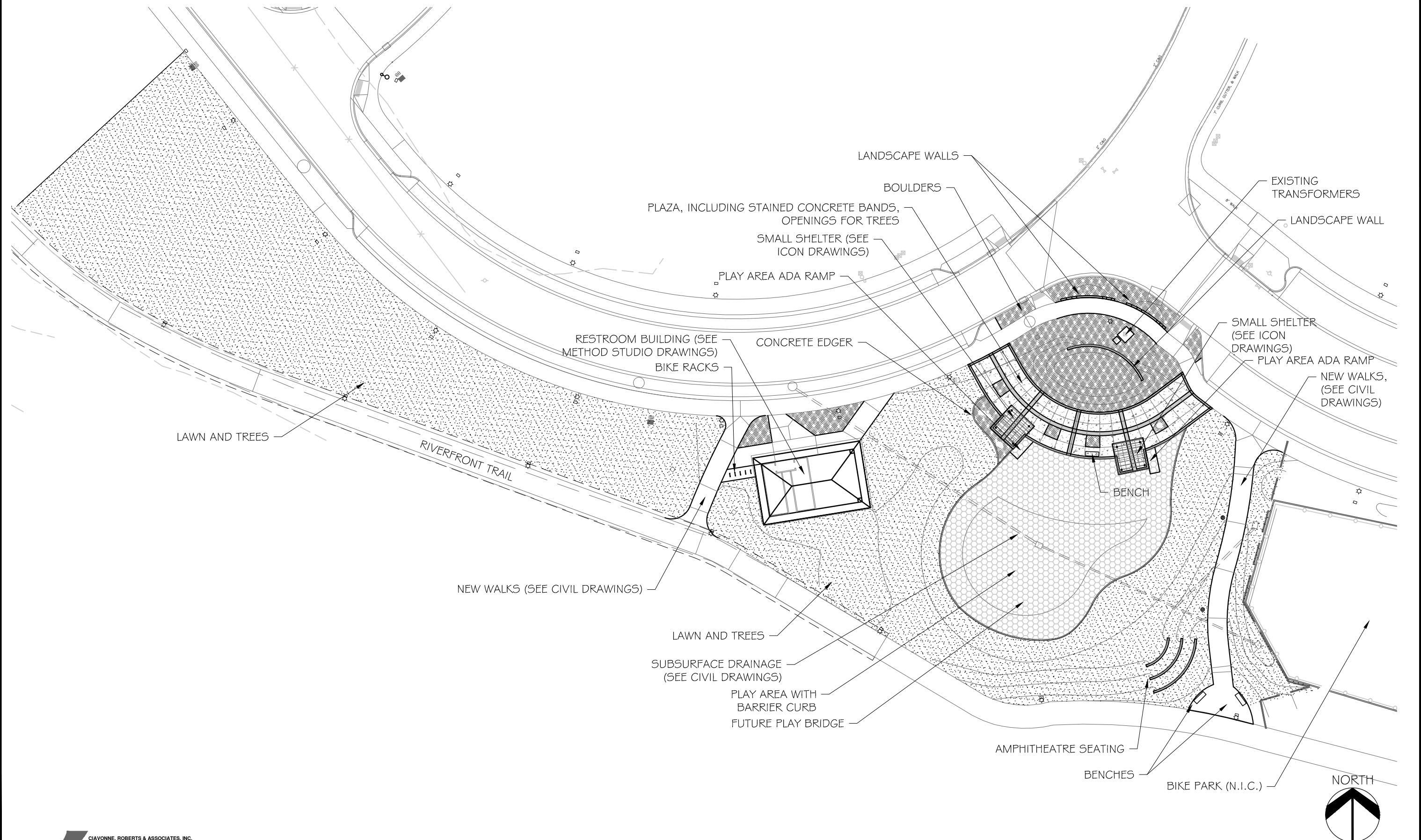


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**CIAVONNE, ROBERTS & ASSOCIATES, INC.**  
LAND PLANNING AND  
LANDSCAPE ARCHITECTURE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
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REVISION	△		MH	5-15-2020	
REVISION	△		CR	5-15-2020	
REVISION	△		TCP		
REVISION	△				

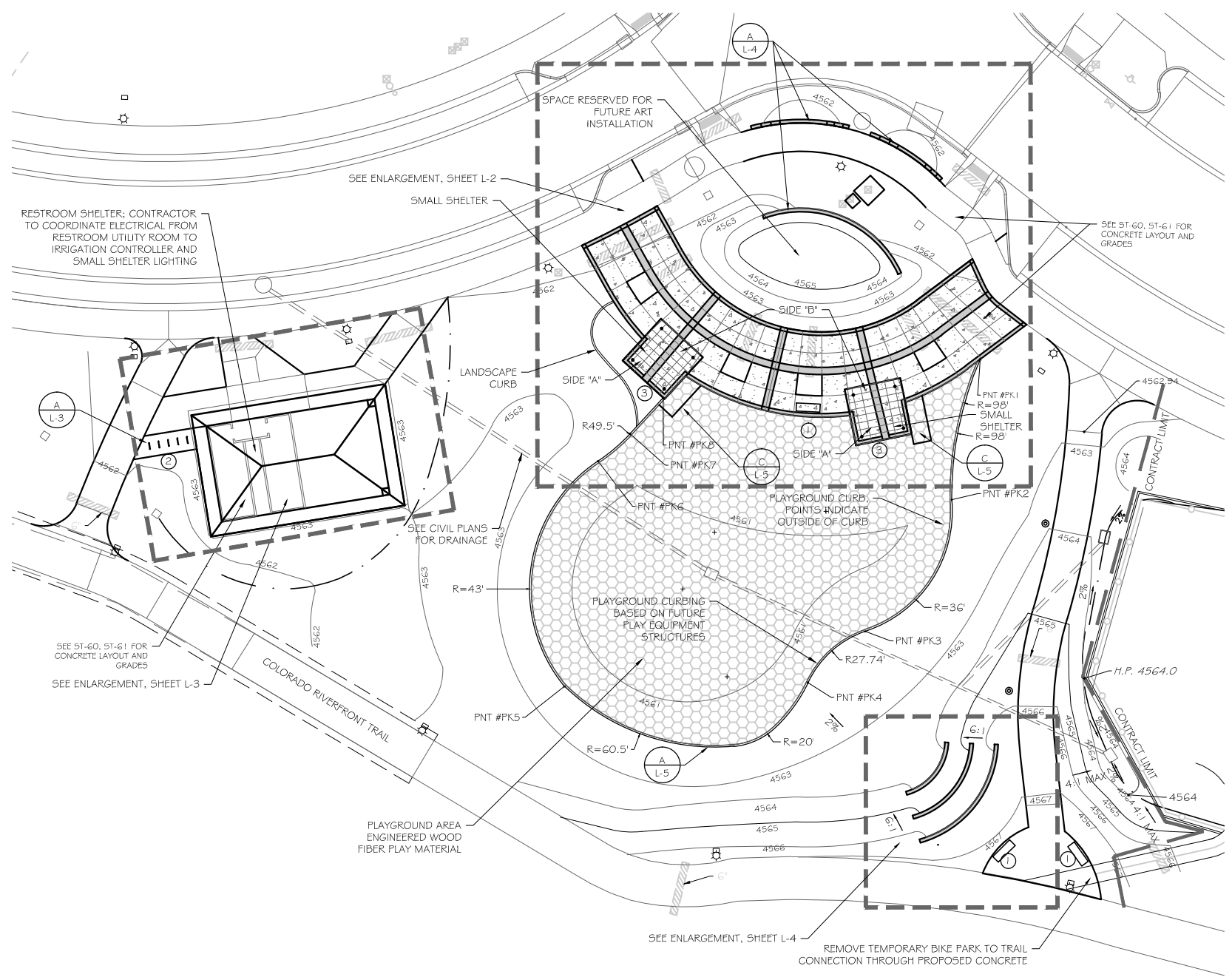


**PUBLIC WORKS  
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS  
DOS RIOS PARK OVERVIEW**

**L-0**

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PARK POINT TABLE

PNT#	DESC	N	E	ELEV.
PK1	PC	32866.8	89265.3	4562.36 (MATCH)
PK2	PT	32827.2	89257.3	4562.30
PK3	PC	32790.1	89232.9	4562.30
PK4	PT	32775.7	89216.8	4562.30
PK5	PC	32774.7	89148.2	4562.30
PK6	PT	32837.7	89157.6	4562.30
PK7	PC	32845.8	89166.7	4562.30
PK8	PT	MATCH	MATCH	4562.30 (MATCH)

ABBREVIATION LEGEND

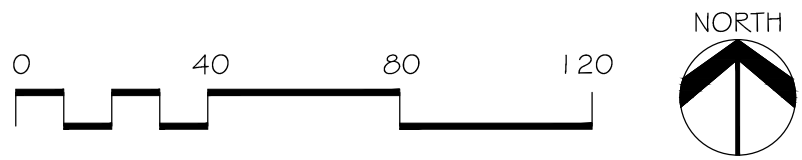
BK	BIKE RACK
BR	BOTTOM OF RAMP
BW	BOTTOM OF WALL (GRADE)
CP	CENTER OF POST (SHELTER)
FG	FINISH GRADE
HP	HIGH POINT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
RP	RADIUS POINT
TW	TOP OF WALL

LAYOUT & GRADING NOTES:

1. SEE DETAILS ON THESE PLANS AND CITY OF GRAND JUNCTION SPECIFICATIONS AS THEY APPLY TO THIS AND RELATED WORK.
2. ALL WORK SHALL BE PER EXISTING CITY AND STATE CODES, IS SUBJECT TO INSPECTION AND APPROVAL BY APPROPRIATE INSPECTORS, AND IS RESPONSIBLE FOR SECURING PERMITS FROM THE CITY OF GRAND JUNCTION AND PROVIDING FOR ANY TRAFFIC CONTROL.
3. THE CONTRACTOR OR HIS SURVEYOR SHALL VERIFY ALL FURNISHED SURVEY AND TOPOGRAPHIC DATA AND ALL POINTS, LINES, AND ELEVATIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN INFORMATION GIVEN ON DRAWINGS AND ACTUAL SITE OR FIELD CONDITIONS AND SHALL NOT PRECEED WITH ANY AFFECTED WORK UNTIL THE OWNER'S REPRESENTATIVE ISSUES INSTRUCTIONS. ADDITIONAL BURIED UTILITIES NOT SHOWN ON THESE DRAWINGS MAY BE PRESENT IN THE PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR SPECIFIC LOCATIONS PRIOR TO COMMENCING ANY EXCAVATION.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL BENCHMARKS, CORNER MONUMENTS AND OTHER POINTS; IF DISTURBED OR DESTROYED, CONTRACTOR SHALL REPLACE AS DIRECTED, AT NO COST TO THE OWNER.
5. ALL PROPOSED LAYOUT & GRADING IS BASED ON EXISTING SURVEY AND PROPOSED GRADES FROM THE CITY OF GRAND JUNCTION.
6. SEE CIVIL DRAWINGS FOR DRAINAGE STRUCTURES IN PARK.
6. CONCRETE PAVEMENT PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO COORDINATE SITE FURNITURE LOCATION AND INSTALLATION WITH SUPPLIER TO INSURE COLORS AND INSTALLATION METHODS.
8. CONCRETE COLOR BANDING TO BE TOOLED JOINTS AND ACID-STAINED. STAIN TO BE SURESTAIN BY SURECRETE, COLOR = "SPICENUT". [www.surecretedesign.com](http://www.surecretedesign.com), OR EQUAL. CONTRACTOR TO PROVIDE (2) 2 FT X 2 FT. TEST PANELS WITH COLOR TO PROJECT MANAGER FOR APPROVAL PRIOR TO STAINING PLAZA CONCRETE. FINISH CONCRETE WITH SPARTAN CONCRETE SEAL.
9. PROPOSED GRADES DEPICT FINISH SURFACE OF MATERIAL. CONTRACTOR IS RESPONSIBLE FOR DETERMINING SUBGRADE ELEVATIONS.

SITE FURNISHINGS SCHEDULE

ITEM	QTY	MANUFACTURER	DESCRIPTION
①	4	WABASH VALLEY	'CONTEMPORARY' 6 FT BENCH WITH RIB PATTERN, IN-GROUND-MOUNT, COLOR=BLUE
②	5	PATTERSON-WILLIAMS	RAINBOW "INVERTED U" BIKE RACK, MODEL # 1608-01P, M1 IN-GROUND-MOUNT, POWDER COAT COLOR = "REGAL BLUE"
③	2	ICON SHELTER SYSTEMS	DS1 6X1 6M-PG4, FRAME COLOR = SURREY BEIGE, 24 GAUGE PRE-CUT MULTI RIB ROOF PANEL; COLOR = COLONIAL RED; (ENGINEERED DRAWINGS REQUIRED BY MANUFACTURER) ROOF PITCHES OF 4:12 AND 6:12. FRAME COLOR = "SURREY BEIGE". LOWER ROOF TO BE ON PLAYGROUND SIDE.



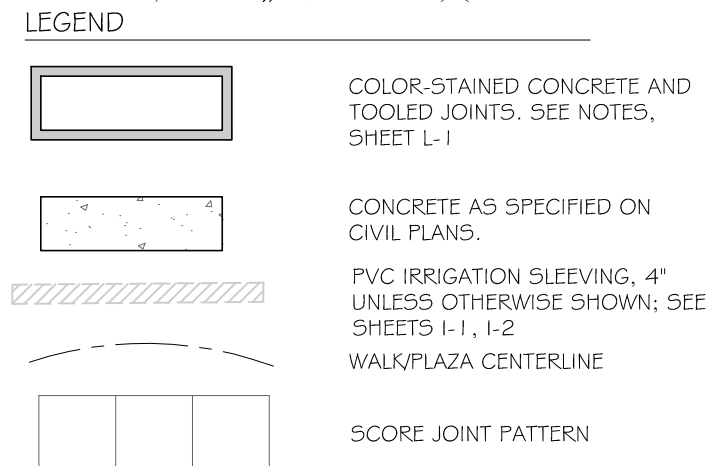
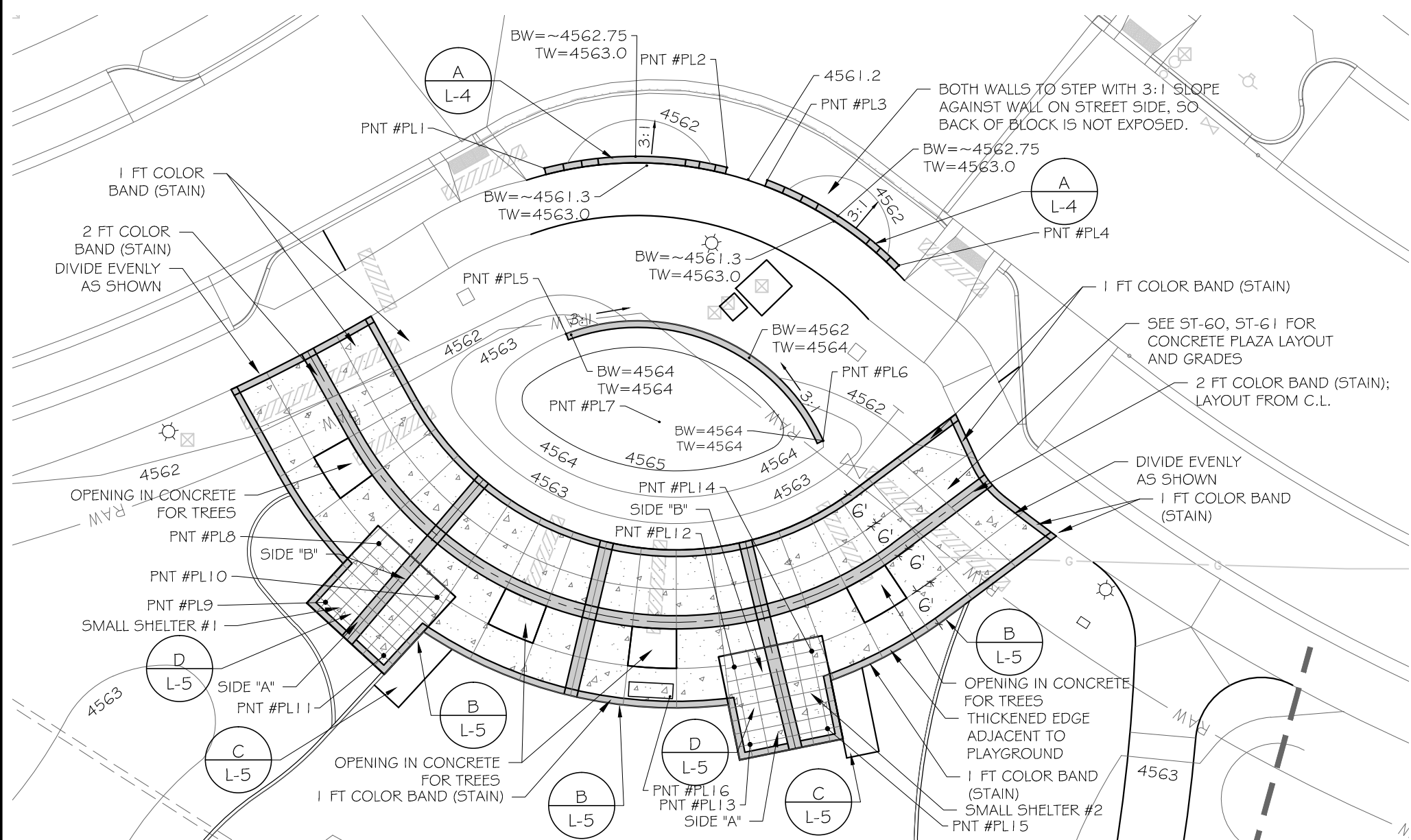
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION			MH	5-15-2020	
REVISION			MH	5-15-2020	
REVISION			CR	5-15-2020	
REVISION			TCP		



