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APPLICANT/OWNER

LSP CASTLE ROCK DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY, C/O ALDER REAL ESTATE, 3033 EAST 1ST AVENUE, DENVER, CO 80206, CONTACT: LAURA RICKHOFF, P: (303) 394-5510

DEVELOPER

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL, 4022 S. LONE PINE, SUITE 150, SPRINGFIELD, MO 65804, CONTACT: BRETT ROUBAL, P: (417) 987-4242

LANDSCAPE ARCHITECT

VALERIAN, 970 YUMA STREET, SUITE 130, DENVER, CO 80204, CONTACT: LINDSAY RAPPA, P: (303) 347-1200

ENGINEERING CONSULTANT

K2 CIVIL CONSULTANTS INC, 3801 E. FLORIDA AVE., SUITE 425, DENVER, CO 80210, CONTACT: KRISTA HOUTCHENS, P: (970) 380-7054

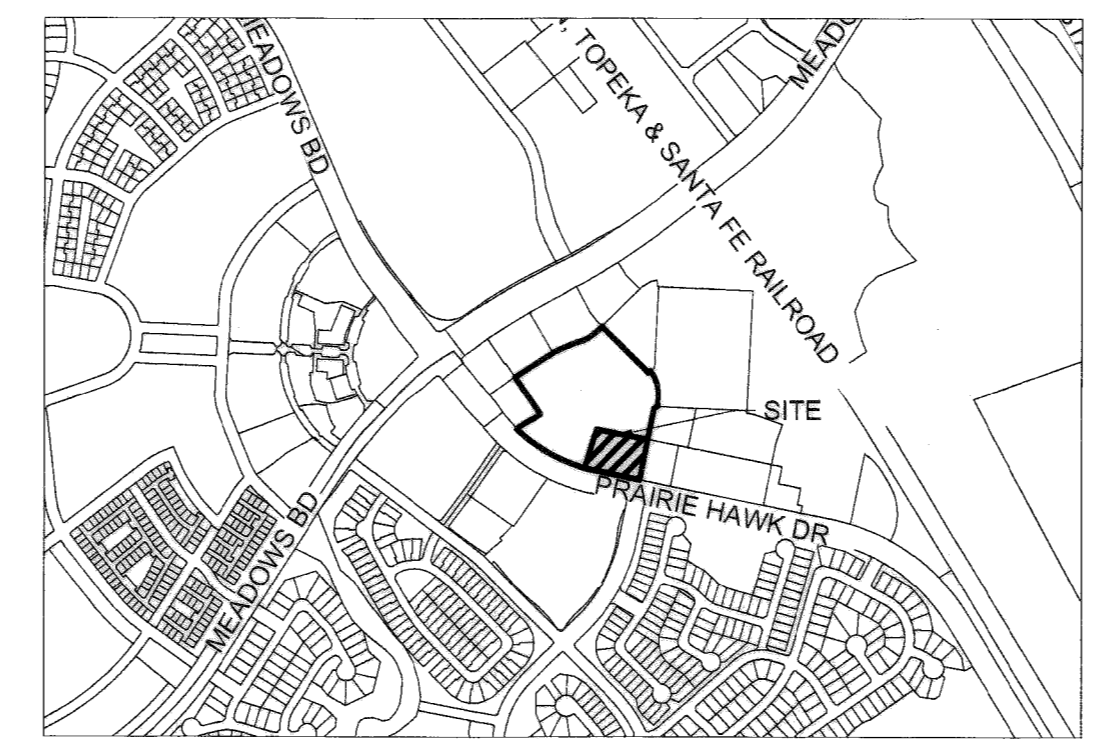
SURVEY

AZTEC CONSULTANTS, INC, 300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122, CONTACT: TONY PEALL, PLS, P: (303) 713-1898

SITE DEVELOPMENT PLAN AMENDMENT NO.1, LOT 6G-3A-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO.17, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN SHEET INDEX

Table with 2 columns: SHEET NO. and DESCRIPTION. Lists sheets 1-14 including COVER SHEET, SITE PLAN, UTILITY PLAN, GRADING PLAN, LANDSCAPE PLAN, HYDROZONE PLAN, BUILDING ELEVATIONS, TRASH ELEVATIONS, PLAYGROUND ELEVATIONS, MONUMENT SIGN ELEVATIONS, and SITE PHOTOMETRIC.



VICINITY MAP

SCALE: 1" = 1000'

SITE DEVELOPMENT PLAN AMENDMENT GENERAL NOTES

- 1. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED COI WITHIN THE MEADOWS 4TH AMENDMENT PLANNED DEVELOPMENT.
3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMTA FIRM PANEL 08035CO169G DATED 3/16/2016.
4. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
5. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
6. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
7. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
8. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
9. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS DEVELOPMENT PLAN.
10. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
11. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
12. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
13. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
14. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
15. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINE. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
16. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
17. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
18. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

FIRE NOTES:

- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3) INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50) APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

WATER RIGHTS DEDICATION AGREEMENT:

- 1. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS 4TH AMENDMENT DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102986 AND ACCORDINGLY 4.33 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK. (1.5" DOMESTIC AND 3/4" IRRIGATION METERS) WITH THE SITE DEVELOPMENT PLAN RECORDED UNDER RECEPTION NO. 2021032410.

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO AMEND SDP23-0038 RECORDED AT REFERENCE NUMBER 2024032410. THIS SDP AMENDMENT IS FOR VARIOUS REVISIONS TO WATER AND DRY UTILITY SYSTEMS, INCLUDING REVISIONS TO THE ELECTRICAL SERVICE LAYOUT, FIRE HYDRANT ASSEMBLY, VALVES AND METERS. ADDITIONAL REVISIONS INCLUDE RELOCATION OF LIGHT POLES AND FIXTURES TO MEET TOWN OF CASTLE ROCK STANDARDS.

Table with columns: ZONING DISTRICT CLASSIFICATION (COI), LOT AREA (70,942 SF), BUILDING (ONE STORY - 11,229 SF), GROSS LAND AREA (G.L.A.) (1.629 ACRES), MAXIMUM BUILDING COVERAGE (35% ALLOWED, 15.8% PROVIDED), BUILDING AND PARKING SITING STANDARDS (REQUIRED vs PROVIDED), BUILDING STANDARDS (MAX HEIGHT 60' vs PROVIDED 28'), PARKING (REQUIRED 45 vs PROVIDED 45), BICYCLE SPACES (2 vs 2).

LAND USE SUMMARY

Table with columns: LAND USE, REQUIRED, PROVIDED. Includes CONCRETE AND ASPHALT PAVING (0.89 AC), BUILDING (0.25 AC), LANDSCAPING/OPEN SPACE (0.89 AC), LOT TOTAL (1.63 AC).

GROSS FLOOR AREA 11,229 SF

SITE MAINTENANCE NOTES

- 1. SITE MAINTENANCE FOR THE INTERNAL SITE ARE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER'S MAINTENANCE RESPONSIBILITIES SHALL INCLUDE: LANDSCAPE MAINTENANCE, TRASH REMOVAL, SNOW REMOVAL IN THE PRIVATE DRIVES, PARKING LOT AND SIDEWALKS, MAINTENANCE OF ASPHALT AND CONCRETE PAVEMENTS

TITLE CERTIFICATION

I, KRISTA M. HOUTCHENS, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO. A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE CO. TITLE COMPANY

SIGNED THIS 30th DAY OF December, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF DECEMBER 2024 BY SIOBHAN BENNETTS OF LAND TITLE GUARANTEE CO. AS AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: FEBRUARY 10, 2028

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

I, KRISTA M. HOUTCHENS, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER DATE

11/25/2024

DATE

2024

DIRECTOR OF DEVELOPMENT SERVICES

DATE

10/15/2024

PROJECT NO. LCG

DRAWN BY: LCG

DATE: 10/15/2024

LEGAL DESCRIPTION

LOT 6G-3A-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17 RECORDER UNDER RECEPTION NO. 2023048782 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

BENCHMARKS:

BENCHMARK: DOUGLAS COUNTY MONUMENT BEING A 3-1/4" ALUMINUM CAP STAMPED (DCGIS 2.015030), LOCATED 425 FEET MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200 FEET MORE OR LESS NORTH OF MEADOWS PARKWAY.

NAV898 ELEV=6082.185'

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE RECORD BEARINGS PER THE MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO 15 AND ARE BASED UPON THE EASTERLY LINE OF LOT 6G-3A, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 11°23'45" WEST, A DISTANCE OF 379.51 FEET.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

LSP CASTLE ROCK DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY

SIGNED THIS 21st DAY OF November, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF November 2024 BY Brett Roubal

WITNESS MY HAND AND OFFICIAL SEAL.

Rachel Elizabeth Stewart, Notary Public - Notary Seal, State of Missouri, Greene County, My Commission Expires Mar. 29, 2025, Commission #21971518

MY COMMISSION EXPIRES: March 29, 2025

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED September 27, 2024, AT RECEPTION NO. 2024041287, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SIGNED THIS 21st DAY OF November, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF November 2024 BY Luke Fraser

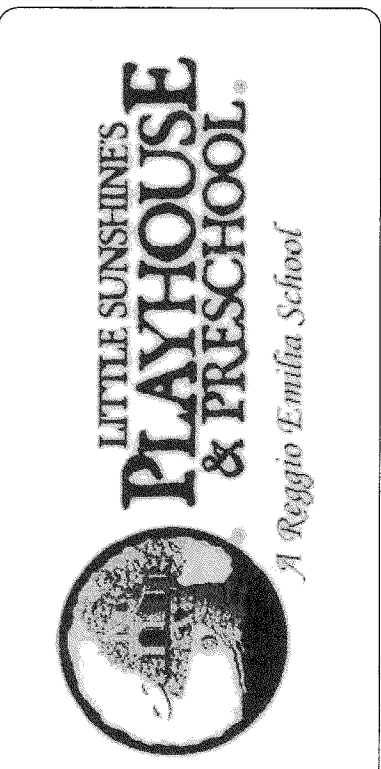
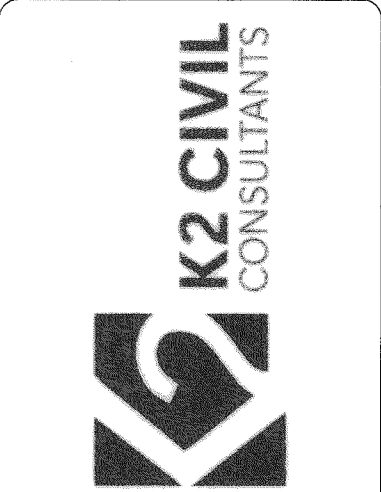
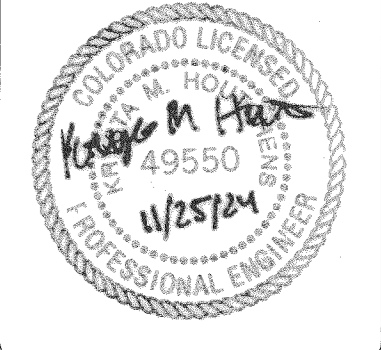
WITNESS MY HAND AND OFFICIAL SEAL.

Rachel Elizabeth Stewart, Notary Public - Notary Seal, State of Missouri, Greene County, My Commission Expires Mar. 29, 2025, Commission #21971518

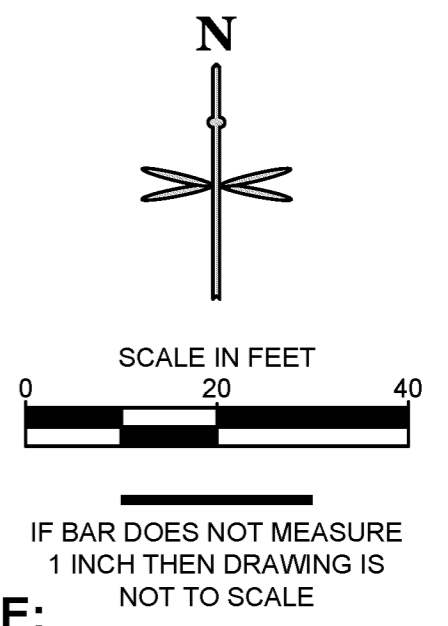
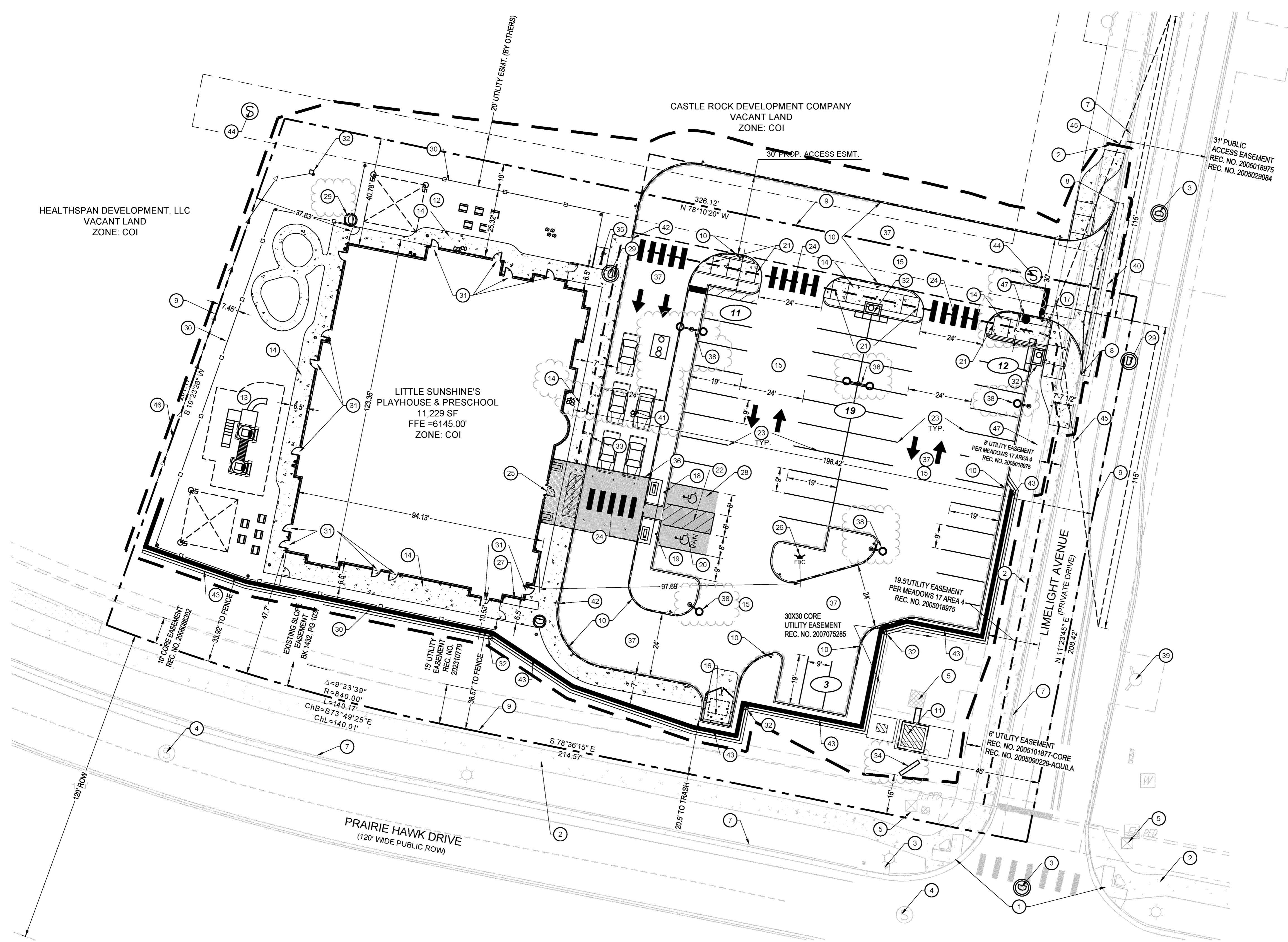
MY COMMISSION EXPIRES: March 29, 2025

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

Table with columns: DATE, BY, REVISION, No.



