

# ONSITE IMPROVEMENT PLANS FOR

## BATES MEMORIAL PARK

1826 PARK STREET  
SEELEY, CA 92273

### PROJECT TEAM

OWNER/DEVELOPER  
SEELEY COUNTY WATER DISTRICT  
1989 WEST MAIN STREET  
SEELEY, CA 92273

LANDSCAPE ARCHITECT  
RANDALL A. KOPFF JR.  
KIMLEY-HORN AND ASSOCIATES, INC.  
401 B STREET, SUITE 600  
SAN DIEGO, CA 92101

SURVEYOR  
DYNAMIC CONSULTING ENGINEERS  
2415 IMPERIAL BUSINESS PARK DR., SUITE B  
IMPERIAL, CA 92251

### UTILITY PROVIDERS

TELECOMM: PACIFIC TELEPHONE (800) 422-4133  
WATER: SEELEY COUNTY WATER DISTRICT (760) 352-6612  
ELECTRIC: IID POWER (760) 339-9280  
GAS: - (800) 422-4133

### GOVERNING AGENCIES

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
801 MAIN STREET  
EL CENTRO, CA 92243

### LEGAL DESCRIPTION

BLOCK 15 PER MAP NO. 97, MAP OF CRABTREE ADDITION TO SELEY, RECORDED IN BOOK 2, PAGE 28 OF OFFICIAL MAP, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°32'23"E BEING THE NORTH LINE OF BLOCK 14 OF AMENDED MAP OF A PART OF CRABTREE ADDITION, O.R. 3-22, IN THE TOWNSHIP OF SEELEY, RECORDS OF IMPERIAL COUNTY, STATE OF CALIFORNIA.

### BENCHMARK

THE PROJECT BENCHMARK IS A BRASS DISC STAMPED "M-59 1927" IN THE TOP OF CONCRETE POST WHICH PROJECT 0.8 FEET, ALONG THE SAN DIEGO AND ARIZONA EASTERN RAILWAY, 0.15 MILE NORTHEAST OF THE CROSSING OF COUNTY ROAD S29 AND 101.8 FEET NORTHWEST OF THE NORTHWEST RAIL.

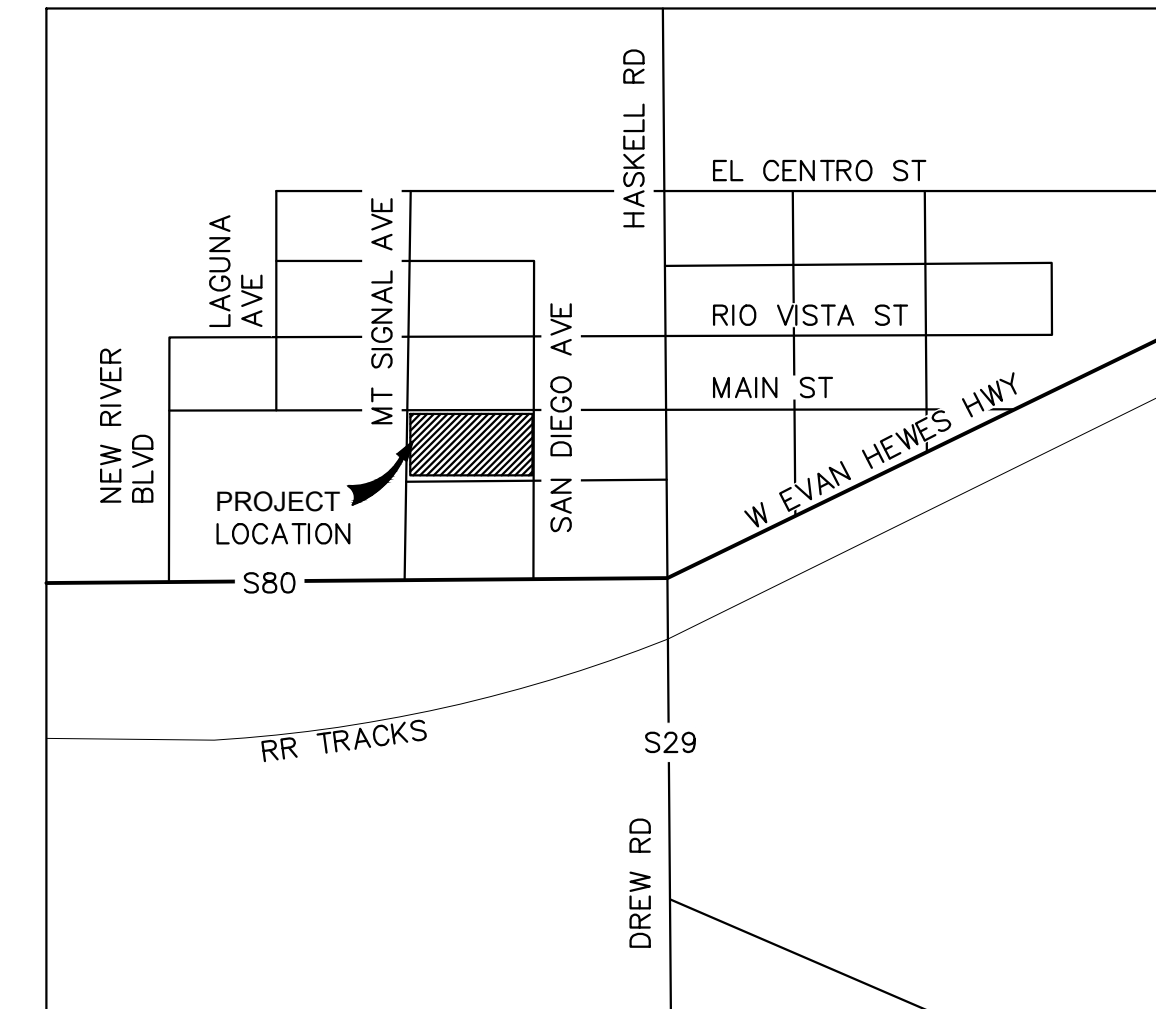
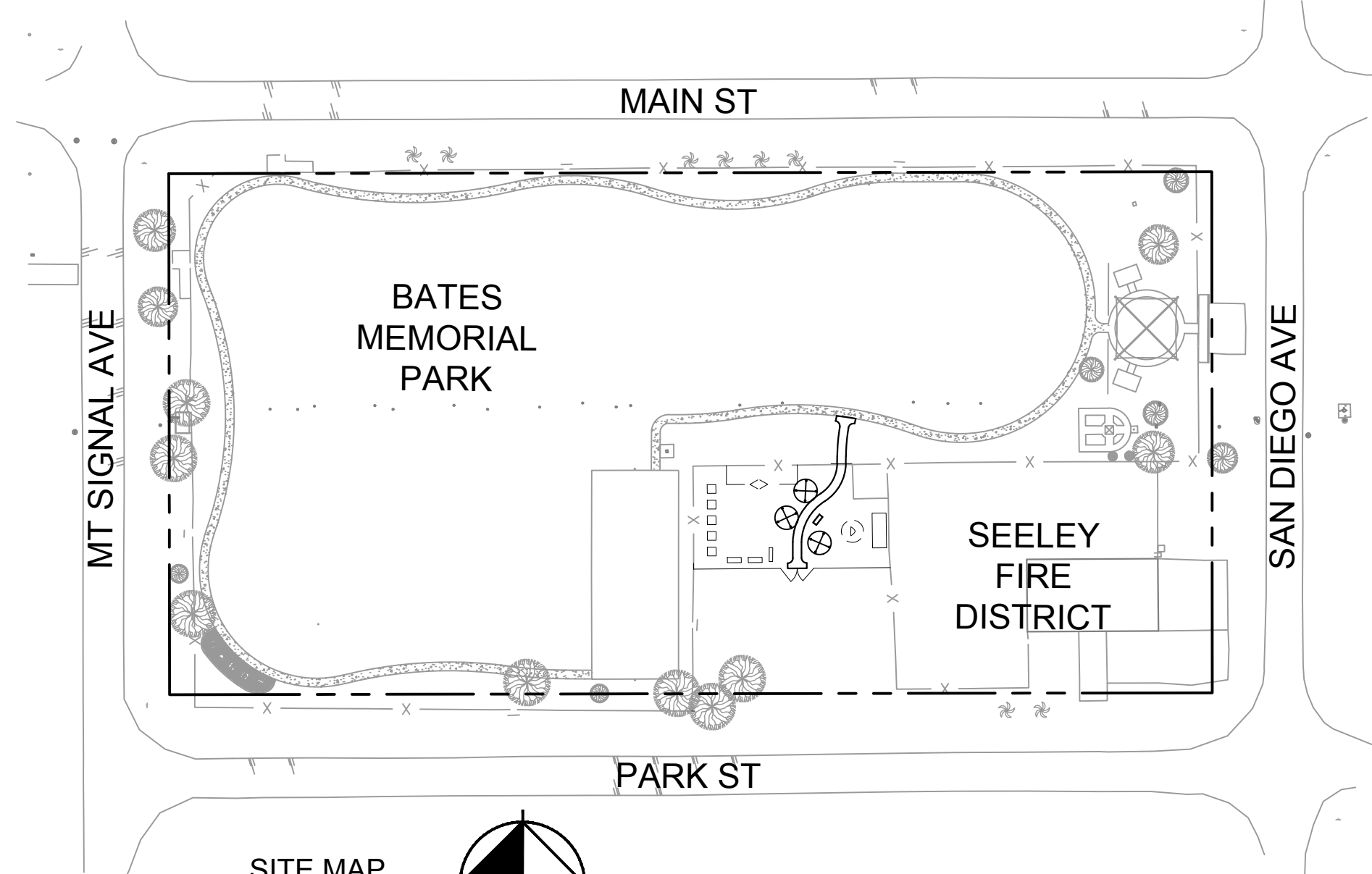
ELEVATION: 960.96'

### STANDARD DRAWINGS

COUNTY OF IMPERIAL DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND DETAILS  
CURRENT GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

### WORK TO BE DONE

CONSTRUCT AND INSTALL AMENITIES WITHIN BATES PARK AS PART OF THE MASTER PLAN OF IMPROVEMENTS.

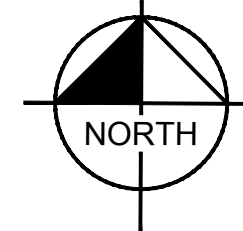


VICINITY MAP  
NTS

### SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	DEMOLITION PLAN
C1.3	TRAFFIC AND EROSION CONTROL PLAN
L1.0	LANDSCAPE COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L2.0	IRRIGATION COVER SHEET
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION DETAILS
L3.0	COMMUNITY GARDEN IMPROVEMENT PLAN
L3.1	COMMUNITY GARDEN HARDSCAPE DETAILS
L3.2	COMMUNITY GARDEN ACCESSIBLE PATH OF TRAVEL PLAN
S1.0	SPECIFICATIONS
S1.1	SPECIFICATIONS

SITE MAP  
NTS



### SITE INFORMATION

SITE ADDRESS: 1826 PARK STREET  
SEELEY, CA 92273  
051-192-001-000  
APN: 4.130 AC  
TOTAL SITE AREA: 4.130 AC  
ZONING CLASSIFICATION: GS - GOVERNMENT/SPECIAL PUBLIC  
EXISTING USE: PUBLIC PARK  
PROPOSED USE: PUBLIC PARK  
PARKING SPACES PROVIDED: 2 ADA SPOTS

APPROVED FOR CONSTRUCTION:

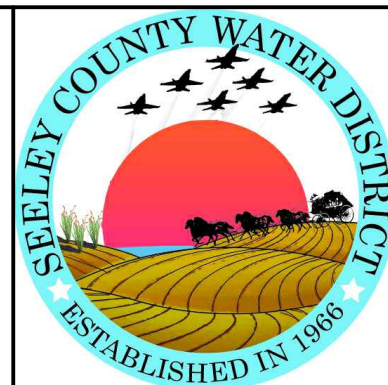
COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS

RCE NO.

DATE



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401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
PHONE: 619-234-9411  
WWW.KIMLEY-HORN.COM



SEELEY, CA

BATES MEMORIAL PARK  
IMPROVEMENTS PHASE 3  
PREPARED FOR  
SEELEY COUNTY WATER DISTRICT



1/15/2025

COVER SHEET

SHEET NUMBER

C1.0

Printed By: Morris, Claire Sheet Set: KHA Layout: C1.0 January 15, 2025 02:02:14pm K:\SND\_MUNIM\19512204 - Bates Park Phase 3\DesignPlan-Sheets\01-GENERAL NOTES.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Printed By: Morris, Claire - Sheet Set: K14 - Bates Park Phase 3 Design Plan - Sheets 01 - GENERAL NOTES.dwg - K:\SND\_MUNIM195122014 - Bates Park Phase 3 Design Plan - Sheets 01 - GENERAL NOTES.dwg - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**CONSTRUCTION NOTES**

- STANDARDS AND PLANS:  
ALL CONSTRUCTION AND PLANS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE COUNTY OF IMPERIAL STANDARD DRAWINGS, STANDARD SPECIFICATIONS AND DETAILS, THESE PLANS, THE PROJECT SPECIFICATIONS, AND UNLESS SHOWN OR SPECIFIED OTHERWISE, THE LATEST EDITIONS OF THE STATE ("CALTRANS") STANDARD SPECIFICATIONS AND STANDARD PLANS, SIGN SPECIFICATION SHEETS AND TRAFFIC MANUAL.  
IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.  
WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.  
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
  - EXISTING UTILITIES AND COORDINATION OF WORK:  
THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. KIMLEY-HORN AND ASSOCIATES, INC., HERINAFTER DESIGNATED AS THE ENGINEER, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.  
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE SAID FIRM TO HAVE A REPRESENTATIVE PRESENT.
  - CONFLICTS:  
THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OR DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.
  - CONTROL POINTS AND SURVEY MONUMENTS:  
CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR. THE CONTROL POINTS WILL BE CLEARLY MARKED ON THE JOB SITE. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF SAID REMOVAL TO ALLOW FOR REFERENCING SAID CONTROL POINTS AND THEIR EVENTUAL REPLACEMENT. IF CONTROL POINTS ARE REMOVED OR DESTROYED WITHOUT SAID NOTIFICATION, THE COST OF REPLACEMENT SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT, AND PAYMENT SHALL BE MADE BY OWNER TO THE ENGINEER.  
ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR GRADING.
  - OBSTRUCTIONS:  
THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENT.  
ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.  
TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE COUNTY ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITH THE DRIP LINE OF A TREE TO BE REMOVED SHALL BE BY GRINDING METHOD TO A DEPTH OF 0.5 FEET BELOW ADJACENT GRADE EXISTING OR PROPOSED WHICH EVER IS DEEPER.  
ALL WELLS AND SEPTIC SYSTEMS FOUND ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS.
  - PUBLIC SAFETY AND TRAFFIC CONTROL:  
CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5: MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES). SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
  - ENCROACHMENT PERMITS:  
THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AN ENCROACHMENT PERMIT FROM THE COUNTY OF IMPERIAL DEPARTMENT OF PUBLIC WORKS FOR ANY EXCAVATION OR CONSTRUCTION WITHIN COUNTY ROAD RIGHT-OF-WAY. FOR INSPECTIONS, 48 HOUR MINIMUM NOTICE IS REQUIRED, (760) 482-4462. ADDITIONALLY, UNDERGROUND SERVICE ALERT (USA) MUST BE CALLED TWO WORKING DAYS BEFORE THE CONTRACTOR MAY EXCAVATE. THEIR CONTACT NUMBER 811. ALL WORK AND MATERIALS ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
  - EARTHWORK:  
ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE COUNTY'S STANDARD SPECIFICATIONS AND WITH THE GRADING PLAN.
- ALL GRADING SHALL CONFORM TO THE UNIFORM BUILDING CODE APPENDIX CHAP. 33, AS AMENDED BY TITLE 9 LAND USE ORDINANCE.
  - THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES.
  - EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATED MATERIAL OR FOR THE IMPORT OF MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN BALANCED CUT-FILL DEGRADING.
  - ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
  - THE CONTRACTOR SHALL UTILIZE DUST CONTROL STANDARDS CONSISTENT WITH COUNTY

**STANDARDS.**

- EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 4:1, REFER TO THE RATIO OF HORIZONTAL TO VERTICAL DISTANCES. "MINIMUM" SLOPE MEANS "NOT FLATTER THAN", AND "MAXIMUM" SLOPE MEANS "NOT STEEPER THAN". ALL EMBANKMENT AND EXCAVATION SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
- ALLOWABLE GRADING TOLERANCE IS PLUS OR MINUS 0.10 FOOT OF THE ELEVATIONS SHOWN HEREON.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION. COMPLY WITH EROSION AND SEDIMENTATION CONTROL PLAN. IF GRADING AND DRAINAGE CONSTRUCTION IS NOT COMPLETE PRIOR TO RAINY SEASON, THEN THE CONTRACTOR SHALL:
  - PROVIDE EROSION PROTECTION ON SLOPES THAT ARE 10:1 OR STEEPER AND IN SWALES THAT ARE 2% OR STEEPER.
  - GRADE GUTTER SAG POINTS TO DRAIN.
  - PROVIDE SILT CATCHMENTS TO PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEMS.
  - CLEAN DOWNSTREAM PIPES AS DIRECTED BY THE ENGINEER.
  - CLEAN AND MAINTAIN ALL STREETS AND SIDEWALKS AS DIRECTED BY THE ENGINEER.
- DUST SHALL BE CONTROLLED BY THE CONTRACTOR IN ACCORDANCE WITH ALL IMPERIAL COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) FUGITIVE DUST CONTROL RULES AND REGULATIONS AND SHALL COMPLY WITH THEIR PERMITTING REQUIREMENTS. CONTRACTOR SHALL PREPARE AND IMPLEMENT A DUST CONTROL PLAN PER IMPERIAL COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.
- THE TOP 6 INCHES (MINIMUM) OF ALL LANDSCAPED AREAS SHALL BE CLEAN SOIL.
- EXISTING ASPHALT PAVEMENT MAY BE USED AS FILL MATERIAL ONLY AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD. ALL DELETERIOUS MATERIAL AND REBAR MUST BE REMOVED. AC PLACEMENT INFILL CAN ONLY BE PLACED UNDERNEATH PARKING AREAS AND CANNOT BE PLACED UNDERNEATH OR DOWNSTREAM OF INFILTRATION BASIN.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- NOT WITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE, WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THE PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT CONTIGUOUS PROPERTIES DURING GRADING OPERATIONS.
- THE FINISHED GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR BUILDING WALLS AT NOT LESS THAN 4% (1/2" PER FOOT) FOR A MINIMUM OF 3 FEET, UNLESS A SOIL REPORT PROVIDES ALTERNATE RECOMMENDATIONS.
- ADJUSTING MANHOLES, VALVE AND MONUMENT BOXES:  
THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE, ALL EXISTING UTILITY STRUCTURES, INCLUDING MANHOLES AND VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
- PRESERVATION OF PROPERTY:  
TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE AND INSTALL SAFE-GUARDS APPROVED BY THE ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- DEMOLITION:  
EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA ARE INTENDED TO BE SHOWN AND SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS.  
THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES.  
NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE EXISTING GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED/RESTORED TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
- ALL WORK INCLUDING MOBILIZATION AND DEMOBILIZATION, MATERIAL STORAGE, ETC. MUST TAKE PLACE ON SEELEY DISTRICT PARK PROPERTY AND NOT WITHIN THE PUBLIC RIGHT OF WAY.

**UTILITY NOTES**

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITIES INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAIN AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF WATER AND SEWER LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICE.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION

**REQUIREMENTS AND SPECIFICATIONS.**

- WATER FOR FIREFIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS LEVEL WITH FINISH GRADES IN PAVED AND UNPAVED AREAS.
- TRACER WIRE SHALL BE INSTALLED ON ALL WATER, SEWER AND RECLAIMED WATER MAINS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE CONTINUITY OF THE WIRE.

**EROSION CONTROL NOTES**

- DUST SHALL BE CONTROLLED BY THE CONTRACTOR IN ACCORDANCE WITH ALL IMPERIAL COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) FUGITIVE DUST CONTROL RULES AND REGULATIONS AND SHALL COMPLY WITH THEIR PERMITTING REQUIREMENTS, IF APPLICABLE.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THERE IS A FIFTY PERCENT (50%) CHANCE OF RAIN WITHIN A FORTY-EIGHT (48) HOUR PERIOD. SILT AND DEBRIS SHALL BE REMOVED AFTER EACH RAINFALL.
- ONE HUNDRED TWENTY FIVE PERCENT (125%) OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN FORTY EIGHT (48) HOURS OR LESS OF A FORECASTED RAIN.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- CONTRACTOR TO CONDUCT STREET SWEEPING EACH DAY AT CLOSE OF BUSINESS TO REMOVE CONSTRUCTION DEBRIS. INCREASE FREQUENCY IF DEBRIS ARE NOTICEABLE WITHIN THE TRAVELED WAY.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED. MAINTENANCE SHALL INCLUDE REMOVAL OF SILT FROM BARRIERS AND SEDIMENTATION DEVICES, SEEDING OR MULCHING OF DAMAGED STABILIZED AREAS AND REPLACEMENT OR REPAIR OF WORN OR DAMAGED GEOTEXTILE FABRIC.
- THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- ALL BARE SLOPES AND DISTURBED AREAS SHALL BE PLANTED AS EACH STAGE OF GRADING IS COMPLETE. SUITABLE MEASURES TO PREVENT SLOPE EROSION, INCLUDING, BUT NOT LIMITED TO, RAPID GROWING VEGETATION SUITABLE TO STABILIZE THE SOILS SHOULD BE INSTALLED ON ALL AREAS, AND/OR SUCH AREAS SHOULD BE MULCHED, WHILE THE PERMANENT VEGETATION COVER MATURES ENOUGH TO PROVIDE STABILITY.
- ANY DISTURBED AREA THAT WILL NOT HAVE ANY SOIL DISTURBING ACTIVITIES FOR 14 DAYS OR MORE MUST BE FULLY PROTECTED FROM EROSION UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- ANY SLOPES WITH DISTURBED SOILS OR VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- CONSTRUCTION MATERIALS SHALL BE STORED IN STAGING AREAS ON-SITE UNTIL NEEDED FOR INSTALLATION. WASTE WILL EITHER BE PLACED IN DUMPSTERS OR IN WASTE MANAGEMENT AREAS. ALL WASTE WILL BE TRANSPORTED OFF-SITE IN A TIMELY MANNER TO APPROVED WASTE DISPOSAL AREAS (DUMPS). STORAGE, HANDLING AND TRANSPORTATION OF WASTE SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
- CONSTRUCTION MATERIALS DELIVERED TO THE SITE SHALL BE STORED THROUGHOUT THE SITE. THE CONTRACTOR SHALL STORE THE MATERIALS AS TO MINIMIZE THE RISK OF STORM WATER POLLUTION, GROUND WATER POLLUTION, SOIL CONTAMINATION AND INJURY TO WORKERS AND VISITORS.
- EQUIPMENT TO BE STORED, FUELED AND MAINTAINED ON SITE SHALL BE KEPT AWAY FROM ANY DRAINAGE COURSES. CONTRACTORS SHALL USE A DRAINAGE PAN OR DROP CLOTH TO CATCH ANY LEAKS OR SPILLS AT A MINIMUM.