PUBLIC WORKS  
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS  
DOS RIOS PARK LAYOUT & GRADING

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**ABBREVIATION LEGEND**

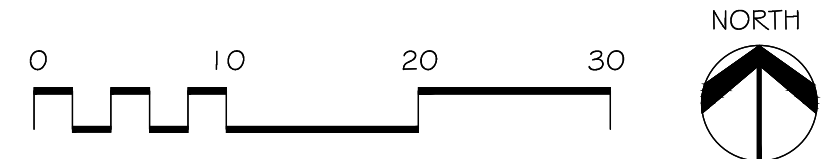
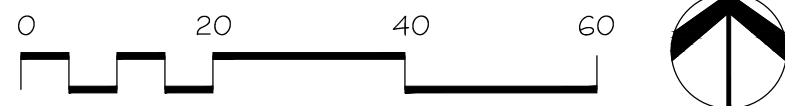
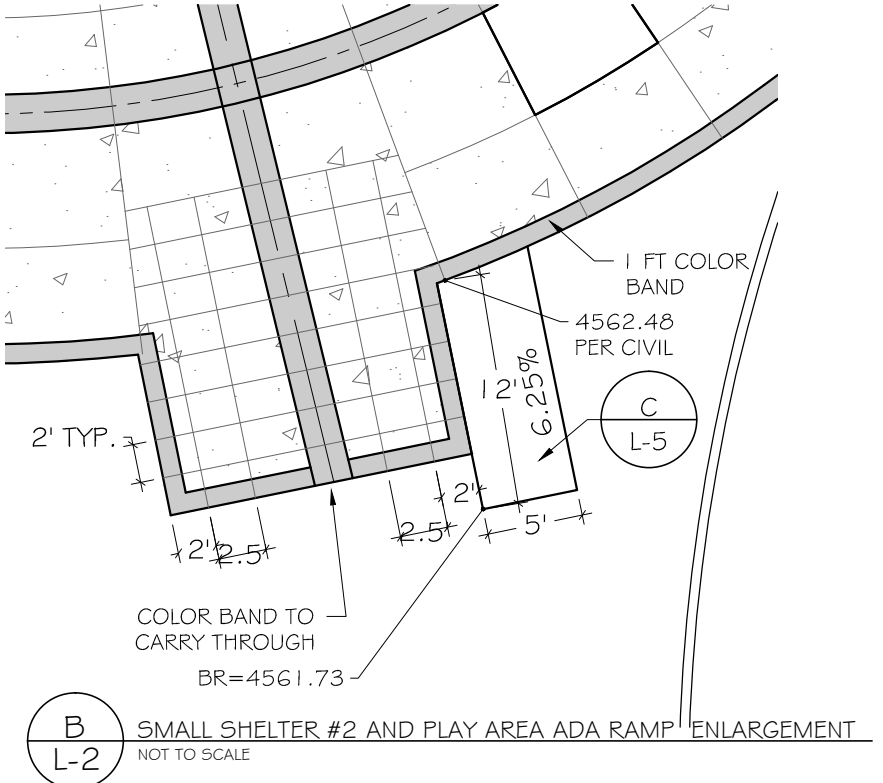
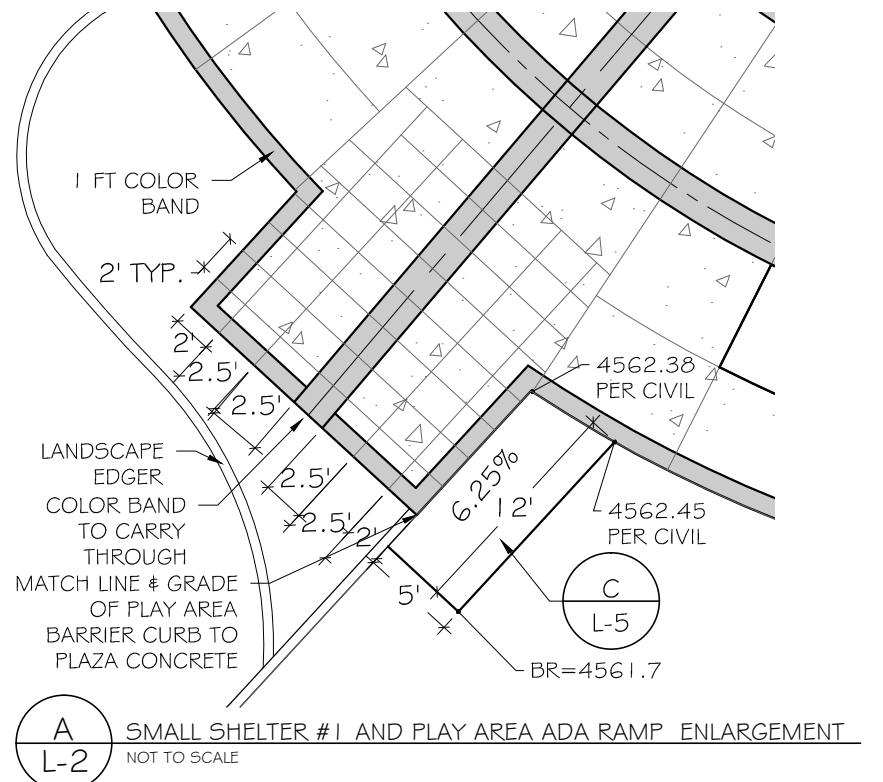
BK	BIKE RACK
BR	BOTTOM OF RAMP
BW	BOTTOM OF WALL (GRADE)
CP	CENTER OF POST (SHELTER)
FG	FINISH GRADE
HP	HIGH POINT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
RP	RADIUS POINT
TW	TOP OF WALL

**PLAZA AREA POINT TABLE**

PNT#	DESC	N	E	ELEV.
PL1	TW	32932.5	89200.7	4561.30
PL2	TW	32932.6	89228.4	4561.30
PL3	TW	32930.7	89234.5	4561.30
PL4	TW	32917.7	89254.5	4560.00
PL5	TW	32907.3	89204.0	4564.00
PL6	TW	32891.1	89243.0	4564.00
PL7	HP	32893.9	89218.2	4565.15
PL8	CP	32875.4	89175.5	MATCH CIVIL GRADES FOR PAVEMENT
PL9	CP	32866.5	89167.4	MATCH CIVIL GRADES FOR PAVEMENT
PL10	CP	32867.3	89184.4	MATCH CIVIL GRADES FOR PAVEMENT
PL11	CP	32858.4	89176.3	MATCH CIVIL GRADES FOR PAVEMENT
PL12	CP	32856.7	89229.5	MATCH CIVIL GRADES FOR PAVEMENT
PL13	CP	32844.9	89231.9	MATCH CIVIL GRADES FOR PAVEMENT
PL14	CP	32859.1	89241.3	MATCH CIVIL GRADES FOR PAVEMENT
PL15	CP	32847.3	89243.7	MATCH CIVIL GRADES FOR PAVEMENT
PL16	CP	32852.2	89219.7	MATCH CIVIL GRADES FOR PAVEMENT

NOTE: WALLS N OF TRANSFORMER TO STEP UP FROM END TO 4563.0

NOTE: COORDINATES PROVIDED FOR TW OCCUR AT FACE OF WALL; USE MANUFACTURER -PROVIDED TEMPLATE FOR BENCH FOOTING LAYOUT



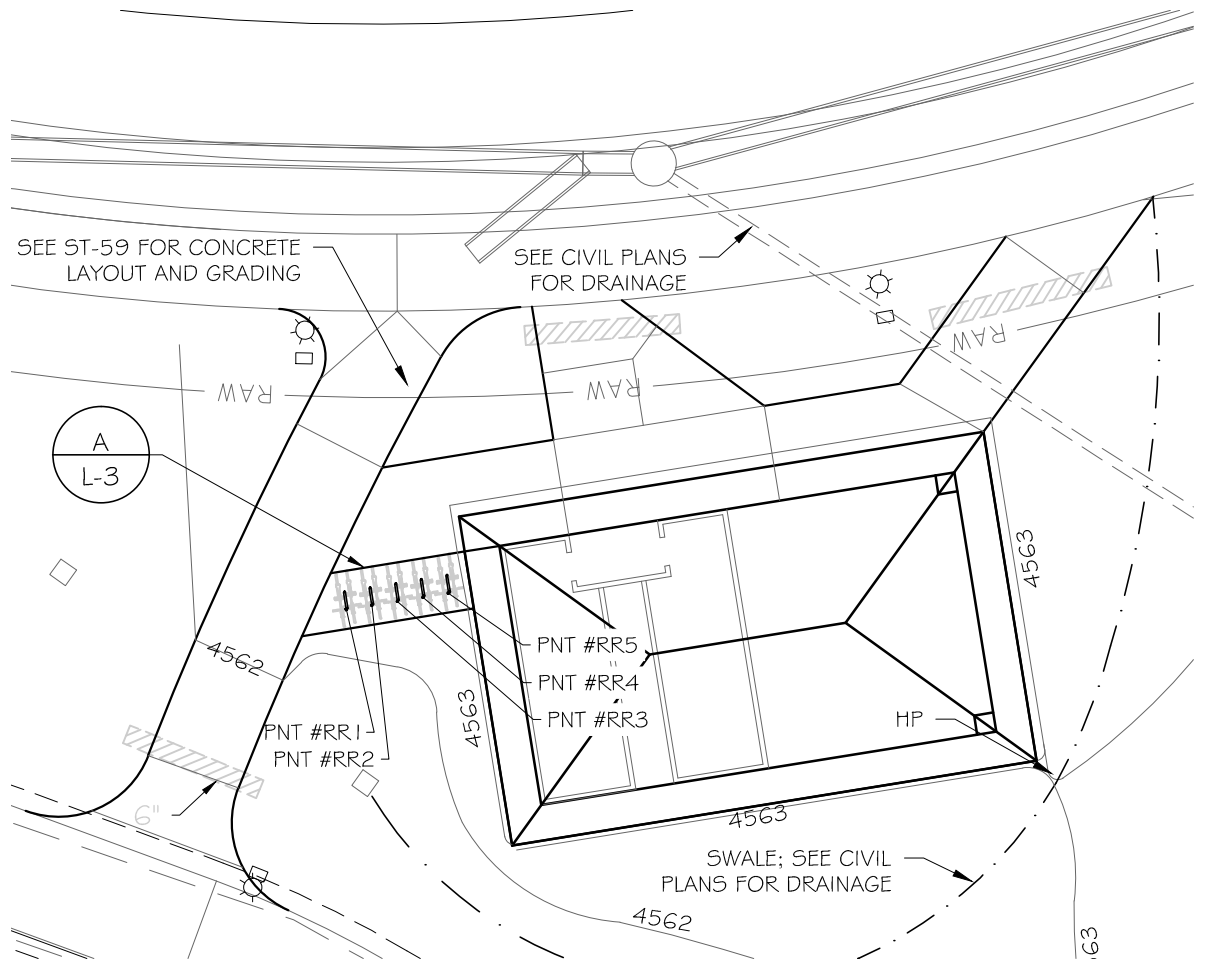
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REVISION			MH	5-15-2020	
REVISION			CR	5-15-2020	
REVISION			TCP		



**PUBLIC WORKS ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS  
DOS RIOS PARK PLAZA ENLARGEMENTS**

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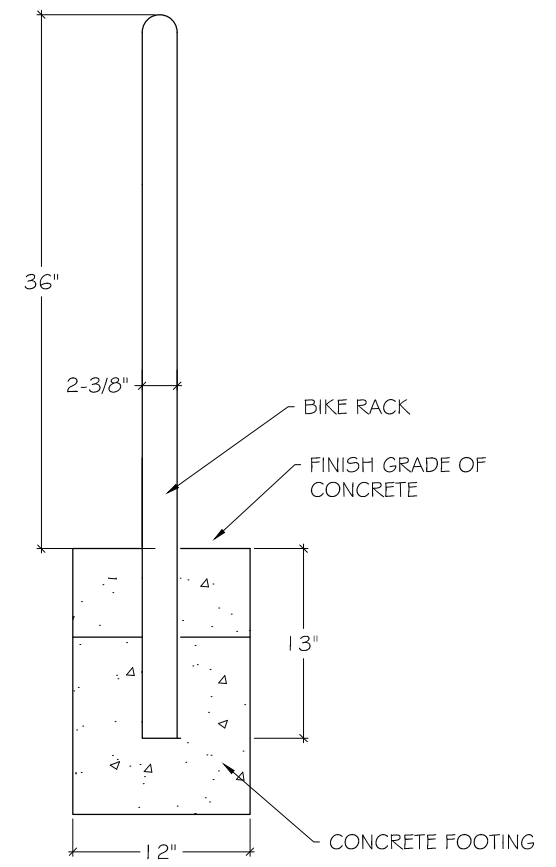
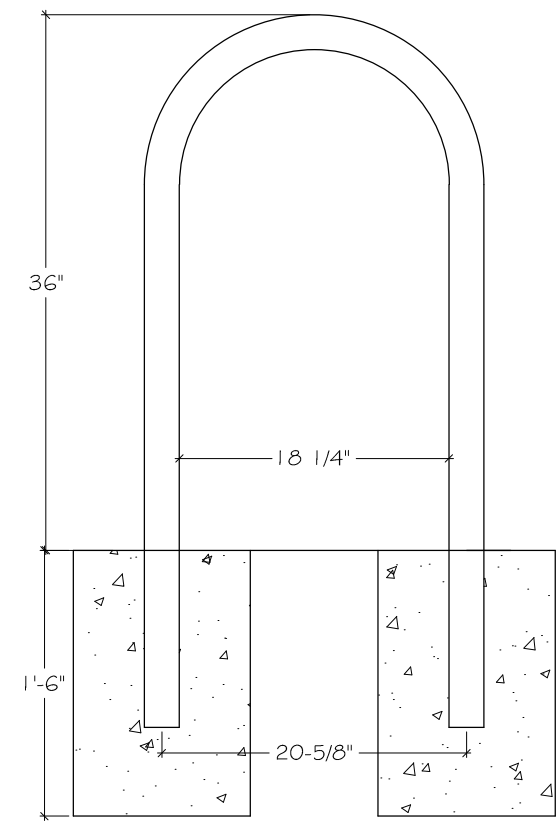


**A**  
**L-3** INVERTED U BIKE RACK  
NOT TO SCALE

MODEL # I 608-0 I P DESCRIPTION: "RAINBOW" BIKE RACK, IN GROUND MOUNT, REGAL BLUE.

PATTERSON-WILLIAMS, INC.  
P.O. BOX 1290  
SALEM, IL 62881  
(618) 548-2890  
www.pattersonwilliams.com

- NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. OWNER TO SELECT COLOR (FINISH).  
3. SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION  
4. SEE SITE PLAN FOR LOCATION.



PERMANENT IN GROUND MOUNT

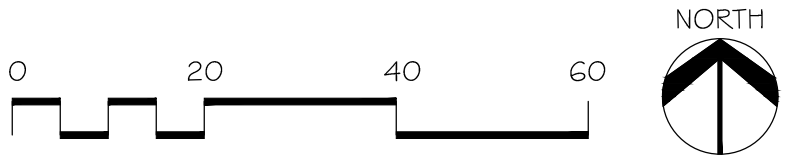
- ABBREVIATION LEGEND**
- BK BIKE RACK
  - BR BOTTOM OF RAMP
  - BW BOTTOM OF WALL (GRADE)
  - CP CENTER OF POST (SHELTER)
  - FG FINISH GRADE
  - HP HIGH POINT
  - PC POINT OF CURVATURE
  - PI POINT OF INTERSECTION
  - PT POINT OF TANGENCY
  - RP RADIUS POINT
  - TW TOP OF WALL

- LEGEND**
- BIKE RACK (SEE DETAIL, THIS SHEET; BIKE POSITION SHOWN)
  - PVC IRRIGATION SLEEVING, 4" UNLESS OTHERWISE SHOWN

**SHELTER AREA POINT TABLE**

PNT#	DESC	N	E	ELEV.
RR1	BK	32841.5	89031.4	MATCH CIVIL GRADES FOR PAVEMENT
RR2	BK	32841.9	89034.1	
RR3	BK	32842.3	89036.7	
RR4	BK	32842.8	89269.28	
RR5	BK	32843.2	89042.1	

NOTE: BIKE RACK POINTS ARE FOR CENTER OF SOUTH FOOTING



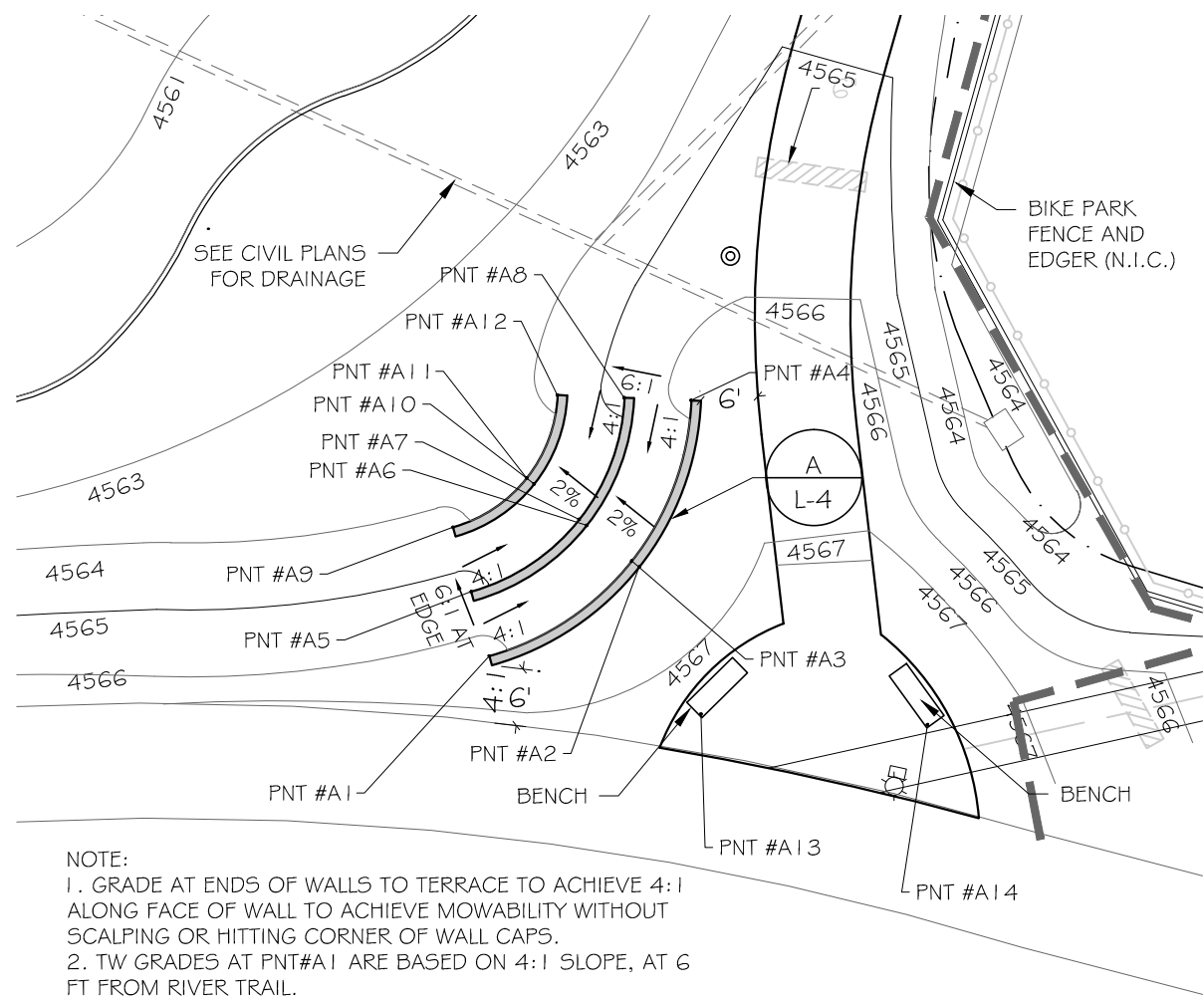
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
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REVISION			MH	5-15-2020	
REVISION			CR	5-15-2020	
REVISION			TCP		



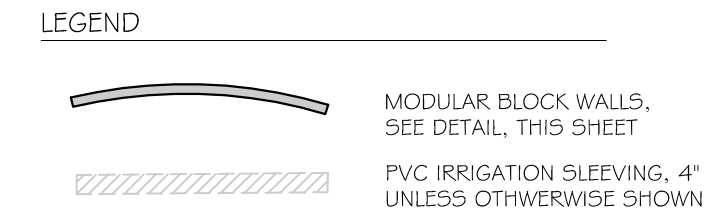
PUBLIC WORKS  
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS  
DOS RIOS PARK SHELTER BIKE  
RACKS AND DETAIL

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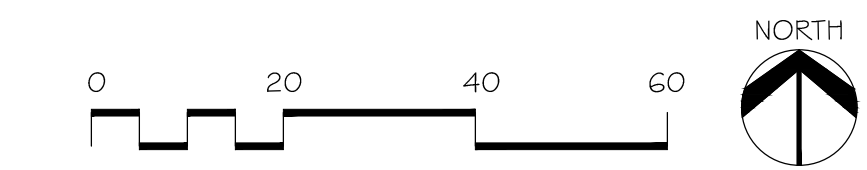


NOTE:  
 1. GRADE AT ENDS OF WALLS TO TERRACE TO ACHIEVE 4:1 ALONG FACE OF WALL TO ACHIEVE MOWABILITY WITHOUT SCALPING OR HITTING CORNER OF WALL CAPS.  
 2. TW GRADES AT PNT#A1 ARE BASED ON 4:1 SLOPE, AT 6 FT FROM RIVER TRAIL.