SITE DEVELOPMENT PLAN AMENDMENT NO.1, LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL, PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE, CASTLE ROCK, CO. COVER SHEET, SHEET 1 OF 14.



SITE SCHEDULE:

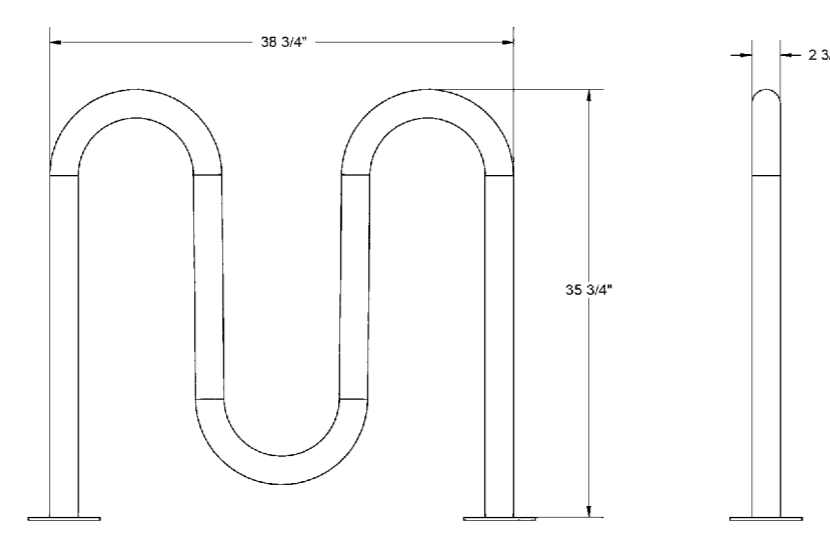
- 1 EXISTING ADA RAMP TO REMAIN.
- 2 EXISTING SIDEWALK TO REMAIN.
- 3 EXISTING STORM STRUCTURE TO REMAIN.
- 4 EXISTING SANITARY MANHOLE TO REMAIN.
- 5 EXISTING ELECTRICAL TRANSFORMER PAD TO REMAIN
- 6 EXISTING SIGN TO REMAIN.
- 7 EXISTING CURB AND GUTTER TO REMAIN.
- 8 BEGIN CURB CUT. MATCH EXISTING CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING (BY OTHERS).
- 9 PROPERTY LINE.
- 10 PR. 6" CURB & GUTTER (TYP.) PER TOC STD DETAIL CG-1, VC1.
- 11 8'X8' ELECTRICAL TRANSFORMER PAD. TRANSFORMER AND PAD TO BE INSTALLED BY UNITED POWER. SMALLER RECTANGLE IS PRIVATE SWITCH CABINET. TO BE INSTALLED BY DEVELOPER'S CONTRACTOR.
- 12 PR. INFANT PLAYGROUND (APPROX. 2,500 S.F.). REFER TO PLAYGROUND ELEVATIONS.
- 13 PR. PLAYGROUND (APPROX. 5,200 S.F.). REFER TO PLAYGROUND ELEVATIONS.
- 14 PR. CONCRETE SIDEWALK PER TOC STD DETAIL CG-1.
- 15 PR. ASPHALT PAVEMENT SEE GEOTECHNICAL REPORT.
- 16 PR. TRASH ENCLOSURE. REFER TO TRASH ENCLOSURE ELEVATIONS.
- 17 PR. STOP SIGN + STOP BAR .
- 18 PR. ADA HANDICAP VAN ACCESSIBLE SIGN R7-8 AND R7-8A.
- 20 PR. PAINT HC PARKING SYMBOL.
- 21 PR. ADA RAMP PER CDOT M-608-1.
- 22 PR. PAINT 4" SOLID WHITE PARKING STRIPES AT 16" O.C. AT 45° TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- 23 PR. PAINT 4" 90° SOLID WHITE PARKING STRIPE (TYP.).
- 24 PR. CROSSWALK STRIPING. 10'L X 2'W STRIPES, WITH 4' SEPARATIONS.
- 25 FACILITY MAIN PUBLIC ENTRY.
- 26 PR. REMOVE FIRE DEPARTMENT CONNECTION
- 27 PR. FIRE RISER ROOM.
- 28 SCREENED AREA DEFENSE ADA COMPLIANT ZONE OF ACCESSIBILITY AT HANDICAP PARKING STALLS. CROSS SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- 29 PROPOSED STORM MANHOLE
- 30 PR. 6" PLAYGROUND FENCE. SEE ELEVATION SHEETS.
- 31 SECONDARY ENTRANCE.
- 32 PROPOSED STORM INLET
- 33 140 LF FLUSH CURB AND GUTTER.
- 34 PR. MONUMENT SIGN REFER TO ELEVATION SHEETS.
- 35 PR. 5 BIKE WAVE RACK PER DETAIL ON C5.1.
- 36 PR. PORTE COCHERE ROOF. SEE ELEVATION PLANS.
- 37 PR. FIRE ACCESS W/ HD PAVEMENT PER GEOTECHNICAL PLAN.
- 38 APPROX. LOCATION OF PR. LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)
- 39 EX. FIRE HYDRANT TO REMAIN.
- 40 PR. 2' SAWCUT ADJACENT TO PR. SITE ACCESS.
- 41 PR. HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- 42 CURB TRANSITION OF FLUSH-WITH-PAVEMENT TO 6" SPILL CURB AND GUTTER.
- 43 PR. RETAINING WALL 6 FT MAX HEIGHT.
- 44 PR. SANITARY MANHOLE (BY OTHERS).
- 45 PR. SIGHT TRIANGLE
- 46 TEMPORARY SWALE
- 47 PROPOSED FIRE HYDRANT.

SITE NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF TOWN OF CASTLE ROCK AS APPLICABLE. EMERGENCY AND SERVICE TRUCKS WILL MANUEVER THROUGH DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT.
2. EMERGENCY AND SERVICE TRUCKS WILL MANUEVER THROUGH DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT.
3. CARS/TRUCKS WILL MANUEVER 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 TOWN OF CASTLE ROCK ZONING ORDINANCE.
8. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE TOWN OF CASTLE ROCK.
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.

SITE PLAN LEGEND

	PROPERTY BOUNDARY
	EXISTING BUILDING
	PROPOSED EASING OVERHANG
	EXISTING CURB AND GUTTER
	PROPOSED CATCH CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED WALL
	ADA ACCESSIBLE ROUTE
	LIMITS OF CONSTRUCTION
	PARKING COUNT
	PROPOSED CONCRETE PAVEMENT
	DENOTES TRAFFIC FLOW PATTERNS



5 BIKE WAVE RACK - 2 3/8" HEAVY DUTY - SURFACE MOUNT DETAIL

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

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.

DATE									
BY									
REVISION									
No.									

PRELIMINARY NOT FOR CONSTRUCTION

K2 CIVIL CONSULTANTS

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

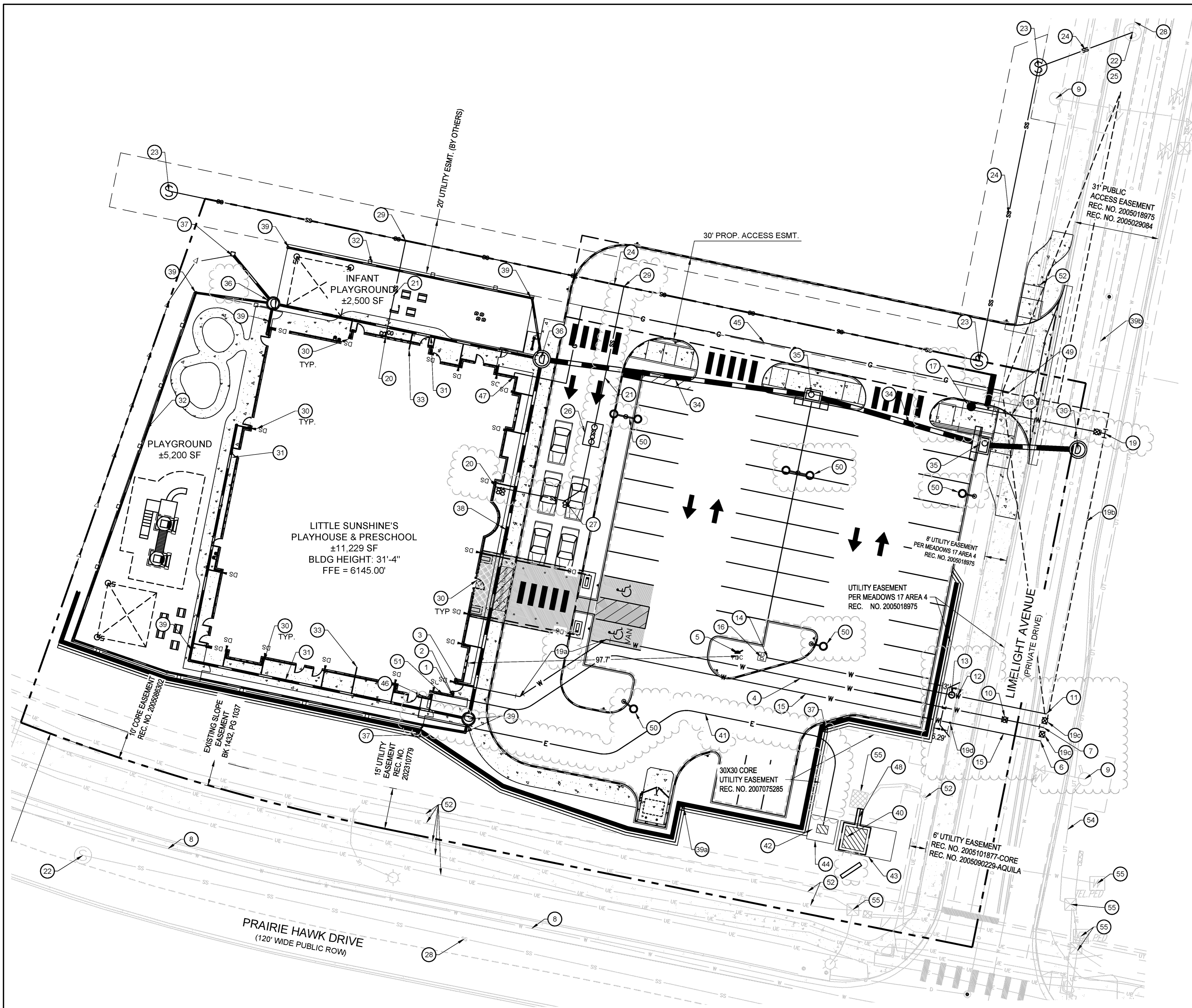
SITE DEVELOPMENT PLAN AMENDMENT NO.1
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
 PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE, CASTLE ROCK, CO

SITE PLAN

PROJECT NO:
 DESIGNED BY: LCG
 DRAWN BY: LCG
 DATE: 10/15/2024

SITE DEVELOPMENT PLAN AMENDMENT NO.1
 LOT 6G-3A-3, THE MEADOWS FILING 17, AREA 4, AMENDMENT 17
 TOWN OF CASTLE ROCK PROJECT NO. SDP24-0034

2
SHEET 2 OF 14



UTILITY LEGEND

---	PROPERTY BOUNDARY
- - - -	EXISTING EASEMENT
SS-SS-SS-SS-SS	EXISTING SANITARY SEWER
W-W-W-W-W-W-W	EXISTING WATER
D	EXISTING STORM SEWER
UE	EXISTING UNDERGROUND ELECTRIC
UC-UC-UC-UC-UC	EXISTING UNDERGROUND COMMUNICATION
---	EXISTING GAS
UT	EXISTING UNDERGROUND TELEPHONE
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER
---	PROPOSED STORM SEWER
E	PROPOSED ELECTRIC LINE
G	PROPOSED GAS
⊙	EXISTING STORM INLET AND MANHOLE
⊙	PROPOSED STORM INLET AND MANHOLE
☀	EXISTING STREET LIGHT
⊕	EXISTING FIRE HYDRANT
⊕	PROPOSED SITE LIGHT
⊕	EXISTING WATER VALVE
⊕	PROPOSED WATER METER
⊕	PROPOSED FIRE HYDRANT