**CALIFORNIA GREEN BUILDING STANDARDS CODE**

- THE CONTRACTOR MUST SUBMIT A WASTE MANAGEMENT PLAN (WMP) FOR CONSTRUCTION AND DEMOLITION DEBRIS FOR APPROVAL BY THE COUNTY'S PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION PERMITTING.

**NOTES:**

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL IMPROVEMENTS.
- ALL IMPROVEMENTS MUST BE A MINIMUM OF 1'-0" AWAY FROM IMPERIAL COUNTY R/W.

**SITE FURNISHINGS**

- WORK SHALL CONSIST OF FURNISHING ALL LABOR, MATERIALS, AND INCIDENTALS TO INSTALL AND/ OR CONSTRUCT THE PROPOSED EQUIPMENT COMPLETE IN PLACE AND READY FOR INTENDED USE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE PROJECT PLANS.
- CONTRACTOR SHALL SUBMIT FULL PRODUCT DATA AND TECHNICAL INFORMATION ON ALL PREFABRICATED FURNISHINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL SUBMIT FULL RANGE OF AVAILABLE COLOR SELECTIONS ON ALL FURNISHINGS TO BE INSTALLED.
- FOR EACH TYPE OF PAINT AND/ OR FINISHING SYSTEM AND EACH COLOR AND GLOSS OF TOPCOAT.
  - SUBMIT SAMPLES ON RIGID BACKING, 8 INCHES SQUARE.
  - APPLY COATS ON SAMPLES IN STEPS TO SHOW EACH COAT REQUIRED FOR SYSTEM.
  - LABEL EACH COAT OF EACH SAMPLE.
  - LABEL EACH SAMPLE FOR LOCATION AND APPLICATION AREA.

PAINT COLORS: AS SHOWN ON PLANS.
- ALL SITE FURNISHINGS ARE TO BE THE MANUFACTURER AND MODEL NUMBER SPECIFIED OR A SUBSTITUTE AS SPECIFIED AND APPROVED IN WRITING BY THE OWNER PRIOR TO CONTRACT AWARD.
- CONTRACTOR SHALL INSTALL ALL COMPONENTS AT LOCATIONS SHOWN ON DRAWINGS PROPERLY ALIGNED AND SPACED, PLUMBED VERTICALLY, COMPLETE AND READY FOR USE.
- CONTRACTOR SHALL INSTALL ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- WHERE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR DEFERRED SUBMITTALS TO THE IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES - BUILDING DIVISION , INCLUDING ALL ASSOCIATED COSTS AND FEES.
- PAINT MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
  - FRAZEE PAINT; COMEX GROUP.
  - SHERWIN-WILLIAMS COMPANY (THE).
  - VISTA PAINT CORPORATION.
  - OR PREAPPROVED EQUAL.

APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- MATERIAL COMPATIBILITY:
  - MATERIALS FOR USE WITHIN EACH PAINT SYSTEM SHALL BE COMPATIBLE WITH ONE ANOTHER AND SUBSTRATES INDICATED, UNDER CONDITIONS OF SERVICE AND APPLICATION AS DEMONSTRATED BY MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.
  - FOR EACH COAT IN A PAINT SYSTEM, PRODUCTS SHALL BE RECOMMENDED IN WRITING BY TOPCOAT MANUFACTURERS FOR USE IN PAINT SYSTEM AND ON SUBSTRATE INDICATED.
- IF THE MANUFACTURER RECOMMENDS ANCHORING OR FOOTING DETAILS, SUBMIT COPIES OF THE, STRUCTURALLY SEALED, DETAILS AND CALCULATIONS TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- AT COMPLETION OF CONSTRUCTION ACTIVITIES OF OTHER TRADES, TOUCH UP AND RESTORE DAMAGED OR DEFACED PAINTED OR FINISHED SURFACES.

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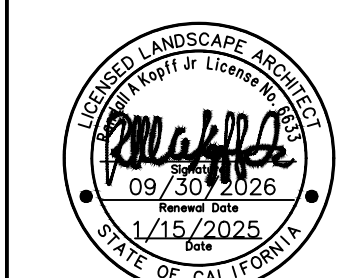
\_\_\_\_\_  
COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS

\_\_\_\_\_  
RCE NO.

\_\_\_\_\_  
DATE



**BATES MEMORIAL PARK IMPROVEMENTS PHASE 3**  
PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

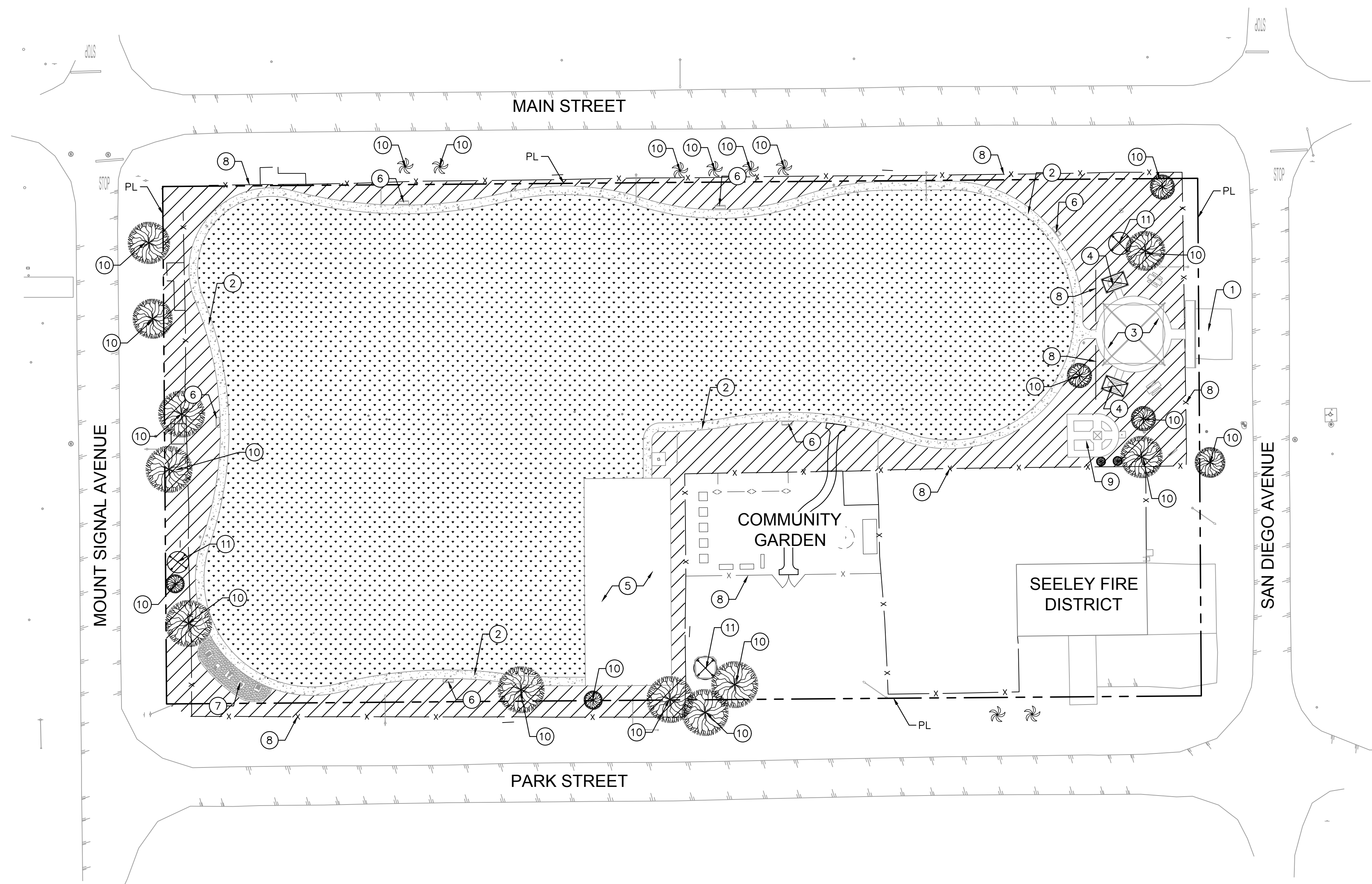


**GENERAL NOTES**

SHEET NUMBER  
**C1.1**

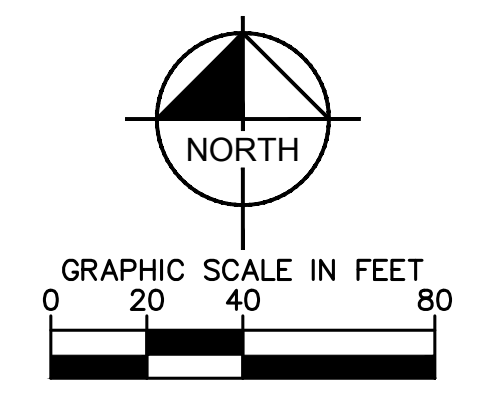
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**KEY NOTES / LEGEND**

- ① EXISTING PARKING LOT TO REMAIN
- ② EXISTING CONCRETE SIDEWALK TO REMAIN (TYP)
- ③ EXISTING PLAYGROUND TO REMAIN
- ④ EXISTING SHADE RAMADA TO REMAIN
- ⑤ EXISTING BASKETBALL COURT TO REMAIN
- ⑥ EXISTING BENCH TO REMAIN (TYP)
- ⑦ EXISTING OUTDOOR FITNESS AREA TO REMAIN
- ⑧ EXISTING CHAIN-LINK FENCE TO REMAIN
- ⑨ EXISTING MEMORIAL GARDEN TO REMAIN
- ⑩ EXISTING TREE TO REMAIN (TYP)
- ⑪ EXISTING SHADE STRUCTURE TO BE SALVAGED AND REFURBISHED  
SEE PLAN AND DETAIL ON SHEET L3.0
- EXISTING TURF TO REMAIN
- /// CLEAR AND GRUB ALL TURF GRASS AND WEEDS



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COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ RCE NO. \_\_\_\_\_ DATE \_\_\_\_\_

No.	REVISIONS	DATE	BY

**Kimley»Horn**

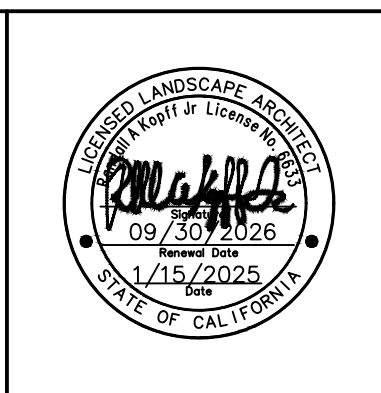
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 WWW.KIMLEY-HORN.COM



**BATES MEMORIAL PARK  
 IMPROVEMENTS PHASE 3**

PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

SEELEY, CA 1/15/2025



**DEMOLITION PLAN**

SHEET NUMBER  
**C1.2**



PLANT SCHEDULE						
SYMBOL	BOTANICAL / COMMON NAME	CONT.	CAL.	WUCOLS	QTY	REMARKS
<b>TREES</b>						
	CERCIDIUM HYBRID / THORNLESS PALO VERDE	15 GAL.		LOW	18	MULTI-TRUNK, LOW BREAKER
	DALBERGIA SISSOO / ROSEWOOD	15 GAL.		LOW	19	SINGLE TRUNK, STRAIGHT LEADER
	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM	15 GAL.		MOD	9	STANDARD TRUNK, STRAIGHT LEADER
SYMBOL	BOTANICAL / COMMON NAME	CONT.	WUCOLS	MATURE SIZE	QTY	REMARKS
<b>SHRUBS</b>						
	CONVOLVULUS CNEORUM / BUSH MORNING GLORY	5 GAL.	LOW		64	PER PLAN
	EREMOPHILA MACULATA 'VALENTINE' / VALENTINE SPOTTED EMU BUSH	5 GAL.	LOW		73	PER PLAN
	RUPELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.	LOW		85	PER PLAN
<b>ACCENTS</b>						
	AGAVE DESMETIANA / SMOOTH AGAVE	5 GAL.	LOW		26	PER PLAN
	FOUQUIERIA SPLENDENS / OCOTILLO	5 GAL.	LOW		5	PER PLAN (12 CANE MIN)
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	LOW		57	PER PLAN
<b>GROUND COVER</b>						
	DALEA FRUTESCENS / BLACK DALEA	1 GAL.	LOW		100	PER PLAN
	GLANDULARIA GOODINGII / GOODING'S VERBENA	1 GAL.	LOW		77	PER PLAN
	LANTANA CAMARA 'GOLD MOUND' / GOLD MOUND LANTANA	1 GAL.	LOW		80	PER PLAN
<b>INERTS</b>						
	CRUSHED ROCK / CALIFORNIA GOLD OR APPROVED EQUAL	ROCK	N/A		29,784 SF	MIN 2" DEPTH, 3/8" DIA, SEE DETAIL 6, THIS SHEET
	EXISTING TURF TO REMAIN	N/A	N/A		N/A	TO REMAIN

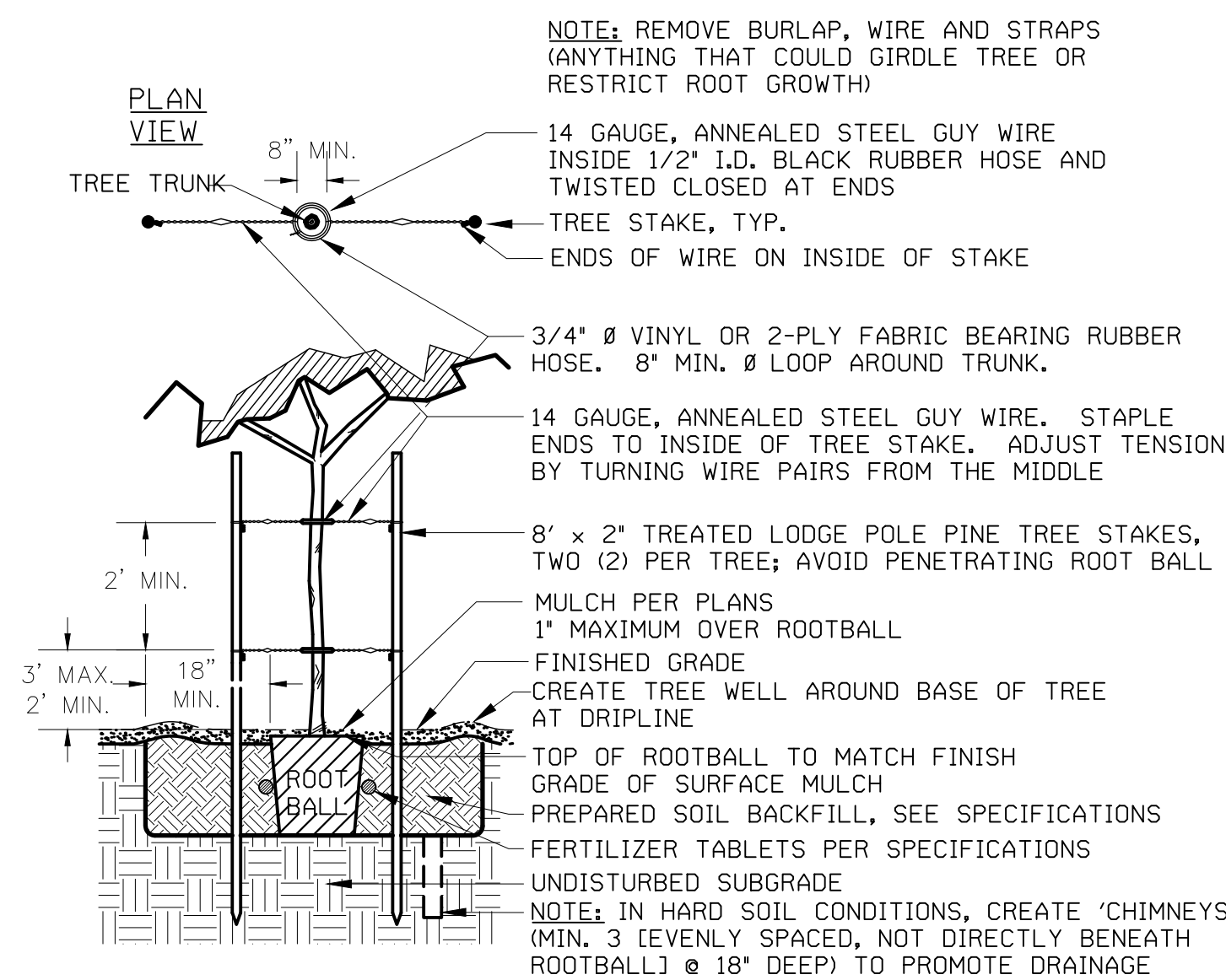
**GENERAL NOTES:**

- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE TOWN OF SEELEY AND IMPERIAL COUNTY STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (I.E., "THE GREENBOOK").
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE ABOVE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
- ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND SUBGRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
- ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
- PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH '811' OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS/HER WORK.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
- EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
- IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
- LAY OUT INDIVIDUAL PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- ALL PLANT PITS SHALL BE AMENDED AS SPECIFIED, UNLESS A SITE SPECIFIC SOIL TEST INDICATES OTHERWISE. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
- ALL SHRUBS AND ACCENTS SHALL BE PLACED A MINIMUM OF 36", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
- ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
- FINISH GRADE OF MULCH SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
- FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
- ALL LANDSCAPE AREAS SHALL RECEIVE MULCH, AT A DEPTH AND TYPE, AS SHOWN ON THESE PLANS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
- PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
- ANY ROCK MULCH SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED.