**ABBREVIATION LEGEND**

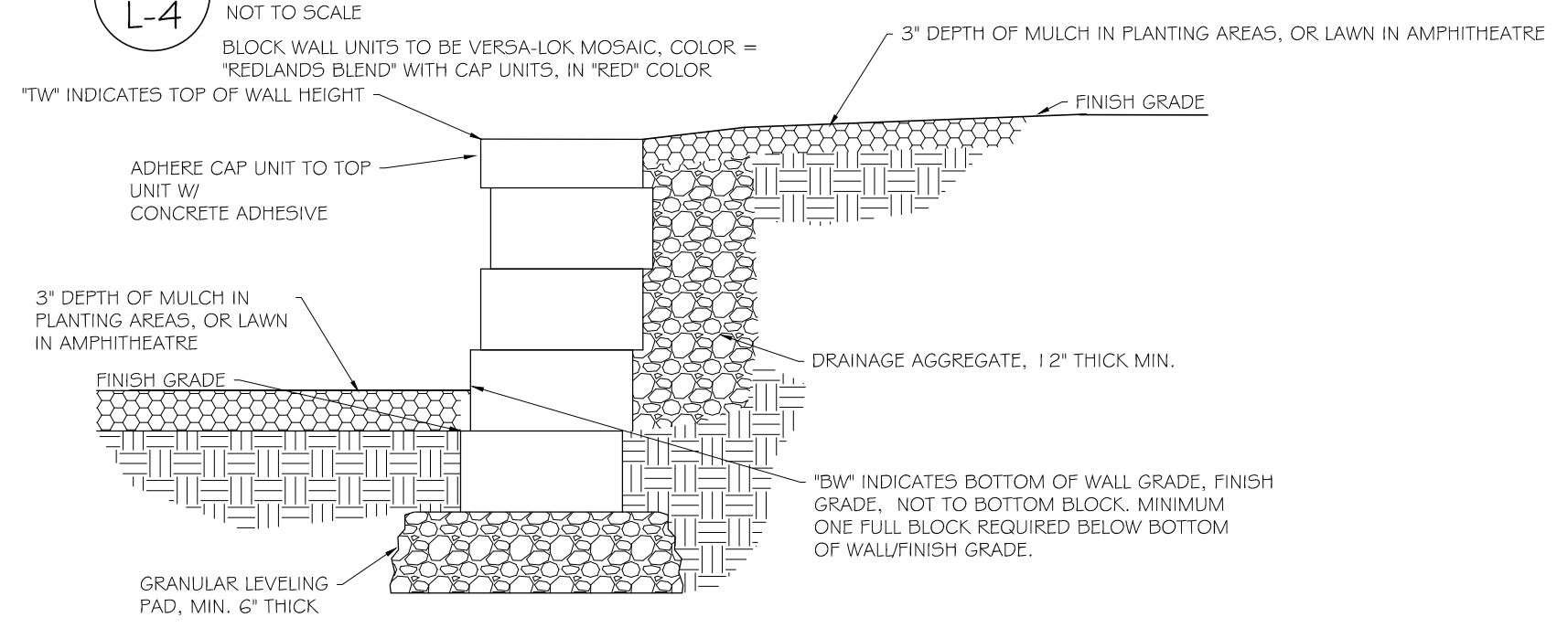
BK	BIKE RACK
BR	BOTTOM OF RAMP
BW	BOTTOM OF WALL (GRADE)
CP	CENTER OF POST (SHELTER)
FG	FINISH GRADE
HP	HIGH POINT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
RP	RADIUS POINT
TW	TOP OF WALL



CIAVONNE, ROBERTS & ASSOCIATES, INC.  
 LAND PLANNING AND  
 LANDSCAPE ARCHITECTURE

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REVISION			MH	5-15-2020	
REVISION			CR	5-15-2020	
REVISION			TCP		
REVISION					

**A**  
**L-4**  
**MODULAR BLOCK WALLS**



NOTE: THIS DETAIL APPLIES TO LANDSCAPE WALLS ON L-2 AND TO AMPHITHEATRE WALLS ON L-4

**AMPHITHEATRE AREA POINT TABLE**

PNT#	DESC	N	E	ELEV.
A1	TW	32731.6	89248.2	<del>4565.84</del> 4566.84
A2	TW	32741.5	89263.1	<del>4565.84</del> 4566.84
A3	BW	32741.5	89263.1	<del>4564.84</del> 4565.84
A4	TW	32758.3	89269.98	<del>4565.84</del> 4566.84
A5	TW	32738.3	89246.3	4565.72
A6	TW	32745.9	89257.6	4565.72
A7	BW	32745.9	89257.6	4564.72
A8	TW	32758.6	89262.3	4565.72
A9	TW	32745.1	89244.4	4564.60
A10	TW	32750.2	89252.1	4564.60
A11	BW	32750.2	89252.1	4563.60
A12	TW	32758.9	89255.3	4564.60
A13	CP	32725.5	89270.3	
A14	CP	32724.4	89294.0	

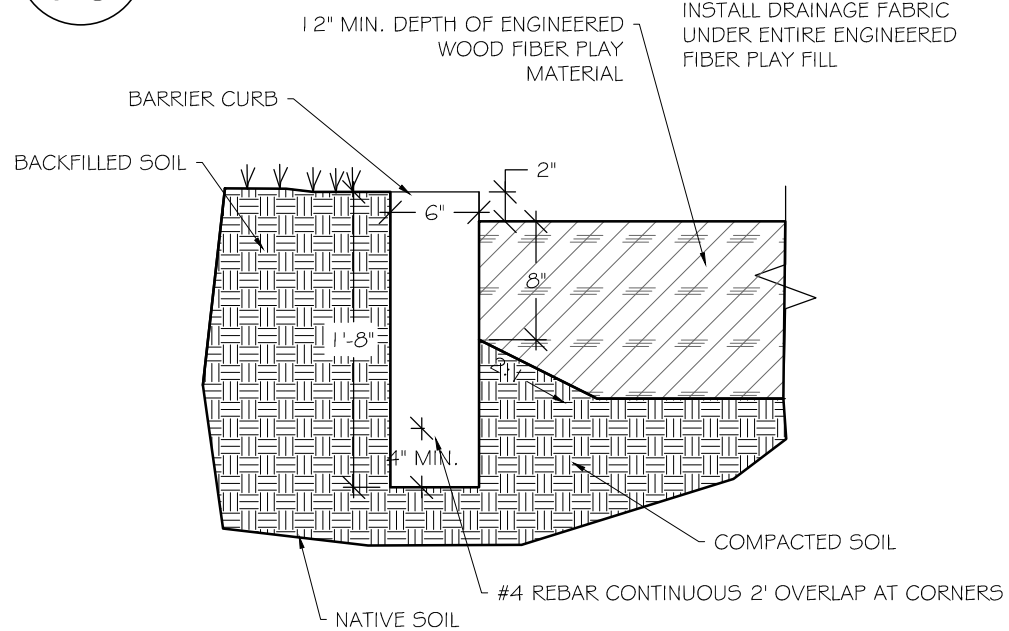
NOTE: COORDINATES PROVIDED FOR TW OCCUR AT FACE OF WALL; USE MANUFACTURER -PROVIDED TEMPLATE FOR BENCH FOOTING LAYOUT



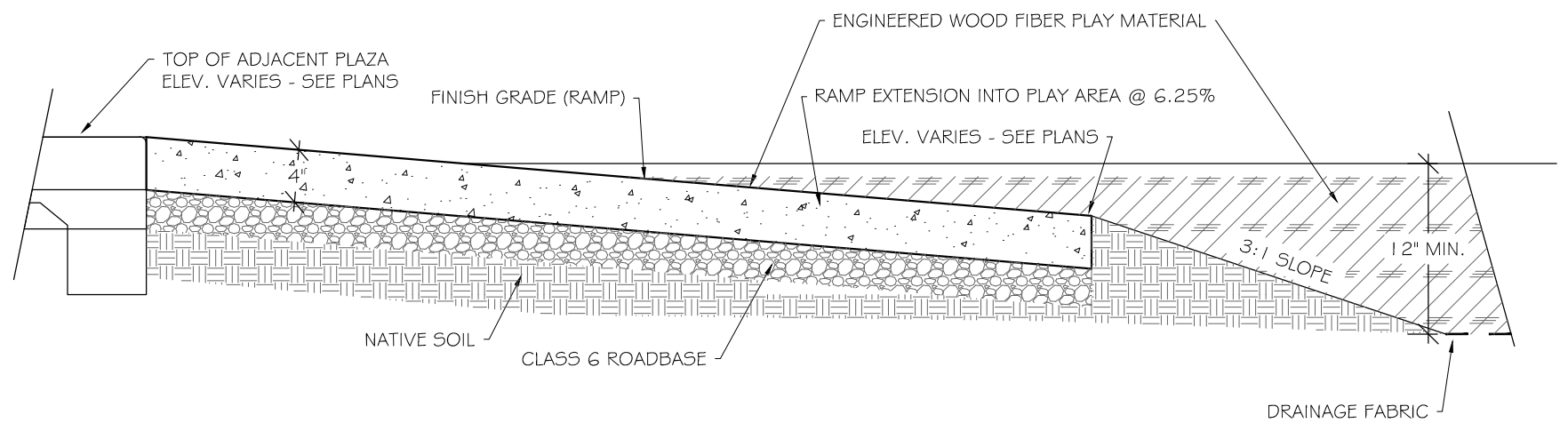
PUBLIC WORKS  
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS  
 DOS RIOS PARK AMPHITHEATRE

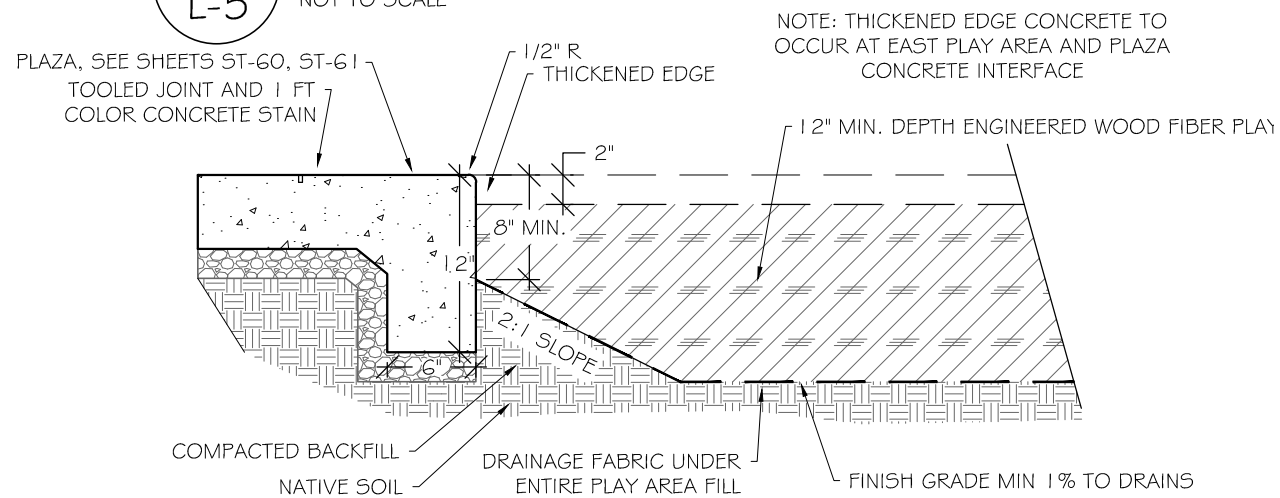
**A**  
L-5  
PLAY AREA BARRIER CURB  
NOT TO SCALE



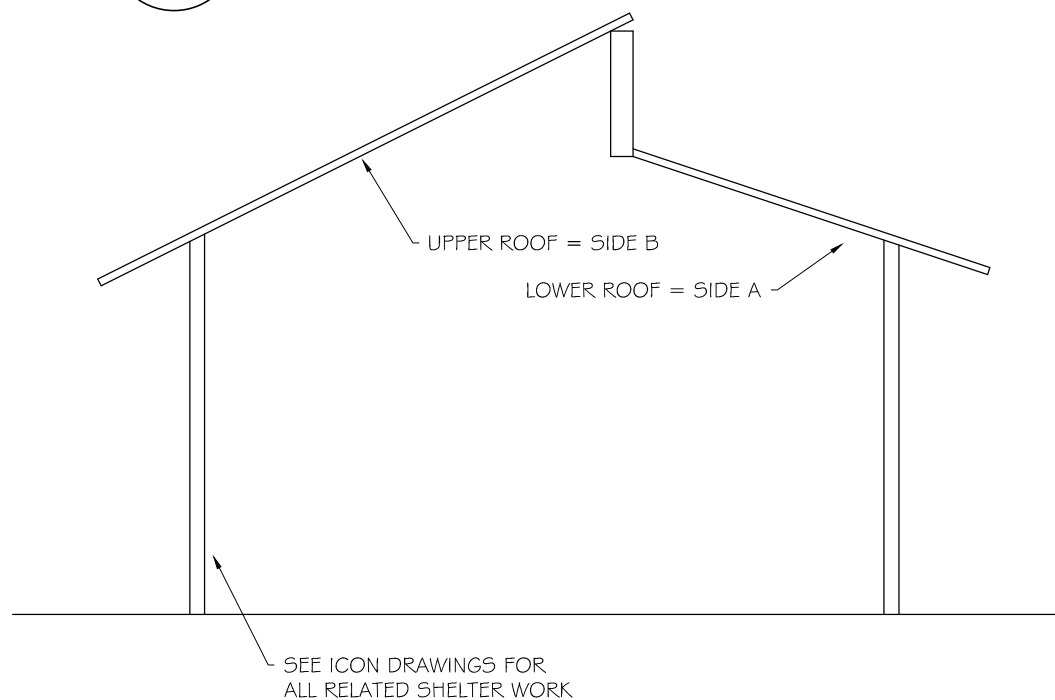
**C**  
L-5  
PLAY AREA ADA RAMP  
NOT TO SCALE



**B**  
L-5  
THICKENED EDGE AT PLAYGROUND  
NOT TO SCALE



**D**  
L-5  
SMALL SHELTER  
NOT TO SCALE



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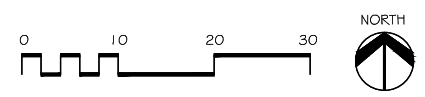
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REVISION			MH	5-15-2020	
REVISION			CR	5-15-2020	
REVISION			TCP		