SCALE IN FEET
0 20 40

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

WATER

- 1 PROPOSED 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE INSTALLED OFF 5' STUB TO BLDG. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 2 1.5" METER IN BUILDING
- 3 PROPOSED 6" DIP FIRE SERVICE LINE CONNECTION TO BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 4 PROPOSED 6" DIP FIRE SERVICE LINE
- 5 PROPOSED REMOTE FDC WITH APPROVED KNOX PLUGS/CAPS.
- 6 PROPOSED 1.5" DOMESTIC WATER TAP CONNECTION TO PROPOSED 12" PVC WATER MAIN, W/ TAPPING SADDLE.
- 7 PROPOSED 6" DIP FIRE SERVICE CONNECTION TO PROPOSED 12" PVC WATER MAIN, WITH 6" X 12" TEE, 6" VALVE AND 12" VALVE.
- 8 EX. 12" POTABLE WATER MAIN
- 9 EXISTING FIRE HYDRANT
- 10 6" GATE VALVE
- 11 3/4" X 12" TAPPING SLEEVE W/104 LF OF IRRIGATION LINE
- 12 3/4" IRRIGATION CURB STOP VALVE
- 13 2" IRRIGATION METER PIT
- 14 1 1/2" IRRIGATION LINE. SEE IRRIGATION FORM FOR CONTINUATION.
- 15 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE
- 16 IRRIGATION BACKFLOW PREVENTER
- 17 FIRE HYDRANT ASSEMBLY
- 18 6" FIRE HYDRANT LINE
- 19 HYDRANT LINE TEE CONNECTION TO EX. WATER MAIN.
- 19a 6" DIP 45° BEND W/ THRUSTBLOCK.
- 19b EX. 12" RAW WATER MAIN
- 19c 12" GATE VALVE
- 19d 2" CURB STOP VALVE + CONCRETE COLLAR

STORM SEWER

- 30 PROPOSED DOWNSPOUT LOCATION WITH 6" SCH 35 OR 40 PVC OR DUAL-WALL HDPE AND WATER TIGHT FITTINGS. UNDERGROUND STUB PIPES CONNECTED TO TRUNKLINES
- 31 PROPOSED DOWNSPOUT TRUCKLINE. 8" SCH 35 PVC OR DUAL-WALL HDPE WITH WATERTIGHT FITTINGS
- 32 PROPOSED TURF DRAIN
- 33 6" INTERNAL ROOF DRAIN
- 34 PROPOSED STORM SEWER
- 35 PROPOSED TYPE R INLET
- 36 PROPOSED MANHOLE
- 37 PROPOSED AREA INLET
- 38 PROPOSED DOWNSPOUT WATER LINE. 12" SCH 35 PVC OR DUAL-WALL HDPE WITH WATERTIGHT FITTINGS
- 39 PRIVATE STORM SEWER BEND
- 39a PROPOSED AREA INLET W/PIPE THROUGH WALL AND LAMBS TONGUE.
- 39b EXISTING 36" RCP STORM

DRY UTILITIES

- 40 PROPOSED 8' X 8' ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER
- 41 PROPOSED ELECTRIC LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
- 42 PROPOSED 3'X4' ELECTRICAL USER CABINET
- 43 PROPOSED TRANSFORMER CLEAR WORKING SPACE AREA
- 44 PROPOSED USER CABINET CLEAR WORKING SPACE AREA
- 45 PROPOSED 2" GAS LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
- 46 PROPOSED ELECTRICAL METER. (LOCATION FOR REFERENCE ONLY)
- 47 PROPOSED GAS METER. (LOCATION FOR REFERENCE ONLY)
- 48 PROPOSED ELECTRIC LINE CONNECTION TO EXISTING ELECTRIC LINE. (LOCATION FOR REFERENCE ONLY)
- 49 PROPOSED GAS LINE CONNECTION TO PROP. MAIN BY OTHERS. (LOCATION FOR REFERENCE ONLY)
- 50 PROPOSED LIGHT POLE, BASE AND FIXTURE (SEE PHOTOMETRIC PLAN UNDER SEPARATE COVER)
- 51 PROPOSED FIRE RISER ROOM
- 52 EXISTING UNDERGROUND ELECTRIC TO REMAIN
- 53 EXISTING UNDERGROUND GAS LINE
- 54 EXISTING UNDERGROUND COMMUNICATION LINE
- 55 EXISTING UTILITY MANHOLE/STRUCTURE/BOX

SANITARY SEWER

- 20 PROPOSED 6" SANITARY SEWER STUB 5 FEET OFF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION
- 21 PROPOSED 6" PVC SDR 35 SANITARY SEWER SERVICE @ MIN. 2% SLOPE
- 22 EXISTING SANITARY MANHOLE. PROTECT IN PLACE.
- 23 PROPOSED SANITARY MANHOLE
- 24 PROPOSED SANITARY MAIN (BY OTHERS)
- 25 CONNECT TO EX. MANHOLE
- 26 1,000 GALLON PRECAST GREASE INTERCEPTOR PER PLUM CREEK'S CRITERIA.
- 27 PRIVATE HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT
- 28 EXISTING 8" PVC SANITARY SERVICE MAIN
- 29 CONNECT TO PR. SANITARY MAIN

UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE WATERLINED, PRIOR TO ISSUANCE OF SANITARY PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THIS MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK [YELLOW] WATER PRESSURE ZONE. [MODIFY AS APPROPRIATE.]
5. UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF CASTLE ROCK SPECIFICATIONS.
6. ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35. MINIMUM BURY DEPTH PER TOWN OF CASTLE ROCK.
7. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
8. AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
9. PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
10. PARCEL IS CONTAINED IN MEADOWS 17 LIFT STATION BASIN.
11. UTILITY BURY DEPTH SHALL CONFORM TO TOWN OF CASTLE ROCK UTILITY STANDARDS.
12. REFER TO TOWN OF CASTLE ROCK UTILITY STANDARDS AND FOR SANITARY SEWER TRENCHING BACKFILL REQUIREMENTS.
13. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
14. SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
15. CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
16. REFER TO MEP PLANS UNDER SEPARATE COVER FOR DIAGRAMMATIC LOCATIONS OF ELECTRICAL CONDUIT.

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K2 CIVIL CONSULTANTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
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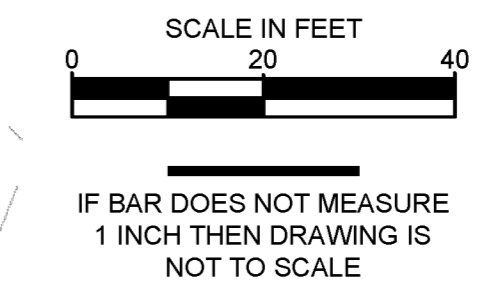
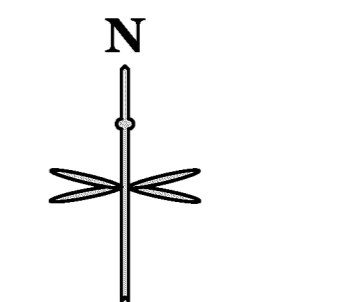
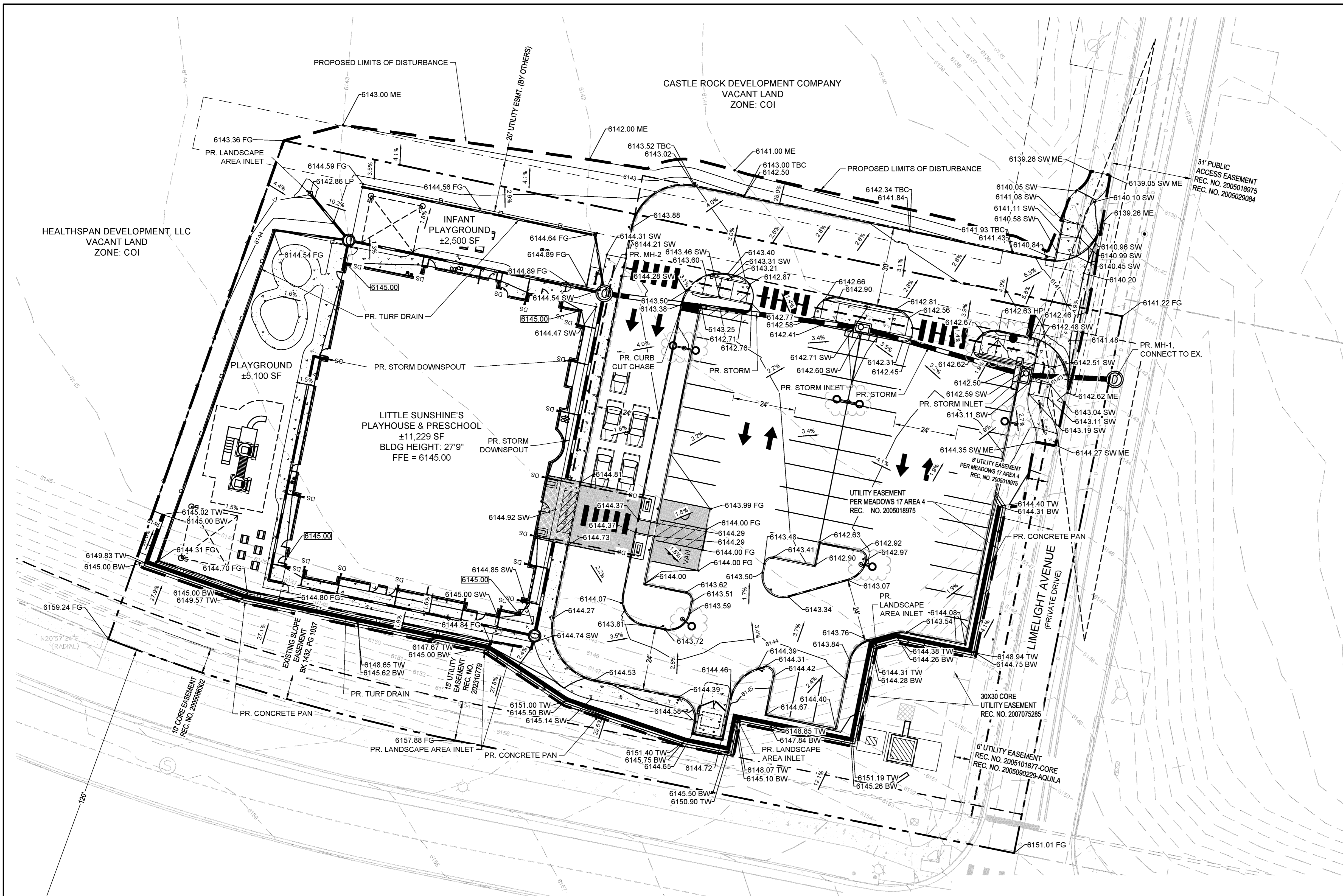
PROJECT NO. 1
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE, CASTLE ROCK, CO

UTILITY PLAN

DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 10/15/2024

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 6G-3A-3, THE MEADOWS FILING 17, AREA 4, AMENDMENT 17
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0034

3
SHEET 3 OF 14



GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING OVERHANG
	PROPOSED CATCH CURB
	PROPOSED SPILL CURB
	PROPOSED WALL
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED/EXISTING STORM MANHOLE
	PROPOSED/EXISTING STORM INLET
	PROPOSED FLOWLINE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED FINISHED GRADE
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL
	FLOW ARROW AND GRADE
	ADA ACCESSIBLE ROUTE

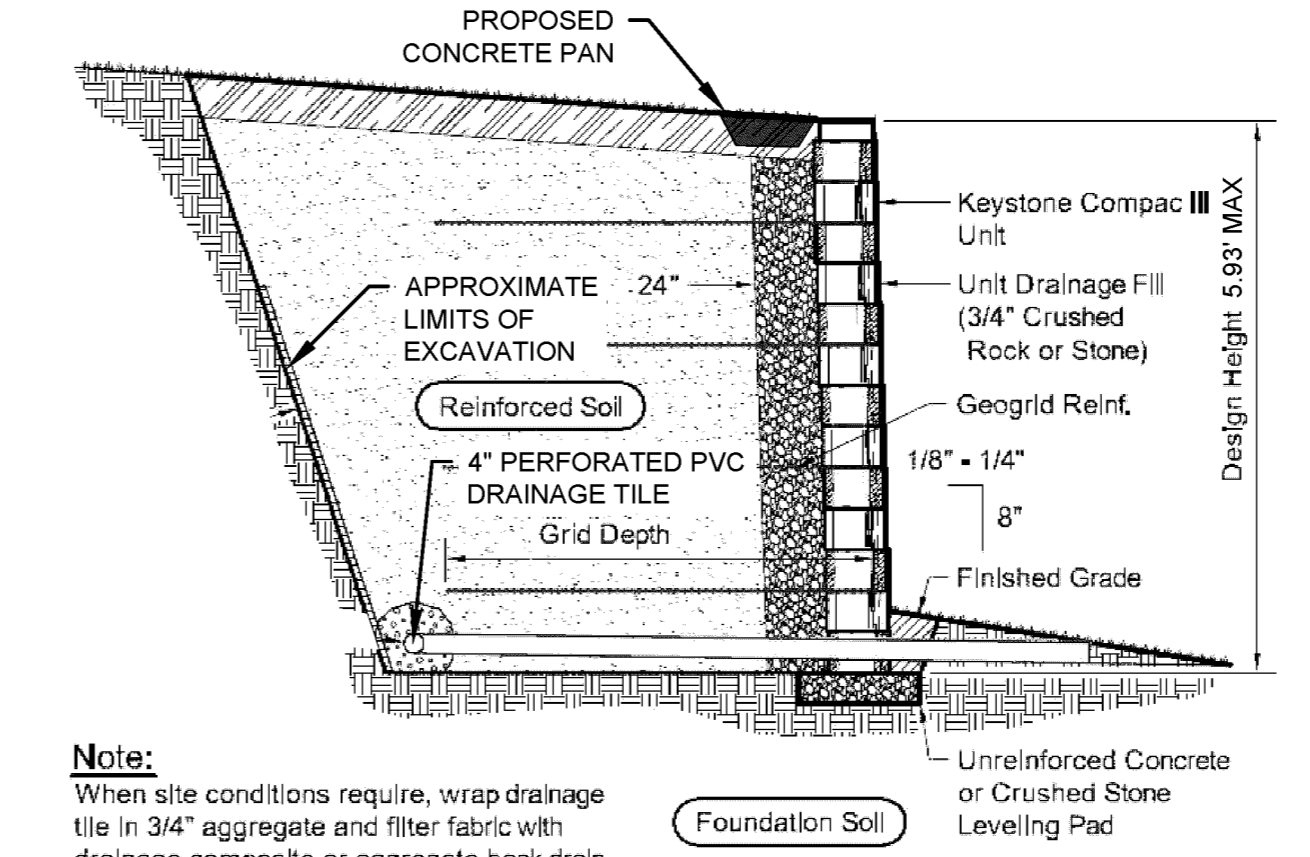
- ### GRADING NOTES:
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
 - FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
 - ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER. SEE "SOIL PREPARATION NOTE" THIS SHEET.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
 - SEE THE SITE SURVEY FOR SURVEY INFORMATION.
 - GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
 - GUTTER GRADES SHALL BE A MINIMUM 0.60%.
 - CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.