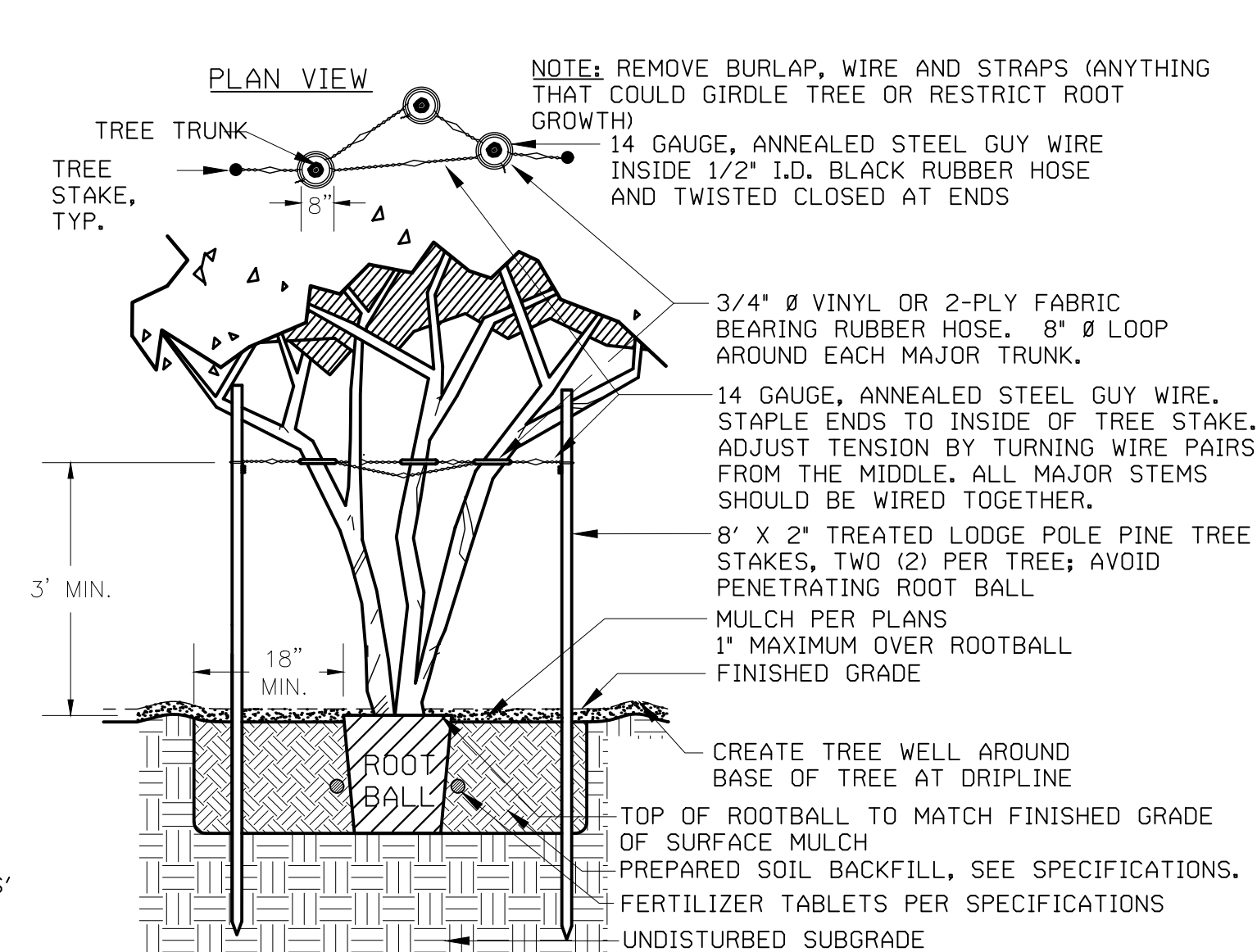
**BACKFILL AND FERTILIZER NOTES:**

**AMENDED PLANTING BACKFILL MIX**  
MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH (\*HUMUS) \*NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

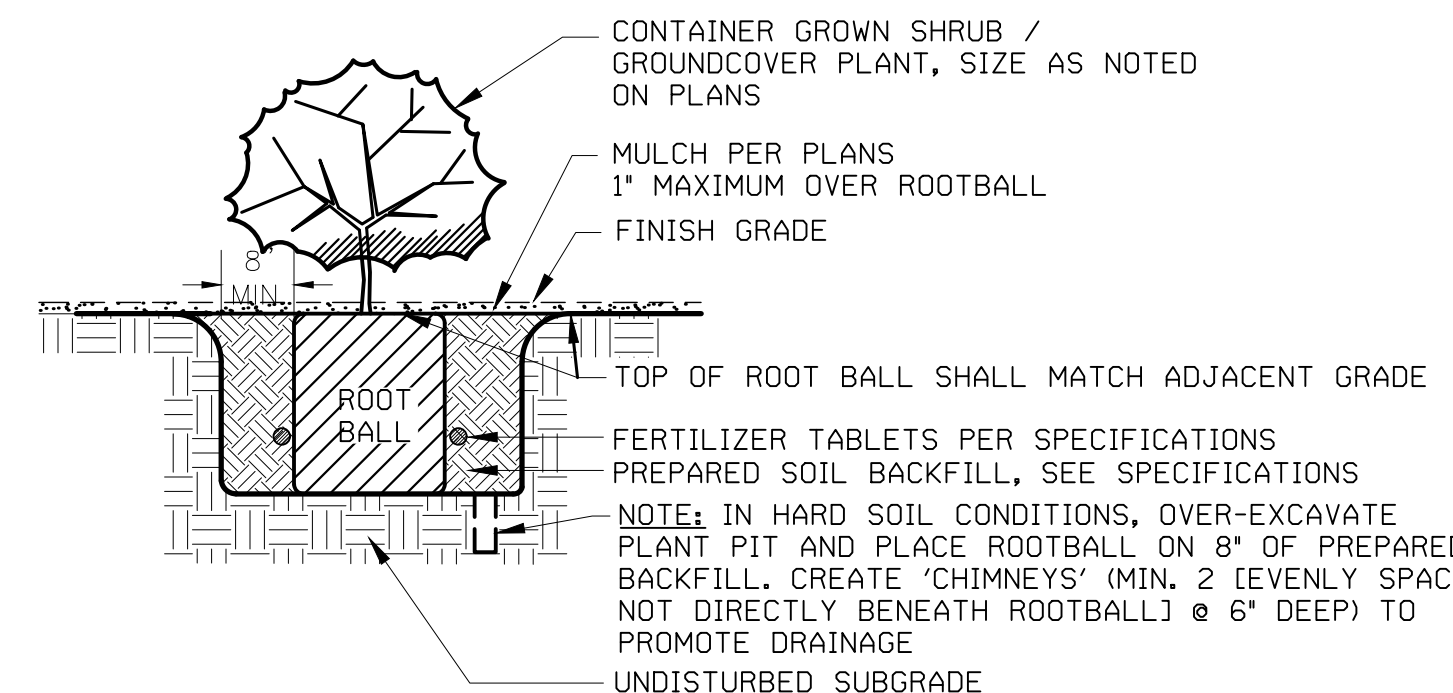
**SLOW-RELEASE FERTILIZER TABLETS**  
FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW RELEASE. TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES:  
1 TABLET PER 1-GALLON CONTAINER  
2 TABLETS PER 5-GALLON CONTAINER  
3 TABLETS PER 15-GALLON CONTAINER  
4 TABLETS PER 24" BOX  
AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.



**1 TREE PLANTING AND STAKING**  
SCALE: N.T.S.

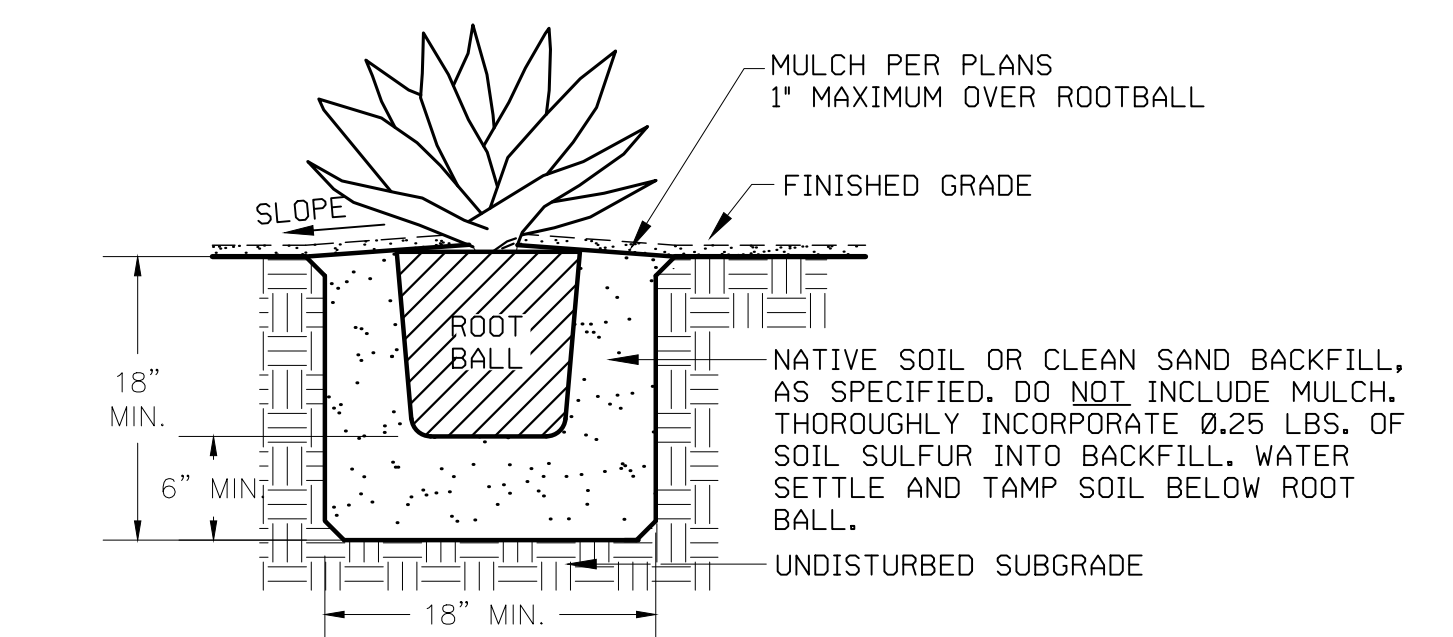


**2 TREE STAKING - MULTI-TRUNK**  
SCALE: N.T.S.

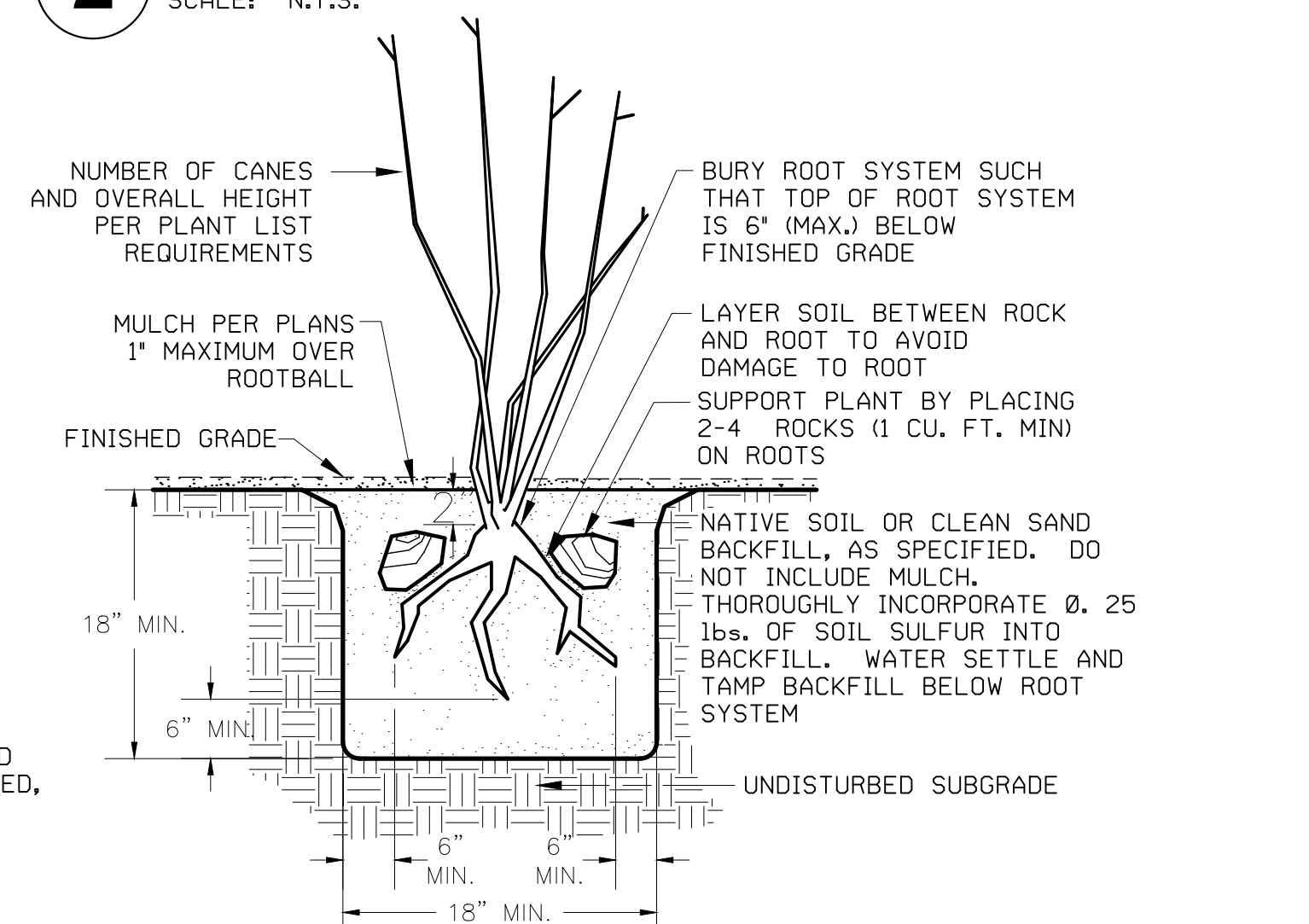


**3 SHRUB / GROUND COVER PLANTING**  
SCALE: N.T.S.

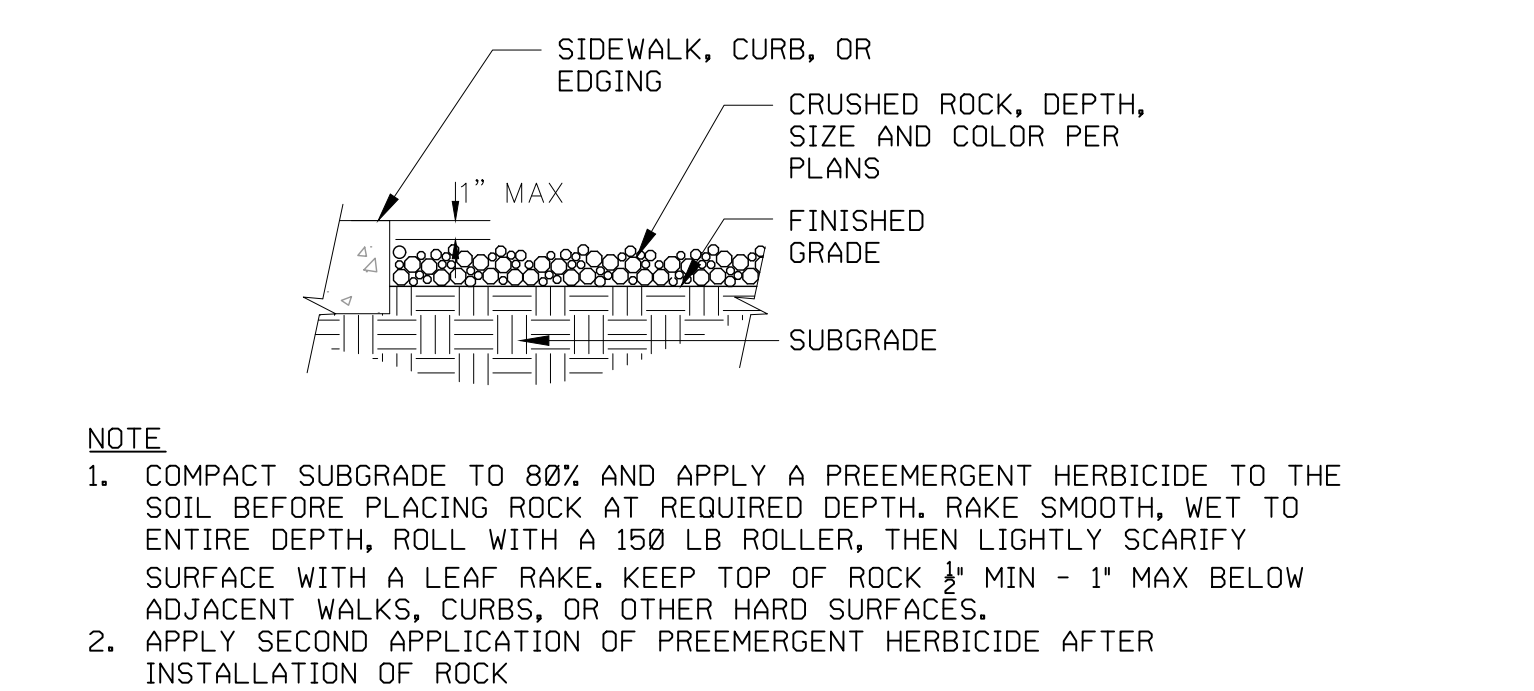
**NOTES:**  
1. DO NOT CREATE A BASIN AT BASE OF AGAVE. SLOPE BACKFILL AWAY FROM STEM.  
2. SET STEM SUCCULENT SO THAT TOP OF ROOT BALL MATCHES ADJACENT GRADE.  
3. THIS DETAIL APPLIES TO NURSERY GROWN AND SALVAGE STOCK OF THE GENERA AGAVE, ALOE, DASYLIRION, HESPERALOE, NOLINA AND YUCCA.



**5 STEM SUCCULENT PLANTING**  
SCALE: N.T.S.



**4 OCOTILLO PLANTING**  
SCALE: N.T.S.



**6 CRUSHED ROCK INSTALLATION**  
SCALE: N.T.S.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

*Randal A. Koffman*  
RANDAL A. KOFFMAN, LLA 6633

APPROVED FOR CONSTRUCTION:  
\_\_\_\_\_  
COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS RCE NO. DATE

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ESTABLISHED IN 1969

**BATES MEMORIAL PARK IMPROVEMENTS PHASE 3**

PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

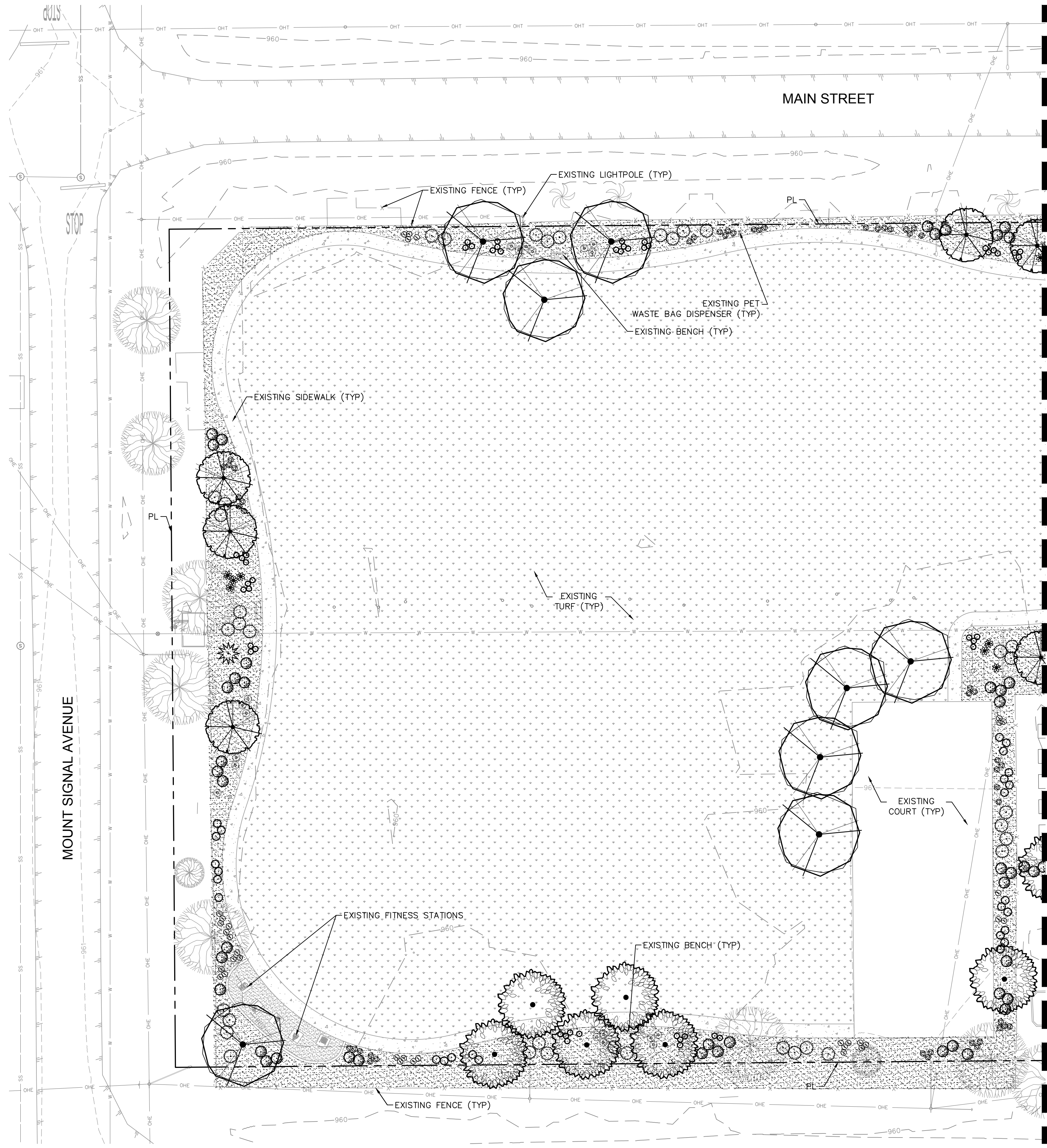
SEELEY, CA

1/15/2025

LANDSCAPE COVER SHEET

L1.0

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MATCHLINE  
 SEE SHEET L1.2 FOR  
 CONTINUATION

NOTE:  
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PLANT SCHEDULE	
SYMBOL	NAME: BOTANICAL - COMMON
<b>EXISTING VEGETATION</b>	
	EXISTING TREE TO REMAIN
	EXISTING PALM TREE TO REMAIN
<b>TREES</b>	
	CERCIDIUM HYBRID - THORNLESS PALO VERDE
	DALBERGIA SISSOO - ROSEWOOD
	ULMUS PARVIFOLIA 'TRUE GREEN' - LACEBARK ELM
<b>SHRUBS, GRASSES AND GROUND COVERS</b>	
	CONVOLVULUS ONEORUM - BUSH MORNING GLORY
	EREMOPHILA MACULATA 'VALENTINE' - VALENTINE BUSH
	RUELLIA PENINSULARIS - DESERT RUELLIA
	AGAVE DESMETIANA - SMOOTH AGAVE
	FOQUIERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA - RED YUCCA
	DALEA FRUTESCENS - BLACK DALEA
	GLANDULARIA GOODDINGII - GOODDING'S VERBENA
	LANTANA CAMARA 'GOLD MOUND' - GOLD LANTANA
<b>INERTS</b>	
	CRUSHED ROCK: CALIFORNIA GOLD *OR APPROVED EQUAL (MIN 2" DEPTH)
	EXISTING TURF TO REMAIN

APPROVED FOR CONSTRUCTION:  
 \_\_\_\_\_  
 COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS RCE NO. \_\_\_\_\_ DATE \_\_\_\_\_

