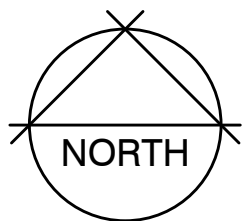




LANDSCAPE IRRIGATION PLAN

REVISIONS	DATE	DESCRIPTION










Date _____






0 20 40 60 feet

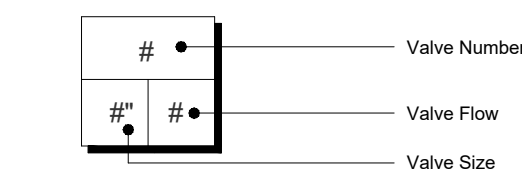
SCALE: 1" = 20'

IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
     EST LCS RCS CST SST	Rain Bird 1804 15 Strip Series Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	6
    25 50 10 20	Hunter PROS-PRS30-04-PCN Rainbird 1804 with Hunter PCN Nozzle	27

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	19
	Rain Bird MDCFAP Flush Cap Dripline Flush Valve cap in compression fitting coupler.	19
	Netafim WPC 1.0 Single Outlet Pressure Compensating Drip Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet. Green= 2.25 GPH. Not shown on plans; See Details	450

SYMBOL	MANUFACTURER/DESCRIPTION	QTY
	Rain Bird PEB-IVM 1" 1in. OR 1-1/2in., Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.	8
	Rain Bird PEB-IVM 1-1/2" 1in. OR 1-1/2in., Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.	1
	Rain Bird 33-DRC 3/4" 3/4in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	6
	Isolation Valve - for smaller than 4" Pipe 1" Brass Gate Valve	2
	Netafim Hydrometer w/ ER Register, 1-1/2 1-1/2" 1-1/2in. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi, Male Pipe Thread Connection, ER Register, High Frequency. Solenoid shall be DC-latching type	1
	Air Relief Valve 2" C10 Bermad Automatic Air/Vacuum Release Valve	3
	Manual Drain Valve 1-1/2" Brass Gate Valve for Detention Areas	1
	3/4" Mueller Curb Stopo with Key for Gravel Sumps	
	Febco 825YA 1" 1" Reduced Pressure Backflow Preventer	1
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology, (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Solar Powered Controller Assembly Imperial Controller Assembly (ICA-22-xx) Stainless Steel Cabinet with Solar and Rainbird IVM Controller	1
	Rain Bird IQ4G-USA Cartridge IQ NCC 4G Cellular Cartridge upgrades ESP-LX Series controllers to IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna for metal or stainless steel cabinet/pedestal. Used for Direct or Server Satellite applications.	1
	Point of Connection 1 1/2" 1-1/2" Irrigation Tap from Grand Ave	1
	Irrigation Lateral Line: PVC Class 160 SDR 26 1" (For Grass Zones)	70.6 ft



Landscape Irrigation Notes

1. Contractor shall verify the location and elevation of all existing utilities prior to construction.
2. All work to conform to current city, state or county code and is subject to inspection and approval by appropriate inspectors and the owner's representative.
3. Contractor is responsible for acquiring possession of final plans by GreenBox Studio.
4. Contractor is to coordinate connection of irrigation system by contractor for Emtron Candles property for connection to this project's mainline. Emtron Candles contractor is responsible for installation of irrigation in detention pond.
5. All lateral and main lines in system will be contained in sleeves wherever concrete is to be overlaid.
6. 2" Wire Pipe to be installed in this contract for future use. Provide loops that extend 5 ft above grade at each valve box locations.
7. Controllers to be mounted in valve boxes as shown on details and where shown on plan.
8. All main and laterals shall be buried at least 18" below finished grade (See cross sections). All valve wiring shall be bundled by taping at 25 ft intervals and placed below irrigation mainlines for protection. Tracer wire to be placed on top of pipe, as shown in detail.
9. Contractor to install manual drain valves at all low points of all main lines..
10. See sheet I-5 for details.
11. System is designed to operate at 30-50 psi, providing minimum 25 psi at Emitters; 35 psi at sprinklers.
12. Irrigation pipes are to be located -12 inches from face of walk.
13. Dip emitters to be -Netafim 2.25 gph WPC Emitters for shrubs perennials and grasses, Hunter PCN25 Bubbler on 1804 spray body and swing pipe for trees. See Details on Sheet I-5.
14. Pipe from control valve to first 'tee' to be 1/2" larger than valve, unless noted otherwise.
15. Tracer wire to be provided on all Laterals and Mainlines.
16. Pipe size notation indicates minimum pipe size downstream from that point.
17. Contractor to provide as-built drawings with locations on Underdrains, Mainlines, Laterals, Isolation and Zone Valves.
18. Avoid lateral and mainline placements under tree plantings (shown on drawings at face of walk).

