUT ON SAID PLAT AND DEPICTED HEREON.

PLANNING COMMISSION APPROVAL

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

CHAIR: _____

CERTIFICATE OF OWNERSHIP

I, BRETT ROUBAL, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS PLAYHOUSE DEVELOPMENT - QUINCY & COPPERLEAF (FDP23-001 & USR23-002).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)
J.S.S.

COUNTY OF _____)

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

AS _____ (Title) _____ OF _____ (Entity) AN AUTHORIZED SIGNATORY.

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS ____ DAY OF _____, A.D., 20____.

CHAIR: _____

ATTEST: _____

ARAPAHOE COUNTY STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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

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

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

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE: THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

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

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

PUBLIC IMPROVEMENTS NOTE: AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

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.

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

AIRPORT INFLUENCE AREA (AVIGATION EASEMENT/HAZARD EASEMENT)
AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN RECEPTION NUMBER84182079 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ARAPAHOE COUNTY SPECIFIC NOTES

PRIVATE OPEN SPACE: (ALL PLANS AND PLATS EXCEPT GENERAL DEVELOPMENT PLAN, REZONING AND LOCATION AND EXTENT)
A. THE PRIVATE PARKS AND/OR OPEN SPACE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.
B. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-QUARTER OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARKS AND/OR OPEN SPACE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
C. WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

STREET LIGHTING: ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE: ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT: ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STORMWATER MAINTENANCE: THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S, AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

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

STREET LIGHTING
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

PUBLIC USE EASEMENT
ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

REVISION

DATE

BY

No.

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PRELIMINARY
NOT FOR
CONSTRUCTION



K2 CIVIL
CONSULTANTS



LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL
A Reggio Emilia School

LITTLE SUNSHINE DAYCARE

PLAYHOUSE DEVELOPMENT

4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

COVER SHEET

PROJECT NO.: PLA009.01

DESIGNED BY: TDP

DRAWN BY: TDP

DATE: 9/25/2024

1 OF 16

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

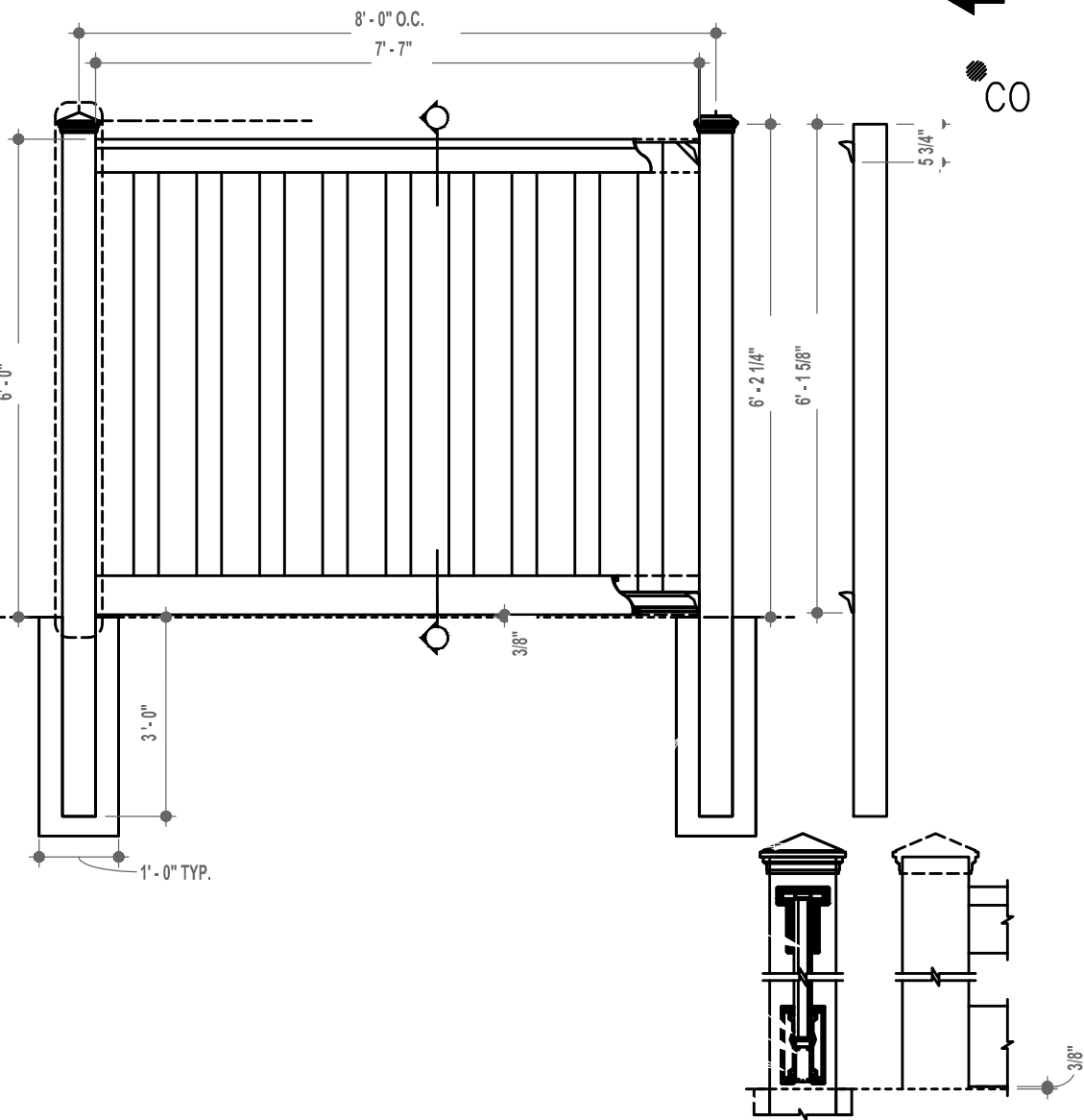
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

- | | |
|---|---|
| 38 PROPOSED PLAYGROUND FENCE. SEE DETAIL THIS SHEET. | 50 PROPOSED STAIRS WITH HANDRAIL |
| 39 FLUSH CURB AND GUTTER. | 51 PROPOSED STORM AREA INLET |
| 40 PROPOSED 5 BIKE WAVE RACK. | 52 DENOTES ADA ROUTE |
| 41 PROPOSED PORTE COCHERE ROOF. SEE ARCHITECTURAL PLANS. | 53 PROPOSED PORTE COCHERE COLUMNS |
| 42 PROPOSED RETAINING WALL | 54 PROPOSED STORM CULVERT |
| 43 SECONDARY ENTRANCE. | 55 PROPOSED 8'X8' ELECTRICAL TRANSFORMER PAD AND SWITCH CABINET |
| 44 PROPERTY LINE | 56 PROPOSED 4" CROSS PAN |
| 45 PROPOSED STORM INLET | 57 PROPOSED CLEANOUT |
| 46 PROPOSED STORM MANHOLE | 58 PROPOSED FIRE HYDRANT |
| 47 PROPOSED WATER METER | 59 PROPOSED METAL 42" FENCE & GATE |
| 48 APPROX. LOCATION OF PR. LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.) | 60 PROPOSED METAL 42" GUARDRAIL |
| 49 PROPOSED SWALE | 61 PROPOSED GREASE INTERCEPTOR |
| | 62 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'

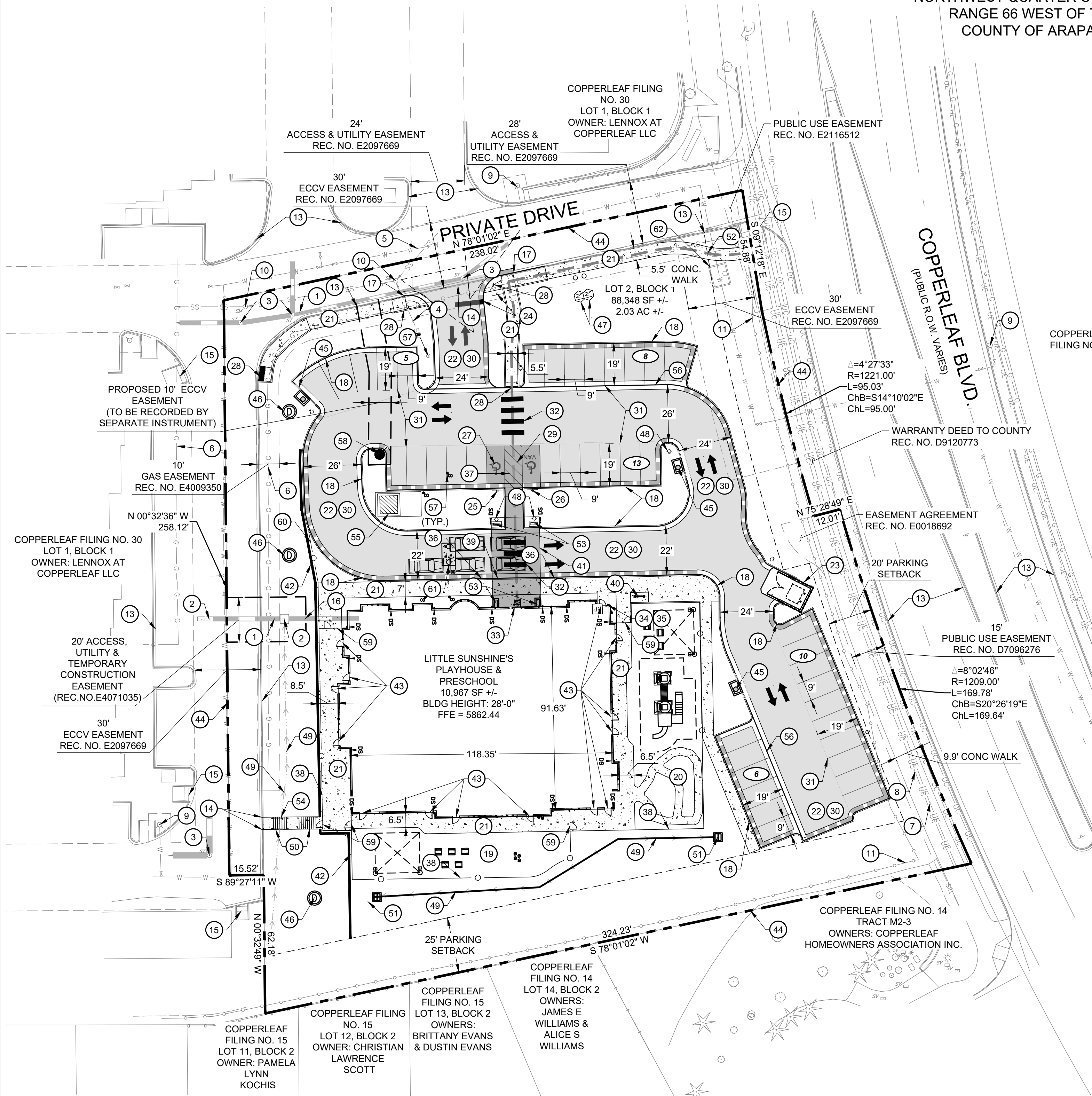
PARKING UTILIZATION TABLE

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

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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

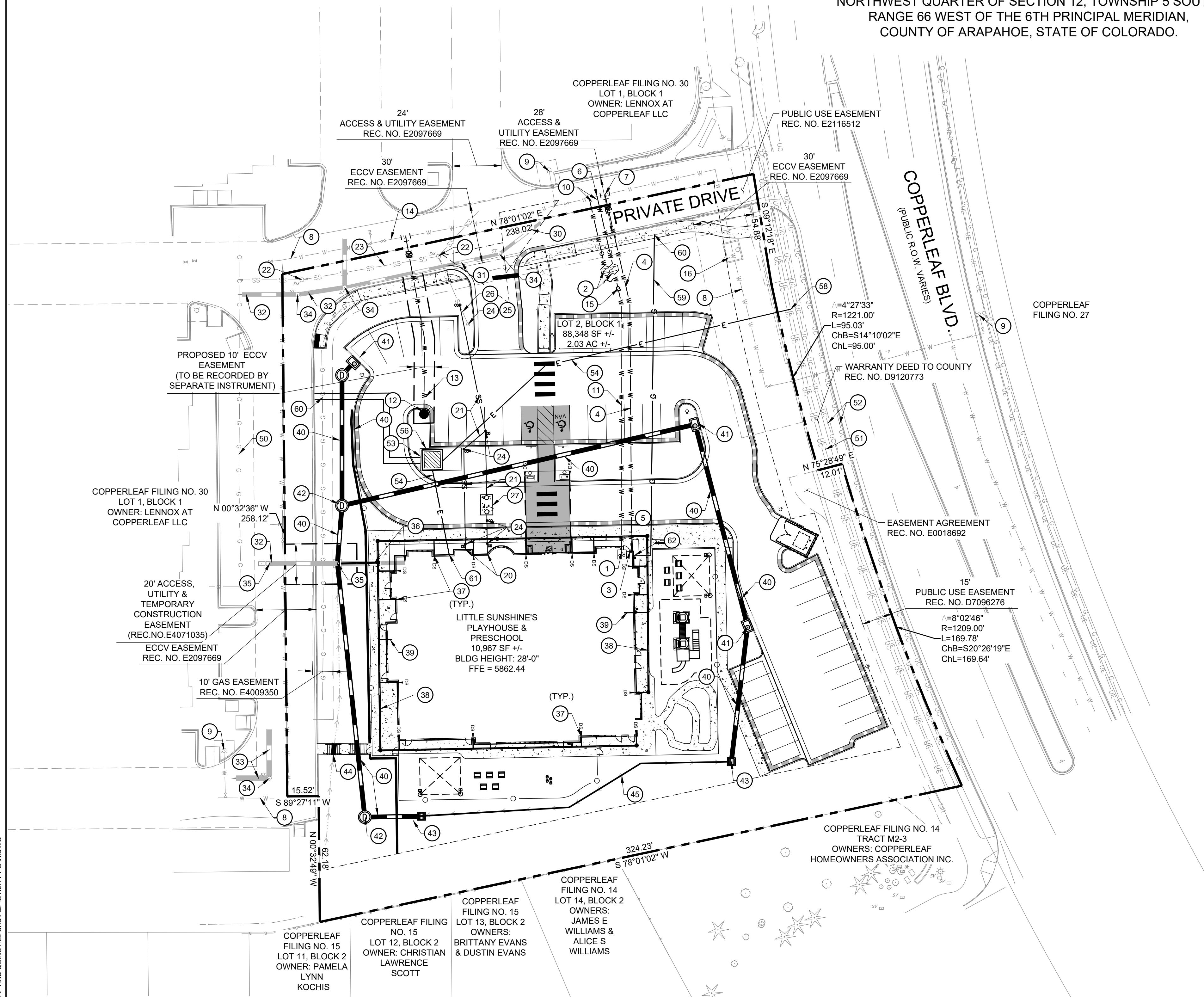
DATE: 9/25/2024

2 OF 16

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.