No.	REVISIONS	DATE	BY

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SEELEY COUNTY WATER DISTRICT  
 ESTABLISHED IN 1969  
 SEELEY, CA

**BATES MEMORIAL PARK  
 IMPROVEMENTS PHASE 3**  
 PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**  
 1/15/2025

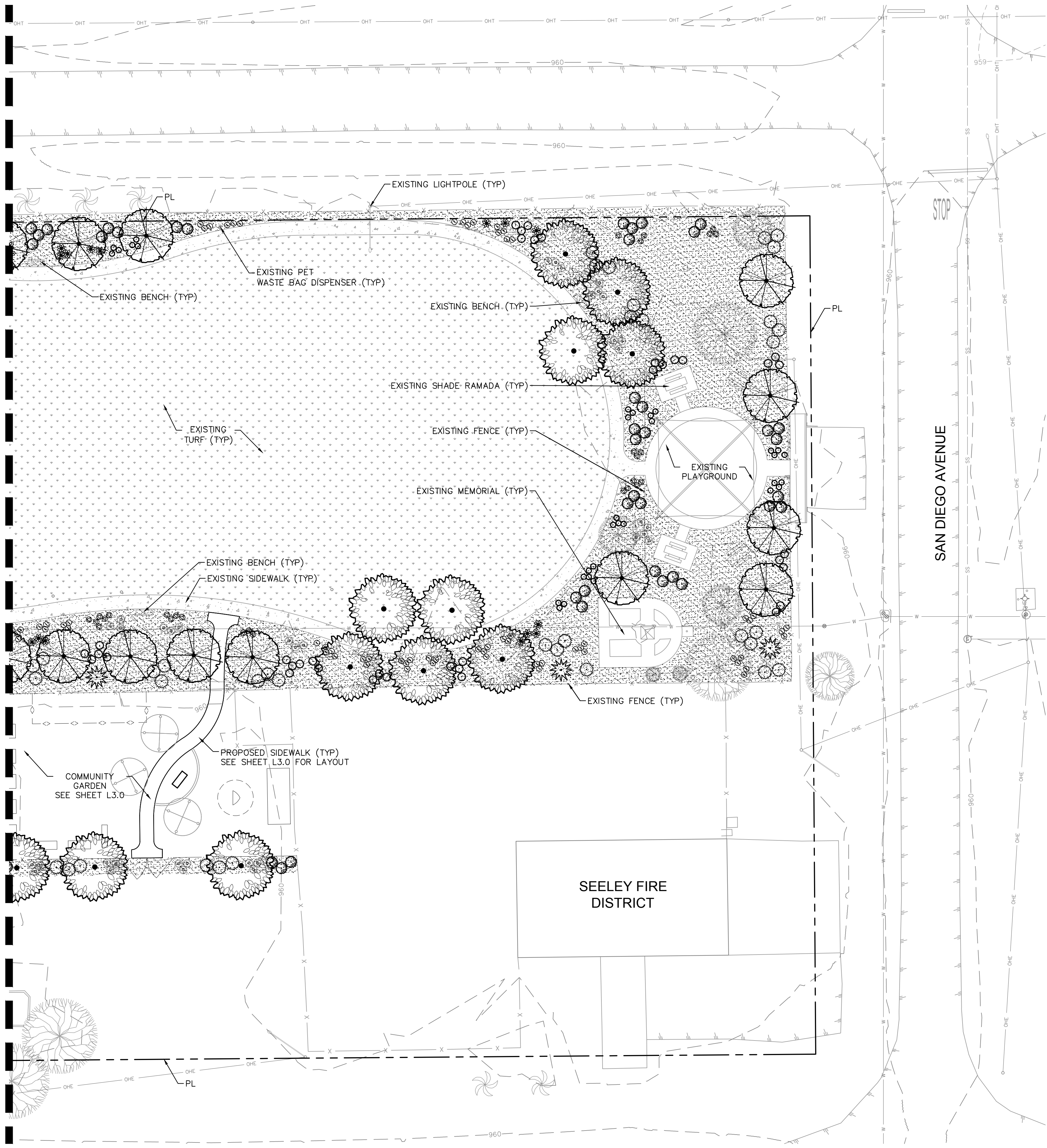
LANDSCAPE ARCHITECT  
 LICENSED BY THE STATE OF CALIFORNIA  
 09/30/2026  
 1/15/2025

**LANDSCAPE PLAN**

SHEET NUMBER  
**L1.1**

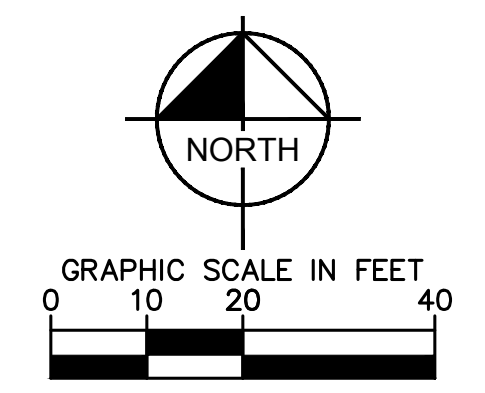
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SYMBOL	NAME: BOTANICAL - COMMON
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<b>INERTS</b>	
	CRUSHED ROCK: CALIFORNIA GOLD *OR APPROVED EQUAL (MIN 2" DEPTH)
	EXISTING TURF TO REMAIN



APPROVED FOR CONSTRUCTION:  
 COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ RCE NO. \_\_\_\_\_ DATE \_\_\_\_\_

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 PHONE: 619-234-9411  
 WWW.KIMLEY-HORN.COM

ESTABLISHED IN 1969

**BATES MEMORIAL PARK  
 IMPROVEMENTS PHASE 3**  
 PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**  
 SEELEY, CA

1/15/2025

**LANDSCAPE PLAN**

SHEET NUMBER  
**L1.2**

**IRRIGATION NOTES**

- THE SYSTEM HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.
- ALL IRRIGATION LINES AND VALVES ARE SHOWN DIAGRAMMATICALLY. ALL LINES AND VALVES TO BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
- CONTRACTOR TO FIELD LOCATE ALL PROPOSED IRRIGATION WATER MAIN LINE LOCATIONS, CONTACT LANDSCAPE ARCHITECT PRIOR TO START OF WORK IF DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS ARE FOUND.
- LOCATE ALL VALVES INSIDE LANDSCAPE AREAS, ALLOWING ACCESS FOR MAINTENANCE PURPOSES, BUT HIDING THEM FROM PUBLIC VIEW WHENEVER POSSIBLE.
- ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
- VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
- ELECTRIC SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
  - CONTROL WIRES - #14
  - COMMON WIRES - #12
- INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
- COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH OWNER FOR OPERATING PARAMETERS OF MASTER SYSTEM. THIS DESIGN REQUIRES 90 PSI TO OPERATE. IF THE MASTER SYSTEM CANNOT PROVIDE THESE PARAMETERS, CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN BY ADDING CONTROL VALVES, A BOOSTER PUMP, PRESSURE REDUCING VALVE, OR OTHER EQUIPMENT, AS NECESSARY. CONTRACTOR SHALL SUBMIT DESIGN REVISIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SUBMITTING BID.
- A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
- A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

**IRRIGATION MAINTENANCE SCHEDULE:**

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS. MAINTENANCE SHALL BE DONE TO ENSURE WATER EFFICIENCY. REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR APPROVED EQUIVALENTS.

**FREQUENCY - QUARTERLY**

TASK - CONTROLLER CABINET : OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

**FREQUENCY - MONTHLY**

TASK - IRRIGATION SCHEDULE: ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

**FREQUENCY - QUARTERLY**

TASK - POC: VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

**FREQUENCY - QUARTERLY**

TASK - REMOTE CONTROL VALVES : ISOLATION VALVES AND QUICK COUPLER VALVES: VISUALLY INSPECT FOR LEAKS, SETTLEMENTS, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR AS NEEDED.

**FREQUENCY - QUARTERLY**

TASK - MAINLINE AND LATERALS: VISUALLY INSPECT FOR LEAKS OR SETTLEMENTS OF TRENCH.

**FREQUENCY - WEEKLY**

TASK - FILTERS AND STRAINERS - VISUALLY CHECK FOR ANY BROKEN MALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

**FREQUENCY - MONTHLY**

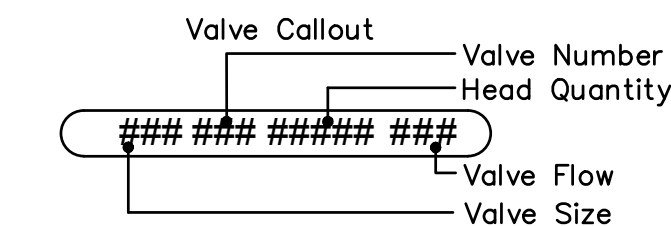
TASK - FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

**MAINTENANCE:**

- LOW-FLOW BUBBLER ZONES WILL BE DRAINED IN COLD WEATHER SITUATIONS USING THE MANUAL FLUSH VALVES.
- FILTER CLEANING AND REPLACEMENT ON A REGULAR BASIS.
- CHECKING FOR LEAKS AT EACH VALVE AND INSPECTION OF EACH ZONE ON A MONTHLY BASIS.
- HAVE THE CONTRACTOR WALK EACH SECTION OF LOW-FLOW BUBBLERS TO CHECK FOR CLOGGING OR PROBLEMS.
- IF AN ON-SITE WEATHER STATION IS SPECIFIED, IT NEEDS TO BE CALIBRATED REGULARLY TO PROVIDE ACCURATE DATA. BECAUSE OF THE COST OF MAINTAINING AN ON-SITE WEATHER STATION, IT IS RECOMMENDED TO USE A CONTROL SYSTEM WHICH UTILIZES A NETWORK OF ET DATA THAT CAN ASSURE ACCURACY TO WITHIN ONE MILE OF THE SITE.

STATE OF CALIFORNIA ESTIMATED WATER USE						
TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:						
$EWU \text{ (HYDROZONE)} = \text{ESTIMATED WATER USE (GAL / YEAR)}$ $ETO = \text{REFERENCE EVAPOTRANSPIRATION (INCHES / YEAR)}$ $PF = \text{PLANT ETO ADJUSTMENT FACTOR}$ $HA = \text{HYDROZONE AREA (S.F.)}$ $.62 = \text{CONVERSION FACTOR}$ $IE = \text{IRRIGATION EFFICIENCY}$ $SLA = \text{SPECIAL LANDSCAPE AREA (S.F.)}$ $EWU \text{ (HYDROZONE)} = (ETO * PF * HA * .62) / (IE)$						
HYDROZONE A (DRIP)						
ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR	
55.6	.2	18847	.81	.62	160418	
HYDROZONE B (LOW WATER BUBBLER)						
ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR	
55.6	.2	1472	.75	.62	13531	
ESTIMATED TOTAL WATER USE (ETWU)					173950	
MAWA (MAXIMUM APPLIED WATER ALLOWANCE)						
ETO	ET ADJUSTMENT FACTOR	TOTAL HA	CONVERSION FACTOR	MAWA		
55.6	.45	20319	.62	315196		
ESTIMATED ANNUAL WATER USE (% OF MAWA)					55	

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	7	10/L2.3	
	HUNTER HDL-09-12-CV DRIP RING	52	8/L2.3	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HEB-BR 1/2IN. FEMALE THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5-6.0 GPH. RECOMMENDED PRESSURE FROM 20 PSI - 50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. ON BROWN BODY TO MATCH IH RISER	18,847 S.F.	1/L2.3	
	HEB-05 emitters (2 assigned to each 5 Gal. plant)	608		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	9	6/L2.3	
	EXISTING HOSE BIBB FIELD VERIFY	4		
	LANDSCAPE PRODUCTS INC. BGV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN., 4IN. BRASS GATE VALVE. THREADED BONNET, NON-RISING STEM, PRESSURE RATED TO 200 PSI. SAME SIZE AS MAINLINE.	6	2/L2.3	
	LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	8	3/L2.3	
	EXISTING RP BACKFLOW 4"	1		
	EXISTING IRRIGATION CONTROLLER HUNTER I-CORE CONTROLLER - 30 STA. CONTROLLER 18 STA. USED 12 STA. AVAILABLE	1		
	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.	1	9/L2.3	
	EXISTING SUB-METER FIELD VERIFY	1		
	EXISTING BOOSTER PUMP	1		
	WATER METER 4" EXISTING IRRIGATION METER	1		
	POINT OF CONNECTION 4" TIE INTO EXISTING MAINLINE - FIELD VERIFY	1		
	POINT OF CONNECTION 4" TIE INTO EXISTING MAINLINE - FIELD VERIFY	1		
	POINT OF CONNECTION 4" TIE INTO EXISTING AMNLINE - FIELD VERIFY LOCATION	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,728 L.F.		
	IRRIGATION MAINLINE: EXISTING IRRIGATION MAINLINE	852.2 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40	908.4 L.F.		
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	150.1 L.F.		



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

RANDALL A. KOPPFER, LLA 6633

APPROVED FOR CONSTRUCTION:  
  
COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS RCE NO. DATE

Printed By: Morris, Claire Sheet Set: KHA Layout: L2.0 January 15, 2025 02:03:52pm K:\ISND\_MUNN\196122004 - Bates Park Phase 3\Design\Plan Sheets\05-IRRIGATION PLANS.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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**BATES MEMORIAL PARK IMPROVEMENTS PHASE 3**

PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

1/15/2025

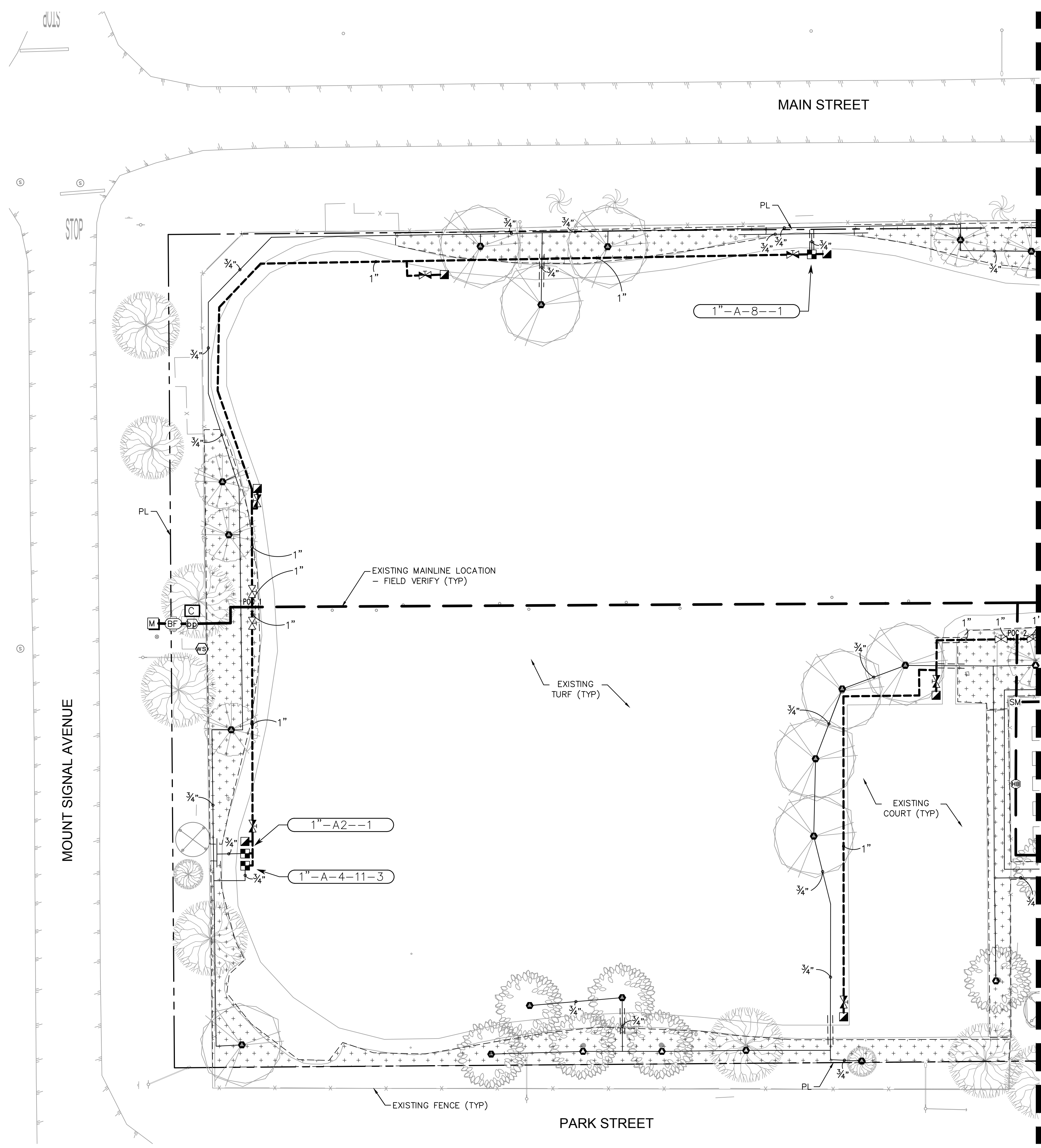
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**IRRIGATION COVER SHEET**

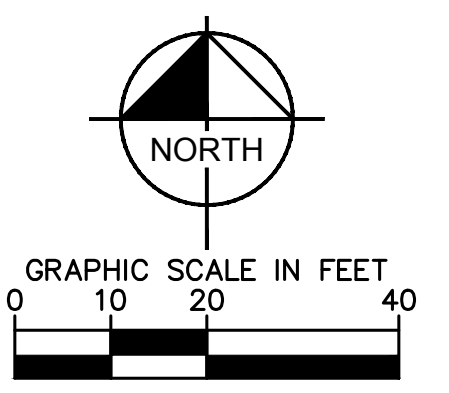
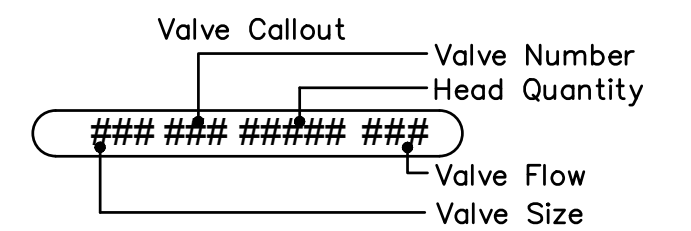
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  3. EXISTING IRRIGATION LATERAL LINES, HEADS, WIRING AND ALL OTHER ASSOCIATED EQUIPMENT IMPACTED BY THE PROJECT CONSTRUCTION SHALL BE CAREFULLY CUT, CAPPED AND RELOCATED TO EXISTING LANDSCAPE AREAS.
  4. EXISTING TURF SPRAY/ ROTORS SHALL BE RELOCATED TO TURF AREAS.
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HB	EXISTING HOSE BIBB FIELD VERIFY
⊗	LANDSCAPE PRODUCTS INC. BGV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN., 4IN. BRASS GATE VALVE. THREADED BONNET, NON-RISING STEM, PRESSURE RATED TO 200 PSI. SAME SIZE AS MAINLINE.
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BF	EXISTING RP BACKFLOW 4"
C	EXISTING IRRIGATION CONTROLLER HUNTER I-CORE CONTROLLER - 30 STA. CONTROLLER 18 STA. USED 12 STA. AVAILABLE
WS	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.
SM	EXISTING SUB-METER FIELD VERIFY
BP	EXISTING BOOSTER PUMP
M	WATER METER 4" EXISTING IRRIGATION METER
POC 1	POINT OF CONNECTION 4" TIE INTO EXISTING MAINLINE - FIELD VERIFY
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POC 3	POINT OF CONNECTION 4" TIE INTO EXISTING MAINLINE - FIELD VERIFY LOCATION
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APPROVED FOR CONSTRUCTION:

COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS RCE NO. DATE

No.	REVISIONS	DATE	BY

**Kimley >> Horn**

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SEELEY COUNTY WATER DISTRICT  
 ESTABLISHED IN 1869  
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**BATES MEMORIAL PARK IMPROVEMENTS PHASE 3**  
 PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

