

**Aerial Image Flight Date:  
11/22/2022 Approx. 10:00 AM**

Project Name:  
**Dos Rios Beach**

PARCEL NUMBER: 2945-221-23-002  
OWNER: CITY OF GRAND JUNCTION  
ADDRESS: 301 DOS RIOS CT  
GRAND JUNCTION, CO 81501

Landscape Architect:  
**VISION DESIGN STUDIO, INC.**  
677 25 Road Grand Junction, CO 81505  
Phone: 970.210.2155 Email: rb@viz.biz  
Web: www.viz.biz  
Landscape Architecture | Visual Simulation | Graphic Design

Registration:  
**Robert A. Breeden**  
LA 462  
03/01/2008  
Original State of Licensure  
STATE OF COLORADO  
LICENSED LANDSCAPE ARCHITECT

Project Location

- Sheet Index:
- EX1/EX2- Existing Conditions**
  - D1/D2 - Demolition Plans**
  - G1/G2 - Grading Plans**
  - L1/L2 - Landscape Plans**
  - L3 - Enlargement Plan**
  - IR1/IR2- Irrigation Plans**
  - IR3/IR4- Irrigation Details**

Submittal:  
**Phase 1**

Sheet Title:  
**Existing Conditions**

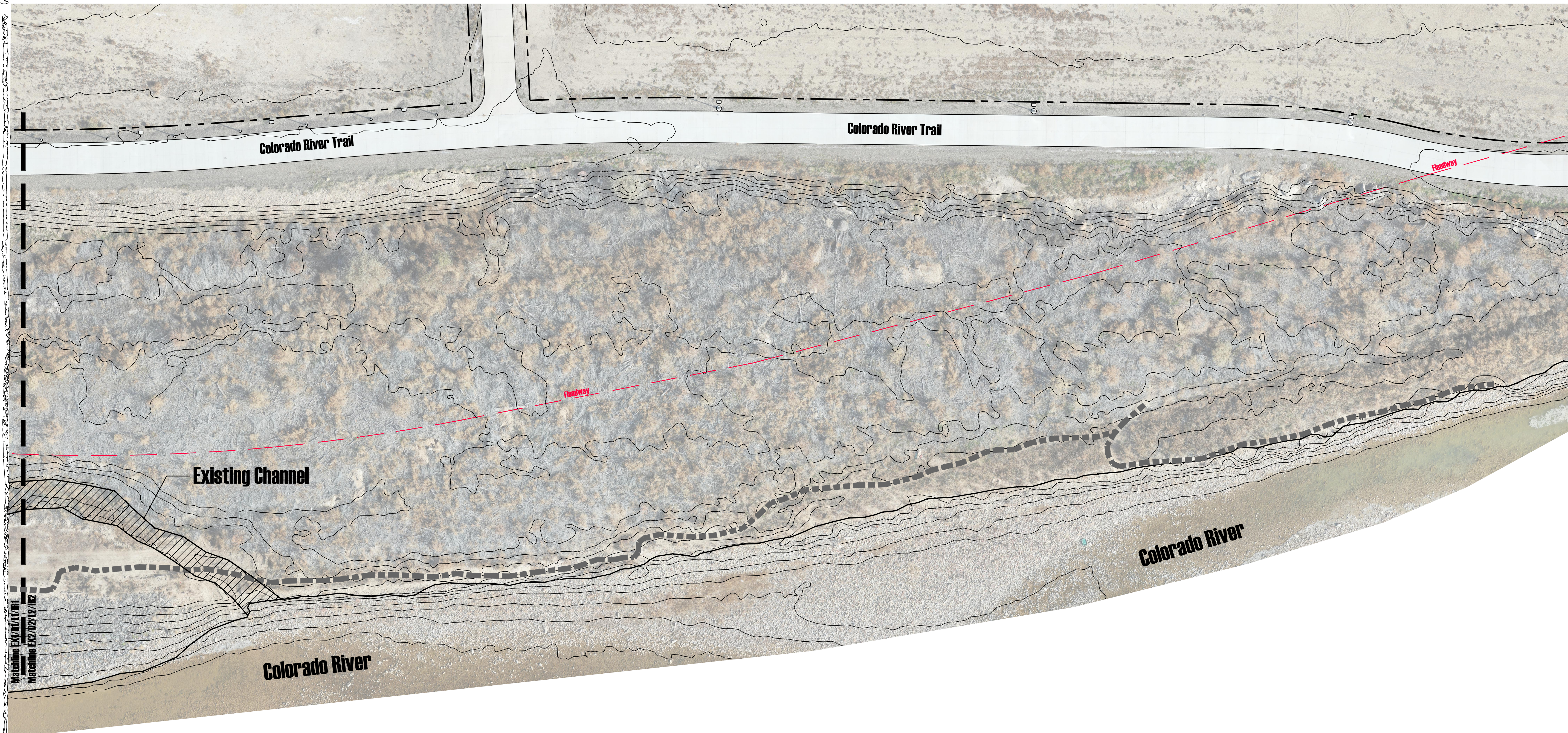
Project: Dos Rios Beach  
Date: December 13, 2022  
Scale:

North  
**EX1**

SCALE:  
1" = 20'

**Preliminary**  
Not For Construction

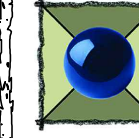
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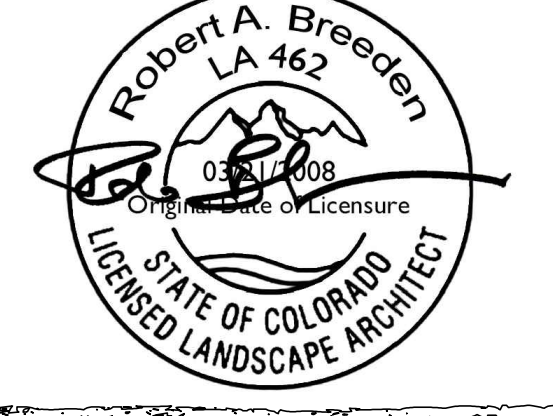


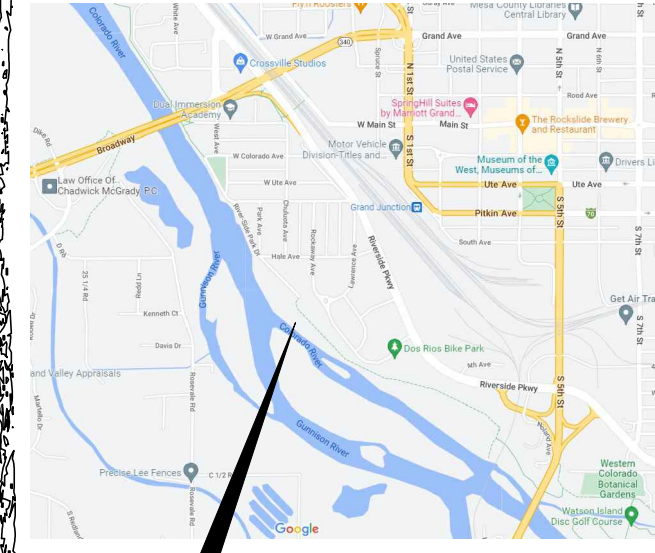
Matching EX1/D1/L1/IR1  
 Matching EX2/D2/L2/IR2

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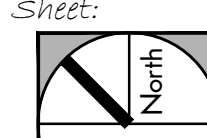
  
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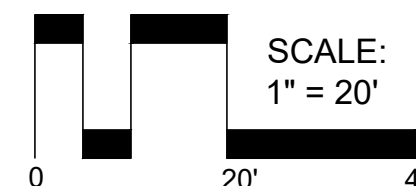
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Submittal:  
**Phase 1**

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**Existing Conditions**

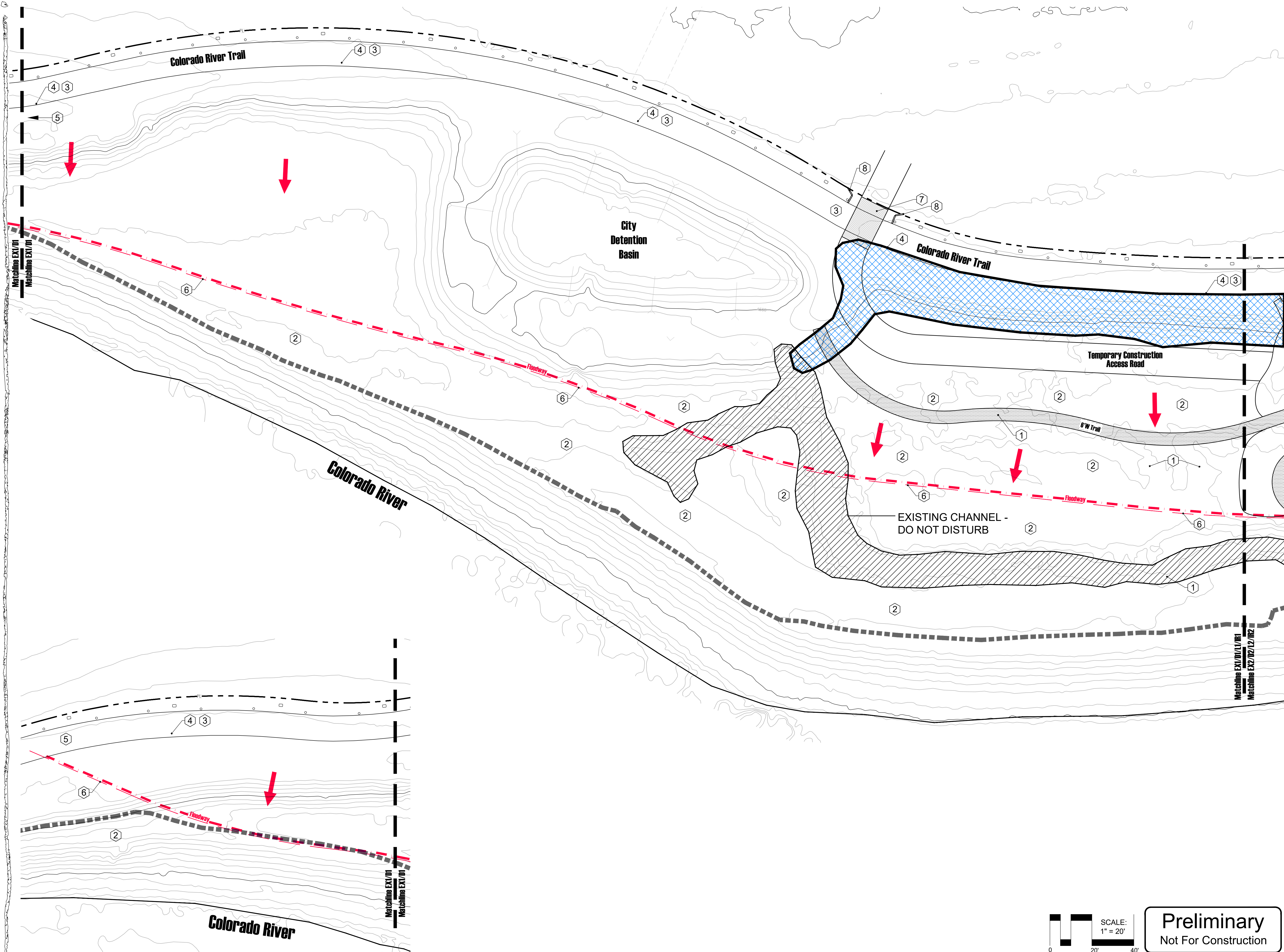
Project: Dos Rios Beach  
 Date: December 13, 2022  
 Scale:

Sheet:  
  
**EX2**

 SCALE:  
 1" = 20'

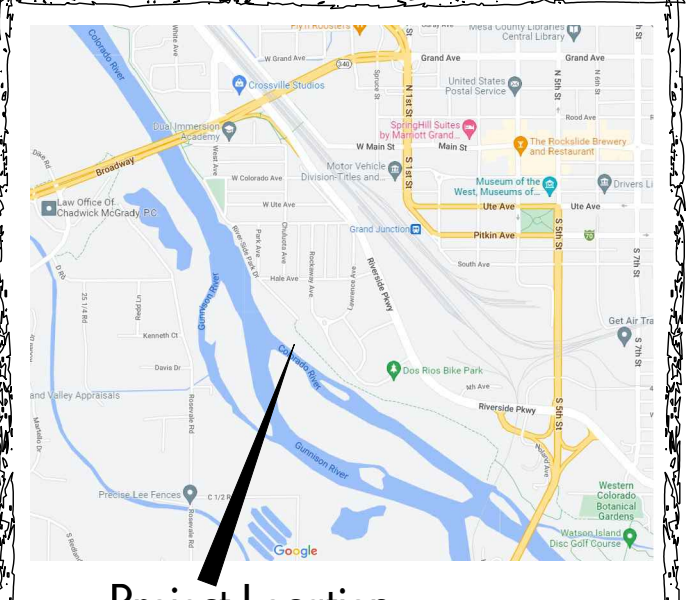
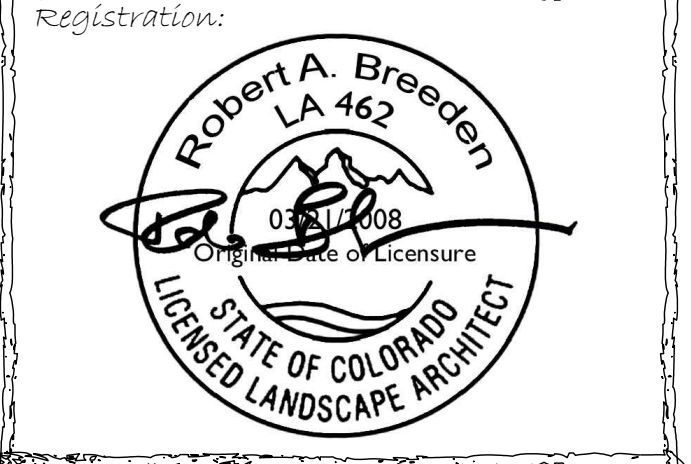
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**Legend**

- EXISTING FOOTPATH
- SEDIMENT FENCE SEE DETAIL 1/EC1
- DIRECTION OF FLOW
- BOULDER WALL EXCAVATION AREA - SEE GRADING PLAN

**Key Notes**

- 1 CLEARING & GRUBBING AREA: PATHS & GATHERING AREAS - SEE NOTES.
- 2 CLEARING & GRUBBING AREA: REVEGETATION AREAS - SEE NOTES.
- 3 EXISTING CONCRETE SIDEWALK
- 4 PROTECT EDGE OF SIDEWALK FROM EXCAVATION - HOLD ALL CUTS BACK A MIN. OF 12" FROM EDGE OF CONC.
- 5 PROTECT SIDEWALK AT LOCATION OF CROSSING PER DIRECTION OF THE CITY OF GRAND JUNCTION PUBLIC WORKS.
- 6 NO WORK SHALL BE CONDUCTED WITHIN THE FLOODWAY / BEYOND THE FLOODWAY LINE.
- 7 PROTECT CONCRETE FROM CONSTRUCTION VEHICLE DAMAGE
- 8 PROTECT BOLLARDS FROM CONSTRUCTION VEHICLE DAMAGE

Submittal:  
**Phase 1**

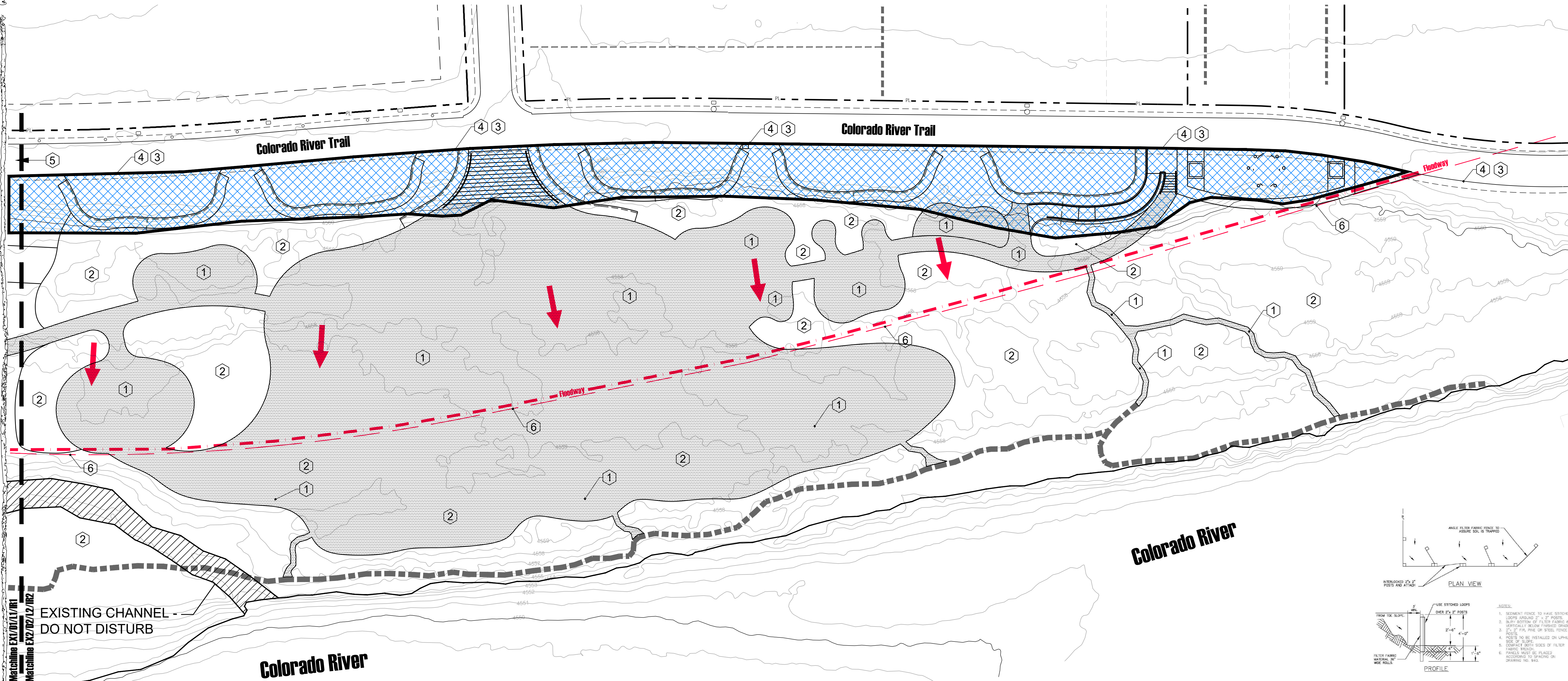
Sheet Title:  
**Demolition Plan-Task 1**

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**General Demolition Notes**

- CLEARING AND GRUBBING DESCRIPTION  
 A. NO WORK SHALL BE CONDUCTED WITHIN THE FLOODWAY. SURVEY FLOODWAY LINE PRIOR TO CONSTRUCTION AND MARK LINE CLEARLY WITH STAKES AND BRIGHT COLORED FLAGGING TAPE.  
 B. THIS WORK CONSISTS OF CLEARING, GRUBBING, REMOVING, AND DISPOSING OF VEGETATION AND DEBRIS WITHIN THE LIMITS OF THE PROJECT. EASEMENT AREAS, BORROW PITS, AND OTHER AREAS SHOWN ON THE PLAN. VEGETATION AND OBJECTS DESIGNATED TO REMAIN SHALL BE PRESERVED FREE FROM INJURY OR DEFACEMENT (IF APPLICABLE).
- CONSTRUCTION REQUIREMENTS  
 1. THE LANDSCAPE ARCHITECT WILL DESIGNATE ALL TREES, SHRUBS, PLANTS, AND OTHER OBJECTS TO REMAIN. EVERY OBJECT THAT IS DESIGNATED TO REMAIN AND IS DAMAGED SHALL BE REPAIRED OR REPLACED AS DIRECTED, AT THE CONTRACTOR'S EXPENSE.  
 2. CLEARING AND GRUBBING SHALL EXTEND TO THE TOE OF FILL OR THE TOP OF CUT SLOPES, UNLESS OTHERWISE DESIGNATED.  
 3. ALL SURFACE OBJECTS, TREES, STUMPS, ROOTS, AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN SHALL BE CLEARED AND GRUBBED. IN AREAS TO BE ROUNDED AT THE TOPS OF BACKSLOPES, STUMPS SHALL BE REMOVED TO AT LEAST 2 FEET BELOW THE SURFACE OF THE FINAL SLOPE LINE.  
 4. EXCEPT IN AREAS TO BE EXCAVATED, ALL HOLES RESULTING FROM THE REMOVAL OF OBSTRUCTIONS SHALL BE BACKFILLED WITH NATIVE SOIL AND COMPACTED TO MATCH THE NATIVE CONDITION.  
 5. BURNING OF PERISHABLE MATERIAL WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF GRAND JUNCTION FIRE DEPARTMENT. IF PERMITTED, PERISHABLE MATERIAL SHALL BE BURNED UNDER THE CONSTANT CARE OF THE CONTRACTOR, AT TIMES AND IN A MANNER THAT WILL NOT ENDANGER THE SURROUNDING VEGETATION, ADJACENT PROPERTY, OR OBJECTS DESIGNATED TO REMAIN. BURNING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND ORDINANCES.  
 6. NO MATERIAL OR DEBRIS SHALL BE DISPOSED OF WITHIN THE PROJECT LIMITS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF GRAND JUNCTION. MATERIAL OR DEBRIS THAT IS DISPOSED OF WITHIN THE PROJECT LIMITS SHALL BE BURIED TO A DEPTH OF AT LEAST 2 FEET AND THE SURFACE SHALL BE RESHAPED TO MATCH THE ADJACENT GROUND LINE. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO OBTAIN WRITTEN PERMISSION FROM PROPERTY OWNERS FOR DISPOSAL LOCATIONS OUTSIDE THE LIMITS AND VIEW OF THE PROJECT. COPIES OF THIS WRITTEN AGREEMENT SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT BEFORE THE DISPOSAL AREA IS USED.  
 7. ALL CLEARED MERCHANTABLE TIMBER SHALL BE REMOVED FROM THE PROJECT AND SHALL BECOME THE PROPERTY OF THE CONTRACTOR.  
 8. BRANCHES ON TREES OR SHRUBS SHALL BE REMOVED AS DIRECTED. BRANCHES OF TREES EXTENDING OVER THE ROADBED SHALL BE TRIMMED TO GIVE A CLEAR HEIGHT OF 20 FEET ABOVE THE ROADBED SURFACE. ALL TRIMMING SHALL BE DONE IN ACCORDANCE WITH GOOD TREE PRUNING PRACTICES.  
 9. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREAS WITHIN THE EXCAVATION OR EMBANKMENT GRADING LIMITS AND SHALL INCLUDE THE REMOVAL FROM THE GROUND OF BRUSH, ROOTS, SOIL, GRASS, RESIDUE OF AGRICULTURAL CROPS, SAWDUST, AND OTHER VEGETABLE MATTER.

**Pre-Construction Notes**

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS, CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
- SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.

**Erosion and Sediment Control Plan Notes**

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH CITY AND COUNTY PERMIT REQUIREMENTS.
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH CITY AND COUNTY PERMIT REQUIREMENTS.
- RETAIN A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN (ECS) ON SITE AT ALL TIMES IN A WEATHERPROOF CONTAINER.
- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESC. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESC IS A VIOLATION OF THE PERMIT.
- THE ESC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS.
- SUBMISSION OF ALL ESC REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESC REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS AS REQUIRED BY THE CITY AND/OR COUNTY.
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS.
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE DISTURBED AREAS. RE-VEGETATE DISTURBED AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX OR OTHER LANDSCAPE TREATMENT TO BE USED AND NOTIFY THE PLAN PREPARER PRIOR TO INSTALLATION.
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK.
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS.
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS.
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ON-SITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES.
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS INTO AN APPROVED CONTAINED AREA PRIOR TO TRANSPORT.
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS, VEHICLES AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS.

**Construction Notes**

- CONSTRUCTION ENTRANCE INSTALLED AFTER DEMOLITION OF EXISTING ASPHALT (IF APPLICABLE).
- DISCHARGE FROM COVERED TEMPORARY STOCKPILE WILL BE CONTROLLED USING SEDIMENT BARRIERS AROUND PERIMETER.
- PIPE TRENCHING WILL BE COMPLETE IN PHASES WITH APPROXIMATELY 100 LINEAR FEET OF EXCAVATION AND BACKFILL PER DAY. TEMPORARY SEDIMENT BARRIERS TO BE IN PLACE BEFORE TRENCHING ALONG ROADWAY TO PROTECT DRAINAGE DITCHES DURING EACH PHASE.

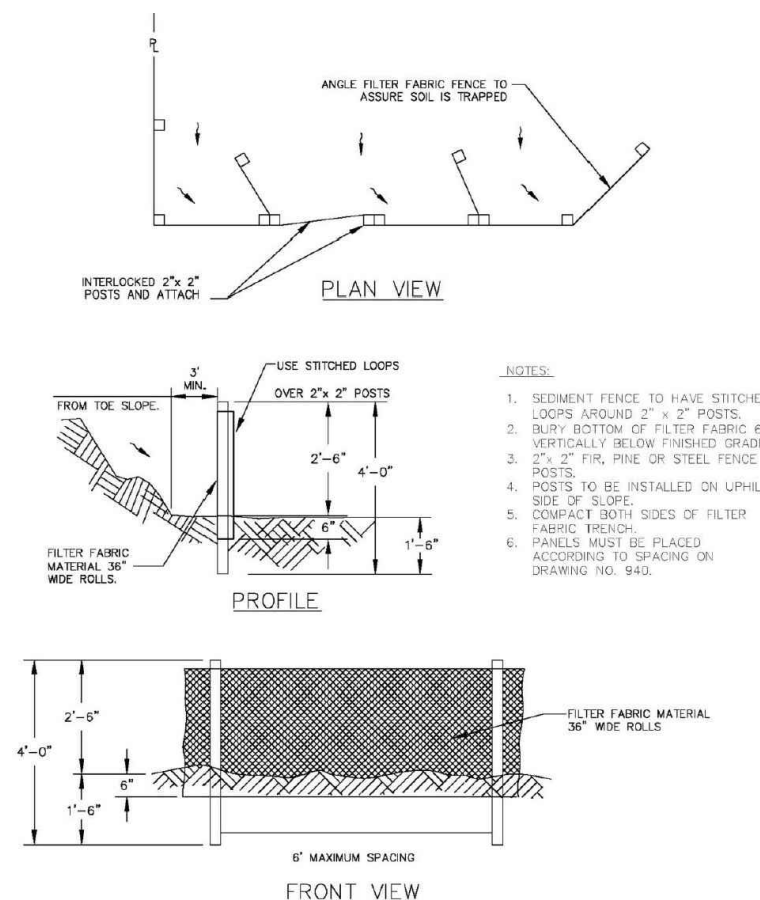
**Site Specific Clearing and Grubbing Notes**

- PATHS AND GATHERING AREAS:  
 1. REMOVE EVERYTHING DOWN TO 12" LEAVING ONLY NATIVE SILT/SAND USING MINI-EXCAVATOR.  
 2. PULL UP PLANTS, DO NOT LEAVE ROOT IN SOIL.  
 3. RAKE UNDULATIONS TO SMOOTH LEAVING NO DEBRIS.