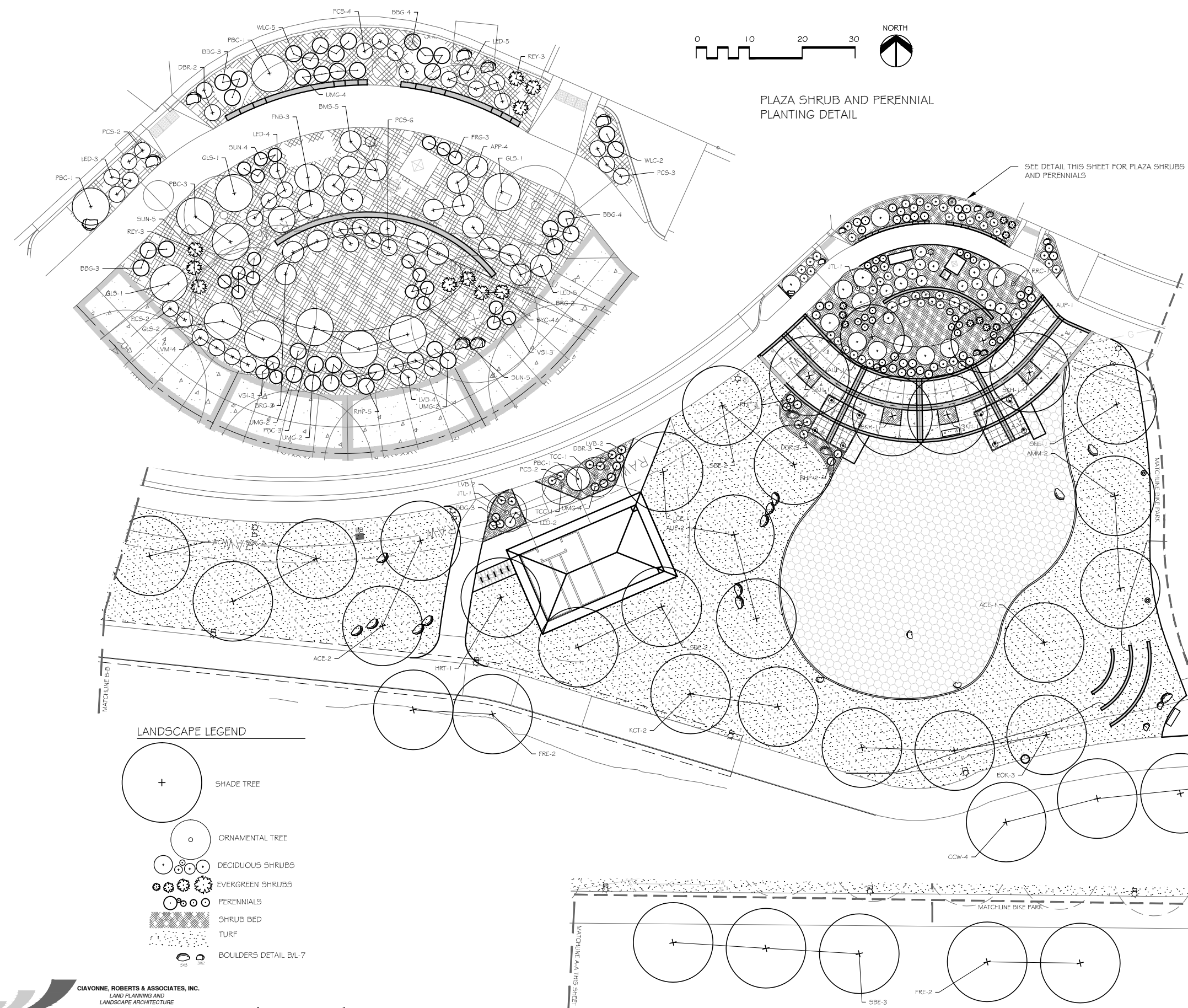
PUBLIC WORKS  
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS  
DOS RIOS PARK LANDSCAPE DETAILS

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PLAZA SHRUB AND PERENNIAL PLANTING DETAIL



PLANT LIST

Qty	Key	Common Name	Scientific Name	Size
<b>Deciduous Trees</b>				
5	ACE	Accolade Elm	Ulmus morton	2"
2	AMM	Amur maackia	Maackia amurensis	2"
4	AUP	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	2"
4	BOK	Burr Oak	Quercus macrocarpa	2"
7	CCW	Cottonwood -Noreaster	Populus deltoides 'Noreaster'	2"
3	EOK	English Oak	Quercus robur	2"
4	FRF	Frontier Elm	Ulmus x Frontier	2"
2	HBV	Hackberry	Celtis occidentalis	2"
3	HGM	Hedge Maple	Acer campestre	2"
1	HRT	Hardy Rubber Tree	Eucomma ulmoides	2"
2	JTL	Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1-1/2"
4	KCT	Kentucky Coffeetree	Gymnocladus dioica	2"
1	LCE	Lacebark Elm	Ulmus parvifolia	2"
1	RRC	Royal Raindrops Crabapple	Malus 'JFS-KW5'	1-1/2"
11	SBE	Sensation Box Elder	Acer negundo 'Sensation'	2"
4	SKH	Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skyline'	2"
2	TCC	Thunderchild Crabapple	Malus 'Thunderchild'	1-1/2"
1	WCA	Western Catalpa	Catalpa speciosa	2"

Deciduous Shrubs

4	APP	Apache Plume	Fallugia paradoxa	5 gal
5	BMS	Blue Mist Spiraea	Caryoptens incana	5 gal
5	BRG	Bear Grass	Nolina microcarpa	5 gal
8	DBR	Dwarf Blue Rabbitbrush	Chrysothamnus nauseosus nana	5 gal
3	FNB	Fern Bush	Chamaebatiaria millefolium	5 gal
5	GLS	Gro Low Sumac	Rhus aromatica 'Gro-Low'	5 gal
19	LED	Leadplant	Amorpha canescens	5 gal
8	LVB	Lavender-Hidcote Blue	Lavendula angustifolia 'Hidcote Blue'	1 gal
4	LVM	Lavender-Munstead	Lavendula angustifolia 'Munstead'	1 gal
9	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal
19	PCS	Powis Castle Sage	Artemisia 'Powis Castle'	5 gal

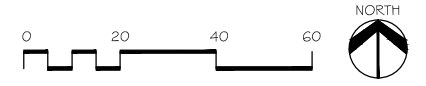
Evergreen Shrubs

4	BYC	Banana Yucca	Juniperus horizontalis 'Blue Chip'	5 gal
6	REY	Red Yucca	Hesperaloe parviflora	5 gal

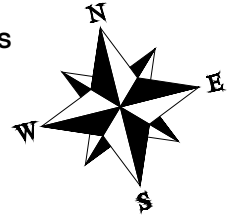
Perennials/Ground Covers

17	BBG	Blond Ambition Grama Grass	Bouteloua gracilis 'Blond Ambition'	1 gal
3	FRG	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal
10	RHP	Red Hot Poker	Kniphofia uvana 'Pfitzer's Hybrid'	1 gal
14	SUN	Sunset Hyssop	Agastache rupestris	1 gal
14	UMG	Undaunted Ruby Muhly Grass	Muhlenbergia reverchonii 'Undaunted'	1 gal
6	VSI	Vanegated Sweet Ins	Inis pallida 'Vanegata'	1 gal
7	WLC	Walker's Low Catmint	Nepeta x Walker's Low	1 gal

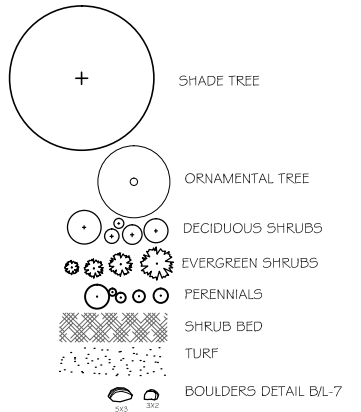
NOTES:  
 1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS. THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.  
 2. PLANT QUANTITIES SHOWN ARE FOR DOS RIOS PARK IN ITS ENTIRETY, AND ARE NOT INCLUSIVE OF THE BIKE PARK.



NOTES  
 SEE SHEET L-7 FOR PLANTING NOTES AND PLANTING DETAILS.



LANDSCAPE LEGEND



SEE "RESPONSE TO COMMENTS" DOCUMENTS, AS MAJORITY OF SHEET HAS BEEN REVISED.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ	REVISIONS PER GJ CITY FORESTER AND HORTICULTURE COMMENTS	4-15-2021	CR	5-15-2020
REVISION Δ			CR	5-15-2020
REVISION Δ			MH	5-15-2020
REVISION Δ			TCP	2020



PUBLIC WORKS  
 ENGINEERING DIVISION

The Riverfront at Dos Rios  
 DOS RIOS PARK PLANTING

EVERGREEN (OPPOSITE SIDE SAME) DECIDUOUS (OPPOSITE SIDE SAME)

NOTES:

1. ALL BEDS SHALL BE PITCHED TO DRAIN AT 3% MIN.
2. ALL BEDS TO RECEIVE WEED CONTROL FABRIC ON FINISHED GRADE UNDER MULCH UNLESS OTHERWISE NOTED.

3. BACKFILL MIX:

1/3 SOIL AMENDMENT  
2/3 SOIL FROM PIT  
INCORPORATE BIOSOL PLANTERS MIX, OR A MIX OF 50 LBS BIOSOL, 10 LBS HUMATE, 1 LB ALL PURPOSE MYCORRHIZAE AT THE FOLLOWING RATES:  
1/2 CUP PER 1 GAL PERENNIAL  
1 CUP PER 5 GAL SHRUB  
2 CUPS PER 2" CALIPER TREE  
MIX THOROUGHLY PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

FASTEN 1/2 GA. WIRE THROUGH 1" MIN. WIDTH NYLON STRAP AROUND TRUNK TO POST AND TWIST TO REMOVE SLACK

BALL 2-4" ABOVE FINISHED GRADE. LOCATE MAJOR ROOTS TO DETERMINE TOP OF ACTUAL ROOT BALL, TRUNK FLARE TO BE VISIBLE

MULCH DEPTH AND TYPE AS NOTED ON PLANS EXCEPT OVER ROOT BALL. MULCH OVER ROOT BALL TO BE NO MORE THAN 1" THICK. HOLD ALL MULCH AWAY FROM TRUNK STEMS BY 1"

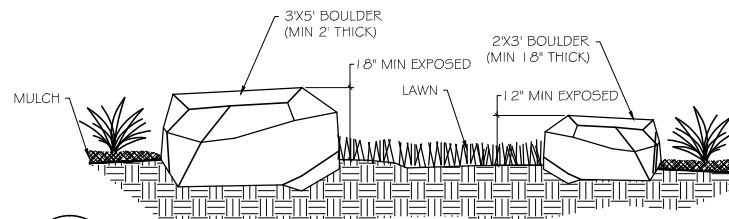
6" STEEL 'T' POST EACH SIDE @ 180 DEG., BLADE ON TREE SIDE

SHRUBS, PERENNIALS: PLANTED AT OR 2" ABOVE FINISHED GRADE

30" STAKE DRIVEN FLUSH. 1/2 GA. WIRE FROM STAKE TO 1" MIN. NYLON STRAP AROUND TRUNK

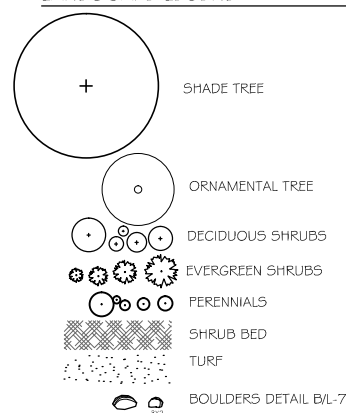
PREPARED BACKFILL,

**A**  
L-7  
PLANTING DETAIL  
NOT TO SCALE



**B**  
L-7  
"SEAT ROCK" BOULDER PLACEMENT  
NOT TO SCALE

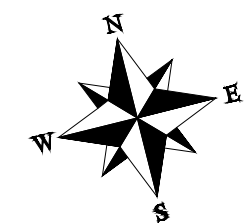
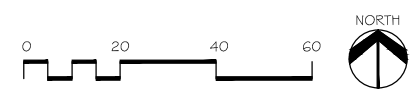
LANDSCAPE LEGEND



PLANT LIST

Key	Common Name	Scientific Name	Size
<b>Deciduous Trees</b>			
ACE	Accolade Elm	<i>Ulmus morton</i>	2"
AMM	Amur maaccka	<i>Maackia amurensis</i>	2"
AUP	Autumn Blaze Pear	<i>Pyrus calleryana 'Autumn Blaze'</i>	2"
BOK	Burr Oak	<i>Quercus macrocarpa</i>	2"
CCW	Cottonwood -Noreaster	<i>Populus deltoides 'Noreaster'</i>	2"
EOK	English Oak	<i>Quercus robur</i>	2"
FRF	Frontier Elm	<i>Ulmus x frontier</i>	2"
HBV	Hackberry	<i>Celtis occidentalis</i>	2"
HGM	Hedge Maple	<i>Acer campestre</i>	2"
HRT	Hardy Rubber Tree	<i>Eucommia ulmoides</i>	2"
JTL	Japanese Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	1-1/2"
KCT	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	2"
LCE	Lacebark Elm	<i>Ulmus parvifolia</i>	2"
RRC	Royal Raindrops Crabapple	<i>Malus 'JFS-KW5'</i>	1-1/2"
SBE	Sensation Box Elder	<i>Acer negundo 'Sensation'</i>	2"
SKH	Skyline Honeylocust	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	2"
TCC	Thunderchild Crabapple	<i>Malus 'Thunderchild'</i>	1-1/2"
WCA	Western Catalpa	<i>Catalpa speciosa</i>	2"

NOTES:  
1. SEE SHEET L-6, DOS RIOS PARK PLANTING FOR QUANTITIES



PLANTING NOTES

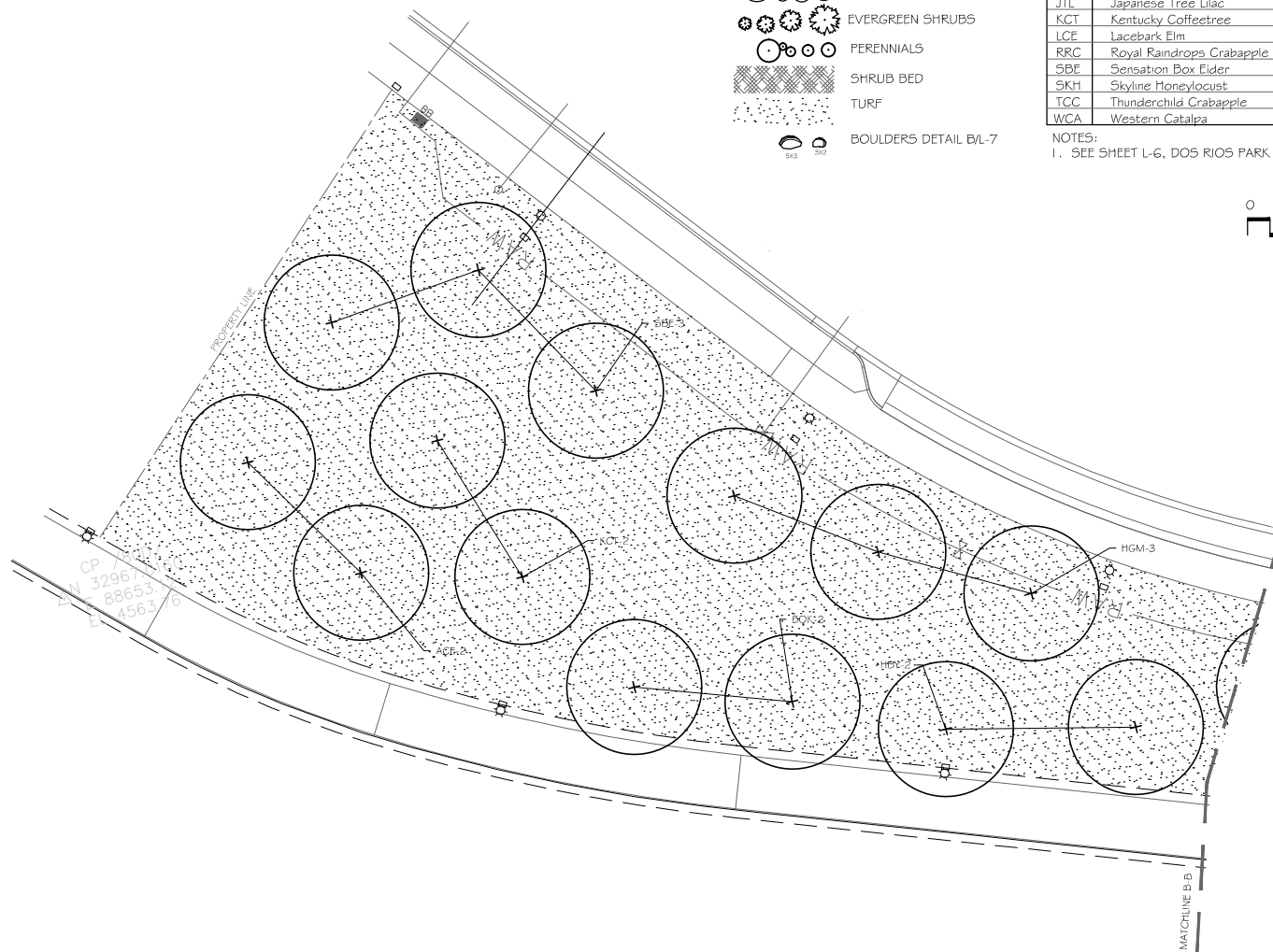
1. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.
3. EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
4. ALL LAWN AREAS TO RECEIVE SOIL AMENDMENT. SHRUB BEDS TO RECEIVE 3 INCH DEPTH OF ROCK MULCH.
5. AREAS TO BE PLANTED (AS PER DRAWINGS) TO RECEIVE SOIL AMENDMENT. REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LAWN AREAS AND SHRUB BEDS TO RECEIVE 6 YDS/1000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6".
6. SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL LAWN AREAS.
7. SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
8. NO WEED FABRIC TO BE USED IN THIS PROJECT
9. TREES ARE TO SPACED AS SCALED FROM THE PLANTING PLAN. CONTRACTOR SHALL NOTIFY THE GRAND JUNCTION CITY FORESTER OF PLANNED SCHEDULE FOR TREE INSTALLATION THROUGH EMAIL TO forestry@city.org. ANY SUBSTITUTIONS TO TREE SPECIES MUST BE APPROVED BY CITY FORESTER
10. ROCK MULCH SHALL BE 3/4" CRUSHED GRANITE. ROCK SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
11. DI-AMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.
12. LAWN AREAS ARE TO BE HYDROSEED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
13. CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.

"LO-MOW" FESCUE LAWN SEED MIX:

AVAILABLE FROM PRAIRIE NURSERY.COM  
<https://www.prairienursery.com/resources-and-guides/no-mow-resources/>

HYDROSEED 5 lbs/1000 sf

HYDROMULCH:  
FOLLOWING SEED APPLICATION, HYDROMULCH 50 lbs/1000 sf.



SEE "RESPONSE TO COMMENTS" DOCUMENTS, AS MAJORITY OF SHEET HAS BEEN REVISED.