SOIL PREPARATION NOTE

SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

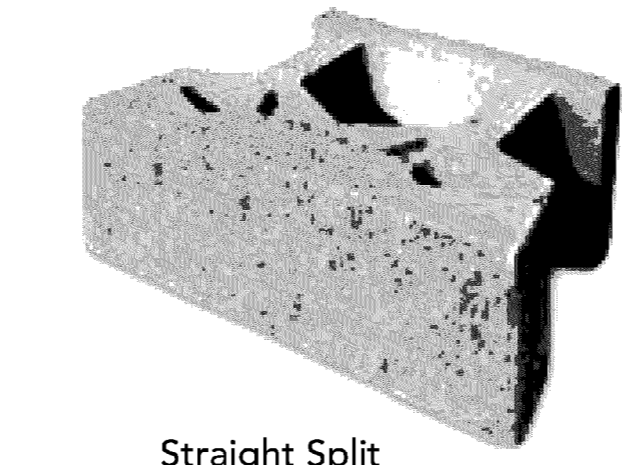
GEOTECHNICAL ENGINEER: VIVID ENGINEERING GROUP
PROJECT NO. D23-1-355, DATED AUGUST 22, 2023

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING AREA SOIL AMENDMENT PROCEDURES.



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer. DETAIL NOT FOR CONSTRUCTION. DESIGN BUILD BY WALL MANUFACTURE.

PROPOSED RETAINING WALL BLOCK
COLOR: SANDSTONE/BROWN

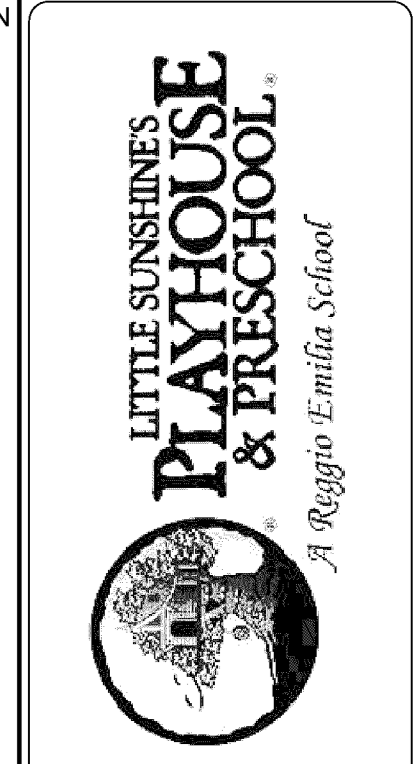


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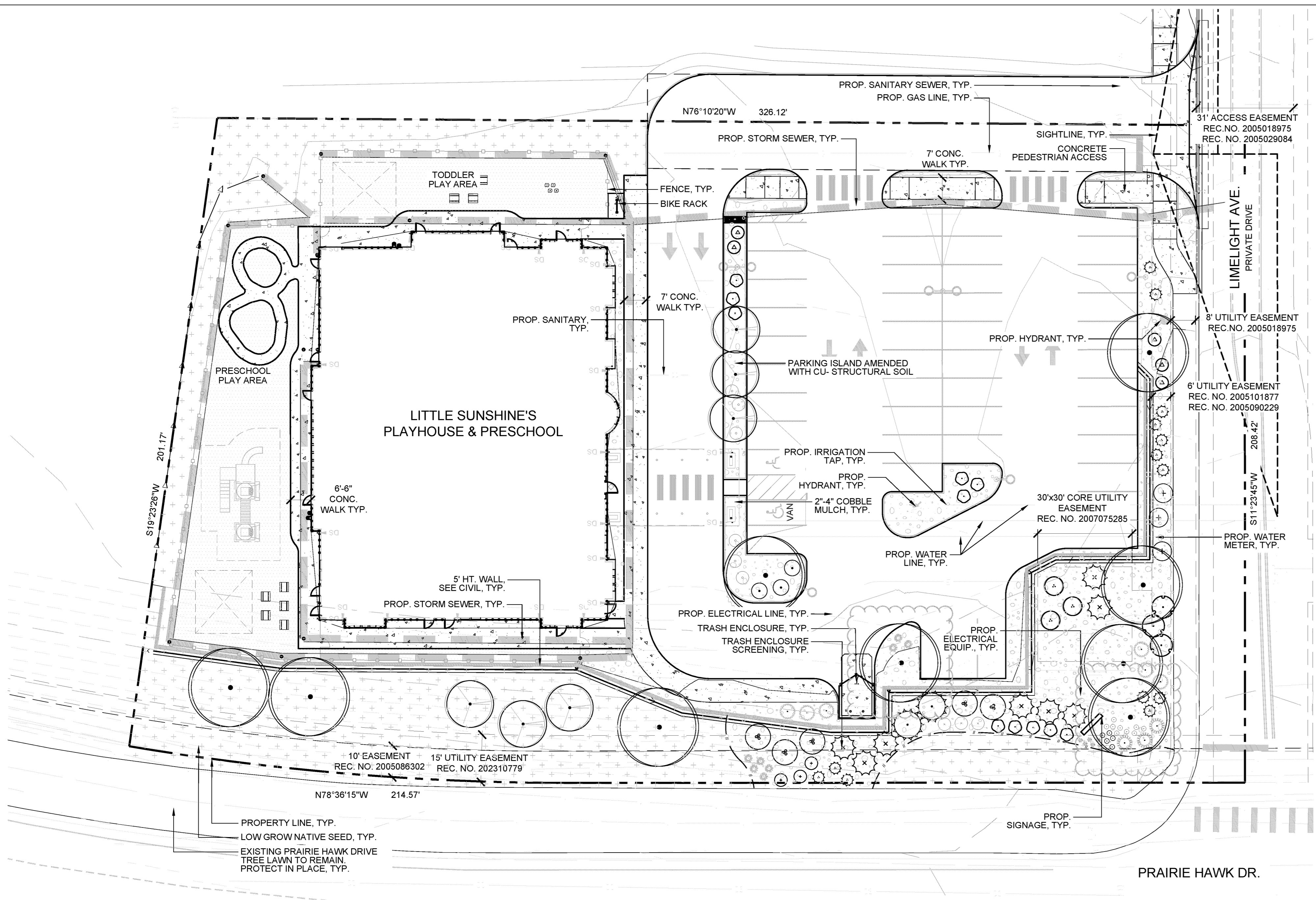


SITE DEVELOPMENT PLAN AMENDMENT NO.1
**LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL**
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE, CASTLE ROCK, CO

GRADING PLAN

PROJECT NO:	
DESIGNED BY:	LCG
DRAWN BY:	LCG
DATE:	10/15/2024

4
SHEET 4 OF 14



LEGEND

Symbol	Plant Type	Size	Container	Hydrozone	Plant Material Quantities
(Circle with dot)	DECIDUOUS TREE	2" CAL	B&B	L	LARGE CANOPY DECIDUOUS SHADE TREES: 12
(Circle with star)	EVERGREEN TREE	6'-8' HT.	B&B	L,VL	EVERGREEN TREES: 2
(Circle with cross)	ORNAMENTAL TREE	6' HT. MULTI-STEM	B&B	L	ORNAMENTAL TREES: 3
(Circle with X)	DECIDUOUS SHRUBS	#5	CONT.	M,L,VL	TOTAL TREES: 17
(Circle with X)	EVERGREEN SHRUBS	#5	CONT.	L, VL	% OF LARGE DECIDUOUS TREES: 71%
(Circle with X)	ORNAMENTAL GRASS & PERENNIALS	#1	CONT.	L	DECIDUOUS SHRUBS: 45
(Square with dots)	LOW GROW NATIVE SEED				EVERGREEN SHRUBS: 30
(Square with dots)	2-4" ROCK COBBLE MULCH				TOTAL SHRUBS: 75
(Square with dots)	PLAY AREA, BY OTHERS				
(Line with dots)	LANDSCAPE EDGER				

COMMERCIAL SITE INVENTORY LANDSCAPE CHART

GROSS SITE AREA	LANDSCAPE AREA SF REQUIRED / PROVIDED	TURF/GRASS SPECIES AREA SF	NONLIVING AREA SF	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	SOIL PREP AMOUNT - 4 CU YDS / 1,000 SF	SEPARATE IRRIGATION SERVICE CONNECTION
70,942 SF	10% REQ = 7,942 SF / PROVIDED 21,005 SF	0 SF	1,050 SF	16	17	32	75	21,005 SF / 1,000 SF = 21 x 4 CU = 84 CU YDS	YES
PARKING LOT AREA SF	PARKING LOT LANDSCAPE AREA SF	PARKING SPACES	NONLIVING AREA SF	NUMBER OF INTERIOR ISLANDS	MIN WIDTH OF INTERIOR LANDSCAPE ISLANDS	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
14,686 SF	4,415 SF	46	480 SF	4	8'	4	4	16	16

STREETSCAPE ROW LANDSCAPE CHART

LIMELIGHT AVENUE ROW LF	TREES REQUIRED (1 TREE PER 40 LF)	TREES PROVIDED	% OF LARGE DECIDUOUS TREES (75% REQUIRED)	SHRUBS REQUIRED (4 SHRUBS PER 1 TREE)	SHRUBS PROVIDED
160 LF	4	4	100%	16	16

* STREETSCAPE/ROW LANDSCAPE ALONG PRAIRIE HAWK DRIVE IS EXISTING AND INSTALLED BY OTHERS

1 LANDSCAPE PLAN

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- LANDSCAPE SHALL NOT IMPACT THE ABILITY TO MAINTAIN OR ACCESS STORM SEWER INFRASTRUCTURE.

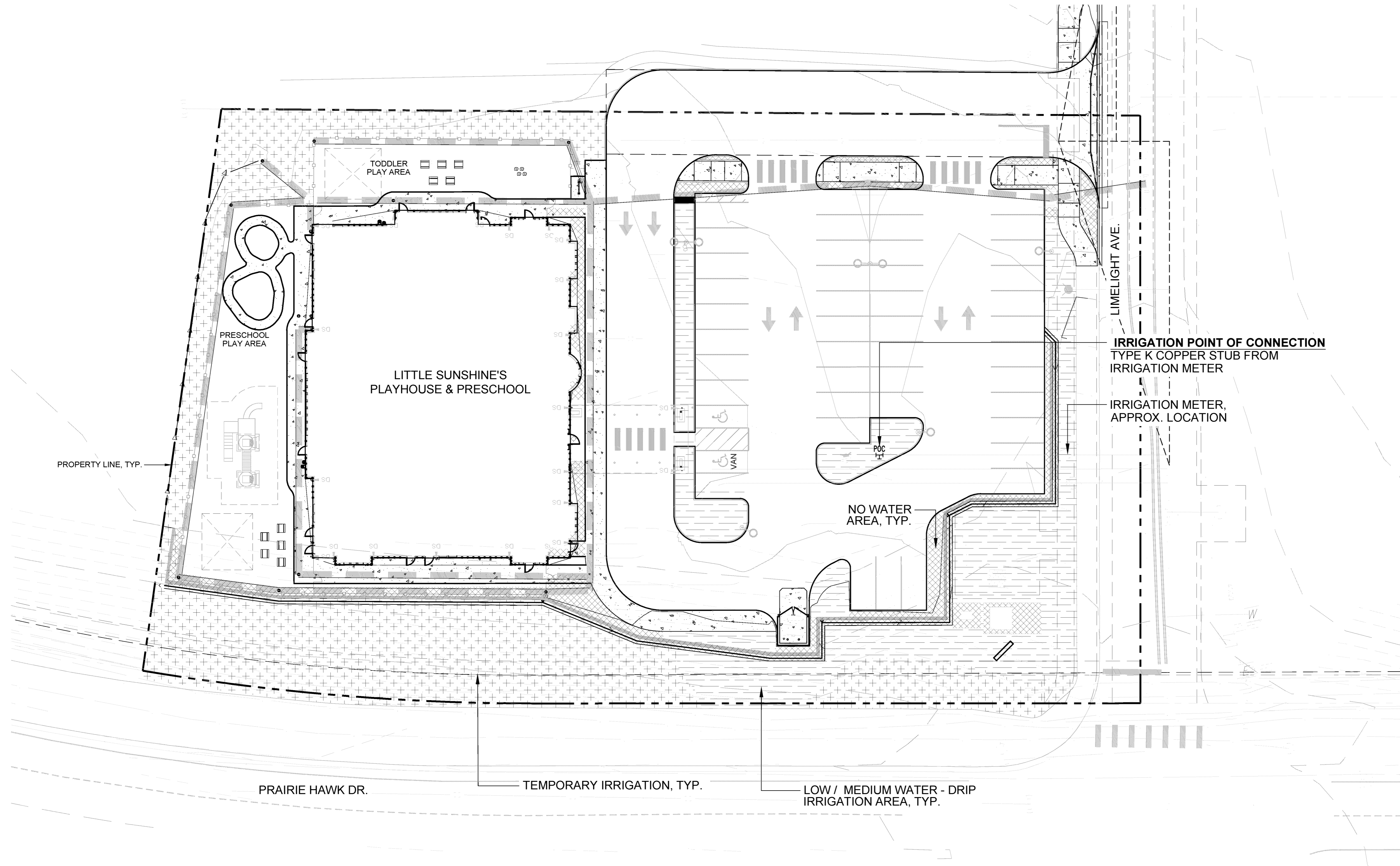


NOVEMBER 22, 2024

SITE DEVELOPMENT PLAN AMENDMENT NO.1
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
 PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE, CASTLE ROCK, CO
LANDSCAPE PLAN

No.	REVISION	DATE

PROJECT NO: _____
 DESIGNED BY: MF
 DRAWN BY: MF
 DATE: 10/15/2024
L1.0
 SHEET 5 OF 14



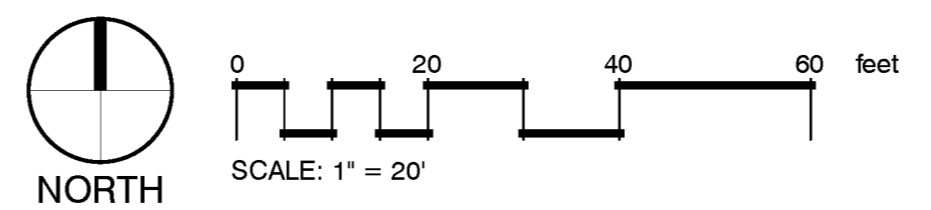
LEGEND

- NATIVE SEED- TEMPORARY IRRIGATION AREA, TYP.
- LOW / MEDIUM WATER - DRIP IRRIGATION AREA, TYP.
- NO WATER AREA, TYP.