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

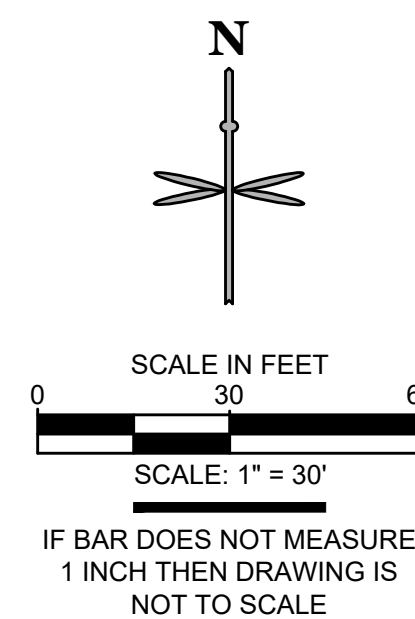
---	PROPOSED PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED BUILDING SETBACK
---	PROPOSED BUILDING OUTLINE
---	PROPOSED 6" CATCH CURB
---	PROPOSED 6" SPILL CURB
---	PROPOSED RETAINING WALL
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED GAS LINE
---	PROPOSED 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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UNDERGROUND MEMBER UTILITIES.

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

PRELIMINARY
NOT FOR
CONSTRUCTION



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

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.

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

PRELIMINARY
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CONSTRUCTION



LITTLE SUNSHINE DAYCARE

PLAYHOUSE DEVELOPMENT

4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

GRADING PLAN

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

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

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

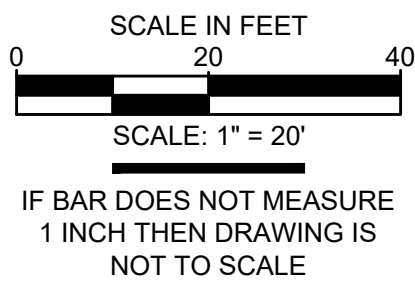
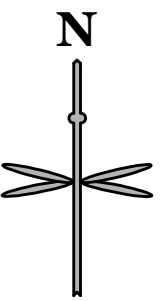
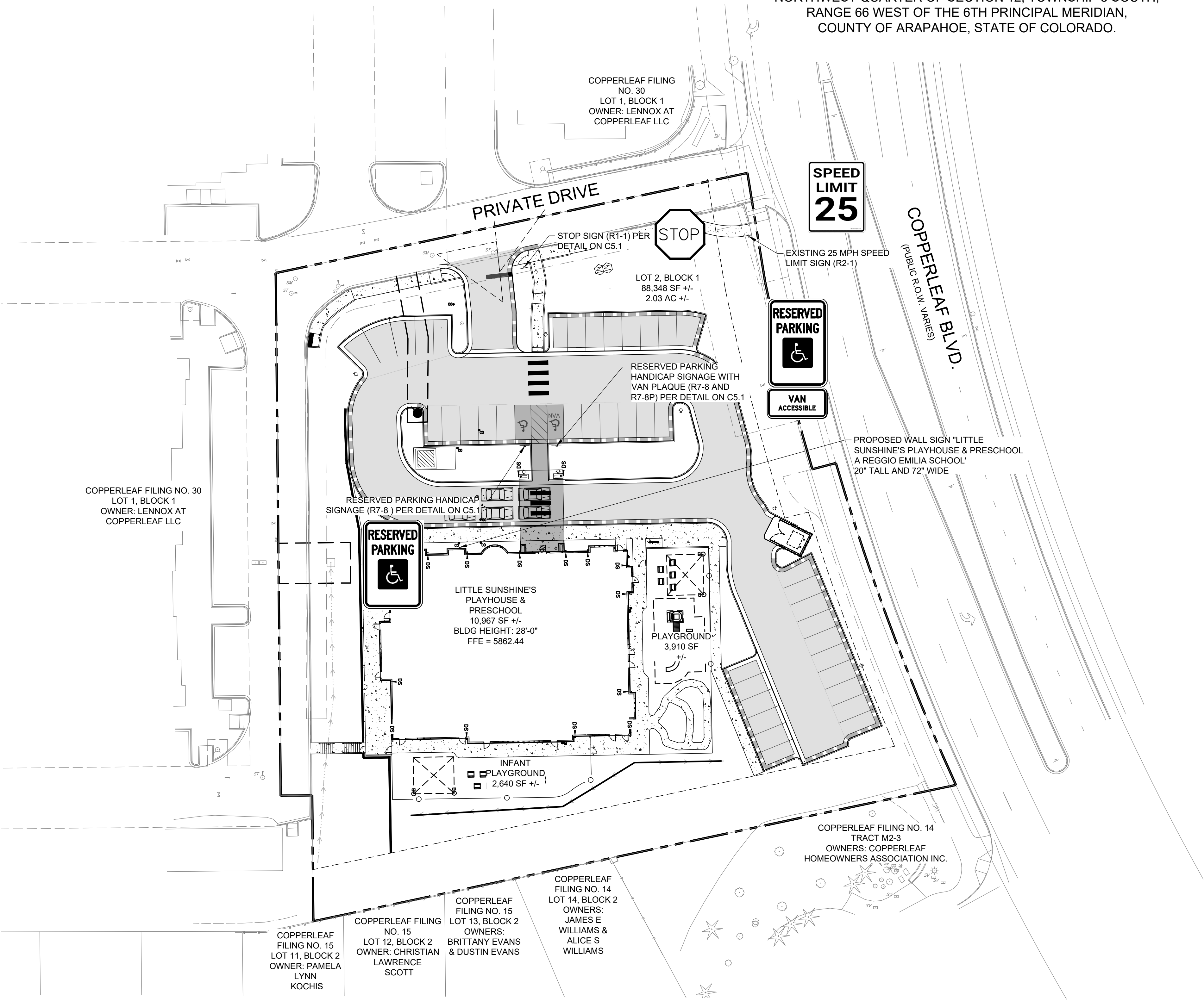
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

SITE PLAN LEGEND

	PROPOSED 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.



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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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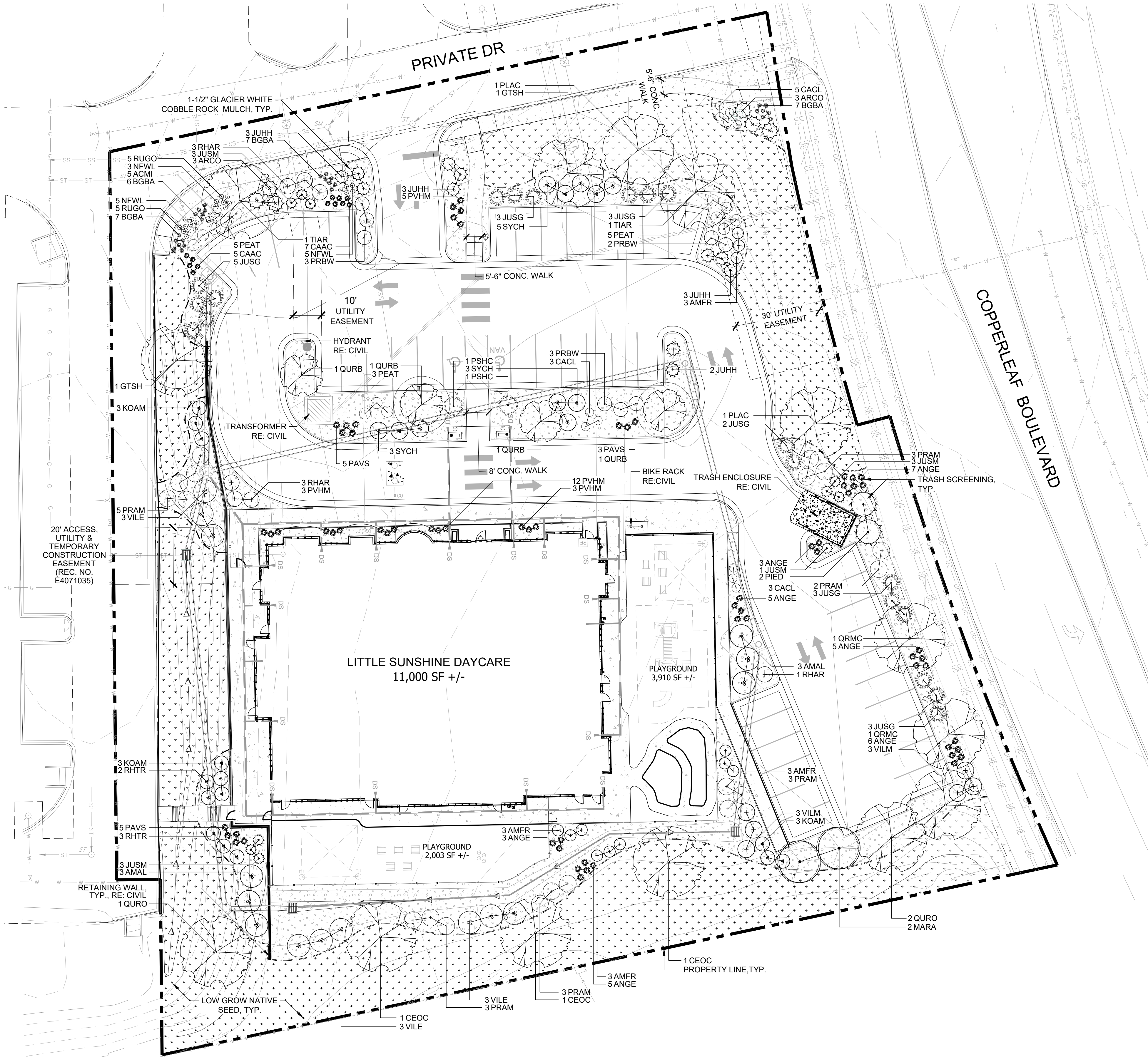


LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
SIGNAGE PLAN

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

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.



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

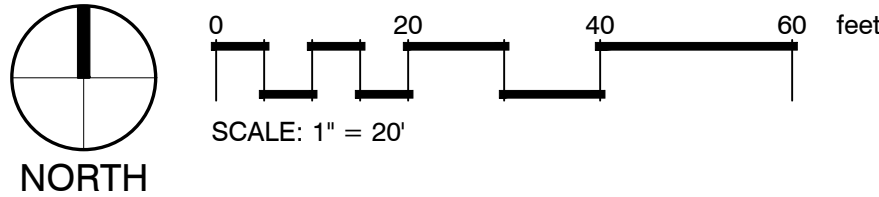
LANDSCAPE REQUIREMENTS

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 3-BUSINESS DAYS (NOT INCLUDING INITIAL
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UNDERGROUND MEMBER UTILITIES.
1-800-922-1987 or 811
CALL before you dig.

PROJECT NO: 23-081

DESIGNED BY: MF

DRAWN BY: MF

DATE: 12/5/2024

LITTLE SUNSHINE DAYCARE

PLAYHOUSE DEVELOPMENT

4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

LANDSCAPE PLAN

REVISION

BY

DATE

1

MF

05.22.2024

2

MF

08.23.2024

3

LR

12.04.2024

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K2 CIVIL
CONSULTANTS

LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL
A Reggio Emilia School

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:

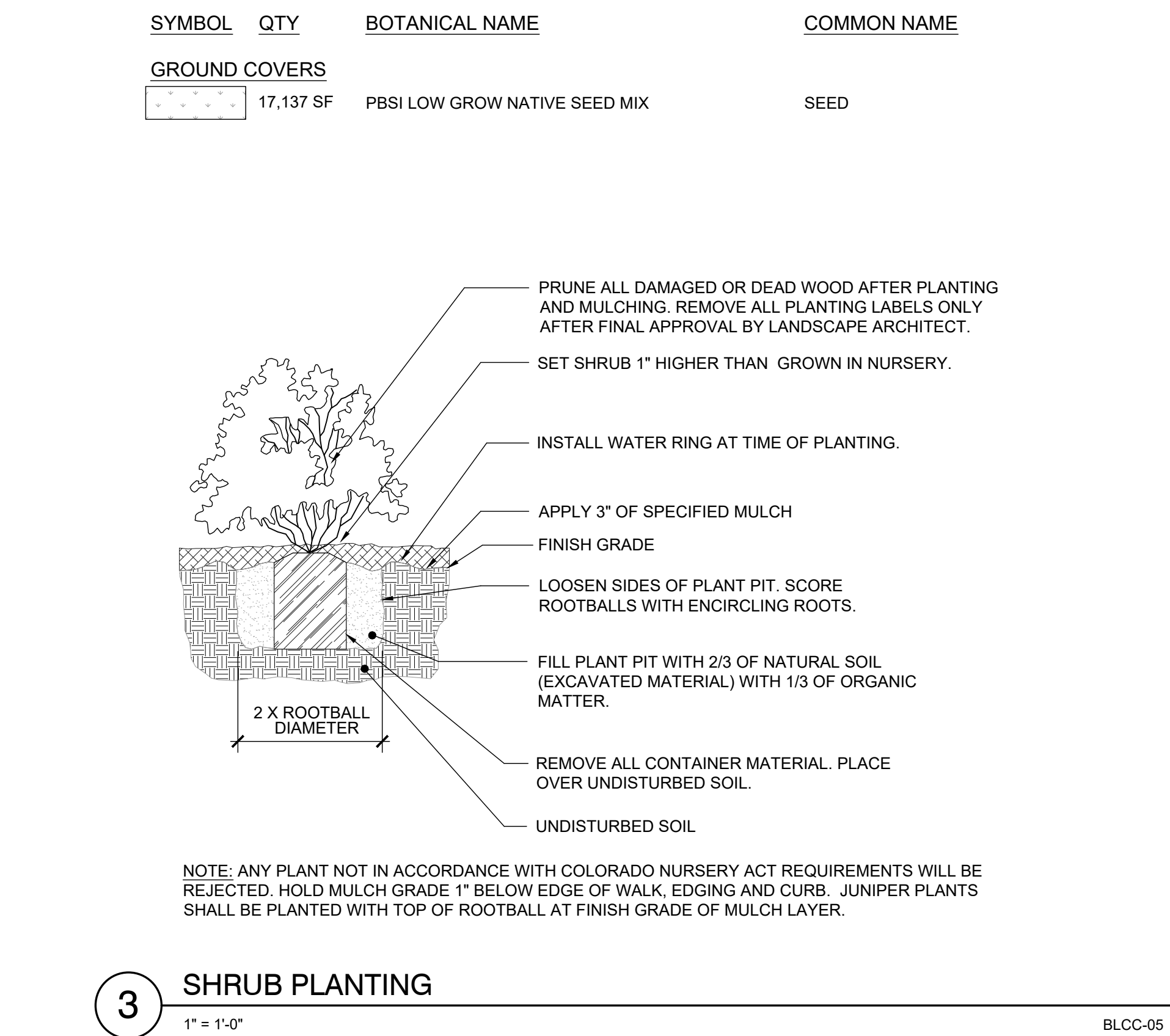
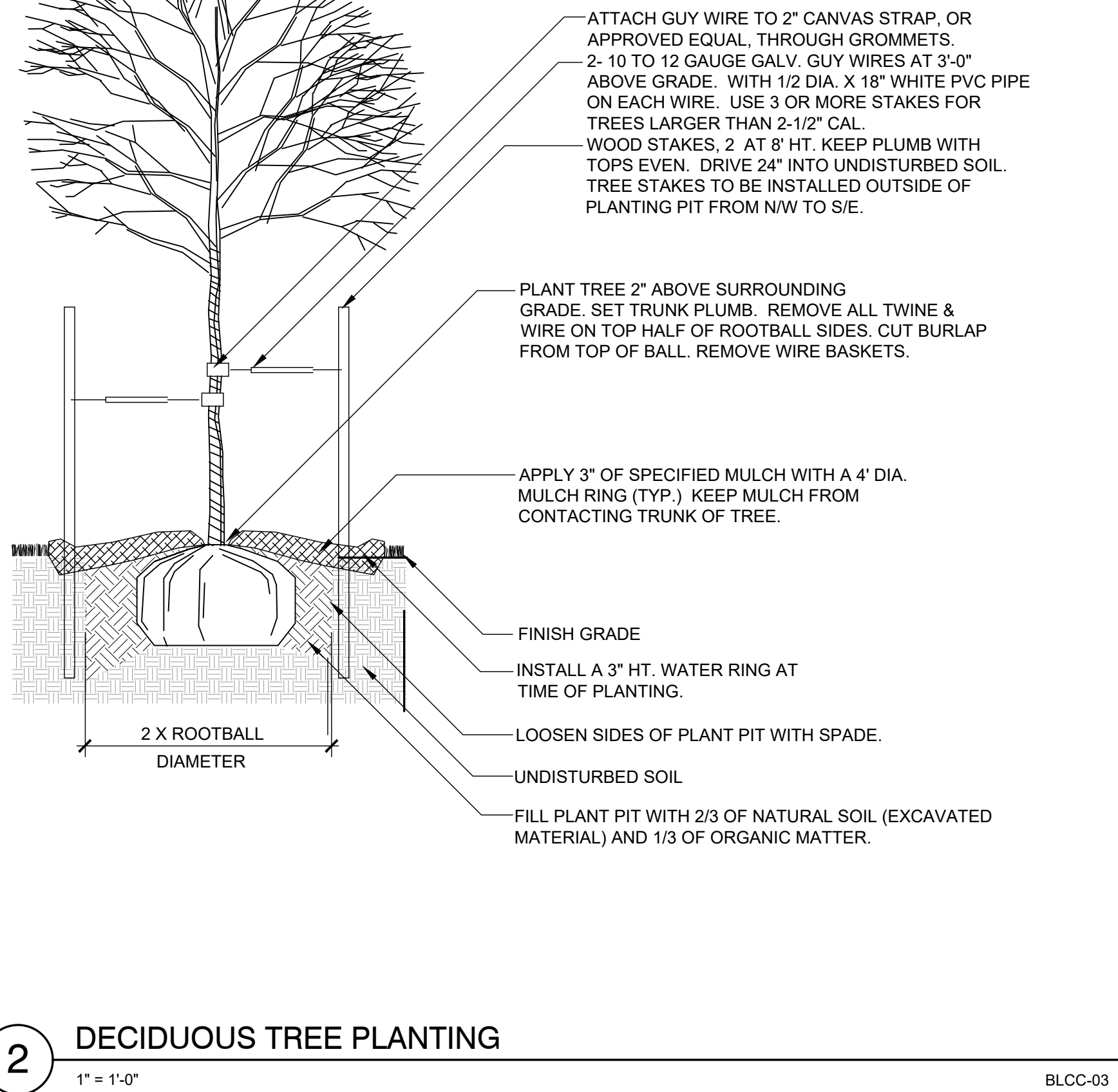
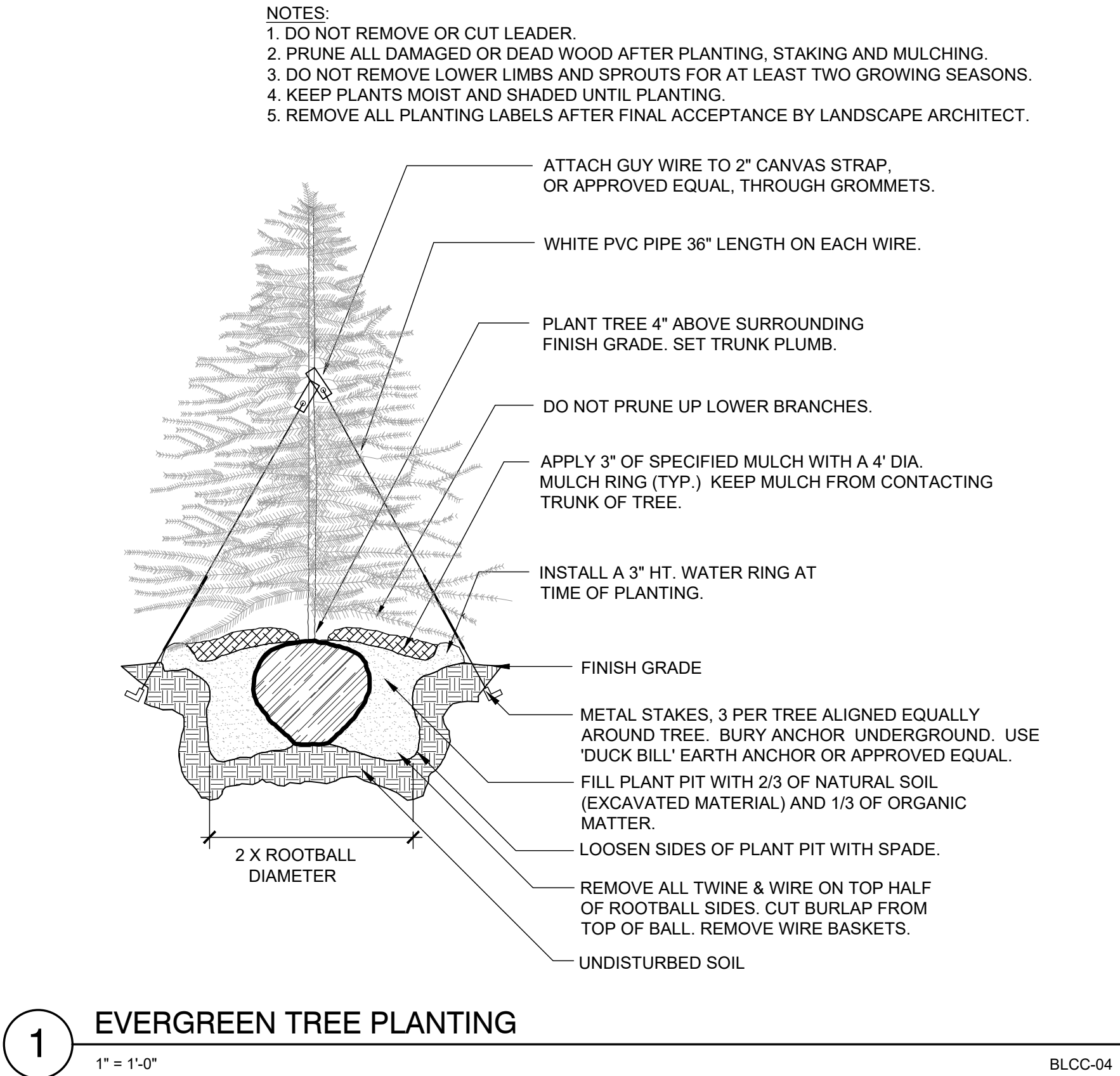
1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL 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	KOLKWTIZIA 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 SCOPIULORUM '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
NOT FOR
CONSTRUCTION

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
DESIGNED BY: MF
DRAWN BY: MF
DATE: 12/4/2024

7 OF 16

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	

DATE
05.22.2024
08.23.2024
12.04.2024

REVISION
FDP SUBMITTAL #2
FDP SUBMITTAL #3
FDP SUBMITTAL #4

BY
MF
MF
LR

No.
1
2
3

PRELIMINARY
NOT FOR
CONSTRUCTION

K2 CIVIL
CONSULTANTS

LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL
A Reggio Emilia School

LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT

4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO

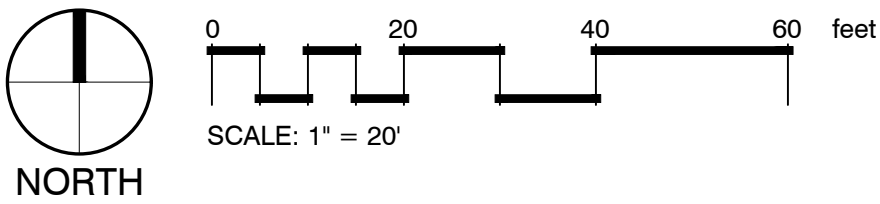
IRRIGATION PLAN

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

8 OF 16

X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\23-081_LITTLE SUNSHINE ARAPAHOE COUNTY\23-081_3_LANDSCAPE & IRRIGATION SUBMITTAL\23-081_3_ IRRIGATION PLAN.DWG

1 IRRIGATION PLAN



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

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.

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	90%	1.00	0.23
SHRUBS		MAY		5.2	0.50	2.60	90%	2.89	30.684.27
(Moderate Usage)		JUNE		6.6	0.50	3.30	90%	3.67	38.958.11
		JULY		7.1	0.50	3.55	90%	3.94	41.909.49
		AUGUST		6.2	0.50	3.10	90%	3.44	36.597.02
Square Foot Area:		SEPTEMBER		4.5	0.50	2.25	90%	2.50	26.562.35
14,746.00		OCTOBER		1.8	0.50	0.90	90%	1.00	10.624.94
OPERATING PERIOD-HRS./DAY	16				TOTAL			18.44	TOTAL
DAYS/WEEK	3								195,971.12
DAYS/MONTH	13								0.60
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	70%	0.64	6.830.32
NATIVE SEED (SHRUB ROTARY)		MAY		5.2	0.25	1.30	70%	1.86	19.732.03
(Low Usage)		JUNE		6.6	0.25	1.65	70%	2.36	25.044.50
		JULY		7.1	0.25	1.78	70%	2.54	26.941.81
		AUGUST		6.2	0.25	1.55	70%	2.21	23.526.65
Square Foot Area:		SEPTEMBER		4.5	0.25	1.13	70%	1.61	17.075.80
17,137.00		OCTOBER		1.8	0.25	0.45	70%	0.64	6.830.32
OPERATING PERIOD-HRS./DAY	16				TOTAL			11.86	TOTAL
DAYS/WEEK	3								125,981.43
DAYS/MONTH	13								0.99
									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					 VALERIAN		
Date: 3-Dec-24							
Valve #: Zone 13							
Location: Native Seed Area							
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



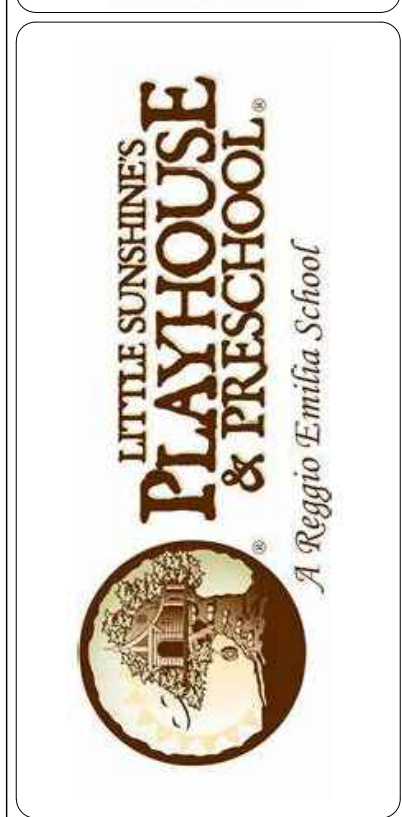
Know what's below.
Call before you dig.

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

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
COPY 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:

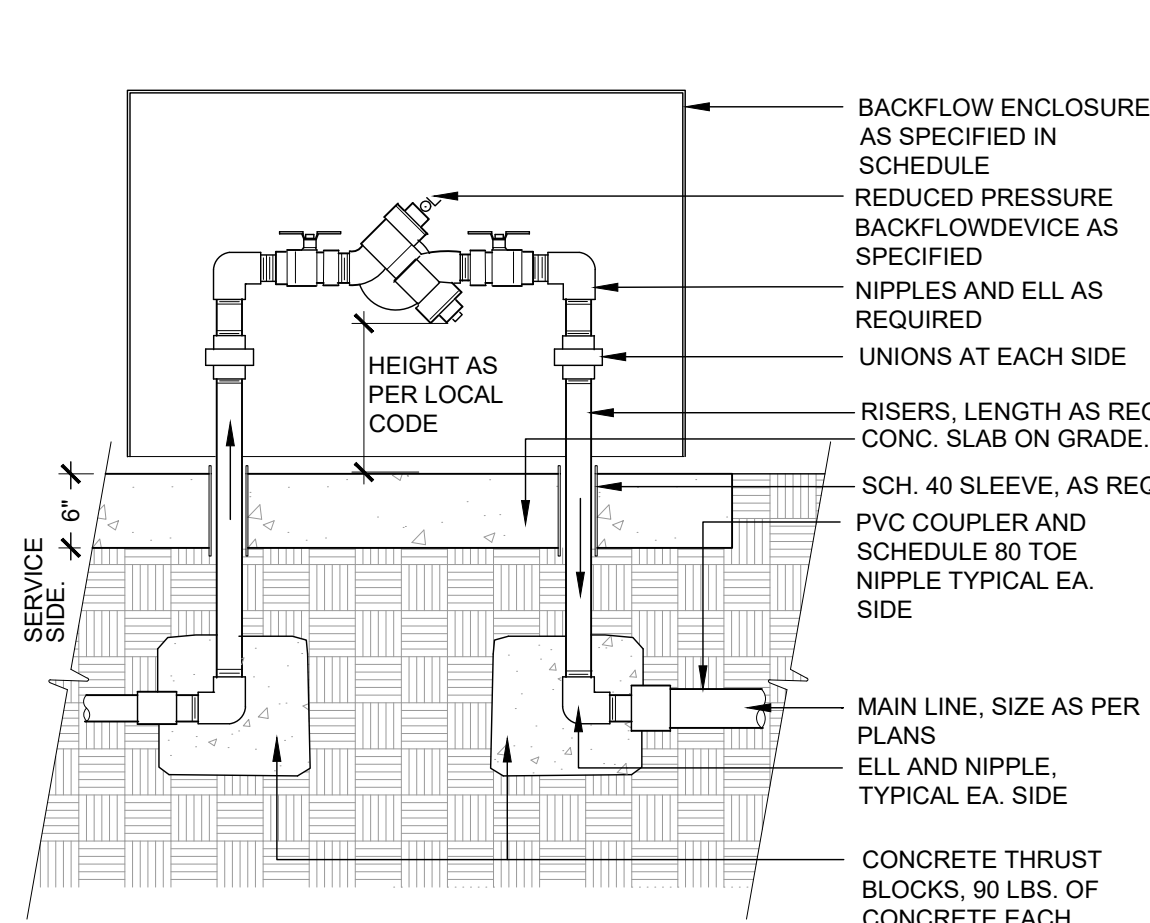
POINT OF CONNECTION - LOCATE STUB FROM 3/4" METER IN APPROXIMATE LOCATION AND CONNECT 3/4" TYPE-K COPPER LINE TO 3/4" BACKFLOW IN LANDSCAPE BED.

