



Plot Date: 6/6/2018 11:30 AM, By: Stephen Williams, CEB, PLS CIVIL-416

S:\PROJECTS\152.001 KIM HOLIDAY INN EXPRESS\3. ENGINEERING\DRAWINGS\FDP 2018\152.001 COVER\_INARR.DWG

# FINAL DEVELOPMENT PLAN

## *HOLIDAY INN EXPRESS #17147 (A)*

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 2 OF 17

**PROJECT CONCEPT:**

THE HOLIDAY INN EXPRESS FINAL DEVELOPMENT PLAN (FDP) DEMONSTRATES THAT THE HIGH QUALITY DESIGN STANDARDS FOR THE DEL CAMINO JUNCTION BUSINESS PARK HAVE BEEN FOLLOWED. THE DEVELOPMENT WILL FEATURE A 45,635 SQUARE FOOT, 3-STORY, 75 ROOM HOTEL INTENDED TO PROVIDE HIGH QUALITY LODGING FOR THE TOWN OF FIRESTONE AND ADJACENT NEIGHBORHOODS AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS. THE HOTEL DESIGN EMBODIES AN APPEALING COMBINATION OF FRESH, ENERGETIC, AND ENGAGING ELEMENTS, CREATING A DISTINCTIVE STYLE THAT IS EVIDENT IN EVERY TOUCH POINT OF THE HOLIDAY INN EXPRESS.

**ADDRESS:**

THE OVERALL FINAL DEVELOPMENT PLAN FOR THE DEL CAMINO JUNCTION BUSINESS PARK INCLUDED AN OVERALL ADDRESS PLAT THAT WAS APPROVED BY THE TOWN OF FIRESTONE. THE HOLIDAY INN EXPRESS HOTEL CONTAINED WITHIN LOT 8 IS IDENTIFIED AS 11256 BUSINESS PARK CIRCLE, TOWN OF FIRESTONE, COLORADO 80504.

**LAND USE & LAND USE TABLE:**

EXISTING ZONING FOR DEL CAMINO JUNCTION BUSINESS PARK IS PLANNED UNIT DEVELOPMENT WITH THE REGIONAL COMMERCIAL LAND USE CATEGORY OF THE FIRESTONE DEVELOPMENT REGULATIONS. THE HOLIDAY INN EXPRESS HOTEL IS A PERMITTED USE WITHIN THIS ZONING. RESIDENTIAL AND CONDOMINIUM USE OF THE PROPERTY IS PROHIBITED, INCLUDING WITHOUT LIMITATION ANY CONVERSION TO RESIDENTIAL CONDOMINIUM AND ANY RENTALS THAT DO NOT QUALIFY AS LODGING RENTALS UNDER CHAPTER 3.10 OF THE TOWN CODE.

**ENVIRONMENTAL IMPACT MITIGATION:**

A PHASE I ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PREPARED FOR DEL CAMINO JUNCTION BY ENVIRONMENTAL SCIENCES CORPORATION DATED DECEMBER 20, 2005. NO CONDITIONS REQUIRING FURTHER INVESTIGATION OR REMEDIATION IN CONNECTION WITH THE SUBJECT PROPERTY WERE IDENTIFIED IN THE PHASE I ESA.

**PRIVATE MAINTENANCE AND ENFORCEMENT:**

THE DEVELOPMENT OF LOT 8 WILL BE MAINTAINED BY THE OWNER OR THEIR ASSIGNS PURSUANT TO THIS FDP AND THE TOWN OF FIRESTONE MUNICIPAL CODE. ADDITIONALLY, LOT 8 IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEL CAMINO JUNCTION BUSINESS PARK. THE RECORDED COVENANTS CONTROL ALL ASPECTS OF BUILDING AND DEVELOPMENT AND EVERYDAY MAINTENANCE OF THE COMMON AND LANDSCAPE AREAS. ALL ONSITE DRAINAGE FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

**PARKS, TRAILS & OPEN SPACE:**

NOT APPLICABLE TO THIS LOT. ALL LAND DEDICATION REQUIREMENTS WERE PREVIOUSLY SATISFIED WITH DEL CAMINO JUNCTION BUSINESS PARK LAND DEDICATION REQUIREMENTS AS IDENTIFIED IN THE ANNEXATION AGREEMENT FOR DEL CAMINO JUNCTION DEVELOPMENT, INC, RECEPTION NO. 2739032 RECORDED DECEMBER 17, 1999.

**CONTROLS:**

ONGOING MAINTENANCE OF THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE LOT 8 OWNER OR THEIR ASSIGNS. ALL COVENANTS AND RESTRICTIONS AS APPROVED WITH THE OVERALL FINAL DEVELOPMENT PLAN FOR THE DEL CAMINO JUNCTION BUSINESS PARK WILL BE FOLLOWED.

**DRAINAGE:**

REFER TO THE DRAINAGE COMPLIANCE MEMORANDUM (PERMONTES GROUP, INC., DECEMBER 2017), WHICH IS FILED AS A PART OF THE FINAL DEVELOPMENT PLAN FOR LOT 8. A DETAILED DESCRIPTION OF THE STORM DRAINAGE SYSTEM FOR LOT 8 IS CONVEYED WITHIN THIS PLAN AND REPORT. THE GENERAL CONCEPT OF THE DEVELOPMENT WILL BE TO FOLLOW THE APPROVED OVERALL DRAINAGE DESIGN OF THE DEL CAMINO JUNCTION BUSINESS PARK. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED IN CONFORMANCE WITH THE TOWN OF FIRESTONE REQUIREMENTS, WELD COUNTY, AND THE APPROVED OVERALL DRAINAGE REPORT FOR DEL CAMINO JUNCTION BUSINESS PARK.

**WATER DEDICATION:**

WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF WATER TO BE DEDICATED TO THE TOWN WAS CALCULATED BASED ON ACRES OF IRRIGATED LANDSCAPING ON THE SITE AND TOTAL ESTIMATED DOMESTIC (IN-BUILDING) DEMAND. THE TOWN SHALL AT ALL TIMES HAVE THE RIGHT TO REQUIRE ADDITIONAL WATER DEDICATION IF ACTUAL CONSUMPTION EXCEEDS THIS CALCULATED ESTIMATE. IF THE TOWN DETERMINES THAT ADDITIONAL WATER IS TO BE DEDICATED THE LOT OWNER SHALL PROVIDE THE WATER WITHIN 30 DAYS WRITTEN NOTICE BY THE TOWN. THE ADDITIONAL DEDICATION SHALL BE BASED ON THE TOWN'S THEN CURRENT WATER DEDICATION POLICIES.

THE TOWN OF FIRESTONE HAS DETERMINED THE REQUIRED RAW WATER DEDICATION TO BE:

TOTAL DOMESTIC DEMAND	=	<del>0.07</del> ACRE-FEET	<b>4.08 acre-feet</b>
IRRIGATED AREA (ACRES)	=	<del>0.07</del> ACRES	<b>0.957 acres</b>
IRRIGATION DEMAND	=	<del>0.07</del> ACRE-FEET	<b>1.00 acre-feet</b>
<b>TOTAL DEMAND</b>	=	<del>0.07</del> ACRE-FEET	<b>5.08 acres</b>

A TOTAL OF 5 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE PREVIOUSLY RECORDED FDP HAS ALREADY DEDICATED 7 SHARES OF CBT WATER, THE OBLIGATION OF DEDICATING 5 ACRE-FEET WATER WITH THIS FDP IS SATISFIED.

**UTILITIES:**

UTILITY SERVICES FOR WATER, SANITARY SEWER, ELECTRIC AND GAS WILL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. AN 8" MAIN LINE AS WELL AS A 6" FIRE LINE WILL BE CONSTRUCTED AS PART OF THE HOLIDAY INN EXPRESS DEVELOPMENT. WATER DESIGN WILL BE IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF FIRESTONE.

**PARKING:**

OFF STREET PARKING FOR THE DEVELOPMENT WILL BE PROVIDED AS SHOWN ON THE FINAL DEVELOPMENT PLAN AND IN THE DEVELOPMENT TABLE. PROVIDED PARKING WILL INCLUDE 84 TOTAL ON-SITE PARKING SPACES WHICH IS CONSISTENT WITH THE HOLIDAY INN EXPRESS PROTOTYPE DESIGN GUIDE RATIO OF 1.1 SPACES PER ROOM. PROVIDED PARKING WILL INCLUDE 80 REGULAR PARKING SPACES AND 4 HANDICAP SPACES. THE PARKING AREAS WILL BE ASPHALT PAVED WITH 30,003 SF OF INTERNAL LANDSCAPING PROVIDED IN ACCORDANCE WITH THE TOWN OF FIRESTONE REQUIREMENTS.

IN ADDITION TO THE PROVIDED ON-SITE PARKING, A SHARED ACCESS AND PARKING AGREEMENT WILL BE RECORDED WITH THE ADJACENT LOT 7 COMFORT SUITES HOTEL. THIS WILL ALLOW FOR ADDITIONAL PARKING AVAILABLE FOR BOTH HOTELS.

**LAND USES:**

EXISTING ZONING FOR DEL CAMINO JUNCTION BUSINESS PARK IS PLANNED UNIT DEVELOPMENT WITHIN THE REGIONAL COMMERCIAL LAND USE CATEGORY OF THE FIRESTONE DEVELOPMENT REGULATIONS. RESIDENTIAL AND CONDOMINIUM USE OF THE PROPERTY IS PROHIBITED, INCLUDING WITHOUT LIMITATION ANY CONVERSION TO RESIDENTIAL CONDOMINIUM AND ANY RENTALS THAT DO NOT QUALIFY AS LODGING RENTALS UNDER CHAPTER 3.10 OF THE TOWN CODE. THE HOLIDAY INN EXPRESS HOTEL IS A PERMITTED USE WITHIN THIS ZONING.

**ARCHITECTURE:**

THE HOLIDAY INN EXPRESS BUILDING IS DESIGNED IN THE MODERN CLASSIC MOTIF. THE DESIGN OF THE PROTOTYPE INTEGRATES BRAND, PHYSICAL SPACE, ORGANIZATIONAL AND OPERATIONAL ELEMENTS. THE HOTEL SITE AND EXTERIOR ARE DESIGNED TO PROVIDE A SENSE OF ARRIVAL. THE BUILDING EXTERIOR AND SIGNAGE ARE BOTH NOTICEABLE AND APPEALING TO THE SMART TRAVELER. THE EXTERIOR ACTS AS BILLBOARD FOR THE BRAND, IS IMMEDIATELY IDENTIFIABLE, AND EASY TO LOCATE FROM AFAR. THE FIRST FLOOR SETS THE TONE FOR THE ENTIRE INTERIOR EXPERIENCE. THE ENTRY IS A WELCOMING OPEN SPACE; VARYING SIGHTLINES HIGHLIGHT FLEXIBILITY OF THE GREAT ROOM THE COMMON SPACE IS OPEN AND EASY TO NAVIGATE. STYLISH AND WELCOMING SPACE CONVEYS SPACIOUS COMFORT. THE DESIGN AIMS TO OPTIMIZE AREAS THAT ARE HIGH IMPACT AREAS TO THE GUEST EXPERIENCE. THE UPPER LEVEL FLOORS CONTINUE THE GUEST EXPERIENCE AS A PURPOSEFUL PATHWAY TO THE SMART TRAVELER'S PRIVATE SPACE. STANDARD BAY SIZE ALLOWS FOR AN EFFICIENT BUILDING LAYOUT AND FLEXIBILITY OF ROOM TYPES BY MARKET. KEY ELEMENTS OF THE HOLIDAY INN EXPRESS INCLUDE;

- BLUE ILLUMINATION IS AN ICONIC BRAND BEACON THAT ATTRACTS GUESTS FROM AFAR.
- ILLUMINATED BRAND SIGNAGE IS A VIEWABLE FROM EVERY ANGLE.
- DRIVEWAYS THAT ARE CLEAR AND EASY TO NAVIGATE.
- PORTE-COCHERE PROVIDES A WELCOMING ENTRY PORTAL.
- OUTDOOR PATIO PROVIDES A SECONDARY OPTION FOR GUESTS TO RELAX AND CONNECT. THE PATIO PROVIDES A FLEXIBLE AND COMFORTABLE OUTDOOR SEATING AND EATING AREA, AS AN OPTIONAL AND ADDITIONAL AREA TO THE BREAKFAST AREA. THE AREA WILL ALSO INCLUDE A BUILT IN PATIO GRILL AS ADDITIONAL AMENITY FOR HOTEL GUESTS.

**SIGN PROGRAM:**

THE SIGNAGE AND SITE PLAN INFORMATION PROVIDED IN THIS FDP INDICATES THE COMPLETE SIGNAGE PACKAGE FOR HOLIDAY INN EXPRESS. ALL SIGNS SHALL BE CONSISTENT WITH THE LOCATION, SIZE, SHAPE, AND TYPE STATED WITHIN THE FDP DRAWINGS. THE SIGNAGE PACKAGE INCLUDES WALL-MOUNTED, FREE STANDING MONUMENT, AND PYLON SIGNS CONTAINING THE HOLIDAY INN EXPRESS LOGO.

THE MAXIMUM HEIGHT OF ALL COMPONENTS OF THE PYLON SIGN SHALL BE 55-FEET, 8-INCHES FROM THE GROUND TO THE TOP OF THE SIGN. NO PORTION OF ANY COMPONENT OF THE PYLON SIGN SHALL EXCEED 55-FEET, 8-INCHES IN HEIGHT.

**SETBACKS:**

BUILDING SETBACKS SHALL BE AS DESCRIBED AND APPROVED ON THE FINAL DEVELOPMENT PLAN. THE MAIN BUILDING ENTRY (FRONTAGE) WILL BE FROM THE NORTH. SETBACKS ARE ALSO SHOWN IN THE SITE SUMMARY TABLE FOR REFERENCE.

**DEVELOPMENT SCHEDULE:**

DEVELOPMENT SHALL CONSIST OF CONSTRUCTION ONCE FINAL APPROVALS OF THE FINAL DEVELOPMENT PLAN AND BUILDING PERMIT PLANS ARE RECEIVED FROM THE TOWN OF FIRESTONE. TEN (10) MONTH DURATION IS ESTIMATED FOR FINAL COMPLETION OF ALL SITE WORK AND BUILDING CONSTRUCTION. CONSTRUCTION IS EXPECTED TO BEGIN MARCH, 2018. IF A CERTIFICATE OF OCCUPANCY IS NOT ISSUED FOR THIS FDP BY DECEMBER 31, 2022, THEN THIS FDP IS NULL AND VOID.