IRRIGATION POINT OF CONNECTION
TYPE K COPPER STUB FROM
IRRIGATION METER

IRRIGATION METER,
APPROX. LOCATION

1 HYDROZONE PLAN



CASTLE ROCK STANDARD NOTES:

1. STREET WASHING IS NOT ALLOWED IN CASTLE ROCK.
2. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
3. THE BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A COLORADO STATE CERTIFIED CROSS CONNECTION CONTROL TECHNICIAN APPROVED BY THE UTILITIES DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND NO LESS THAN ANNUALLY THEREAFTER. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
4. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
5. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
6. WASTEWATER IS NOT ALLOWED PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNED/ADJUSTED SO THAT OVERSPRAY ON TO HARD SURFACES IS ELIMINATED.
7. THE IRRIGATION SYSTEM MUST MEET A MINIMUM DISTRIBUTION UNIFORMITY (75%) REQUIREMENT, AS SET BY THE TOWN OF CASTLE ROCK AND RESERVES THE RIGHT TO PERFORM AN IRRIGATION AUDIT PERFORMED BY THE TOWN OF CASTLE ROCK PAID FOR BY THE CONTRACTOR OR BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE. ALL WATER AUDITS TO BE APPROVED BY THE TOWN AND LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE SOD.
8. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES STEEPER THAN 3:1.
9. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10' WIDE.
10. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4' WIDE.
11. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE UTILITY DEPARTMENT IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST, AND SEPTEMBER. IRRIGATION EXEMPTIONS ARE NOT ISSUED DURING THE MONTH OF JULY.
12. ALL PLANT MATERIAL ON STREETSCAPES IS TO BE OF LOW TO VERY LOW HYDROZONES.
13. PER LANDSCAPE AND IRRIGATION REGULATIONS, THE MAINLINE OR LATERAL LINE FROM A SINGLE IRRIGATION SERVICE CONNECTION SHALL NOT CROSS LOT LINES.

TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL :
LINDSAY RAPPA

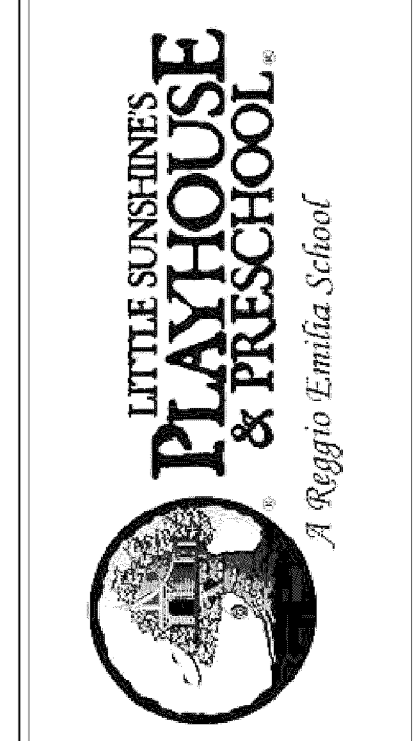
TOWN OF CASTLE ROCK REGISTRATION # : CR22-0853

COMPANY NAME / ADDRESS:
VALERIAN, LLC 970 YUMA ST. SUITE 130
DENVER CO, 80204



NOVEMBER 22, 2024

No.	REVISION	BY	DATE



SITE DEVELOPMENT PLAN AMENDMENT NO.1

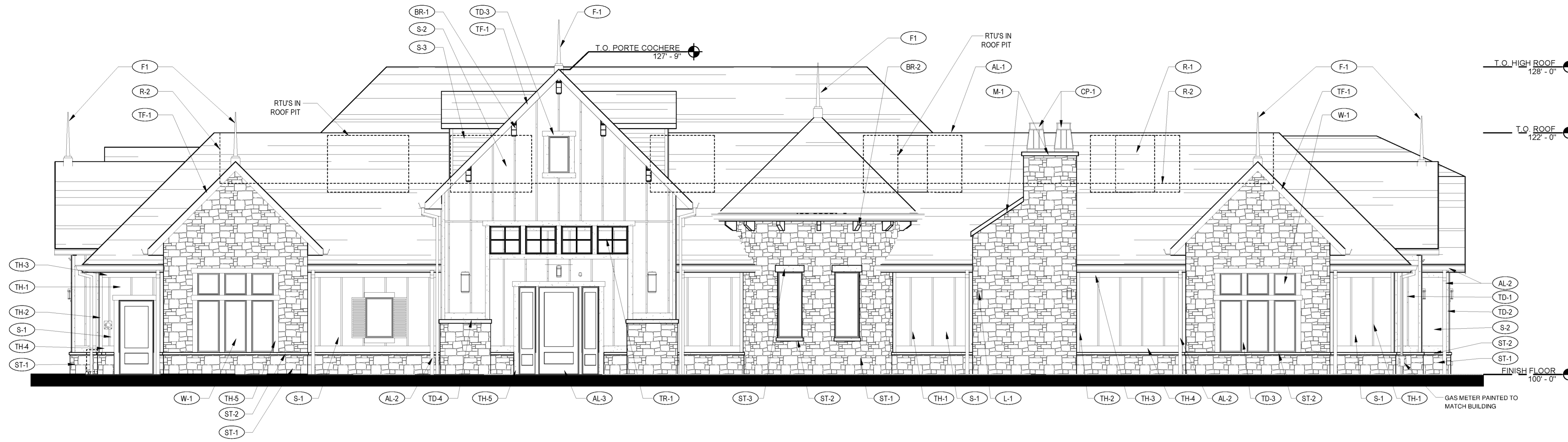
**LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL**

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE, CASTLE ROCK, CO

HYDROZONE PLAN

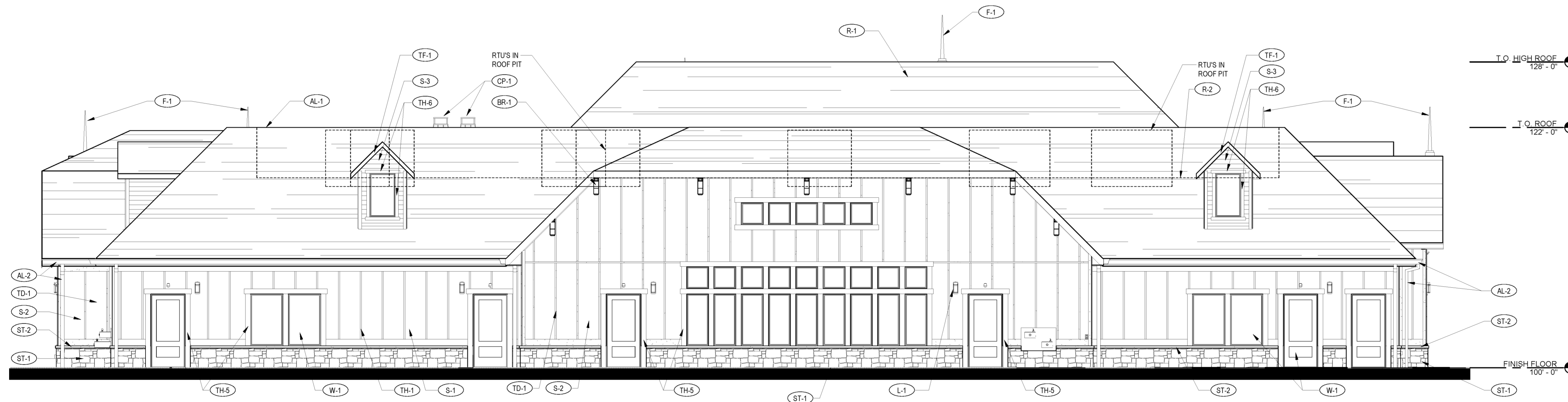
PROJECT NO:
DESIGNED BY: MF
DRAWN BY: MF
DATE: 10/15/2024

L1.1
SHEET 6 OF 14



EAST ELEVATION

3/16" = 1'-0"



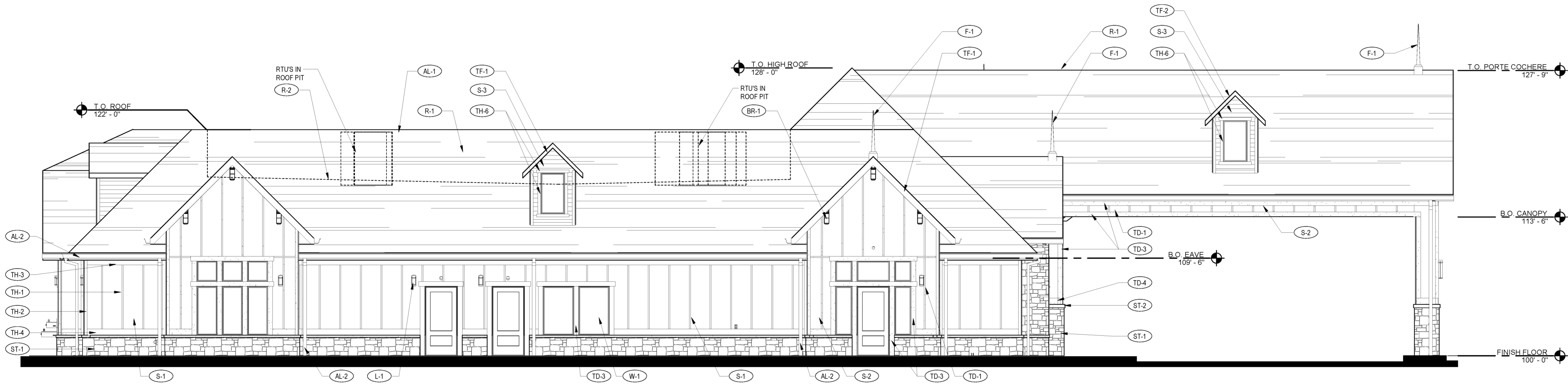
WEST ELEVATION

3/16" = 1'-0"

MATERIAL LIST		
AL-1	METAL COPING	PRE-FINISHED ALUM. COPING - COLOR TO MATCH P-1 SW7020 BLACK FOX
AL-2	GUTTER / DOWNSPOUT	PRE-FINISHED ALUM. - COLOR TO MATCH P-1 SW7020 BLACK FOX
AL-3	ALUM CLAD PELLA DOOR	ALUM. CLAD PELLA ENTRY DOOR AND SIDE LIGHTS - COLOR: BLACK
BR-1	BRACKET	EKENA MILLWORK BKTHRO4 THORTON CRAFTSMEN BRACKET, PTD P-1
BR-2	BRACKET	4X12 ROUGH SAWN CEDAR BRACKET PTD P-1 (SEE 19/A102)
CP-1	CHIMNEY POT	MANUFACTURER: THE FIRE PLACE & CHIMNEYSTORE, STYLE: KYNAR COLORED METAL CHIMNEY POT, COLOR: BLACK
F-1	FINIAL	EAST COAST WEATHER VANES: 48" TALL WINDSOR FINIAL CAP WITH ROUND CAP FINISH BLACK ACRYLIC METALIC COATING
L-1	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72251-66 TYP. AT DOORS AND CHIMNEY
L-2	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72253-66 TYP. AT PORTE COCHERE PIERS
M-1	3-1/2" H. CAST STONE	COLOR TO BE SELECTED FROM CAST STONE MANUFACTURER STANDARD COLORS
P-1	PAINT	SHERWIN WILLIAMS, SW7020 "BLACK FOX"
R-1	ASPHALT SHINGLES	CERTAINTEEED, LANDMARK PRO SHINGLE, COLOR: SHENANDOAH
R-2	ROOF PIT	ROOF PIT BEYOND
S-1	VERTICAL SIDING	HARDIE PANEL VERTICAL SIDING, SELECT CEDAR MILL FACTORY PRIMED, FIELD PAINTED, COLOR: SW7507 STONE LION
S-2	DIAMOND KOTE VERTICAL SIDING	DIAMOND KOTE, VERTICAL SIDING, COLOR: ELKHORN
S-3	LAP SIDING	HARDIE PLANK SELECT - CEDARMILL LAP SIDING WITH 5" EXPOSURE, FACTORY PRIMED, FIELD PAINTED, COLOR: SW 7507 STONE LION
ST-1	STONE VENEER	HORIZON STONE, 19TH CENTURY, CANYON RIDGE
ST-2	2-1/2" H. STONE ACCENT	HORIZON STONE, WAINSCOT SILL TEXTURE: CHISELED EDGE, COLOR: CANYON RIDGE
ST-3	8" H. STONE ACCENT	HORIZON STONE, ASHLAR CUT HEAD STONE TEXTURE: CHISELED EDGE, COLOR: CANYON RIDGE
TH-1	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 1.65" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR BATTEN BOARDS (BATTEN BOARDS 2'-0" O.C.)
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, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL HEAD
TH-4	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 7 1/4" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL BASE
TH-5	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH P-1, TYP. FOR DOOR AND WINDOW TRIM
TH-6	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH P-1, TYP. FOR DORMER WINDOW TRIM
TD-1	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 1.65" WIDE, TYP. FOR BATTEN BOARDS (BATTEN BOARDS 2'-0" O.C.)
TD-2	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 3 1/2" WIDE, TYP. FOR CORNER AND EDGE TRIM AT S-2 SIDING
TD-3	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 5 1/2" WIDE, TYP. FOR WINDOW, AND DOOR TRIM AT S-2 SIDING
TD-4	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 7 1/4" WIDE, TYP. FOR WALL BASE AT S-2 SIDING
TF-1	TRIM FASCIA	5/4 SMOOTH HARDIE TRIM BOARD, COLOR: PTD (P-1), 7 1/4" WIDE, TYP. FOR ROOF FASCIA
TF-2	TRIM FASCIA	5/4 SMOOTH HARDIE TRIM BOARD, COLOR: PTD (P-1), 5 1/2" WIDE, TYP. FOR ROOF FASCIA
TR-1	TRELLIS	DECORATIVE STEEL FRAME TRELLIS - COLOR: BLACK
W-1	WINDOW & DOORS	FIBERGLASS PELLA WINDOWS AND DOORS - COLOR: BLACK



NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LIST		
AL-1	METAL COPING	PRE-FINISHED ALUM. COPING - COLOR TO MATCH P-1 SW7020 BLACK FOX
AL-2	GUTTER / DOWNSPOUT	PRE-FINISHED ALUM. - COLOR TO MATCH P-1 SW7020 BLACK FOX
AL-3	ALUM CLAD PELLA DOOR	ALUM. CLAD PELLA ENTRY DOOR AND SIDE LIGHTS - COLOR: BLACK
BR-1	BRACKET	EKENA MILLWORK BKTTHRO4 THRO4 CRAFTSMEN BRACKET 18" D x 18" H x 5-1/2" W DOUGLAS FIR (SMOOTH BRACKET), PTD P-1
BR-2	BRACKET	4X12 ROUGH SAWN CEDAR BRACKET PTD P-1 (SEE 19A102)
CP-1	CHIMNEY POT	MANUFACTURER: THE FIRE PLACE & CHIMNEYSTORE, STYLE: KYMAR COLORED METAL CHIMNEY POT, COLOR: BLACK
F-1	FINIAL	EAST COAST WEATHER VANES: 48" TALL WINDSOR FINIAL CAP WITH ROUND CAP FINISH BLACK ACRYLIC METALIC COATING
L-1	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72251-86 TYP. AT DOORS AND CHIMNEY
L-2	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72253-86 TYP. AT PORTE COCHERE PIERS
M-1	3-1/2" H. CAST STONE	COLOR TO BE SELECTED FROM CAST STONE MANUFACTURER STANDARD COLORS
P-1	PAINT	SHERWIN WILLIAMS, SW7020 "BLACK FOX"
R-1	ASPHALT SHINGLES	CERTAINTED, LANDMARK PRO SHINGLE, COLOR: SHENANDOAH
R-2	ROOF PIT	ROOF PIT BEYOND
S-1	VERTICAL SIDING	HARDIE PANEL VERTICAL SIDING, SELECT CEDAR MILL FACTORY PRIMED, FIELD PAINTED, COLOR: SW7507 STONE LION
S-2	DIAMOND KOTE VERTICAL SIDING	DIAMOND KOTE, VERTICAL SIDING, COLOR: ELKHORN
S-3	LAP SIDING	HARDIE PLANK SELECT - CEDARMILL LAP SIDING WITH 5" EXPOSURE, FACTORY PRIMED, FIELD PAINTED, COLOR: SW 7507 STONE LION
ST-1	STONE VENEER	HORIZON STONE, 19TH CENTURY, CANYON RIDGE
ST-2	2-1/2" H. STONE ACCENT	HORIZON STONE, WAINSCOT SILL TEXTURE: CHISELED EDGE, COLOR: CANYON RIDGE
ST-3	8" H. STONE ACCENT	HORIZON STONE, ASHLAR CUT HEAD STONE TEXTURE: CHISELED EDGE, COLOR: CANYON RIDGE
TH-1	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 1 65" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR BATTEN BOARDS (BATTEN BOARDS 2'-0" O.C.)
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, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL HEAD
TH-4	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 7 1/4" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL BASE
TH-5	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH P-1, TYP. FOR DOOR AND WINDOW TRIM
TH-6	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH P-1, TYP. FOR DORMER WINDOW TRIM
TD-1	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 1 65" WIDE, TYP. FOR BATTEN BOARDS (BATTEN BOARDS 2'-0" O.C.)
TD-2	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 3 1/2" WIDE, TYP. FOR CORNER AND EDGE TRIM AT S-2 SIDING
TD-3	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 5 1/2" WIDE, TYP. FOR WINDOW, AND DOOR TRIM AT S-2 SIDING
TD-4	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 7 1/4" WIDE, TYP. FOR WALL BASE AT S-2 SIDING
TF-1	TRIM FASCIA	5/4 SMOOTH HARDIE TRIM BOARD, COLOR: PTD (P-1), 7 1/4" WIDE, TYP. FOR ROOF FASCIA
TF-2	TRIM FASCIA	5/4 SMOOTH HARDIE TRIM BOARD, COLOR: PTD (P-1), 5 1/2" WIDE, TYP. FOR ROOF FASCIA
TR-1	TRELLIS	DECORATIVE STEEL FRAME TRELLIS - COLOR: BLACK
W-1	WINDOW & DOORS	FIBERGLASS PELLA WINDOWS AND DOORS - COLOR: BLACK



EAST ELEVATION
3/16" = 1'-0"

MATERIAL LIST		
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AL-2	GUTTER / DOWNSPOUT	PRE-FINISHED ALUM. - COLOR TO MATCH P-1 SW7020 BLACK FOX
AL-3	ALUM CLAD PELLA DOOR	ALUM. CLAD PELLA ENTRY DOOR AND SIDE LIGHTS - COLOR: BLACK
BR-1	BRACKET	EKENA MILLWORK BKTHRO4 THORTON CRAFTSMEN BRACKET, PTD P-1
BR-2	BRACKET	4X12 ROUGH SAWN CEDAR BRACKET PTD P-1 (SEE 19/A102)
CP-1	CHIMNEY POT	MANUFACTURER: THE FIRE PLACE & CHIMNEYSTORE. STYLE: KYNAR COLORED METAL CHIMNEY POT, COLOR: BLACK
F-1	FINIAL	EAST COAST WEATHER VANES: 48" TALL WINDSOR FINIAL CAP WITH ROUND CAP FINISH: BLACK ACRYLIC METALIC COATING
L-1	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72251-66 TYP. AT DOORS AND CHIMNEY
L-2	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72253-66 TYP. AT PORTE COCHERE PIERS
M-1	3-1/2" H. CAST STONE	COLOR TO BE SELECTED FROM CAST STONE MANUFACTURER STANDARD COLORS
P-1	PAINT	SHERWIN WILLIAMS, SW7020 "BLACK FOX"
R-1	ASPHALT SHINGLES	CERTAINTEED, LANDMARK PRO SHINGLE, COLOR: SHENANDOAH
R-2	ROOF PIT	ROOF PIT BEYOND
S-1	VERTICAL SIDING	HARDIE PANEL VERTICAL SIDING, SELECT CEDAR MILL FACTORY PRIMED, FIELD PAINTED, COLOR: SW7507 STONE LION
S-2	DIAMOND KOTE VERTICAL SIDING	DIAMOND KOTE, VERTICAL SIDING, COLOR: ELKHORN
S-3	LAP SIDING	HARDIE PLANK SELECT - CEDARMILL LAP SIDING WITH 5" EXPOSURE, FACTORY PRIMED, FIELD PAINTED, COLOR: SW 7507 STONE LION
ST-1	STONE VENEER	HORIZON STONE, 19TH CENTURY, CANYON RIDGE
ST-2	2-1/2" H. STONE ACCENT	HORIZON STONE, WANSCOT SILL TEXTURE, CHISELED EDGE, COLOR: CANYON RIDGE
ST-3	8" H. STONE ACCENT	HORIZON STONE, ASHLAR CUT HEAD STONE TEXTURE, CHISELED EDGE, COLOR: CANYON RIDGE
TH-1	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 1.65" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR BATTEN BOARDS (BATTEN BOARDS 2'-0" O.C.)
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, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL HEAD
TH-4	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 7 1/4" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL BASE
TH-5	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH P-1
TH-6	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 3 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH P-1, TYP. FOR DORMER WINDOW TRIM
TD-1	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 1.65" WIDE, TYP. FOR BATTEN BOARDS (BATTEN BOARDS 2'-0" O.C.)
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TD-4	TRIM BOARD	5/4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN, 7 1/4" WIDE, TYP. FOR WALL BASE AT S-2 SIDING
TF-1	TRIM FASCIA	5/4 SMOOTH HARDIE TRIM BOARD, COLOR: PTD (P-1), 7 1/4" WIDE, TYP. FOR ROOF FASCIA
TF-2	TRIM FASCIA	5/4 SMOOTH HARDIE TRIM BOARD, COLOR: PTD (P-1), 5 1/2" WIDE, TYP. FOR ROOF FASCIA
TR-1	TRELLIS	DECORATIVE STEEL FRAME TRELLIS - COLOR: BLACK
W-1	WINDOW & DOORS	FIBERGLASS PELLA WINDOWS AND DOORS - COLOR: BLACK



WEST ELEVATION
3/16" = 1'-0"

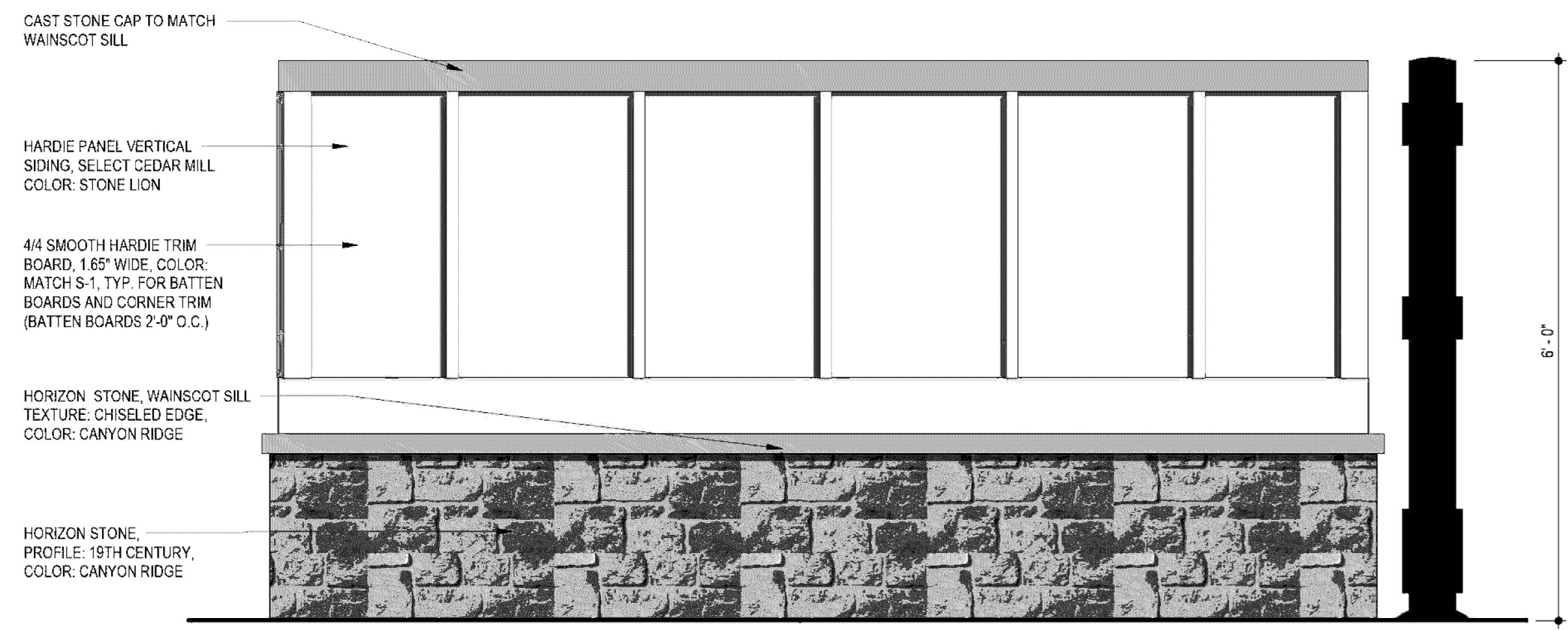


NORTH ELEVATION
3/16" = 1'-0"

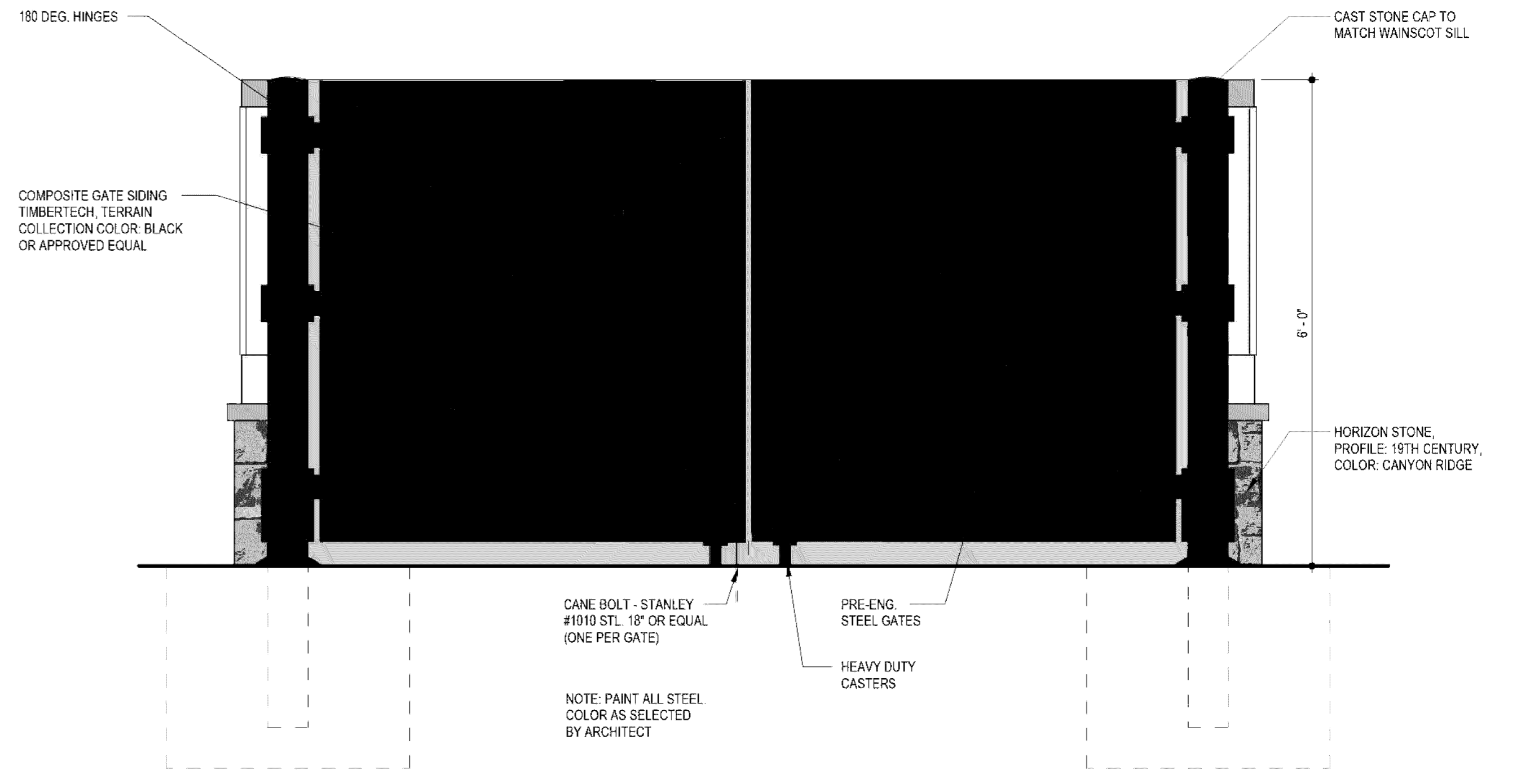


SOUTH ELEVATION
3/16" = 1'-0"