ACCEPTANCE BLOCK

The City of Grand Junction hereby 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.

MATCHLINE, SHEET I-1

90'

35'

MAINLINE & LATERAL TO BE IN ONE TRENCH AT FRONT OF WALK (TYP)

28' ROAD PLANTING AREA UNDERDRAIN: SEE LANDSCAPE DRAWINGS

IRRIGATION SYSTEM DRAIN

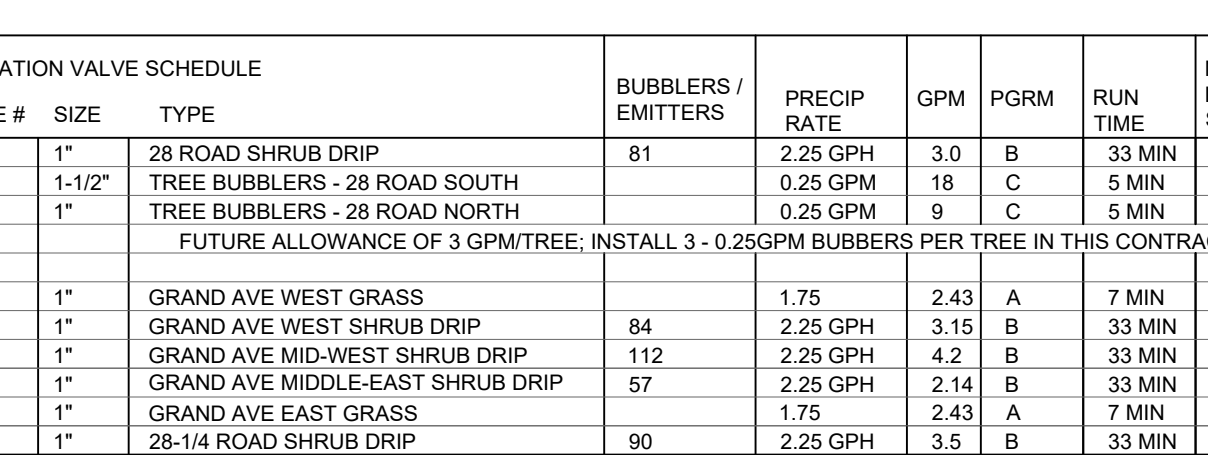
30'

4

1" = 2.43'

MATCHLINE L-3

MATCHLINE L-2



NOTES

1. THIS CHART PROVIDES WATERING SCHEDULE RECOMMENDATIONS FOR ESTABLISHED PLANTS AND TURF.
2. CONTRACTOR IS OBLIGATED TO MONITOR SOIL MOISTURE TO AVOID SATURATION OR DROUGHT AND ADJUST SCHEDULE ACCORDINGLY DURING ESTABLISHMENT PERIOD .
3. DRIP RUN TIMES ARE CALCULATED TO 95% EFFICIENCY

1. Contractor shall verify the location and elevation of all existing utilities prior to construction.
2. All work to conform to current city, state or county code and is subject to inspection and approval by appropriate inspectors and the owner's representative.
3. Contractor is responsible for acquiring possession of final plans by GreenBox Studio.
4. Contractor is to coordinate connection of irrigation system by contractor for Enstrom Candies property for connection to this project's mainline. Enstrom Candies contractor is responsible for installation of irrigation in detention pond.
5. All lateral and main lines in system will be contained in sleeves wherever concrete is to be overlaid.
6. 2" Wire Pipe to be installed in this contract for future use. Provide loops that extend 5' above grade each at each valve box locations.
7. Connections to be made in valve boxes as shown on drawings and wires shown on plan.
8. All mains and laterals shall be buried at depth of gravel backfill (See cross sections). All valve wiring shall be banded by taping at 25 ft. intervals and placed below irrigation mainline for protection. Tracer wire to be placed on top of pipe, as shown in detail.
9. Contractor to install manual drain valves at all low points of all main lines..
10. See sheet I-5 for details.
11. System is designed to operate at 30-50 psi, providing minimum 25 psi at Emitters; 35 psi at sprinklers.
12. Irrigation pipes are to be located ~12 inches from face of walks.
13. Drip emitters to be -Netafim 2.25 gph WPC Emitters for shrubs perennials and grasses, Hunter PCN25 Bubblers on 1804 spray body and swing pipe for trees. See Details on Sheet I-5.
14. Pipe from control valve to first tee "to be 1/2" larger than valve, unless noted otherwise.
15. Tracer wire to be provided on all Laterals and Mainlines.
16. Pipe size notation indicates minimum pipe size downstream from that point.
17. Contractor to provide as-built drawings with locations on Underdrains, Mainlines, Laterals, Isolation and Zone Valves.
18. Avoid lateral and mainline placements under tree plantings (shown on drawings at face of walk).