REVISION	DESCRIPTION	DATE
REVISION Δ	REVISIONS PER GJ CITY FORESTER AND HORTICULTURE COMMENTS	4-15-2021
REVISION Δ		
REVISION Δ		

DRAWN BY	CR	DATE	5-15-2020
DESIGNED BY	CR	DATE	5-15-2020
CHECKED BY	MH	DATE	5-15-2020
APPROVED BY	TCP	DATE	



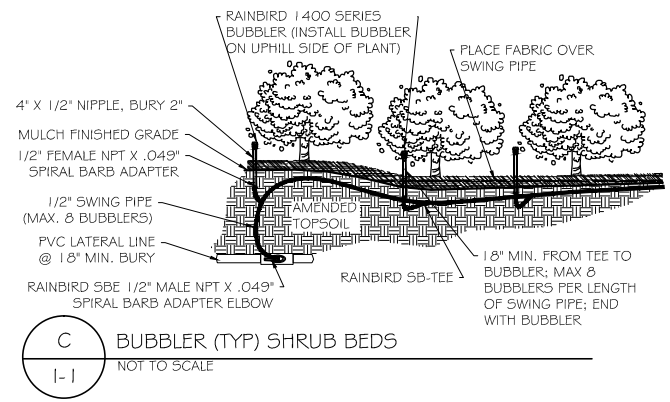
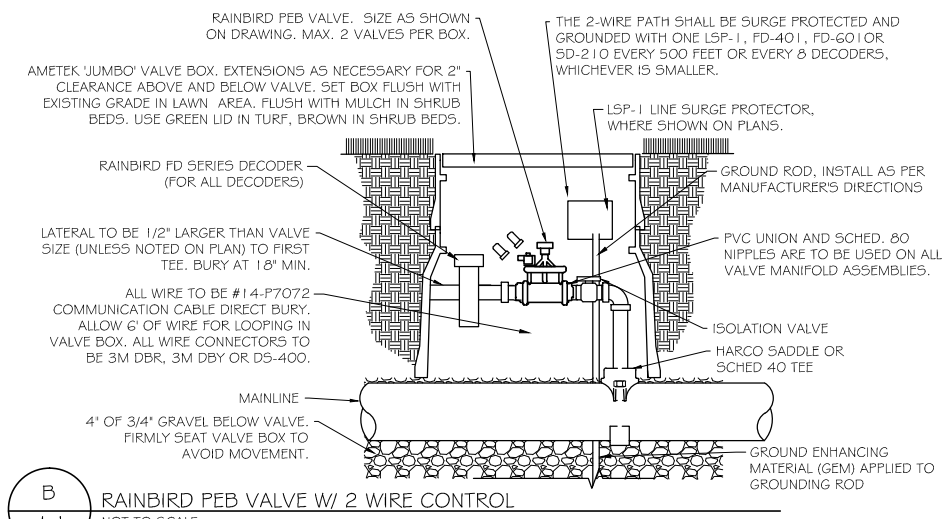
PUBLIC WORKS  
ENGINEERING DIVISION

The Riverfront at Dos Rios  
DOS RIOS PARK PLANTING

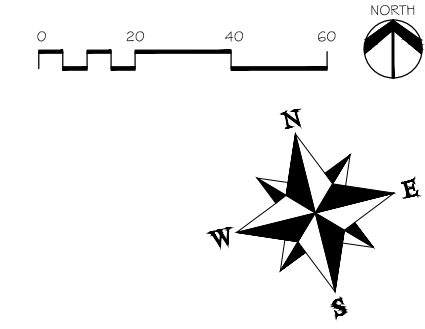
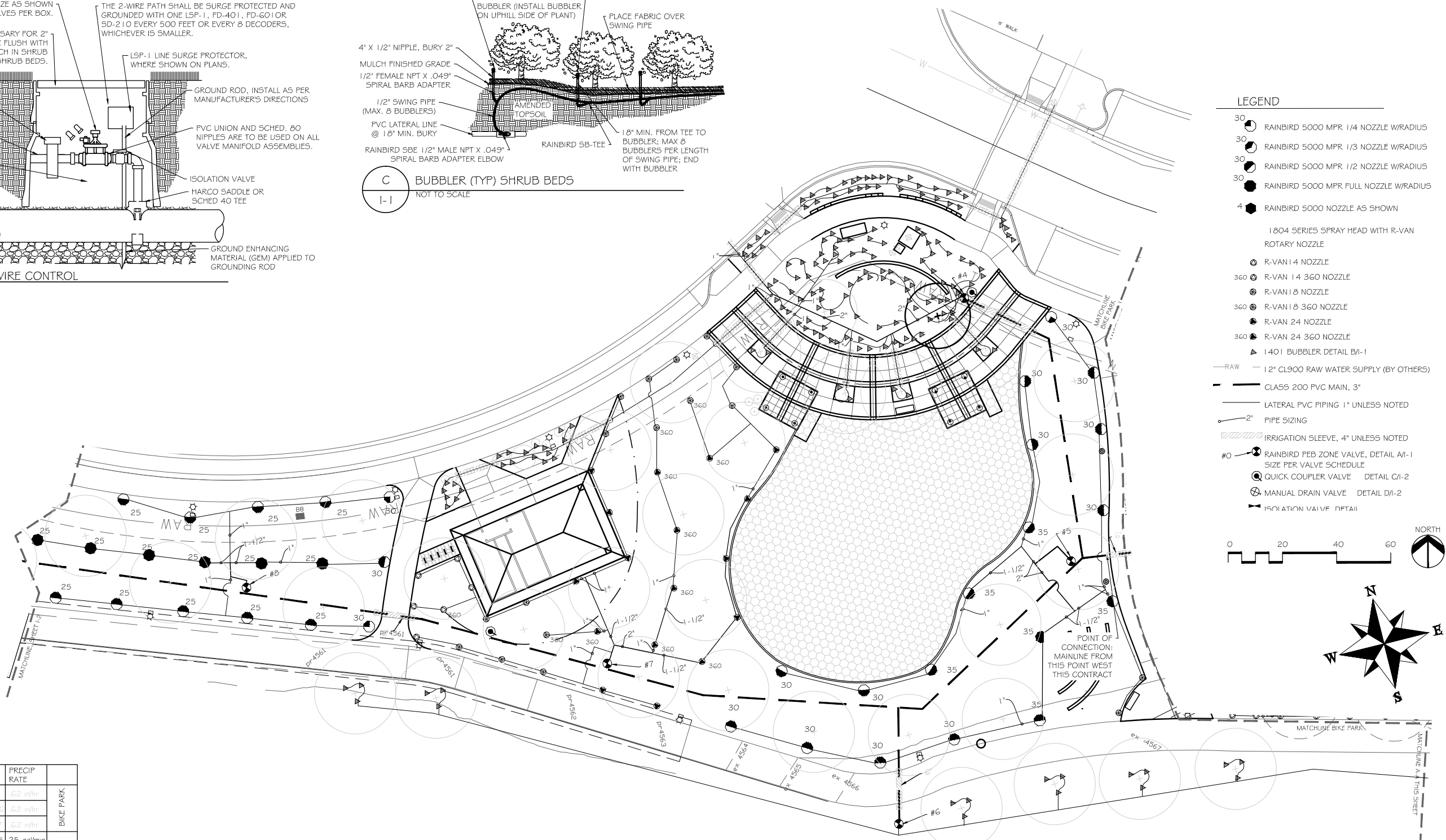
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- LEGEND**
- 30 ○ RAINBIRD 5000 MPR 1/4 NOZZLE W/RADIUS
  - 30 ○ RAINBIRD 5000 MPR 1/3 NOZZLE W/RADIUS
  - 30 ○ RAINBIRD 5000 MPR 1/2 NOZZLE W/RADIUS
  - 30 ○ RAINBIRD 5000 MPR FULL NOZZLE W/RADIUS
  - 4 ● RAINBIRD 5000 NOZZLE AS SHOWN
  - 1804 SERIES SPRAY HEAD WITH R-VAN ROTARY NOZZLE
  - R-VAN 14 NOZZLE
  - 360 ○ R-VAN 14 360 NOZZLE
  - R-VAN 18 NOZZLE
  - 360 ○ R-VAN 18 360 NOZZLE
  - R-VAN 24 NOZZLE
  - 360 ○ R-VAN 24 360 NOZZLE
  - ▲ 1401 BUBBLER DETAIL B/I-1
  - RAW 1 1/2\"/>



**IRRIGATION VALVE SCHEDULE**

VALVE #	SIZE	TYPE	GPM	PRECIP RATE	
#1	1-1/2"	TURF STREAM ROTOR	51	.62 in/hr	BIKE PARK
#2	1-1/2"	TURF STREAM ROTOR	79/56	.62 in/hr	
#3	1-1/2"	TURF STREAM ROTOR	67/57	.62 in/hr	
#4	1-1/2"	PLAZA BUBBLERS	40.25	.25 gal/min	DOS RIOS PARK
#5	1-1/2"	5000 MPR ROTOR	62.9	.62 in/hr	
#6	1-1/2"	SOUTH TREE BUBBLERS	10.5	.25 gal/min	
#7	1-1/2"	TURF STREAM ROTOR	58.0	.62 in/hr	
#8	1-1/2"	5000 ROTOR	46.5	.76 in/hr	
#9	1-1/2"	5000 ROTOR	40.0	.36 in/hr	
#10	1-1/2"	5000 ROTOR	47.0	.43 in/hr	

**CIAVONNE, ROBERTS & ASSOCIATES, INC.**  
LAND PLANNING AND LANDSCAPE ARCHITECTURE

SEE "RESPONSE TO COMMENTS" DOCUMENTS, AS MAJORITY OF SHEET HAS BEEN REVISED.

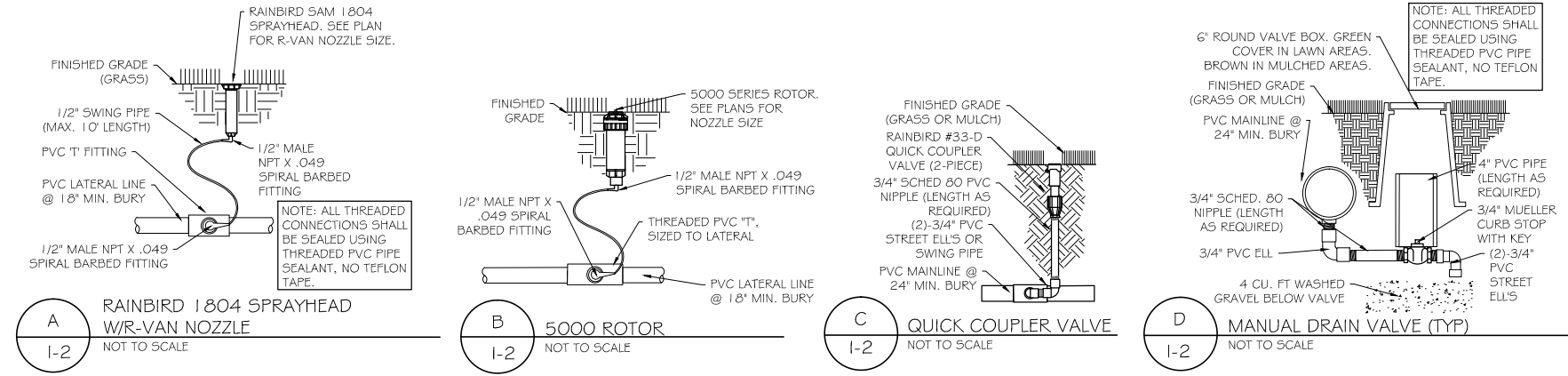
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REVISION Δ	REVISIONS PER GJ CITY FORESTER AND HORTICULTURE COMMENTS	4-15-2021	CR	5-15-2020	0 10 20 40
REVISION Δ			MH	5-15-2020	
REVISION Δ			TCP	2020	
REVISION Δ					



**PUBLIC WORKS ENGINEERING DIVISION**

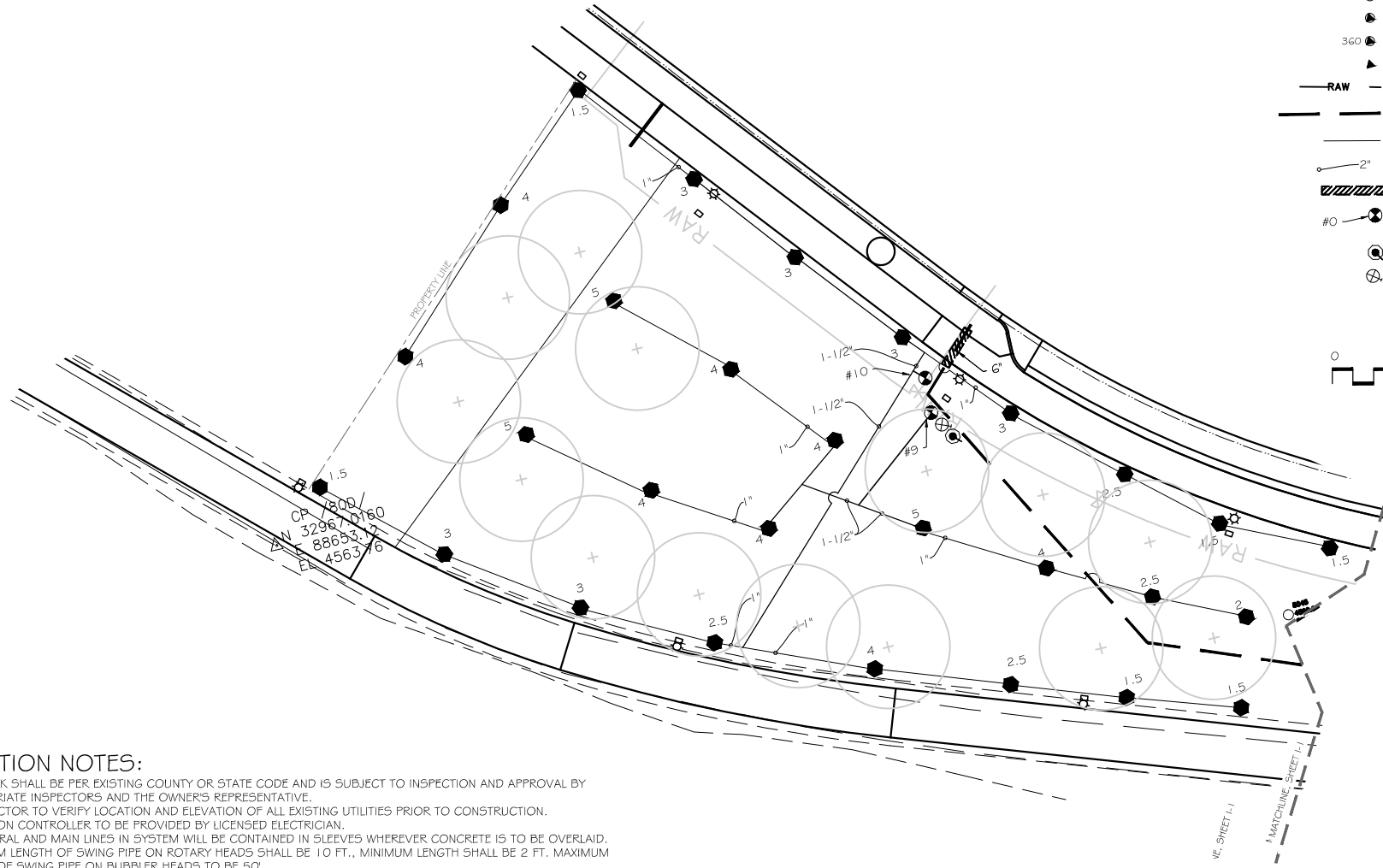
**The Riverfront at Dos Rios DOS RIOS PARK**

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**LEGEND**

- 30 ○ RAINBIRD 5000 MPR 1/4 NOZZLE W/RADIUS
- 30 ○ RAINBIRD 5000 MPR 1/3 NOZZLE W/RADIUS
- 30 ○ RAINBIRD 5000 MPR 1/2 NOZZLE W/RADIUS
- 30 ○ RAINBIRD 5000 MPR FULL NOZZLE W/RADIUS
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- 360 ○ R-VAN 14 360 NOZZLE
- R-VAN 18 NOZZLE
- 360 ○ R-VAN 18 360 NOZZLE
- R-VAN 24 NOZZLE
- 360 ○ R-VAN 24 360 NOZZLE
- ▲ 1402 BUBBLER DETAIL B/I-1
- RAW — 1 1/2" CL900 RAW WATER SUPPLY (BY OTHERS)
- CLASS 200 PVC MAIN, 3"
- LATERAL PVC PIPING 1" UNLESS NOTED
- 2" PIPE SIZING
- ▨ IRRIGATION SLEEVE, 4" UNLESS NOTED
- #0 ○ RAINBIRD PEB ZONE VALVE, DETAIL A/I-1 SIZE PER VALVE SCHEDULE
- QUICK COUPLER VALVE DETAIL C/I-2
- MANUAL DRAIN VALVE DETAIL D/I-2



**IRRIGATION VALVE SCHEDULE**

VALVE #	SIZE	TYPE	GPM	PRECIP RATE	
#1	1-1/2"	TURF STREAM ROTOR	51	.62 in/hr	BIKE PARK
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#9	1-1/2"	5000 ROTOR	40.0	.36 in/hr	
#10	1-1/2"	5000 ROTOR	47.0	.43 in/hr	

- IRRIGATION NOTES:**
- ALL WORK SHALL BE PER EXISTING COUNTY OR STATE CODE AND IS SUBJECT TO INSPECTION AND APPROVAL BY APPROPRIATE INSPECTORS AND THE OWNER'S REPRESENTATIVE.
  - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - IRRIGATION CONTROLLER TO BE PROVIDED BY LICENSED ELECTRICIAN.
  - ALL LATERAL AND MAIN LINES IN SYSTEM WILL BE CONTAINED IN SLEEVES WHEREVER CONCRETE IS TO BE OVERLAID. MAXIMUM LENGTH OF SWING PIPE ON ROTARY HEADS SHALL BE 10 FT., MINIMUM LENGTH SHALL BE 2 FT. MAXIMUM LENGTH OF SWING PIPE ON BUBBLER HEADS TO BE 50'.
  - ALL MAINS SHALL BE BURIED AT A MINIMUM DEPTH OF 18 IN. ALL LATERALS AT A DEPTH OF 18 IN. ALL CONTROL WIRE PLACED BELOW IRRIGATION PIPING FOR PROTECTION.
  - CONTRACTOR TO INSTALL MANUAL DRAIN VALVES AT LOW POINT ON ALL MAIN LINES.
  - SEE SHEET I-3 FOR DETAILS.
  - SYSTEM IS DESIGNED TO OPERATE AT 55 PSI, PROVIDING MINIMUM 45 PSI AT HEADS.
  - WHERE IRRIGATION IS TO BE LOCATED ADJACENT TO FENCING, LATERALS SHALL BE LOCATED 12 INCHES FROM BACK OF WALK AND 3 INCHES FROM FACE OF FENCE.
  - PIPE FROM CONTROL VALVE TO FIRST "TEE" TO USE 1/2" LARGER THAN VALVE UNLESS NOTED OTHERWISE
  - PIPE SIZE NOTATION INDICATES MINIMUM PIPE SIZE DOWNSTREAM FROM THAT POINT.