WATER METER TABLE		
QUANTITY	SIZE	TYPE
1	2"	COMMERCIAL

FIRESTONE INFORMATION BLOCK	
TEXT NARRATIVE	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	NA
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	
SHEET	2 of 17

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 201818
1	1/23/2018	TOWN OF FIRESTONE COMMENTS - 171818



HOLIDAY INN EXPRESS #17147 (A)  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 TEXT NARRATIVE  
 PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'

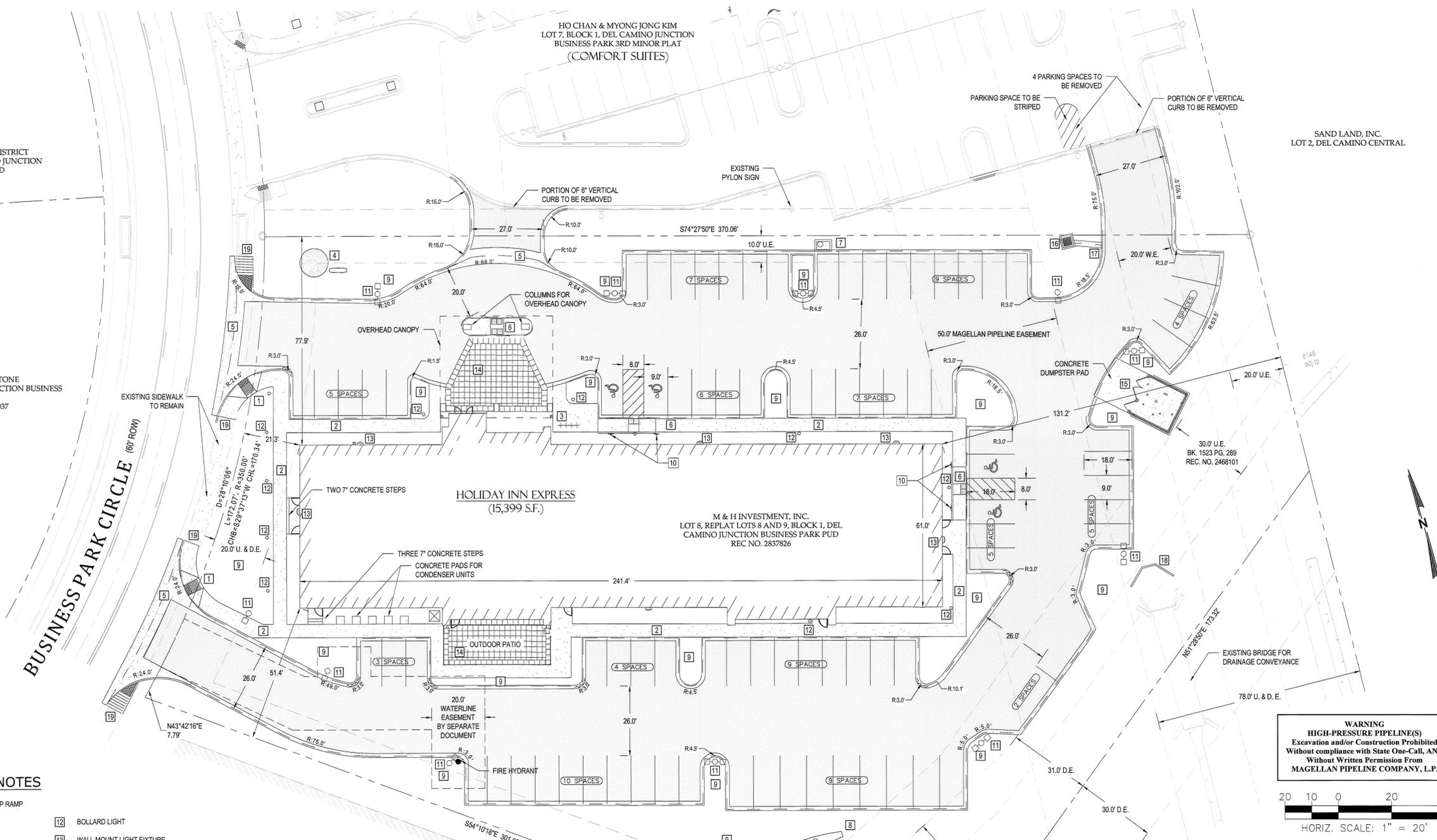
SHEET NO.  
**C2**  
 SHEET 2 OF 17

# FINAL DEVELOPMENT PLAN

## *HOLIDAY INN EXPRESS #17147(A)*

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 3 OF 17

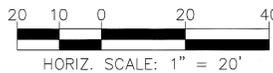
Plot Date: 6/5/2018 11:31 AM, By: Stephen Williams, CTB: PG Civil, Inc.  
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**SITE PLAN FLAG NOTES**

- |                                   |   |
|-----------------------------------|---|
| 1 TOWN OF FIRESTONE HANDICAP RAMP | 12 BOLLARD LIGHT                          |
| 2 5' CONCRETE SIDEWALK            | 13 WALL MOUNT LIGHT FIXTURE               |
| 3 BICYCLE PARKING                 | 14 STAMPED CONCRETE, COLOR: SUNBAKED CLAY |
| 4 MONUMENT SIGN & WATER FEATURE   | 15 DUMPSTER ENCLOSURE                     |
| 5 6' WIDE CROSS PAN               | 16 TYPE C INLET                           |
| 6 HANDICAP RAMP                   | 17 2 WIDE CURB CUT & CONCRETE RUNDOWN     |
| 7 5' TYPE R INLET                 | 18 CONCRETE HEADWALL                      |
| 8 PYLON SIGN                      | 19 SAWCUT CONCRETE                        |
| 9 LANDSCAPED AREA                 |   |
| 10 HANDICAP PARKING SIGNS         |   |
| 11 LIGHT POLE WITH BASE           |   |

**WARNING**  
 HIGH-PRESSURE PIPELINE(S)  
 Excavation and/or Construction Prohibited  
 Without compliance with State One-Call, AND  
 Without Written Permission From  
 MAGELLAN PIPELINE COMPANY, L.P.



FIRESTONE INFORMATION BLOCK	
SITE PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	3/20/2018
SHEET	3 of 17

REV.	DATE	DESCRIPTION	REVISION BLOCK
1	12/20/17	TOWN OF FIRESTONE COMMENTS - 1718	
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2018	
3	3/20/2018	TOWN OF FIRESTONE COMMENTS - 2018	

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 UNITED NATIONS COUNTY CLERK

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**HOLIDAY INN EXPRESS #17147 (A)**  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 SITE PLAN

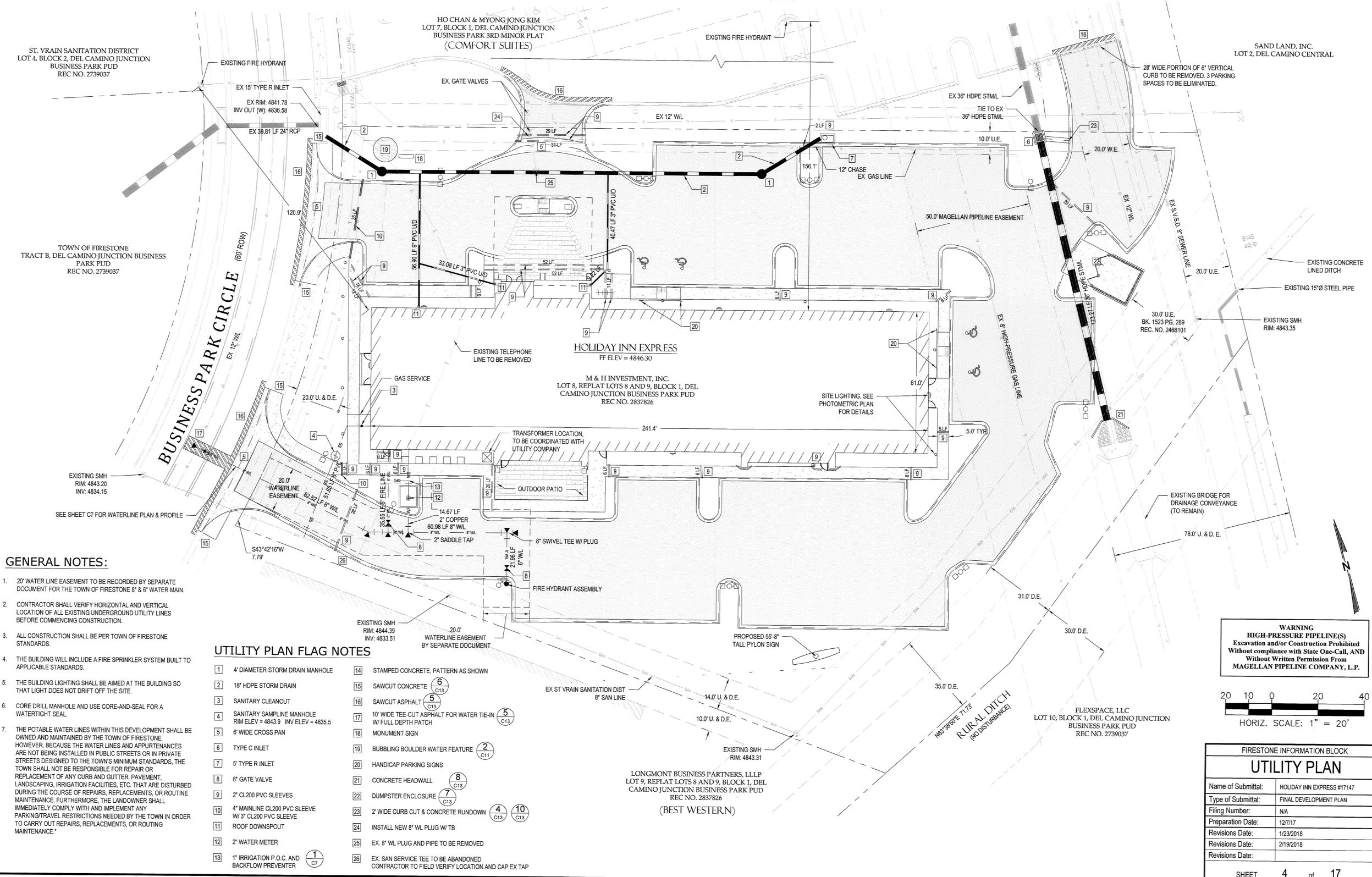
PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	<b>C3</b>
	SHEET 3 OF 17

# FINAL DEVELOPMENT PLAN

## HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 4 OF 17



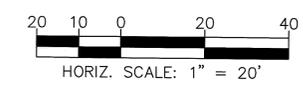
**GENERAL NOTES:**

1. 20' WATER LINE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT FOR THE TOWN OF FIRESTONE 8" & 6" WATER MAIN.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES BEFORE COMMENCING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE PER TOWN OF FIRESTONE STANDARDS.
4. THE BUILDING WILL INCLUDE A FIRE SPRINKLER SYSTEM BUILT TO APPLICABLE STANDARDS.
5. THE BUILDING LIGHTING SHALL BE AIMED AT THE BUILDING SO THAT LIGHT DOES NOT DRIFT OFF THE SITE.
6. CORE DRILL MANHOLE AND USE CORE-AND-SEAL FOR A WATERTIGHT SEAL.
7. THE POTABLE WATER LINES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE TOWN OF FIRESTONE. HOWEVER, BECAUSE THE WATER LINES AND APPURTENANCES ARE NOT BEING INSTALLED IN PUBLIC STREETS OR IN PRIVATE STREETS DESIGNED TO THE TOWN'S MINIMUM STANDARDS, THE TOWN SHALL NOT BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY CURB AND GUTTER, PAVEMENT, LANDSCAPING, IRRIGATION FACILITIES, ETC. THAT ARE DISTURBED DURING THE COURSE OF REPAIRS, REPLACEMENTS, OR ROUTINE MAINTENANCE. FURTHERMORE, THE LANDOWNER SHALL IMMEDIATELY COMPLY WITH AND IMPLEMENT ANY PARKING/TRAVEL RESTRICTIONS NEEDED BY THE TOWN IN ORDER TO CARRY OUT REPAIRS, REPLACEMENTS, OR ROUTING MAINTENANCE.

**UTILITY PLAN FLAG NOTES**

- |   |   |
|---|---|
| 1 4" DIAMETER STORM DRAIN MANHOLE                               | 14 STAMPED CONCRETE, PATTERN AS SHOWN   |
| 2 18" HDPE STORM DRAIN  | 15 SAWCUT CONCRETE (6) C13  |
| 3 SANITARY CLEANOUT   | 16 SAWCUT ASPHALT (5) C13   |
| 4 SANITARY SAMPLINE MANHOLE RIM ELEV = 4843.9 INV ELEV = 4835.5 | 17 10' WIDE TEE-CUT ASPHALT FOR WATER TIE-IN W/ FULL DEPTH PATCH                          |
| 5 6" WIDE CROSS PAN   | 18 MONUMENT SIGN  |
| 6 TYPE C INLET  | 19 BUBBLING BOULDER WATER FEATURE (2) C11   |
| 7 5" TYPE R INLET   | 20 HANDICAP PARKING SIGNS   |
| 8 6" GATE VALVE   | 21 CONCRETE HEADWALL (8) C13  |
| 9 2" CL200 PVC SLEEVES  | 22 DUMPSTER ENCLOSURE (7) C13   |
| 10 4" MAINLINE CL200 PVC SLEEVE W/ 3" CL200 PVC SLEEVE          | 23 2' WIDE CURB CUT & CONCRETE RUNDOWN (4) C13 (10) C13                                   |
| 11 ROOF DOWNSPOUT   | 24 INSTALL NEW 8" WL PLUG W/ TB   |
| 12 2" WATER METER   | 25 EX. 8" WL PLUG AND PIPE TO BE REMOVED  |
| 13 1" IRRIGATION P.O.C. AND BACKFLOW PREVENTER (1) C7           | 26 EX. SAN SERVICE TEE TO BE ABANDONED CONTRACTOR TO FIELD VERIFY LOCATION AND CAP EX TAP |

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 Excavation and/or Construction Prohibited  
 Without compliance with State One-Call, AND  
 Without Written Permission From  
 MAGELLAN PIPELINE COMPANY, L.P.