LANDSCAPE IRRIGATION PLAN

	REVISIONS
	DATE DESCRIPTION

1-2

Date _____



GreenBox
STUDIO

LANDSCAPE ARCHITECTURE
215 PITKIN AVENUE, SUITE 101
GRAND JUNCTION, CO 81501
(970) 730-2398
www.gnbxstudio.com



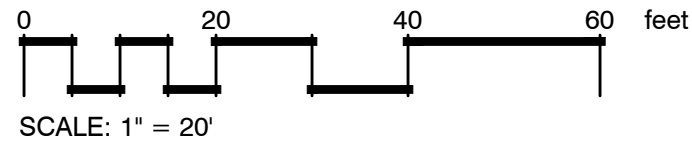
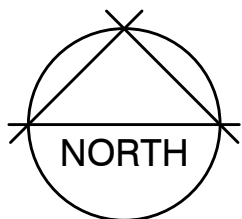
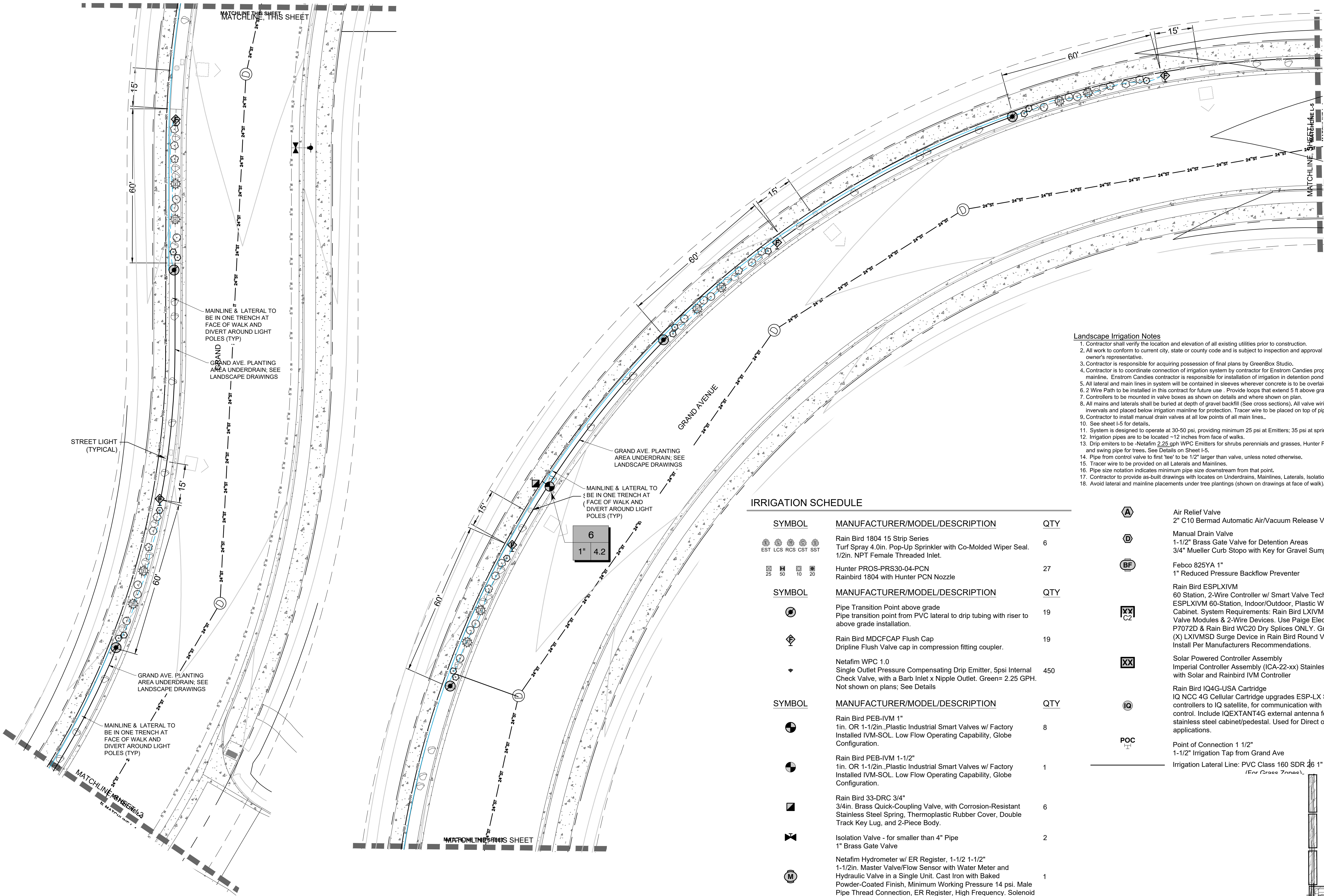
GRAND VIEW COMMONS GRAND JUNCTION, CO