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

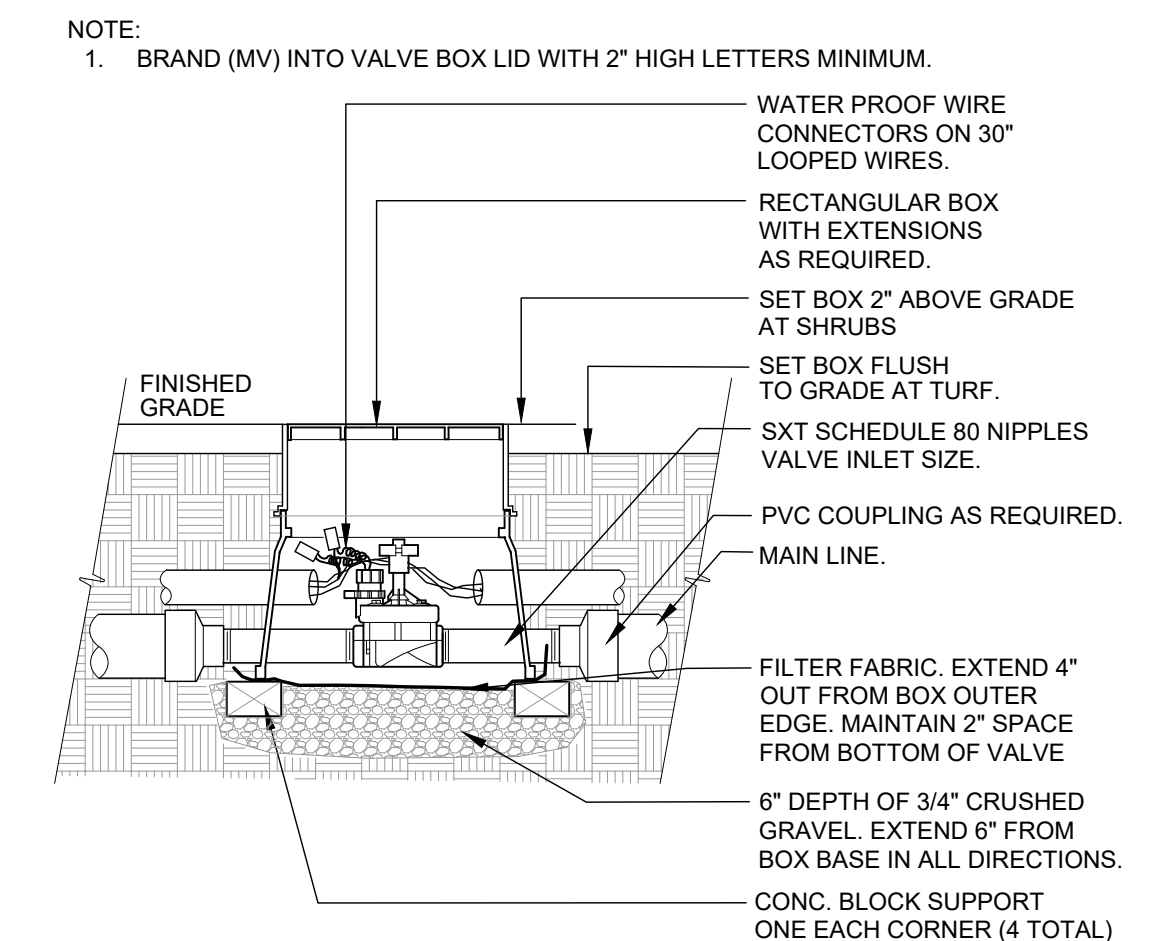
DESIGN PRESSURE: 80 PSI

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.

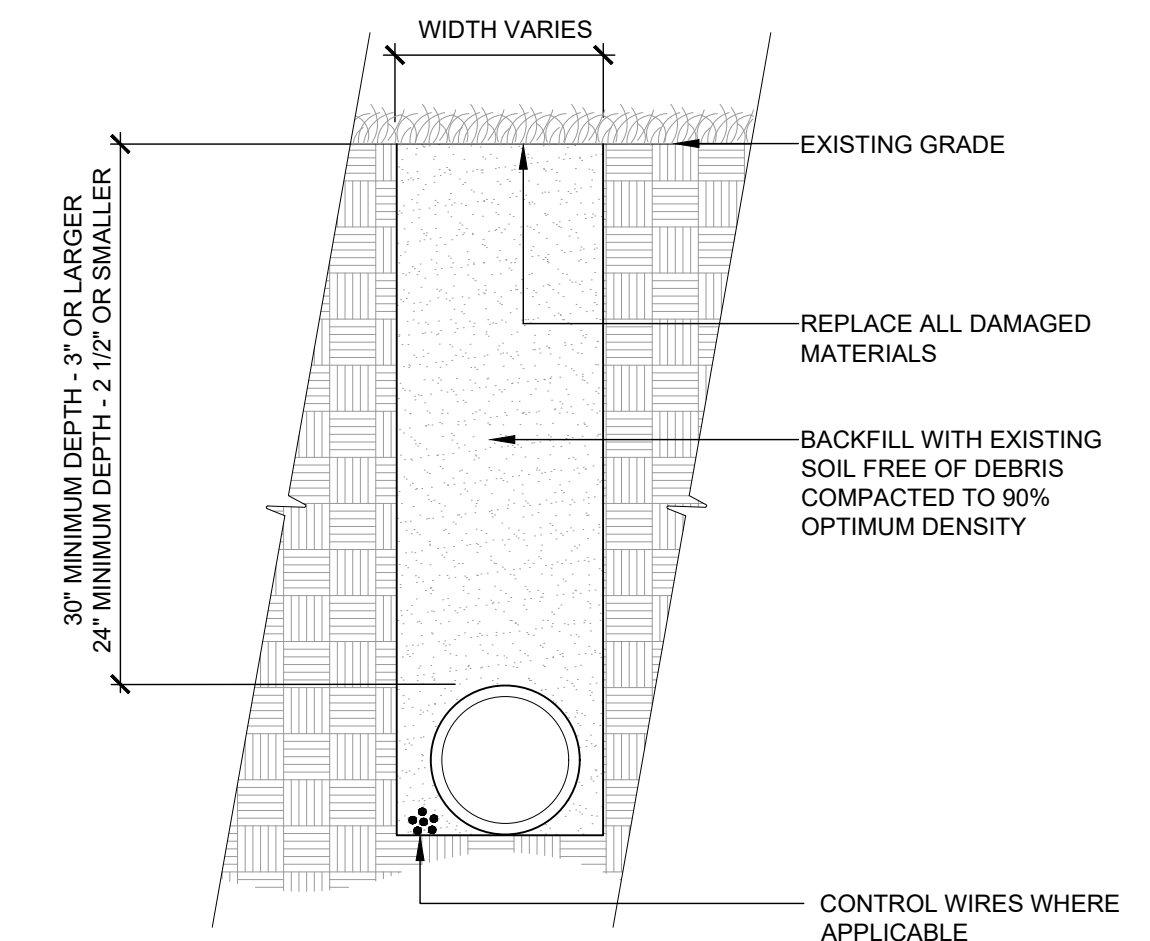
- THE IRRIGATION SYSTEM IS DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY AND COORDINATE SCHEDULING WITH OWNER.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR 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.



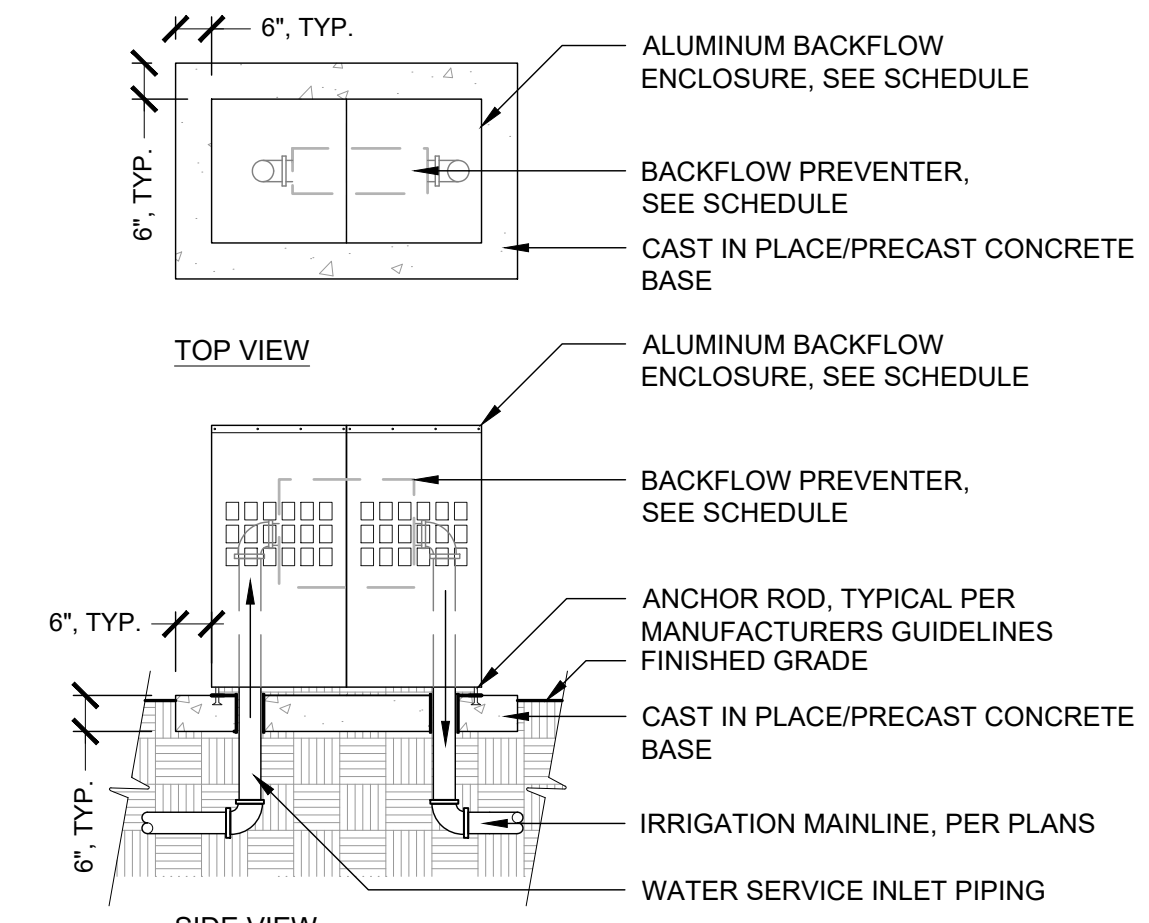
1 REDUCED PRESSURE BACKFLOW DEVICE
1" = 1'-0" 328409.46-05



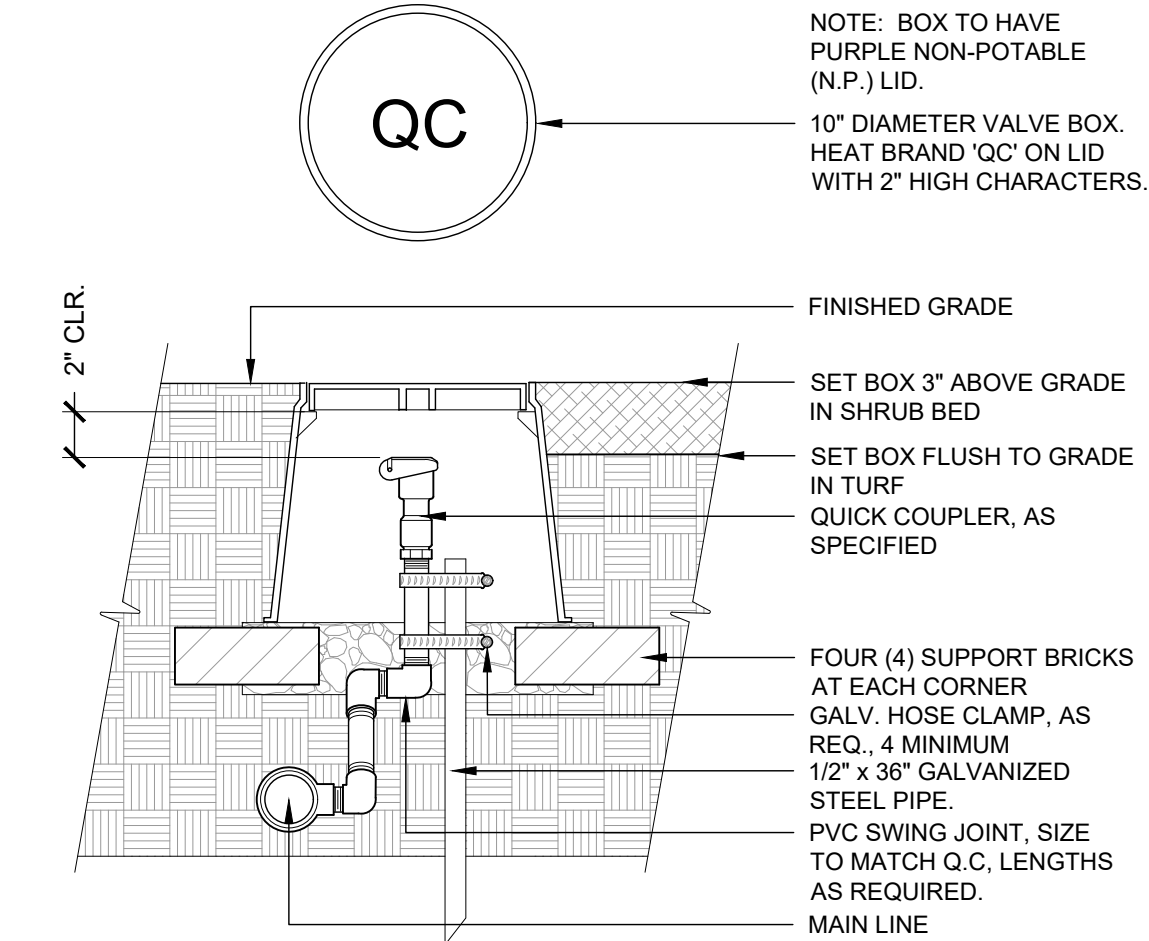
4 MASTER CONTROL VALVE
1 1/2" = 1'-0" 328406.23-11