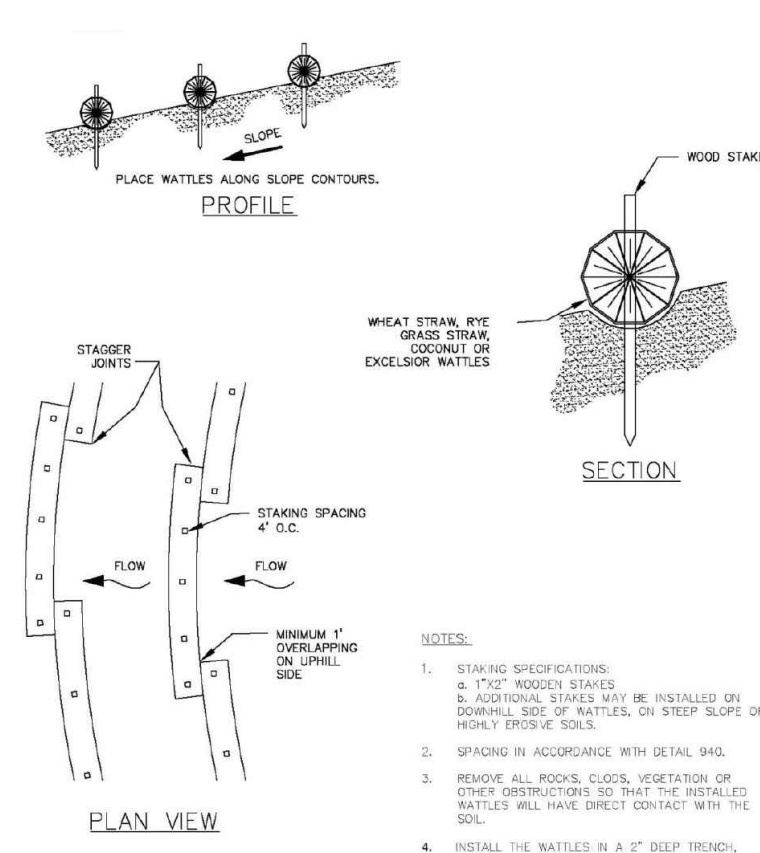
- REVEGETATION AREAS:  
 4. REMOVE ALL LIVING UNWANTED SPECIES ESP. TAMARISK, KOCHIA, AND RUSSIAN OLIVE ABOVE GRADE.  
 5. TAMARISK & RUSSIAN OLIVE: PRUNE TO <2' FROM GRADE BY HAND, REMOVE ALL CUTTINGS FROM SITE AND DISCARD.  
 6. KOCHIA: PRUNE OR CUT AT GRADE BY HAND AND COMPLETELY REMOVE AND DISCARD.  
 7. LEAVE STICKS, LOGS AND WOODY DEBRIS AS IS.  
 8. REMOVE ALL NON-ORGANIC DEBRIS, CONCRETE CHUNKS, ASPHALT, TRASH, PLASTIC, ETC.  
 9. DO NOT DISTURB NATIVE SOIL.  
 10. DO NOT PULL UP PLANTS, LEAVE ROOT IN SOIL.

**Final Stabilization Notes**

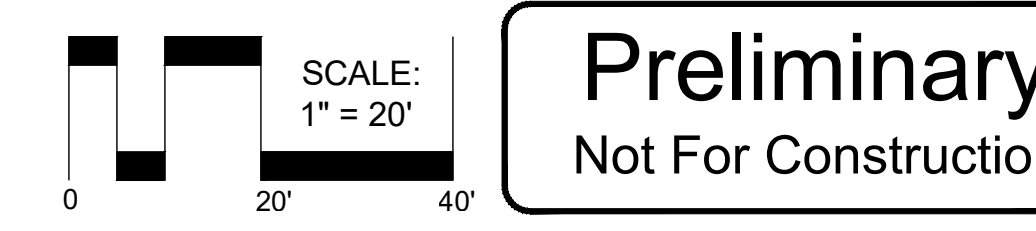
- APPLY PERMANENT SEEDING WHEN NO FURTHER DISTURBANCES ARE PLANNED. RE-SEED ALL DISTURBED LAWN AREAS WITH NATIVE SEED MIX, APPLICATION RATE PER MANUFACTURER'S RECOMMENDATIONS. CULTIVATE EXISTING BEFORE SEED APPLICATION. ROUGHEN THE SURFACE WITH FURROWS PARALLEL WITH SLOPE CONTOURS AND LOOSEN THE SOIL TO A DEPTH BETWEEN THREE AND SIX INCHES.
- BEFORE TERMINATION OF PERMIT COVERAGE, ALL SOIL DISTURBANCE ACTIVITIES MUST BE COMPLETE AND THE SITE MUST HAVE UNDERGONE FINAL STABILIZATION (NO BARE SOIL, VEGETATION IS ESTABLISHED), REMOVE AND DISPOSE OF ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST HAVE OCCURRED. FINAL STABILIZATION WILL BE DETERMINED BY LOCAL INSPECTOR.



**1 Sediment Fence Not To Scale**



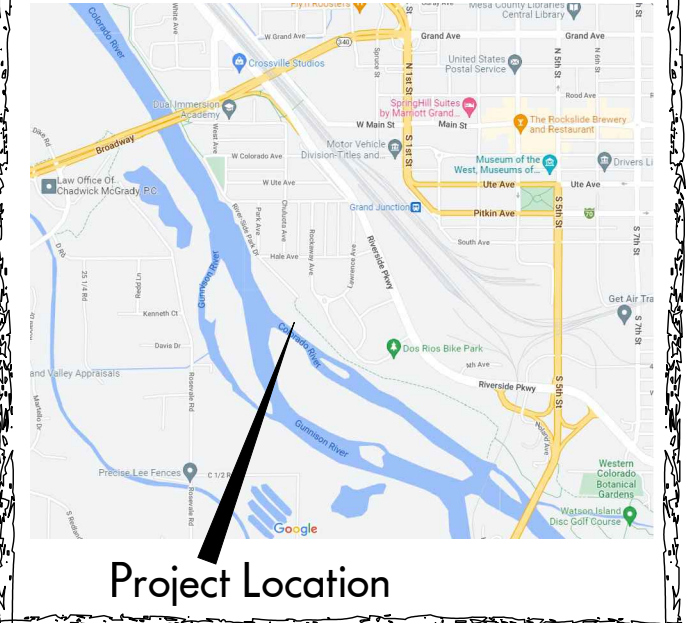
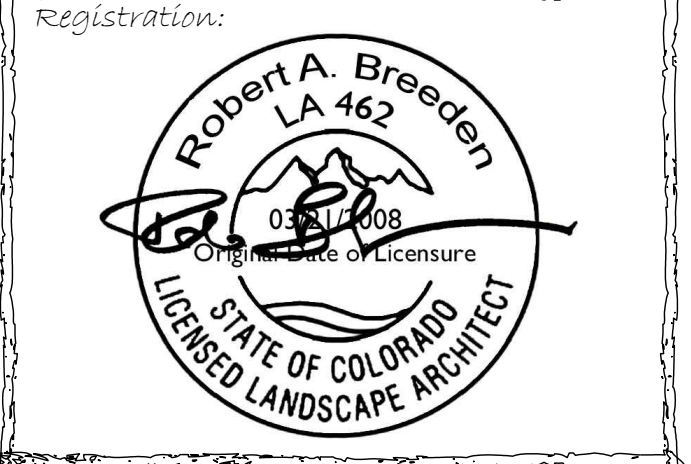
**2 Straw Wattles Not To Scale**



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- Legend**
- EXISTING FOOTPATH
  - SEDIMENT FENCE SEE DETAIL 1/E/C1
  - DIRECTION OF FLOW
  - BOULDER WALL EXCAVATION AREA - SEE GRADING PLAN

- Key Notes**
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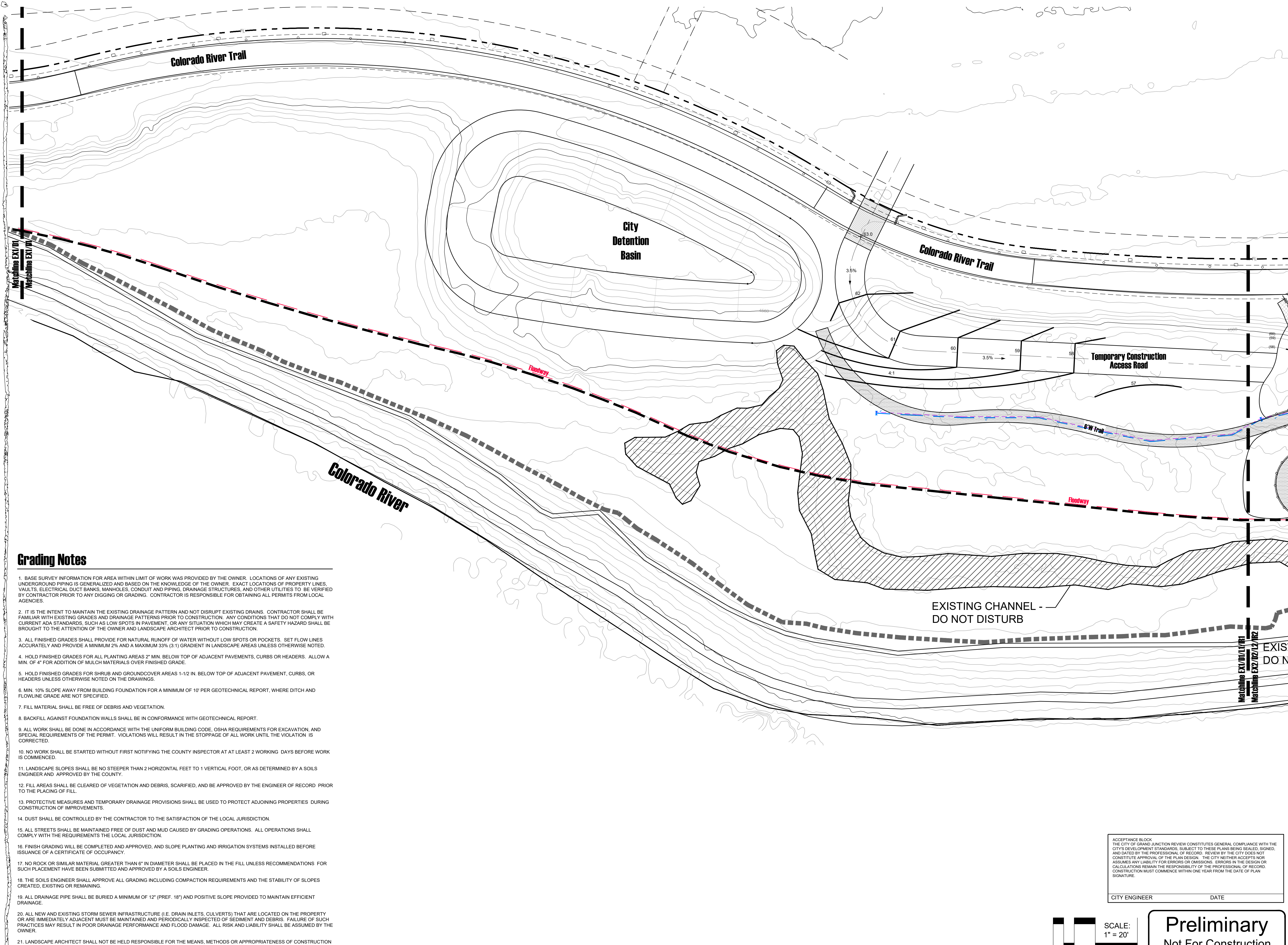
Submitted:  
**Phase 1**

Sheet Title:  
**Demolition Plan-Task 1**

Project: Dos Rios Beach  
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Sheet:  
**D2**

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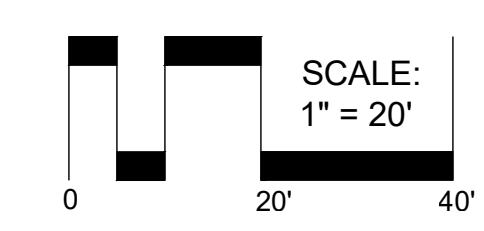


**Grading Notes**

1. BASE SURVEY INFORMATION FOR AREA WITHIN LIMIT OF WORK WAS PROVIDED BY THE OWNER. LOCATIONS OF ANY EXISTING UNDERGROUND PIPING IS GENERALIZED AND BASED ON THE KNOWLEDGE OF THE OWNER. EXACT LOCATIONS OF PROPERTY LINES, VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, AND OTHER UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO ANY DIGGING OR GRADING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FROM LOCAL AGENCIES.
2. IT IS THE INTENT TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT DISRUPT EXISTING DRAINS. CONTRACTOR SHALL BE FAMILIAR WITH EXISTING GRADES AND DRAINAGE PATTERNS PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT DO NOT COMPLY WITH CURRENT ADA STANDARDS, SUCH AS LOW SPOTS IN PAVEMENT, OR ANY SITUATION WHICH MAY CREATE A SAFETY HAZARD SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 33% (3:1) GRADIENT IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
4. HOLD FINISHED GRADES FOR ALL PLANTING AREAS 2" MIN. BELOW TOP OF ADJACENT PAVEMENTS, CURBS OR HEADERS. ALLOW A MIN. OF 4" FOR ADDITION OF MULCH MATERIALS OVER FINISHED GRADE.
5. HOLD FINISHED GRADES FOR SHRUB AND GROUND COVER AREAS 1-1/2 IN. BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. MIN. 10% SLOPE AWAY FROM BUILDING FOUNDATION FOR A MINIMUM OF 10' PER GEOTECHNICAL REPORT, WHERE DITCH AND FLOWLINE GRADE ARE NOT SPECIFIED.
7. FILL MATERIAL SHALL BE FREE OF DEBRIS AND VEGETATION.
8. BACKFILL AGAINST FOUNDATION WALLS SHALL BE IN CONFORMANCE WITH GEOTECHNICAL REPORT.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
10. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY INSPECTOR AT AT LEAST 2 WORKING DAYS BEFORE WORK IS COMMENCED.
11. LANDSCAPE SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL FEET TO 1 VERTICAL FOOT, OR AS DETERMINED BY A SOILS ENGINEER AND APPROVED BY THE COUNTY.
12. FILL AREAS SHALL BE CLEARED OF VEGETATION AND DEBRIS, SCARIFIED, AND BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACING OF FILL.
13. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
14. DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE LOCAL JURISDICTION.
15. ALL STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS THE LOCAL JURISDICTION.
16. FINISH GRADING WILL BE COMPLETED AND APPROVED, AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6" IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED AND APPROVED BY A SOILS ENGINEER.
18. THE SOILS ENGINEER SHALL APPROVE ALL GRADING INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING OR REMAINING.
19. ALL DRAINAGE PIPE SHALL BE BURIED A MINIMUM OF 12" (PREF. 18") AND POSITIVE SLOPE PROVIDED TO MAINTAIN EFFICIENT DRAINAGE.
20. ALL NEW AND EXISTING STORM SEWER INFRASTRUCTURE (I.E. DRAIN INLETS, CULVERTS) THAT ARE LOCATED ON THE PROPERTY OR ARE IMMEDIATELY ADJACENT MUST BE MAINTAINED AND PERIODICALLY INSPECTED OF SEDIMENT AND DEBRIS. FAILURE OF SUCH PRACTICES MAY RESULT IN POOR DRAINAGE PERFORMANCE AND FLOOD DAMAGE. ALL RISK AND LIABILITY SHALL BE ASSUMED BY THE OWNER.
21. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
22. CHANGES OR MODIFICATIONS TO THE PLAN UNDERTAKEN BY THE CLIENT OR ANYONE CONTRACTED, HIRED, OR VOLUNTEERED BY THE CLIENT WITHOUT THE REVIEW AND WRITTEN AUTHORIZATION OF NVISION DESIGN STUDIO, INC. SHALL NULLIFY AND RELEASE NVISION DESIGN STUDIO, INC. OF ALL LIABILITY ASSOCIATED WITH THE HEALTH, SAFETY, AND WELL-BEING OF THE PROJECT, THE CLIENT, OR ANY PERSON OR PROPERTY RELATED TO THE PROJECT, DURING AND FOLLOWING THE COMPLETION OF CONSTRUCTION.

ACCEPTANCE BLOCK  
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

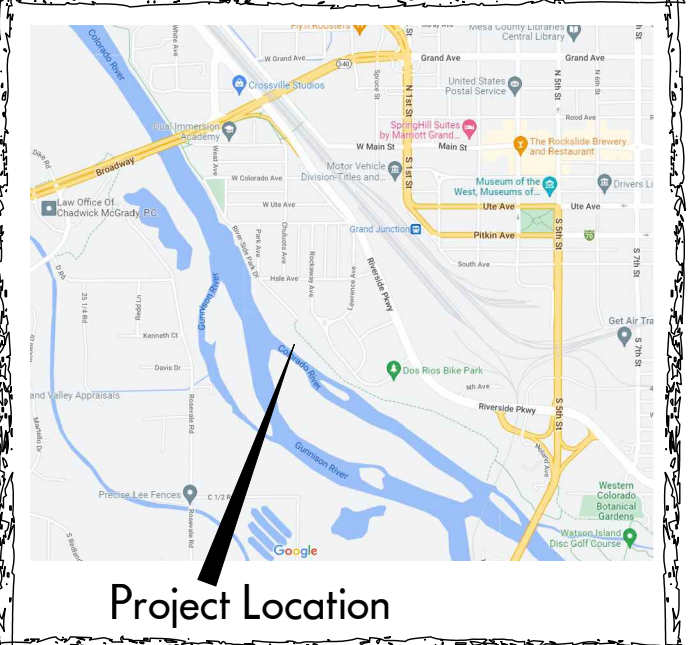


**Preliminary**  
 Not For Construction

Project Name:  
**Dos Rios Beach**  
 PARCEL NUMBER: 2945-221-23-002  
 OWNER: CITY OF GRAND JUNCTION  
 ADDRESS: 301 DOS RIOS CT  
 GRAND JUNCTION, CO. 81501

Landscape Architect:  
  
**NVISION DESIGN STUDIO, INC.**  
 677 25 Road Grand Junction, CO 81505  
 Phone: 970.210.2155 Email: n@nviz.biz  
 Web: www.nviz.biz  
 Landscape Architecture | Visual Simulation | Graphic Design

Registration:  
  
**Robert A. Breeden**  
 LA 462  
 03/01/2008  
 Original State of Licensure  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF COLORADO



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  - D1/D2 - Demolition Plans
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  - L3 - Enlargement Plan
  - IR1/IR2- Irrigation Plans
  - IR3/IR4- Irrigation Details

**Legend**

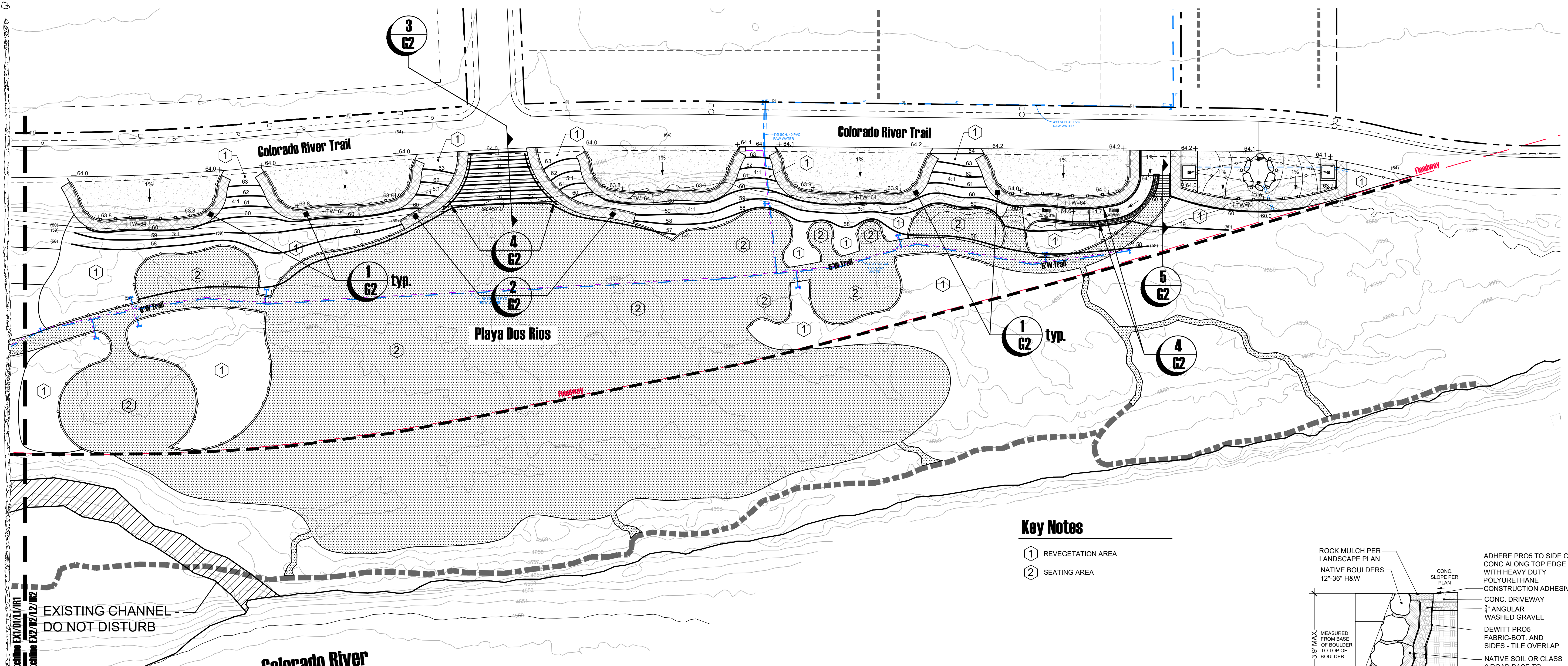
- + (94.2) EXISTING SPOT GRADE
- + 94.4 PROPOSED SPOT GRADE
- EJ EXPANSION JOINT
- TW TOP OF WALL
- TC TOP OF CONCRETE
- BW BOTTOM OF WALL
- DI DRAIN INLET
- TS TOP OF STAIR
- DS DOWNSPOUT
- EL ELEVATION POINT
- HP HIGH POINT
- LP LOW POINT
- HPS HIGH POINT SWALE
- LPS LOW POINT SWALE
- TS TOP OF STEP
- BS BOTTOM OF STEP
- INV INVERT ELEVATION
- 2% PERCENTAGE & DIRECTION OF SLOPE
- - - 4856 EXISTING CONTOUR
- 57 PROPOSED CONTOUR
- SWALE & DIRECTION OF FLOW
- 4" Ø SOLID SDR-35 PVC SLEEVE

Submittal:  
**Phase 1**

Sheet Title:  
**Grading Plan-Task 1**

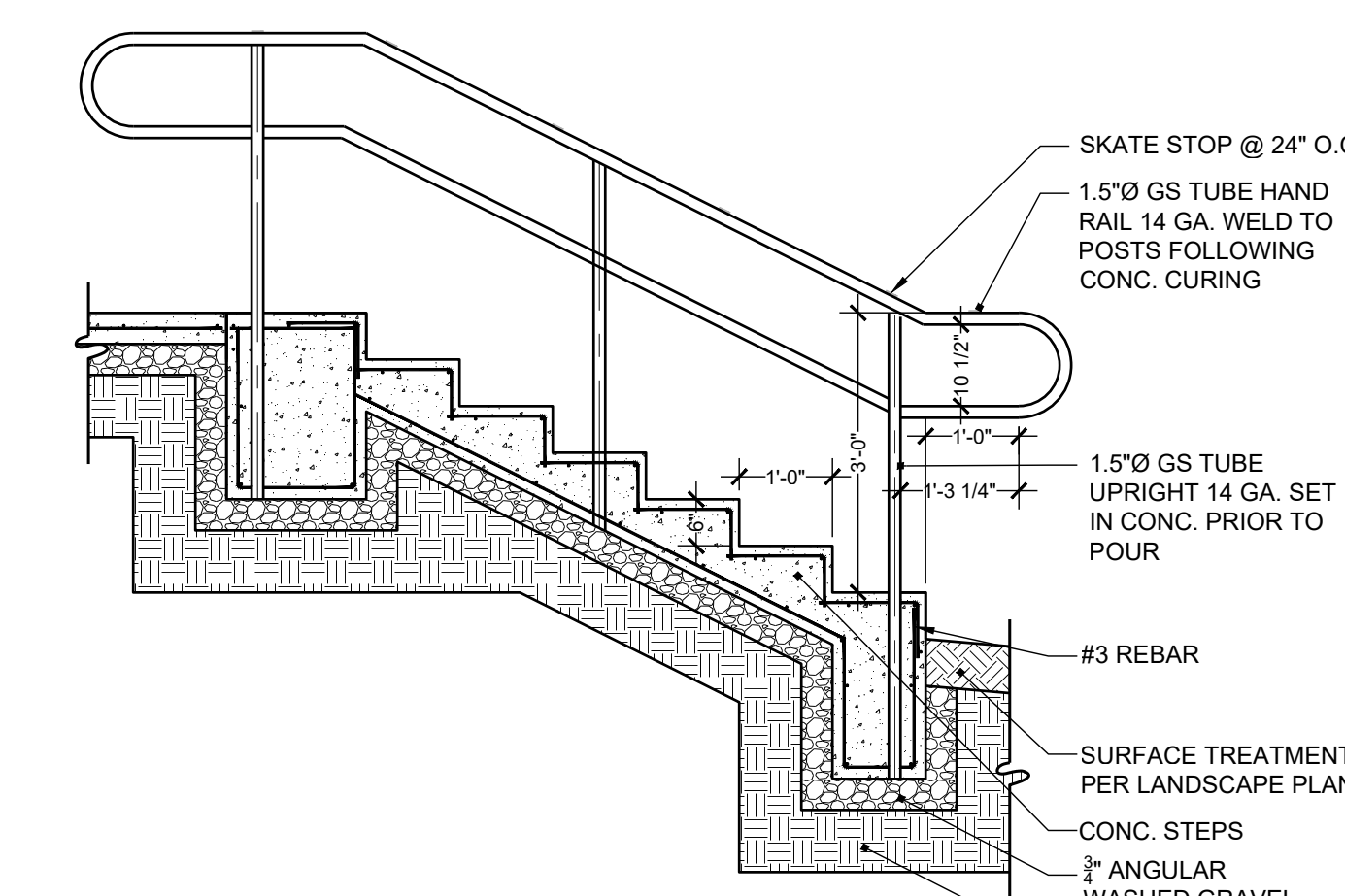
Project: Dos Rios Beach  
 Date: December 13, 2022  
 Scale:

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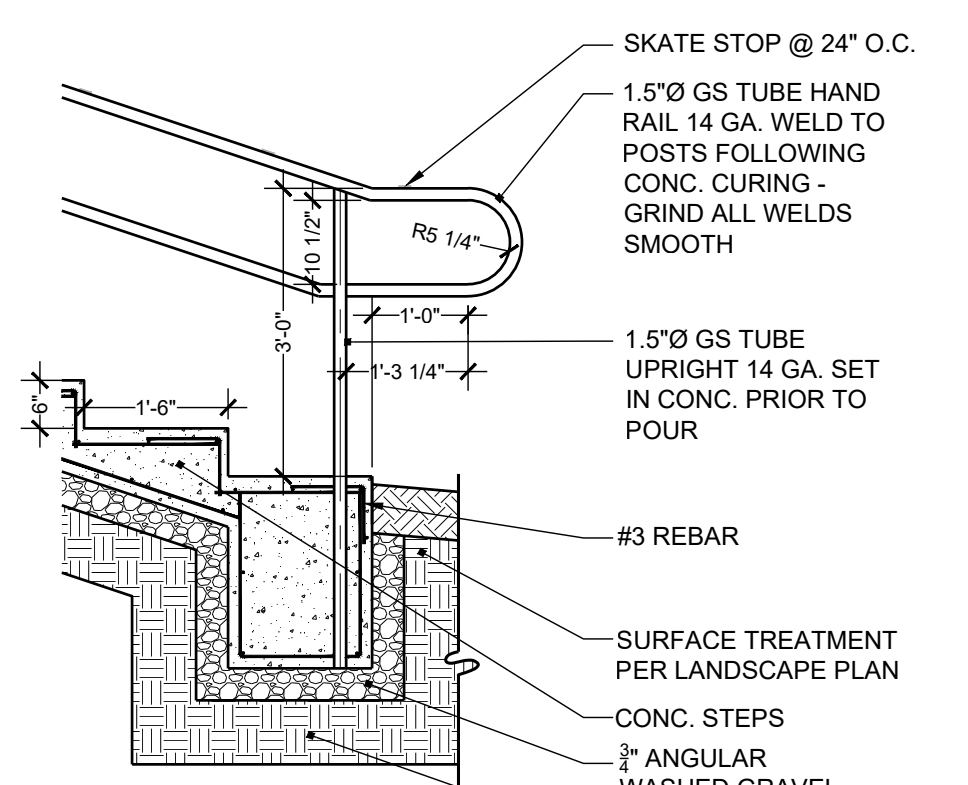