LANDSCAPE IRRIGATION PLAN

PROJECT #:	0111-002
DATE ISSUED:	2025.05.19
DRAWN BY:	MR
CHECKED BY:	MH
ORIGINAL SHEET SIZE:	22X34

REVISIONS
DATE DESCRIPTION

I-3



IRRIGATION SCHEDULE

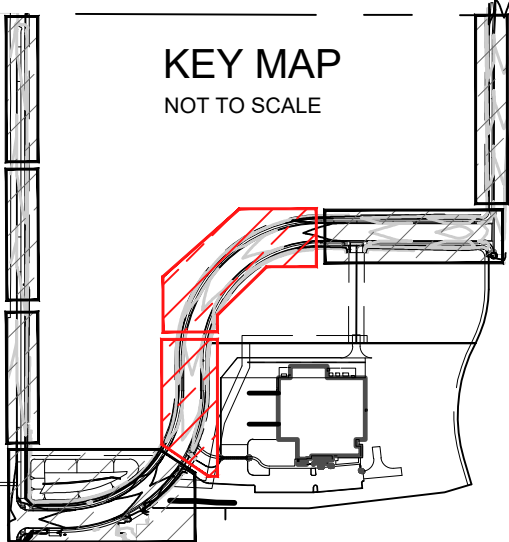
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1804 15 Strip Series Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	6
	Hunter PROS-PRS30-04-PCN Rainbird 1804 with Hunter PCN Nozzle	27
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	19
	Rain Bird MDCFAP Flush Cap Dripline Flush Valve cap in compression fitting coupler.	19
	Netafim WPC 1.0 Single Outlet Pressure Compensating Drip Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet. Green= 2.25 GPH. Not shown on plans; See Details	450
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-IVM 1" 1in. OR 1-1/2in., Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.	8
	Rain Bird PEB-IVM 1-1/2" 1in. OR 1-1/2in., Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.	1
	Rain Bird 33-DR 3/4" 3/4in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	6
	Isolation Valve - for smaller than 4" Pipe 1" Brass Gate Valve	2
	Netafim Hydrometer w/ ER Register, 1-1/2" 1-1/2" 1-1/2in. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Male Pipe Thread Connection, ER Register, High Frequency. Solenoid shall be DC-latching type	1
	Valve Number	
	Valve Flow	
	Valve Size	
	4" pvc irrigation sleeve	
	Irrigation Mainline, Sched 40 pvc; 1-1/2" unless noted otherwise	
	Irrigation Lateral for Tree Zone, Class 200 pvc; 1" unless noted otherwise	
	Irrigation Lateral for Shrub Zones, Class 200 pvc; 1" unless noted otherwise	
	1/2" Poly Drip Tubing for Shrub Zones	
	1/2" Swing Pipe for Tree Zones	