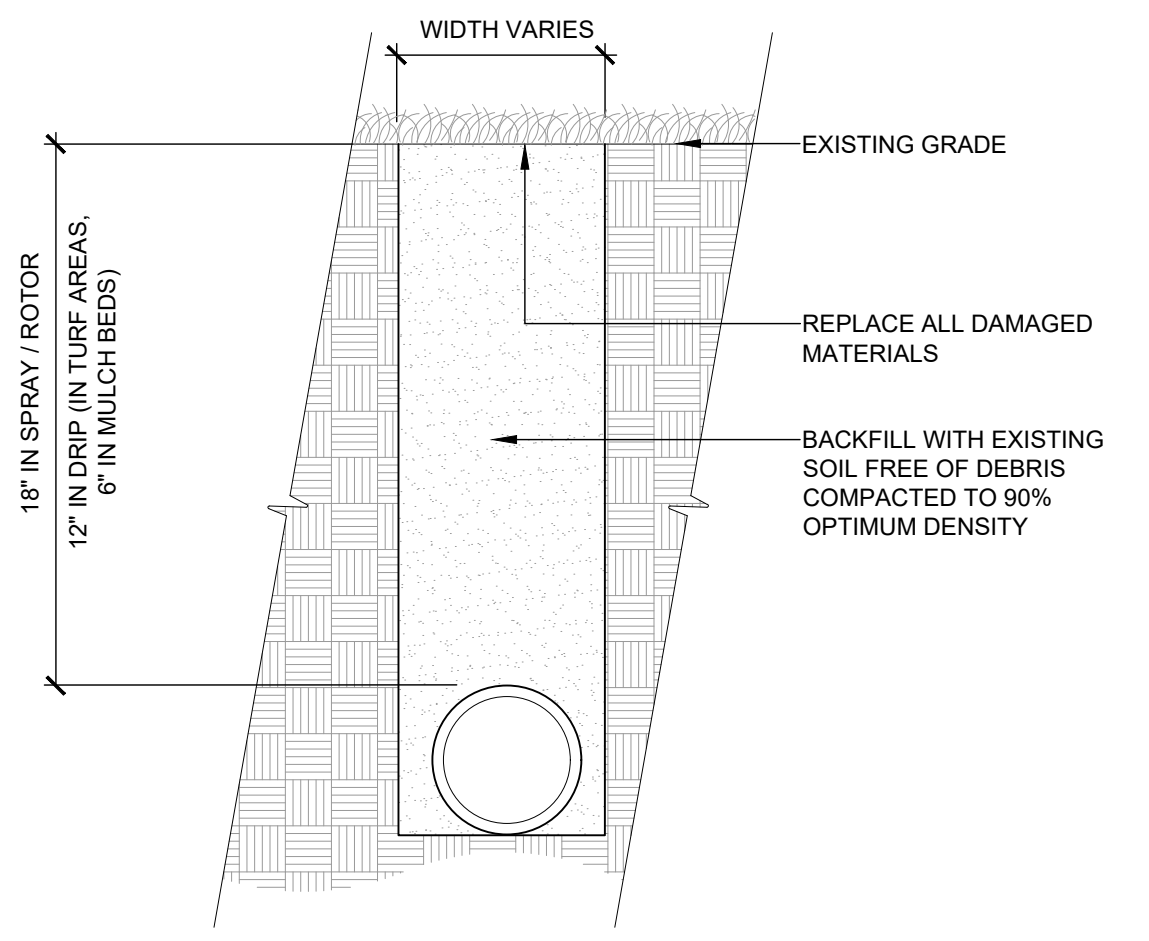
8 TRENCH DETAIL - MAINLINE
1 1/2" = 1'-0" 328409.76-06



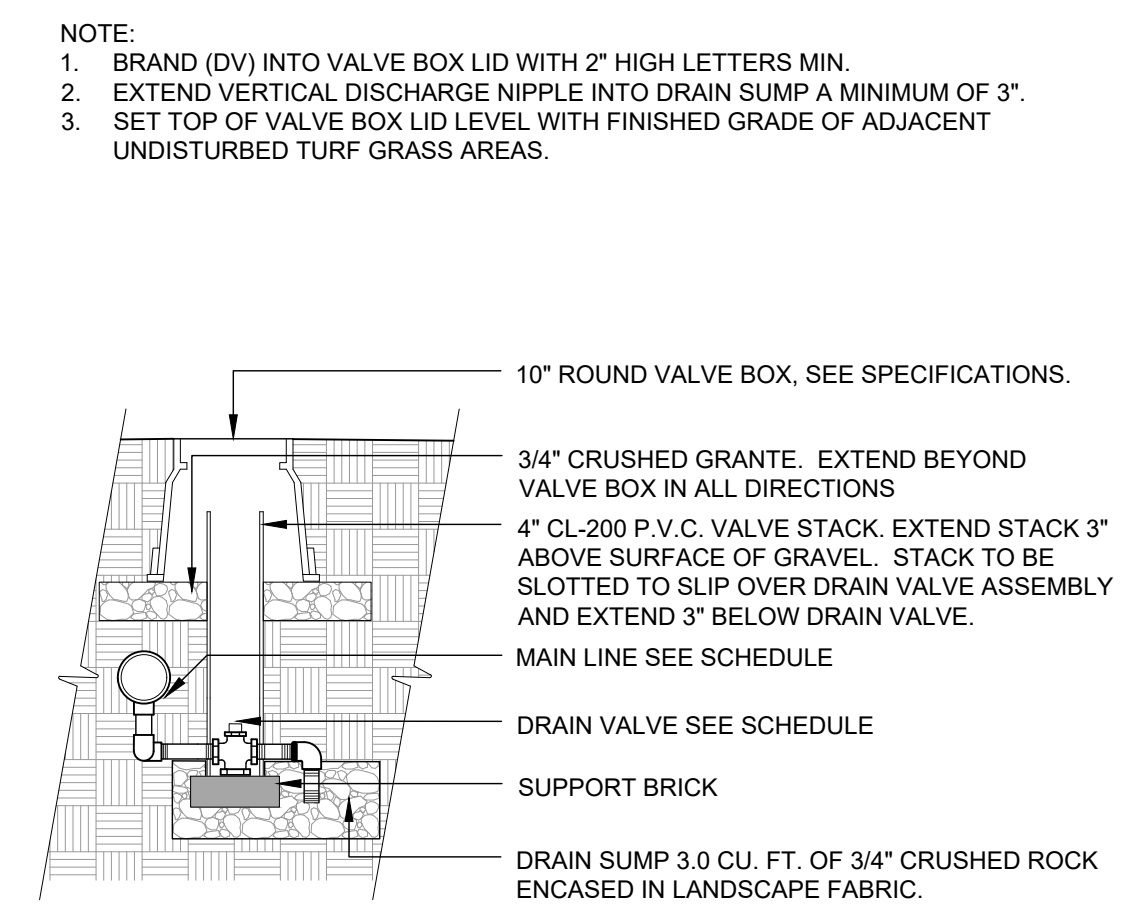
2 BACKFLOW DEVICE ENCLOSURE
3/8" = 1'-0" 328409.46-89



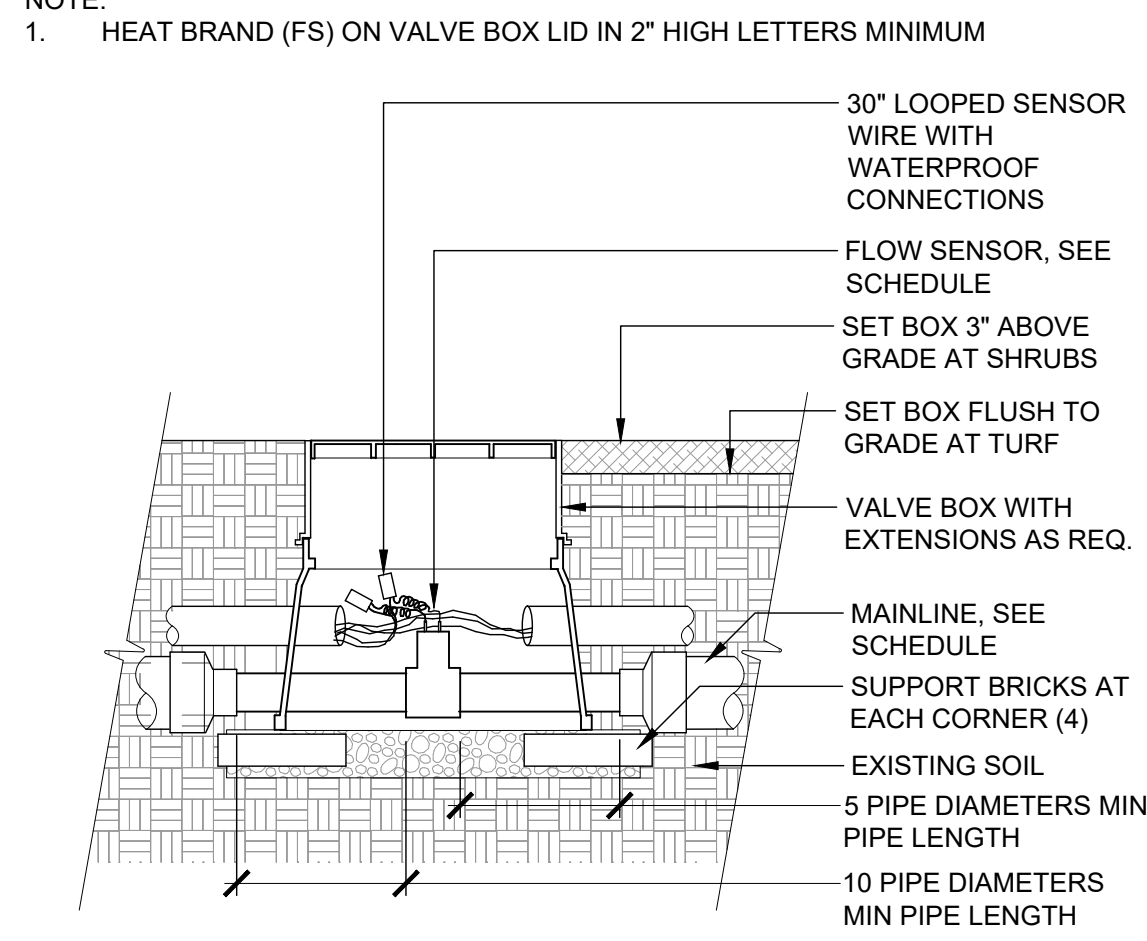
5 QUICK COUPLING VALVE
1 1/2" = 1'-0" 328409.63-11



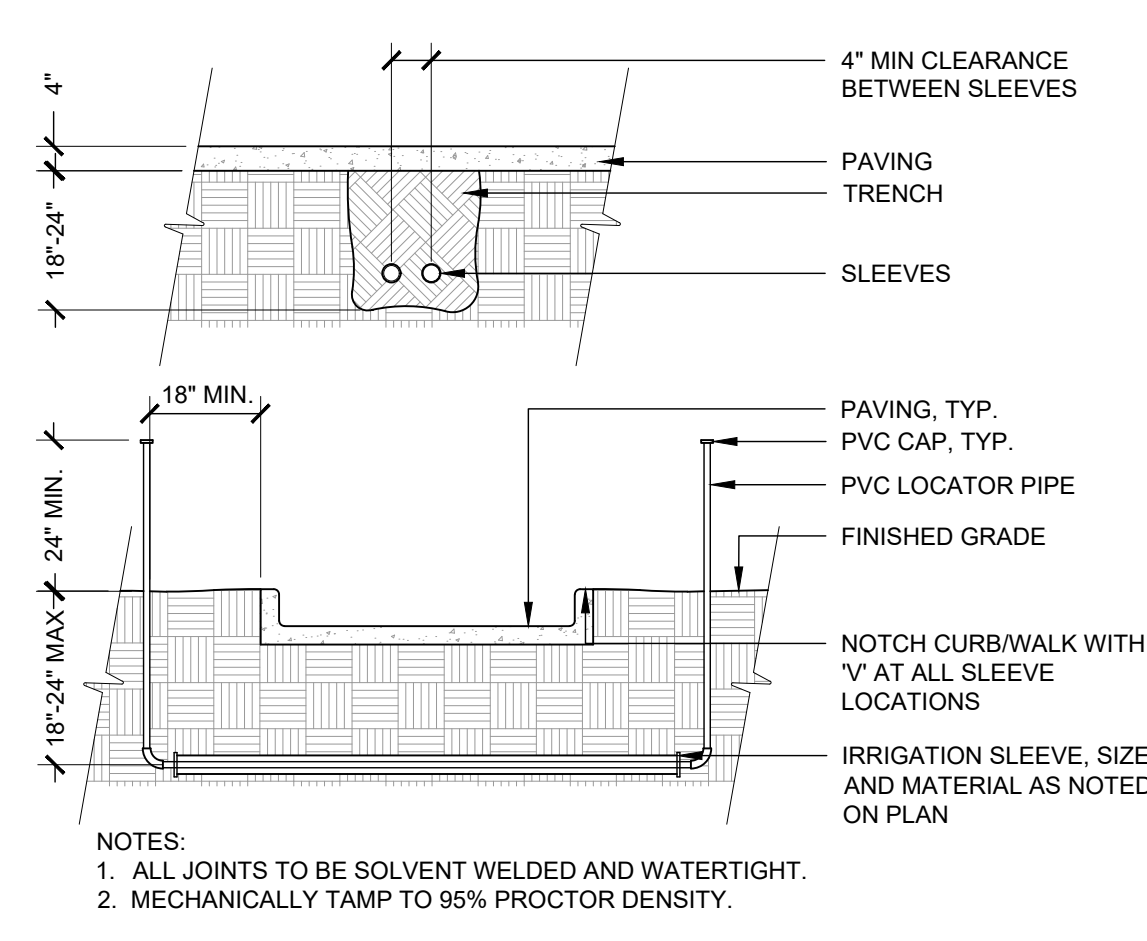
9 TRENCH DETAIL - LATERAL LINE
1 1/2" = 1'-0" 328409.76-06



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.