**CIAVONNE, ROBERTS & ASSOCIATES, INC.**  
LAND PLANNING AND LANDSCAPE ARCHITECTURE

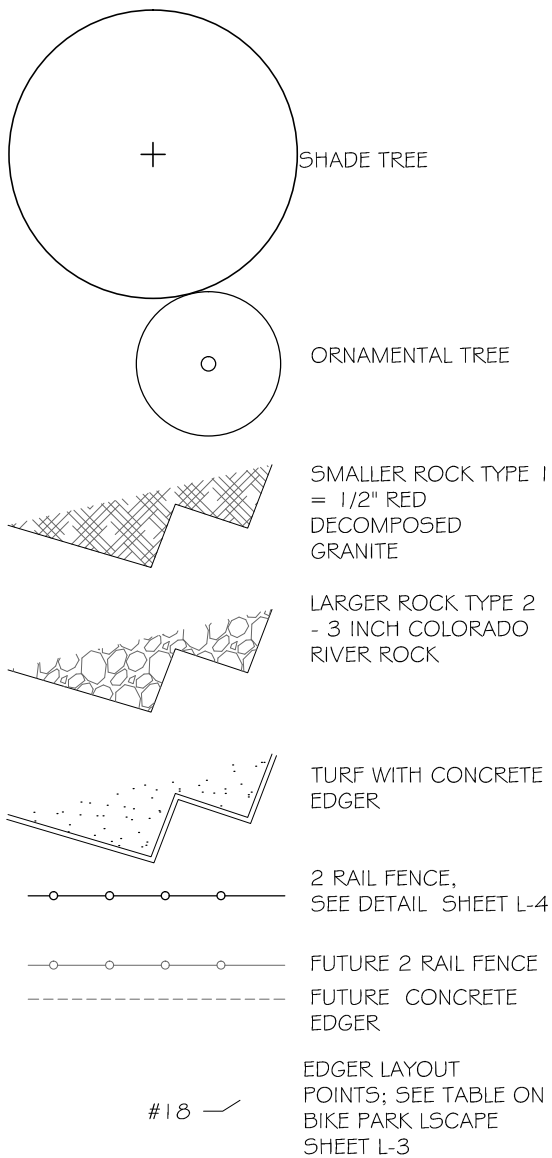
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REVISION Δ			CR	4-29-2020	
REVISION Δ			MH	4-29-2020	
REVISION Δ			TCP	2020	
REVISION Δ					



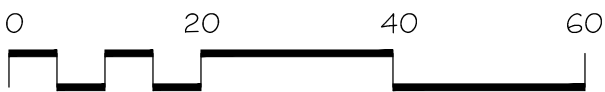
**PUBLIC WORKS ENGINEERING DIVISION**

**The Riverfront at Dos Rios  
DOS RIOS PARK**

# LANDSCAPE LEGEND



**NOTES**  
 \* SEE SHEET L-3 FOR PLANTING NOTES AND DETAILS.  
 \* SEE SHEET L-4 FOR FENCING DETAIL, PLANT LIST, SEED MIX AND EDGER LAYOUT POINTS  
 \*BIKE TRACK AND OBJECTS ARE AN APPROXIMATION FROM AMERICAN RAMP CO.



CIAVONNE, ROBERTS & ASSOCIATES, INC.  
 LAND PLANNING AND LANDSCAPE ARCHITECTURE

SEE "RESPONSE TO COMMENTS" DOCUMENTS, AS MAJORITY OF SHEET HAS BEEN REVISED.

REVISION	DESCRIPTION	DATE
REVISION Δ	REVISIONS PER GJ CITY FORESTER AND HORTICULTURE COMMENTS	4-15-2021
REVISION Δ		
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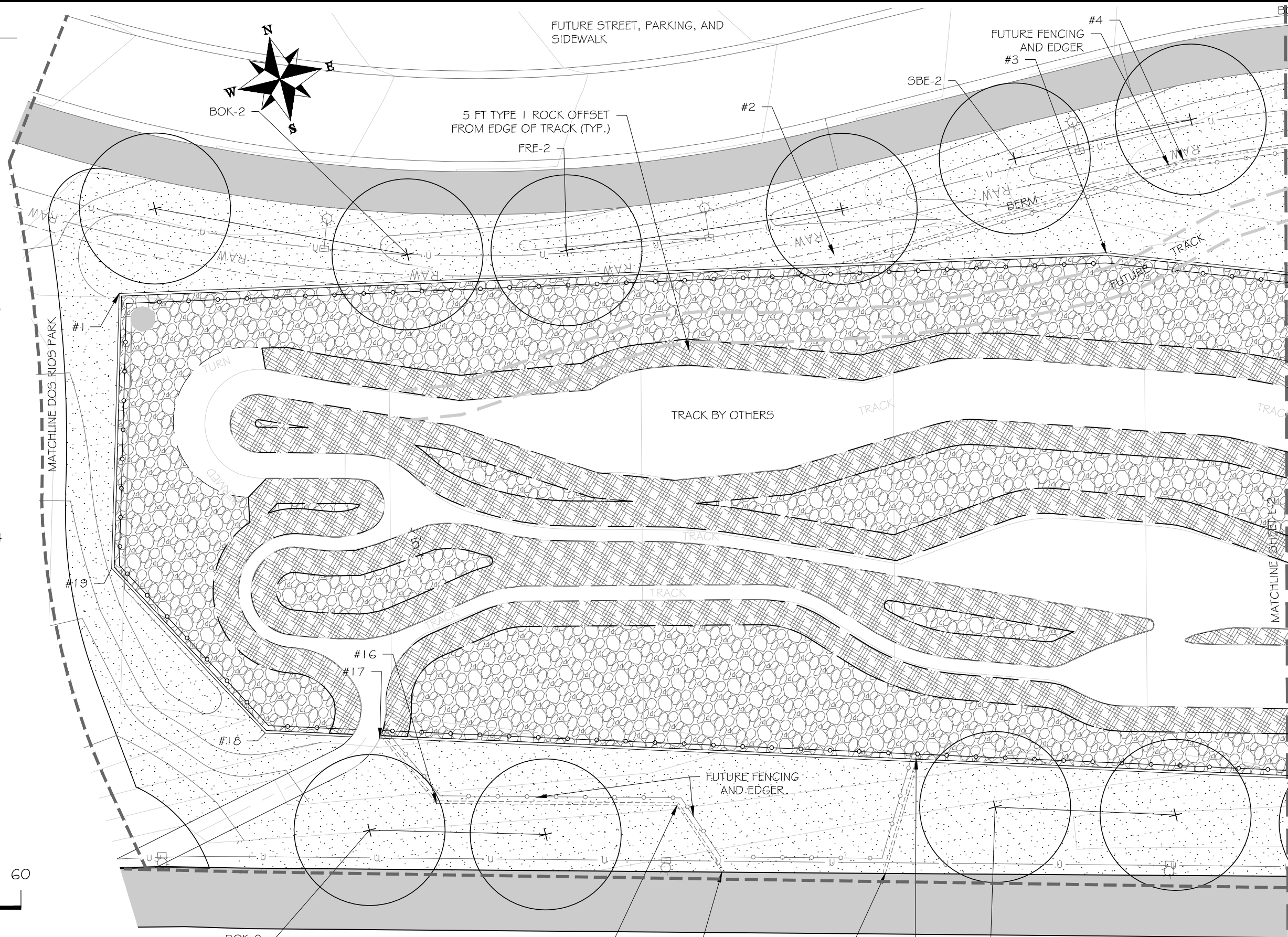
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CHECKED BY	CR	DATE	4-29-2020
APPROVED BY	TCP	DATE	4-29-2020



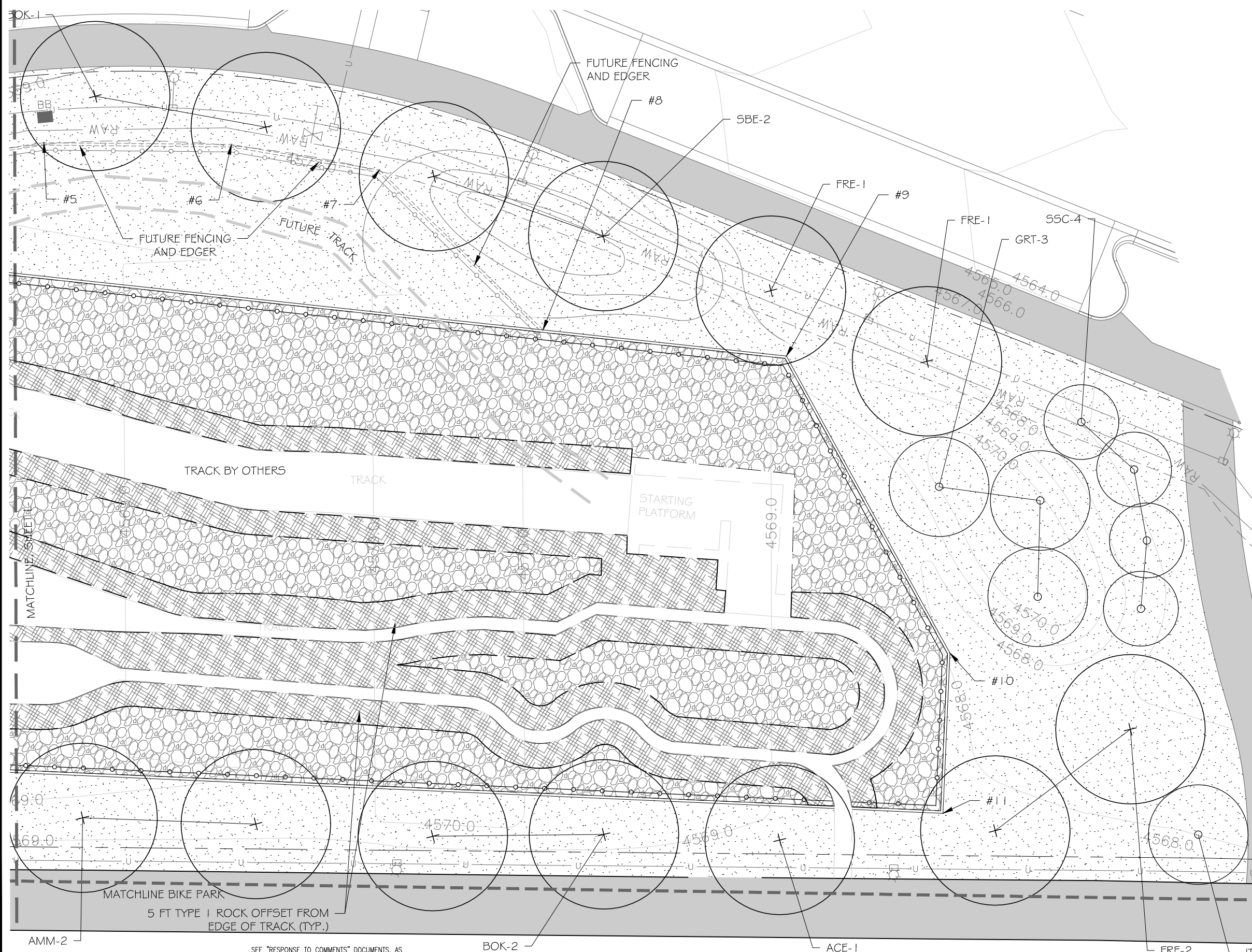
PUBLIC WORKS  
 ENGINEERING DIVISION

The Riverfront at Dos Rios  
 Bike Park Area Landscape

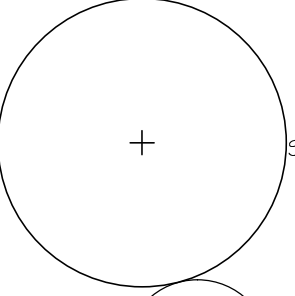
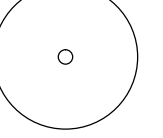
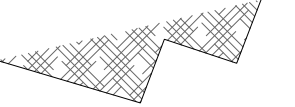
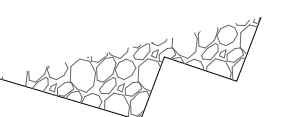

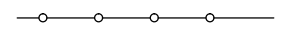



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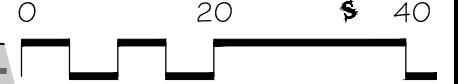
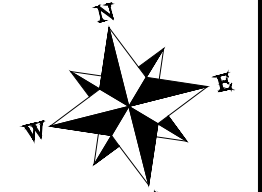
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LANDSCAPE LEGEND

-  SHADE TREE
-  ORNAMENTAL TREE
-  SMALLER ROCK TYPE 1  
= 1/2" RED DECOMPOSED GRANITE
-  LARGER ROCK TYPE 2  
- 3 INCH COLORADO RIVER ROCK
-  TURF WITH CONCRETE EDGER
-  2 RAIL FENCE, SEE DETAIL SHEET L-4
-  FUTURE 2 RAIL FENCE
-  FUTURE CONCRETE EDGER
-  EDGER LAYOUT POINTS; SEE TABLE ON BIKE PARK LSCAPE SHEET L-3

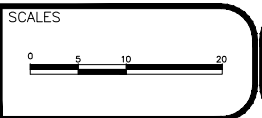
**NOTES**  
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REVISION	DESCRIPTION	DATE
REVISION Δ	REVISIONS PER GJ CITY FORESTER AND HORTICULTURE COMMENTS	4-15-2021
REVISION Δ		
REVISION Δ		
REVISION Δ		

SEE "RESPONSE TO COMMENTS" DOCUMENTS, AS MAJORITY OF SHEET HAS BEEN REVISED.

DRAWN BY MH DATE 4-29-2020  
 DESIGNED BY MH DATE 4-29-2020  
 CHECKED BY CR DATE 4-29-2020  
 APPROVED BY TGP DATE



PUBLIC WORKS  
ENGINEERING DIVISION

The Riverfront at Dos Rios  
Bike Park Area Landscape

GIAVONNE, ROBERTS & ASSOCIATES, INC.  
LAND PLANNING AND LANDSCAPE ARCHITECTURE

EVERGREEN (OPPOSITE SIDE SAME)      DECIDUOUS (OPPOSITE SIDE SAME)

NOTES:

1. ALL BEDS SHALL BE PITCHED TO DRAIN AT 3% MIN.
2. ALL BEDS TO RECEIVE WEED CONTROL FABRIC ON FINISHED GRADE UNDER MULCH UNLESS OTHERWISE NOTED.

3. BACKFILL MIX:

1/3 SOIL AMENDMENT  
 2/3 SOIL FROM PIT  
 INCORPORATE BIOSOL PLANTERS MIX, OR A MIX OF 50 LBS BIOSOL, 10 LBS HUMATE, 1 LB ALL PURPOSE MYCORRHIZAE AT THE FOLLOWING RATES:  
 1/2 CUP PER 1 GAL PERENNIAL  
 1 CUP PER 5 GAL SHRUB  
 2 CUPS PER 2" CALIPER TREE  
 MIX THOROUGHLY PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

30" STAKE DRIVEN FLUSH. 1/2 GA. WIRE FROM STAKE TO 1" MIN. NYLON STRAP AROUND TRUNK

PREPARED BACKFILL,

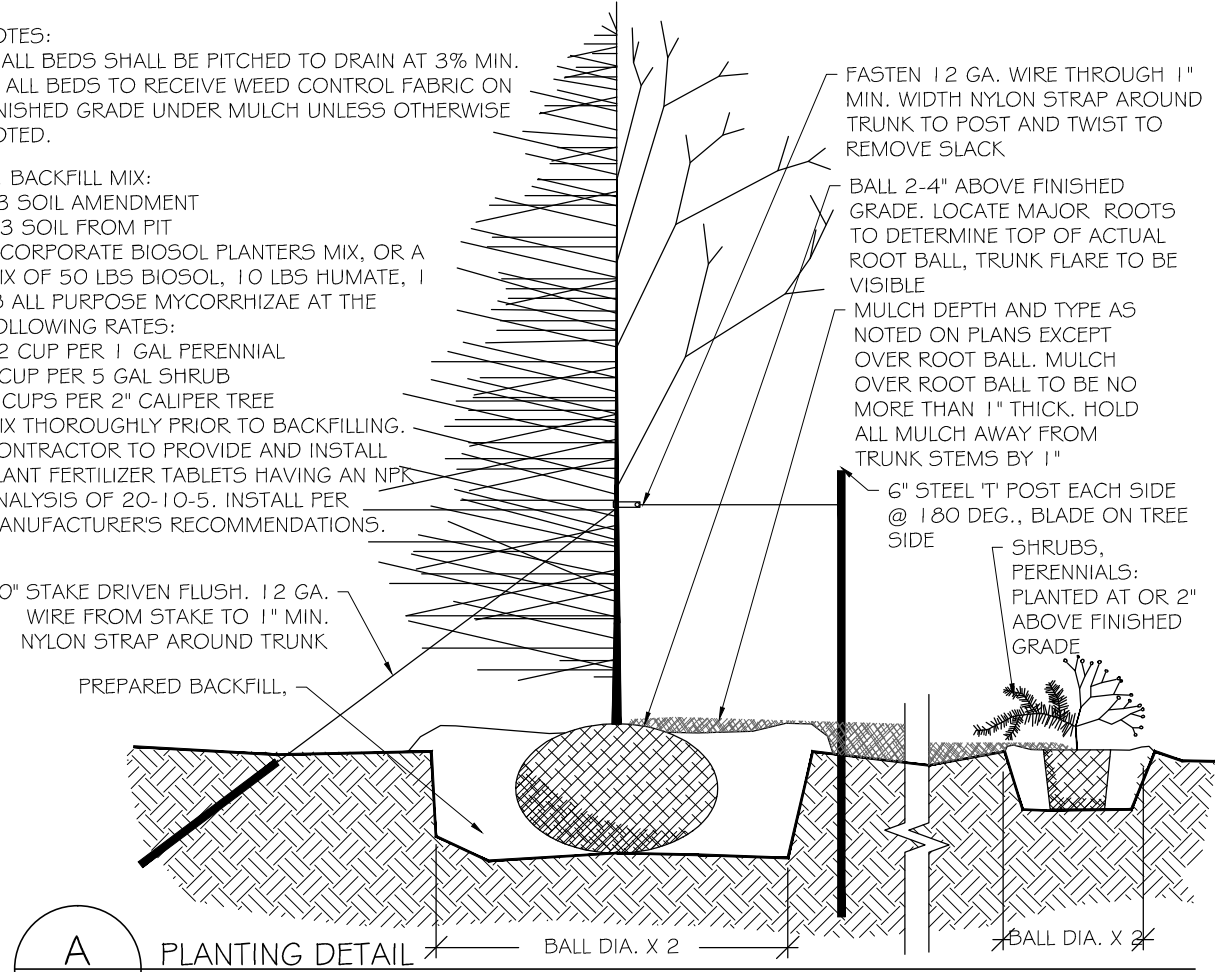
FASTEN 1/2 GA. WIRE THROUGH 1" MIN. WIDTH NYLON STRAP AROUND TRUNK TO POST AND TWIST TO REMOVE SLACK