FIRESTONE INFORMATION BLOCK	
UTILITY PLAN	
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Type of Submittal:	FINAL DEVELOPMENT PLAN
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Preparation Date:	12/7/17
Revisions Date:	1/23/2018
Revisions Date:	2/19/2018
Revisions Date:	
SHEET 4 of 17	

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 20818
1	1/23/2018	TOWN OF FIRESTONE COMMENTS - 11618

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 www.permontesgroup.com

HOLIDAY INN EXPRESS #17147 (A)  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 UTILITY PLAN  
 PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO. <b>C4</b>	
SHEET 4 OF 17	

# FINAL DEVELOPMENT PLAN

## HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 5 OF 17

### GRADING NOTES:

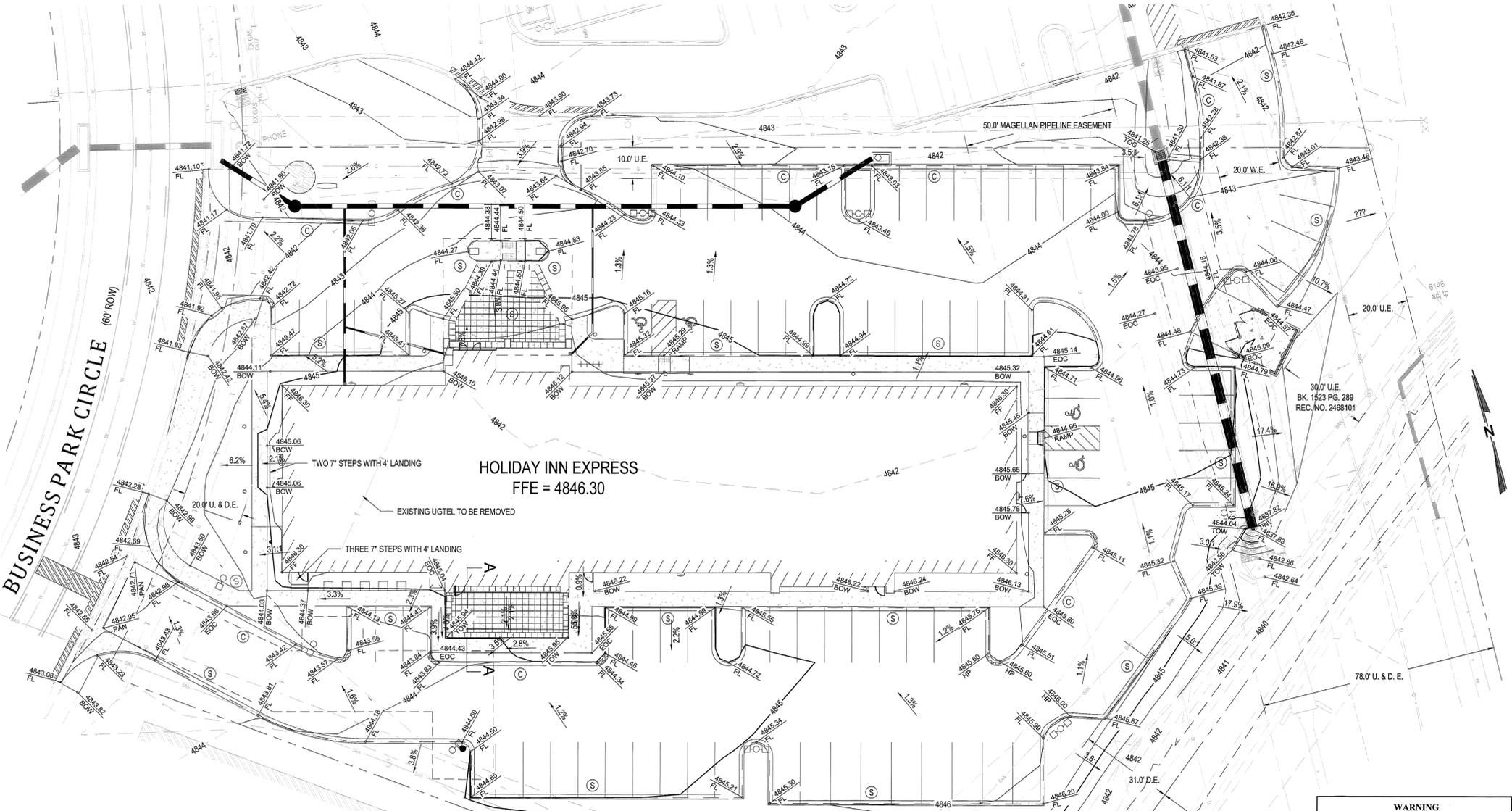
- SITE GRADING:**
- SITE DOES NOT LIE WITHIN 100-YR FLOODPLAIN.
  - ALL EARTHWORK TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE TERRACON CONSULTANT'S SOILS REPORT AND THE TOWN OF FIRESTONE STANDARDS.
  - ALL ASPHALT SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE TERRACON CONSULTANT'S GEOTECHNICAL ENGINEERING REPORT.
  - COMPACT ALL FILL PER SOILS ENGINEER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUND WATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUND WATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUND WATER IS VISIBLE OR UNTIL THE GROUND WATER TABLE HAS BEEN LOWERED BELOW THE IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUND WATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN, AND THE DESIGN ENGINEER AT THE TIME OF THEIR OCCURRENCE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS. TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
  - CONTRACTOR TO FOLLOW RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT.
  - ALL FILL MATERIAL AND PLACEMENT OF FILL BELOW THE BUILDINGS TO BE REVIEWED AND APPROVED BY SOILS ENGINEER PRIOR TO DOURING PLACEMENT. COMPACTION TO BE IN ACCORDANCE WITH SOILS REPORT DESIGN STANDARDS.
  - ALL GRADES SHOWN ON THIS PLAN ARE TO FINISHED GRADE.
  - OVERLOT GRADING SHALL BE TO SUBGRADE OF THE BUILDINGS AND ASPHALT PARKING LOT.
  - FINAL FINISHED FLOOR ELEVATION SHALL NOT EXCEED MINIMUM FINISHED FLOOR ELEVATION BY MORE THAN TWO (2) FEET.

### SUBGRADE PREPARATION:

ALL FILL PLACED BELOW PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY WITHIN 12 PERCENT OF THE OPTIMUM MOISTURE CONTENT. IN CUT AND FILL AREAS, THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES OR AS DESCRIBED IN THE APPROPRIATE OPTION, ADJUSTED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D998. PRIOR TO PLACEMENT OF THE PAVEMENT, THE SUBGRADE SHOULD BE PROOF ROLLED WITH A HEAVY, PNEUMATIC TIRE VEHICLE WHILE BEING OBSERVED BY THE GEOTECHNICAL ENGINEER. AREAS WHICH DEFORM UNDER WHEEL LOADS SHOULD BE REMOVED AND REPLACED.

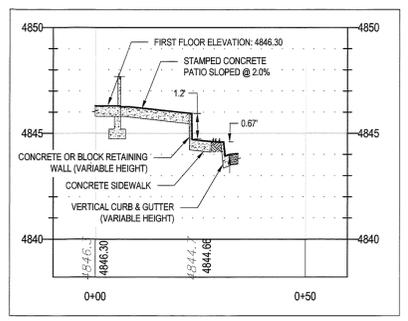
### STREET CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN PREPARED BY A LICENSED CIVIL ENGINEER, A T.S.S.A. (AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION) OR C.C.A. (COLORADO CONTRACTORS ASSOCIATION) CERTIFIED TRAFFIC TECHNICIAN FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK. THE PLAN SHALL ACCOMMODATE TWO WAY TRAFFIC TO THE EXTENT POSSIBLE BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM. TWO WAY TRAFFIC MUST BE RESTORED BETWEEN THE HOURS OF 5:00 PM AND 8:00 AM. TRAFFIC MAY BE REDUCED TO SINGLE LANE FOR SHORT PERIODS DURING THE DAY WITH APPROPRIATE FLAGGERS. TRAFFIC MAY BE STOPPED IN BOTH DIRECTIONS ONLY TO ALLOW CONSTRUCTION EQUIPMENT TO CROSS THE ROADWAY. TCS (TRAFFIC CONTROL SUPERVISOR) SHALL BE ON SITE AT ALL TIMES WHEN FLAG PERSONNEL ARE IN USE. UNSAFE TRAFFIC CONDITIONS AT THE TOWN'S DISCRETION SHALL WARRANT WORK STOPPAGE.
- WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF FIRESTONE CURRENT STREET REPAIR REQUIREMENTS. PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. SEE THE CUT DETAIL FOR CONSTRUCTION.



### GRADING LEGEND:

- 4880 — EXISTING CONTOURS
- 4860 — PROPOSED CONTOURS
- 1.5% FINISHED GRADE SLOPE
- 4860.71 ECA PROPOSED SURFACE ELEVATION SPOT GRADE DESCRIPTIONS:
- EDA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- BOW BACK OF WALK
- FG FINISHED GRADE
- FL FLOW LINE
- HP / LP HIGH POINT / LOW POINT
- TOG TOP OF GRATE
- TOW TOP OF WALL
- ⑤ CURB & GUTTER
- ③ 1' SPILL CURB
- ② CURB & GUTTER
- ① CURB & GUTTER
- ② 1' CATCH CURB
- ③ TRANSITION CURB (CATCH/SPILL)



**PATIO SECTION A-A**  
 SCALE: 1" = 20' (HORIZ)  
 1" = 4' (VERT)

**WARNING**  
 HIGH-PRESSURE PIPELINE(S)  
 Excavation and/or Construction Prohibited  
 Without compliance with State One-Call, AND  
 Without Written Permission From  
 MAGELLAN PIPELINE COMPANY, L.P.



FIRESTONE INFORMATION BLOCK	
GRADING PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	NA
Preparation Date:	12/7/17
Revisions Date:	2/19/2018
Revisions Date:	
Revisions Date:	
SHEET 5 of 17	

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2018
1	12/20/18	TOWN OF FIRESTONE COMMENTS - 1/18/18

**permontesgroup**  
 625 Main Street  
 Longmont, CO 80501  
 T: (720) 684-4861  
 F: (969) 363-9272  
 www.permontesgroup.com

**HOLIDAY INN EXPRESS #17147 (A)**  
**LOT 8 DEL CAMINO JUNCTION**  
**FINAL DEVELOPMENT PLAN**  
**GRADING PLAN**  
 PREPARED FOR: **M & H INVESTMENT, INC.**

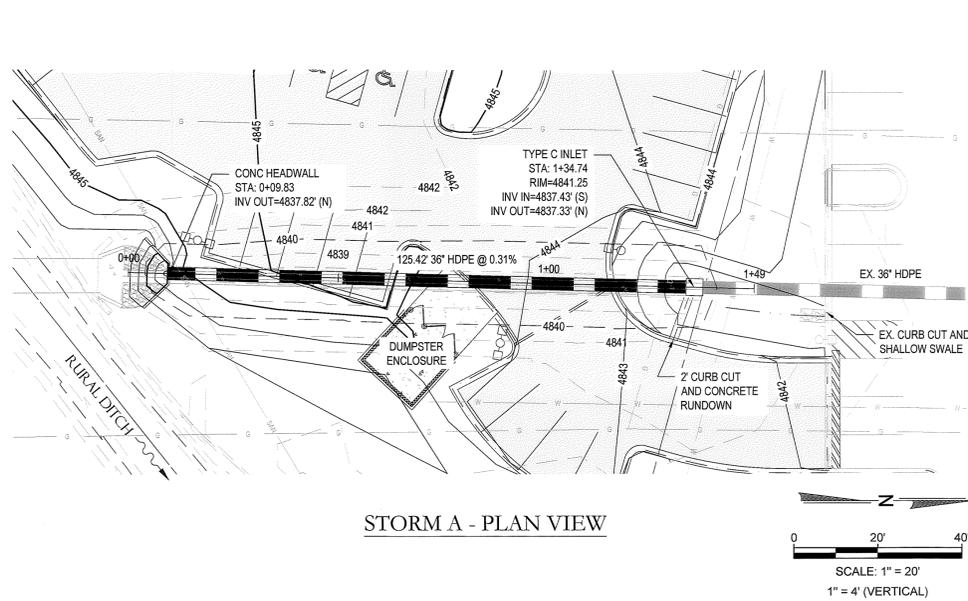
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	<b>C5</b>
SHEET 5 OF 17	

PLOT DATE: 6/5/2018 11:31 AM, BY: STEPHEN WILLIAMS, CIB, PG 04/04.ctb  
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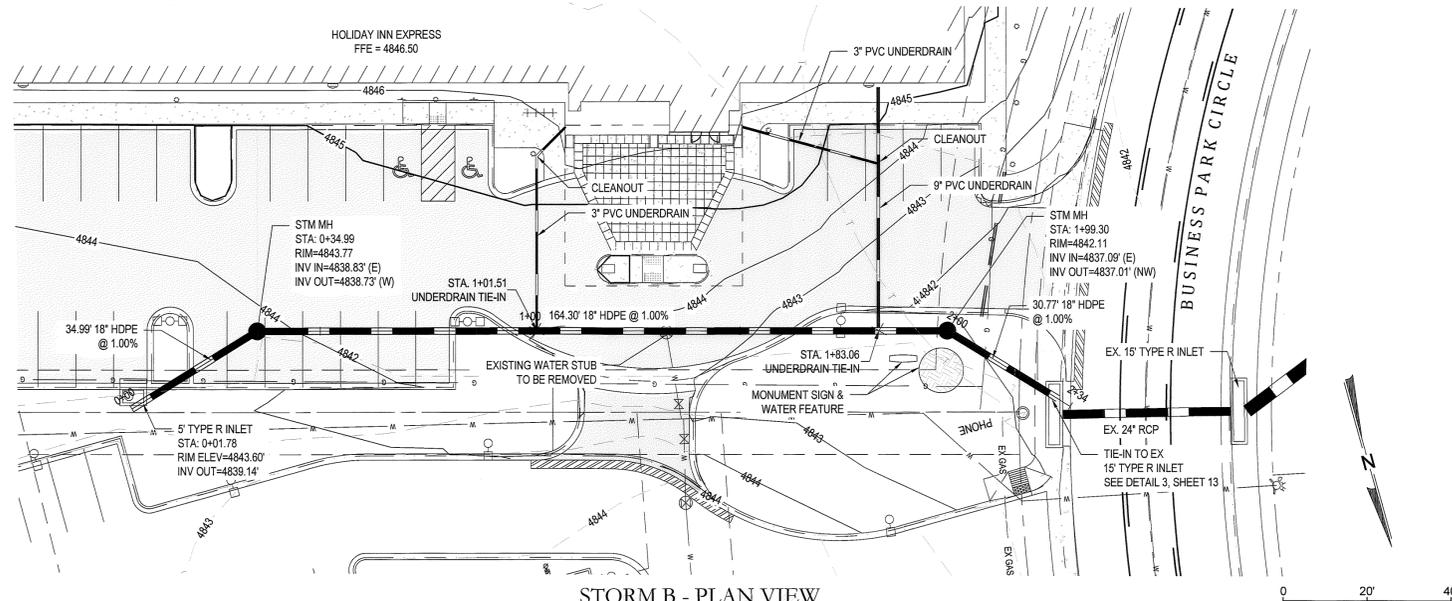
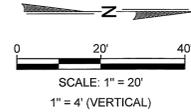
# FINAL DEVELOPMENT PLAN