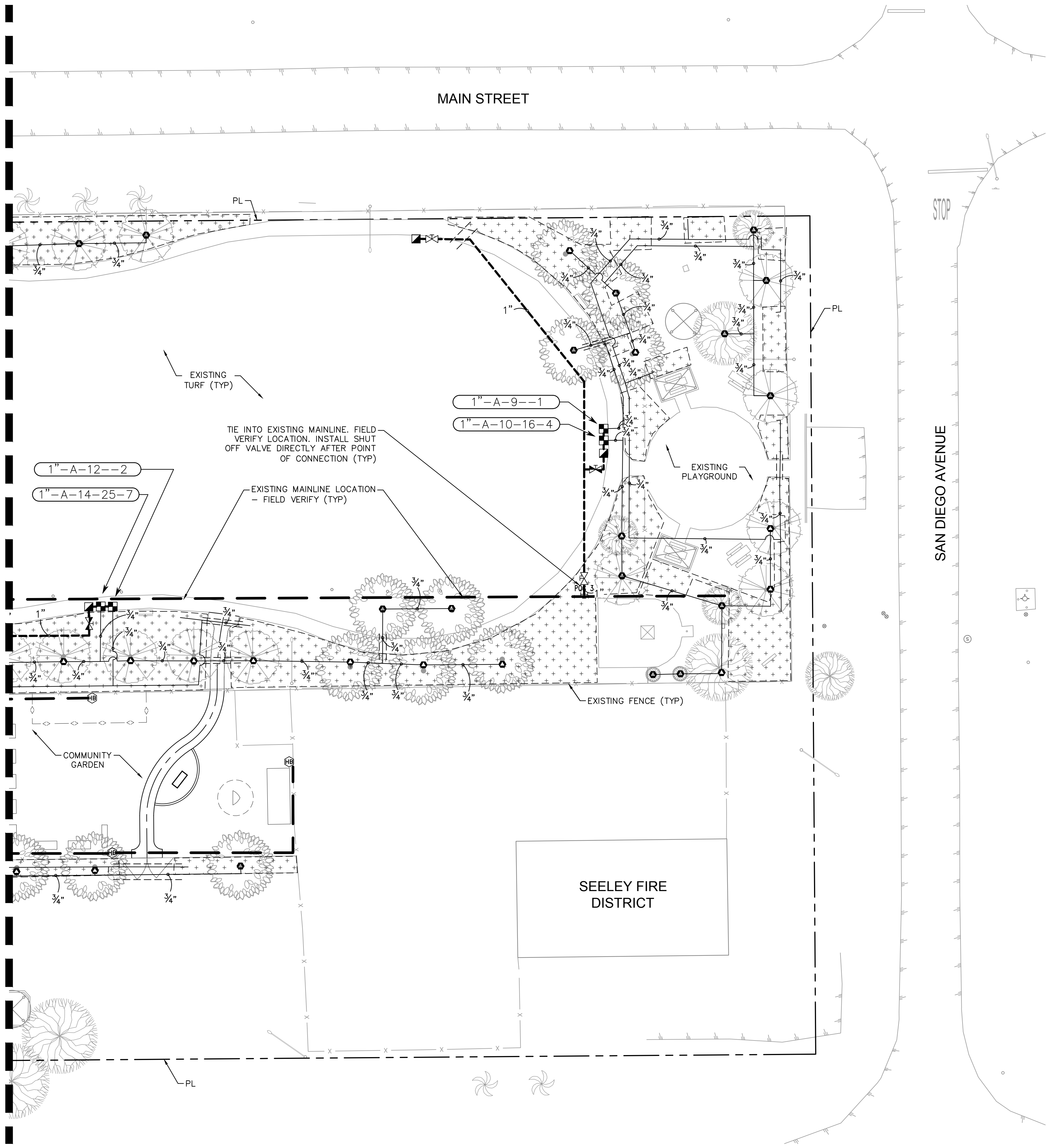
1/15/2025

**IRRIGATION PLAN**

SHEET NUMBER **L2.1**

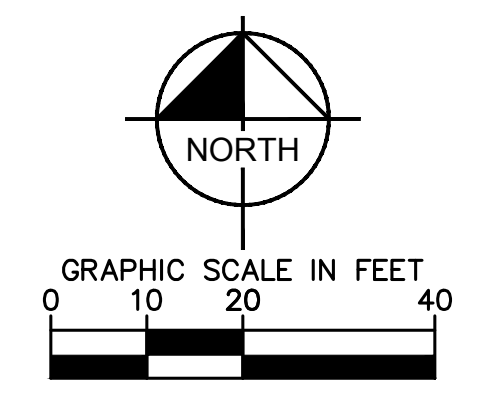
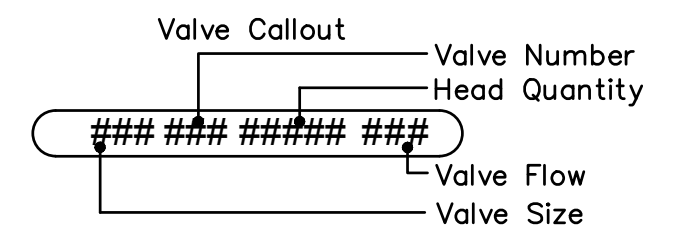
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MATCHLINE  
 SEE SHEET L1.1 FOR  
 CONTINUATION



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**BATES MEMORIAL PARK  
 IMPROVEMENTS PHASE 3**

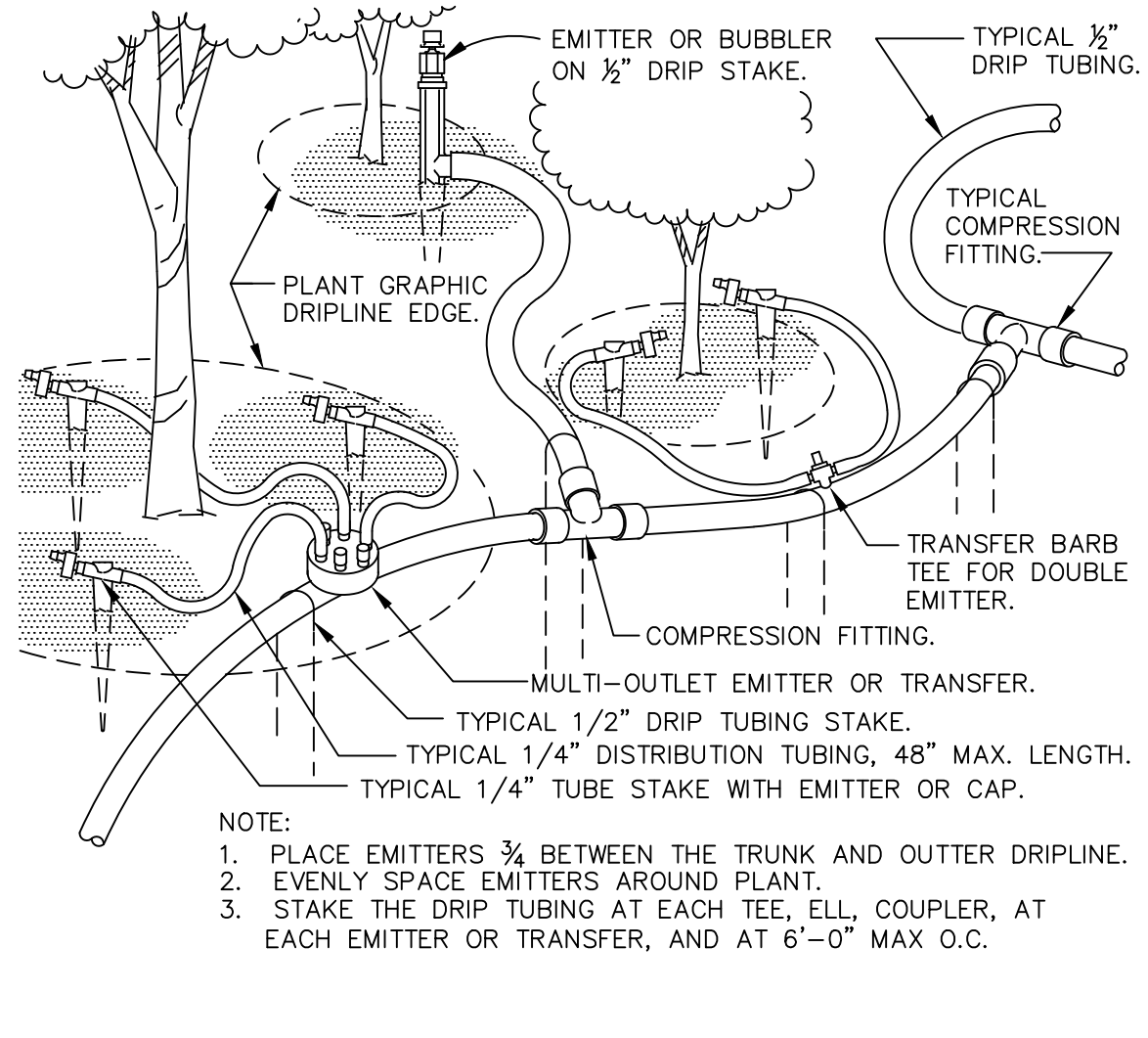
PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

1/15/2025

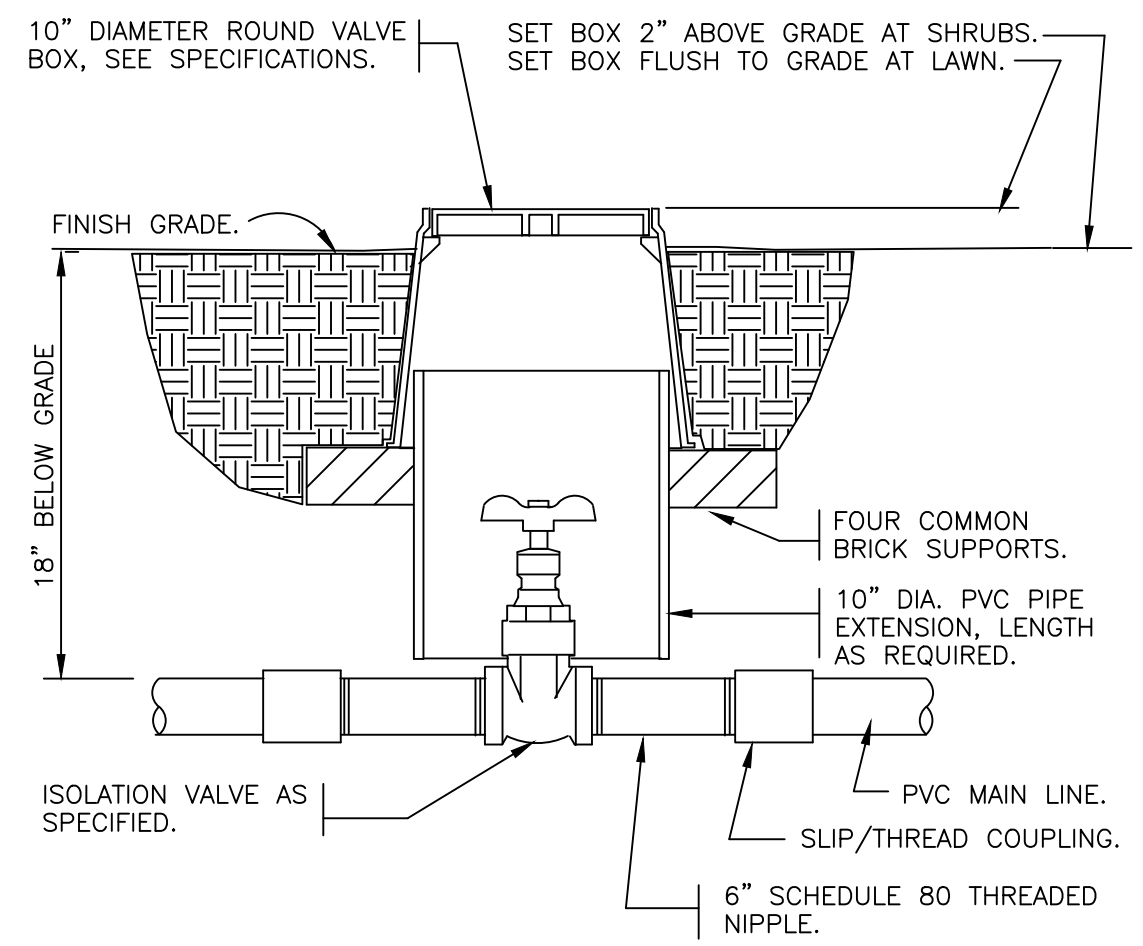
**IRRIGATION PLAN**

SHEET NUMBER  
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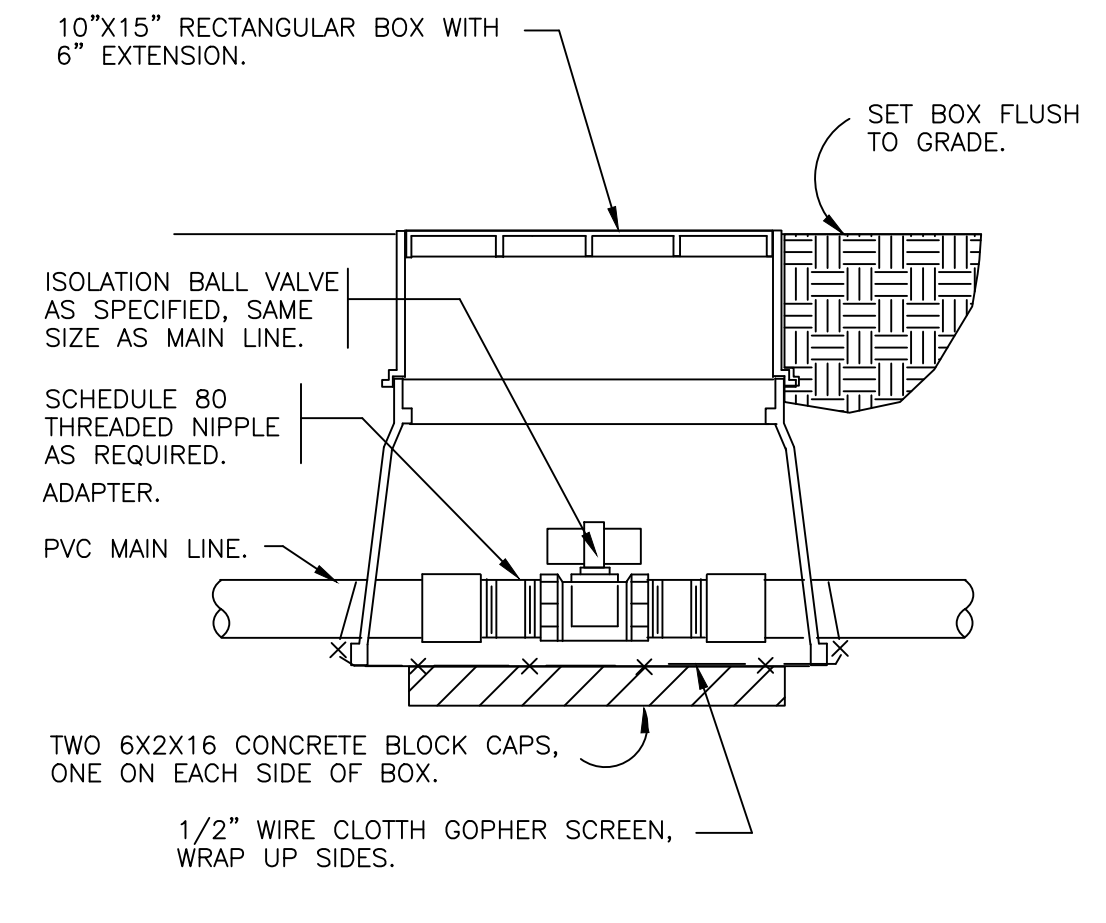
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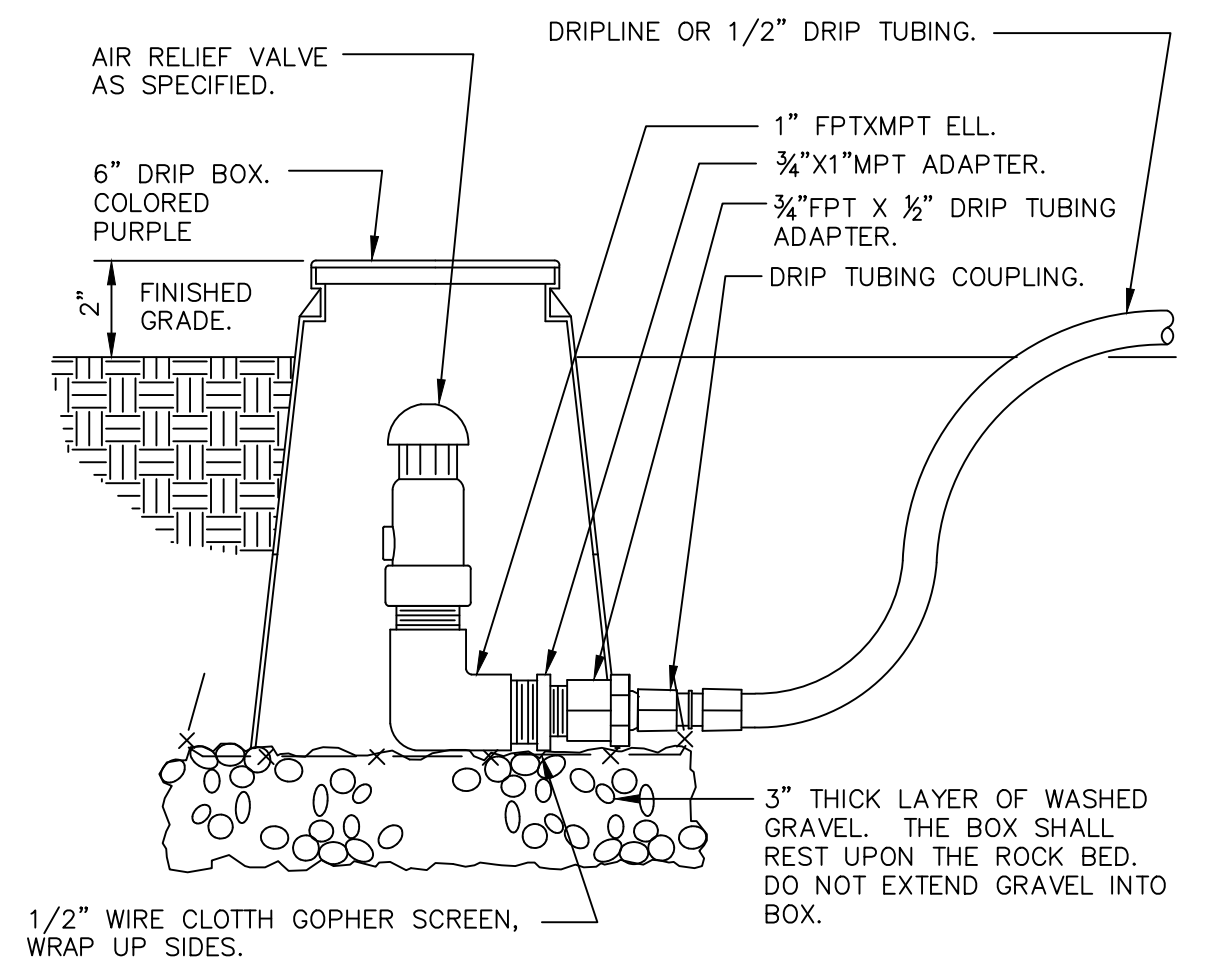
**1** TYPICAL DRIP TUBING