Landscape Irrigation Notes

- Contractor shall verify the location and elevation of all existing utilities prior to construction.
- All work to conform to current city, state or county code and is subject to inspection and approval by appropriate inspectors and the owner's representatives.
- Contractor is responsible for acquiring possession of final plans by GreenBox Studio.
- Contractor is to coordinate connection of irrigation system by contractor for Enstrom Candies property for connection to this project's mainline. Enstrom Candies contractor is responsible for installation of irrigation in detention pond.
- All lateral and main lines in system will be contained in sleeves wherever concrete is to be overlaid.
- 2 Wire Path to be installed in this contract for future use. Provide loops that extend 5 ft above grade at each valve box locations.
- Controllers to be mounted in valve boxes as shown on details and where shown on plan.
- All mains and laterals shall be buried at depth of gravel backfill (See cross sections). All valve wiring shall be bundled by taping at 25 ft. intervals and placed below irrigation mainline for protection. Tracer wire to be placed on top of pipe, as shown in detail.
- Contractor to install manual drain valves at all low points of all main lines.
- See sheet I-5 for details.
- System is designed to operate at 30-50 psi, providing minimum 25 psi at Emitters; 35 psi at sprinklers.
- Irrigation pipes are to be located ~12 inches from face of walks.
- Drip emitters to be Netafim 2.25 gph WPC Emitters for shrubs perennials and grasses, Hunter PCN25 Bubblers on 1804 spray body and swing pipe for trees. See Details on Sheet I-5.
- Pipe from control valve to first 'tee' to be 1/2" larger than valve, unless noted otherwise.
- Tracer wire to be provided on all Laterals and Mainlines.
- Pipe size notation indicates minimum pipe size downstream from that point.
- Contractor to provide as-built drawings with locales on Underdrains, Mainlines, Laterals, Isolation and Zone Valves.
- Avoid lateral and mainline placements under tree plantings (shown on drawings at face of walk).

	Air Relief Valve 2" C10 Bermad Automatic Air/Vacuum Release Valve	3
	Manual Drain Valve 1-1/2" Brass Gate Valve for Detention Areas 3/4" Mueller Curb Stopo with Key for Gravel Sumps	1
	Febco 825YA 1" 1" Reduced Pressure Backflow Preventer	1
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Solar Powered Controller Assembly Imperial Controller Assembly (ICA-22-xx) Stainless Steel Cabinet with Solar and Rainbird IVM Controller	1
	Rain Bird IQ4G-USA Cartridge IQ NCC 4G Cellular Cartridge upgrades ESP-LX Series controllers to IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna for metal or stainless steel cabinet/pedestal. Used for Direct or Server Satellite applications.	1
	Point of Connection 1 1/2" 1-1/2" Irrigation Tap from Grand Ave	1
	Irrigation Lateral Line: PVC Class 160 SDR 26 1" (For Grass Zones).	70.6 lf

KEY MAP NOT TO SCALE



















ACCEPTANCE BLOCK












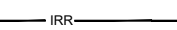




The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability 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 Planner