**Key Notes**

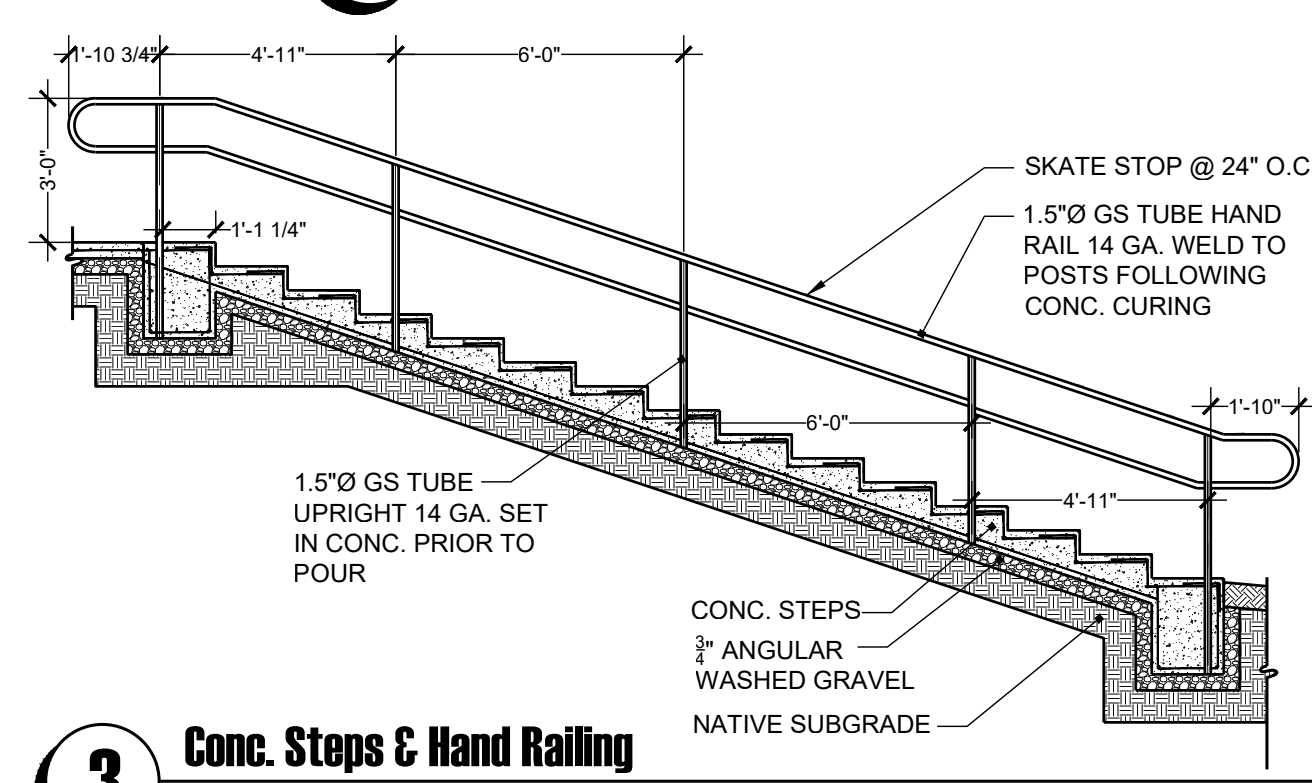
- ① REVEGETATION AREA
- ② SEATING AREA



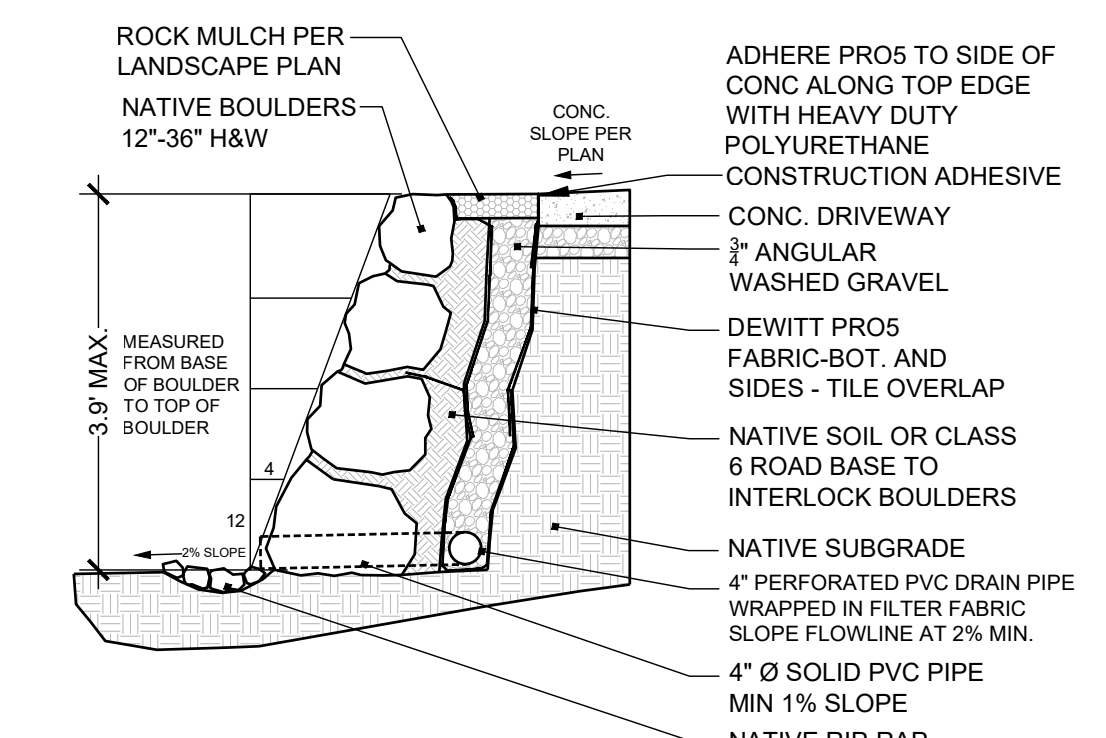
**5 Conc. Steps & Hand Railing**  
1/2" = 1'-0"



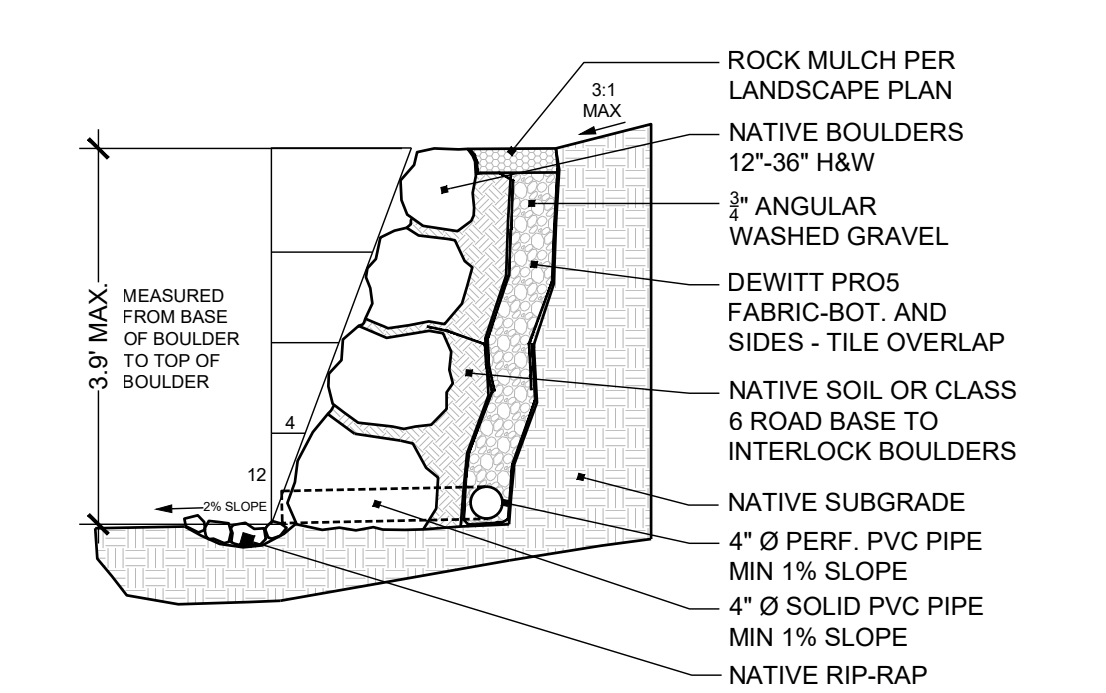
**4 Step & Railing Detail**  
1/2" = 1'-0"



**3 Conc. Steps & Hand Railing**  
1/4" = 1'-0"



**1 Boulder Retaining Wall @ Conc. Edge**  
1/2" = 1'-0"



**2 Boulder Retaining Wall @ Landscape**  
1/2" = 1'-0"

ACCEPTANCE BLOCK  
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CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

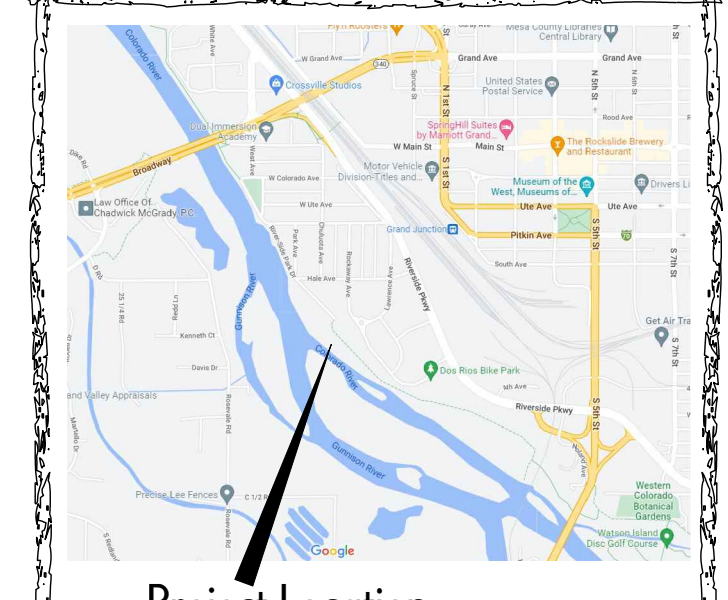
SCALE: 1" = 20'

**Preliminary**  
Not For Construction

Project Name:  
**Dos Rios Beach**  
PARCEL NUMBER: 2945-221-23-002  
OWNER: CITY OF GRAND JUNCTION  
ADDRESS: 301 DOS RIOS CT  
GRAND JUNCTION, CO. 81501

Landscape Architect:  
**VISION DESIGN STUDIO, INC.**  
677 25 Road Grand Junction, CO 81505  
Phone: 970.210.2155 Email: rb@viz.studio  
Web: www.viz.studio  
Landscape Architecture | Visual Simulation | Graphic Design

Registration:  
**Robert A. Breeden**  
LA 462  
03/27/2008  
Original License  
STATE OF COLORADO  
LICENSED LANDSCAPE ARCHITECT



Project Location

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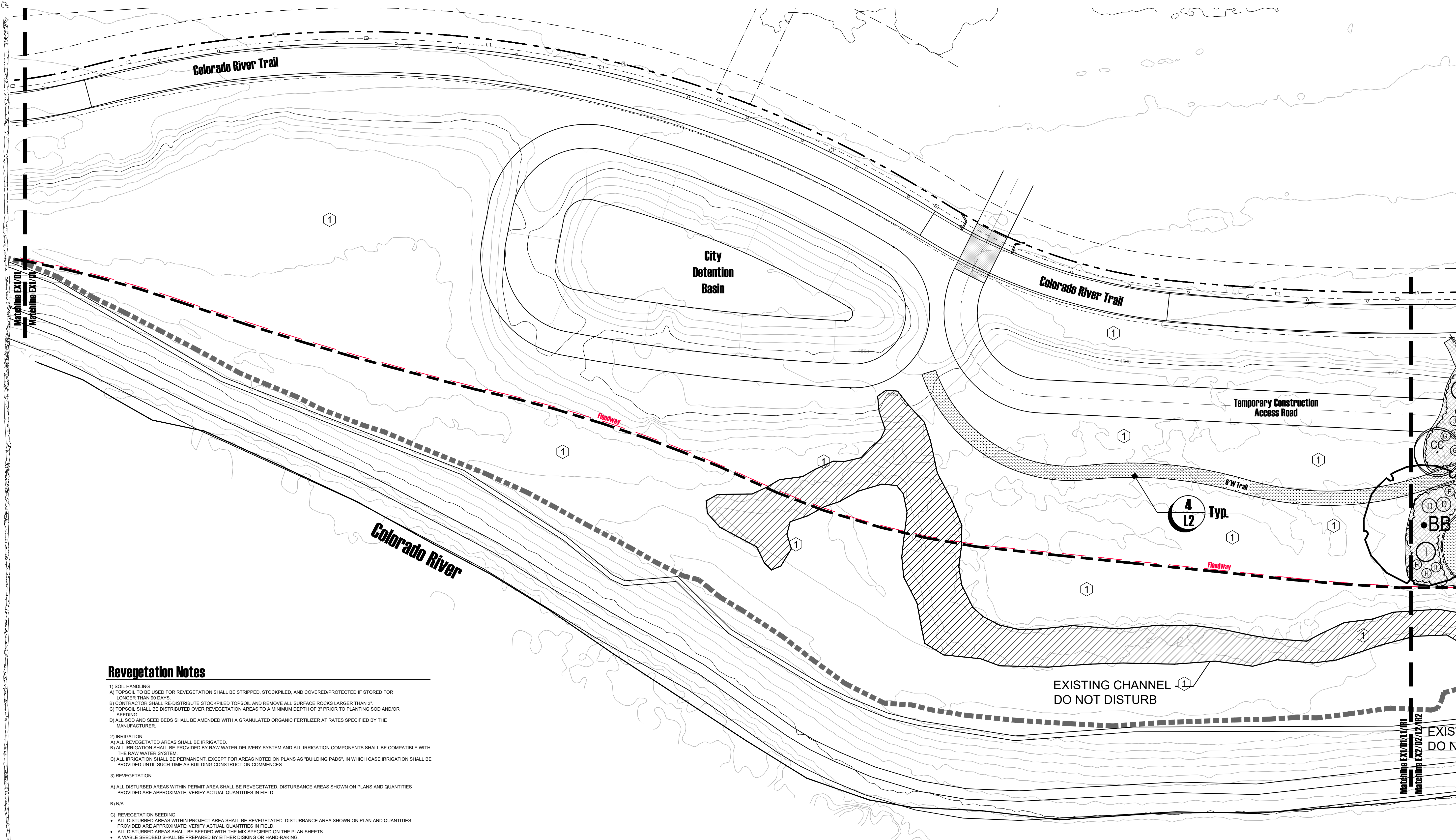
**Legend**

+ (94.2)	EXISTING SPOT GRADE
+ 94.4	PROPOSED SPOT GRADE
EJ	EXPANSION JOINT
TW	TOP OF WALL
TC	TOP OF CONCRETE
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INV	INVERT ELEVATION
2%	PERCENTAGE & DIRECTION OF SLOPE
- - - 4856 - - -	EXISTING CONTOUR
57	PROPOSED CONTOUR
→	SWALE & DIRECTION OF FLOW
- - - - -	4" Ø SOLID SDR-35 PVC SLEEVE

Submittal:  
**Phase 1**

Sheet Title:  
**Grading Plan-Task 1**


Project: Dos Rios Beach  
Date: December 13, 2022  
Scale: \_\_\_\_\_

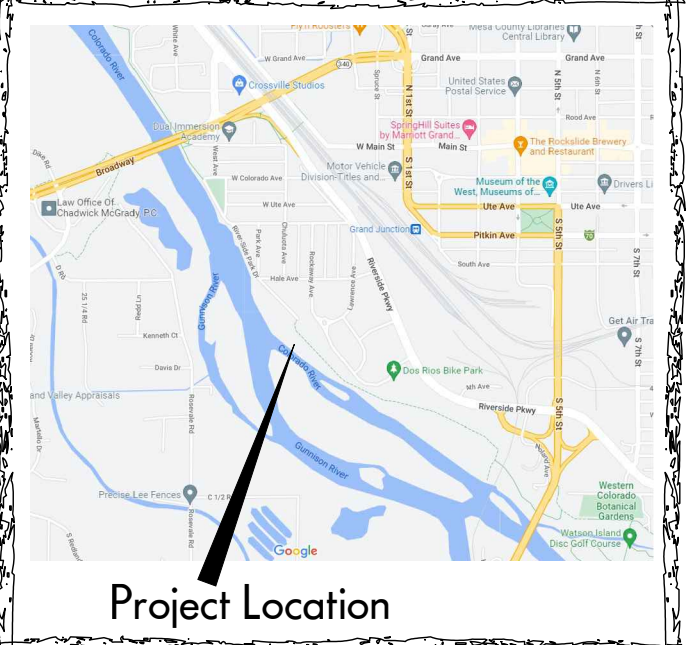


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**Dos Rios Beach**  
 PARCEL NUMBER: 2945-221-23-002  
 OWNER: CITY OF GRAND JUNCTION  
 ADDRESS: 301 DOS RIOS CT  
 GRAND JUNCTION, CO 81501

Landscape Architect:  


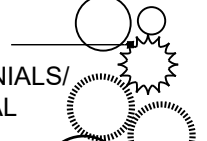
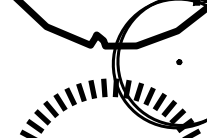
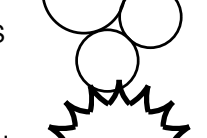



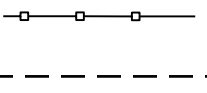
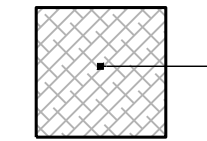
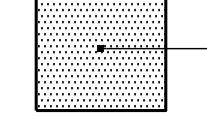
**NVISION DESIGN STUDIO, INC.**  
 677 25 Road Grand Junction, CO 81505  
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Registration:  




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**Legend**

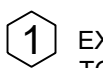
-  PROPOSED SHRUBS/PERENNIALS/ORNAMENTAL GRASSES
-  PROPOSED DECIDUOUS TREES
-  PROPOSED EVERGREEN SHRUBS
-  PROPOSED EVERGREEN TREES
-  NATIVE BOULDERS 24"-36"
-  ROPE FENCE - SEE DETAIL 5/L1
-  SAFETY RAILING - SEE DETAIL 6/L1
-  4" Ø SOLID SDR-35 PVC SLEEVE
-  MULCH BED / LEAVES / WOOD CHIPS / NATIVE SEED - 4" D IN NATIVE REVEGETATION AREAS - SEE REVEGETATION NOTES
-  MASONRY SAND (3" D) OVER NATIVE SOIL

**Revegetation Notes**

- 1) SOIL HANDLING
  - A) TOPSOIL TO BE USED FOR REVEGETATION SHALL BE STRIPPED, STOCKPILED, AND COVERED/PROTECTED IF STORED FOR LONGER THAN 90 DAYS.
  - B) CONTRACTOR SHALL RE-DISTRIBUTE STOCKPILED TOPSOIL AND REMOVE ALL SURFACE ROCKS LARGER THAN 3".
  - C) TOPSOIL SHALL BE DISTRIBUTED OVER REVEGETATION AREAS TO A MINIMUM DEPTH OF 3" PRIOR TO PLANTING SOD AND/OR SEEDING.
  - D) ALL SOD AND SEED BEDS SHALL BE AMENDED WITH A GRANULATED ORGANIC FERTILIZER AT RATES SPECIFIED BY THE MANUFACTURER.
- 2) IRRIGATION
  - A) ALL REVEGETATED AREAS SHALL BE IRRIGATED.
  - B) ALL IRRIGATION SHALL BE PROVIDED BY RAW WATER DELIVERY SYSTEM AND ALL IRRIGATION COMPONENTS SHALL BE COMPATIBLE WITH THE RAW WATER SYSTEM.
  - C) ALL IRRIGATION SHALL BE PERMANENT, EXCEPT FOR AREAS NOTED ON PLANS AS "BUILDING PADS", IN WHICH CASE IRRIGATION SHALL BE PROVIDED UNTIL SUCH TIME AS BUILDING CONSTRUCTION COMMENCES.
- 3) REVEGETATION
  - A) ALL DISTURBED AREAS WITHIN PERMIT AREA SHALL BE REVEGETATED. DISTURBANCE AREAS SHOWN ON PLANS AND QUANTITIES PROVIDED ARE APPROXIMATE. VERIFY ACTUAL QUANTITIES IN FIELD.
  - B) NA
  - C) REVEGETATION SEEDING
    - ALL DISTURBED AREAS WITHIN PROJECT AREA SHALL BE REVEGETATED. DISTURBANCE AREA SHOWN ON PLAN AND QUANTITIES PROVIDED ARE APPROXIMATE. VERIFY ACTUAL QUANTITIES IN FIELD.
    - ALL DISTURBED AREAS SHALL BE SEEDING WITH THE MIX SPECIFIED ON THE PLAN SHEETS.
    - A Viable SEEDBED SHALL BE PREPARED BY EITHER DISKING OR HAND-RAKING.
    - SEED SHALL BE BROADCAST AT RATES SPECIFIED AND HAND RAKED INTO PREPARED SEEDBED.
    - ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY. EROSION CONTROL BLANKET SHALL BE INSTALLED PER THE EROSION CONTROL PLAN. IN AREAS WHERE EROSION CONTROL BLANKET IS NOT SPECIFIED, CERTIFIED WEED-FREE STRAW SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE, OR AREAS MAY BE HYDRO-MULCHED.
  - D) IRRIGATED NATIVE SEED MIX AREAS
    - A Viable SEED BED SHALL BE PREPARED BY EITHER DISKING OR RAKING.
    - SEED SHALL BE BROADCAST AT A RATE OF 1/2 LB PER 1,000 FT<sup>2</sup> AND RAKED INTO PREPARED SEEDBED.
    - ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY. EROSION CONTROL BLANKET SHALL BE INSTALLED PER CIVIL EROSION CONTROL PLANS. IN AREAS WHERE EROSION CONTROL BLANKET IS NOT SPECIFIED, CERTIFIED WEED-FREE STRAW SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
    - SEED MIX:
 

High Desert Meadow Mix (a blend of 70% High Desert grasses and 30% High Desert wildflowers) seeding rate: 1 pound per 1,000 sq.ft.	High Desert Wildflowers	High Desert Grasses
15% <i>Cleome serrulata</i> (Rocky Mt Bee Plant)	25% <i>Panicum smithii</i> (Western Wheatgrass)	25% <i>Achyras hymenoides</i> (Indian Ricegrass)
12% <i>Gaillardia pulchella</i> (Indian Blanket)	12% <i>Poa secunda</i> (Sandberg Bluegrass)	12% <i>Elymus elymoides</i> (Bottlebrush Squarreltail)
12% <i>Linum perenne lewisii</i> (Blue Flax)	10% <i>Pennisetum juncea</i> (Galleta)	4% <i>Sporobolus airoides</i> (Alkali Sacaton)
12% <i>Ratibida columnifera pulchra</i> (Mexican Hat)	2% <i>Bouteloua gracilis</i> (Blue Grama)	
12% <i>Thelespisma bifidum</i> (Greentoad)		
10% <i>Eschscholzia californica</i> (California Poppy)		
6% <i>Engelmannia perstenia</i> (Engelmann Daisy)		
5% <i>Dalea candida</i> (White Prairie Clover)		
5% <i>Penstemon parryi</i> (Parry's Beardtongue)		
5% <i>Sphaeralcea ambigua</i> (Desert Globemallow)		
3% <i>Penstemon palmeri</i> (Palmer Penstemon)		
1% <i>Cleome lutea</i> (Yellow Bee Plant)		
1% <i>Machaeranthera taraxacifolia</i> (Tansy Aster)		
1% <i>Penstemon acuminatus</i> (Sand Penstemon)		

**Key Notes**

-  EXISTING LANDSCAPE AREA TO REMAIN UNDISTURBED

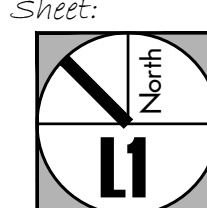
**Preliminary**  
 Not For Construction

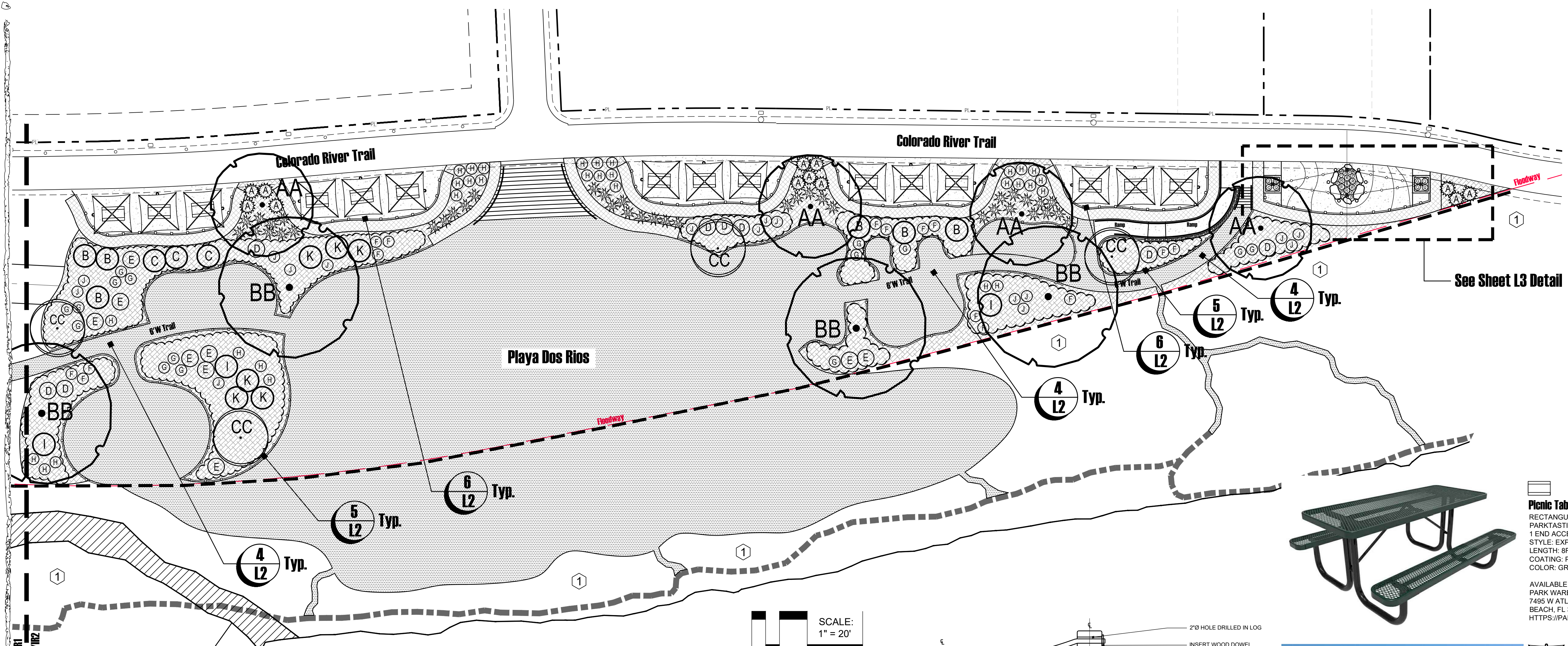
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Submittal:  
**Phase 1**

Sheet Title:  
**Landscape Plan-Task 2**

Project: Dos Rios Beach  
 Date: December 13, 2022  
 Scale:

North  




**Key Notes**  
 1 EXISTING LANDSCAPE AREA TO REMAIN UNDISTURBED

Project Name:  
**Dos Rios Beach**  
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Registration:  
 Robert A. Breeden  
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 LICENSED LANDSCAPE ARCHITECT