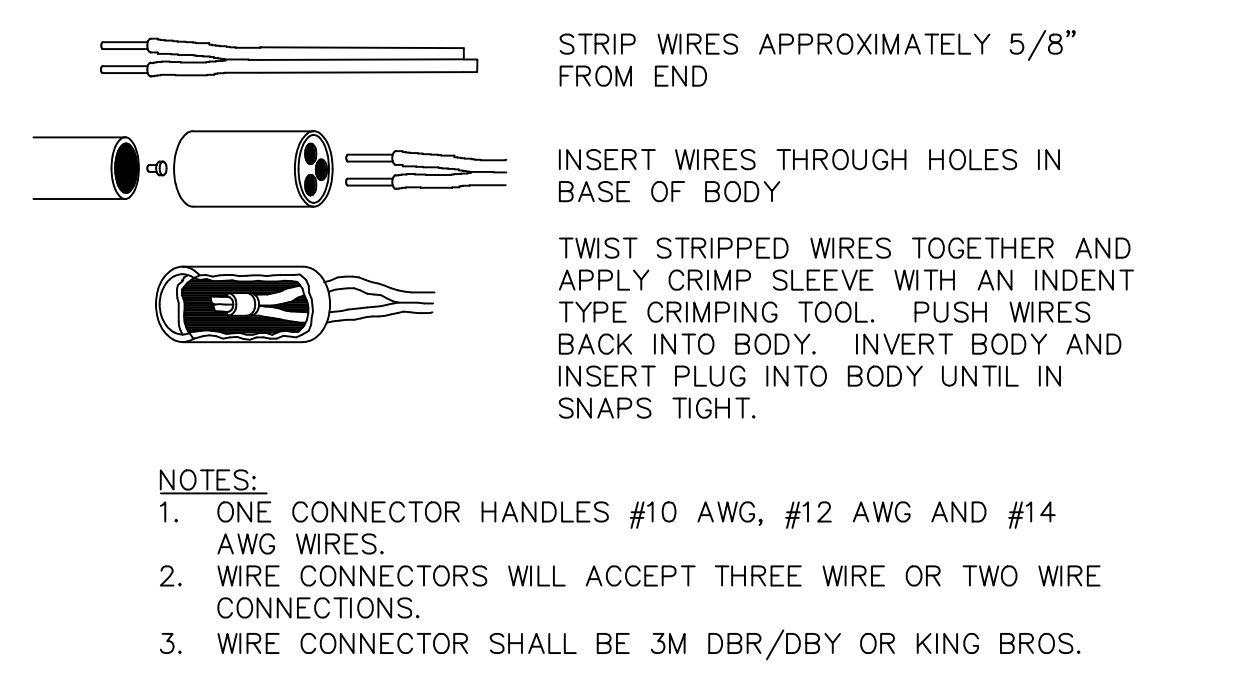
**2** BRASS ISOLATION VALVE



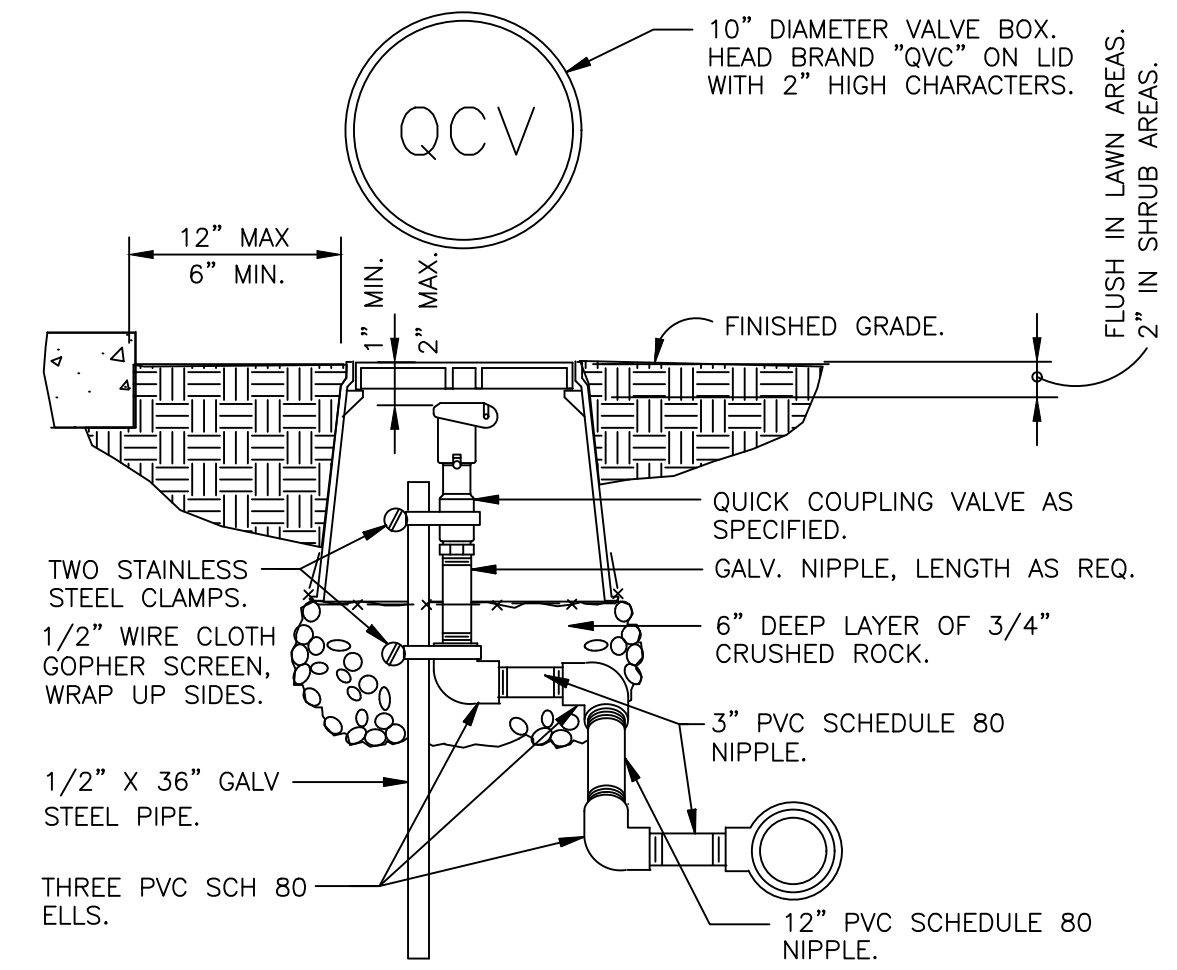
**3** BALL ISOLATION VALVE



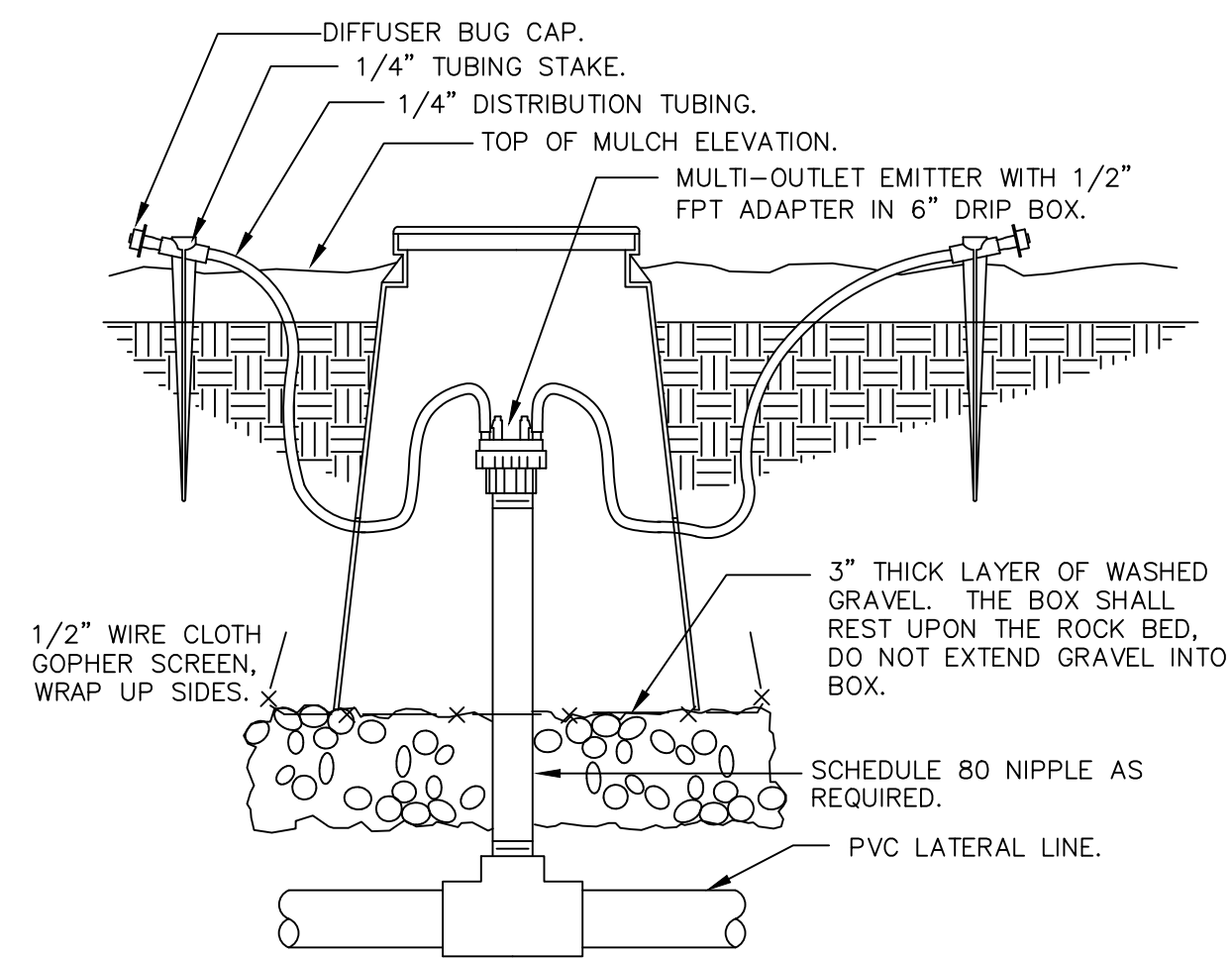
**4** DRIP AIR RELIEF VALVE IN BOX



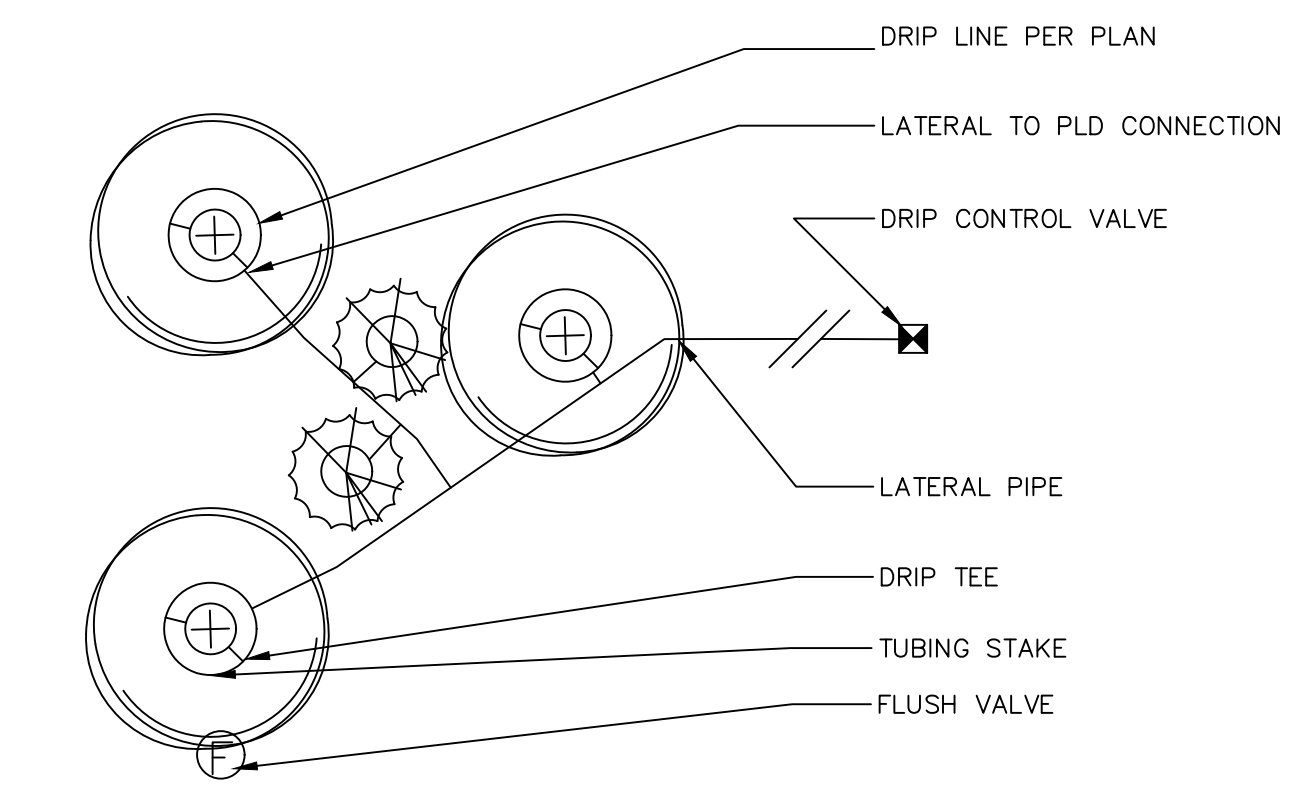
**5** WIRE CONNECTION



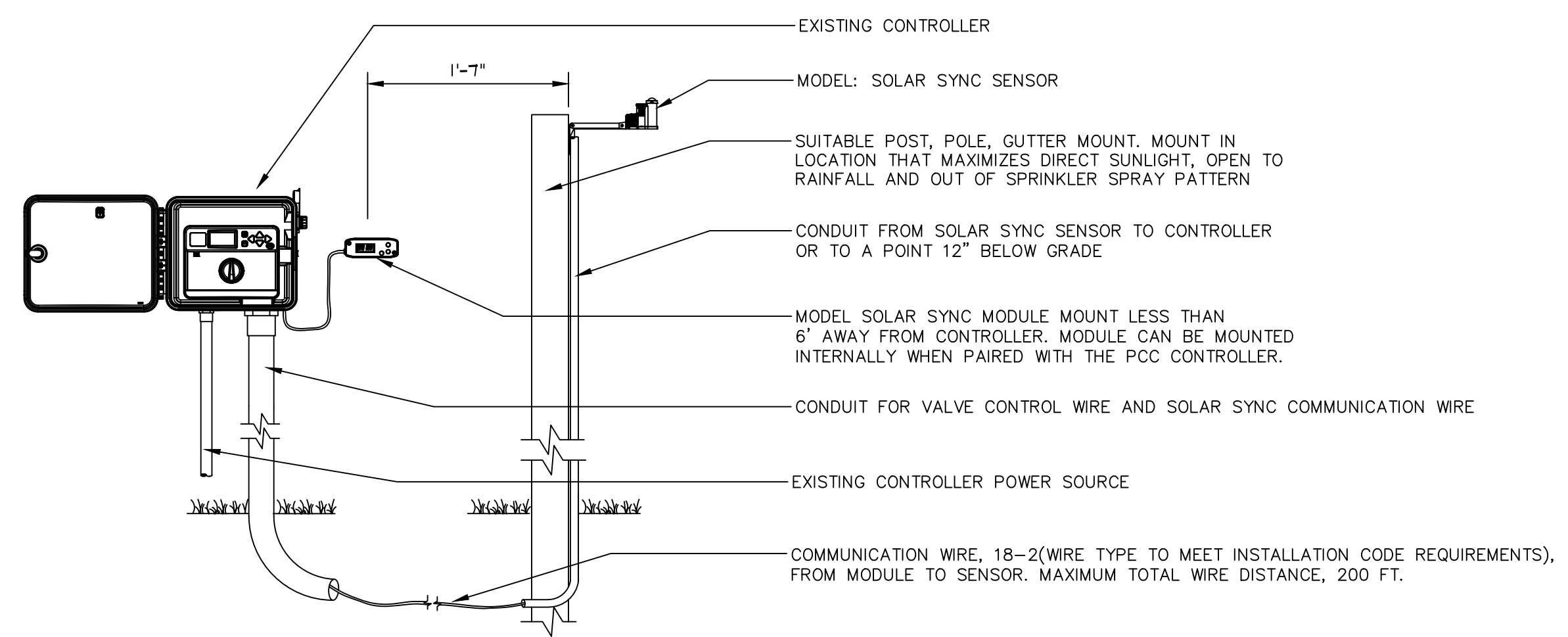
**6** QUICK COUPLING VALVE IN BOX



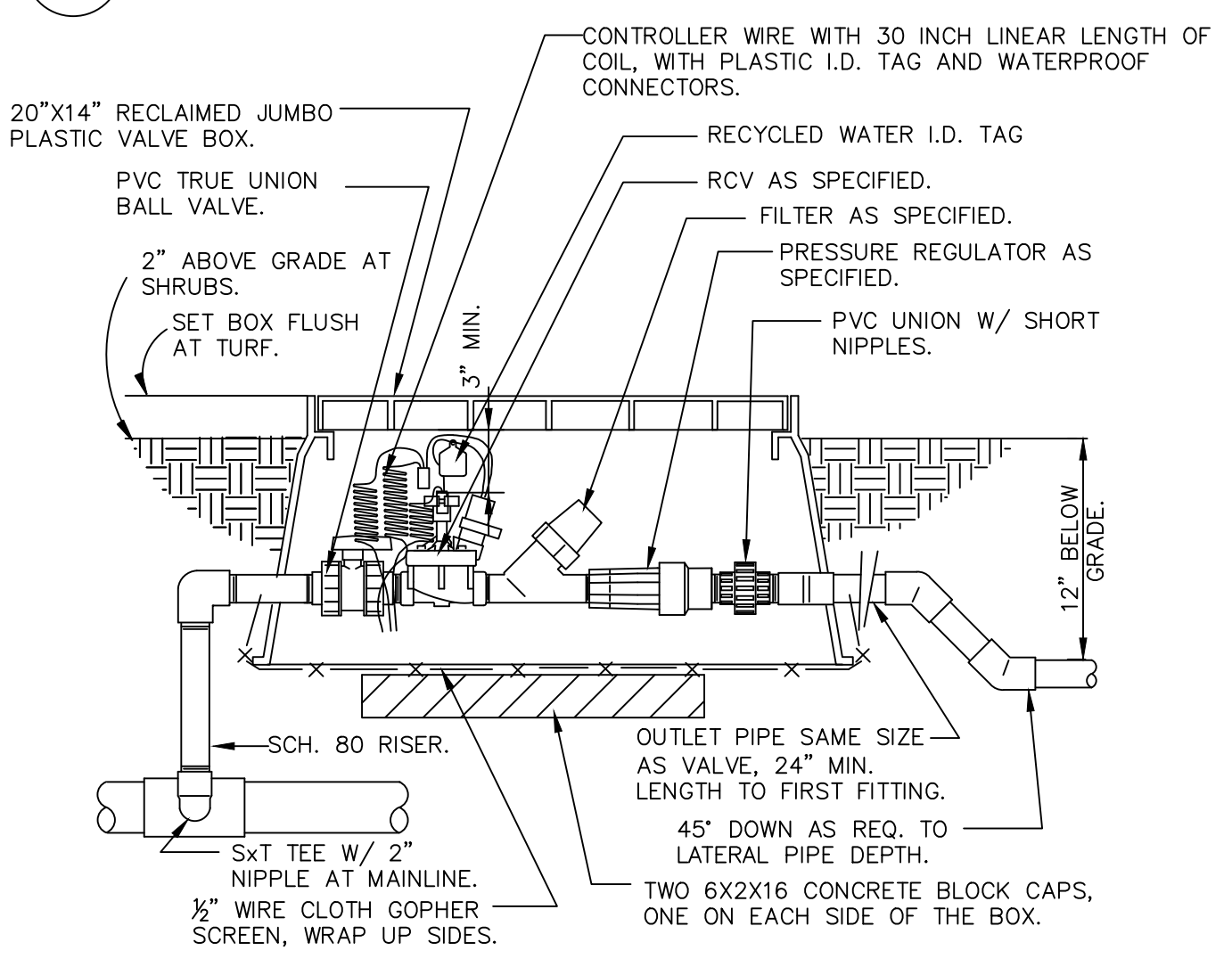
**7** DRIP MULTI-OUTLET ON PVC RISER IN BOX



**8** TREE DRIP RING



**9** SOLAR SYNC SYSTEM WITH I-CORE



**10** DRIP VALVE/FILTER/REGULATOR

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COUNTY OF IMPERIAL DIRECTOR OF PUBLIC WORKS RCE NO. DATE

No.	REVISIONS	DATE	BY

**Kimley >> Horn**

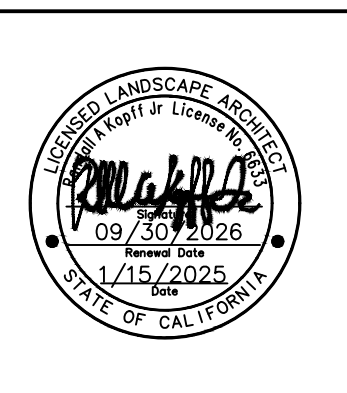
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SEELEY COUNTY WATER DISTRICT  
 ESTABLISHED IN 1969

**BATES MEMORIAL PARK IMPROVEMENTS PHASE 3**

PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

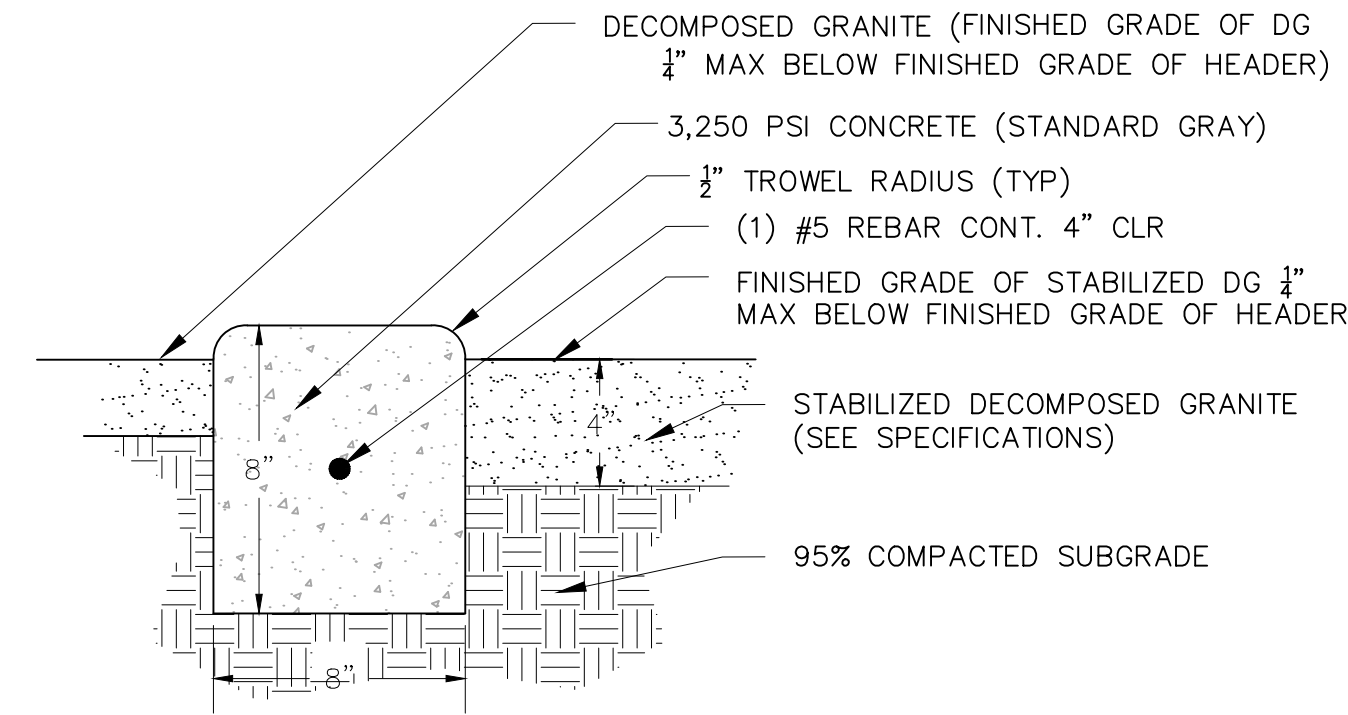
SEELEY, CA 1/15/2025



**IRRIGATION DETAILS**

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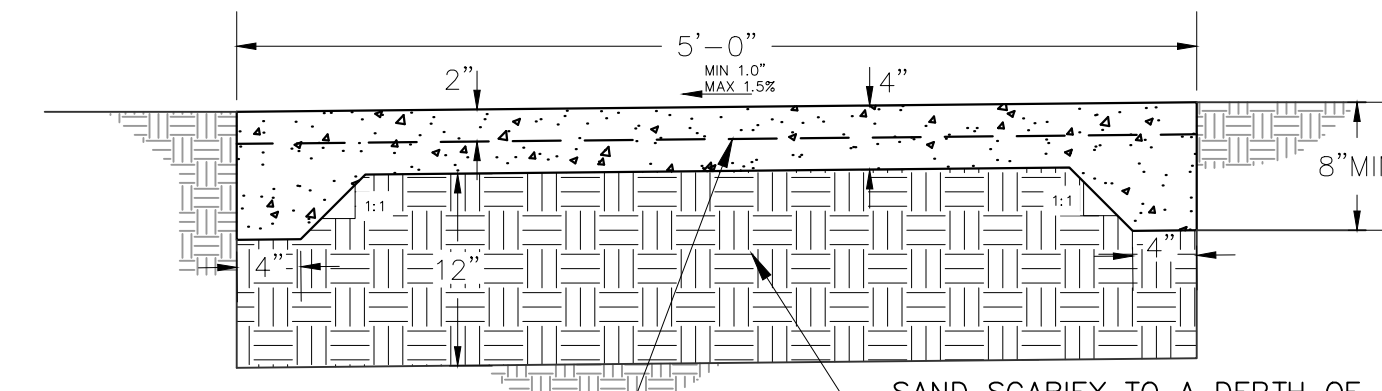