## *HOLIDAY INN EXPRESS #17147(A)*

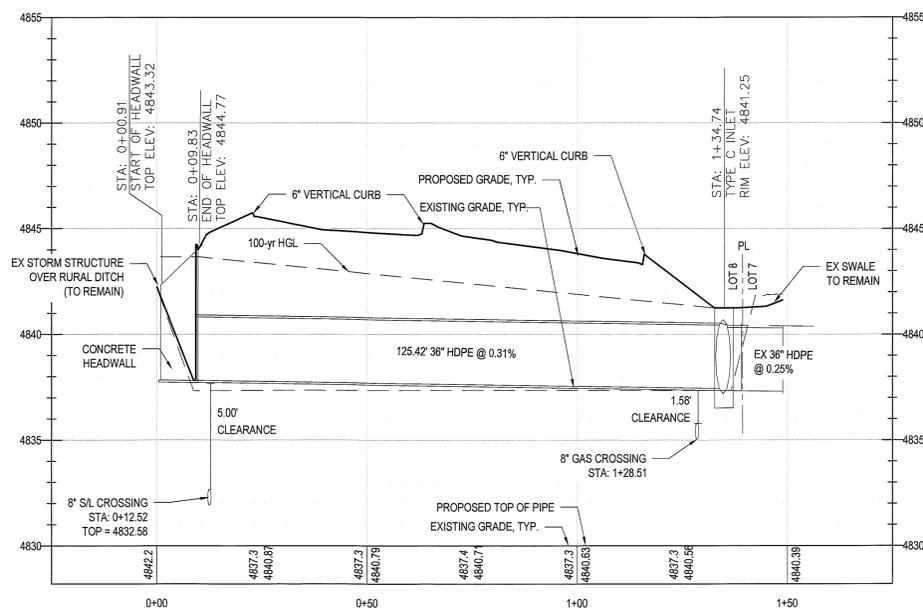
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 6 OF 17



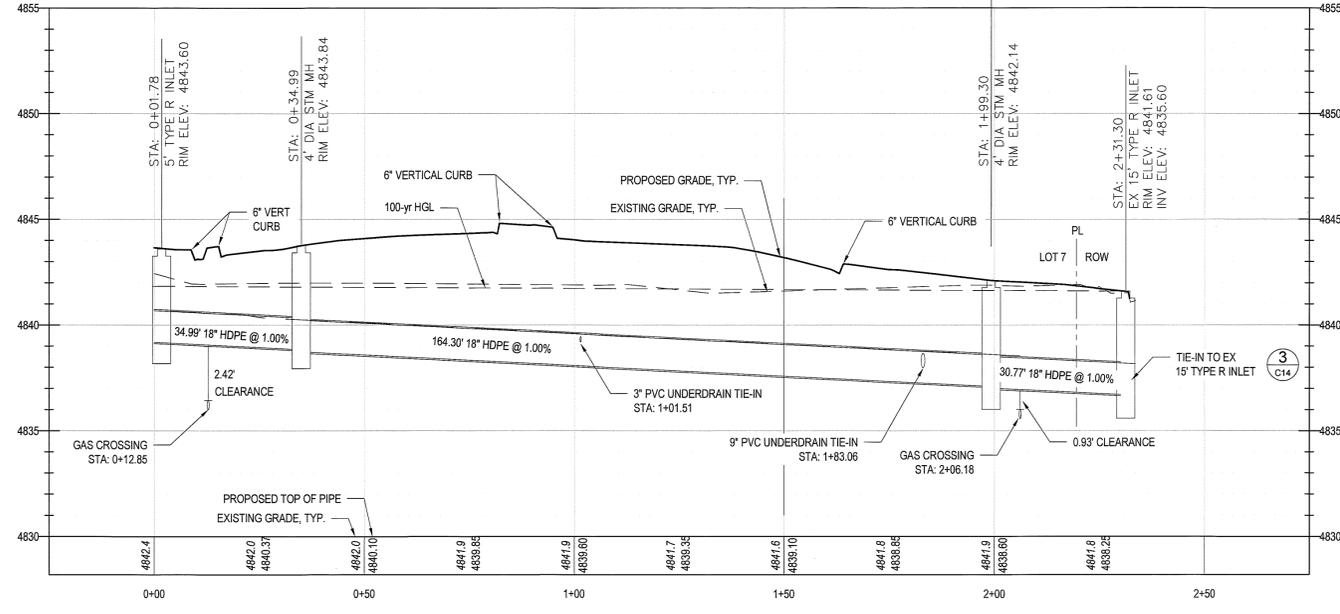
STORM A - PLAN VIEW



STORM B - PLAN VIEW



STORM A - PROFILE VIEW



STORM B - PROFILE VIEW

**WARNING**  
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 Without Written Permission From  
 MAGELLAN PIPELINE COMPANY, L.P.

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS- 20819
1	10/26/18	TOWN OF FIRESTONE COMMENTS- 19618



**permontesgroup**  
 625 Main Street  
 Longmont, CO 80501  
 T: (720) 684-4881  
 F: (866) 593-9212  
 www.permontesgroup.com

HOLIDAY INN EXPRESS #17147 (A)  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 STORM PLAN & PROFILE  
 PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

FIRESTONE INFORMATION BLOCK	
STORM PLAN & PROFILE	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	NA
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	
SHEET 6 of 17	

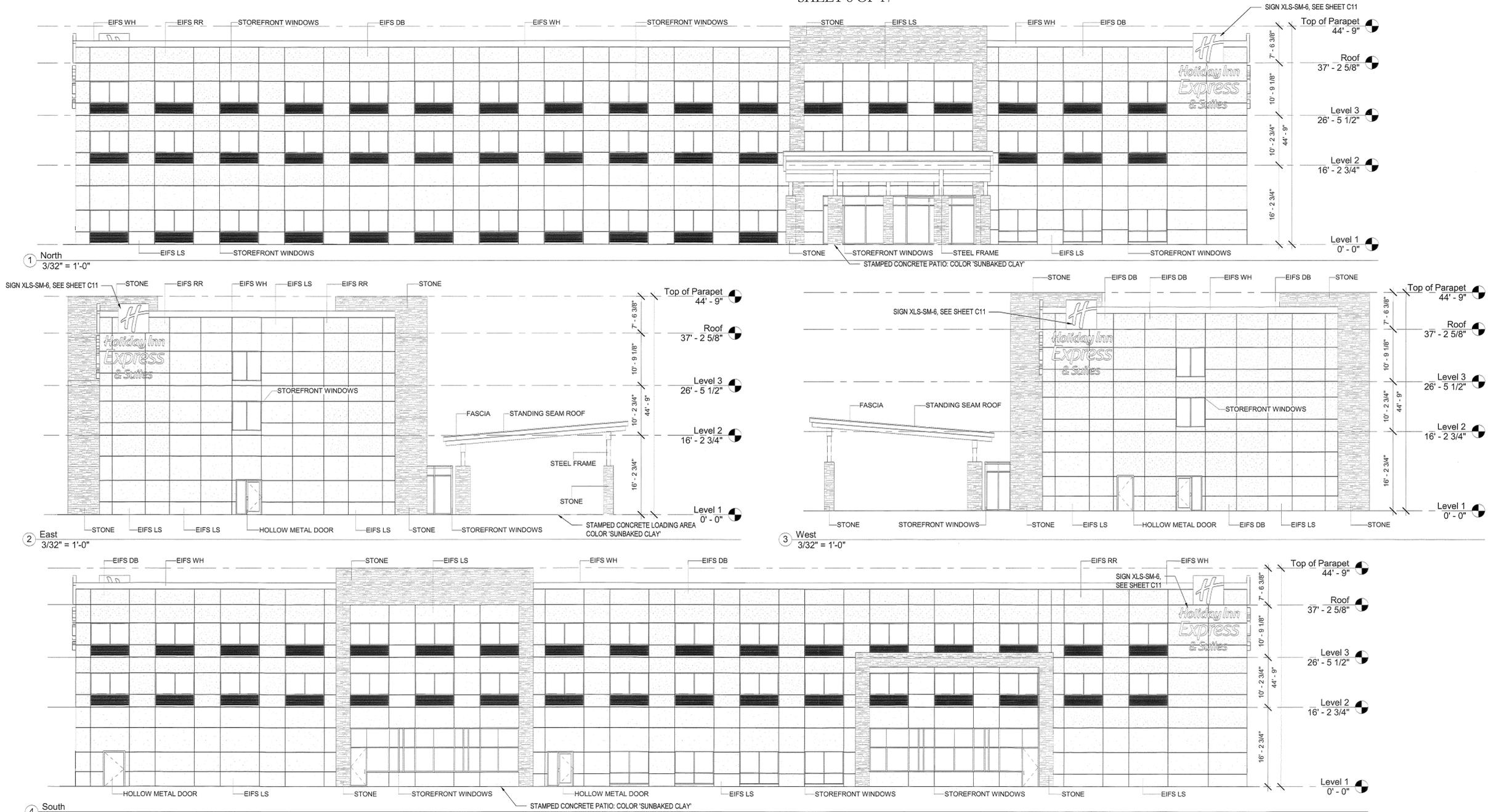
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	<b>C6</b>
SHEET 6 OF 17	



# FINAL DEVELOPMENT PLAN

## *HOLIDAY INN EXPRESS #17147(A)*

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 8 OF 17



EIFS LS	Parex - Mountain 3014L
EIFS DB	Parex - Santiago 3032L
EIFS RR	Parex - Sun Dried 3032L
EIFS WH	Parex - Snowball 10400L
Stone	Boral Stone - Pro-fit LedgeStone Southwest Blend
Hollow Metal Door	Custom Color to Match Plain Aluminum
Storefront Windows	Kawneer Encore - Clear Anodized Aluminum
PTAC Grill	Ruskin ELF15J Thin Line Stationary Louver
Standing Seam Roof	Pac-Clad Snap Clad - Metallic Zinc
Flashing and Fascia	Pac-Clad - Bone White
Steel Frame	Paint to match Pac-Clad Dark Bronze

FIRESTONE INFORMATION BLOCK	
BUILDING ELEVATIONS	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	NA
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	C8
SHEET 8 OF 17	

**HOLIDAY INN EXPRESS #17147 (A)**  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 BUILDING ELEVATIONS

PREPARED FOR: **M & H INVESTMENT, INC.**

**permontesgroup**  
 T: (720) 684-6861  
 F: (959) 363-9212  
 www.permontesgroup.com

625 Main Street  
 Longmont, CO 80501

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 201818
1	1/23/2018	TOWN OF FIRESTONE COMMENTS - 171818



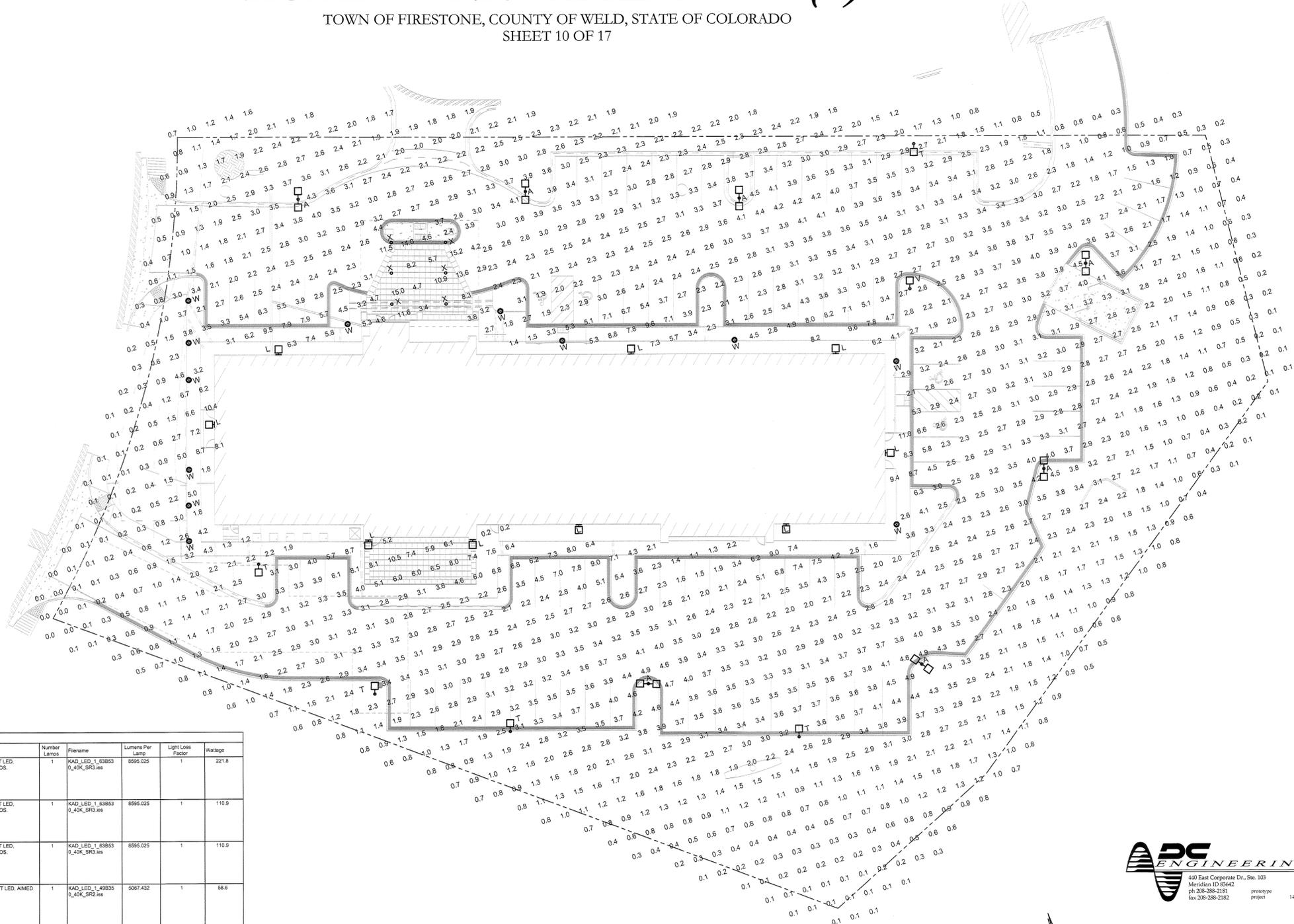


Plot Date: 6/5/2018 11:32 AM, By: Stephen Williams, CTB: PG Civil.ctb

# FINAL DEVELOPMENT PLAN

## HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 10 OF 17



Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumens Per Lamp	Light Loss Factor	Wastage
□	A	Litonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 330mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.dwg	8595.025	1	221.8
		Litonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 330mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.dwg	8595.025	1	110.9
		Litonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 330mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.dwg	8595.025	1	110.9
□	L	Litonia Lighting	KAD LED 1 49835040K SR2	KAD LED WITH HLM MODULE, 49 LED's, 330mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	ONE 58.6-WATT LED, AIMED DOWN POS.	1	KAD_LED_1_49835_0_40K_SR2.dwg	5087.432	1	58.6
□	T	Litonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 330mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.dwg	8595.025	1	110.9
□	V	Litonia Lighting	KAD LED 1 63853040K SR5	KAD LED WITH HLM MODULE, 63 LED's, 330mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 5 LENS	ONE 107-WATT LED HLM, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR5.dwg	9451.672	1	108
⊙	W	PHILIPS GARDCO	BRM830-CW-360-BRP	LED BOLLARD	301W WHITE LEDS RATED FOR 80 LUMENS	1	BRM830-CW-360-BRP.dwg	717.7	1	41
○	X	Gotham Architectural Lighting	EVO 3018 BAR 120	8" LED DOWNLIGHT, 3000K, 1800 LUMENS, STANDARD DISTRIBUTION WITH CLEAR SEMI-SPECULAR REFLECTOR	LED	1	EVO_3018_BAR_120.dwg	1789.597	1	34.6