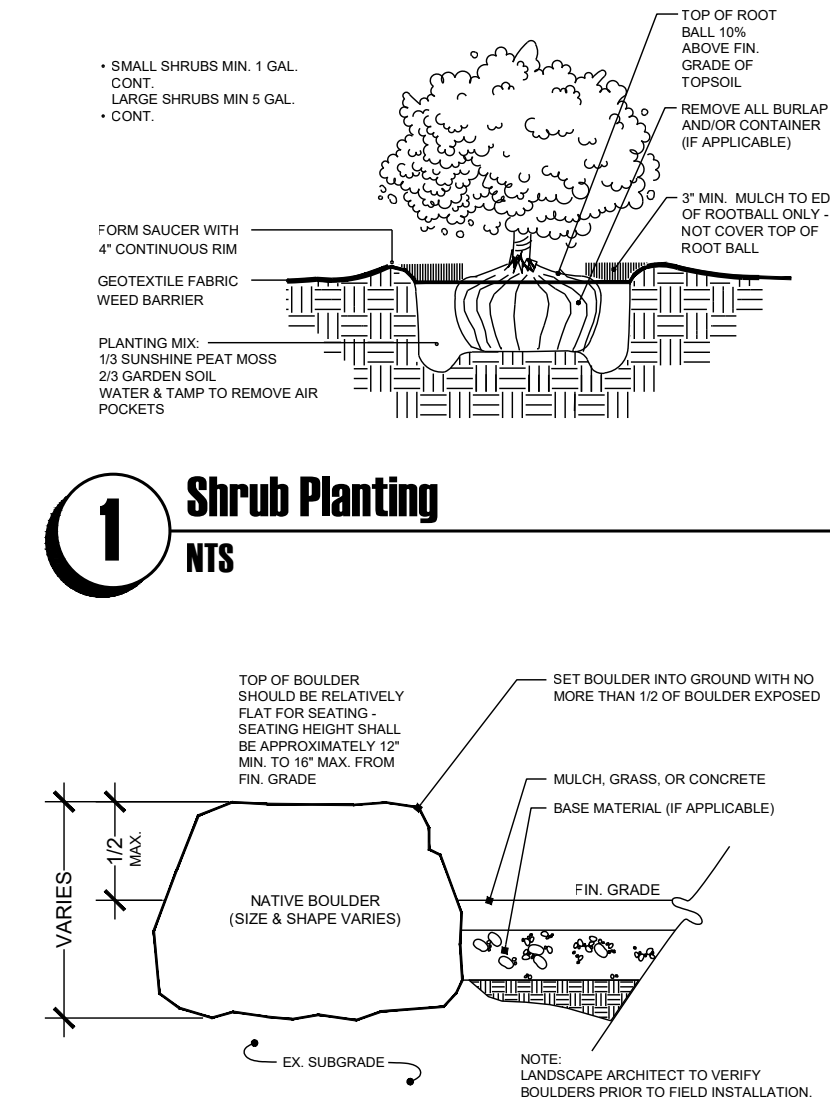
Project Location

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EXISTING CHANNEL - DO NOT DISTURB

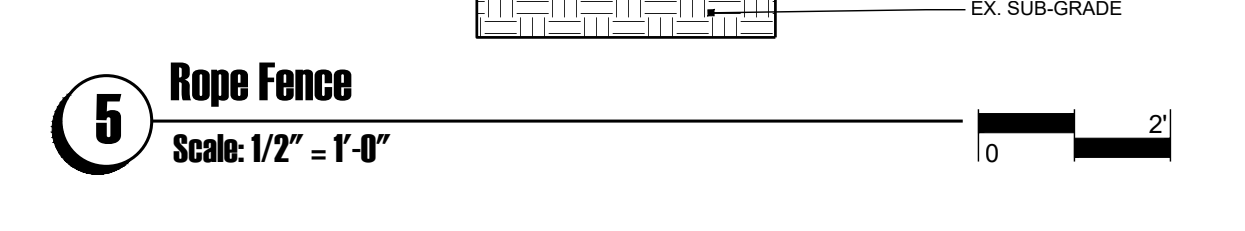
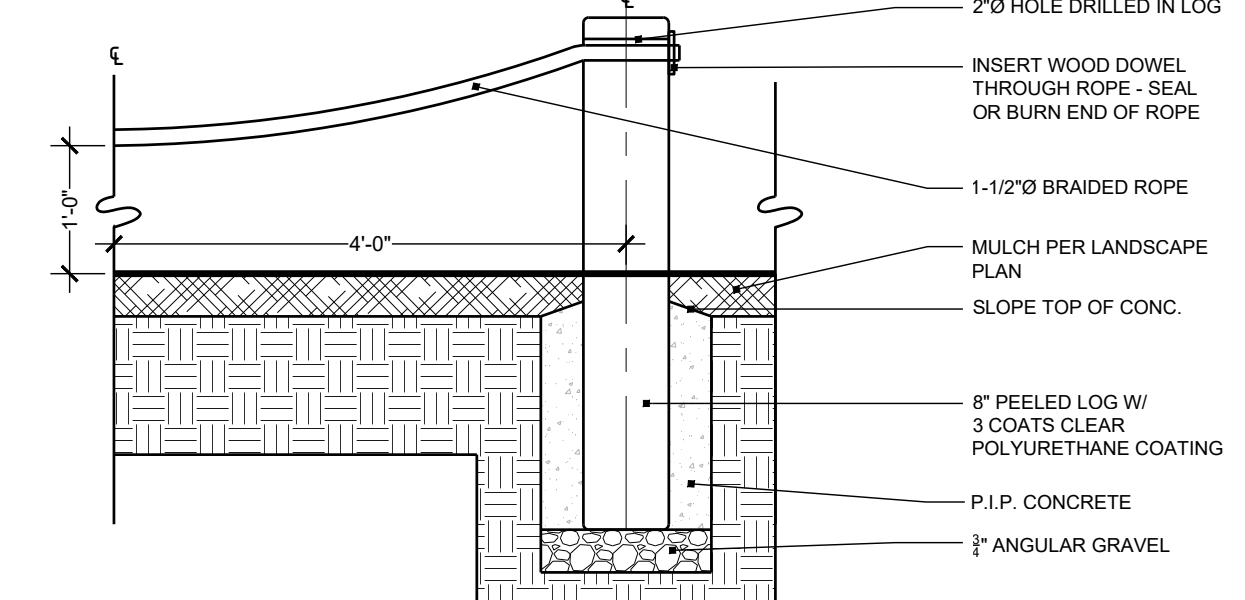
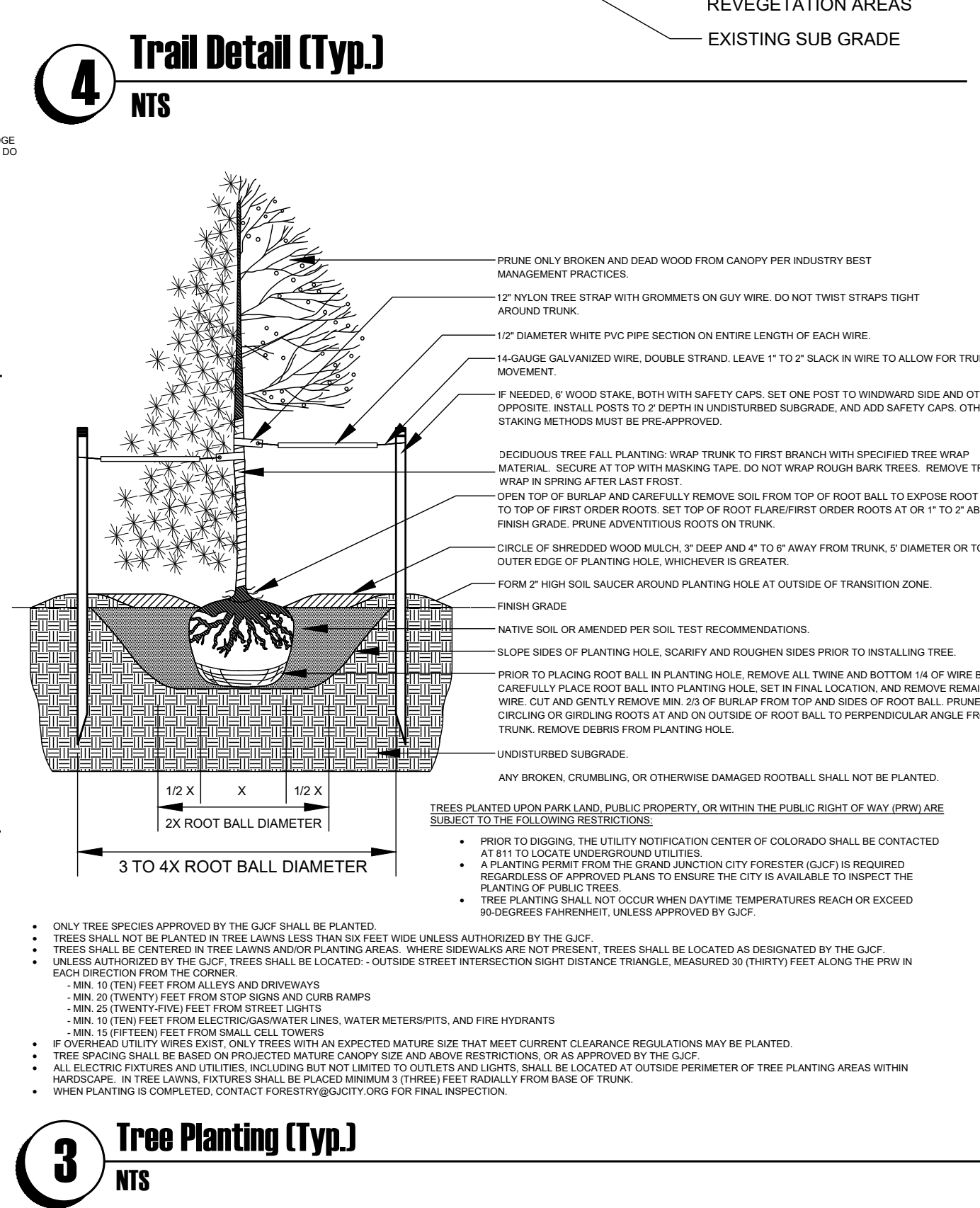
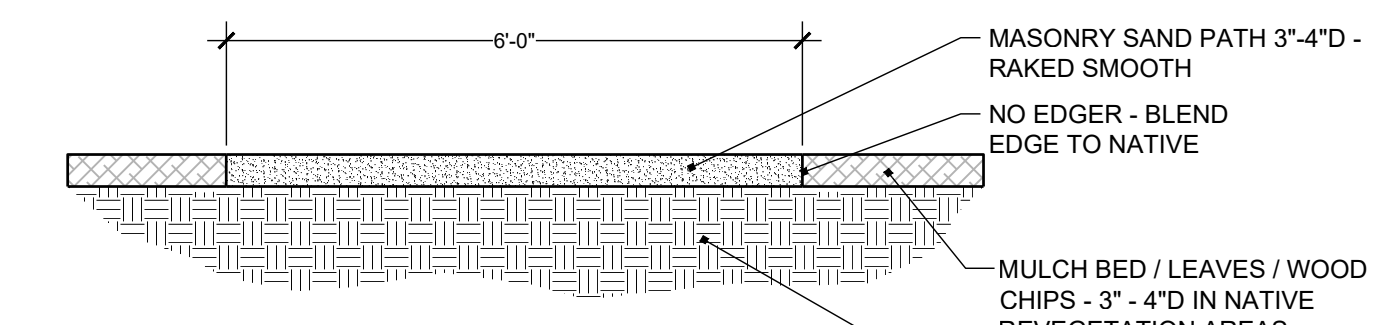
**Colorado River**

- Landscape Notes**
- INSTALL ROCK MULCH IN ALL SHRUB BEDS. PRIOR TO INSTALLATION OF ROCK MULCH APPLY PRE-EMERGENT HERBICIDE AS DIRECTED BY THE CITY OF GRAND JUNCTION AND TOPDRESS WITH MULCH MATERIAL TO MIN. 3 INCH DEPTH.
  - PREP ALL PLANTING AREAS WITH MIN. 4 CU. YDS. PER 1,000 SF. WITH GOOD QUALITY COMPOSTED ORGANIC MATTER. ("MESA MAGIC" OR EQUAL.) FIRST, DECOMPACT ALL PLANTING AREA SOILS TO A MIN. DEPTH OF 6 INCHES PRIOR TO TILLING. THEN TILL AND INCORPORATE AMENDMENT TO A MIN. DEPTH OF 6 INCHES. ADD SLOW RELEASE FERTILIZER PELLETS TO AMENDMENT PRIOR TO PLANTING - OSMOCOTE PLUS 15-9-12 OR EQUAL.
  - LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
  - PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY.
  - INSTALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL, OR PAVING.
  - FORM 30 INCH WATERING BASIN AROUND ALL TREES. FILL BASIN WITH 1-1/2 INCH LAYER OF WOOD CHIPS OR MESA MAGIC COMPOST.
  - PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR KEY AND CLASSIFICATION.
  - ALL PLANT MATERIAL OUTSIDE OF THE LIMIT OF CONSTRUCTION LINE MUST REMAIN UNDISTURBED.
  - ALL MATERIALS NOT TO BE REMOVED WILL BE MARKED CLEARLY WITH FLAGGING TAPE, PROTECTIVE FENCING, OR OTHER APPROVED BARRIER.
  - CHANGES OR MODIFICATIONS TO THIS PLAN UNDERTAKEN BY THE CLIENT OR ANYONE CONTRACTED, HIRED, OR VOLUNTEERED BY THE CLIENT WITHOUT THE REVIEW AND WRITTEN AUTHORIZATION OF VISION DESIGN STUDIO, INC. SHALL NULLIFY AND RELEASE VISION DESIGN STUDIO, INC. OF ALL CRIMINAL, SAFETY, AND FINANCIAL LIABILITY ASSOCIATED WITH THE PROJECT, THE CLIENT, OR ANY PERSON OR PROPERTY RELATED TO THE PROJECT.



**Irrigation System Notes**

- THE IRRIGATION SYSTEM SHALL CONSIST OF AN UNDERGROUND PRESSURIZED SYSTEM THAT WILL PRIMARILY CONSIST OF DRIP IRRIGATION TO THE TREES AND SHRUBS. THE ENTIRE SYSTEM WILL BE CONTROLLED BY AN ELECTRONIC CONTROLLER WITH SMART SENSE TECHNOLOGY.



**Plant Schedule**

KEY	COMMON NAME	BOTANICAL NAME	H'	W'	SIZE	TYPE	QTY
<b>Deciduous Trees:</b>							
AA	Lanceleaf Cottonwood	Populus x acuminata	60	40	2.5' Cal.	B&B	4
BB	Fremont Cottonwood	Populus fremontii	60	60	2.5' Cal.	B&B	4
CC	Native Chokecherry	Prunus virginiana	20	20	1.5' Cal.	B&B	4
<b>Total Deciduous Trees:</b>							<b>12</b>
<b>Evergreen Shrubs:</b>							
A	Morman Tea	Ephedra nevadensis	4	4	#5	Cont.	12
<b>Deciduous Shrubs:</b>							
B	Saskatoon Serviceberry	Amelanchier alnifolia	8	8	#5	Cont.	6
C	Utah Serviceberry	Amelanchier utahensis	8	8	#5	Cont.	3
D	Tall Blue Rabbitbrush	Chrysothamnus nauseosus albicaulis	5	5	#5	Cont.	8
E	Tall Green Rabbitbrush	Chrysothamnus nauseosus graveolens	5	5	#5	Cont.	9
F	Dwarf Blue Rabbitbrush	Chrysothamnus nauseosus nauseosus	4	4	#5	Cont.	15
G	Apache Plume	Fallugia paradoxa	4	4	#5	Cont.	15
H	Grow Low Sumac	Rhus aromatica 'Grow Low'	2	4	#5	Cont.	31
I	Skunkbush Sumac	Rhus trilobata	8	8	#5	Cont.	3
J	Golden Currant	Ribes odoratum	4	4	#5	Cont.	16
K	Coyote Willow	Salix exigua	8	8	#5	Cont.	6
<b>Total Shrubs:</b>							<b>124</b>
<b>Agave &amp; Yucca:</b>							
M	Blue Yucca	Hesperaloe parviflora	3	3	#5	Cont.	14
N	Perry's Agave	Agave parryi	3	3	#5	Cont.	14
O	Yucca, Filamentosa Adams	Yucca, Filamentosa Adams	3	3	#5	Cont.	12
<b>Total Agave &amp; Yucca:</b>							<b>40</b>
<b>Ornamental Grasses:</b>							
P	Blue Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2	2	#5	Cont.	12
Q	Blue Avena Grass	Helictotrichon sempervirens	2	2	#5	Cont.	8
R	Miscanthus Grass	Miscanthus sinensis	3	3	#5	Cont.	7
<b>Total Ornamental Grasses:</b>							<b>27</b>



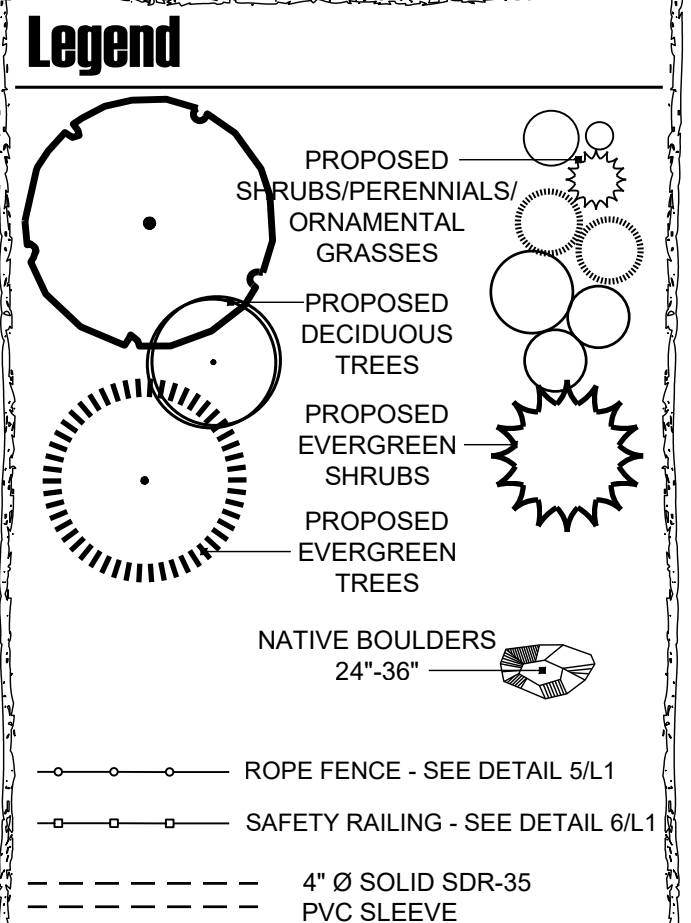
**Picnic Table**  
 RECTANGULAR PORTABLE PICNIC TABLE - PARKTASTIC SKU: 766PT100  
 1 END ACCESSIBLE  
 STYLE: EXPANDED STEEL (DIAMOND PATTERN)  
 LENGTH: 8FT  
 COATING: PARKARMOR COAT (PREMIUM)  
 COLOR: GREEN - PARKARMOR COAT

AVAILABLE FROM:  
 PARK WAREHOUSE LLC  
 7495 W ATLANTIC AVE SUITE #200-294 - DELRAY BEACH, FL 33446  
 HTTPS://PARKWAREHOUSE.COM



**Shade Canopy**  
 CANTILEVER SQUARE UMBRELLA 14X14X8 WITH GLIDE ELBOW, INGROUND MOUNT

AVAILABLE FROM:  
 SUMMIT RECREATION  
 2695 PATTERSON RD #2-282, GRAND JUNCTION CO 81506  
 303-465-2286 OFFICE  
 WWW.SUMMITRECREATION.COM  
 SALES@SUMMITRECREATION.COM  
 VENDOR TO PROVIDE ENGINEERED SEALED DRAWINGS, FREIGHT, & INSTALLATION



Submitted: **Phase 1**

Sheet Title: **Landscape Plan-Task 2**

Project: Dos Rios Beach

Date: December 13, 2022

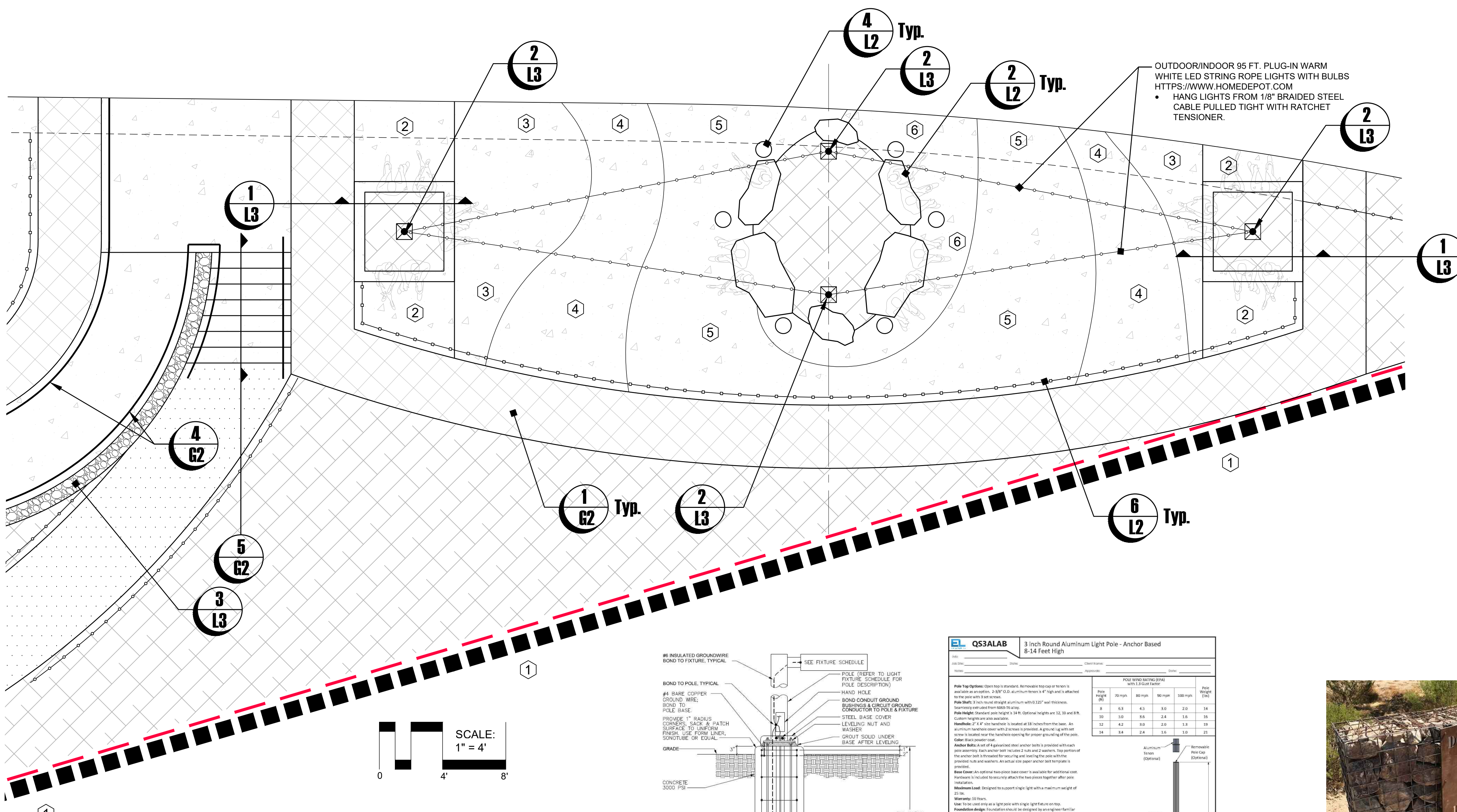
Scale:

Sheet: **L2**

**Preliminary**  
 Not For Construction

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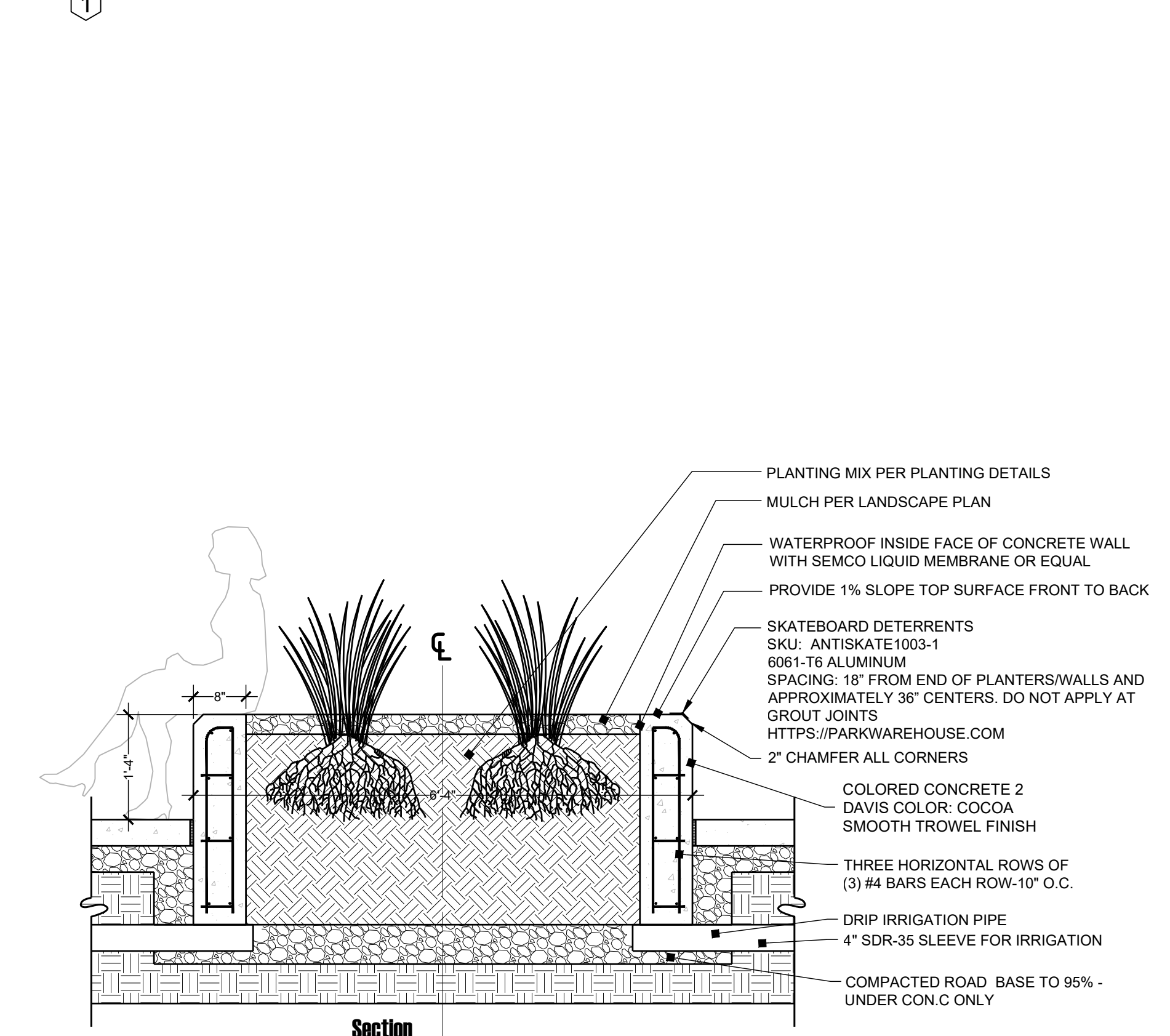