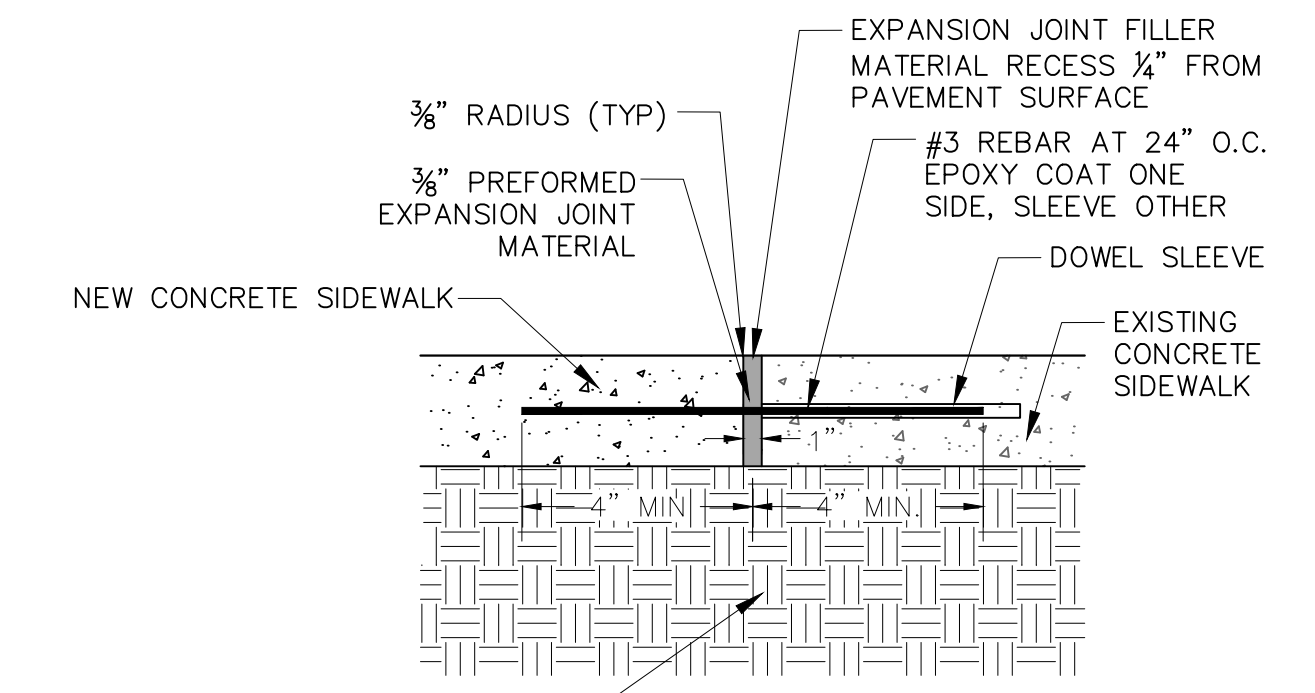
- NOTE:**
1. HEADER SHALL BE FLUSH WITH ADJACENT WALK/PATH, PAVEMENT OR CURB.
  2. OWNER'S REPRESENTATIVE SHALL APPROVE FORMWORK PRIOR TO PLACING CONCRETE IF POURED IN PLACE.
  3. EXPANSION JOINTS @ 30', CONTROL JOINTS 5' O.C.
  4. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLANS.
  5. FORM STAKING SHALL NOT ALLOW DEFORMING OR LEAKING. ALL SPILL OF EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CONTRACTOR.

**1 HEADER AT COMMUNITY GARDEN**  
SCALE: N.T.S.

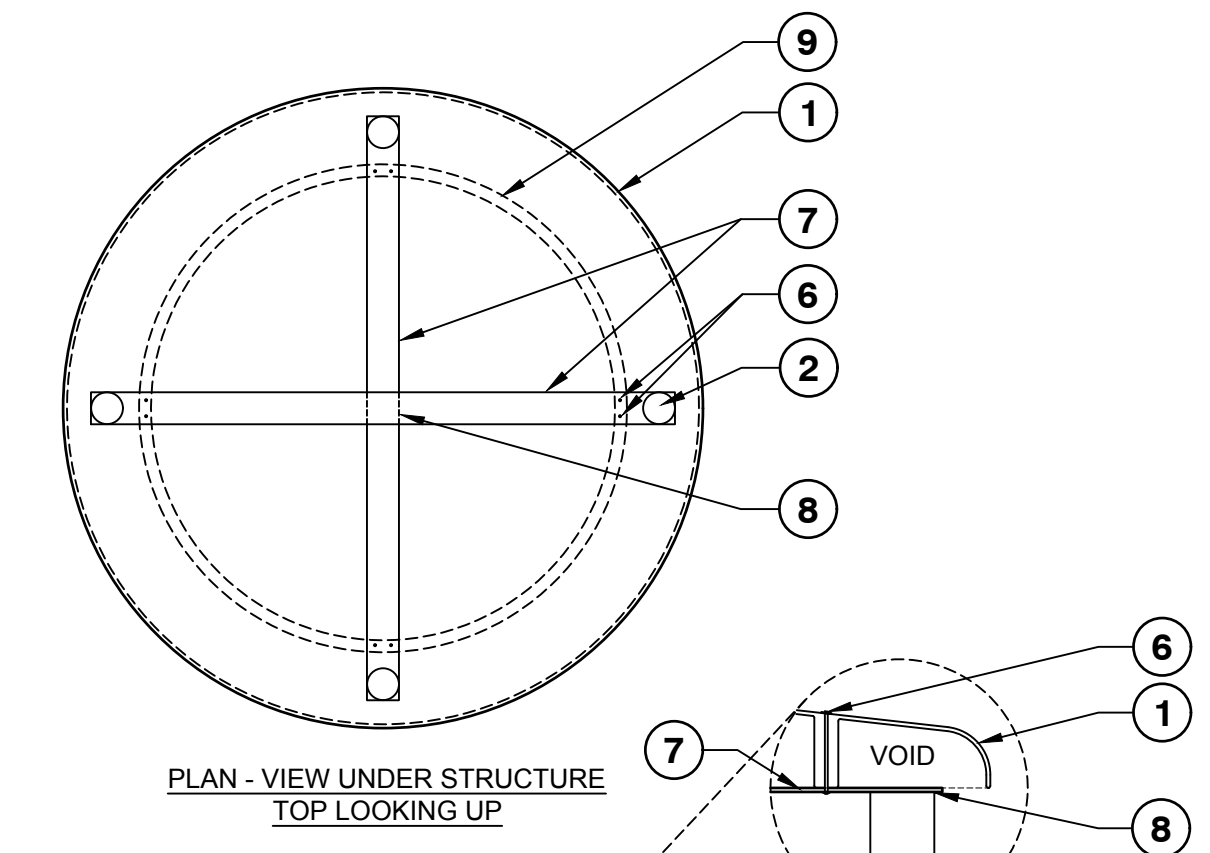
- NOTES:**
1. EXPANSION JOINTS TO BE INSTALLED AT ALL B.C.'S, E.C.'S, CURB RETURNS AND STRUCTURES IN ADDITION TO 45' O.C.
  2. WEAKENED JOINTS TO BE TOOLED AT 15' O.C.
  3. FOR JOINTS DETAILS SEE COUNTY OF IMPERIAL STD. DWG. 400
  4. SUBGRADE SHALL BE 10" MINIMUM OF 90% OF ASTM D1557 MAXIMUM DRY DENSITY "MUSHROOMS" INSTALLED AT ALL TIMES DURING USE, TO ADEQUATELY INSURE PUBLIC SAFETY
  5. SIDEWALK SHALL BE CLASS "3" CONCRETE WHICH SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI IN ACCORDANCE WITH ASTM C39/C39M-99 AND SHALL CONTAIN 1-1/2 LBS. POLYPROPYLENE FIBER PER CUBIC YARD. POLYPROPYLENE FIBER BY FIBERMESH CO., FORTA MONO, O.A.E.
  6. MOISTURE CONTENT OF EXPOSED MITIGATED FILL MUST BE MAINTAINED THROUGH CONSTANT IRRIGATION WHILE PLACEMENT OF CONCRETE SIDEWALK IS COMPLETE



**2 CONCRETE SIDEWALK**  
SCALE: N.T.S.



**3 CONCRETE SIDEWALK CONNECTION TO EXISTING PAVEMENT**  
SCALE: N.T.S.



1. EXISTING SHADE STRUCTURE FIBERGLASS TOP TO BE REFURBISHED. TOPS TO BE PAINTED WHITE.
2. NEW 8" DIA. HSS GALVANIZED STEEL POST. COLOR: PER PLAN.
3. DECOMPOSED GRANITE PAVING PER PLAN
4. EMBED CONCRETE FOOTING IN 1" DEPTH OF DECOMPOSED GRANITE PAVING
5. CONCRETE FOOTING
6. (2) THREADED NUT AND BOLT 3/8" DIA. USE LOCK TIGHT SEALANT. WATER SEAL AROUND PRE-DRILLED BOLT HOLE AT TOP.
7. 1/4" STEEL PLATE
8. WELD 5/16 ALL AROUND
9. PRE-MOLDED CHANNEL WITHIN EXISTING SHADE TOP
10. COMPACTED SUBGRADE
11. ADJACENT HEADER, SEE DETAIL 1/L3.1

**4 REFURBISHED SHADE STRUCTURE (DEFERRED SUBMITTAL)**  
1/4" = 1'-0"

- NOTES:**
1. DESIGN INTENT ONLY. SHOP DRAWING AND STRUCTURAL CERTIFICATION REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. STRUCTURE SHALL BE CONSIDERED A SEPARATE DEFERRED SUBMITTAL TO THE COUNTY PLANNING AND DEVELOPMENT SERVICES BUILDING DIVISION.
  2. PROVIDE SAMPLES OF ALL MATERIALS AND COLORS TO BE USED PRIOR TO FABRICATION.
  3. ALL WELDS SHALL BE GROUND SMOOTH. PAINT ALL SEAMS. SHALL BE CONTINUOUS AND SHALL COMPLY WITH THE LATEST A.W.S. D1.1.
  4. ALL FASTENERS SHALL BE CONCEALED. IF EXPOSED, HARDWARE SHALL BE TAMPER PROOF FASTENERS. CORROSION RESISTANT, AND COLOR MATCHING ADJACENT SURFACES.
  5. CONTRACTOR SHALL APPLY ANTI-GRAFFITI COATING, VANDL GUARD TEN BY RAINGUARD, OR APPROVED EQUAL TO ALL EXTERIOR SURFACES.
  6. CONTRACTOR TO PROVIDE PROTECTIVE COATING FOR ALL STEEL TO BE IN CONTACT WITH EARTH.
  7. CONTRACTOR TO PROVIDE ISOLATION OF DISSIMILAR MATERIALS WHERE NECESSARY.
  8. CONTRACTOR TO PROVIDE A SLOPE AWAY FROM BASE OF POLE AND ANCHORAGE.

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Plotted By: Morris, Claire Sheet Set: KHA Layout: L3.1 January 15, 2025 02:04:46pm K:\SND\_MUN119612204 - Bates Park Phase 3\Design\Plan Sheets\06-COMMUNITY GARDEN PLANS.dwg  
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ESTABLISHED IN 1969

**BATES MEMORIAL PARK  
IMPROVEMENTS PHASE 3**

PREPARED FOR  
**SEELEY COUNTY WATER DISTRICT**

SEELEY, CA

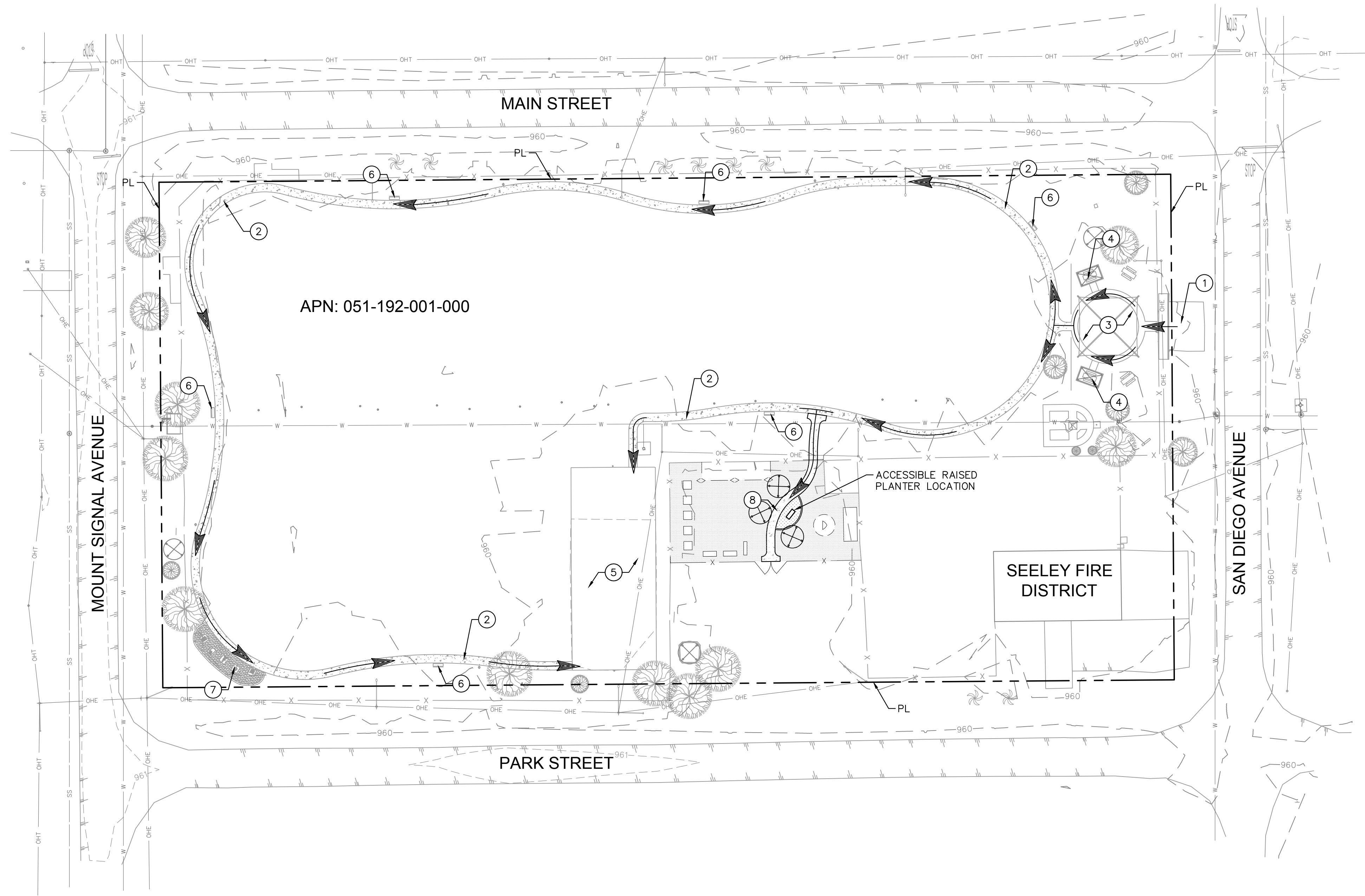
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**COMMUNITY GARDEN  
HARDSCAPE DETAILS**

SHEET NUMBER

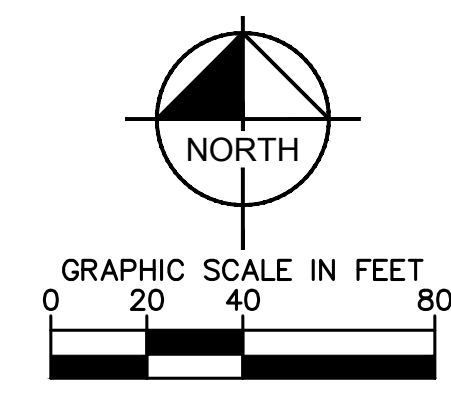
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**KEY NOTES / LEGEND**

- ① EXISTING ACCESSIBLE PARKING
- ② EXISTING CONCRETE SIDEWALK
- ③ EXISTING PLAYGROUND
- ④ EXISTING SHADE RAMADA
- ⑤ EXISTING BASKETBALL COURT
- ⑥ EXISTING BENCH
- ⑦ EXISTING OUTDOOR FITNESS AREA
- ⑧ PROPOSED CONCRETE SIDEWALK
- ➔ ACCESSIBLE PATH OF TRAVEL

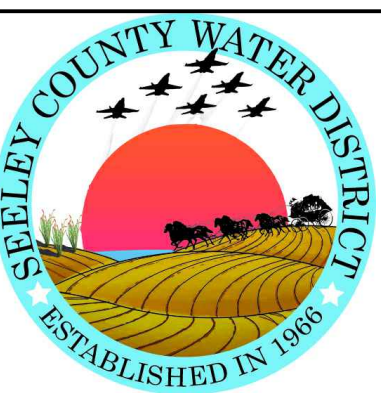


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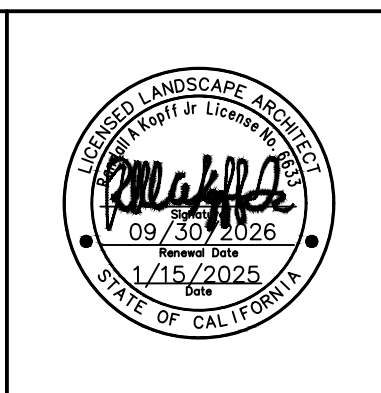
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BATES MEMORIAL PARK  
 IMPROVEMENTS PHASE 3  
 PREPARED FOR  
 SEELEY COUNTY WATER DISTRICT  
 SEELEY, CA  
 1/15/2025



COMMUNITY GARDEN  
 ACCESSIBLE PATH OF TRAVEL

SHEET NUMBER  
L3.2



Plotted By: Morris, Claire, Sheet SW-KCH, Layout: SP1-2, January 15, 2025, 02:02:25pm, K:\SHD\MUN\05122004 - Bates Park, Phase 3\Design\Plan\_Sheets\05-SPECIFICATIONS.dwg  
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SECTION 32 93 00  
PLANTS

PART 1 – GENERAL

1.1 DESCRIPTION

A. Provide planting work and planting maintenance complete as shown on the drawings and as specified including staking and layout of the landscaping.

1.2 QUALITY ASSURANCE

A. Reference Standards:

- Ordinances and Regulations: All local, municipal and state laws, codes and regulations governing or relating to all portions of this work are hereby incorporated into and made a part of these Specifications. Anything contained in these Specifications shall not be construed to conflict with any of the above codes, regulations or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship or construction of a better quality, higher standard than is required by the above mentioned codes and regulations, the provisions of these Specifications and Drawings shall take precedence. Furnish without extra charge additional materials and labor required to comply with above rules and regulations.
- CONTRACTOR shall be familiar with and follow the State of California Model Water Ordinance, California Code of Regulations, Title 23, Waters, Division 2, Department of Water Resources, Chapter 2.7, Also, the CONTRACTOR is responsible to follow all local water ordinances and the Soil Management/Analysis Report with verifying implementation.
- "Sunset Western Garden Book," Lane Publishing Co., Menlo Park, California; current edition.
- "American Standards for Nursery Stock," American Association of Nurserymen, 230 Southern Building, Washington, D.C. 20005.
- US Composting Council Compost analysis Program (CAP)
- Test Methods for the Evaluation of Composting and Compost (TMECC)
- International Society of Arboriculture, Guide for Plant Appraisal, latest version.
- United States Composting Council (USCC) Seal of Testing Assurance (STA) program.
- TMECC: Refers to "Test Methods for the Examination of Composting and Compost," published by the United States Department of Agriculture and the United States Compost Council (USCC).
- Manufacturer's recommendations.

B. Qualifications:

- Experience: Assign an employee to the job as foreman for the duration of the Contract who is certified landscape technician, certification through CICA or minimum of four (4) years experience in landscape installation and maintenance supervision, with experience or training in turf management, entomology, pest control, soils, fertilizers and plant identification.
- Labor Force: Provide a landscape installation and maintenance force thoroughly familiar with, and trained in, the work to be accomplished to perform the task in a competent, efficient manner acceptable to the OWNER.

C. Requirements:

- Supervision: The foreman shall directly supervise the work force at all times and be present during the entire installation. Notify Owner's Representative of all changes in supervision.
  - Identification: Provide proper identification at all times for landscape maintenance firm's vehicles and a labor force uniformly dressed in a manner satisfactory to Owner's Representative.
  - Planting soils and organic amendments shall meet the AACPC requirement for the stormwater treatment measures used with this project work.
- D. Plant Material Standards
- Quality and Size of Plants: Conform to the State of California Grading Code of Nursery Stock, No. 1 grade and American Standards for Nursery Stock," American Association of Nurserymen. Use only nursery-grown stock which is free from insect pests and diseases.
  - Comply with federal and state laws requiring inspection for plant diseases and infestations. Submit inspection certificates required by law with each shipment of plants, and deliver certificates to the OWNER. Obtain clearance from the County Agricultural Commissioner as required by law, before planting plants delivered from outside the County in which planted.

1.3 SUBMITTALS

A. Product Data: Manufacturer's current catalog cuts and specifications of the following:

- Fertilizers
- Tree Tie and Stake
- Root Sulfate
- Iron Sulfate
- Filter Fabric
- 4" Perforated Pipe

B. Samples: Submit following samples along with certificates of compliance / analytical data from approved laboratory for degree of compliance:

- Submit typical sample of each variety or entire quantity to site for approval by ENGINEER.
- Mulch: Submit 1-pint sample with list of ingredients.
- Organic (Soil) Amendment: Submit 1/2-pint sample with Technical Data Sheet and STA certification.
- Permeable Backfill or Drain Rock: Submit 1-pint sample.
- Imported Planting Soil: Submit 1-pint sample

C. Delivery Receipts

- Provide delivery receipts for quantities of organic soil

amendments delivered to the site.