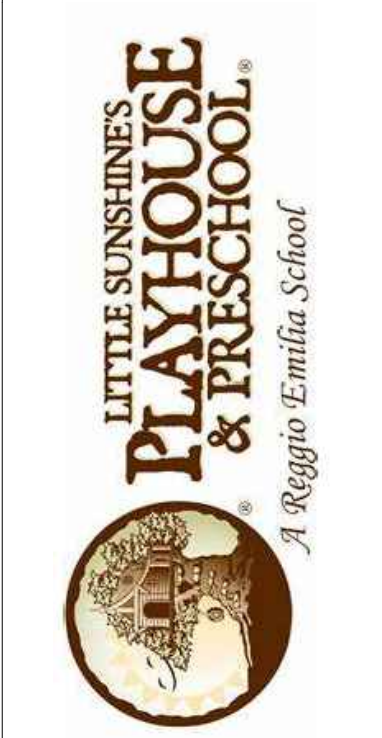
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

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

PRELIMINARY
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CONSTRUCTION



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

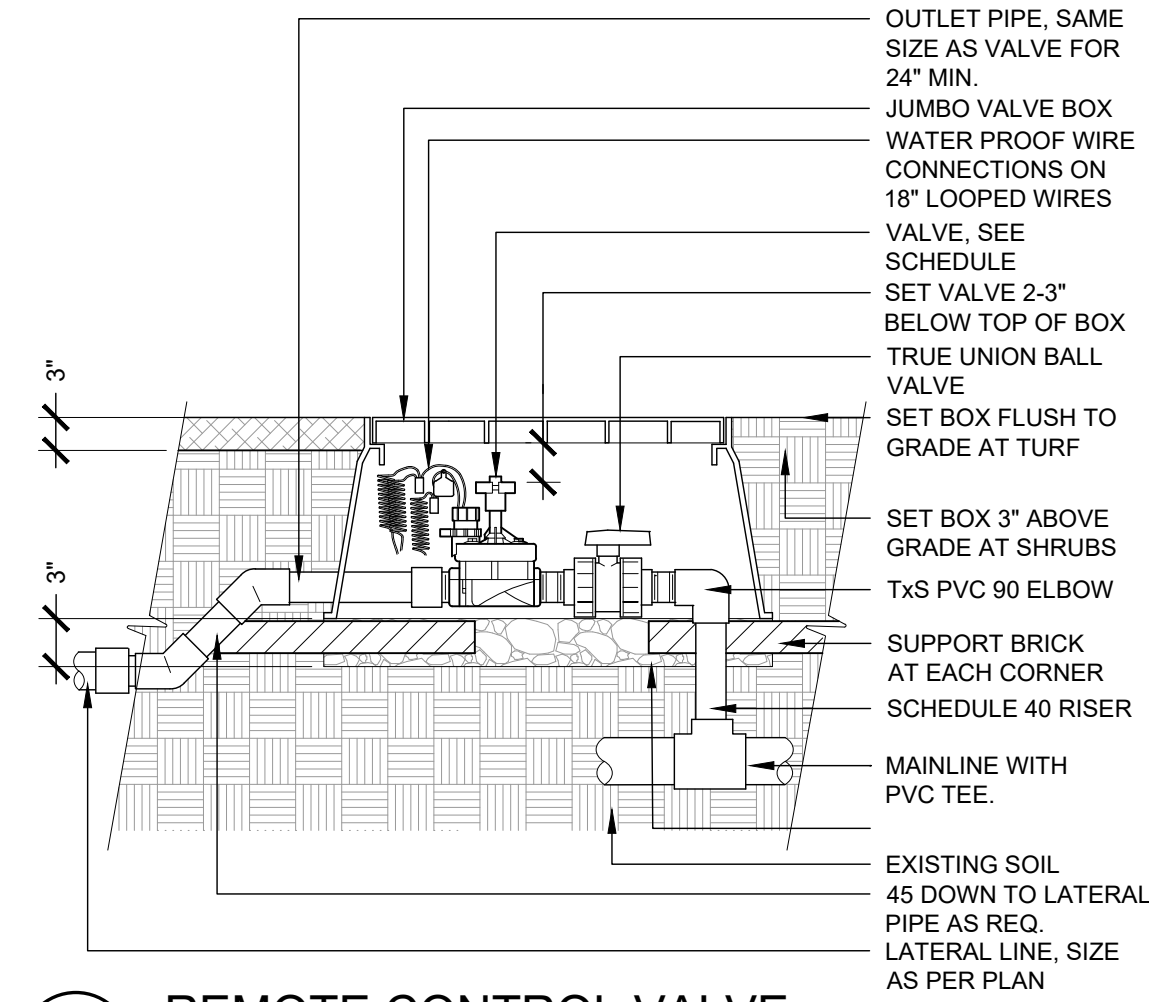
PROJECT NO: 23-081
DESIGNED BY: MF
DRAWN BY: MF
DATE: 12/4/2024

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

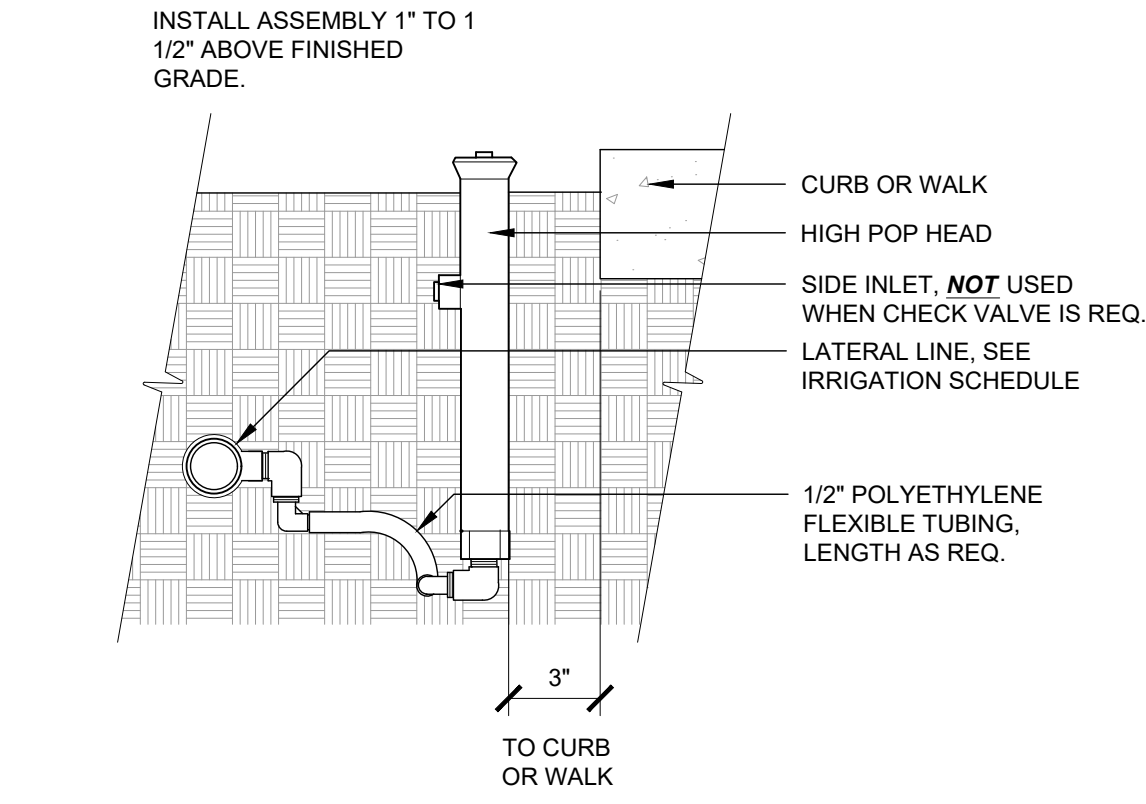
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL FINAL DEVELOPMENT PLAN &
USE BY SPECIAL REVIEW
COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1

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.

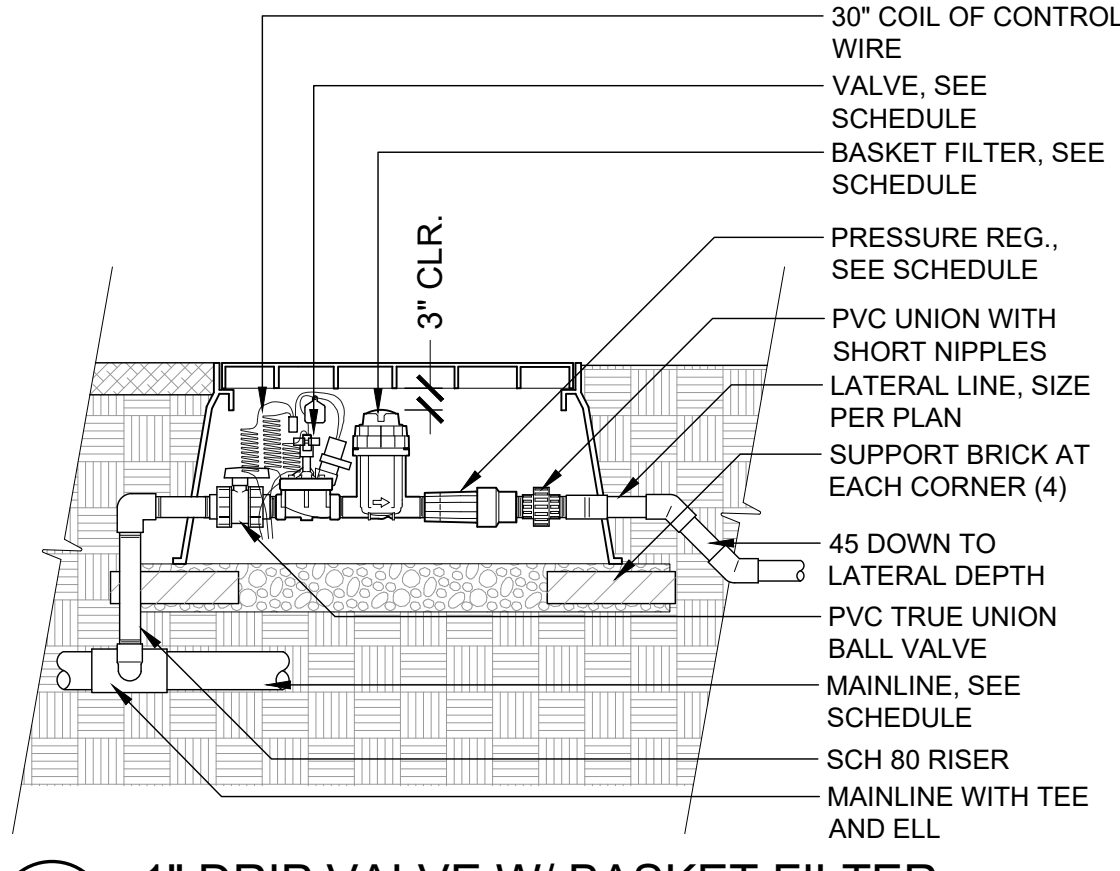


1 REMOTE CONTROL VALVE
1" = 1'-0" 32 8406.13-08



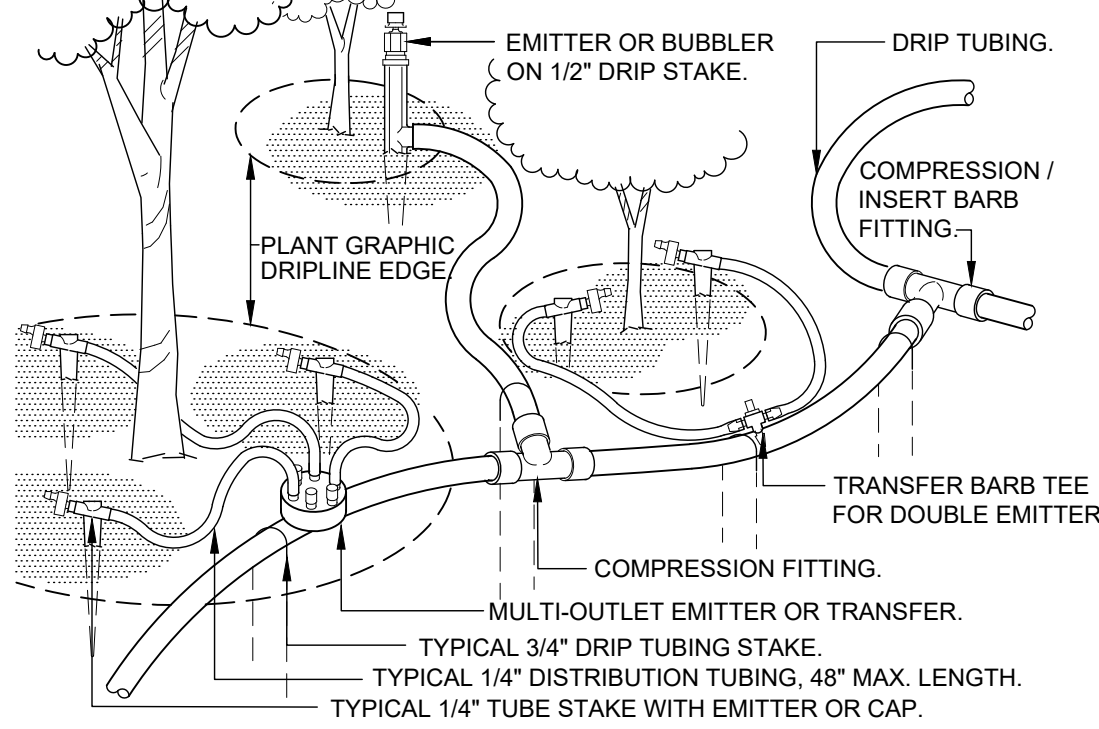
2 SHRUB POP-UP SPRINKLER
1 1/2" = 1'-0" 32 8403.29-00