**Key Notes**

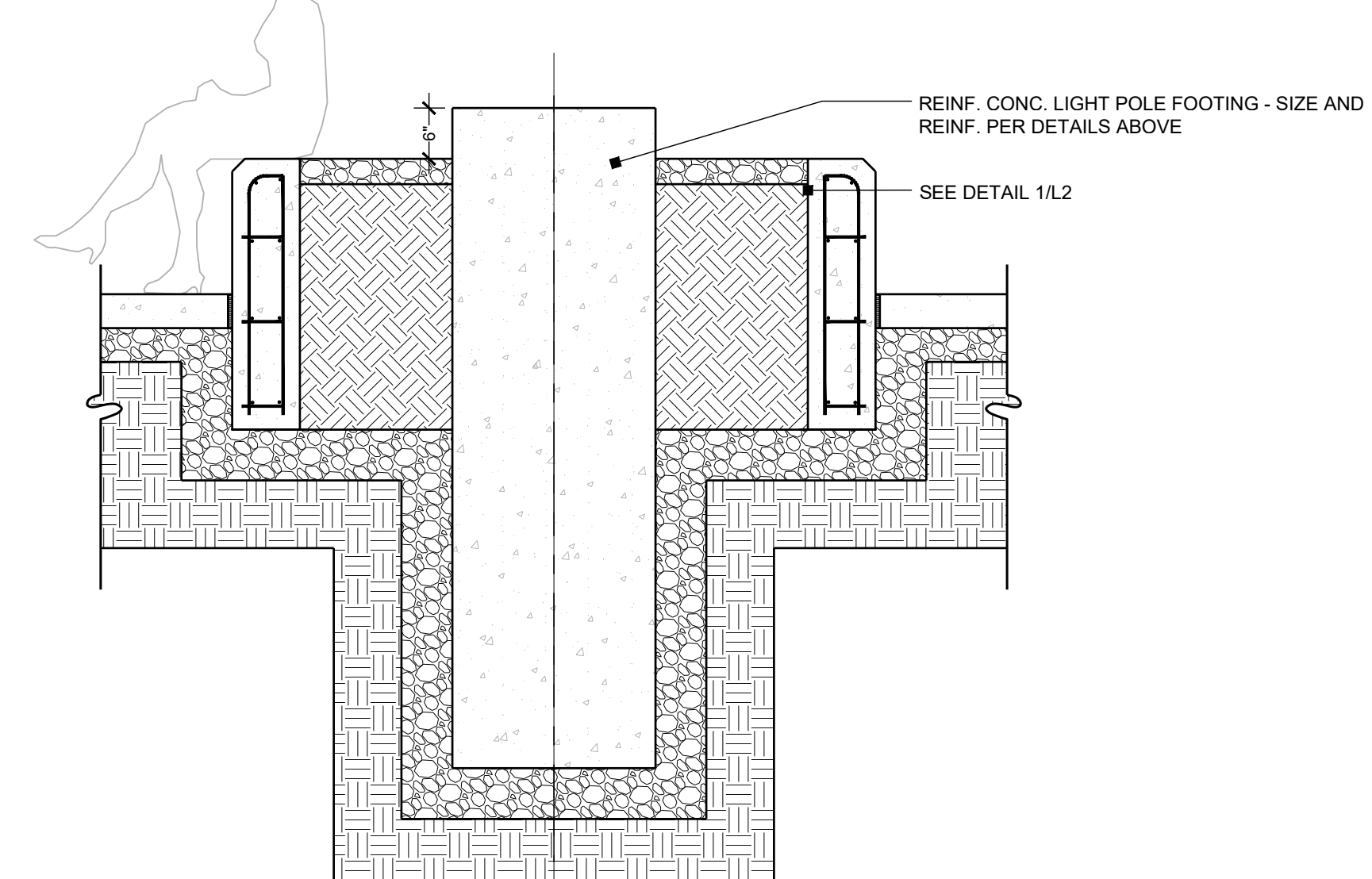
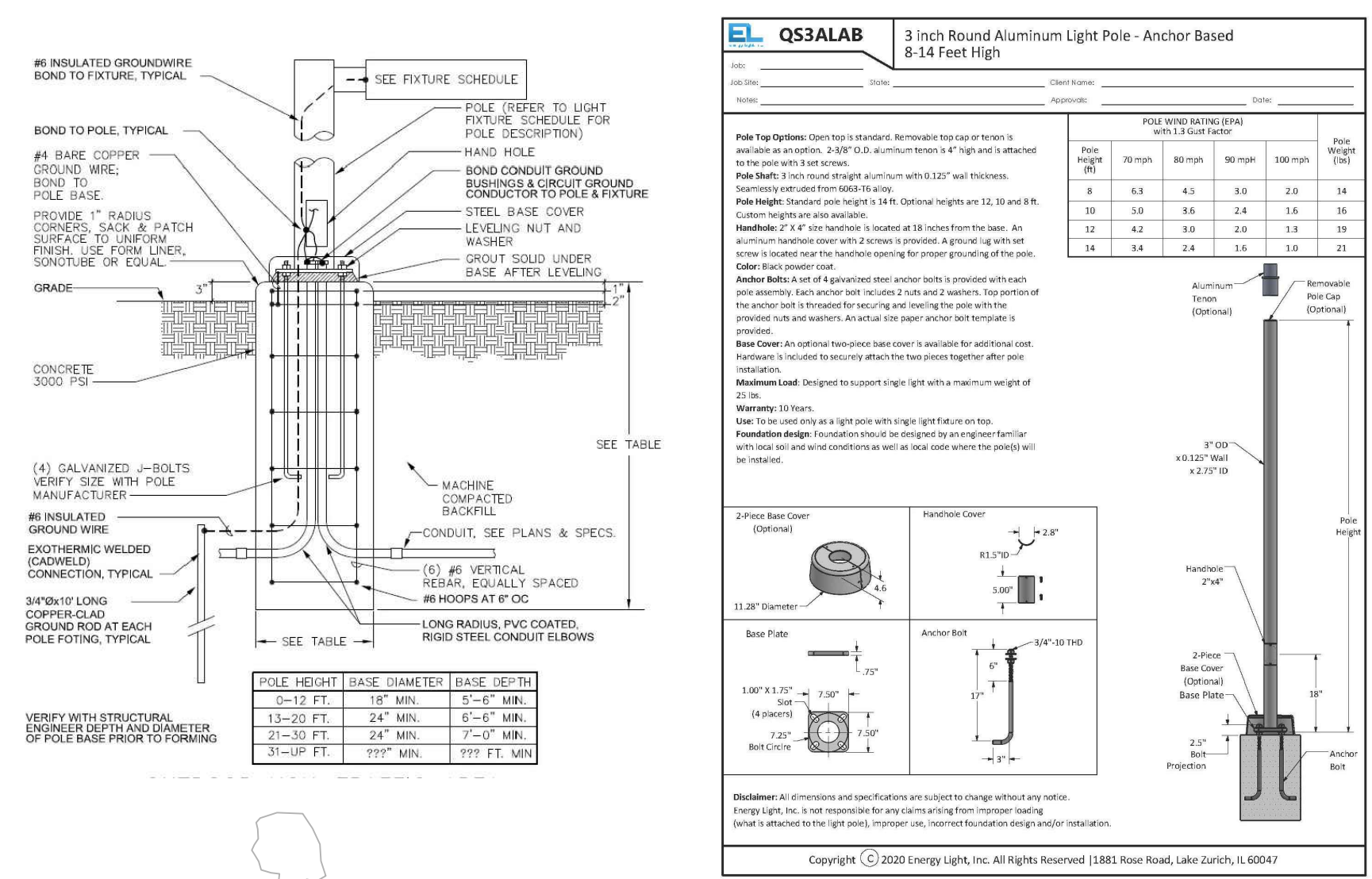
- 1 EXISTING LANDSCAPE AREA TO REMAIN UNDISTURBED
- 2 COLORED CONCRETE 1 DAVIS COLOR: COCOA MEDIUM BROOM FINISH
- 3 COLORED CONCRETE 2 DAVIS COLOR: SAN DIEGO BUFF MEDIUM BROOM FINISH
- 4 COLORED CONCRETE 3 DAVIS COLOR: STANDARD GRAY MEDIUM BROOM FINISH
- 5 COLORED CONCRETE 4 DAVIS COLOR: COBBLESTONE MEDIUM BROOM FINISH
- 6 COLORED CONCRETE 5 DAVIS COLOR: GRAPHITE MEDIUM BROOM FINISH



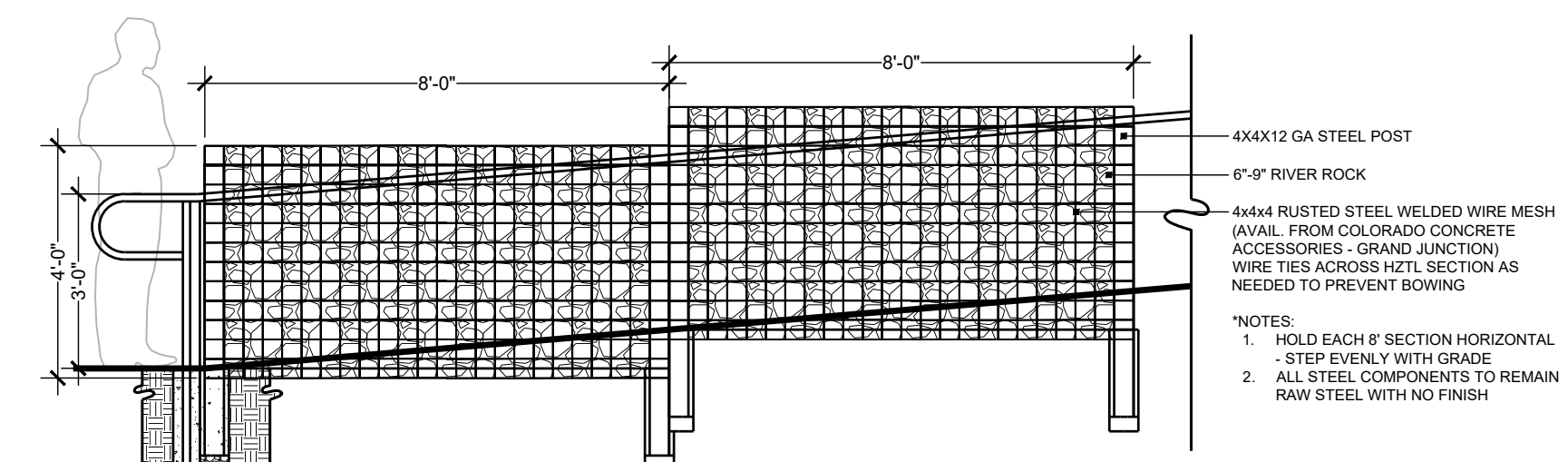
OUTDOOR/INDOOR 95 FT. PLUG-IN WARM WHITE LED STRING ROPE LIGHTS WITH BULBS  
 https://www.homedepot.com  
 HANG LIGHTS FROM 1/8" BRAIDED STEEL CABLE PULLED TIGHT WITH RATCHET TENSIONER.



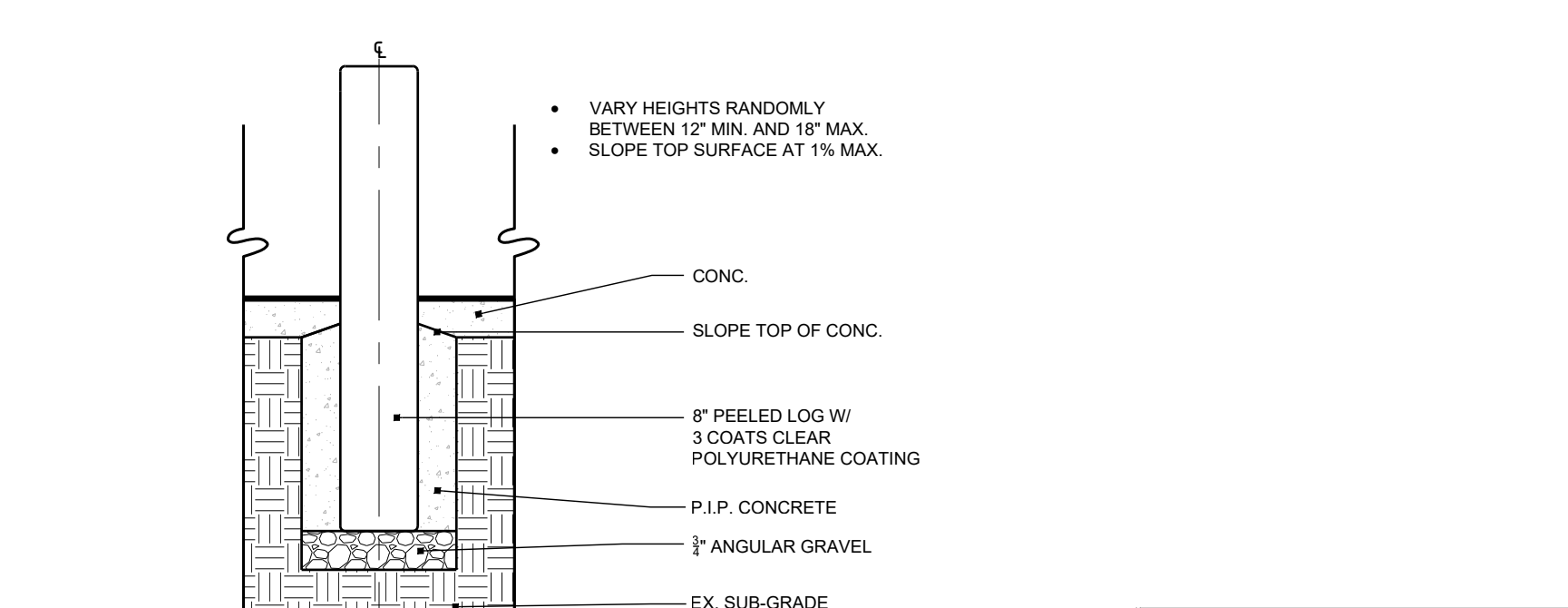
**1 Concrete Seat Wall**  
 Scale: 3/8" = 1'-0"



**2 Light Pole / Base / String Lights**  
 NTS



**3 Gabion Wall**  
 Scale: 3/8" = 1'-0"



**4 Log Table**  
 Scale: 1" = 1'-0"

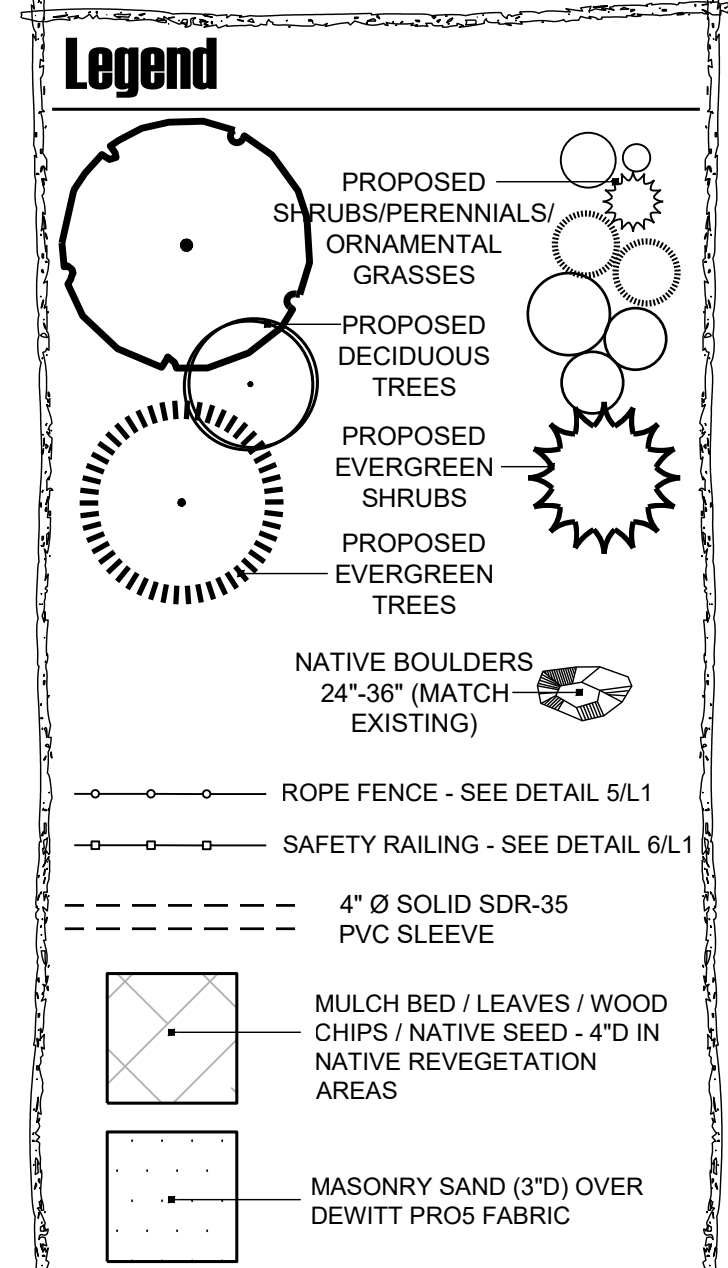
**Project Name:**  
**Dos Rios Beach**  
 PARCEL NUMBER: 2945-221-23-002  
 OWNER: CITY OF GRAND JUNCTION  
 ADDRESS: 301 DOS RIOS CT  
 GRAND JUNCTION, CO 81501

**Landscape Architect:**  
**VISION DESIGN STUDIO, INC.**  
 677 25 Road Grand Junction, CO 81505  
 Phone: 970.210.2155 Email: rb@viz.biz  
 Web: www.viz.biz  
 Landscape Architecture | Visual Simulation | Graphic Design

**Registration:**  
 Robert A. Breeden  
 LA 462  
 03/21/2008  
 Original License of Licensure  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF COLORADO

**Project Location**

- Sheet Index:**
- EX1/EX2- Existing Conditions
  - D1/D2 - Demolition Plans
  - G1/G2 - Grading Plans
  - L1/L2 - Landscape Plans
  - L3 - Enlargement Plan
  - IR1/IR2- Irrigation Plans
  - IR3/IR4- Irrigation Details



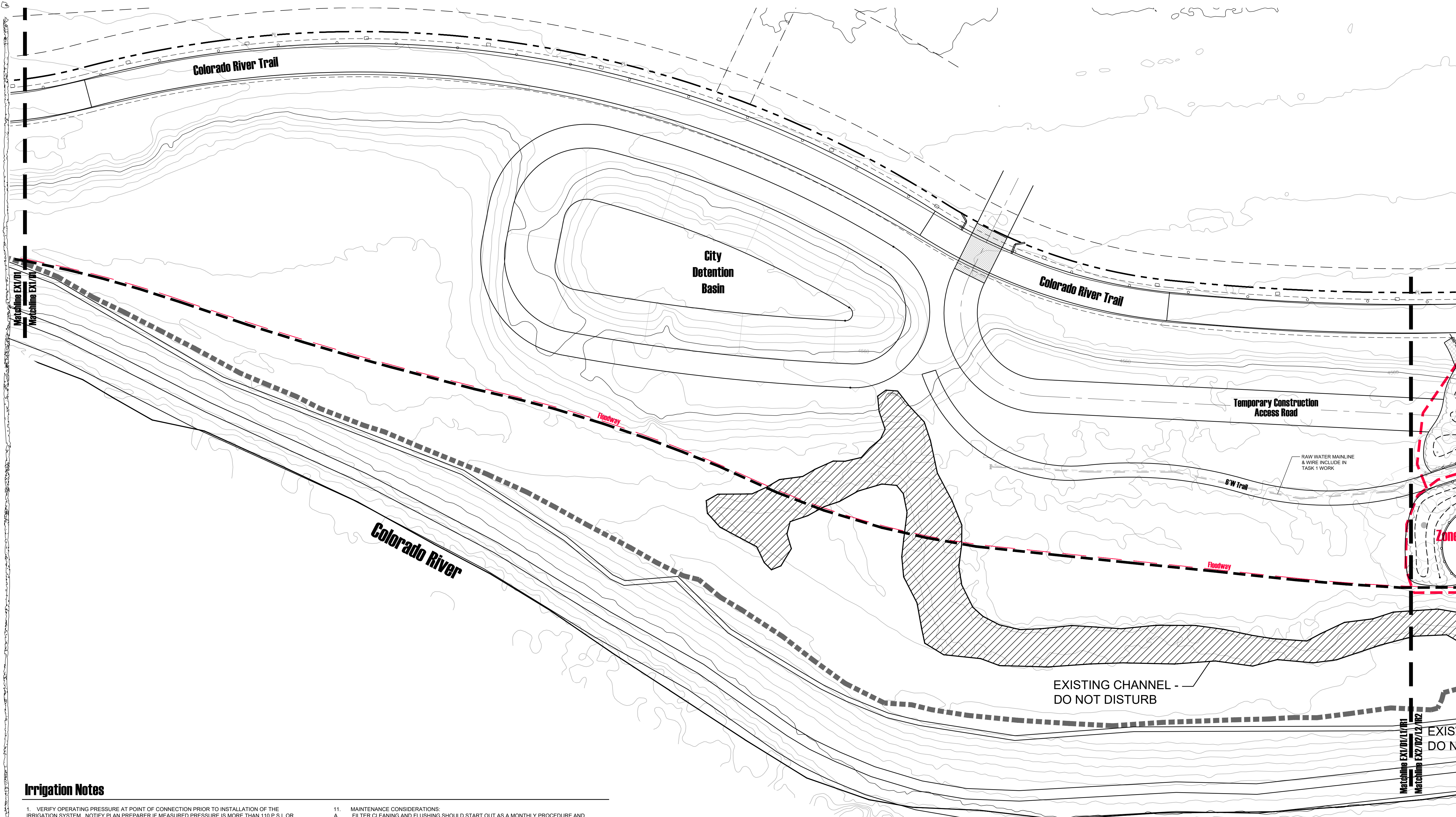
**Submission:**  
**Phase 1**

**Sheet Title:**  
**Enlargement Plan-Task 2**

**Project:** Dos Rios Beach  
**Date:** December 13, 2022  
**Scale:**

**North**  
**L3**

**Preliminary**  
 Not For Construction



Project Name:  
**Dos Rios Beach**  
 PARCEL NUMBER: 2945-221-23-002  
 OWNER: CITY OF GRAND JUNCTION  
 ADDRESS: 301 DOS RIOS CT  
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 Robert A. Breeden  
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  - L3 - Enlargement Plan
  - IR1/IR2- Irrigation Plans
  - IR3/IR4- Irrigation Details

**Legend**

- IRRIGATION ZONE BOUNDARY
- IRRIGATION ZONE NUMBER
- RAINBIRD LX-IVM 2-WIRE CONTROLLER MOUNTED ON EXT. WALL IN WATER PROOF CABINET
- VALVE STATION NUMBER
- VALVE SIZE
- TYPE OF IRRIGATION
- DECODER NUMBER (TO BE FILLED IN BY CONTRACTOR)
- POINT OF CONNECTION
- ELECTRIC REMOTE CONTROL VALVE RAIN BIRD - PEB WITH FLOW CONTROL
- WYE STRAINER & PRESSURE REDUCER FOR DRIP ZONES
- CURB STOP AND WASTE VALVE
- PVC BALL VALVE
- QUICK COUPLING VALVE
- TWO-WIRE PATH DOUBLE JACKETED AND INSULATED, SOLID COPPER CORE, PE COATED 12 GA WIRE - CONNECT WITH DBRY-6 CONNECTORS OR EQUIVALENT
- PRESSURIZED MAINLINE PIPE & SIZE (PVC SCHEDULE 40 PIPE OR PE)
- LATERAL PIPE SIZE (PVC SCHEDULE 40 PIPE)
- 4" PVC SLEEVE
- EASY FIT FLUSH CAP IN 7" ROUND BOX
- 1/2" RAINBIRD XF SERIES BLANK TUBING OR EQUAL

**Irrigation Notes**

1. VERIFY OPERATING PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY PLAN PREPARER IF MEASURED PRESSURE IS MORE THAN 110 P.S.I. OR LESS THAN 60 P.S.I. THE SYSTEM IS DESIGNED FOR AN OPERATING PRESSURE OF 60 P.S.I. AND A FLOW RATE AT INLET PIPE OF 220 GPM. VERIFY ALL FLOW RATES AND PRESSURES ON-SITE PRIOR TO INSTALLATION OF THE SYSTEM.
2. NOTIFY LANDSCAPE ARCHITECT SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS.
3. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLAN PREPARER.
4. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS AND INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. NOTIFY PLAN PREPARER, PRIOR TO INSTALLATION, OF ANY AREA OF GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
5. PRIOR TO CUTTING INTO SOIL, LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNER AND CONTRACTOR (IF APPLICABLE). CONNECT TO EXISTING 120 VOLT ELECTRICAL SUPPLIES. USE THIN WALL METAL CONDUIT ABOVE GRADE. INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE AND INSTALL RECHARGEABLE BATTERY BACK-UP FOR CONTROLLERS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS TO IRRIGATE SLOPES USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER.
7. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
8. INSTALL ALL ELECTRIC VALVES, PRESSURE REGULATORS, BALL OR GATE VALVES, PIPING, BACKFLOW PREVENTION DEVICES (IF APPLICABLE), CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
9. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF PLANT AND/OR WITHIN PLANT WELL.
10. POLYETHYLENE PIPE (IF APPLICABLE) INSTALLED SHALL BE PRODUCED FROM ALL VIRGIN UNION CARBIDE RESIN.

11. MAINTENANCE CONSIDERATIONS:  
 A. FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE AND CONTINUE AS NEEDED AFTER SIX (6) MONTHS.  
 B. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS.  
 C. WATER QUALITY SHOULD BE MEASURED ON A QUARTERLY BASIS AND AMENDMENTS ADDED AS NECESSARY TO ENSURE THE SURVIVAL RATE OF THE PLANT MATERIAL.
12. ALL WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT. ELECTRICAL CONDUIT SHALL EXTEND TWELVE INCHES (12") BEYOND EDGE OF PAVEMENT OR CURB. CONTRACTOR HAS THE OPTION TO INSTALL PVC SCHEDULE 40 SLEEVING FOR ALL PIPING UNDER ASPHALT AND CONCRETE PAVEMENTS AT HIS OWN EXPENSE. INSTALL SAND FOR BACKFILL IN ASPHALT PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
13. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM EACH CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
14. ALL PIPES SHALL BE TESTED AT 125% OF DESIGN PRESSURE FOR 1 HOUR. ADD WATER SLOWLY TO PIPES TO AVOID WATER HAMMER DAMAGE, BLEED SYSTEM TO INSURE ALL AIR IS OUT OF PIPES AND PRESSURIZE SYSTEM TO LEVELS STATED ABOVE. VISUALLY INSPECT FOR LEAKS WHILE SYSTEM IS HOLDING PRESSURE CONSTANT.
15. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
16. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR EACH CONTROLLER.
17. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
18. CHANGES OR MODIFICATIONS TO THE PLAN UNDERTAKEN BY THE CLIENT OR ANYONE CONTRACTED, HIRED, OR VOLUNTEERED BY THE CLIENT WITHOUT THE REVIEW AND WRITTEN AUTHORIZATION OF VISION DESIGN STUDIO, INC. SHALL NULLIFY AND RELEASE VISION DESIGN STUDIO, INC. OF ALL LIABILITY ASSOCIATED WITH THE HEALTH, SAFETY, AND WELL-BEING OF THE PROJECT, THE CLIENT, OR ANY PERSON OR PROPERTY RELATED TO THE PROJECT, DURING AND FOLLOWING THE COMPLETION OF CONSTRUCTION.

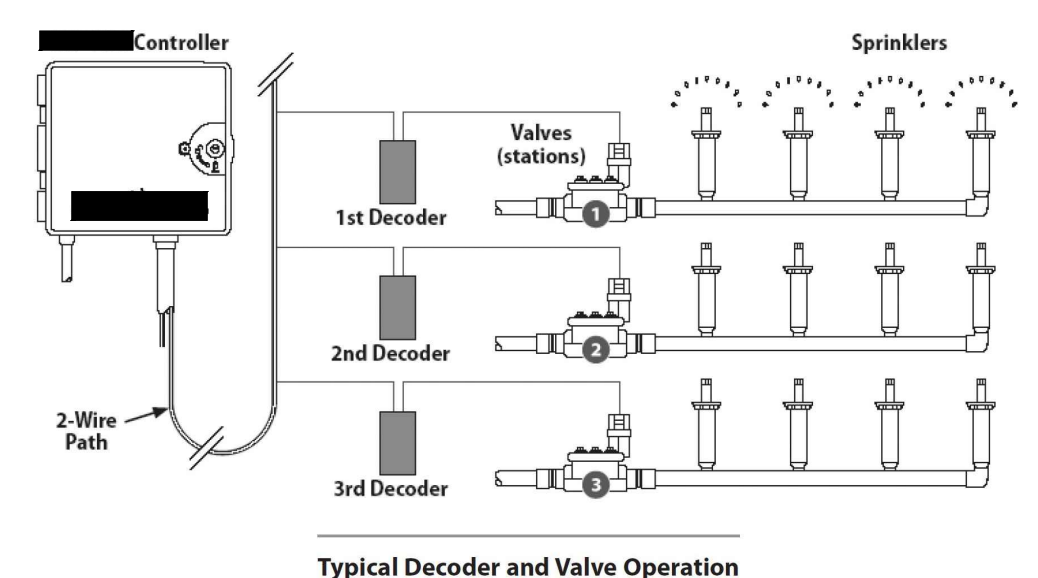
**Two-Wire Decoder System Notes**

1. THIS IRRIGATION SYSTEM IS DESIGNED WITH A TWO-WIRE DECODER SYSTEM.

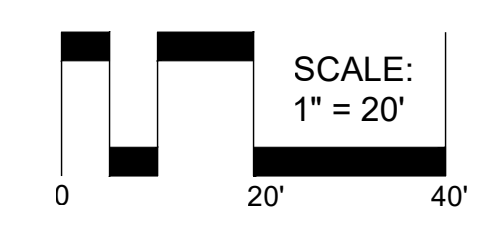
**DECODER OVERVIEW**  
 A DECODER CONTROLLER CONTROLS LARGE IRRIGATION SYSTEMS COMPARABLE TO THE TRADITIONALLY WIRED IRRIGATION CONTROLLER. THE DIFFERENCE IS DECODERS DIRECTLY POWER THE SOLENOIDS FROM THE 2-WIRE PATH. A DECODER CONTROLLER IS PROGRAMMED SIMILAR TO A TRADITIONAL WIRED CONTROLLER. THE DIFFERENCE IS DECODER ADDRESSES MUST BE PROGRAMMED INTO THE CONTROLLER. THE DECODER ADDRESS REPRESENTS A CONTROL VALVE FOR AN IRRIGATION ZONE, FLOW OR WEATHER SENSOR, MASTER VALVE OR PUMP START RELAY AS IRRIGATION PROGRAMS EXECUTE. COMMANDS ARE COMMUNICATED TO THE DECODERS IN THE FIELD. THIS COMMUNICATION IS CARRIED THROUGH A LOW-VOLTAGE TWO-WIRE COMMUNICATION PATH TO THE NUMEROUS DECODERS LOCATED THROUGHOUT THE SITE. THE DECODERS RESPOND TO A THREE, FOUR OR FIVE-DIGIT ADDRESS. THE DECODERS WILL DIRECTLY ACTIVATE THE SOLENOIDS ON THE VALVES.