FIRESTONE INFORMATION BLOCK	
PHOTOMETRIC PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	NA
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	
SHEET 10 of 17	

DESIGNED BY:		DRAWN BY:		CHECKED BY:		APPROVED BY:	
PROJECT NO.:		DATE:		SCALE:		SHEET NO.	
152.001		12/7/17		1" = 20'		C10	
PROJECT NAME:		SHEET 10 OF 17		REVISION BLOCK			
HOLIDAY INN EXPRESS #17147 (A)		LOT 8 DEL CAMINO JUNCTION		FINAL DEVELOPMENT PLAN		PHOTOMETRIC PLAN	
PREPARED FOR:		M & H INVESTMENT, INC.		permontesgroup		825 Main Street Longmont, CO 80501 T: (720) 844-4981 F: (866) 563-9212 www.permontesgroup.com	
UNION COUNTY OF FIRESTONE		811		UNION COUNTY OF FIRESTONE		UNION COUNTY OF FIRESTONE	
2/19/2018		1/23/18		DATE		DESCRIPTION	
1		1		REV		REVISION BLOCK	

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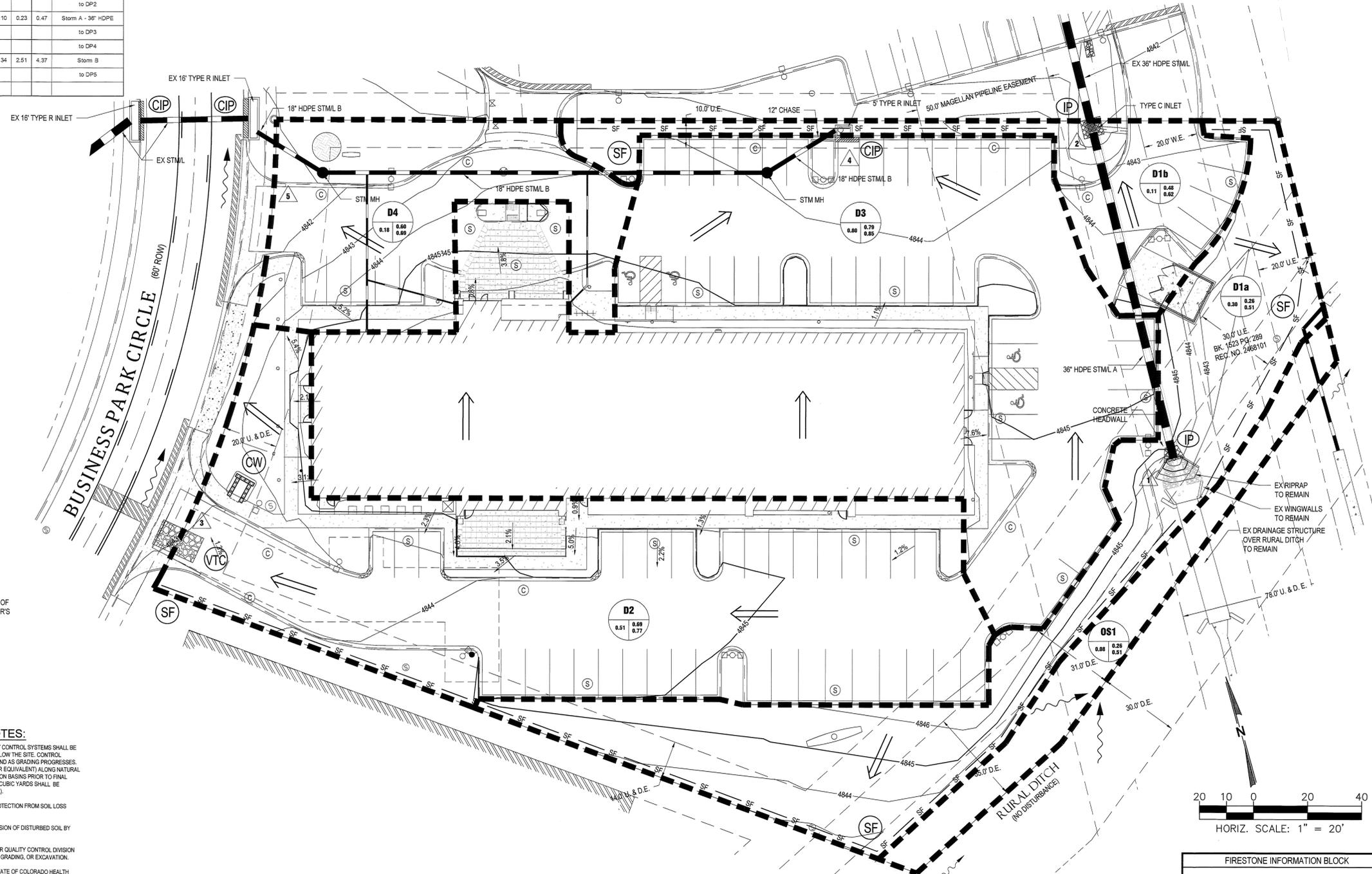
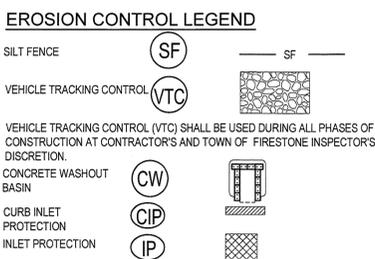
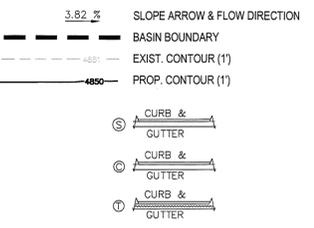
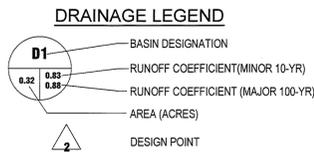


DEVELOPED RUNOFF SUMMARY TABLE												
DESIGN POINT	AREA DESIG.	UNOFF COEFFICIENT			DIRECT RUNOFF			TOTAL RUNOFF			COMMENTS	
		C2	C10	C100	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)		
1	D1a	0.30	0.06	0.26	0.04	0.32	1.02	0.04	0.32	1.01	to DP1	
2	D1b	0.11	0.37	0.48	0.10	0.23	0.48	0.10	0.23	0.47	Storm A - 36" HDPE	
3	D2	0.51	0.63	0.69	0.77	0.82	1.56	2.82			to DP3	
4	D3	0.80	0.75	0.79	0.85	1.37	2.51	4.40			to DP4	
5	D4	0.18	0.52	0.60	0.69	0.23	0.45	0.86	1.34	2.51	4.37	Storm B
6	OS1	0.08	0.06	0.26	0.51	0.01	0.07	0.22				

# FINAL DEVELOPMENT PLAN

## HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
SHEET 12 OF 17



**WARNING**  
 HIGH-PRESSURE PIPELINE(S)  
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 Without compliance with State One-Call, AND  
 Without Written Permission From  
 MAGELLAN PIPELINE COMPANY, L.P.

REV.	DATE	DESCRIPTION
1	12/23/18	TOWN OF FIRESTONE COMMENTS - 2018
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2018



**permontesgroup**  
 625 Main Street  
 Longmont, CO 80501  
 T: (720) 684-4851  
 F: (950) 363-9212  
 www.permontesgroup.com

**HOLIDAY INN EXPRESS #17147 (A)**  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 DRAINAGE & EROSION CONTROL PLAN  
 PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

FIRESTONE INFORMATION BLOCK	
<b>DRAINAGE &amp; EROSION CONTROL PLAN</b>	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	<b>C12</b>
SHEET	12 of 17

**C12**  
SHEET 12 OF 17

# FINAL DEVELOPMENT PLAN

## HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 13 OF 17

**GENERAL CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FIRESTONE'S MOST RECENT PUBLIC DEVELOPMENT STANDARDS AND SPECIFICATIONS GOVERNING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS. A COPY SHALL REMAIN ON SITE FOR REFERENCE AT ALL TIMES.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH COMPANY, CENTRAL WELD WATER DISTRICT, ST. VRAIN SANITATION DISTRICT) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING IT THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE, INCLUDING UNKNOWN UNDERGROUND UTILITIES.
4. DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
5. THE CONTRACTOR SHALL CONFORM TO ALL SAFETY PRECAUTIONS DURING CONSTRUCTION AS SET FORTH BY BOTH OSHA PUBLICATION 226 FOR EXCAVATING AND TRENCHING OPERATIONS, AND INCLUDING ALL STATE AND FEDERAL REGULATIONS SET FORTH IN CFR (CODE OF FEDERAL REGULATIONS) 29, ALL PARTS.
6. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED SET OF PLANS, THE PROJECT MANUAL, AND THE FIRESTONE DESIGN CRITERIA AND CONSTRUCTION REGULATIONS MANUAL ON-SITE AT ALL TIMES.
7. EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
8. A COLORADO DEPARTMENT OF HEALTH CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
9. ALL DISTURBED SOIL, ON- OR OFF-SITE, AND RELATED TO WORK AT THIS PROJECT SITE, IS REQUIRED TO BE PROTECTED FROM WIND AND STORM WATER EROSION.
10. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS, AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
11. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.
12. ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE OR OTHERWISE MODIFY ANY UTILITY WITHIN THE PROJECT AREA SHALL BE COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY ENTITY AND CUSTOMERS SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF DISRUPTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY THE TOWN OF FIRESTONE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED IMMEDIATELY BY AN APPROPRIATE METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, HANDWORK, ETC.) AND APPROVED BY THE INSPECTOR. THE FREQUENCY AND EFFORT OF STREET CLEANING OPERATIONS SHALL BE DIRECTLY RELATED TO THE AMOUNT OF CONSTRUCTION TRAFFIC AND WEATHER CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY ADDRESS ANY STREET CLEANING PROBLEMS IDENTIFIED BY THE TOWN.
15. AFTER ACCEPTANCE BY THE TOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
16. CONSTRUCTION WORK SHALL NOT OCCUR BEFORE 7 AM OR AFTER 7 PM ON WEEKDAYS.
17. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CONFLICTS WITH PROPOSED UTILITIES AND IMPROVEMENTS WITHIN THE FIRST TWO WEEKS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITY INFORMATION.

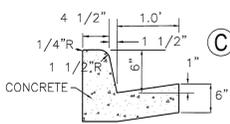
1  
C13

**PAVEMENT DESIGN:**

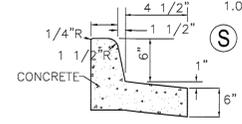
Traffic Area	Alternative	Minimum Pavement Thickness (Inches)			
		Asphalt Concrete Surface	Aggregate Base Course	Portland Cement Concrete	Total
CAR PARKING ONLY	AC+ABC	4	7		11
	AC	6			6
	PCC			5	5
DRIVE WAYS/TRUCK ACCESS LANES	AC+ABC	4.5	9		13.5
	AC	7			7
TRASH CONTAINER PAD AND OTHER AREAS SUBJECT TO CONCENTRATED AND REPETITIVE LOADING CONDITIONS	AC			6	6
	PCC			7	7

**GEOTECHNICAL NOTE:**

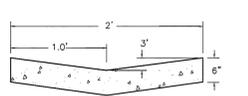
ALL GEOTECHNICAL SUBSURFACE, GROUNDWATER, AND PAVEMENT DESIGN ISSUES ARE TO FOLLOW THE DESIGN CRITERIA AND RECOMMENDATIONS ADDRESSED IN THE "GEOTECHNICAL ENGINEERING REPORT, PROPOSED HOLIDAY INN EXPRESS, LOT 8 DEL CAMINO JUNCTION BUSINESS PARK, TOWN OF FIRESTONE, WELD COUNTY, COLORADO" PREPARED BY TERRACON CONSULTANTS, INC., AND DATED APRIL 25, 2014.



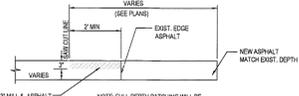
2  
C13  
**6" VERTICAL CURB (CATCH PAN)**  
N.T.S.



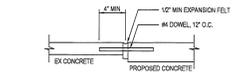
3  
C13  
**6" VERTICAL CURB (SPILL PAN)**  
N.T.S.



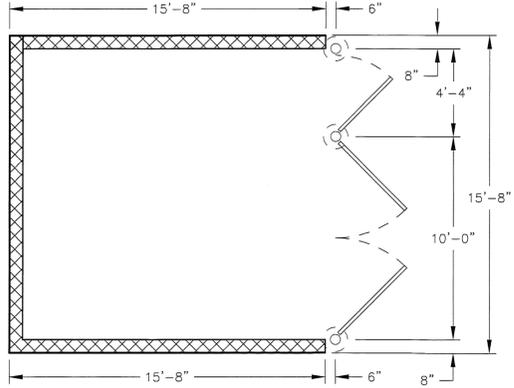
4  
C13  
**2" CONCRETE PAN DETAIL**  
N.T.S.