Date

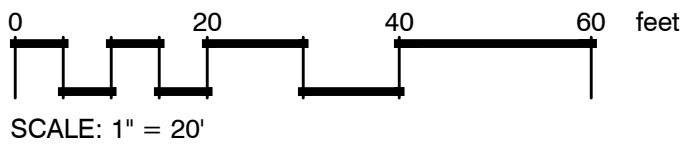
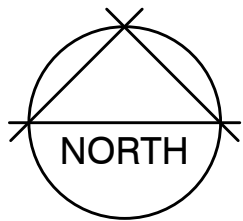
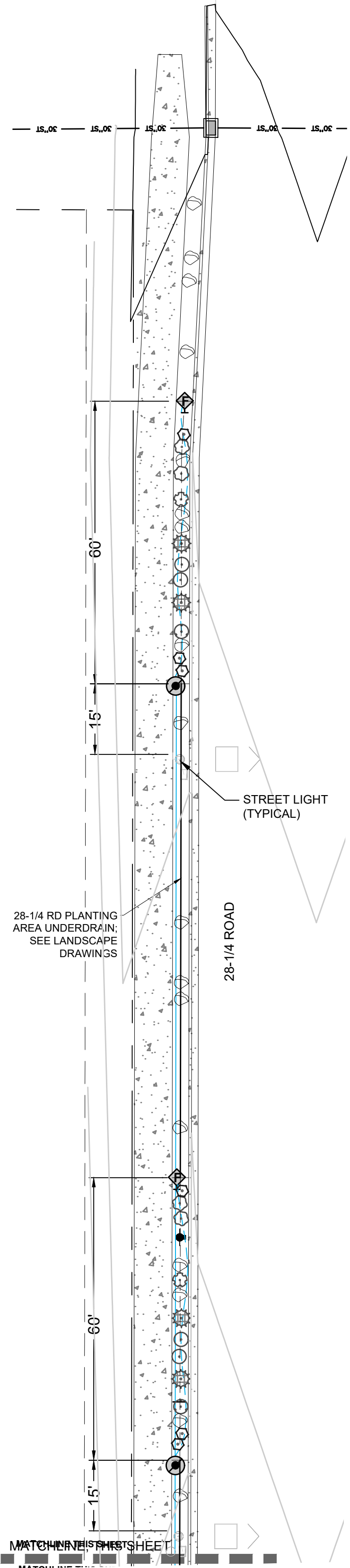
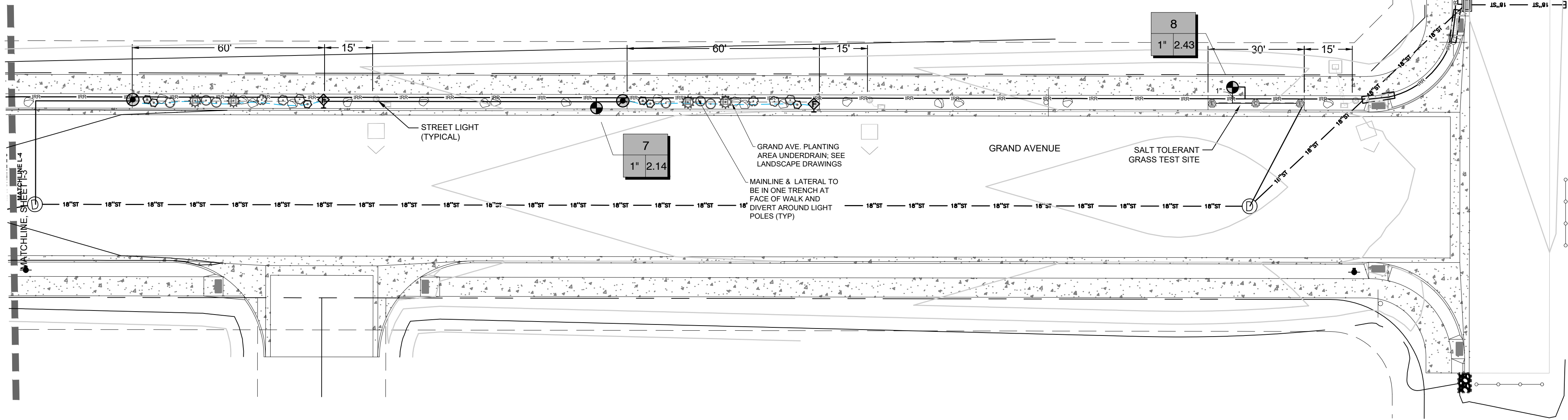
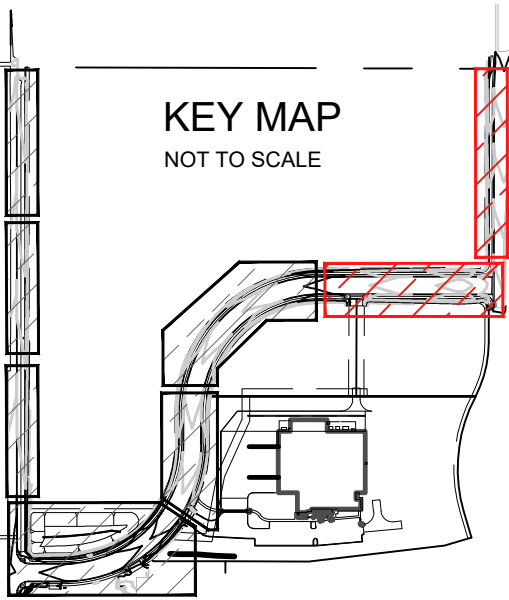
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
    	Rain Bird 1804 15 Strip Series Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	6
   	Hunter PROS-PRS30-04-PCN Rainbird 1804 with Hunter PCN Nozzle	27
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	19
	Rain Bird MDCFCAP Flush Cap Dripline Flush Valve cap in compression fitting coupler.	19
	Netafim WPC 1.0 Single Outlet Pressure Compensating Drip Emmitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet. Green= 2.25 GPH. Not shown on plans; See Details	450
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-IVM 1" 1in. OR 1-1/2in.,Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.	8
	Rain Bird PEB-IVM 1-1/2" 1in. OR 1-1/2in.,Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.	1
	Rain Bird 33-DR 3/4" 3/4in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	6
	Isolation Valve - for smaller than 4" Pipe 1" Brass Gate Valve	2

