PROJECT NARRATIVE

11/8/24

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
THE MEADOWS FILING NO. 17, AREA NO. 4 AMENDMENT NO. 15, LOT 6G-3A
PRARIE HAWK DR AND LIMELIGHT AVE.,
CASTLE ROCK, CO

PROJECT SUMMARY:

Little Sunshine's Playhouse & Preschool ("LSP") is proposing to construct a +/-10,500 SF Child Daycare building accompanied with two playgrounds and its associated walks, drive aisles, landscaping and drop off lane. The proposed development is located on Lot 6G-3A of the Meadows Filing No. 17. The lot is approximately 1.629 Acres. There will be approximately 45 parking spaces, exceeding code requirements.

ABOUT LITTLE SUNSHINE'S PLAYHOUSE:

LSP is a nationally recognized boutique-style preschool that offers many distinctive features and services for families with children between 6 months and 6 years. LSP currently has 29 preschools in 10 different states; three of which are operating in Colorado. Most recently, LSP opened its Broomfield location in November 2019, its Parker location in November, 2022 and is currently under development in Arvada as well. LSP's building (or "castle" as they like to call it) is integrated into its brand and overall feel, where it spares no expense to make children, families and teachers feel right at home.

Little Sunshine's hours of operations are 6:30 am- 6:00 pm, Monday through Friday. Peak hours for drop-off are typically 7:30-8:30 am. However, in the morning we have our optional drive-through Red Carpet service where we have staff at our portico and remove the children from parents' vehicles and take them to their classrooms. This helps our families and has the side benefit of improving traffic flow through our facilities. Pick-up hours are more spread out and are typically spread between 3:00 pm and 5:30 pm. We schedule our trash service to avoid our peak hours. Our licensed capacity should be 134 children and we have 10 classrooms, which would translate to approximately 25-27 staff members maximum at any one time. 95% of our parking lot usage will be by our families and staff, with the remaining 5% by vendors/service providers.

BUILDING DESIGN / DETAILS:

The exterior architecture will be designed to conform to the Meadows Commercial District Design Standards and Guidelines. The building will be Type 5B Construction and the Use is Daycare. The proposed site will meet the comprehensive master plan, zoning codes, general design principles and technical manuals.

The Little Sunshine Daycare design utilizes multiple materials on all four sides of the building to create a four-sided architectural design. The building mass is broken down by changes in material and wall plane, on the front and two side elevations, and roof plan on all sides of the building. The wall mass is broken down with a stone wainscot around the entire building base that transitions to siding, and then transitions to the roof with a 2-foot deep roof eave at the base of the architectural shingled hip roof. The building façade is broken up horizontally with gable roof bay window features, masonry chimney, masonry turret, and an exposed timber roof canopy at the building entry/drop-off area. The roof is interrupted with these features as well

as some additional dormer features in the roof line and variation in the height of the roof. The variety of features and the masonry wainscot breaks the building down to the desired pedestrian scale and will create a striking building elevation with much interest and activity.

SITE PLAN DESIGN / DETAILS:

A site plan is included with this submittal. The parking lot will be paved with asphalt. The trash enclosure pad and sidewalks will be paved with concrete. The playgrounds will be covered with an artificial turf with an underlying drainage system. The front entrance will have a porte-cochere over the child drop-off area. Full access movements are proposed on internal drives east. Crosswalks, accessible paths, and signage will be incorporated into the site plan.

DEVELOPMENT SCHEDULE:

LSP is ready to start construction as soon as possible, but we would anticipate gaining permits and breaking ground in the winter of 2024. The typical construction schedule for this building is approximately 10 months, and is completed in a single phase.

Total number of employees: 25-27

Building SF: 11,229 SF

Lot Acreage: 1.629 AC

Approximate Total Project Value, excluding land: $5,000,000

SDP Amendment:

Lighting revisions:

Exterior site lighting revisions were required to meet building plan review comment requirements, specifically ensuring a minimum of 1-footcandle along all egress paths from the building to the right-of-way. The following revisions were made:

- **Rear and sides of building:** Type L-4 wall packs were added to light the egress paths, with two wall packs installed on the South, West and North sides of the building
- **Front Sidewalk:** Six type G bollard lights were installed to provide required 1-footcandle minimum along the front sidewalk
- **Crosswalk:** To light the crosswalk from the building's Northeast corner to the public sidewalk on Limelight Avenue, one light pole with two fixtures was added to the parking lot, and an additional fixture was installed on an existing light pole

All lighting changes were made in compliance with local ordinance lighting requirements.

Additional revisions to the Site Development Plan:

Water:

- Relocation of fire hydrant assembly, 6" fire hydrant line and hydrant tee line connection to ex. water main
- Removal of 1.5" meter in pit
- Addition of 1.5" meter in building
- Addition of 6" DIP 45° bend w/thrustblock callout
- Addition of 6" gate valve callout
- Addition of 12" gate valve and callouts
- Relocation of 12" curb stop valve and concrete collar
- Removal of 8" x ¾" tee
- Addition of ¾" x 12" tapping sleeve w/104 LF of irrigation line
- Addition of Ex. 12" raw water main callout
- Addition of ex. 12" potable water main callout

Storm:

- Addition of private storm sewer bend callout
- Addition of proposed area inlet w/pipe through wall and lamb tongue callout
- Addition of existing 36" RCP storm callout

Dry Utilities:

- Relocation of electrical service line

Landscape:

- Relocation of deciduous tree
- Addition of deciduous tree in SE corner of site