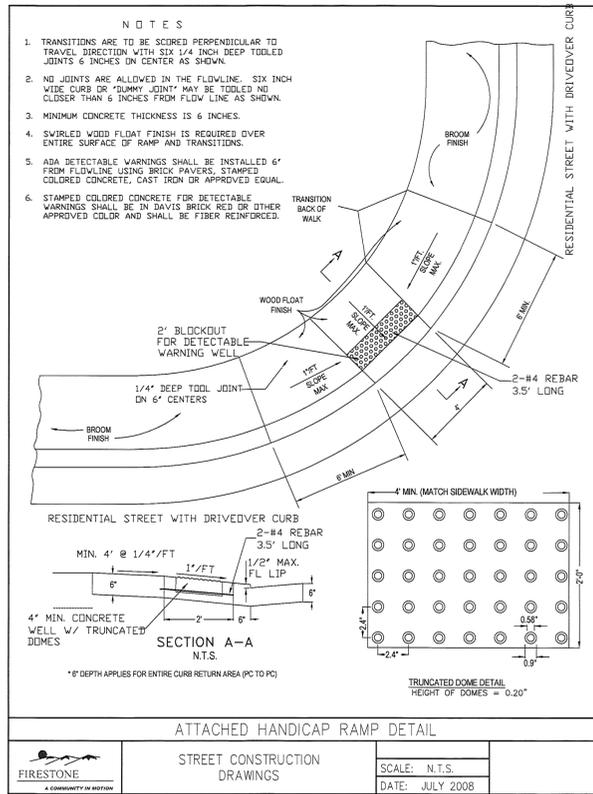
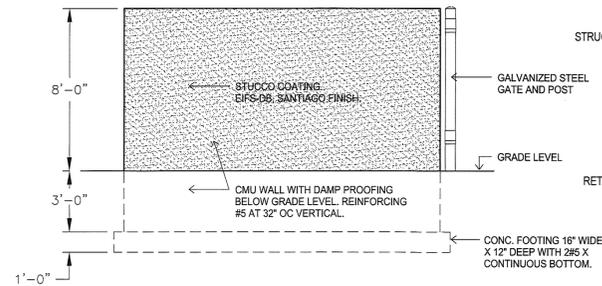
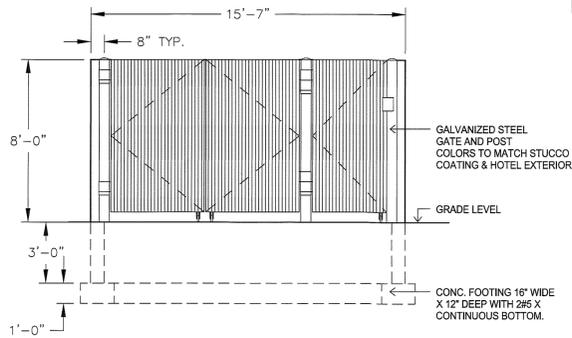
5  
C13  
**SAWCUT DETAIL - TEE CUT**  
N.T.S.



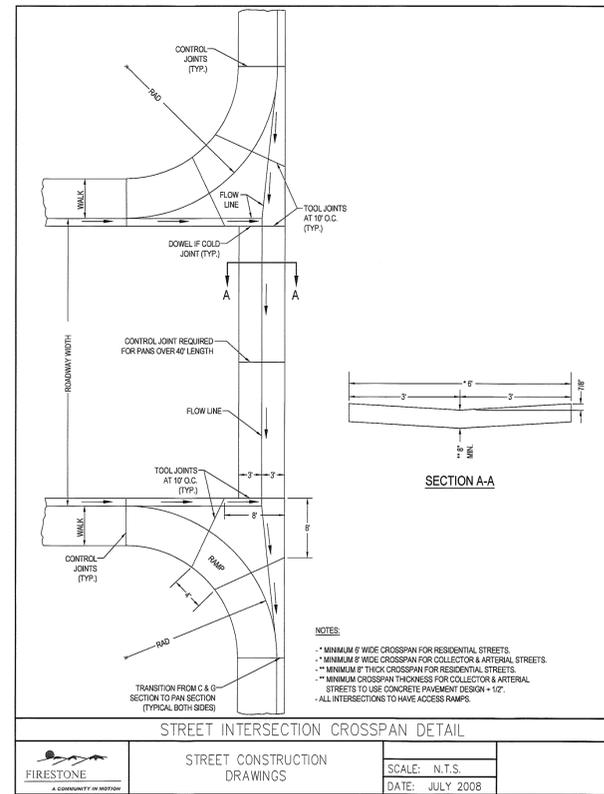
6  
C13  
**DOWEL JOINT DETAIL**  
N.T.S.



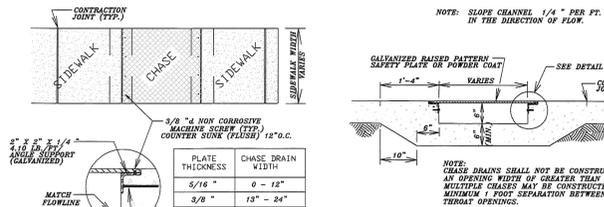
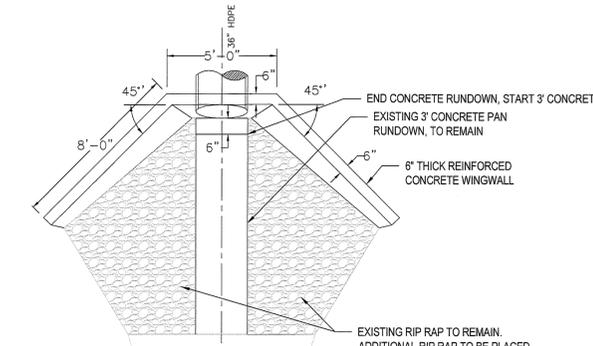
7  
C13  
**TRASH ENCLOSURE DETAIL**  
N.T.S.



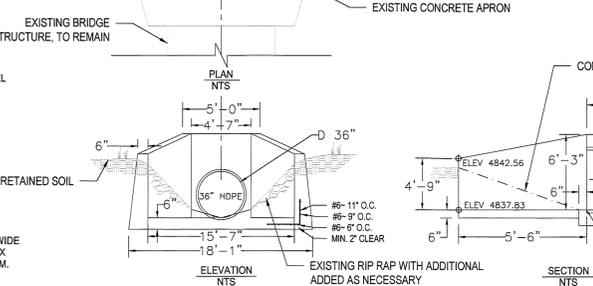
ATTACHED HANDICAP RAMP DETAIL  
 STREET CONSTRUCTION DRAWINGS  
 SCALE: N.T.S.  
 DATE: JULY 2008



STREET INTERSECTION CROSSPAN DETAIL  
 STREET CONSTRUCTION DRAWINGS  
 SCALE: N.T.S.  
 DATE: JULY 2008



9  
C13  
**CONCRETE SIDEWALK CHASE**  
N.T.S.



10  
C13  
**2" CURB CUT**  
N.T.S.

8  
C13  
**HEADWALL DETAIL**  
N.T.S.

FIRESTONE INFORMATION BLOCK	
<b>GENERAL SITE DETAILS</b>	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

REV.	DATE	DESCRIPTION
1	12/20/18	TOWN OF FIRESTONE COMMENTS - 10/18/18
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2/18/18



**permontesgroup**  
 625 Main Street  
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**HOLIDAY INN EXPRESS #17147 (A)**  
**LOT 8 DEL CAMINO JUNCTION**  
**FINAL DEVELOPMENT PLAN**  
**GENERAL SITE DETAILS**  
 PREPARED FOR: **M & H INVESTMENT, INC.**

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

APPROVED BY:  
 PROJECT NO.: 152.001  
 DATE: 12/7/17  
 SCALE: N/A

SHEET NO.  
**C13**  
 SHEET 13 OF 17

Plot Date: 09/25/2018 11:33 AM, By: Stephen Williams, CTEB, PG Civil/CAE  
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# FINAL DEVELOPMENT PLAN

## HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 15 OF 17

REV	DATE	DESCRIPTION
3	12/20/18	ST. VRAIN SANITATION COMMENTS 03/20/18
2	2/15/2018	TOWN OF FIRESTONE COMMENTS 2/20/18
1	10/20/18	TOWN OF FIRESTONE COMMENTS 1/10/18



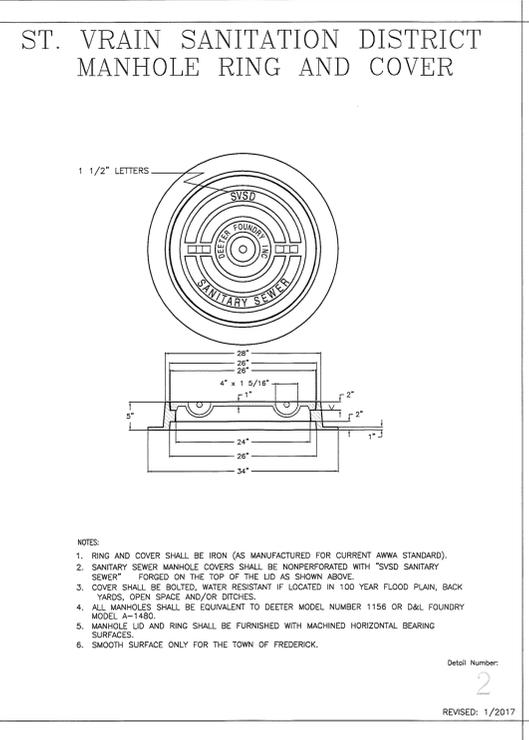
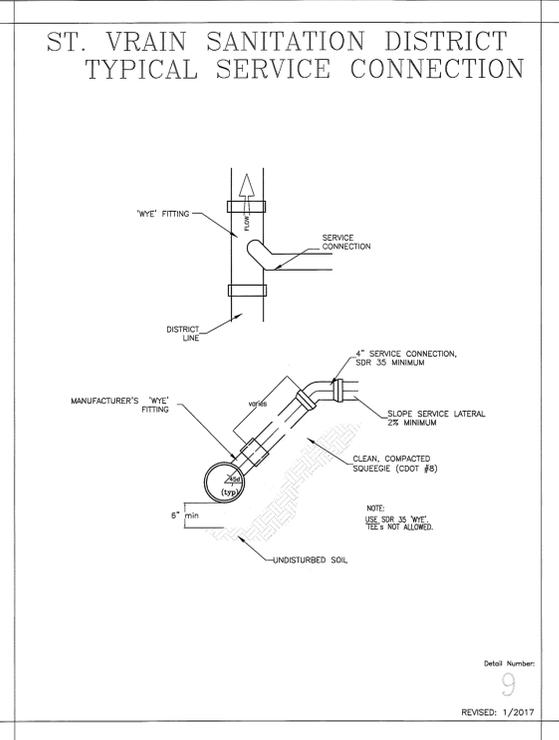
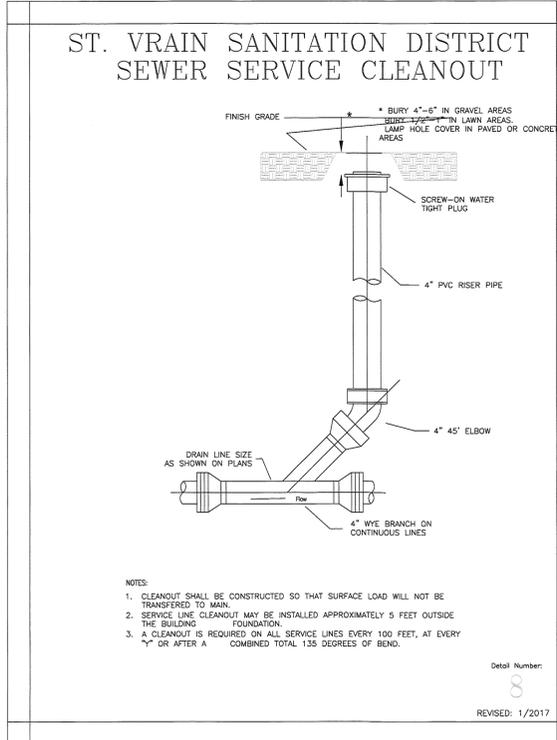


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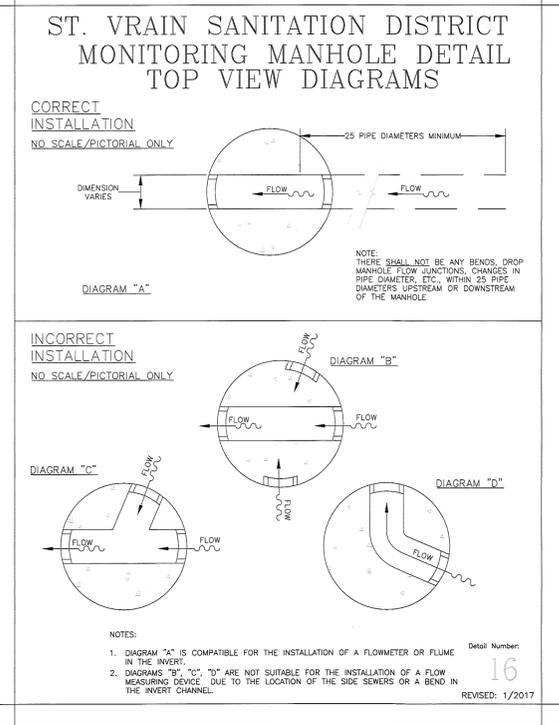
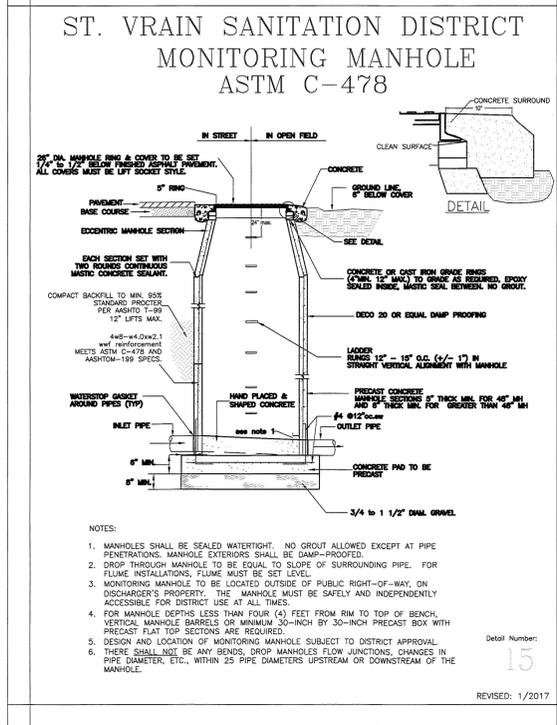
**HOLIDAY INN EXPRESS #17147 (A)**  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 SANITARY SEWER DETAILS  
 PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	N/A
SHEET NO.	<b>C15</b>
SHEET 15 of 17	