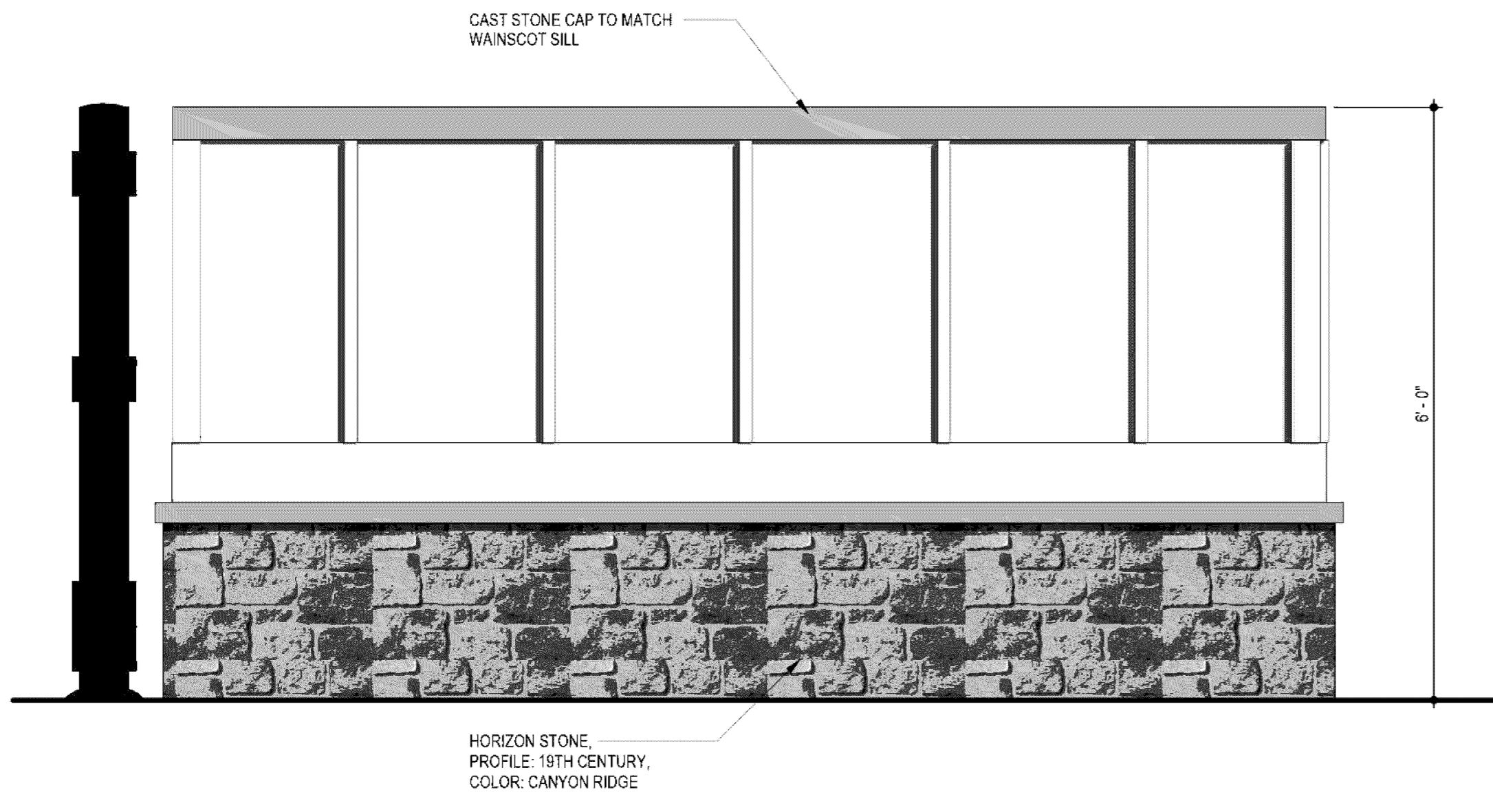
MATERIAL LIST		
AL-1	METAL COPING	PRE-FINISHED ALUM. COPING - COLOR TO MATCH P-1 SW7020 BLACK FOX
AL-2	GUTTER / DOWNSPOUT	PRE-FINISHED ALUM. - COLOR TO MATCH P-1 SW7020 BLACK FOX
AL-3	ALUM CLAD PELLA DOOR	ALUM. CLAD PELLA ENTRY DOOR AND SIDE LIGHTS - COLOR: BLACK
BR-1	BRACKET	EKENA MILL WORK BKTHRO4 THOROUGH4 THOR CRAFTSMEN BRACKET, PTD P-1
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L-1	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72251-66 TYP. AT DOORS AND CHIMNEY
L-2	LIGHT	MINKA-LAVERY WALL MOUNTED LIGHT, ARTISAN LANE, MODEL 72253-66 TYP. AT PORTE COCHERE PIERS
M-1	3-1/2" H. CAST STONE	COLOR TO BE SELECTED FROM CAST STONE MANUFACTURER STANDARD COLORS
P-1	PAINT	SHERWIN WILLIAMS, SW7020 "BLACK FOX"
R-1	ASPHALT SHINGLES	CERTAINTED, LANDMARK PRO SHINGLE, COLOR: SHENANDOAH
R-2	ROOF PIT	ROOF PIT BEYOND
S-1	VERTICAL SIDING	HARDIE PANEL VERTICAL SIDING, SELECT CEDAR MILL FACTORY PRIMED, FIELD PAINTED, COLOR: SW7507 STONE LION
S-2	DIAMOND KOTE VERTICAL SIDING	DIAMOND KOTE, VERTICAL SIDING, COLOR: ELKHORN
S-3	LAP SIDING	HARDIE SELECT - CEDARMILL LAP SIDING WITH 5" EXPOSURE, FACTORY PRIMED, FIELD PAINTED, COLOR: SW 7507 STONE LION
ST-1	STONE VENEER	HORIZON STONE, 19TH CENTURY, CANYON RIDGE
ST-2	2-1/2" H. STONE ACCENT	HORIZON STONE, WAINSCOT SILL TEXTURE, CHISELED EDGE, COLOR: CANYON RIDGE
ST-3	8" H. STONE ACCENT	HORIZON STONE, ASHLAR CUT HEAD STONE TEXTURE, CHISELED EDGE, COLOR: CANYON RIDGE
TH-1	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 1 65" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR BATTEN BOARDS (BATTEN BOARDS 2'-0" O.C.)
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 EDGE TRIM, DORMER CORNER TRIM
TH-3	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL HEAD
TH-4	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 7 1/4" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH S-1, TYP. FOR FIELD WALL BASE
TH-5	TRIM BOARD	5/4 SMOOTH HARDIE TRIM BOARD, 5 1/2" WIDE, FACTORY PRIMED, FIELD PAINTED, COLOR: MATCH P-1, TYP. FOR DOOR AND WINDOW TRIM
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W-1	WINDOW & DOORS	FIBERGLASS PELLA WINDOWS AND DOORS - COLOR: BLACK



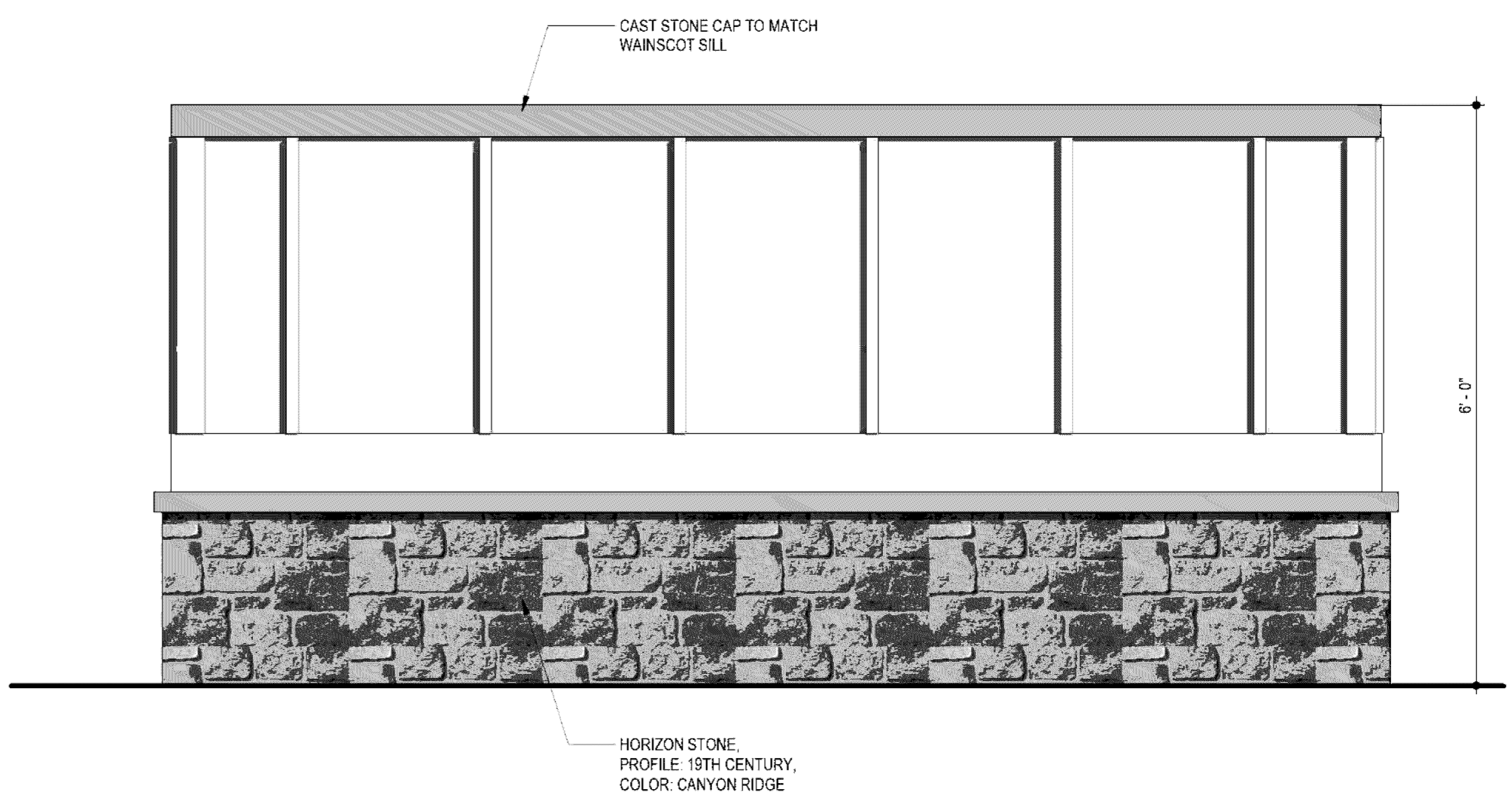
TRASH ENCLOSURE LEFT SIDE ELEVATION
3/4" = 1'-0"



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



TRASH ENCLOSURE RIGHT SIDE ELEVATION
3/4" = 1'-0"



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



PLAYGROUND TREEHOUSE

NOT TO SCALE

TRI
ARCHITECTS
 1790 S. Brentwood Blvd.
 St. Louis, Missouri 63144
 © Copyright 2024



6" TALL TREX COMPOSITE FENCING, SECLUSIONS COLLECTION

FENCE DETAIL

NOT TO SCALE

LITTLE SUNSHINE'S PLAYHOUSE

CASTLE ROCK
 23-014

COLORADO
 03-28-2024



Single Post Cantilever Hip Roof

All phases of the work shall conform to standard methods of steel fabrication and construction as set forth by the 2015 International Building Code and the AISC Manual of Steel Construction. Concrete / Foundation work shall be in accordance with the ACI 318-14.

Structural steel shall be cold-formed structural quality steel, welded or seamless, complying with ASTM A-500, Grade B. Upper Structure 2-7/8" Sch 40 ASTM A-500 Round Pipe, Columns 6x6 x 3/16" ASTM A-36 Square Tubing, Beams 4x6 x 3/16" ASTM A-36 Square Tubing Columns & Beam Flange to Flange 8" x 24" x 1/2" Plate Connections w/ 10" Gusset (6) 5/8" Bolts, Nuts, Lock Washers & (8) Flat Washers

All field connections shall be bolted in accordance with ASTM Structural Specification for Bolted Connections. No welding shall be done in the field.

100% High-density polyethylene woven architectural fabric membrane canopy Commercial 95 by Gale Pacific. Tested to ASTM E-8400 meeting Class A requirements and NFPA 701-99 method 2. Sewn with Gore/Tenara thread.

Powder coated finish complying with requirements of UL 1332. Organic Coating for Steel Enclosures for Outdoor Use Electrical Equipment - Component.