BALL 2-4" ABOVE FINISHED GRADE. LOCATE MAJOR ROOTS TO DETERMINE TOP OF ACTUAL ROOT BALL, TRUNK FLARE TO BE VISIBLE

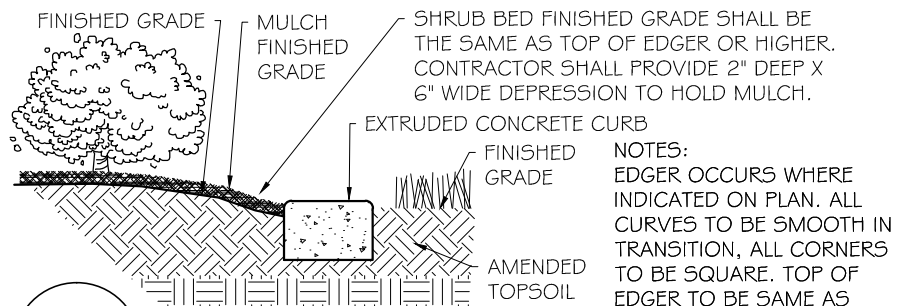
MULCH DEPTH AND TYPE AS NOTED ON PLANS EXCEPT OVER ROOT BALL. MULCH OVER ROOT BALL TO BE NO MORE THAN 1" THICK. HOLD ALL MULCH AWAY FROM TRUNK STEMS BY 1"

6" STEEL 'T' POST EACH SIDE @ 180 DEG., BLADE ON TREE SIDE

SHRUBS, PERENNIALS: PLANTED AT OR 2" ABOVE FINISHED GRADE



**A**  
L-3  
PLANTING DETAIL  
NOT TO SCALE



**B**  
L-3  
CONCRETE MOWSTRIP  
NOT TO SCALE

PLANTING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.
3. EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
4. ALL LAWN AREAS TO RECEIVE SOIL AMENDMENT. SHRUB BEDS TO RECEIVE 3 INCH DEPTH OF ROCK MULCH.
5. AREAS TO BE PLANTED (AS PER DRAWINGS) TO RECEIVE SOIL AMENDMENT. REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LAWN AREAS TO RECEIVE 6 YDS/1000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6".
6. SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL LAWN AREAS.
7. SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
8. NO WEED FABRIC TO BE USED IN THIS PROJECT
9. TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN. CONTRACTOR SHALL NOTIFY THE GRAND JUNCTION CITY FORESTER OF PLANNED SCHEDULE FOR TREE INSTALLATION THROUGH EMAIL TO forestry@gjcity.org. ANY SUBSTITUTIONS TO TREE SPECIES MUST BE APPROVED BY CITY FORESTER.
10. ROCK MULCH SHALL BE OF TYPES SPECIFIED PER AREA ON PLANS. ROCK SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
11. DI-AMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.
12. LAWN AREAS ARE TO BE HYDROSEED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
13. CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.

NOTE:

STATE LAW REQUIRES THESE PLANS TO BE PREPARED AND STAMPED BY A LICENSED LANDSCAPE ARCHITECT. SUBSEQUENTLY, ANY CHANGES OR MODIFICATIONS TO THESE PLANS, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL SUBSTITUTIONS AND/OR RELOCATIONS, MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO SO IS CONSIDERED A CRIMINAL OFFENSE PER CRS 12-45.

SEE "RESPONSE TO COMMENTS" DOCUMENTS, AS MAJORITY OF SHEET HAS BEEN REVISED.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ	REVISIONS PER GJ CITY FORESTER AND HORTICULTURE COMMENTS	4-15-2021	MH	4-29-2020	0 5 10 20
REVISION Δ			MH	4-29-2020	
REVISION Δ			CR	4-29-2020	
REVISION Δ			TCP	2020	



PUBLIC WORKS  
ENGINEERING DIVISION

The Riverfront at Dos Rios  
Bike Park Area Landscape



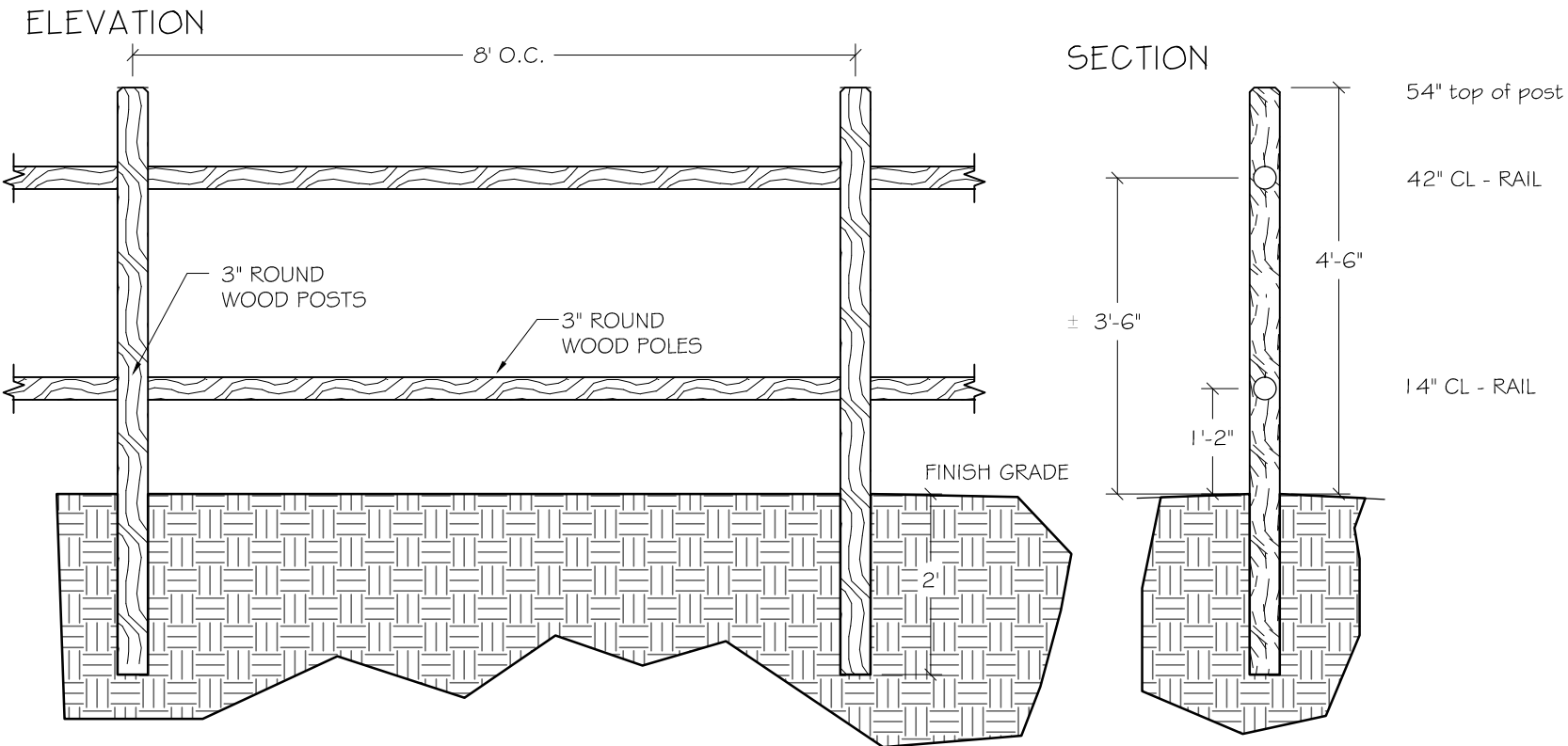
CONCRETE LANDSCAPE EDGER  
POINT OF INTERSECTION TABLE

PNT#	NORTHING	EASTING	EDGER IN THIS CONTRACT	EDGER IN FUTURE
1	32829.7	89309.8	X	
2	32800.5	89450		X
3	32789.7	89501.9	X	
4	32803.9	89521.2		X
5	32801.3	89547.6		X
6	32791.7	89584.1		X
7	32779.5	89611.7		X
8	32740.3	89635.7		X
9	32723.3	89681.9	X	
10	32657.3	89699.2	X	

CONCRETE LANDSCAPE EDGER  
POINT OF INTERSECTION TABLE

PNT#	NORTHING	EASTING	EDGER IN THIS CONTRACT	EDGER IN FUTURE
11	32626.4	89690	X	
12	32700.9	89441		X
13	32680.9	89429.3		X
14	32689.1	89397.9		X
15	32704.1	89392.5		X
16	32716.1	89346.2		X
17	32731.9	89338.7		X
18	32738	89316.6	X	
19	32777.1	89295.1	X	

\*\* FUTURE POINTS ARE PROVIDED FOR CURRENT CONTRACT IRRIGATION LAYOUT CONVENIENCE



**A**  
**L-4** 2 RAIL FENCE  
NOT TO SCALE

"LO-MOW" FESCUE LAWN SEED MIX:

\*AVAILABLE FROM PRAIRIE NURSERY.COM  
<https://www.prairienursery.com/resources-and-guides/no-mow-resources/>

HYDROSEED 5 lbs/1 000 sf

HYDROMULCH:  
FOLLOWING SEED APPLICATION, HYDROMULCH 50 lbs/1 000 sf.

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
<i>Deciduous Trees</i>					
1	ACE	Accolade Elm	Ulmus morton	2"	50-60'
2	AMM	Amur maackia	Maackia amurensis	2"	20-30'
7	BOK	Burr Oak	Quercus macrocarpa	2"	50-60'
6	FRE	Frontier Elm	Ulmus x Frontier	2"	25-35'
3	GRT	Golden Rain Tree	Koelreuteria paniculata	1-1/2"	25-30'
2	HBV	Hackberry	Celtis occidentalis	2"	35-60'
1	JTL	Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1-1/2"	15-18'
4	SBE	Sensation Box Elder	Acer negundo 'Sensation'	2"	25-40'
4	SSA	Spring Snow Crabapple	Malus 'Spring Snow'	1-1/2"	15-20'

- NOTES:  
1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.  
2. QUANTITIES SHOWN ARE INCLUSIVE OF ALL SHEETS



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REVISION Δ			CR	4-29-2020	
REVISION Δ			TCP	2020	



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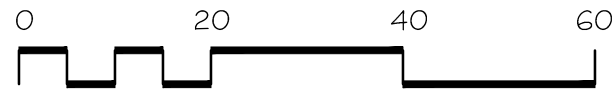
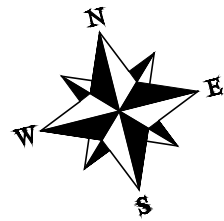
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# LEGEND

- RAINBIRD 1804 SERIES SPRAY HEAD WITH R-VAN ROTARY NOZZLE
- R-VAN 14 NOZZLE
- 360 R-VAN 14 360 NOZZLE
- R-VAN 18 NOZZLE
- 360 R-VAN 18 360 NOZZLE
- R-VAN 24 NOZZLE
- 360 R-VAN 24 360 NOZZLE
- 1" 12" CL900 RAW WATER SUPPLY
- CLASS 200 PVC MAIN, 3"
- LATERAL PVC PIPING 1" UNLESS NOTED OTHERWISE
- 2" PIPE SIZING
- IRRIGATION SLEEVE, 4" UNLESS NOTED OTHERWISE
- IRRIGATION CONNECTION DETAIL AI-3
- RAINBIRD LX-D IRRIGATION CONTROLLER WITH GROUND, DETAIL CI-3, D/I-3
- RAINBIRD PEB ZONE VALVE, SIZE PER VALVE SCHEDULE, DETAIL B/I-3
- QUICK COUPLER VALVE DETAIL F/I-3
- MANUAL DRAIN VALVE DETAIL H/I-3
- ISOLATION VALVE

**NOTES**  
SEE SHEET I-3 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.



## IRRIGATION VALVE SCHEDULE

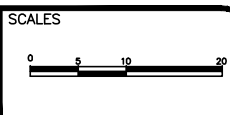
VALVE #	SIZE	TYPE	GPM	PRECIP RATE
#1	1-1/2"	TURF STREAM ROTOR	51	.62 in/hr
#2	1-1/2"	TURF STREAM ROTOR	79/56	.62 in/hr
#3	1-1/2"	TURF STREAM ROTOR	67/57	.62 in/hr

\* SECOND GPM ESTIMATE IS FOLLOWING BIKE PARK EXPANSION  
\* OPTIMUM PRESSURE FOR ZONES: 45 PSI



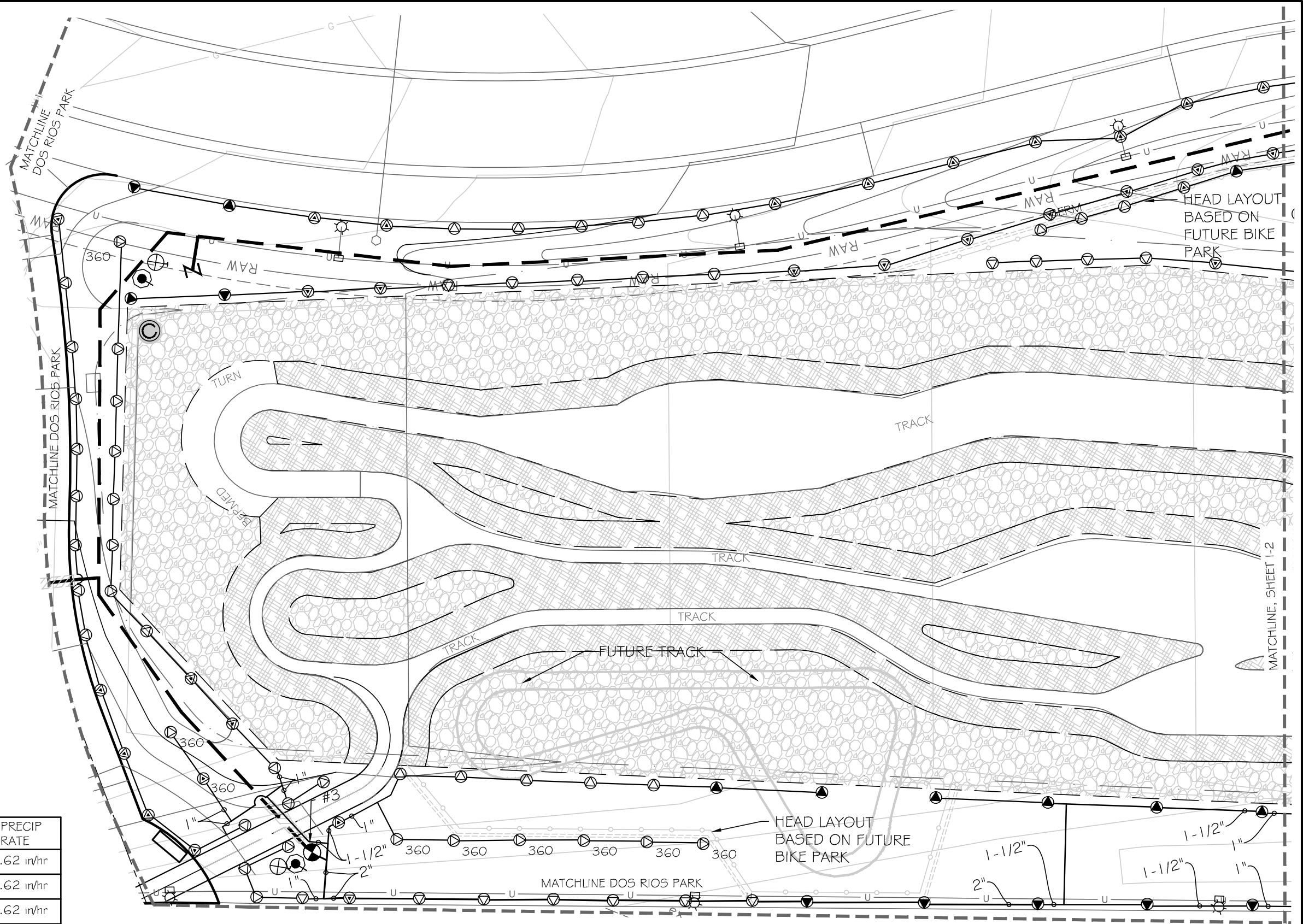
SHOWS WEST EDGE OF BIKE PARK IRRIGATION

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REVISION Δ	REVISIONS PER GJ CITY FORESTER AND HORTICULTURE COMMENTS		CR	4-29-2020
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REVISION Δ			MH	4-29-2020
REVISION Δ			TCP	2020