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



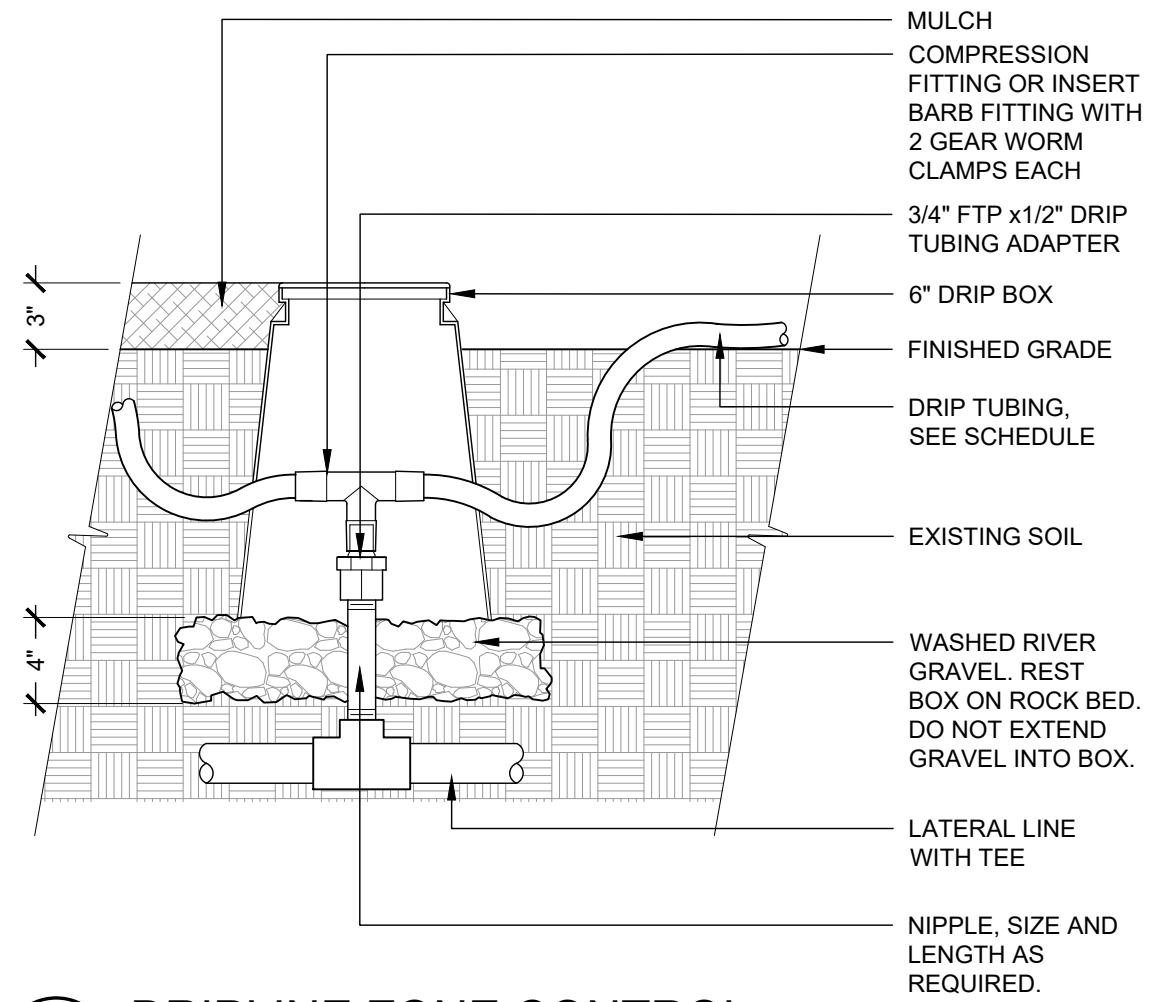
3 1" DRIP VALVE W/ BASKET FILTER
1" = 1'-0" 32 8413.76-27

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.

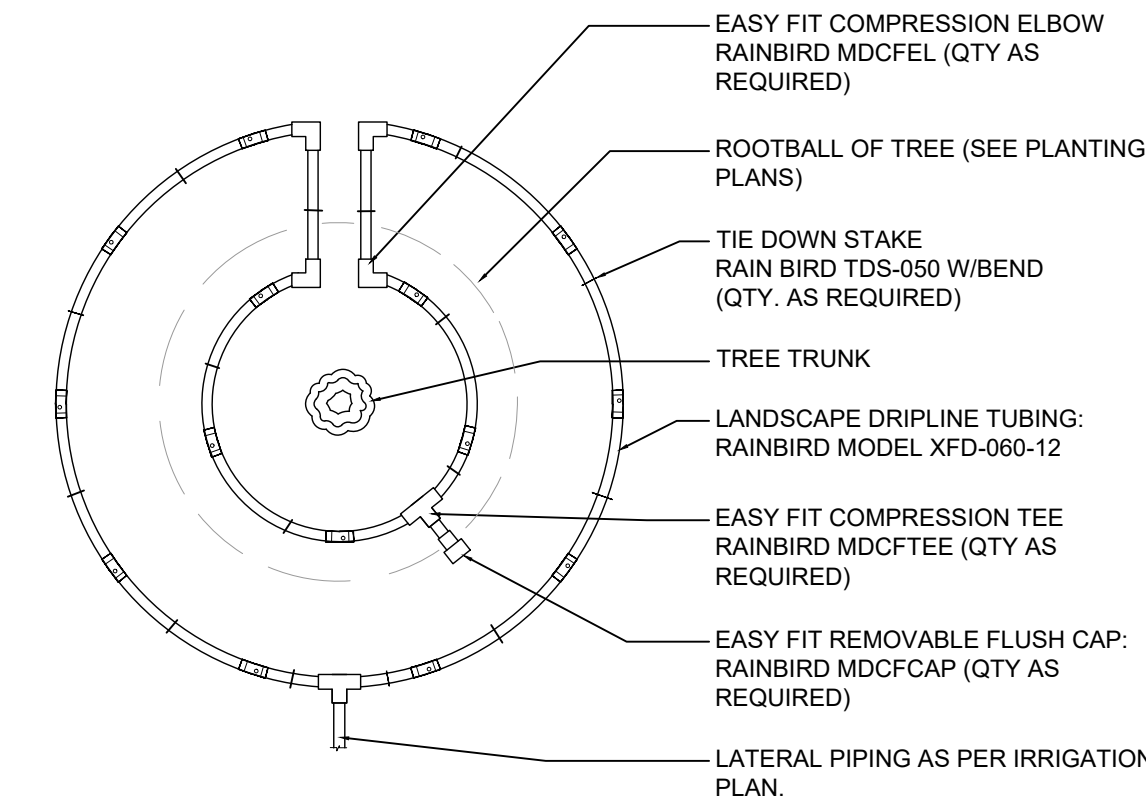


4 TYPICAL DRIP TUBING
1 1/2" = 1'-0" 32 8413.43-02

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



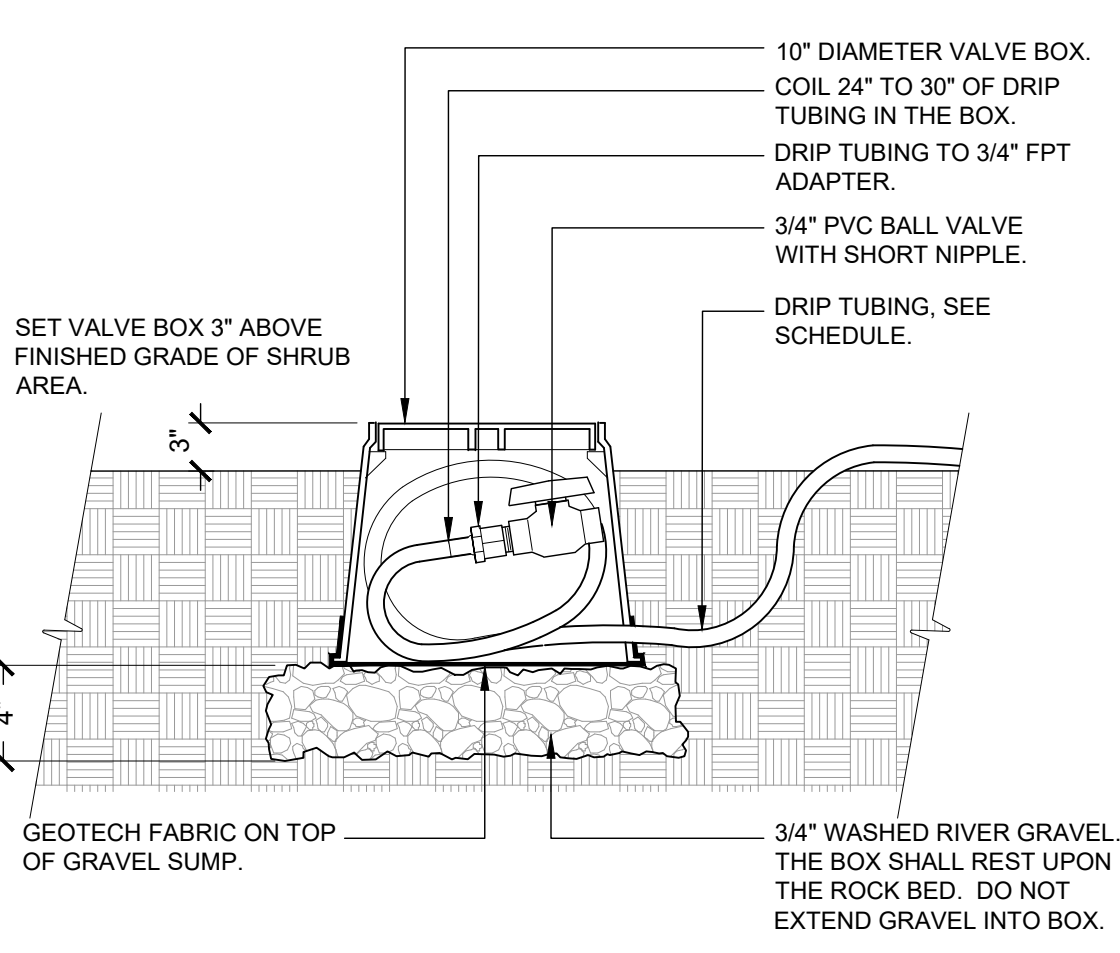
5 DRIPLINE ZONE CONTROL
1 1/2" = 1'-0" 32 8413.46-13



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.

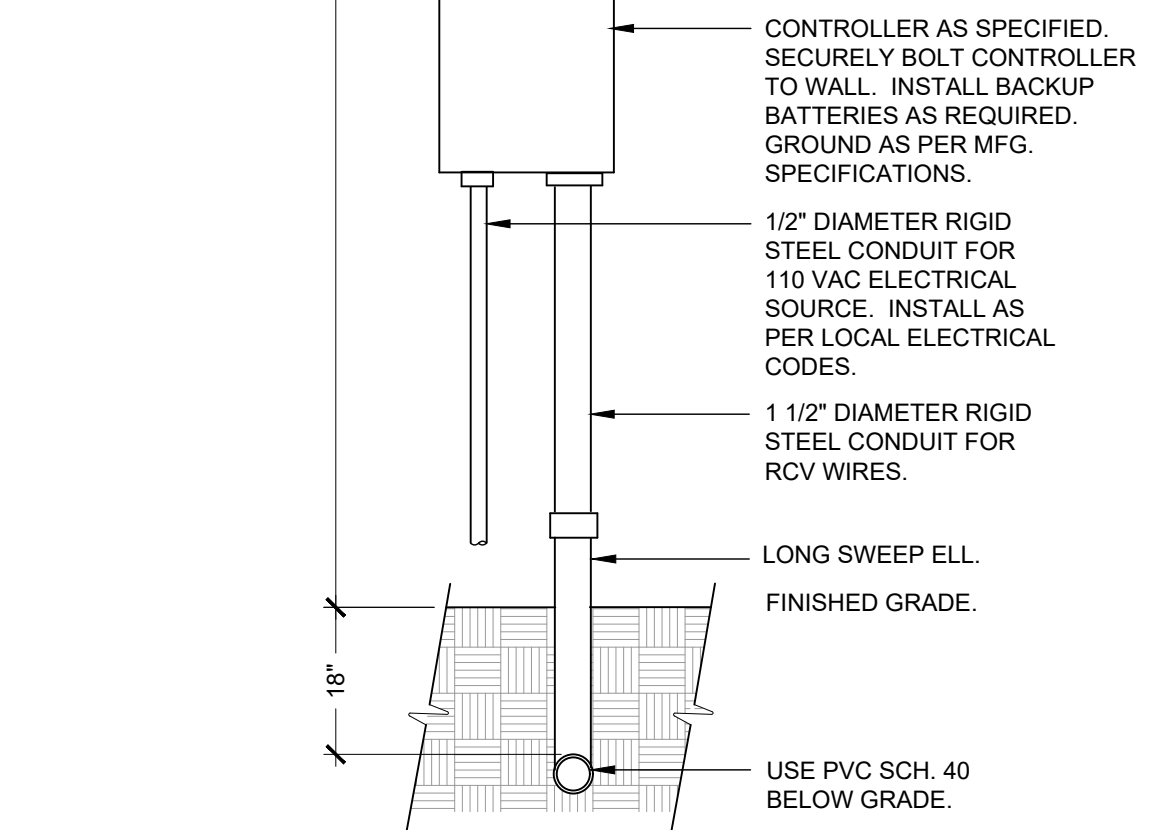
6 TREE DRIP TUBING LAYOUT
N.T.S. 32 8413.56-101

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

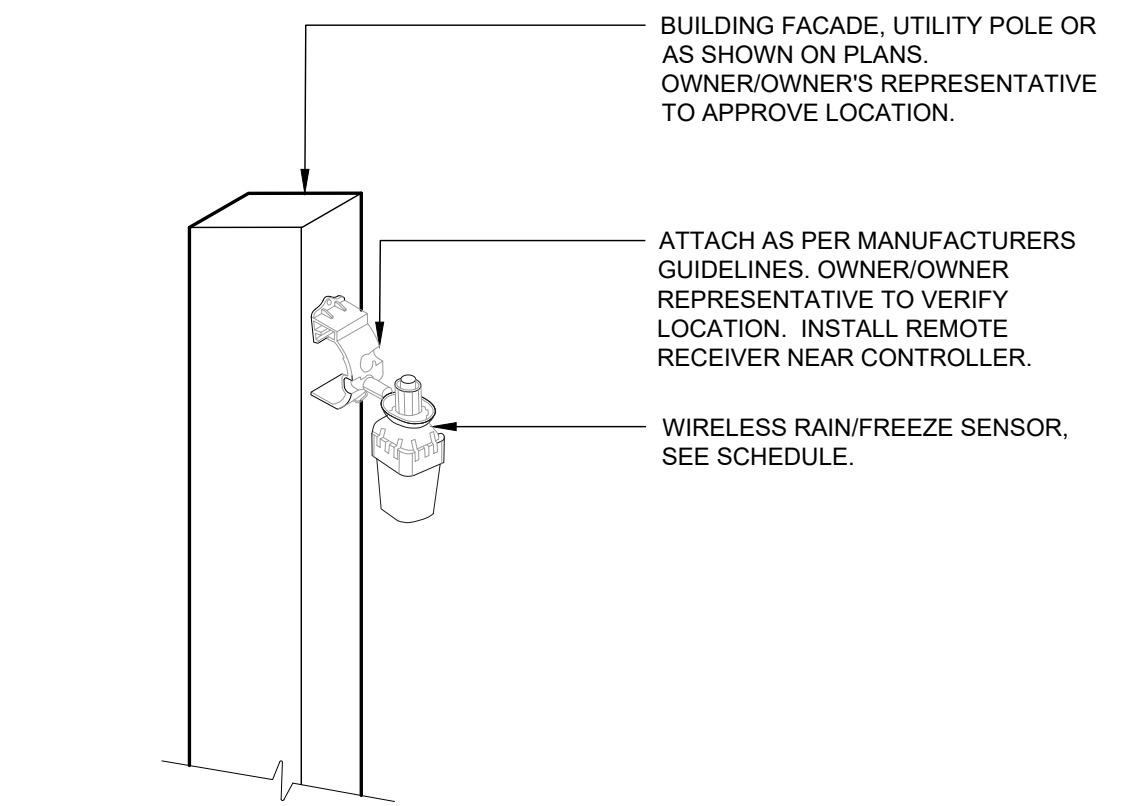


7 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-98

SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.