Project Name & Location:
 Little Sunshine's Playhouse
 7710 N FM 520
 Austin, TX 78726

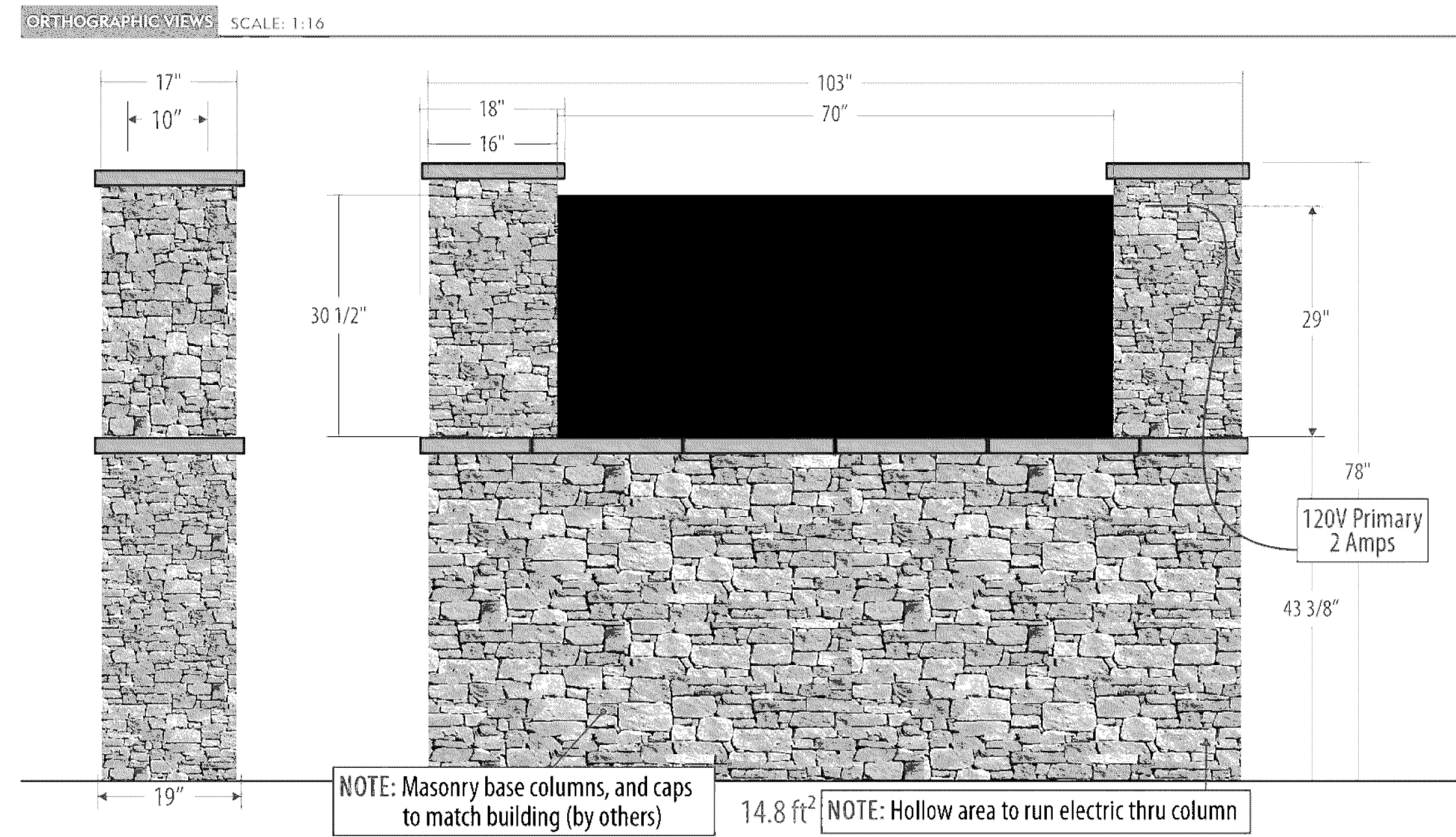
ShadePro
 Permanent Shade Structures

ShadePro LLC
 8690 FM 306
 New Braunfels, TX 78132
 Ph 830-954-2114
 Email: Information@ShadePro.com

All Measurements provided are Center to Center of Column

CANOPY SHADE STRUCTURE

NOT TO SCALE

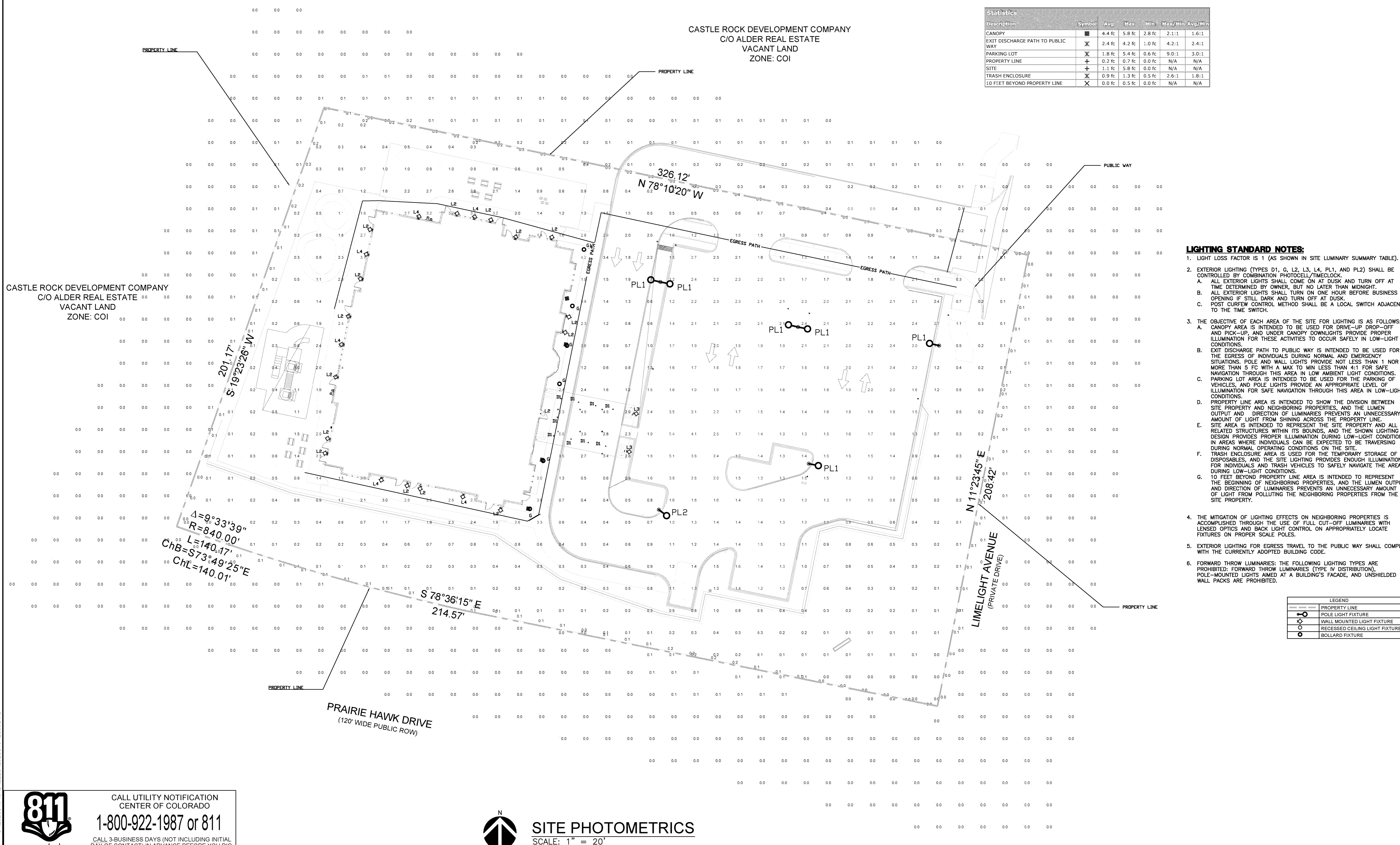


LITTLE SUNSHINE'S PLAYHOUSE

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Site Luminaire Summary Table											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	C22-27C-WH	6" IC OPEN ROUND DOWNLIGHT, WET LABEL.	Y	TYPE V	120V	N	9	UNDER CANOPY	14'	1	INCANDESCENT	50	600	3000K	1	CLEAR
G ○	ALCON LIGHTING	9092	9092-40K-BR	BOLLARD LIGHT, LED, 25W	Y	TYPE V	120-277V	N	7	BOLLARD	6"	1	LED	31	1325	4000K	1	BLACK
L2 ⊕	MINKA-LAVERY	ARTISAN LANE	72251-66	WALL LIGHT. (1) GU10 HALOGEN BULB, 35W.	Y	TYPE V	120V	Y	15	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	TYPE V	120V	Y	2	WALL	8"	2	INCANDESCENT	70	1116	3000K	1	CLEAR SEEDED
L4 ⊕	WILLIAMS	VWMH Horizontal	VWMH-L20-740-T3-BLK-CGL-UNV	WALL LIGHT. (4) LUXEON M 4000K LEDS, 27W.	Y	TYPE III	120-277V	Y	12	WALL	8"	4	LED	27	2868	4000K	1	BLACK
PL1 ○	MCGRAW-EDISON	GLEON	GALN-SA1A-740-U-T3	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE III	120-277V	Y	6	POLE	24'	16	LED	34	4589	4000K	1	BLACK
PL2 ○	MCGRAW-EDISON	GLEON	GALN-SA1A-740-U-SLL	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE III	120-277V	Y	1	POLE	24'	16	LED	33	3989	4000K	1	BLACK

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	■	4.4 fc	5.8 fc	2.8 fc	2.1:1	1.6:1
EXIT DISCHARGE PATH TO PUBLIC WAY	✱	2.4 fc	4.2 fc	1.0 fc	4.2:1	2.4:1
PARKING LOT	+	1.8 fc	5.4 fc	0.6 fc	9.0:1	3.0:1
PROPERTY LINE	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
SITE	+	1.1 fc	5.8 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	✱	0.9 fc	1.3 fc	0.5 fc	2.6:1	1.8:1
10 FEET BEYOND PROPERTY LINE	✱	0.0 fc	0.5 fc	0.0 fc	N/A	N/A



- LIGHTING STANDARD NOTES:**
- LIGHT LOSS FACTOR IS 1 (AS SHOWN IN SITE LUMINARY SUMMARY TABLE).
 - EXTERIOR LIGHTING TYPES (D1, G, L2, L3, L4, PL1, AND PL2) SHALL BE CONTROLLED BY COMBINATION PHOTOCELL/TIMECLOCK.
 - ALL EXTERIOR LIGHTS SHALL COME ON AT DUSK AND TURN OFF AT TIME DETERMINED BY OWNER, BUT NO LATER THAN MIDNIGHT.
 - ALL EXTERIOR LIGHTS SHALL TURN ON ONE HOUR BEFORE BUSINESS OPENING IF STILL DARK AND TURN OFF AT DUSK.
 - POST CURFEW CONTROL METHOD SHALL BE A LOCAL SWITCH ADJACENT TO THE TIME SWITCH.
 - THE MITIGATION OF LIGHTING EFFECTS ON NEIGHBORING PROPERTIES IS ACCOMPLISHED THROUGH THE USE OF FULL CUT-OFF LUMINAIRES WITH LENSED OPTICS AND BACK LIGHT CONTROL ON APPROPRIATELY LOCATE FIXTURES ON PROPER SCALE POLES.
 - CANOPY AREA IS INTENDED TO BE USED FOR DRIVE-UP DROP-OFF AND PICK-UP, AND UNDER CANOPY DOWNLIGHTS PROVIDE PROPER ILLUMINATION FOR THESE ACTIVITIES TO OCCUR SAFELY IN LOW-LIGHT CONDITIONS.
 - EXIT DISCHARGE PATH TO PUBLIC WAY IS INTENDED TO BE USED FOR THE EGRESS OF INDIVIDUALS DURING NORMAL AND EMERGENCY SITUATIONS. POLE AND WALL LIGHTS PROVIDE NOT LESS THAN 1 NOR MORE THAN 5 FC WITH A MAX TO MIN LESS THAN 4:1 FOR SAFE NAVIGATION THROUGH THIS AREA IN LOW AMBIENT LIGHT CONDITIONS. PARKING LOT AREA IS INTENDED TO BE USED FOR THE PARKING OF VEHICLES, AND POLE LIGHTS PROVIDE AN APPROPRIATE LEVEL OF ILLUMINATION FOR SAFE NAVIGATION THROUGH THIS AREA IN LOW-LIGHT CONDITIONS.
 - PROPERTY LINE AREA IS INTENDED TO SHOW THE DIVISION BETWEEN SITE PROPERTY AND NEIGHBORING PROPERTIES, AND THE LUMEN OUTPUT AND DIRECTION OF LUMINAIRES PREVENTS AN UNNECESSARY AMOUNT OF LIGHT FROM SHINING ACROSS THE PROPERTY LINE.
 - SITE AREA IS INTENDED TO REPRESENT THE SITE PROPERTY AND ALL RELATED STRUCTURES WITHIN ITS BOUNDS, AND THE SHOWN LIGHTING DESIGN PROVIDES PROPER ILLUMINATION DURING LOW-LIGHT CONDITIONS IN AREAS WHERE INDIVIDUALS CAN BE EXPECTED TO BE TRAVELING DURING NORMAL OPERATING CONDITIONS ON THE SITE.
 - TRASH ENCLOSURE AREA IS USED FOR THE TEMPORARY STORAGE OF DISPOSABLES, AND THE SITE LIGHTING PROVIDES ENOUGH ILLUMINATION FOR INDIVIDUALS AND TRASH VEHICLES TO SAFELY NAVIGATE THE AREA DURING LOW-LIGHT CONDITIONS.
 - 10 FEET BEYOND PROPERTY LINE AREA IS INTENDED TO REPRESENT THE BEGINNING OF NEIGHBORING PROPERTIES, AND THE LUMEN OUTPUT AND DIRECTION OF LUMINAIRES PREVENTS AN UNNECESSARY AMOUNT OF LIGHT FROM POLLUTING THE NEIGHBORING PROPERTIES FROM THE SITE PROPERTY.
 - EXTERIOR LIGHTING FOR EGRESS TRAVEL TO THE PUBLIC WAY SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
 - FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

DATE: _____

BY: _____

REVISION: _____

No. _____

42290
Professional Engineer
11/08/24

SSC Engineering, Inc.

LITTLE SUNSHINES PLAYHOUSE & PRESCHOOL

PROJECT NO. 1
LITTLE SUNSHINES PLAYHOUSE & PRESCHOOL
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

DESIGNED BY: SSC
DRAWN BY: SSC
DATE: 11/07/2024

SHEET 14 OF 14

811 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.

Know what's below. Call before you dig.

SITE PHOTOMETRICS
SCALE: 1" = 20'