- #### ST. VRAIN SANITATION DISTRICT APPENDIX B GENERAL CONSTRUCTION NOTES
- District shall refer to the St. Vrain Sanitation District in these notes.
  - District's acceptance of these plans is valid for one year.
  - All materials and construction shall conform to the District standards.
  - Contractor to verify locations and elevations of existing utilities prior to commencing any construction.
  - The contractor shall notify the District a minimum of 48 hours and a maximum of 96 hours prior to starting construction or prior to resuming construction after a break.
  - Sanitary sewer shall be polyvinyl chloride (PVC) pipe, ASTM D3034-SDR35 or as indicated on the plans.
  - All concrete shall be minimum 4000 psi at 28 day strength.
  - Maintain a minimum of 10 feet horizontal separation outside diameter to outside diameter between water lines and all sewer lines and manholes.
  - All sewer mains crossing water mains with less than 18 inches of separation shall be encased in concrete.
  - Rim elevations shown are approximate and should not be taken as final. All manholes shall be final adjusted after paving such that the rim is 1/4 inch below finished asphalt. Manholes in unpaved areas shall be set so that the rim is 0.5' above finished grade.
  - Invert data shall be collected by a licensed surveyor on each pipe invert in a manhole. Center of manhole surveying is not acceptable for slope calculations. Record drawings (asbuilts) must demonstrate conformance to District standards.
  - The contractor shall have a set of approved plans on site at all times. The contractor shall be responsible for recording actual record drawing dimensions and distances as well as service locations on these plans and submitting them to the engineer for preparation of record drawings. These drawings shall be kept current at all times.
  - Before any construction commences, a plug shall be installed to prevent drainage through the new sewer line from entering the existing sewer line. This plug will be installed in the manhole, which connects new work with the existing and not be removed until initial acceptance.
  - Underdrains, if installed, are the responsibility of the developer. District assumes no liability for any portion of or any damage caused by underdrains. Absolutely no part of an underdrain system, including clean outs, will be allowed inside of sanitary sewer manholes. All underdrains shall be installed below the sanitary sewer and offset to the side. Pipe material shall be different color than sanitary sewer.
  - No service laterals smaller than 8 inch in diameter shall enter manholes.
  - Service crossings of curb shall be marked with a cut "S" in curb face. Paint is not acceptable. Service shall be extended into the lot a minimum of 10 feet.
  - Contractor shall mark the end of all sewer services with a 2' x 4' board with minimum of four (4) feet above grade, painted green.
  - All pipes shall have squeegee (COT #8 bedding) unless otherwise shown or the District may approve an alternate bedding in special cases.
  - Cut off walls will be installed 10' down stream of each manhole where the Subdivision line connects to the existing sanitary sewer main line.
  - The warranty bond shall be in the amount of \$5,000.00 or 15% of the total cost of the sewer, whichever is greater.
  - Prior to approval, all sanitary sewer pipes shall be pressure-tested per ASTM C924. All manholes shall be vacuum-tested per UNI-B-98.
  - Prior to removal of plugs at manholes, pipe shall be jet-cleaned and vacuumed to remove debris and videoed. Notice shall be given to the District Inspector one (1) week prior to cleaning. Inspector must be present during the operation. Once approval has been given by Inspector, plugs may only be removed after initial acceptance by the District.
  - The final recorded plat and recorded address plat shall be provided to the District for initial acceptance.
  - Twenty (20) months after construction and prior to the expiration of warranty, the developer shall camera/video the sanitary sewer lines and provide a DVD to the District for review.
- REVISED 1/2017



Plot Date: 6/2/2018 11:33 AM (P) Path: C:\projects\152.001 - ENGINEERING\DRAWINGS\FDP - 2018\152.001 - DETAILS.DWG  
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# FINAL DEVELOPMENT PLAN

## *HOLIDAY INN EXPRESS #17147(A)*

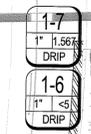
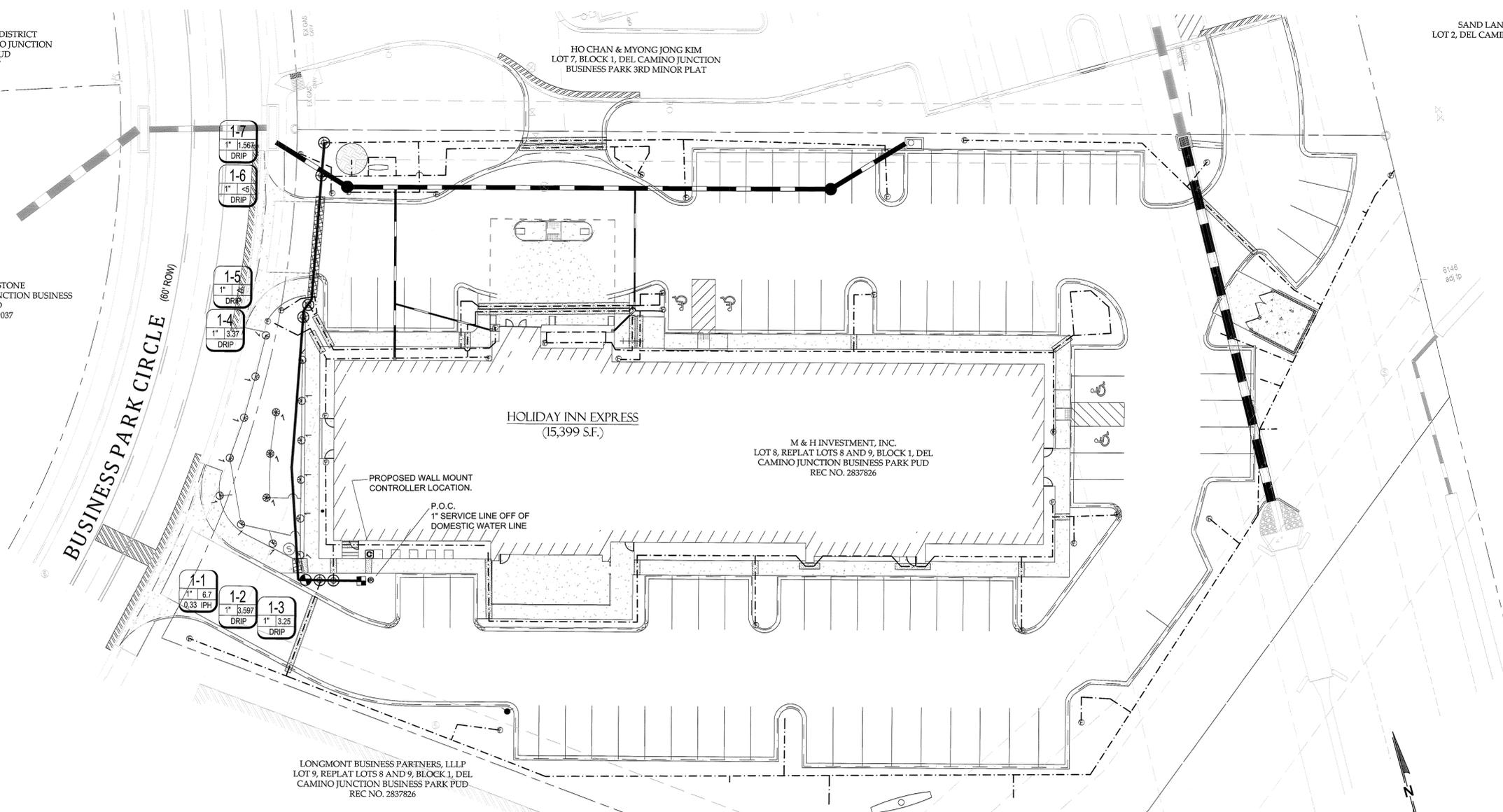
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 16 OF 17

ST. VRAIN SANITATION DISTRICT  
 LOT 4, BLOCK 2, DEL CAMINO JUNCTION  
 BUSINESS PARK PUD  
 REC NO. 2739037

TOWN OF FIRESTONE  
 TRACT B, DEL CAMINO JUNCTION BUSINESS  
 PARK PUD  
 REC NO. 2739037

HO CHAN & MYONG JONG KIM  
 LOT 7, BLOCK 1, DEL CAMINO JUNCTION  
 BUSINESS PARK 3RD MINOR PLAT

SAND LAND, INC.  
 LOT 2, DEL CAMINO CENTRAL



### IRRIGATION LEGEND

483	•	RAINBIRD XB-10PC-1032 XERI-BUG EMITTER
16	⊙	RAINBIRD XBT-20 (4 EMITTERS) 4 DIAMETER DRIP RING FOR 2 CALIPER PLANT MATERIAL - SEE DETAIL
5	⊙	RAINBIRD XFD-06-24 4 DIAMETER DRIP RING FOR 2 CALIPER PLANT MATERIAL - SEE DETAIL
2	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 120 DEG (MAROON) NOZZLE - SEE DETAIL
10	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 180 DEG (MAROON) NOZZLE - SEE DETAIL
3	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 360 DEG (OLIVE) NOZZLE - SEE DETAIL
1	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 90 DEG (MAROON) NOZZLE - SEE DETAIL
1	⊙	FEBCO 825YA - 1" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - SEE DETAIL
6	⊙	RAINBIRD 100-PEB-PRS-D 1" PRESSURE REGULATING REMOTE CONTROL VALVE ASSEMBLY - SEE DETAIL
1	⊙	RAINBIRD XCZ-100 COM 1" REMOTE CONTROL DRIP VALVE ASSEMBLY - SEE DETAIL
1	⊙	ET WATER 205W-8 8 STATION SMARTBOX WALL MOUNT CONTROLLER -
25	⊙	MANUAL DRIP LINE FLUSH VALVE ASSEMBLY - SEE DETAIL
2,400 LF	---	1" POLYETHYLENE DRIP TUBING
240 LF	---	1" CL200 PVC SOLVENT WELD LATERAL PIPE - 18" BURY
180 LF	---	1" CL200 PVC SOLVENT WELD MAINLINE PIPE - 24" BURY
340 LF	---	2" CL200 PVC DRIP HEADER SLEEVE PIPE
40 LF	---	4" CL200 PVC MAINLINE SLEEVE PIPE WITH SEPARATE 3" CL200 PVC WIRE SLEEVE

**NATIVE GRASS LANDSCAPE & IRRIGATION NOTES:**

1. THE NATIVE GRASS AREA WILL CONSIST OF A NON-IRRIGATED LOW GROW DRYLAND GRASS SEED MIX.
2. SEEDED NATIVE GRASS AREAS SHALL BE IRRIGATED FOR A MINIMUM OF 2 YEARS FOLLOWING ACCEPTANCE OF LANDSCAPING. THE INTENT OF THE TEMPORARY IRRIGATION PLAN SHOULD BE TO INSURE GERMINATION AND PLANT GROWTH DURING PERIODS OF LOW NATURAL PRECIPITATION.
3. TEMPORARY IRRIGATION WILL BE PROVIDED BY PERIODIC WATERING WITH A WATER TRUCK AND HYDRANT METER. PERIODIC WATERING WILL CEASE ONCE THE NATIVE GRASS AREA IS FULLY ESTABLISHED.
4. IMMEDIATELY AFTER SEEDING, WATER SEEDED AREAS LIGHTLY TO A DEPTH OF TWO INCHES, BUT WITH CARE SO THAT NO EROSION TAKES PLACE AND NO GULLIES ARE FORMED.
5. WHEN GRASSES REACH THREE INCHES (3") IN HEIGHT, MOW TO 2 INCHES (2") IN HEIGHT. REPEAT AS NEEDED TO ENCOURAGE SPREAD OF GRASS STOLONS AND PREVENT SEED DEVELOPMENT OF WEEDS.



FLEXSPACE, LLC  
 LOT 10, BLOCK 1, DEL CAMINO JUNCTION  
 BUSINESS PARK PUD  
 REC NO. 2739037

REV.	DATE	DESCRIPTION
1	12/20/18	TOWN OF FIRESTONE COMMENTS - 11/18/18



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**HOLIDAY INN EXPRESS #17147 (A)**  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 IRRIGATION PLAN  
 PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

APPROVED BY:  
 PROJECT NO.: 152.001  
 DATE: 12/7/17  
 SCALE: 1" = 20'

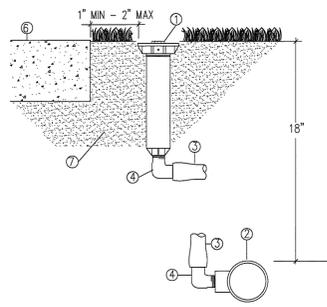
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IRRIGATION PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	NA
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	
SHEET	16 of 17

SHEET NO.  
**C16**  
 SHEET 16 OF 17

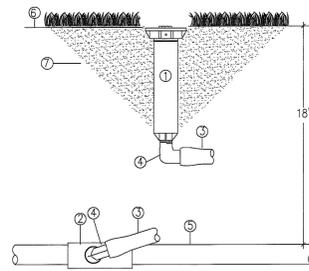
# FINAL DEVELOPMENT PLAN

## HOLIDAY INN EXPRESS #17147(A)

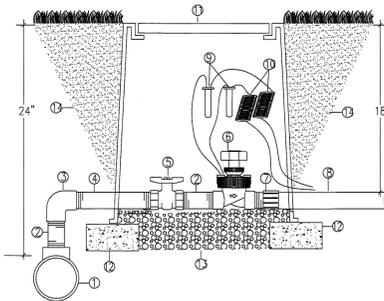
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 17 OF 17



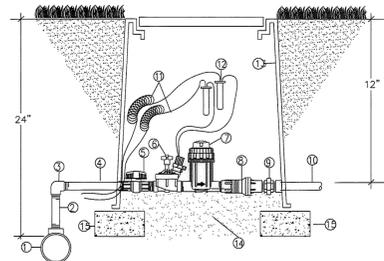
- 1 SPRINKLER HEAD (SEE LEGEND)
- 2 SCH 40 PVC LATERAL FITTING
- 3 RAINBIRD SP SWING PIPE
- 4 RAINBIRD S&S-050 BARBED FITTING
- 5 PVC LATERAL PIPE (SEE LEGEND)
- 6 CONCRETE OR ASPHALT HARDSCAPE
- 7 CLEAN COMPACTED BACKFILL



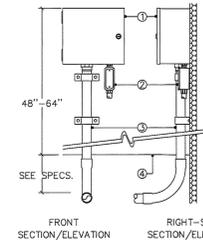
- 1 SPRINKLER HEAD (SEE LEGEND)
- 2 SCH 40 PVC LATERAL FITTING
- 3 RAINBIRD SP SWING PIPE
- 4 RAINBIRD S&S-050 BARBED FITTING
- 5 PVC LATERAL PIPE (SEE LEGEND)
- 6 FINISH GRADE
- 7 CLEAN COMPACTED BACKFILL