**LAYOUT**  
 THE DESIGN OF A DECODER CONTROLLER SYSTEM REQUIRES CAREFUL CONSIDERATION TO THE LAYOUT OF THE DECODERS ON THE 2-WIRE PATH. SINCE A DECODER SYSTEM POWERS THE ELECTRIC SOLENOIDS THROUGH THE 2-WIRE PATH, THE 2-WIRE PATH MUST BE ABLE TO PROVIDE ENOUGH VOLTAGE TO POWER THE SOLENOIDS. THERE ARE DESIGN SPECIFICATIONS LIMITING THE LENGTH OF THE TWO-WIRE CRITICAL PATH. THE NUMBER OF DECODER ADDRESSES ON A GIVEN TWO-WIRE PATH, AND THE NUMBER OF SIMULTANEOUS, WHICH MUST BE FOLLOWED CAREFULLY.

**TWO-WIRE PATH LAYOUT**  
 THERE ARE TWO TYPES OF CONFIGURATIONS THAT CAN BE USED FOR THE LAYOUT OF THE 2-WIRE PATHS. THE 2-WIRE PATH CAN BE INSTALLED AS A STAR CONFIGURATION, OR AS A LOOP CONFIGURATION. THE DECODER CONTROLLER WILL SUPPLY UP TO FOUR SEPARATE TWO-WIRE PATHS, OF THE STAR CONFIGURATION AND UP TO TWO SEPARATE 2-WIRE PATHS, OF THE LOOP CONFIGURATION FOR DECODERS. DEPENDING UPON THE DESIGN OF THE SITE, IT IS TYPICALLY PREFERABLE TO SEPARATE THE 2-WIRE PATHS INTO MULTIPLE WIRE RUNS RATHER THAN INSTALL A SINGLE TWO-WIRE PATH THROUGHOUT THE SITE. THESE WIRE PATHS CAN BE CONFIGURED IN EITHER THE STAR OR LOOP LAYOUTS OR A COMBINATION OF THE TWO TYPES. FOR EASE OF TROUBLESHOOTING, THE STAR CONFIGURATION IS THE RECOMMENDED LAYOUT FOR THE 2-WIRE PATH.



Typical Decoder and Valve Operation



**Preliminary**  
 Not For Construction

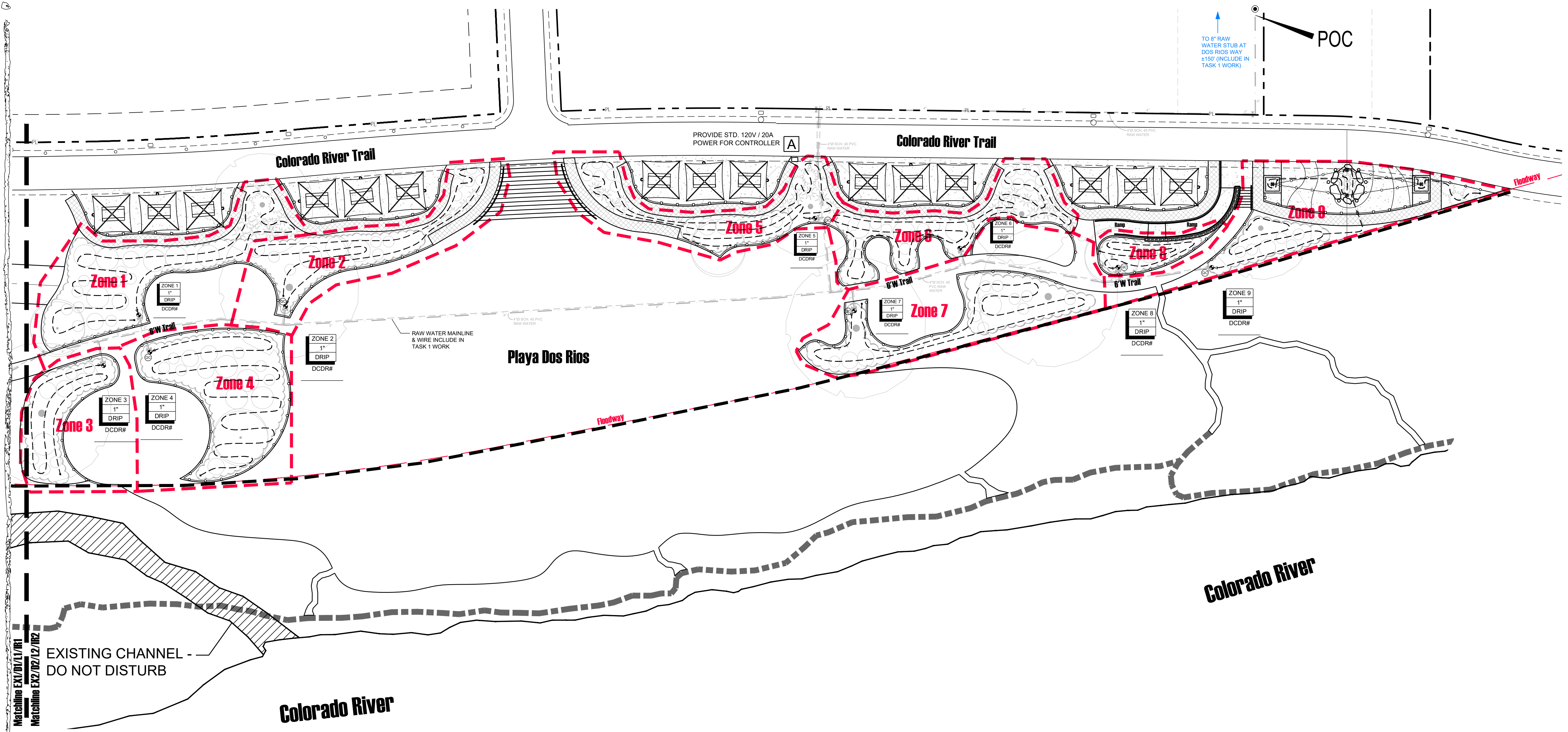
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Submitted:  
**Phase 1**

Sheet Title:  
**Irrigation Plan-Task 2**

Project: Dos Rios Beach  
 Date: December 13, 2022  
 Scale:

IR1



### Irrigation Notes

- VERIFY OPERATING PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY PLAN PREPARER IF MEASURED PRESSURE IS MORE THAN 110 P.S.I. OR LESS THAN 60 P.S.I. THE SYSTEM IS DESIGNED FOR AN OPERATING PRESSURE OF 60 P.S.I. AND A FLOW RATE AT INLET PIPE OF 220 GPM. VERIFY ALL FLOW RATES AND PRESSURES ON-SITE PRIOR TO INSTALLATION OF THE SYSTEM.
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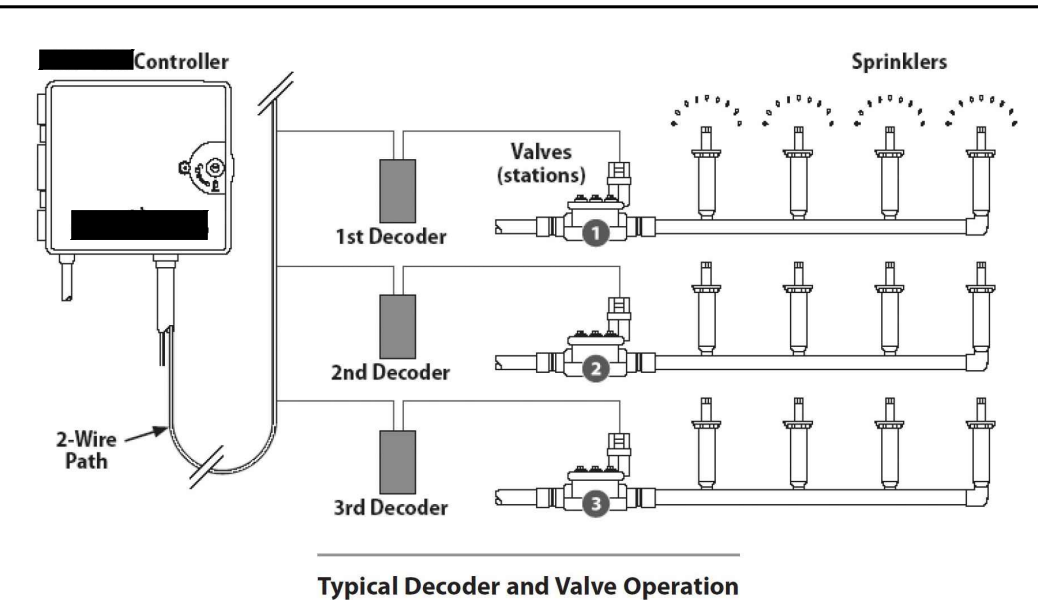
### Two-Wire Decoder System Notes

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 A DECODER CONTROLLER CONTROLS LARGE IRRIGATION SYSTEMS COMPARABLE TO THE TRADITIONALLY WIRED IRRIGATION CONTROLLER. THE DIFFERENCE IS DECODERS DIRECTLY POWER THE SOLENOIDS FROM THE 2-WIRE PATH. A DECODER CONTROLLER IS PROGRAMMED SIMILAR TO A TRADITIONAL WIRED CONTROLLER. THE DIFFERENCE IS DECODER ADDRESSES MUST BE PROGRAMMED INTO THE CONTROLLER. THE DECODER ADDRESS REPRESENTS A CONTROL VALVE FOR AN IRRIGATION ZONE. FLOW OR WEATHER SENSOR, MASTER VALVE OR PUMP START RELAY AS IRRIGATION PROGRAMS EXECUTE. COMMANDS ARE COMMUNICATED TO THE DECODERS IN THE FIELD. THIS COMMUNICATION IS CARRIED THROUGH A LOW-VOLTAGE TWO-WIRE COMMUNICATION PATH TO THE NUMEROUS DECODERS LOCATED THROUGHOUT THE SITE. THE DECODERS RESPOND TO A THREE, FOUR OR FIVE-DIGIT ADDRESS. THE DECODERS WILL DIRECTLY ACTIVATE THE SOLENOIDS ON THE VALVES.

**LAYOUT**  
 THE DESIGN OF A DECODER CONTROLLER SYSTEM REQUIRES CAREFUL CONSIDERATION TO THE LAYOUT OF THE DECODERS ON THE 2-WIRE PATH. SINCE A DECODER SYSTEM POWERS THE ELECTRIC SOLENOIDS THROUGH THE 2-WIRE PATH, THE 2-WIRE PATH MUST BE ABLE TO PROVIDE ENOUGH VOLTAGE TO POWER THE SOLENOIDS. THERE ARE DESIGN SPECIFICATIONS LIMITING THE LENGTH OF THE TWO-WIRE CRITICAL PATH. THE NUMBER OF DECODER ADDRESSES ON A GIVEN TWO-WIRE PATH, AND THE NUMBER OF SMALL TAPINGS, WHICH MUST BE FOLLOWED CAREFULLY.

**TWO-WIRE PATH LAYOUT**  
 THERE ARE TWO TYPES OF CONFIGURATIONS THAT CAN BE USED FOR THE LAYOUT OF THE 2-WIRE PATHS. THE 2-WIRE PATH CAN BE INSTALLED AS A STAR CONFIGURATION, OR AS A LOOP CONFIGURATION. THE DECODER CONTROLLER WILL SUPPLY UP TO FOUR SEPARATE TWO-WIRE PATHS, OF THE STAR CONFIGURATION AND UP TO TWO SEPARATE 2-WIRE PATHS, OF THE LOOP CONFIGURATION FOR DECODERS. DEPENDING UPON THE DESIGN OF THE SITE, IT IS TYPICALLY PREFERABLE TO SEPARATE THE 2-WIRE PATHS INTO MULTIPLE WIRE RUNS RATHER THAN INSTALL A SINGLE TWO-WIRE PATH THROUGHOUT THE SITE. THESE WIRE PATHS CAN BE CONFIGURED IN EITHER THE STAR OR LOOP LAYOUTS OR A COMBINATION OF THE TWO TYPES. FOR REASE OF TROUBLESHOOTING, THE STAR CONFIGURATION IS THE RECOMMENDED LAYOUT FOR THE 2-WIRE PATH.

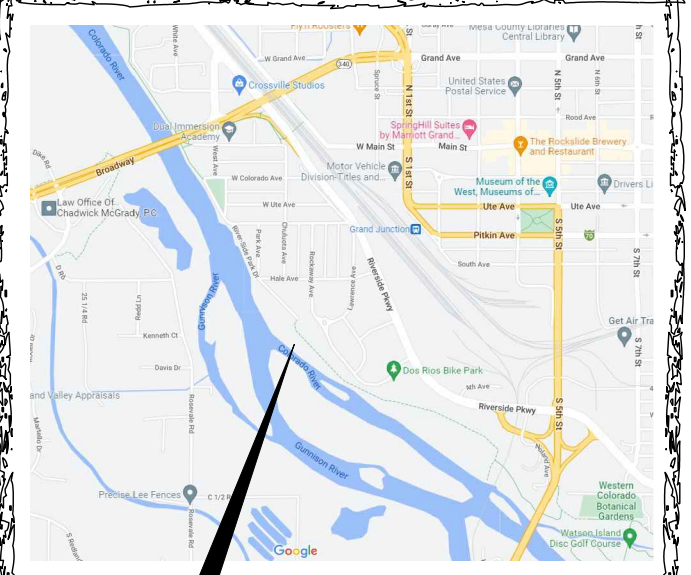
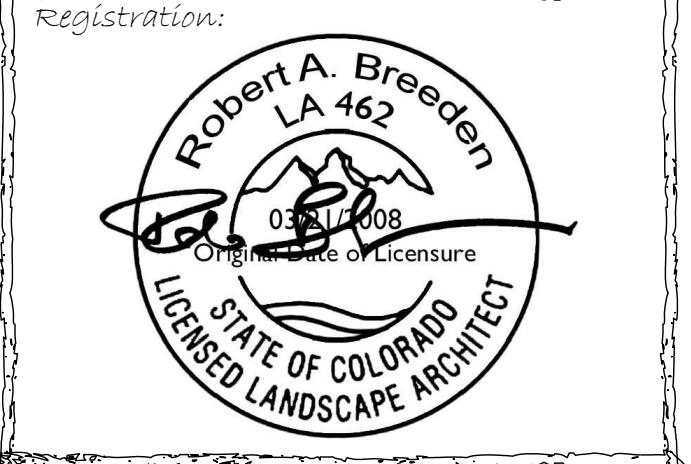


Matchline EX1/01/L1/IR1  
 Matchline EX2/02/R2/L2/IR2

EXISTING CHANNEL - DO NOT DISTURB

Project Name:  
**Dos Rios Beach**  
 PARCEL NUMBER: 2945-221-23-002  
 OWNER: CITY OF GRAND JUNCTION  
 ADDRESS: 301 DOS RIOS CT  
 GRAND JUNCTION, CO. 81501

Landscape Architect:  
**VISION DESIGN STUDIO, INC.**  
 677 25 Road Grand Junction, CO 81505  
 Phone: 970.210.2155 Email: r@nviz.biz  
 Web: www.nviz.biz  
 Landscape Architecture | Visual Simulation | Graphic Design



Project Location

- Sheet Index:
- EX1/EX2- Existing Conditions
  - D1/D2 - Demolition Plans
  - G1/G2 - Grading Plans
  - L1/L2 - Landscape Plans
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  - IR1/IR2- Irrigation Plans
  - IR3/IR4- Irrigation Details

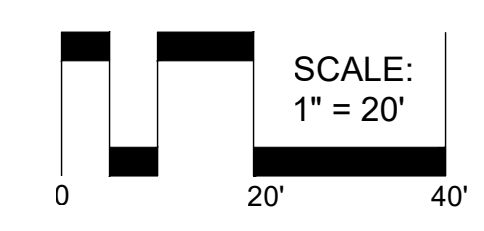
### Legend

- IRRIGATION ZONE BOUNDARY
- IRRIGATION ZONE NUMBER
- RAINBIRD LX-1VM 2-WIRE CONTROLLER MOUNTED ON EXT. WALL IN WATER PROOF CABINET
- VALVE SIZE NUMBER
- TYPE OF IRRIGATION
- DECODER NUMBER (TO BE FILLED IN BY CONTRACTOR)
- POINT OF CONNECTION
- ELECTRIC REMOTE CONTROL VALVE RAIN BIRD - PEB WITH FLOW CONTROL
- WYE STRAINER & PRESSURE REDUCER FOR DRIP ZONES
- CURB STOP AND WASTE VALVE
- PVC BALL VALVE
- QUICK COUPLING VALVE
- TWO-WIRE PATH DOUBLE JACKETED AND INSULATED, SOLID COPPER CORE, PE COATED 12 GA WIRE - CONNECT WITH DBRY-6 CONNECTORS OR EQUIVALENT
- PRESSURIZED MAINLINE PIPE & SIZE (PVC SCHEDULE 40 PIPE OR PE)
- LATERAL PIPE SIZE (PVC SCHEDULE 40 PIPE)
- 4" PVC SLEEVE
- EASY FIT FLUSH CAP IN 7" ROUND BOX
- 1/2" RAINBIRD XF SERIES BLANK TUBING OR EQUAL

Submittal:  
**Phase 1**

Sheet Title:  
**Irrigation Plan-Task 2**

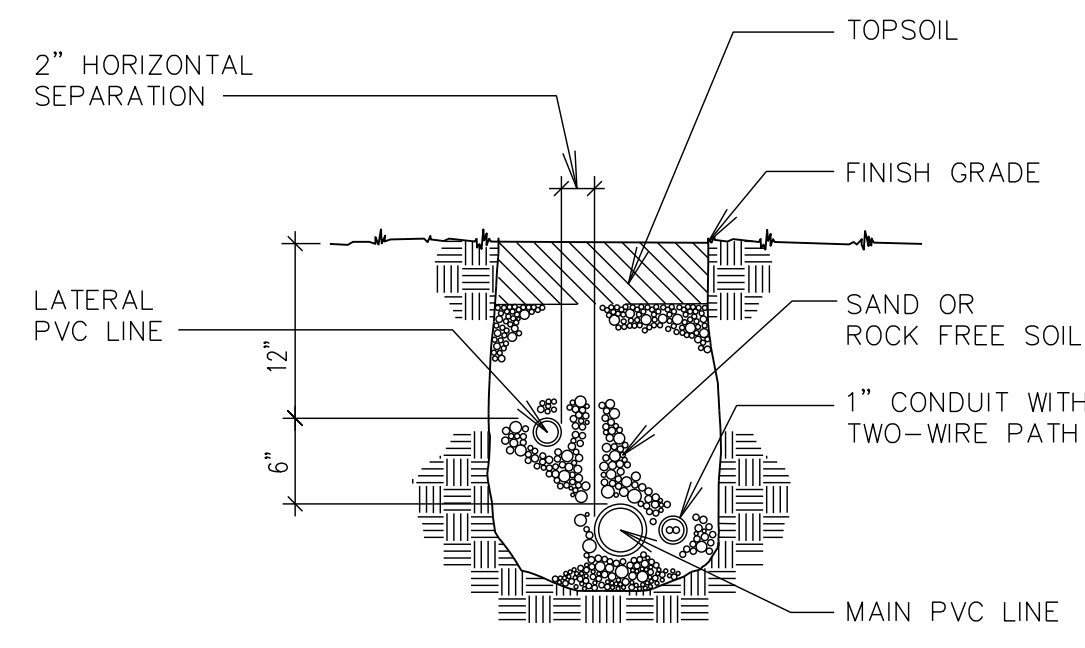
Project: Dos Rios Beach  
 Date: December 13, 2022  
 Scale:  
 North



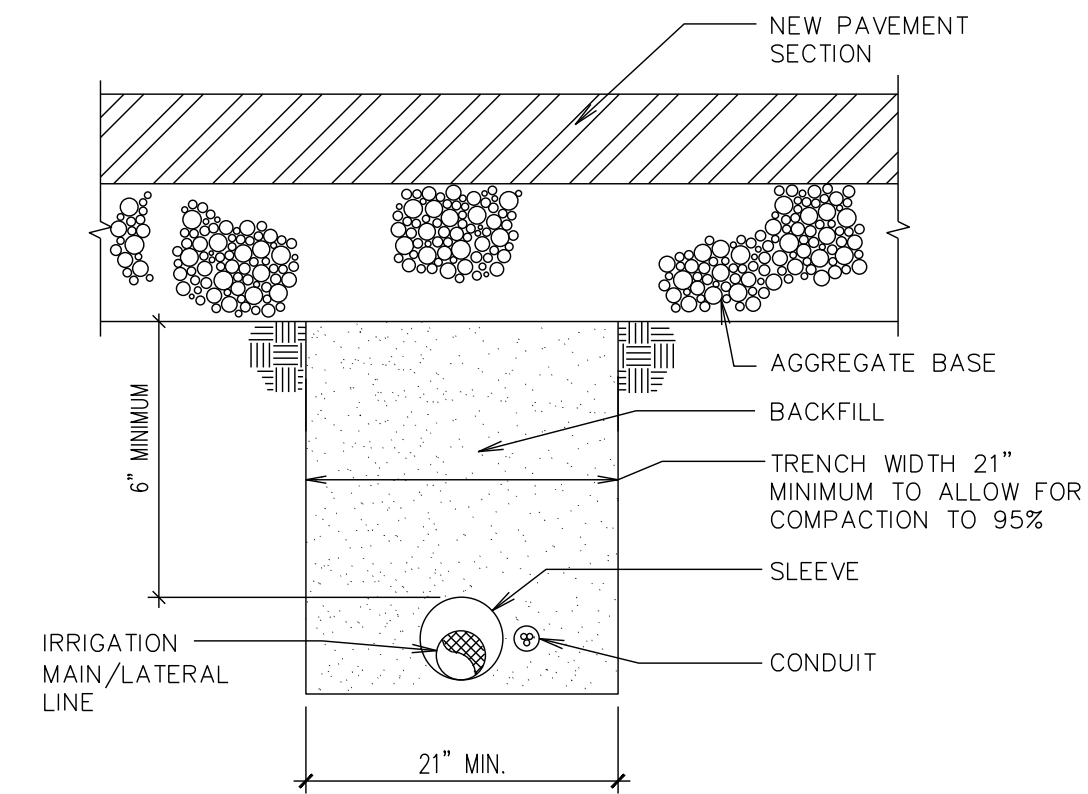
SCALE:  
 1" = 20'

**Preliminary**  
 Not For Construction

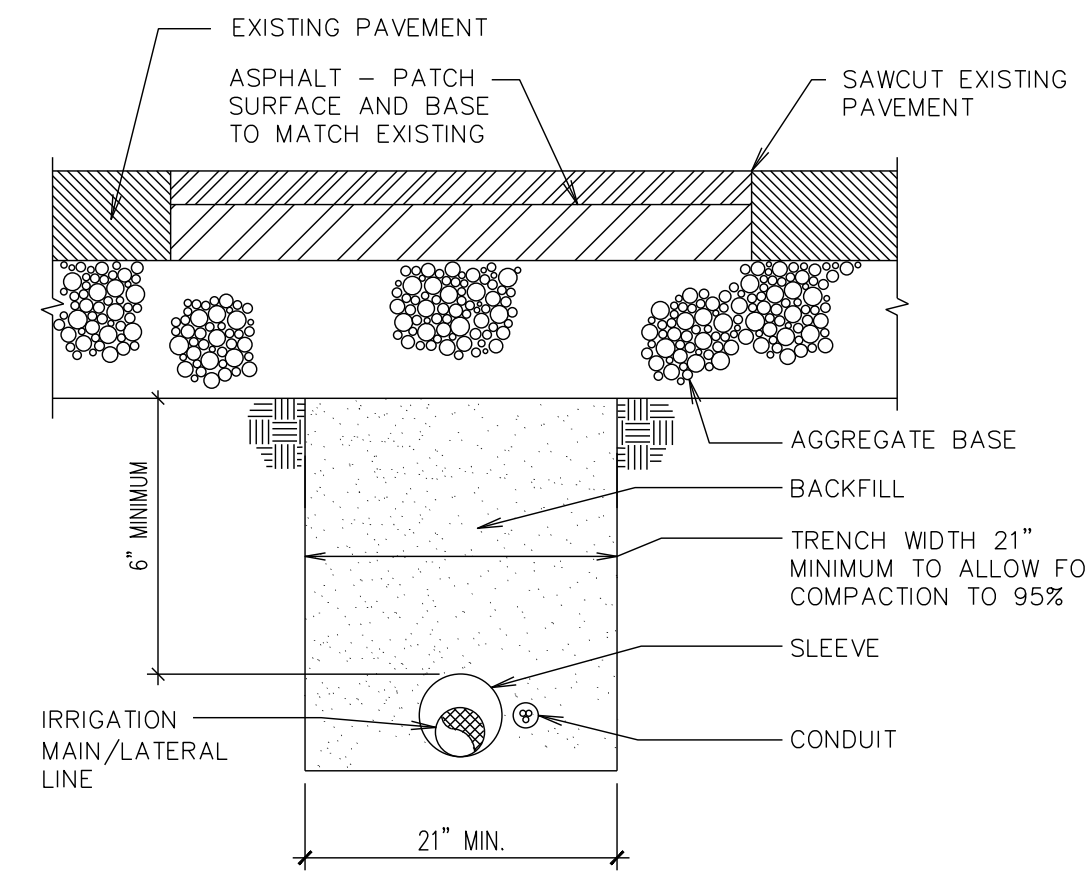
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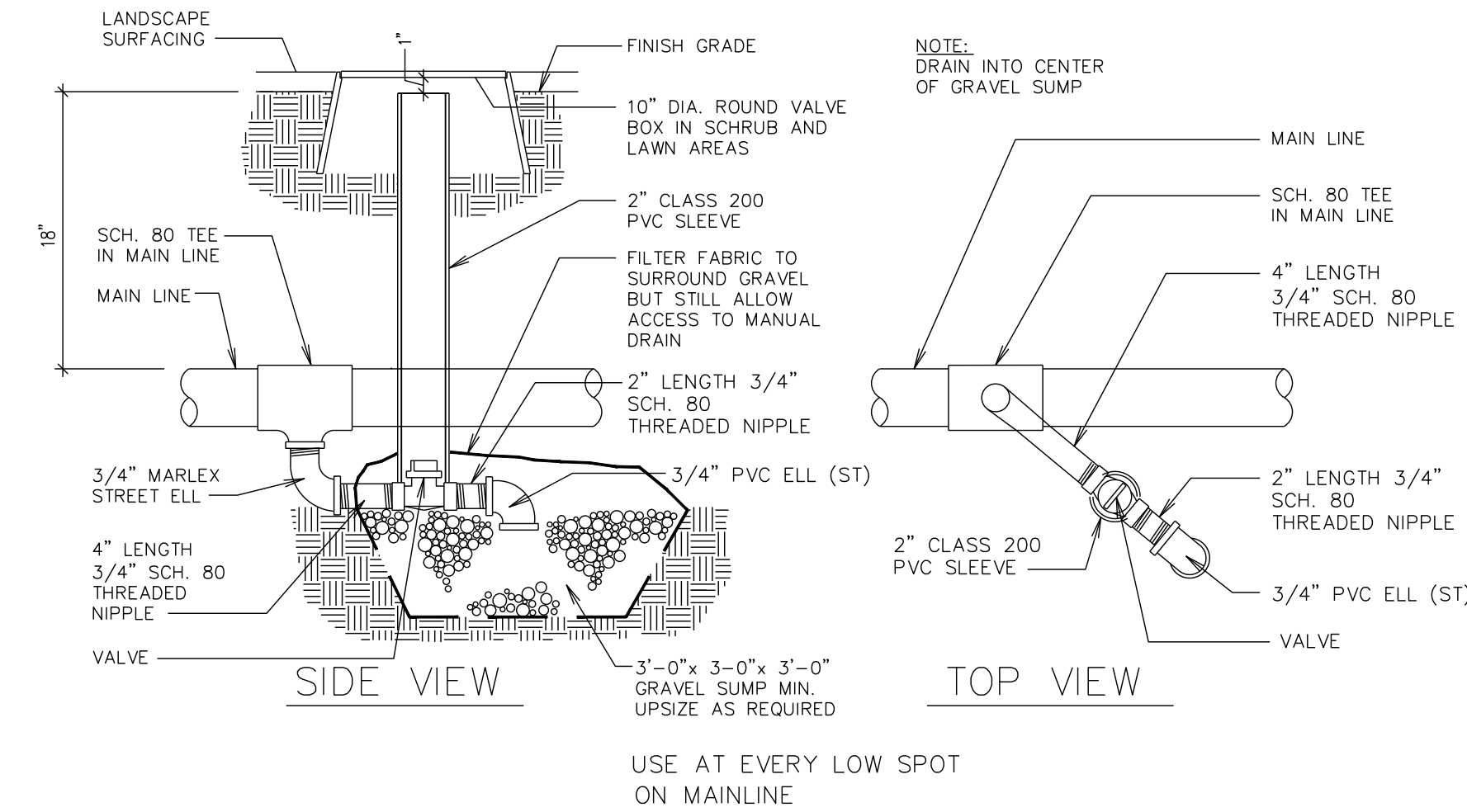
**A** Trench Section Two-Wire Section  
NTS