	Netafim Hydrometer w/ ER Register, 1-1/2 1-1/2" 1-1/2in. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Male Pipe Thread Connection, ER Register, High Frequency. Solenoid shall be DC-latching type	1
	Air Relief Valve 2" C10 Bermad Automatic Air/Vacuum Release Valve	3
	Manual Drain Valve 1-1/2" Brass Gate Valve for Detention Areas 3/4" Mueller Curb Stopo with Key for Gravel Sumps	1
	Febco 825YA 1" 1" Reduced Pressure Backflow Preventer	1
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Solar Powered Controller Assembly Imperial Controller Assembly (ICA-22-xx) Stainless Steel Cabinet with Solar and Rainbird IVM Controller	1
	Rain Bird IQ4G-USA Cartridge IQ NCC 4G Cellular Cartridge upgrades ESP-LX Series controllers to IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna for metal or stainless steel cabinet/pedestal. Used for Direct or Server Satellite applications.	1
	Point of Connection 1 1/2" 1-1/2" Irrigation Tap from Grand Ave	1
	Irrigation Lateral Line: PVC Class 160 SDR 26 1" (For Grass Zones)	70.6 lf
	Valve Flow Valve Size	
	4" pvc irrigation sleeve	
	Irrigation Mainline, Sched 40 pvc; 1-1/2" unless noted otherwise	
	Irrigation Lateral for Tree Zone, Class 200 pvc; 1" unless noted otherwise	
	Irrigation Lateral for Shrub Zones, Class 200 pvc; 1" unless noted otherwise	
	1/2" Poly Drip Tubing for Shrub Zones	
	1/2" Swing Pipe for Tree Zones	

Landscape Irrigation Notes

- Contractor shall verify the location and elevation of all existing utilities prior to construction.
- All work to conform to current city, state or county code and is subject to inspection and approval by appropriate inspectors and the owner's representative.
- Contractor is responsible for acquiring possession of final plans by GreenBox Studio.
- Contractor is to coordinate connection of irrigation system by contractor for Enstrom Candies property for connection to this project's mainline. Enstrom Candies contractor is responsible for installation of irrigation in detention pond.
- All lateral and main lines in system will be contained in sleeves wherever concrete is to be overlaid.
- 2 Wire Path to be installed in this contract for future use. Provide loops that extend 5 ft above grade at each valve box locations.
- Controllers to be mounted in valve boxes as shown on details and where shown on plan.
- All mains and laterals shall be buried at depth of gravel backfill (See cross sections). All valve wiring shall be bundled by taping at 25 ft. intervals and placed below irrigation mainline for protection. Tracer wire to be placed on top of pipe, as shown in detail.
- Contractor to install manual drain valves at all low points of all main lines.
- See sheet I-5 for details.
- System is designed to operate at 30-50 psi, providing minimum 25 psi at Emitters; 35 psi at sprinklers.
- Irrigation pipes are to be located ~12 inches from face of walks.
- Drip emitters to be -Netafim 2.25 gph WPC Emitters for shrubs perennials and grasses, Hunter PCN25 Bubbliers on 1804 spray body and swing pipe for trees. See Details on Sheet I-5.



City Planner

Date



GreenBox
STUDIO

LANDSCAPE ARCHITECTURE
215 PITKIN AVENUE, SUITE 101
GRAND JUNCTION, CO 81501
(970) 730-2398
www.grnboxstudio.com



GRAND VIEW COMMONS
GRAND JUNCTION, CO

LANDSCAPE
IRRIGATION PLAN

PROJECT #:	0111-002
DATE ISSUED:	2025.05.19
DRAWN BY:	MR
CHECKED BY:	MH
ORIGINAL SHEET SIZE:	22X34

REVISIONS
DATE DESCRIPTION

I-4