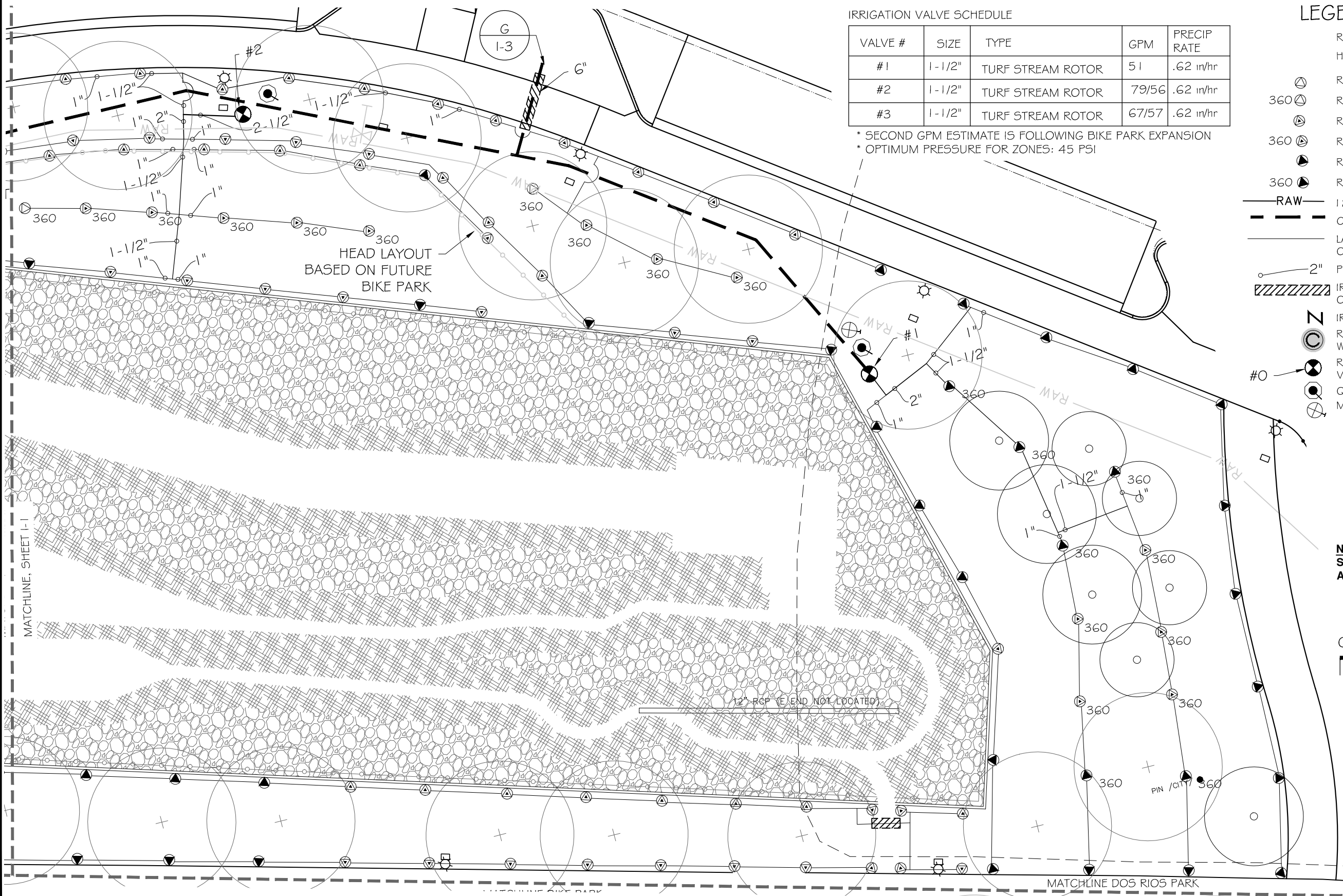


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**The Riverfront at Dos Rios  
Bike Park Area Irrigation**



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IRRIGATION VALVE SCHEDULE

VALVE #	SIZE	TYPE	GPM	PRECIP RATE
#1	1-1/2"	TURF STREAM ROTOR	51	.62 in/hr
#2	1-1/2"	TURF STREAM ROTOR	79/56	.62 in/hr
#3	1-1/2"	TURF STREAM ROTOR	67/57	.62 in/hr

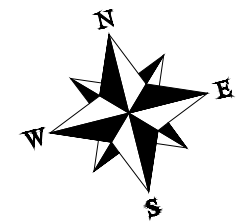
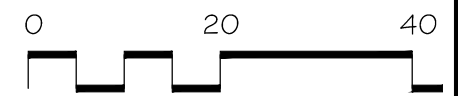
\* SECOND GPM ESTIMATE IS FOLLOWING BIKE PARK EXPANSION  
 \* OPTIMUM PRESSURE FOR ZONES: 45 PSI

LEGEND

- RAINBIRD 1804 SERIES SPRAY HEAD WITH R-VAN ROTARY NOZZLE
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- CLASS 200 PVC MAIN, 3"
- LATERAL PVC PIPING 1" UNLESS NOTED OTHERWISE
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- IRRIGATION SLEEVE, 4" UNLESS NOTED OTHERWISE
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- QUICK COUPLER VALVE DETAIL F/I-3
- MANUAL DRAIN VALVE DETAIL H/I-3

NOTES

SEE SHEET I-3 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.



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REVISION			CR	4-29-2020	
REVISION			CR	4-29-2020	
REVISION			MH	4-29-2020	
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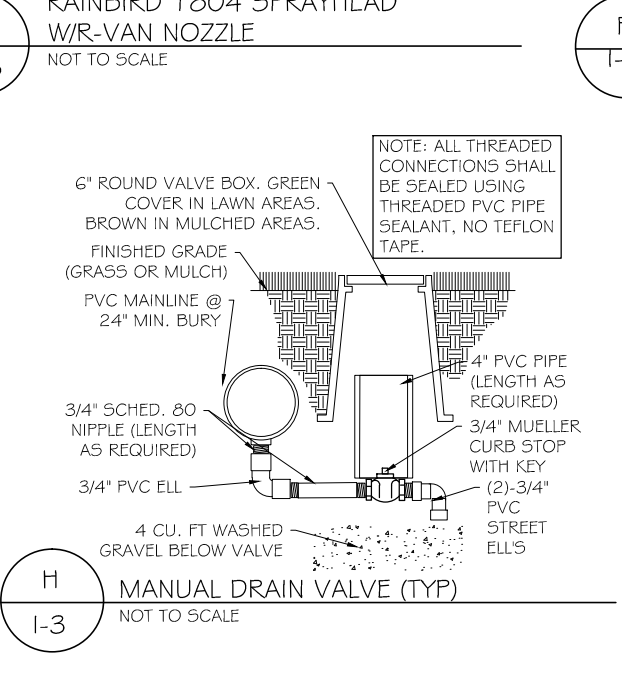
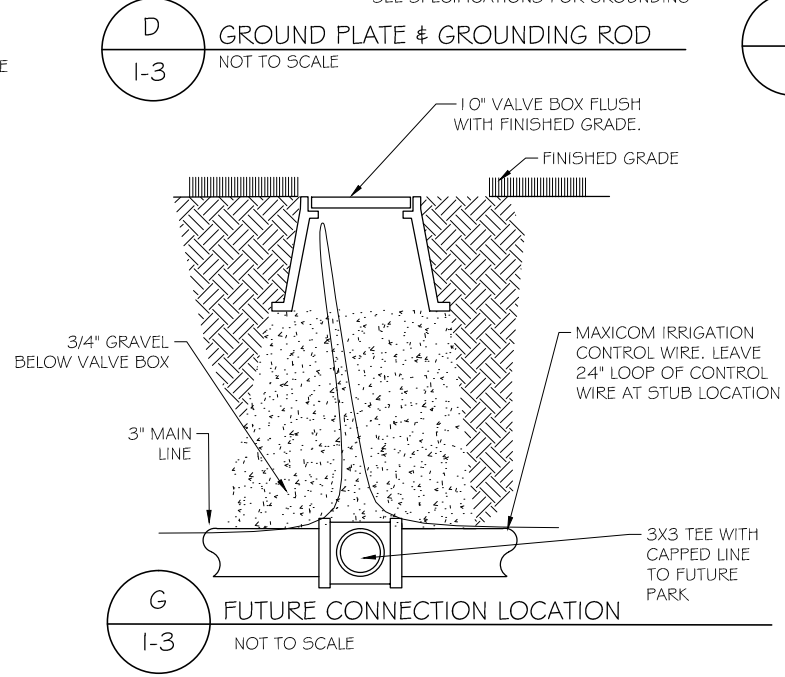
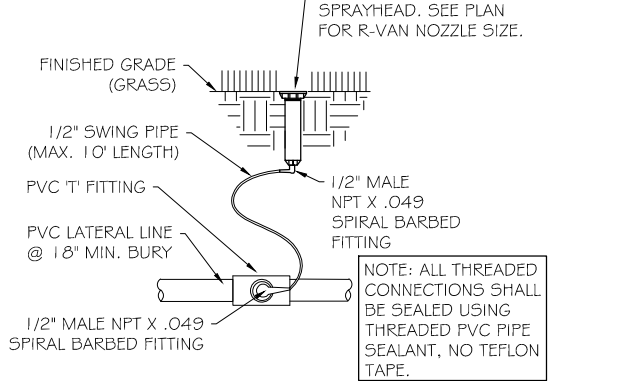
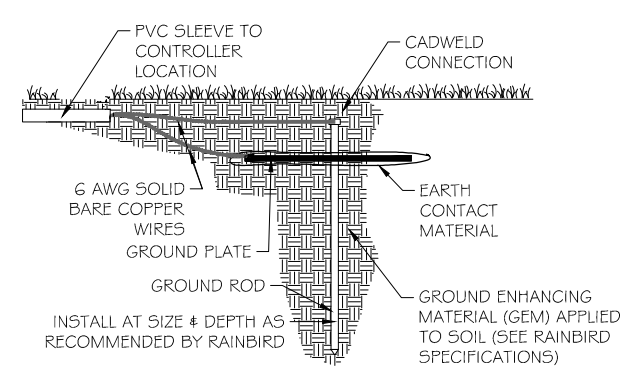
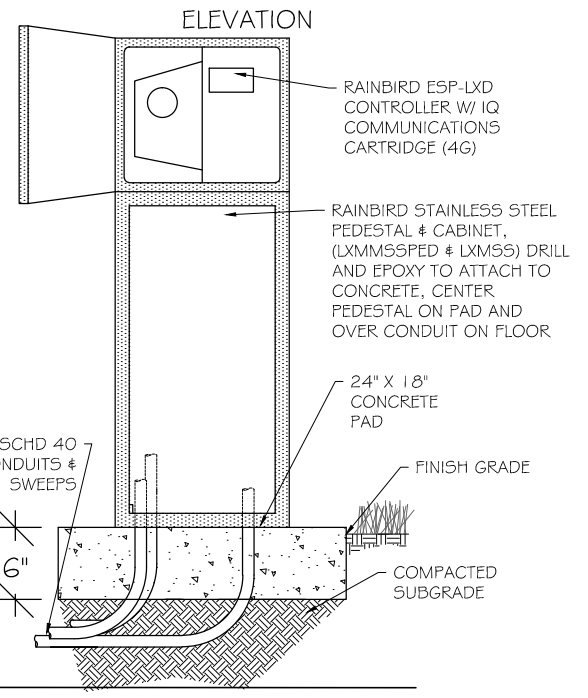
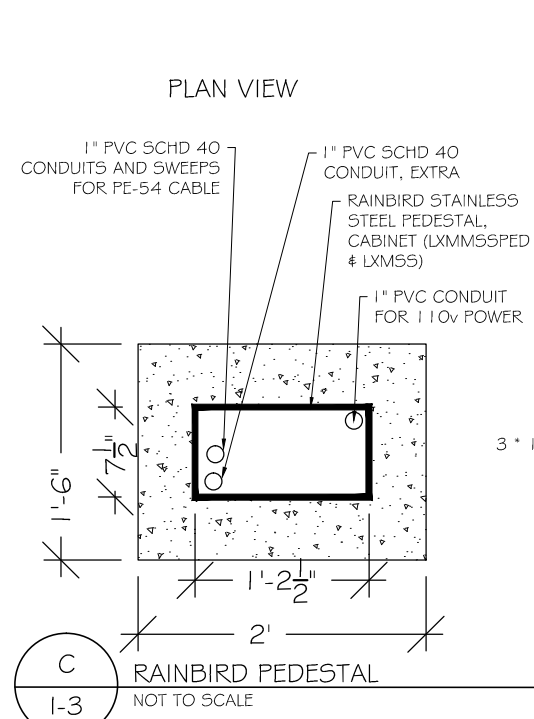
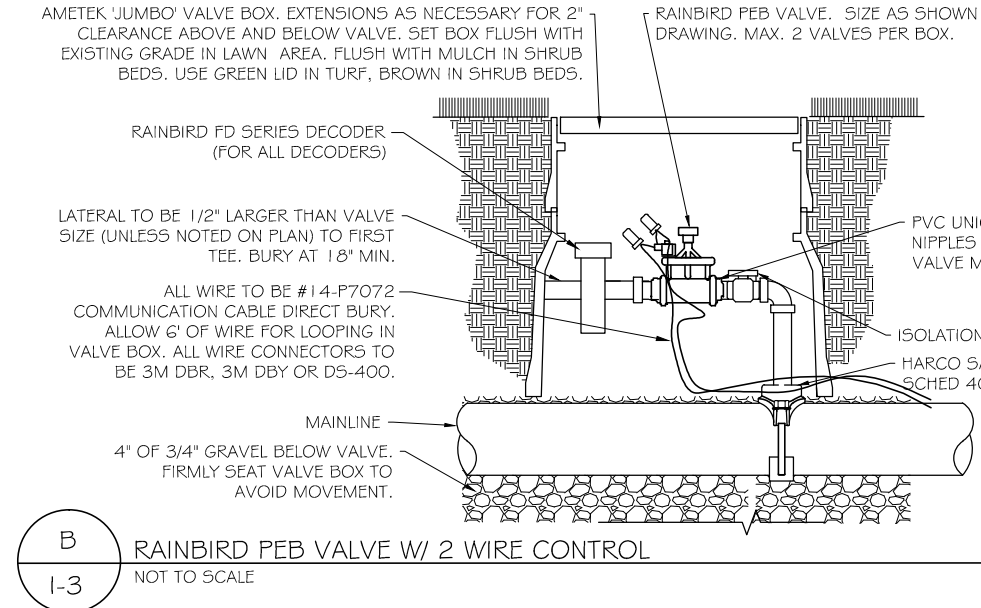
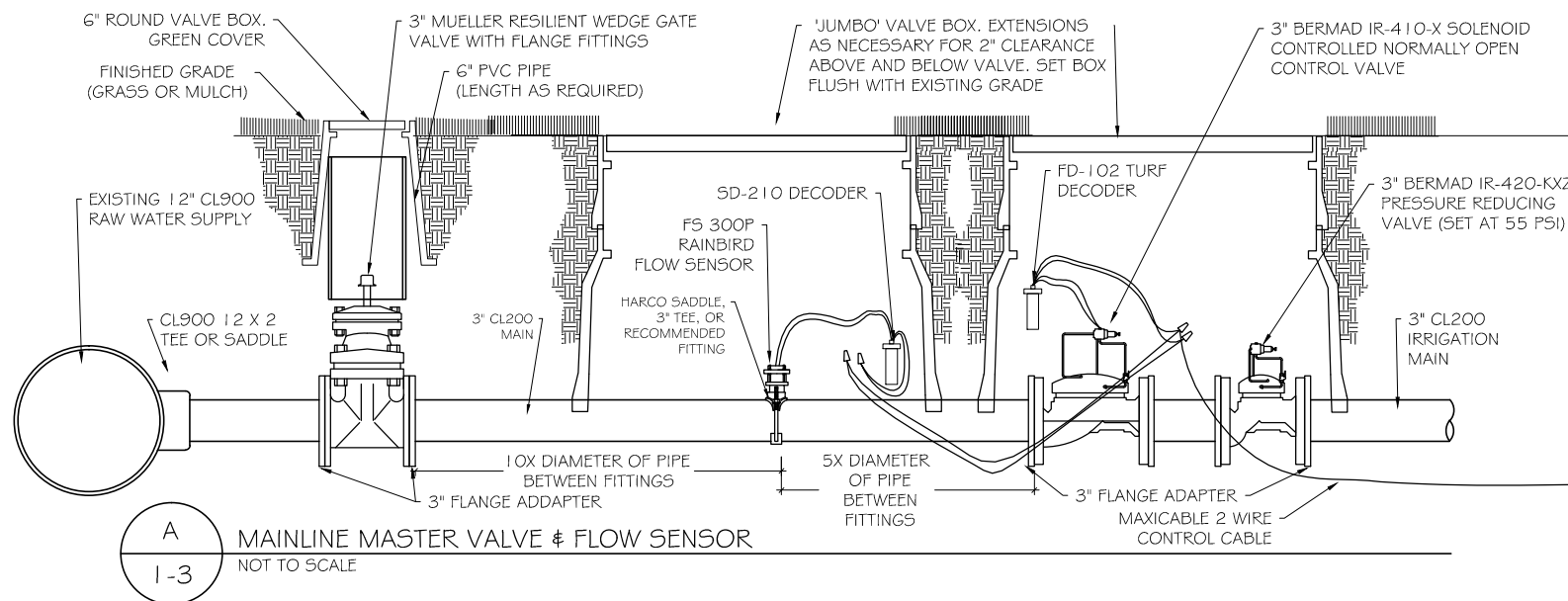
PUBLIC WORKS ENGINEERING DIVISION

The Riverfront at Dos Rios  
Bike Park Area irrigation

GIAVONNE, ROBERTS & ASSOCIATES, INC.  
LAND PLANNING AND LANDSCAPE ARCHITECTURE



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**IRRIGATION NOTES:**

1. ALL WORK SHALL BE PER EXISTING COUNTY OR STATE CODE AND IS SUBJECT TO INSPECTION AND APPROVAL BY APPROPRIATE INSPECTORS AND THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. IRRIGATION CONTROLLER TO BE PROVIDED BY LICENSED ELECTRICIAN.
4. ALL LATERAL AND MAIN LINES IN SYSTEM WILL BE CONTAINED IN SLEEVES WHEREVER CONCRETE IS TO BE OVERLAID.
5. MAXIMUM LENGTH OF SWING PIPE ON ALL HEADS SHALL BE 10 FT., MINIMUM LENGTH SHALL BE 2 FT.
6. ALL MAINS SHALL BE BURIED AT A MINIMUM DEPTH OF 18 IN. ALL LATERALS AT A DEPTH OF 18 IN. ALL CONTROL WIRE PLACED BELOW IRRIGATION PIPING FOR PROTECTION.
7. CONTRACTOR TO INSTALL MANUAL DRAIN VALVES AT LOW POINT ON ALL MAIN LINES.
8. SEE SHEET I-3 FOR DETAILS.
9. SYSTEM IS DESIGNED TO OPERATE AT 55 PSI, PROVIDING MINIMUM 45 PSI AT HEADS.
10. WHERE IRRIGATION IS TO BE LOCATED ADJACENT TO FENCING, LATERALS SHALL BE LOCATED 12 INCHES FROM BACK OF WALK AND 3 INCHES FROM FACE OF FENCE.
11. PIPE FROM CONTROL VALVE TO FIRST "TEE" TO USE 1/2" LARGER THAN VALVE UNLESS NOTED OTHERWISE
12. PIPE SIZE NOTATION INDICATES MINIMUM PIPE SIZE DOWNSTREAM FROM THAT POINT.

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REVISION			CR	4-29-2020	
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REVISION			ICP	2020	
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**PUBLIC WORKS ENGINEERING DIVISION**

**The Riverfront at Dos Rios Bike Park Area Irrigation**