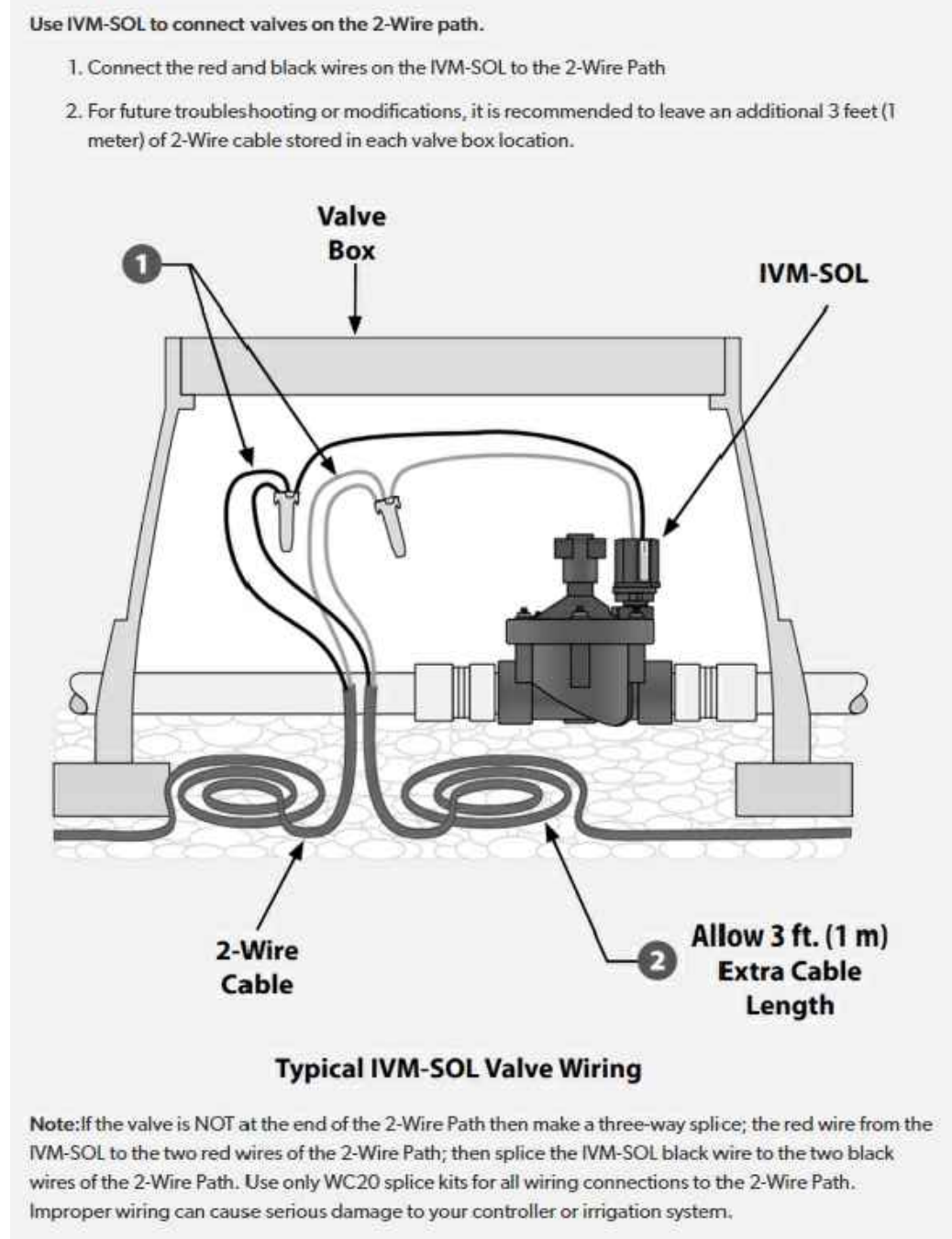
**B** Misc. Pipe Trench Detail New Pavement Areas  
NTS



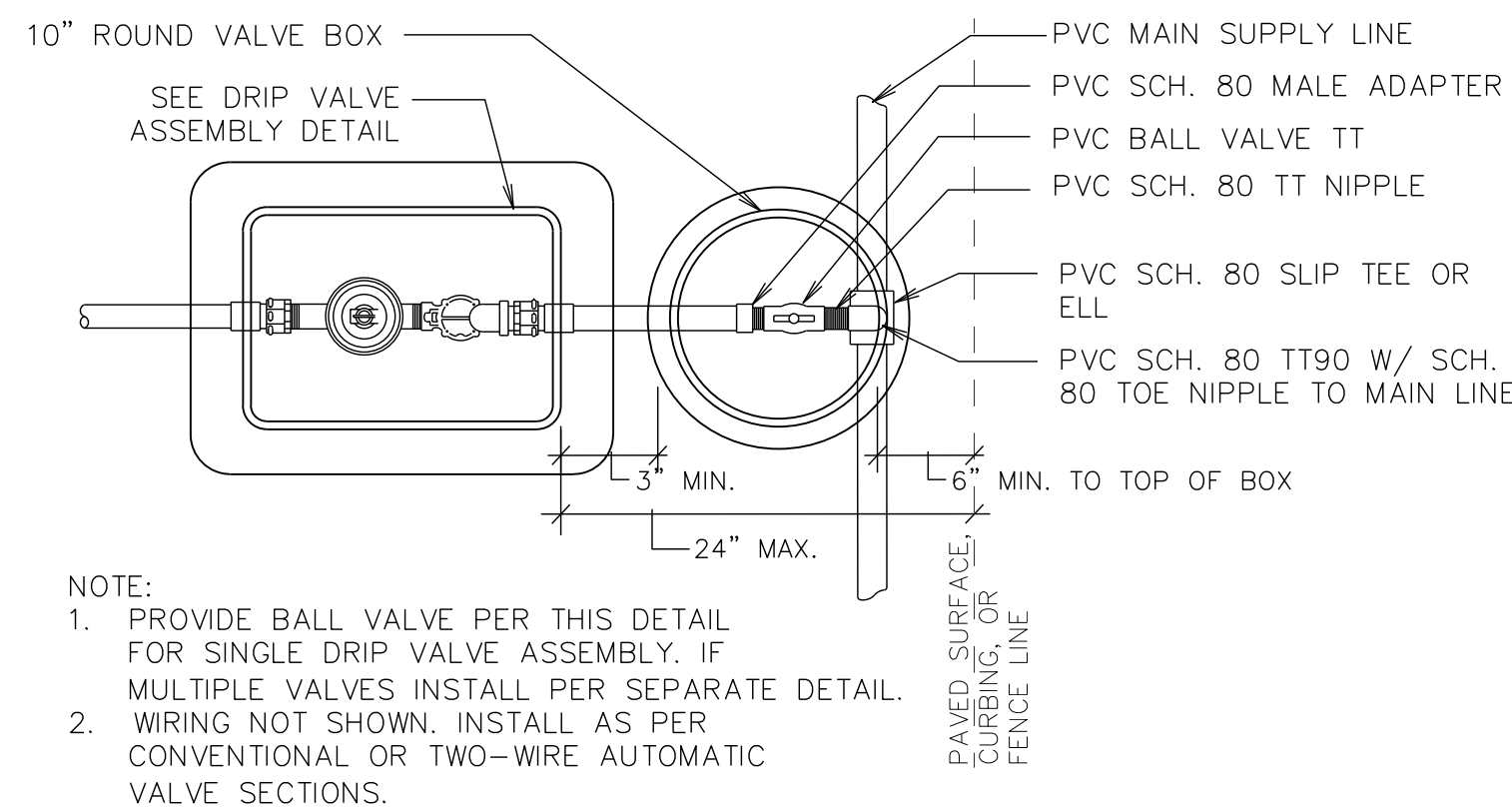
**C** Misc. Pipe Trench Detail Exist. Pavement Areas  
NTS



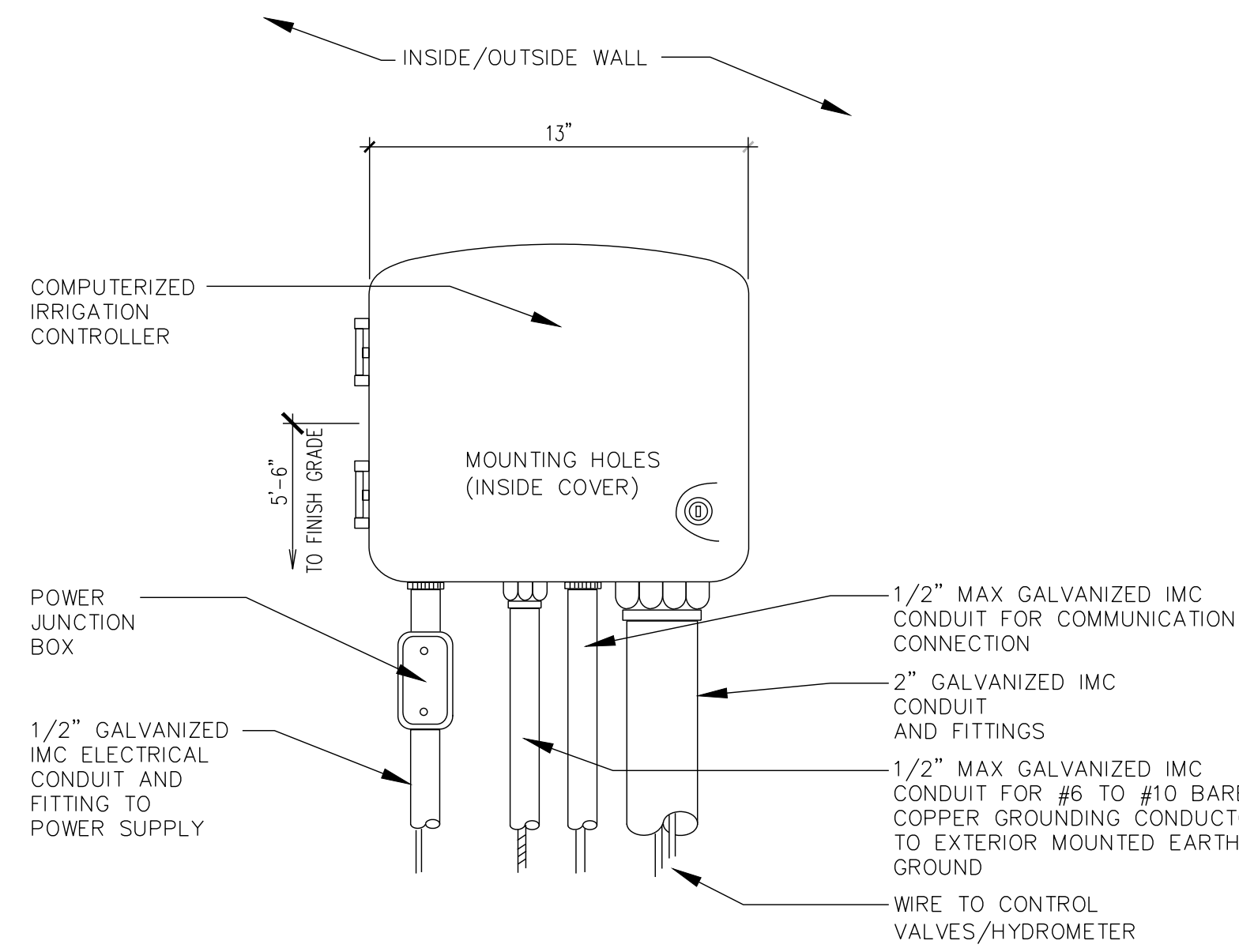
**D** Main Line Manual Drain Valve  
NTS



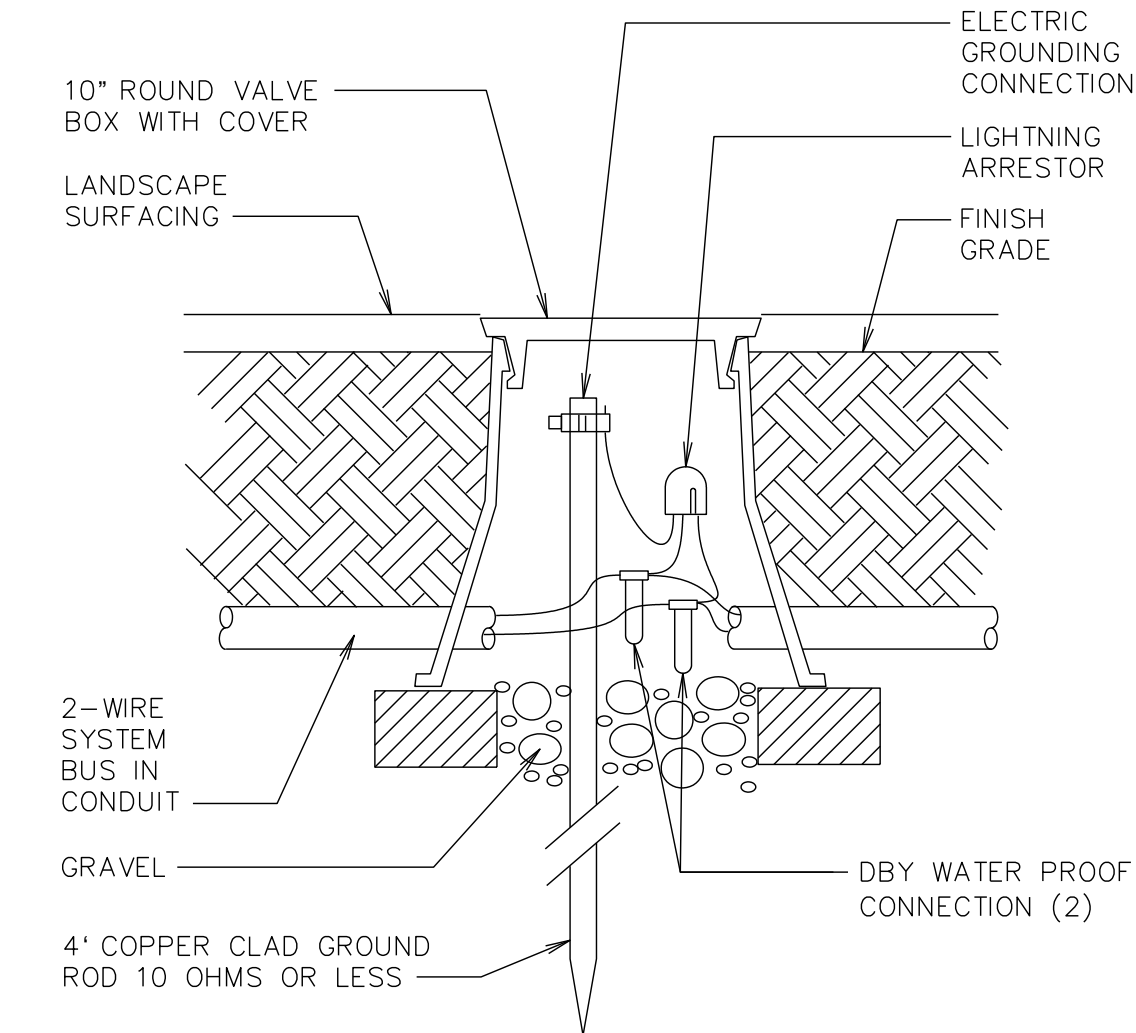
**E** Automatic Valve with Two-Wire System  
NTS



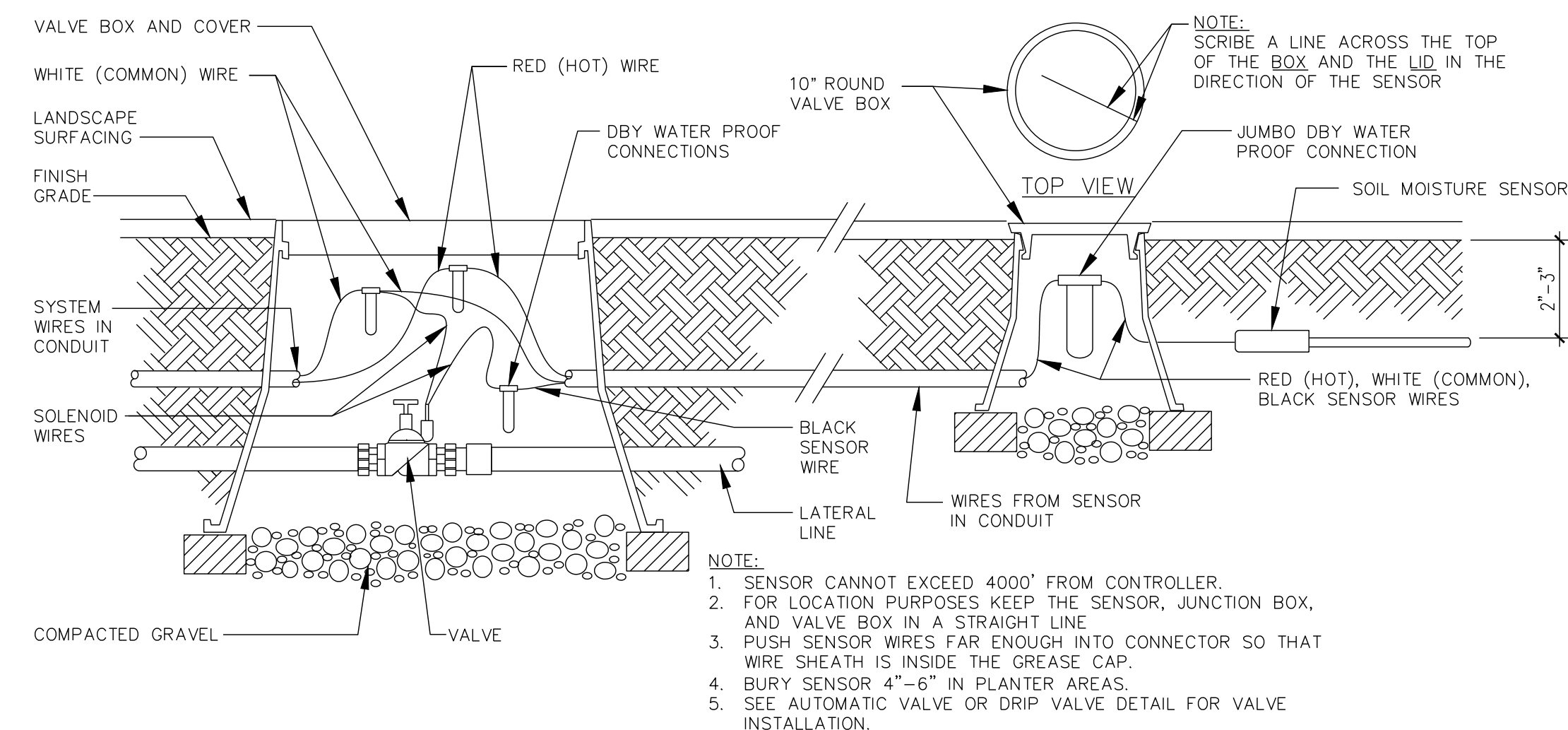
**F** Drip Valve Assembly  
NTS



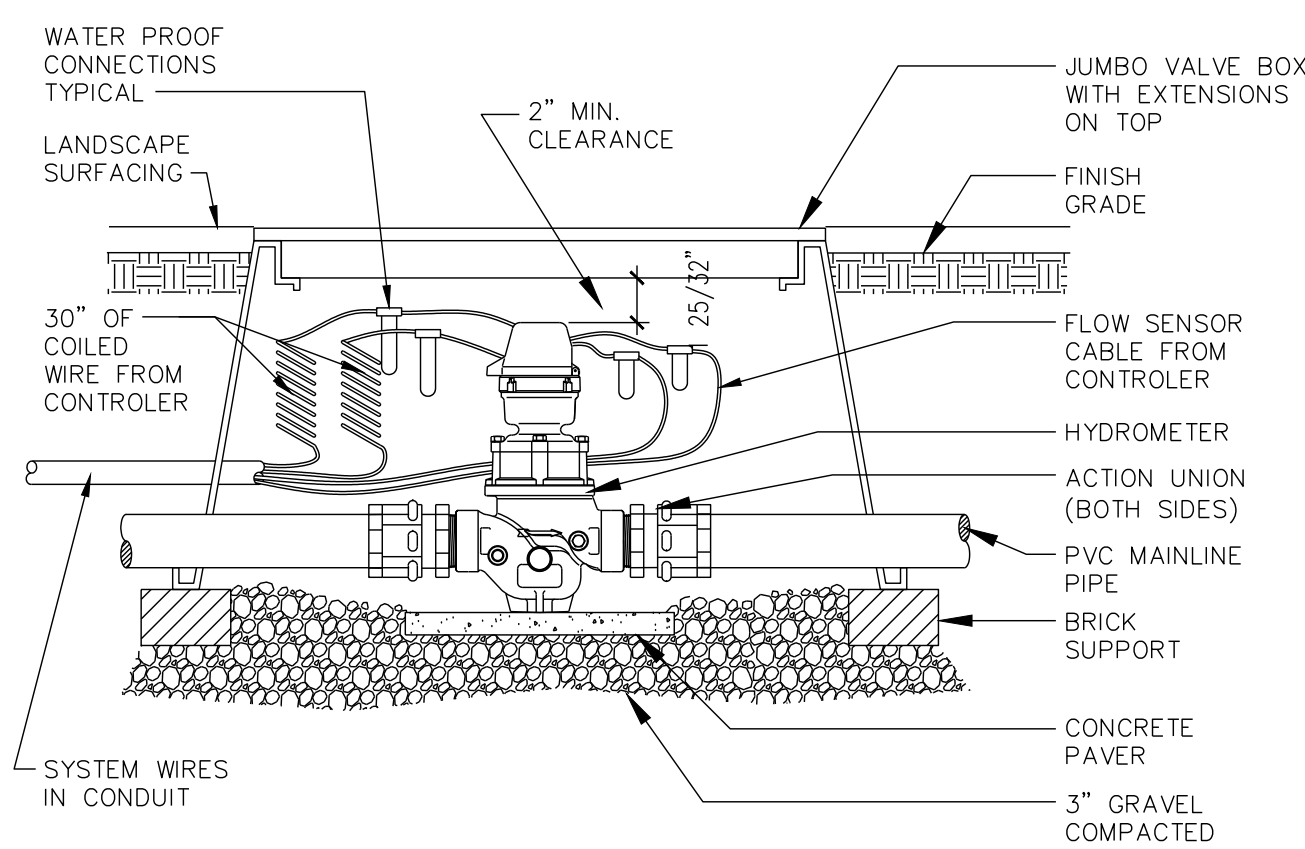
**G** Smart Controller  
NTS



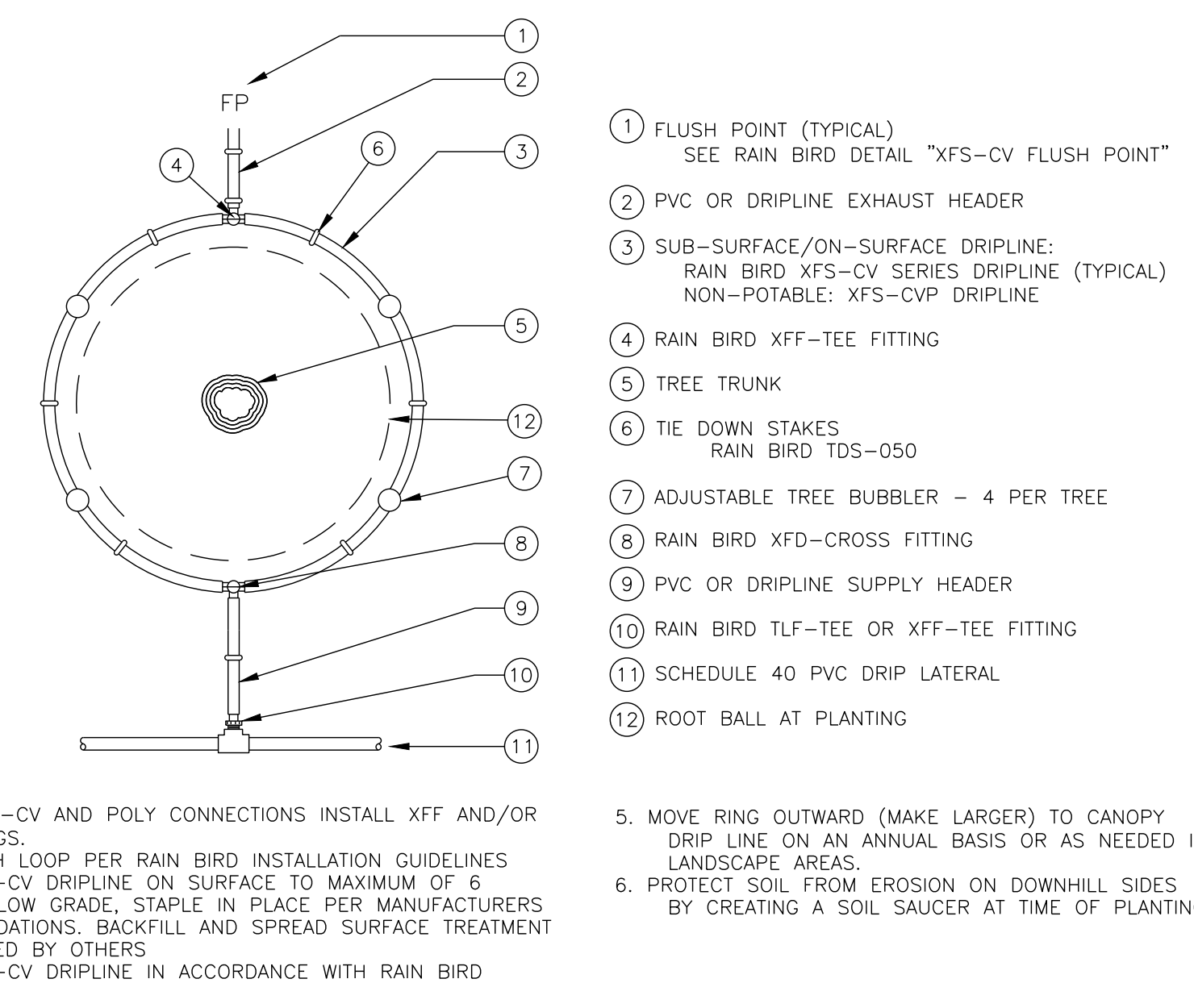
**H** Lightning Arrestor  
NTS



**I** Soil Moisture Sensor  
NTS



**J** Hydrometer  
NTS



**K** Two Tree Ring Drip Layout  
NTS

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Registration:  
**Robert A. Breeden**  
LA 462  
0.951.008  
Original State of Licensure  
LICENSED LANDSCAPE ARCHITECT  
STATE OF COLORADO

Project Location

Sheet Index:  
**EX1/EX2- Existing Conditions**  
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**IR1/IR2- Irrigation Plans**  
**IR3/IR4- Irrigation Details**