- 1 MAINLINE FITTING
- 2 SCH 80 PVC NIPPLE - T&E 4" LENGTH
- 3 SCH 80 PVC THREADED 90 DEG ELBOW
- 4 SCH 80 PVC NIPPLE - T&E 18" LENGTH
- 5 SCH 80 PVC THREADED BALL VALVE
- 6 REMOTE CONTROL VALVE (SEE LEGEND)
- 7 SCH 80 PVC MALE ADAPTER
- 8 LATERAL PIPING (SEE LEGEND)
- 9 3/4" DRY WATERTIGHT CONNECTOR
- 10 3/8" WIRE EXPANSION LOOPS
- 11 CARSON / BROOKS 1418 VALVE BOX
- 12 CMU SUPPORT BLOCK
- 13 2 CUBIC FT WASHED PEA GRAVEL
- 14 CLEAN AND COMPACTED BACKFILL



- 1 MAINLINE FITTING
- 2 SCH 80 PVC THREADED NIPPLE - 10" LENGTH
- 3 SCH 80 PVC THREADED ELBOW
- 4 SCH 80 PVC THREADED NIPPLE - 12" LENGTH
- 5 PVC BALL VALVE
- 6 REMOTE CONTROL VALVE (SEE LEGEND)
- 7 BASKET FILTER
- 8 PRESSURE REGULATOR
- 9 SCH 80 PVC THREADED UNION
- 10 LATERAL PIPE (SEE LEGEND)
- 11 EXPANSION LOOPS - 36" MINIMUM
- 12 3/4" DRY CONNECTOR
- 13 CARSON 1419 VALVE BOX W/ LID (EXTENSIONS AS REQUIRED)
- 14 WASHED PEA GRAVEL - 2" OF MINIMUM
- 15 4" x 8" x 16" CONCRETE BLOCK SUPPORT



- 1 AUTOMATIC CONTROLLER (SEE LEGEND)
- 2 1/2" UL APPROVED CONDUIT FOR 120V POWER
- 3 2" UL APPROVED CONDUIT FOR 24V CONTROL WIRES
- 4 FINISH GRADE

NOTE: ALL ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL CODES.  
 SECURELY FASTEN TO WALL USING APPROPRIATE MOUNTING HARDWARE AND METHOD.

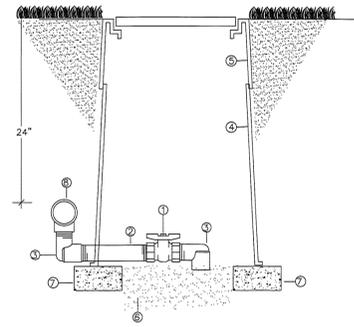
**A** FIXED SPRAY SPRINKLER ASSEMBLY  
 W/ SWING PIPE NTS

**B** FIXED SPRAY SPRINKLER ASSEMBLY  
 W/ SWING PIPE NTS

**C** REMOTE CONTROL VALVE ASSEMBLY  
 WITH BALL VALVE ISOLATION

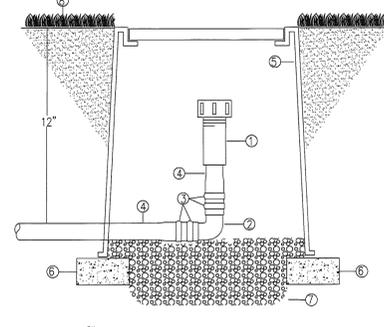
**D** REMOTE CONTROL DRIP VALVE ASSY.  
 W/ FILTER & REGULATOR NTS

**E** AUTOMATIC CONTROLLER ASSEMBLY  
 WALL MOUNT NTS



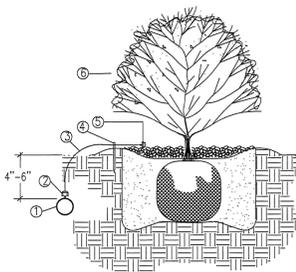
- 1 BRASS GATE VALVE
- 2 SCH. 80 PVC NIPPLE (T&E) - 4" LENGTH
- 3 SCH. 40 PVC STREET ELL (1" X 1")
- 4 CARSON 1419 VALVE BOX W/ LID
- 5 VALVE BOX EXTENSIONS (AS REQUIRED)
- 6 WASHED PEA GRAVEL - 2" OF MINIMUM
- 7 4" x 8" x 16" CONCRETE BLOCK SUPPORT
- 8 MAINLINE TEE

**F** MANUAL DRAIN VALVE ASSEMBLY  
 NTS



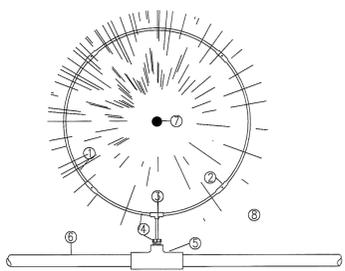
- 1 1" FLUSHABLE END CAP
- 2 INSERT 90 DEG ELBOW
- 3 STAINLESS STEEL PINCH CLAMP
- 4 1" POLYETHYLENE DRIP TUBING
- 5 CARSON 708 7" ECONO VALVE BOX W/ VIOLET T-COVER
- 6 BRICK PAVEMENT SUPPORT
- 7 FINISH GRADE
- 8 1/2 CUBIC FT WASHED PEA GRAVEL

**G** FLUSHABLE END CAP ASSEMBLY  
 NTS



- 1 POLYETHYLENE DRIPLINE TUBING
- 2 DRIP EMITTER - SEE IRRIGATION LEGEND / NOTES
- 3 DISTRIBUTION TUBING
- 4 TUBING STAKE
- 5 BUB CAP - SEE IRRIGATION LEGEND / NOTES
- 6 TYPICAL PLANTING DETAIL - FOR REFERENCE ONLY. (SEE PLANTING PLANS)

**H** TYPICAL DRIP EMITTER PLACEMENT  
 NTS



- 1 LANDSCAPE DRIPLINE - 30" DIAMETER RING
- 2 LANDSCAPE DRIPLINE EMITTER
- 3 COMPRESSION FITTING - TEE
- 4 1/2" MPT X INSERT MALE ADAPTER
- 5 SCH. 40 PVC 1" X 1/2" REDUCING TEE
- 6 LATERAL DRIP FEEDER LINE
- 7 CENTER OF TREE OR SHRUB
- 8 CANOPY EDGE OF TREE OR SHRUB

NOTE: DRIPLINE FITTINGS BRAND MUST MATCH DRIPLINE TYPE

**I** TREE / SHRUB DRIP RING ASSEMBLY  
 PLAN VIEW NTS

### IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGNED FOR A MAXIMUM DEMAND OF 6.7 GPM @ 45 PSI DYNAMIC PRESSURE. CONTRACTOR TO VERIFY LINE SIZE AND STATIC PRESSURE PRIOR TO INSTALLATION. STATIC PRESSURE MUST BE MINIMUM 65 PSI.
- ALL LATERAL PIPING AND DRIP HEADER POLY PIPE UNDER WALKWAYS AND / OR ASPHALT SHALL BE SLEEVED IN 2" CLASS 200 PVC PIPING UNLESS OTHERWISE NOTED ON PLANS. ALL MAINLINE PIPING UNDER WALKWAYS AND / OR ASPHALT SHALL BE SLEEVED IN 4" CLASS 200 PVC PIPING AND SHALL INCLUDE SEPARATE 3" CLASS 200 PVC WIRE SLEEVE.
- ALL SLEEVE PIPE OPENINGS SHALL BE DOUBLE WRAPPED WITH 6 MIL POLYETHYLENE PLASTIC AND SECURED USING WIRE "ZIP" TIES AROUND SLEEVE AND PIPE.
- MINIMUM PIPE SIZE SHALL BE 1" DIAMETER UNLESS OTHERWISE NOTED ON PLAN.
- PIPE HOPS FOR 3/4" POLYETHYLENE DRIP HEADER LINE NOT SHOWN ON PLANS FOR CLARITY PURPOSES. UNDER NO CIRCUMSTANCES SHALL DRIP HEADER LINE BE CONNECTED TO LATERALS LINE OR MAINLINE.
- ACTUAL CONTROLLER LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE 120 VOLT 15 AMP ELECTRICAL SERVICE TO CONTROLLER LOCATIONS.
- ALL 24 VOLT VALVE STATION WIRE 500LF OR LESS SHALL BE 14 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET. ALL 24 VOLT VALVE STATION WIRE 500LF OR GREATER SHALL BE 12 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET. ALL 24 VOLT COMMON WIRE SHALL BE 12 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET.
- DRIP EMITTERS SHALL BE PRESSURE COMPENSATING TYPE. DRIP EMITTER LOCATIONS ARE NOT SHOWN ON PLAN FOR GRAPHICAL PURPOSES. EMITTERS SHALL BE INSTALLED PER THE FOLLOWING QUANTITIES:  
 #2 CONTAINER = ONE 1.0 GPH EMITTER  
 #5 CONTAINER = TWO 1.0 GPH EMITTERS  
 2" CALIPER TREE = 36" DRIP RING W/ .6 GPH EMITTERS/24" SPACING  
 6"- 8" CONIFER = 48" DRIP RING W/ .6 GPH EMITTERS/24" SPACING  
 3" CALIPER TREE = 48" DRIP RING W/ .6 GPH EMITTERS/24" SPACING

### GENERAL NOTES

- DRIP HEADER LINES SHOWN ON PLANS INDICATE PROXIMITY OF DRIP ZONES. ALL TREES AND SHRUBS SHALL HAVE DRIP RINGS FOR TREES (24" SPACING) AND EQUILATERAL EMITTER LOCATIONS FOR ALL SHRUBS. EMITTER LOCATIONS AND DISTRIBUTION TUBING NOT SHOWN ON PLANS FOR GRAPHICAL AND CLARITY PURPOSES. ZONES ARE DESIGNED TO ACCOMMODATE 5 GPM NOT TO EXCEED 10 GPM.
- ALL PIPING AND VALVE ASSEMBLIES SHALL BE LOCATED IN TURFGRASS OR SHRUB BED AREAS. LOCATIONS SHOWN ARE DIAGRAMMATIC AND ARE FOR CLARITY PURPOSES ONLY.
- REMOTE CONTROL VALVES FOR TURF SHALL BE INSTALLED IN ADJACENT SHRUB BEDS OR WITHIN 2LF OF WALKWAYS AND CURBS OR IN TURF AREAS NOT CONTROLLED BY VALVE IN QUESTION.
- ANY QUANTITIES SHOWN ON PLAN ARE ESTIMATED QUANTITIES ONLY. FIELD CONDITIONS MAY VARY AND MAY ALTER ACTUAL QUANTITIES. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO INSTALLATION.
- ALL SPRINKLER NOZZLES SHALL BE ADJUSTED FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY.
- REMOTE CONTROL VALVES SHALL BE INSTALLED PER DETAILED DRAWINGS AND SHALL HAVE ONE CONTROL VALVE PER VALVE BOX.
- BACK FLOW PREVENTION SHALL BE INSTALLED TO MEET ALL LOCAL CODES.
- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH N.E.C. AND ALL LOCAL CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- ALL TRENCHES SHALL BE BACK FILLED IN 6" LIFTS OF CLEAN SOIL FREE OF ROCKS AND RUBBISH AND COMPACTED TO 95% PROCTOR DENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- CARE SHALL BE TAKEN TO ENSURE THAT NO SOIL OR DEBRIS ENTERS THE PIPE DURING INSTALLATION.
- ALL PIPE ENDS SHALL BE PROPERLY CLEANED AND SHALL BE FREE OF ANY BURRS AND/OR SHAVINGS AS A RESULT OF THE PIPE BEING CUT.
- ALL LINES SHALL BE THOROUGHLY FLUSHED PRIOR TO INSTALLATION OF NOZZLES.

**Estimated Station Run Times**  
 NOTE: THIS TABLE IS PROVIDED AS A GUIDELINE ONLY. SEASONAL AND MICRO CLIMATE CONDITIONS WILL ALTER ACTUAL STATION RUN TIMES AND IRRIGATION FREQUENCY. FIELD CONDITIONS WILL VARY. THIS TABLE IS NOT INTENDED FOR USE AS A GROW IN SCHEDULE.

Hydrozone Area: HIGH - Turf grass		Station Run Times in Total Minutes											
Station Run Times in Total Minutes		Cycles based on clay loam soil infiltration rate = 0.25											
Frequency (days / wk)	3	Apr	May	Jun	Jul	Aug	Sep	Oct	Total				
Station #	PR (in/hr)	Flow (GPM)	Plnt Type	Irr Type	Cycles	22%	52%	83%	100%	86%	56%	25%	
1-1	0.33	0.7	Turf	MP Rotator	2	21	48	75	82	82	55	21	
Irrigation Water Window in Hours		0.3	0.8	1.3	1.4	1.4	0.9	0.4					

Hydrozone Area: MODERATE - Shrub beds		Station Run Times in Hours											
Station Run Times in Hours		Plant canopy size shown as radius											
Frequency (days / wk)	3	Apr	May	Jun	Jul	Aug	Sep	Oct	Total				
Station #	Avg Plant Canopy	Flow (GPM)	Plnt Type	Irr Type	Cycles	22%	52%	83%	100%	86%	56%	25%	
1-2	2	3.50	Shrub	Drip	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6	
1-3	2	3.25	Shrub	Drip	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6	
1-4	2	3.37	Shrub	Drip	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6	
1-5	2	5.00	Perennials	Drip	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6	
1-6	2	5.00	Perennials	Drip	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6	
1-7	2	1.56	Shrub	Drip	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6	
Irrigation Water Window in Hours		1.9	4.7	5.6	7.4	7.4	4.7	1.9					

NOTE: ZONES MAY RUN CONCURRENTLY WITH OTHER ZONES IN SEPARATE PROGRAMS TO REDUCE OVERALL WATER WINDOW. CONCURRENT ZONES MUST NOT EXCEED MAXIMUM DESIGN CAPACITY OF 15 GPM.

### FIRESTONE INFORMATION BLOCK

## IRRIGATION DETAILS

Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	
Revisions Date:	

SHEET 17 of 17

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	<b>C17</b>
	SHEET 17 OF 17

HOLIDAY INN EXPRESS #17147 (A)  
 LOT 8 DEL CAMINO JUNCTION  
 FINAL DEVELOPMENT PLAN  
 IRRIGATION DETAILS  
 PREPARED FOR: M & H INVESTMENT, INC.



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REV.	DATE	DESCRIPTION
1	12/20/18	TOWN OF FIRESTONE COMMENTS - 1/18/18