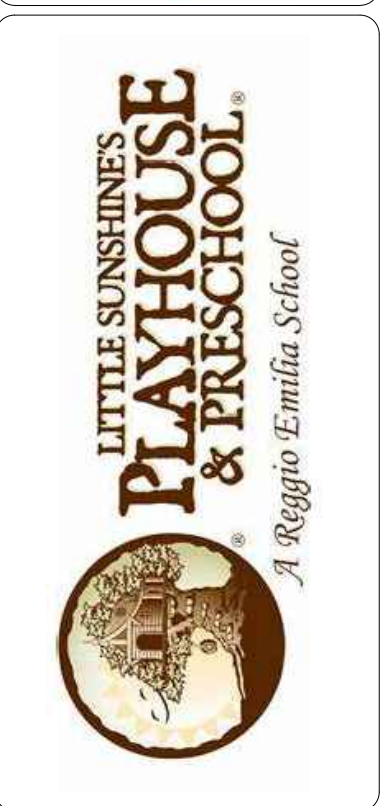
8 WALL MOUNT CONTROLLER
1" = 1'-0" 32 8409.13-01



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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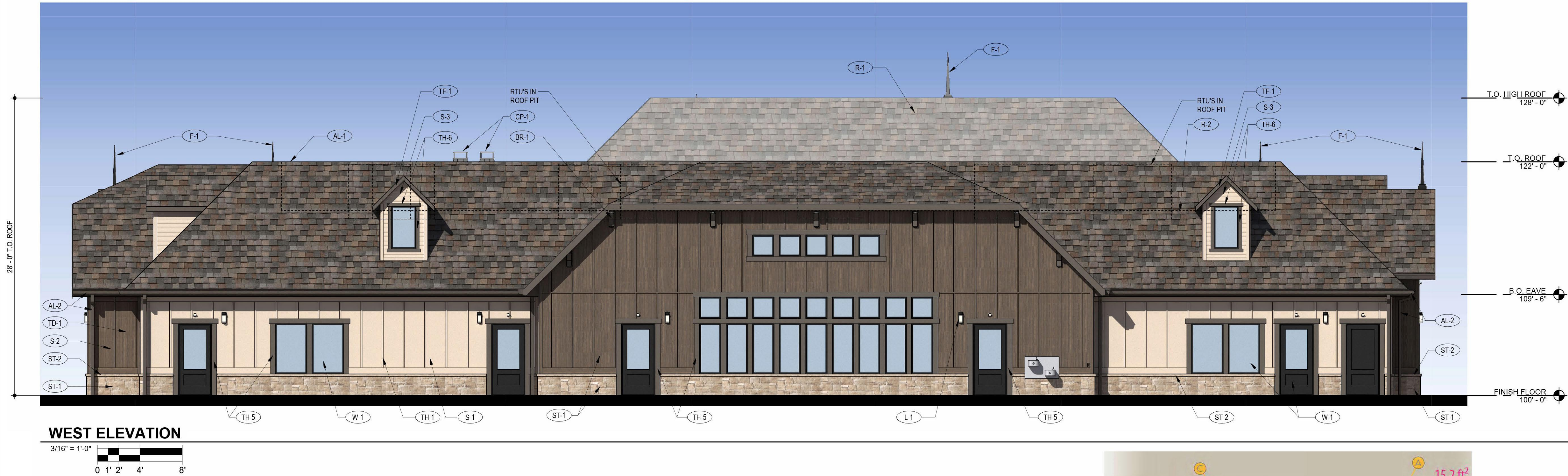


LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
IRRIGATION DETAILS

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

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.



MATERIAL LIST		
AL-1	METAL CORING	PREFINISHED ALUM. CORING - COLOR TO MATCH P-1 SHROUD
AL-2	GUTTER / DOWNSPOUT	PREFINISHED ALUM. - COLOR TO MATCH P-1 SHROUD BLACK FOX
AL-3	ALUM. CLAD PELLA DOOR	ALUM. CLAD PELLA ENTRY DOOR AND SIDE LIGHTS - COLOR: BLACK
BR-1	BRACKET	CECINA MALL WORK CENTER HOUS. TUCKERSON CRAFTSMEN BRACKET
BR-2	BRACKET	CECINA MALL WORK CENTER HOUS. TUCKERSON CRAFTSMEN BRACKET
CP-1	CHIMNEY POT	MANUFACTURER: THE FIRE PLACE & CHIMNEYSTORE, STYLE: MINNA JANEY WALK, MOUNTED LIGHT: ARTISAN LANE, MODEL: T22546 TYP. AT DOORS AND CHIMNEY
F-1	FINISH	EAST COAST WEATHER VARNES 48" TALL WINDOW FINAL CAP WITH ROUND CAP FINISH BLACK ACRYLIC METALIC COATING
L-1	LIGHT	MINNA JANEY WALK, MOUNTED LIGHT: ARTISAN LANE, MODEL: T22546 TYP. AT DOORS AND CHIMNEY
L-2	LIGHT	MINNA JANEY WALK, MOUNTED LIGHT: ARTISAN LANE, MODEL: T22546 TYP. AT DOORS AND CHIMNEY
M-1	3-1/2" H. CAST STONE	COLOR TO BE SELECTED FROM CAST STONE MANUFACTURER'S STANDARD COLORS
P-1	PAINT	SHERWIN WILLIAMS, SWARTZ "BLACK FOX"
R-1	ASPHALT SHINGLES	CERTANTEED, LANDMARK PRO SHINGLE, COLOR: SHIMMER/SHAH
R-2	ROOF PIT	ROOF PIT BEYOND
S-1	VERTICAL SIDING	HARDIE PLANK SELECT - CEDAR/MILL LAP SIDING WITH 10" EXPOSURE
S-2	DIAMOND KOTE	FACTORY PRIMED, FIELD PAINTED: COLOR: SW. FIST STONE LCN
S-3	DIAMOND KOTE	FACTORY PRIMED, FIELD PAINTED: COLOR: SW. FIST STONE LCN
ST-1	STONE VENEER	HORIZON STONE, 100-CENTURY CANYON RIDGE
ST-2	2-1/2" H. STONE ACCENT	HORIZON STONE, WANDCOT BALL TEXTURE, CHISELED EDGE, COLOR: CANYON RIDGE
ST-3	#11 STONE ACCENT	HORIZON STONE, WANDCOT BALL TEXTURE, CHISELED EDGE, COLOR: CANYON RIDGE
TH-1	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TH-2	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TH-3	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TH-4	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TH-5	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TH-6	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TD-1	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TD-2	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TD-3	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TD-4	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TD-5	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
TD-6	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3-1/2" WIDE, FACTORY PRIMED, FIELD PAINTED: COLOR: MATCH S-1 TYP. FOR CORNER AND EDGETRIM, DORMER CORNER TRIM
W-1	WINDOW & DOORS	FIBERGLASS PELLA WINDOWS AND DOORS - COLOR: BLACK



SIGN ELEVATION
3/4" = 1'-0"

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

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

PROJECT NO: PLA009.01
DESIGNED BY: TDP
DRAWN BY: TDP
DATE: 8/13/2024
12 OF 16

LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL
A Reggio Emilia School

LITTLE SUNSHINE DAYCARE
PLAYHOUSE DEVELOPMENT
4401 S. COPPERLEAF BLVD. - ARAPAHOE COUNTY, CO
BUILDING EAST AND WEST ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

TRJ
ARCHITECTS

No. BY DATE REVISION

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
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RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.



T:\2023\23-028 LSP - E QUINCY AVE & COPPERLEAF, AURORA, CO\GRAPHICS\USE_2024-03-19\CE_2024-08-13\SOURCE\TBLK EES-24\06-DP.DWG



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

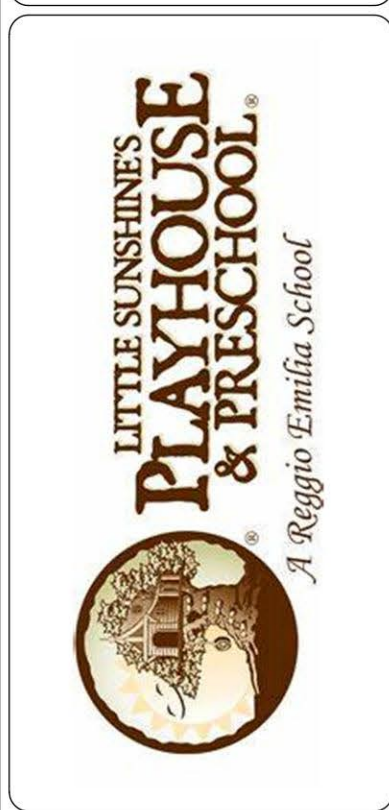
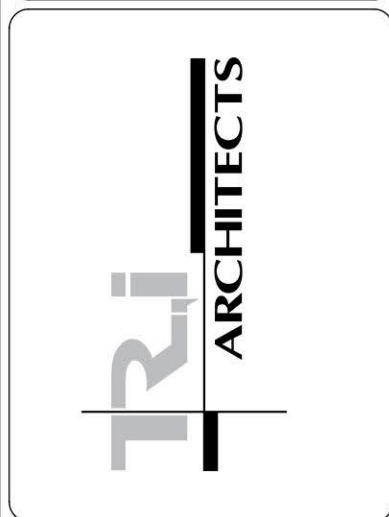
Know what's below.
Call before you dig.

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.

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
BUILDING NORTH AND SOUTH ELEVATIONS

PROJECT NO: PLA009.01
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.



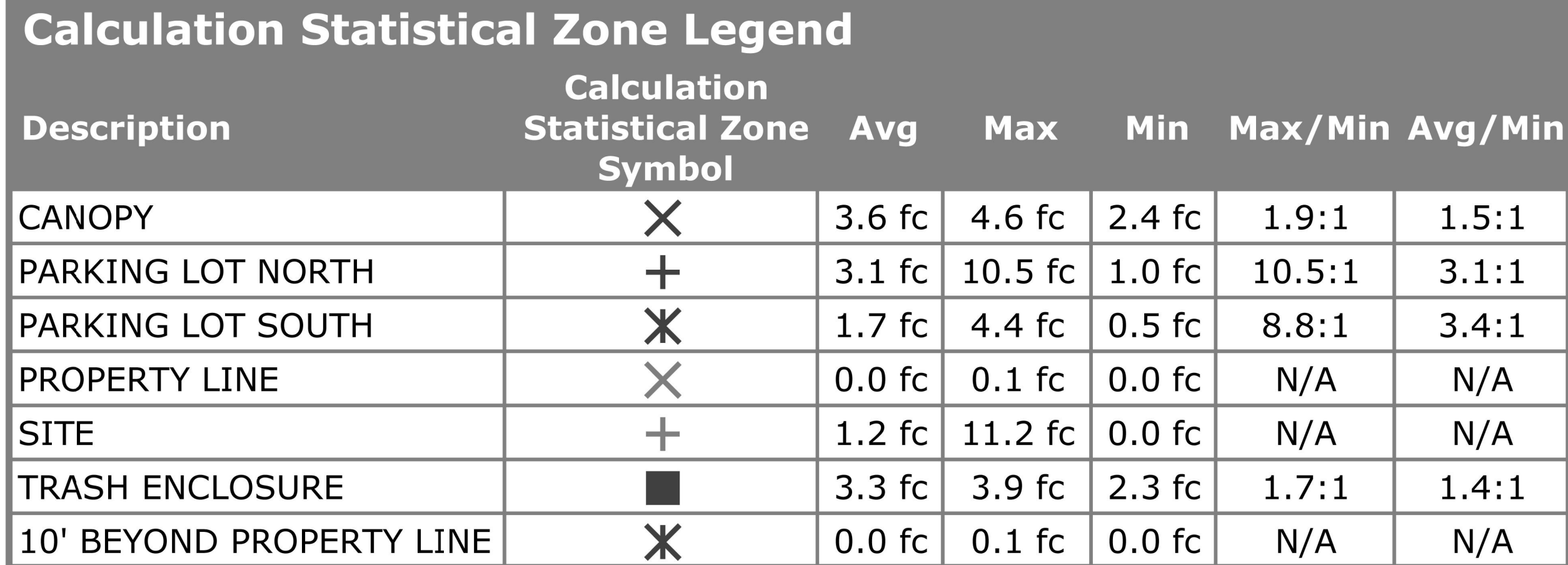
$$1'' = 1' - 0''$$


PRELIMINARY
NOT FOR
CONSTRUCTION



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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.



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

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

PRELIMINARY
NOT FOR
CONSTRUCTION



LITTLE CONSUMING DATACENTERS

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

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