**Legend**

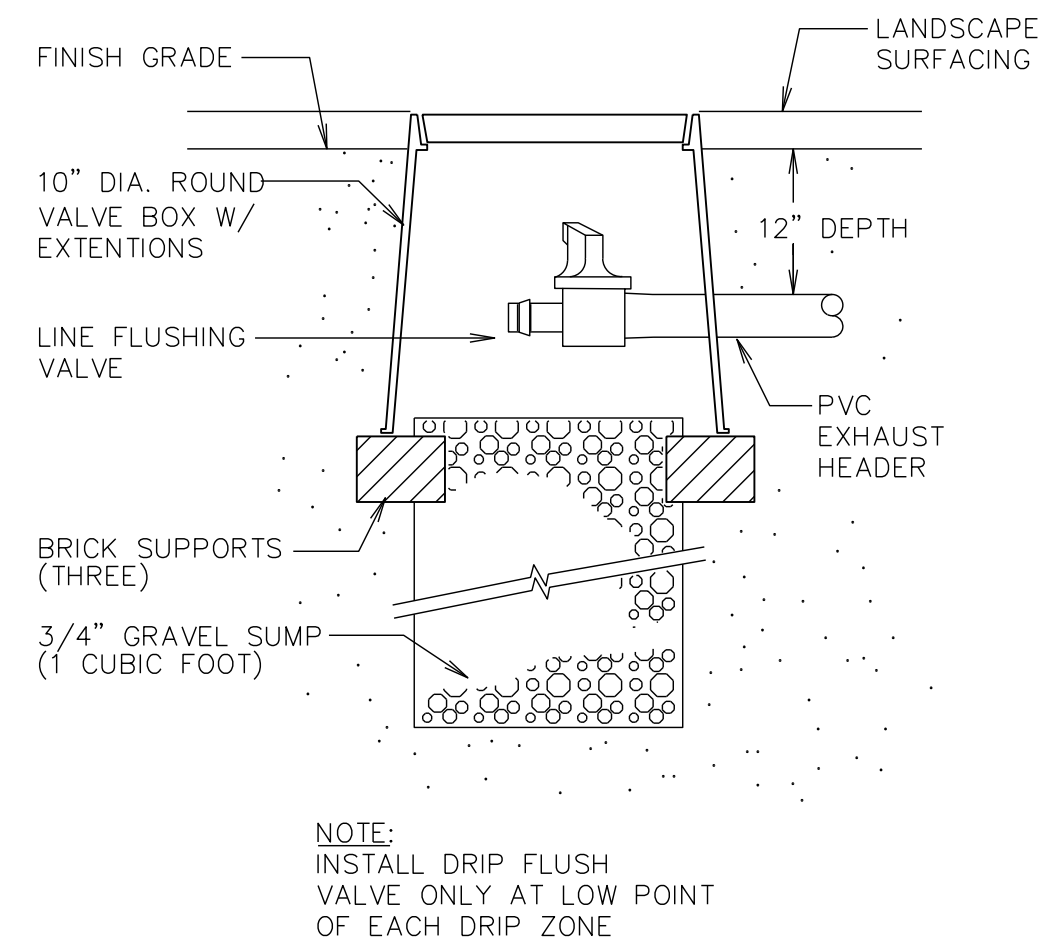
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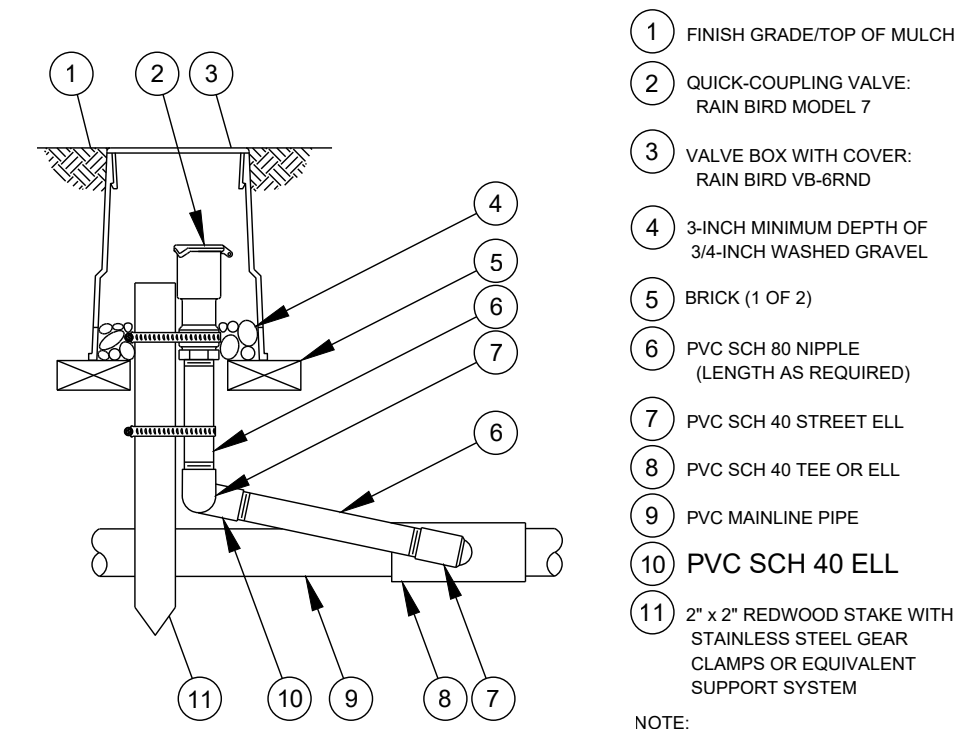
Submitted: **Phase 1**

Sheet Title: **Irrigation Details-Task 2**

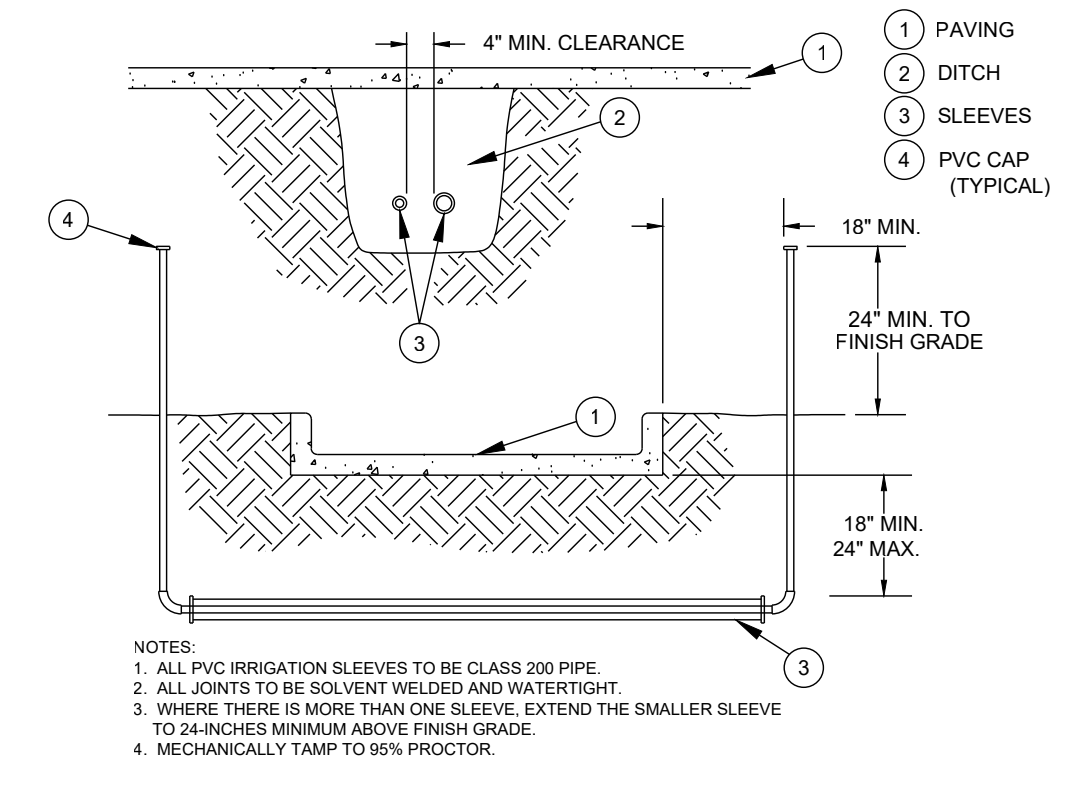
Project: Dos Rios Beach  
Date: December 13, 2022  
Scale:



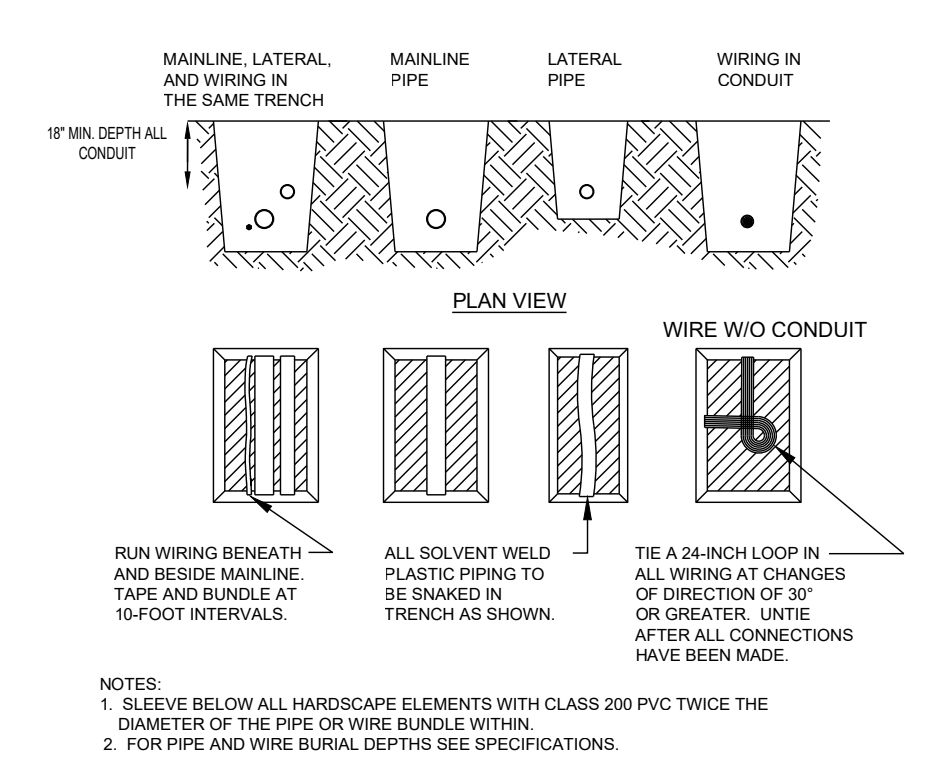
**A In-line Drip Flush Valve**  
NTS



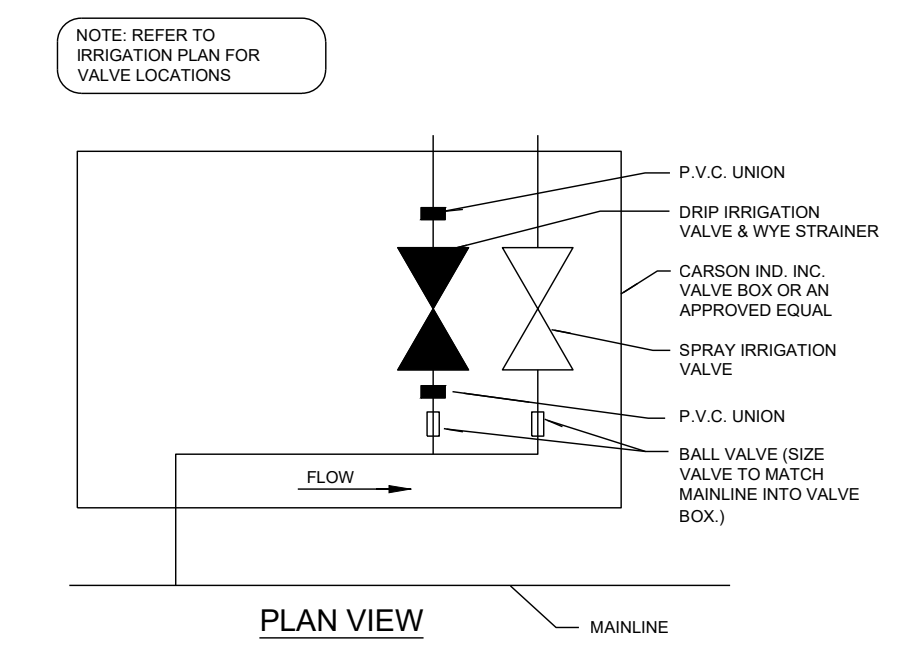
**B Quick Coupling Valve**  
NTS



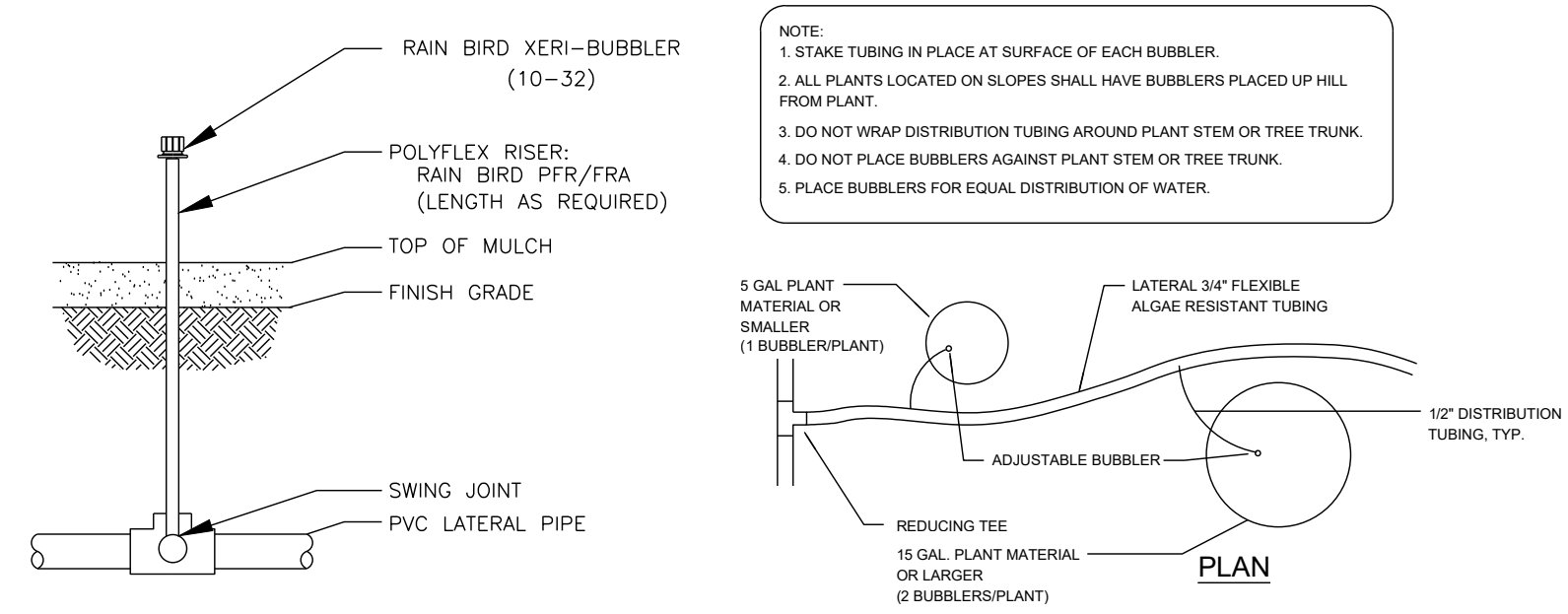
**C Sleeving**  
NTS



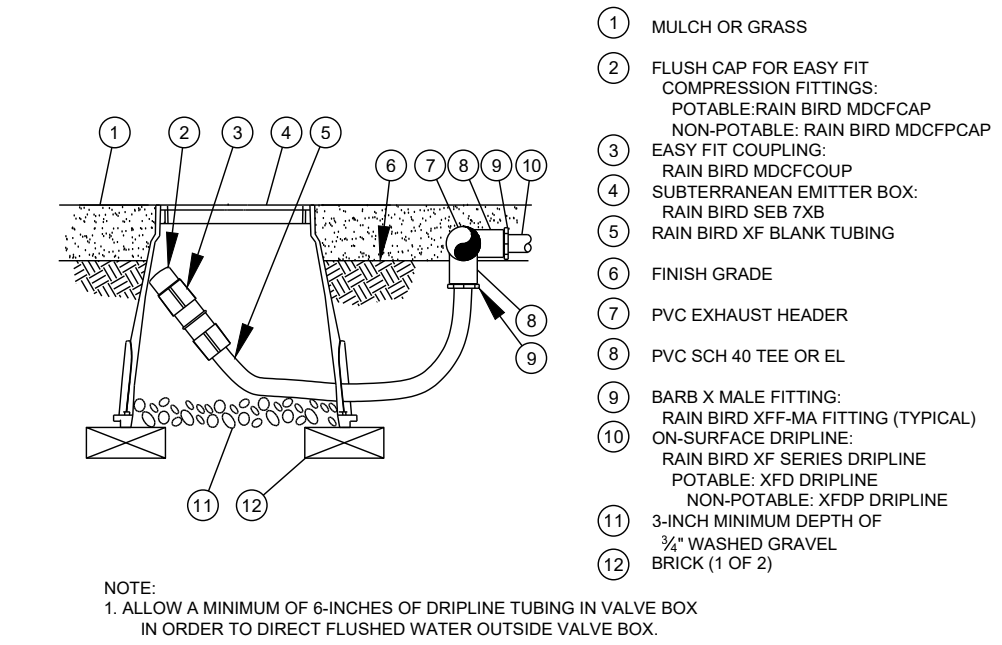
**D Trenching**  
NTS



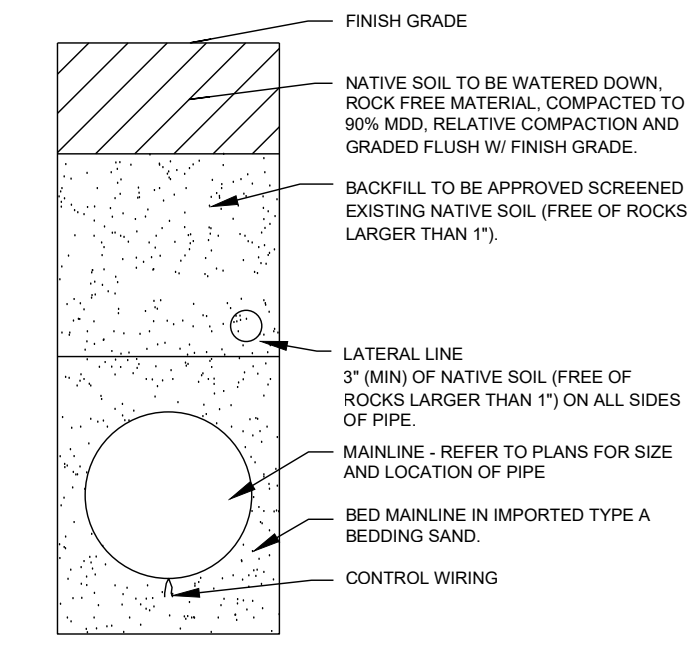
**E Manifold Detail**  
NTS



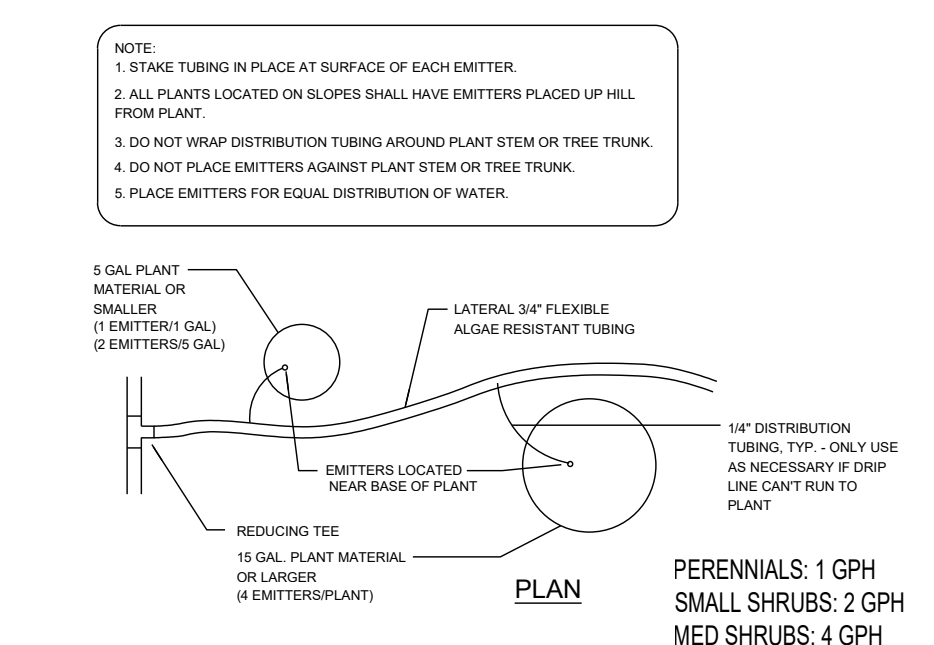
**F Bubbler on PVC Riser / Tree Layout**  
NTS



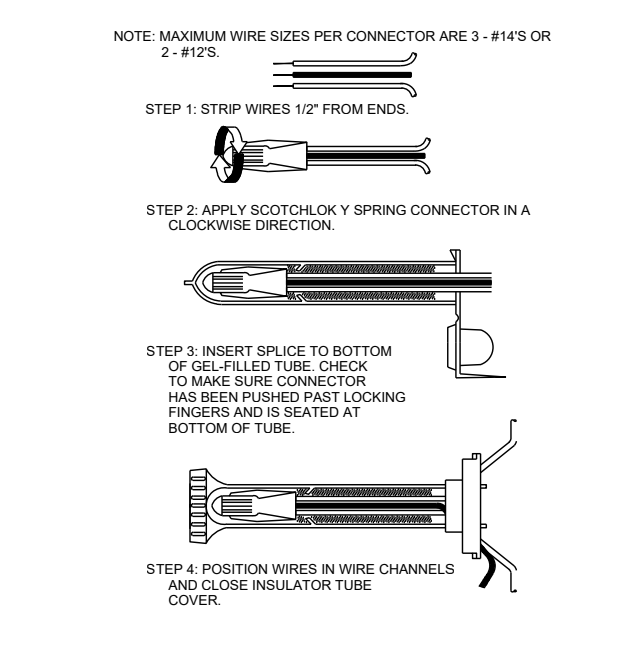
**G Drip Line Flush End Cap**  
NTS



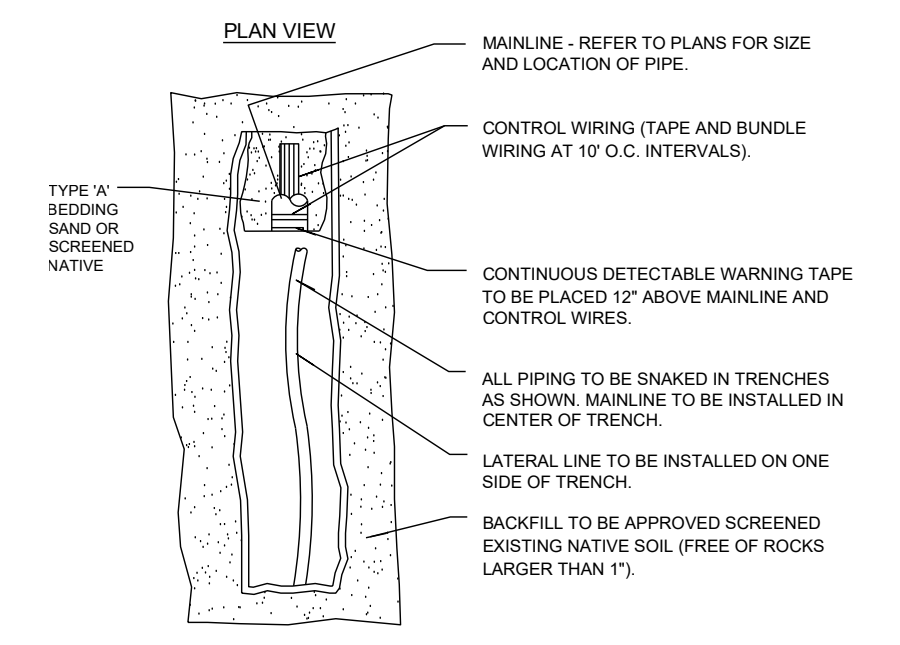
**H Trench Wall Section**  
NTS



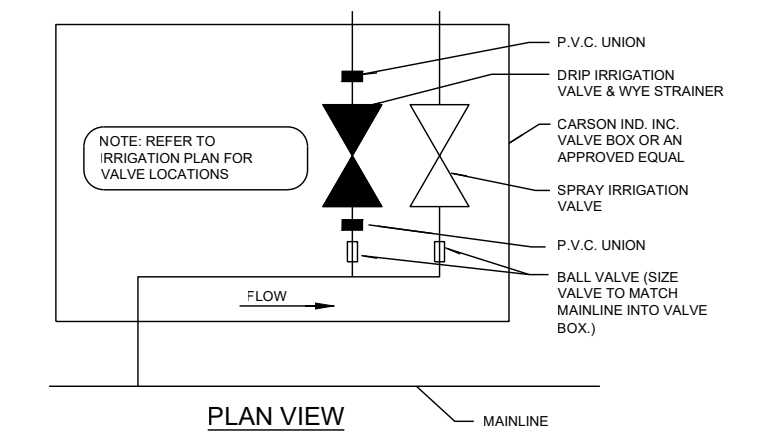
**I Shrub Emitter Layout**  
NTS



**J Wire Connection**  
NTS



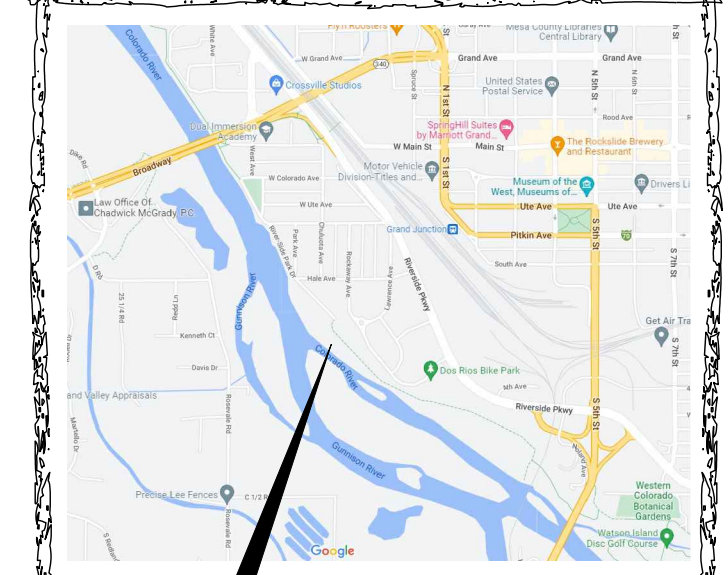
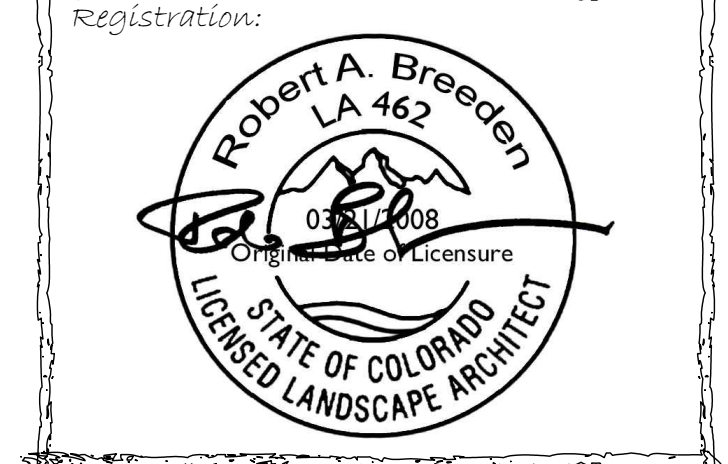
**K Trench Sect. (w/Wire)**  
NTS



**L Manifold Detail**  
NTS

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**Legend**

Submitted:  
**Phase 1**

Sheet Title:  
**Irrigation Details-Task 2**

Project: Dos Rios Beach  
Date: December 13, 2022  
Scale:  
North  
**IR4**

**Preliminary**  
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