D. Topsoil Analysis (Soil Management) Report

1. After approval of rough grading and topsoil placement, obtain minimum of two representative one quart samples of topsoil taken from accepted site locations at depth of 4" to 6" below finish grade and submit to an accredited Soils Laboratory for evaluation of physical and chemical properties of soil including all major nutrients: pH, salinity, boron, sodium, micronutrients, copper, zinc, manganese and iron; and infiltration rate, soil texture and organic content, along with a summary describing the degree of compliance with the specified requirements. The report shall also include recommendations for modification of the soil for agricultural suitability.

2. Upon request by Owner's Representative, submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion as required by the State of California Model Water Ordinance

E. Subsoil Analysis

1. Besides the above required soil samples, take one representative sample of any subgrade soil that is to receive a layer of imported planting soil over it. The laboratory report shall include the subgrade soil's total combined silt and clay content for determining the total desirable combined silt and clay content of the final imported planting soil cover specified herein.

F. Imported Planting Soil Analysis

1. See Imported Planting Soil Analysis requirements elsewhere in this specification for comparison to existing soil analysis.

G. Approval of Laboratory Report

1. Upon approval of the Laboratory's report by the Owner's Representative, the recommendations in the report shall become part of the Specifications and the contractor shall adjust to conform with the report at no additional cost to the OWNER. Request Testing Laboratory to send one copy of test results directly to ENGINEER. Note that there is a minimum quantity of organic amendment specified elsewhere in this specification section.

1.4 PROJECT/SITE CONDITIONS

A. Site Visit: At beginning of work, visit and walk the site with the OWNER to clarify scope of work and understand existing project/site conditions.

1.5 WARRANTY AND REPLACEMENT

A. Pre-Emergence Weed Killer: Warrant the work against weed growth for a period of four (4) months after application.

B. Warrant all plants and planting to be in a healthy, thriving condition until the end of the maintenance period, and deciduous trees beyond that time until active growth is evident.

C. Replace all dead plants and plants not in a vigorous condition immediately upon discovery and as directed by the Owner's Representative at CONTRACTOR'S expense. Install replacement plants before the final acceptance at the size specified.

D. Warrant all plant material for a period of one year after final acceptance of the maintenance period against plant materials with defects at the time of installation.

E. Warrant plant installation and maintenance by CONTRACTOR against defects for a period of one year.

PART 2 – PRODUCTS

2.1 PLANTS

- Plant the variety, quantity and size indicated. The total quantity tabulated on the drawings are considered approximate and furnished for convenience only. CONTRACTOR shall perform his/her own plant quantity calculations and shall provide all plants shown on the Drawings.
- Tag plants of the type or name indicated and in accordance with the standard practice recommended by the American Association of Nurserymen.
- Install healthy, shapely and well rooted plants with no evidence of having been root-bound, restricted or deformed.
- Take precautions to ensure that the plants will arrive at the site in proper condition for successful growth. Protect plants in transit from windburn and sunburn. Protect and maintain plants on site by proper storage and watering.
- Substitutions will not be permitted, except as follows:
  - If proof is submitted to the Owner's Representative that any plant specified is not obtainable, a proposal will be considered for use of nearest equivalent size or variety with an equitable adjustment of contract price.
  - Substantiate and submit proof of plant availability in writing to the Owner's Representative within 10 days after the effective date of Notice to Proceed.
- Tree Form: Trees shall have a symmetrical form as typical for the species/cultivar and growth form.

- Central Leader for Single Trunk Trees: Trees shall have a single, relatively straight central leader and tapered trunk, free of co dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed; however, in cases where the original leader has been removed, an upright branch at least 1/2 the diameter of the original leader just below the pruning point shall be present.
  - Potential Main Branches: Branches shall be evenly distributed radially around and appropriately spaced vertically along the trunk, forming a generally symmetrical crown typical for the species.
  - Headed temporary branches should be distributed around and along the trunk as noted above and shall be no greater than 3/8" diameter, and no greater than 1/2 diameter of the trunk at point of attachment.
- G. Tree Trunk
- Trunk diameter and taper shall be sufficient so that the tree will remain vertical without the support of a nursery stake.
  - Trunk shall be free of wounds (except properly-made pruning

cuts), sunburned areas, conks (fungal fruiting-bodies), wood cracks, bleeding areas, signs of boring insects, galls, cankers and/or lesions.

3. Tree trunks shall be undamaged and uncut with all old abrasions and cuts completely callused over. Do not prune plants prior to delivery.

H. Tree Roots

- Trunk root collar (root crown) and large roots shall be free of circling and/or kinked roots. CONTRACTOR may be required to remove soil near the root collar in order to verify that circling and/or kinked roots are not present.
  - The tree shall be well rooted in the container. When the trunk is lifted the trunk and root system shall move as one and the rootball shall remain intact.
  - The top-most roots or root collar shall be within 1" above or below the soil surface. The soil level in the container shall be within the limits shown in above table.
  - The rootball periphery shall be free of large circling and bottom-matted roots.
  - On grafted or budded trees, there shall be no suckers from the root stock.
- I. Measure trees and shrubs with branches in normal position. Height and spread dimensions indicated refer to the main body of the plant, and not from branch tip to tip.

2.2 FERTILIZERS

A. Commercial fertilizer, pelleted or granular form, conform to the requirements of Chapter 7, Article 2, of the Agricultural Code of the State of California for fertilizing materials as follows:

- 21 gram planting tablets 20% Nitrogen, 10% Phosphoric Acid and 5% Potash (20-10-5) available from Agriform or 10gm BestPods packets: 20% Nitrogen, 10% Phosphoric Acid and 5% Potash (20-10-5) available from Best Fertilizer Co.

2.3 ORGANIC AMENDMENT FOR IN SITU SOILS (ON-GRADE):

- A. Ground Redwood or Ground Fir Bark with the following properties:
- | Percent Passing Sieve Designation | 100   | 9.51 mm | 3/8"        |
|-----------------------------------|-------|---------|-------------|
|                                   | 10-60 | 6.35 mm | 1/4"        |
|                                   | 20-40 | 4.76 mm | No. 4       |
|                                   | 0-20  | 2.38 mm | No. 88 mesh |

Redwood Sawdust  
Dry bulk density, lbs. per cu. yd., 260-280  
Nitrogen stabilized – dry weight basis, min. 0.4%  
Salinity (ECe): 4.0 maximum  
Organic Content: 90% minimum  
Reaction (pH): 4.0 minimum

Ground Fir and/or Pine Bark  
Dry bulk density, lbs. per cu. yd., Min. 350  
Nitrogen stabilized – dry weight basis, min. 0.5%  
Salinity (ECe): 4.0 maximum  
Organic Content: 90% minimum  
Reaction (pH): 4.0 minimum

B. Submit sample along with analytical data from an approved laboratory for degree of compliance to the Owner's Representative within two weeks after award of Contract.

C. The above Ground Redwood or Ground Fir Bark or Ground Pine Bark (ORGANIC AMENDMENT FOR IN SITU SOILS) is the specified organic amendment material required. Acceptance of Composted Yard Waste Amendment in lieu of the above specified ORGANIC AMENDMENT FOR IN SITU SOILS (ON-GRADE) material will be considered if the in situ planting soil salinity and soil structure is favorable for the inclusion of recycled yard waste organic matter, as approved by the Owner's Representative. It is the CONTRACTOR'S responsibility to secure test samples of both the planting soil and the proposed composted yard waste amendment (2 quart samples) and submit to Soils and Plant Laboratory for evaluation and recommendations. The composted yard waste amendment sample shall be a grab sample from the currently available material that has been tested within the last 30 days and shall include the composters' Compost Technical Data Sheet that includes lab analytical test results and directions for proper use along with list of ingredients. The composted yard waste amendment shall be a mixture of feedstock materials including green material consisting of chipped, shredded, or ground vegetation and mixed food waste, or clean processed recycled wood products. Single source, Biosolids (sewage waste) compost will not be acceptable.

D. Based on the Soils and Plant Laboratory evaluation, the addition of composted yard waste amendment shall not be acceptable if it creates a leaching requirement.

E. The addition of the compost shall result in a final ECe of the amended soil of less than 4.0 dS/m @ 25 degrees C, as determined in a saturation extract. Use the following table to determine the maximum allowable ECe (dS/m of saturation extract) of compost at desired use rate and allowable ECe increase.

DESIRED USE RATE Cu. Yds. Incorporated Per 1000 Sq. Ft. of Incorporation to 9" depth	Volume percentage of amendment	MAXIMUM ALLOWABLE ECe INCREASE FROM AMENDMENT		
		1 dS/m	2 dS/m	3 dS/m
1	5	14	28	42
2	11	7	14	21
3	16	5	9.5	14
4	22	3.5	7.0	10.5
5	27	3.0	5.5	8.5
6	32	2.5	4.5	7.0

1. Example: Specification calls for 6 cu. Yds. Compost per 1000 sq. ft. for incorporation to 6" depth, and site soil has an ECe of 2.0. In order to avoid exceeding ECe of 4 in final blend, compost ECe shall be less than 4.5 dS/m.

F. Composted Yard Waste Soil Amendment Properties as follows:

1. Gradation:
- | Percent Passing by Weight | Sieve Designation   |
|---------------------------|---------------------|
| 90                        | 1/2"                |
| 85-100                    | 9.51 mm 3/8"        |
| 50-80                     | 2.38 mm No. 88 mesh |
| 0-40                      | 500 micron No. 35   |

2. Organic Content: Minimum 45% based on dry weight and determined by ash method.

3. Carbon to nitrogen ratio: Maximum 35:1 if material is claimed to be nitrogen stabilized.

4. pH: 5.5 -8.0 as determined in saturated paste.

5. Soluble Salts: See above.

6. Moisture Content: 35-60%.

7. Physical Contaminants:
- The compost shall be free of contaminants such as glass, metal and visible plastic per Man Made Inert Removal and Classification: TMECC 02.02, 3/4 4mm fraction. Combined total less than 1.0.
  - Man Made Inert Removal and Classification: Sharps % > 4mm fraction. (sewing needles, hypodermic needles) Non Detected.

8. Pathogens: TMECC 07.01-B Fecal Coliform Bacteria <1000 MPN/gram dry wt. <1000 (Pass)

A. General

1. All soil in all planting areas shall be moist, but not so moist that it sticks to a hand shovel, and loose and friable to a minimum depth of 12 inches with a relative maximum compaction of 85%. Rip and scarify and dry any areas that do not meet this requirement.

B. Before proceeding with the work: Carefully inspect all areas and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancy between the drawings and specifications and actual conditions and secure approval to proceed.

C. Planting Soil Placement Adjacent to Pavement Areas:

- All debris shall be removed from the tree wells prior to soil backfill and proposed tree planting. Tree wells and structural soil excavations shall not be contained concrete spoils from concrete installation. Concrete delivery trucks cleaning shall be captured in CONTRACTOR furnished containers for such purposes.

2. Provide planting soil as a final lift in all planting areas within and adjacent to paved areas and other construction where native site soil has been covered by Owner's Representative fill and/or base rock. Remove all engineered fill, base rock and compacted subgrade full depth of compaction after and replace with approved planting soil, a minimum lift of 12".

D. Backfill soil for tree wells shall be amended soil equal to the native soil and clean from stones greater than 3" and all construction debris.

E. All planting areas soil shall be loose and friable prior to planting. Rip any overly compacted and re-compacted planting areas in two directions full depth of compacted soil prior to planting.

F. Planting operations shall be performed only during periods when beneficial results can be obtained. When excessive moisture or other unsatisfactory conditions prevail, the work shall be stopped until conditions are satisfactory.

G. Thoroughly wet down the planting areas to settle the soil and conform irrigation coverage and operation. Allow soil to dry so as to be workable as described herein.

H. Drag to a smooth, even surface. Grade to form all swales. Pitch grade with uniform slope to catch basins, streets, curb, etc., to ensure uniform surface drainage. Areas requiring grading include adjacent transition areas that shall be uniformly sloped between finish elevations. Slope surface away from walls so water will not stand against walls or buildings. Control surface water to avoid damage to adjoining properties or to finished work on the site. Take required remedial measures to prevent erosion of freshly graded areas and until such time as permanent drainage and erosion control features have been installed.

I. Finish Grade: Hold finish grade and/or mulch surface in planting areas 1/2-inch below adjacent pavement surfaces, tops of curbs, manholes, etc. The subgrade of the mulch in mulched planting areas shall be a minus 2 inches for a distance of 12 to 18 inch from the edge of pavement. The remainder of the planting area shall be graded to receive the required 3 inch layer of mulch.

3.2 TREE PLANTING

A. Mark tree and shrub locations on site using stakes, gypsum or similar approved means and secure location approval by the Owner's Representative before plant holes are dug. Review location of plants in relationship to irrigation heads and adjust location(s) that interfere with the function of the spray heads as accepted by the OWNER prior to planting.

B. Test drainage of plant beds and pits by filling with water (minimum 6"). The retention of water in planting beds and plant pits for more than two (2) hours shall be brought to the attention of the Owner's Representative. If rock, underground construction work, tree roots, poor drainage, or other obstructions are encountered in the excavation of plant pits, alternate locations may be selected by Owner's Representative.

C. Excavate tree and shrub pits as follows (Note square Tree Pit pattern required below):

1. Excavation for \_\_\_\_\_ Width \_\_\_\_\_ Depth

Boxed Trees Box 4' x 18" Box depth  
Container Trees (15 gc) Can 4' x 2" Can depth

D. Square Tree Pits

1. Tree pits shall be dug in a square pattern with pit walls scarified to promote root penetration into surrounding soil. Drilled tree pits shall be modified to a square shape.

E. Break and loosen the sides and bottom of the pit to ensure root penetration and water test hole for drainage as required above.

F. Backfill plant holes with mix as specified, free from rocks, clods or lumpy material. Backfill native soil free of soil amendments under rootball and foot lamp to prevent settlement. Backfill remainder of the hole with soil mix and place plant tablets or packets fertilizer 3 inches below finish grade and 1/2-inch from roots at the following rates:

- Size Rate  
15 Gal - 4 tablets or packet

G. Carefully remove and set plants without damaging the rootball. Superficially cut edge roots vertically on three sides.

Remove bottom of plant boxes before planting. Remove sides of boxes after positioning the plant and partially backfilling.

H. Set plants in backfill with top of the rootball 2 inches above finished grade. Backfill remainder of hole and soak thoroughly by jetting with a hose and pipe section. Water backfill until saturated the full depth of the hole.

1. Stake and/or guy trees as detailed and noted herein. Drive stakes(s) until soil (at least 12" beyond bottom of rootball) and remove excess stake protruding above top tree tie to prevent rubbing against branches. Avoid driving stakes through rootball. If subgrade does not accept stakes to a stable degree, delete stakes and guy the trees as specified herein and as detailed. Locate tree ties to avoid contact with tree branches. Locate top tie at tree flex point.

J. Remove any soil from top of plant rootballs and secure Owner's Representative's approval of rootball height prior to mulching.

K. After approval of rootball height, install mulch as required below.

3.3 MULCH

A. Install mulch per plans in planted areas (as called out on the drawings) up to edges of pavement, curbs, headers, and project limits. Keep mulch eight (8) inches away from tree trunks.

3.4 ROOT BARRIER

A. If specified on the plans, install in linear fashion along and adjacent to the edges of the planting area as detailed or, if not shown, in accordance with manufacturer's recommendations. Set top of barrier at finished decomposed granite surface, as accepted by Owner's Representative.

3.6 WATERING

A. Water all trees, shrubs and ground cover immediately after planting. Apply water to all plants as often and in sufficient quantity as conditions require to keep the plants in a healthy vigorous growing condition until completion of the Contract. Do supplemental hand watering of trees and shrubs during the first 3 weeks of plant establishment.

3.7 PRE-MAINTENANCE PERIOD REVIEW AND APPROVAL OF PLANTING

A. Maintain plants from time of delivery to site until final acceptance of landscape installation.

B. Receive approval of the installed planting prior to commencement of planting establishment maintenance period. Notify the Owner's Representative a minimum of seven (7) days prior to requested review. Before the review, complete the following:

- Complete all construction work.
- Present all planted areas neat and clean with all weeds removed and all plants installed and appearing healthy.
- Plumb all tree stakes.
- No partial approvals will be given.

3.8 PLANTING ESTABLISHMENT MAINTENANCE

A. General Requirements:

Maintenance Period: The planting establishment maintenance period required shall be 120 calendar days after all planting is complete, or if the plant material is not acceptably maintained during the maintenance period. The maintenance period may be suspended at any time upon written notice to the CONTRACTOR that the landscaping is not being acceptably maintained, and the day count suspended until the landscape is brought up to acceptable standards as determined by the Owner's Representative.

1. Planting establishment maintenance immediately follows, coincides with, and is continuous with the planting operations, and continues through turf installation, and after all planting is complete and accepted, or longer where necessary to establish acceptable stands of thriving plants.

2. Keep all walks and paved areas clean. Keep the site clear of debris resulting from landscape work and maintenance operations.

3. Check sprinkler systems at each watering; adjust coverage and clean and repair nonfunctioning heads immediately. Adjust timing of sprinkler controller to prevent runoff and flooding.

4. Maintain adequate moisture depth in soil to ensure vigorous growth, without over-watering. Check rootball of trees and shrubs independent of surrounding soils and hand water as required.

5. Keep Contract areas free from weeds by cultivating, hoeing or hand pulling. Use of chemical weed killers will not relieve the CONTRACTOR of the responsibility of keeping areas free of weeds over 1-inch high at all times.

6. One (1) Year Guarantee: Following the plant establishment period, the Contractor shall provide a warranty which guarantees all trees for one (1) year from date of final acceptance of the contract. The Contractor shall replace any tree which has died, and the tree replacement shall be the same size container as originally designated on the plans.

7. Should the Contractor fail, be negligent, or be negligent in furnishing the required maintenance and/or maintaining the project site, the Owner may maintain these facilities. The Owner shall charge the Contractor the cost for providing the required maintenance by deducting this cost from the periodic progress payments due the Contractor as these costs are incurred by the Owner.

B. Plant Protection and Replacement

1. Protect all areas against damage, including erosion, trespass, insects, rodents, deer, disease, etc. and provide proper safeguards, including trapping of rodent and applying protective sprays and fencing to discourage deer browsing. Maintain and keep all temporary barriers erected to prevent trespass.

2. Repair all damaged planted areas. Replace plants immediately upon discovery of damage or loss.

3. Any plant material replaced within the last thirty (30) days of the maintenance establishment period must be maintained by Contractor for thirty (30) days from the date of replacement

C. Tree Maintenance:

1. Maintain during the entire establishment period by regular watering, cultivating, weeding, repair of stakes and ties, and spraying for insect pests. Prune when requested by the Owner's Representative.

2. Keep watering basins in good condition and weed-free at all times.

3. Replace all damaged, unhealthy or dead trees, with new stock immediately; size as indicated on the drawings.

D. Fertilizing:

1. Observe plant's color, and if a soil pH imbalance is suspected, take soil samples and obtain laboratory analysis for confirmation. Take necessary action recommended in laboratory analysis such as top dressing with soil sulfur, leaching soil, etc.

3.9 FINAL PLANTING REVIEW AND ACCEPTANCE

A. At the conclusion of the Maintenance Period, schedule a final review with the Owner's Representative, the Owner's maintenance person, and the ENGINEER. On such date, all project improvements and all corrective work shall have been completed. If all project improvements and corrective work are not completed, continue the planting establishment, at no additional cost to the OWNER, until all work has been completed. This condition will be waived by the OWNER under such circumstances wherein the OWNER has granted an extension of time to permit the completion of a particular portion of the work beyond the time of completion set forth in the Agreement.

B. Submit written notice requesting review at least 10 days before the anticipated review.

C. Prior to review, weed and rake all planted areas, repair plant basins, plumb tree stakes, clear the site of all debris and present in a neat, orderly manner

END OF SECTION 32 93 00

SECTION 32 93 01  
DECORATIVE ROCK

PART 1 –GENERAL

1.1 DESCRIPTION

Provide decorative rock as indicated on the drawings as Crushed Rock as specified herein.

1.2 QUALITY ASSURANCE

A. Reference Standards

1. Perform all work in accordance with all applicable laws, codes and regulations required by The County.

B. STIPULATIONS: At no point shall surface fail to drain.

C. SUBMITTALS

1. Decorative rock: (1) One gallon bucket(s) filled 3/4 full with each type of inert groundcover to be used.

PART 2 – MATERIALS

A. Chemical herbicide shall be Dactol or Surflan pre-emergent or equal.

PART 3 – EXECUTION

3.1 PREPARATION

A. Planting and irrigation installation complete.

B. Contractor shall examine the subgrade, verify the elevations, and observe the conditions under which the work is to be performed. The existing grade shall be fine graded and raked free of organic matter and other debris one-inch diameter and larger. Contractor shall apply one application of pre-emergent herbicide as per manufacturer's directions prior to installing granite and one application after granite has been installed, compacted and raked level. The Owner's representative is to be notified prior to pre-emergent applications

3.2 INSTALLATION

A. Top with layer of decorative rock material compacted to 85% relative compaction to achieve a smooth uniform surface.

B. Redress surface areas with material as necessary to correct any settlement or lack of crown which develops after initial placement.

C. Installed rock shall be raked to remove any irregularities. Installation shall provide depth of decorative rock after compacting as specified on plans. Unless otherwise specified in the drawings, granite finish grade shall be one and one-half inches below top of curb or sidewalk surfaces.

D. Install decorative rock as shown on plans

3.3 CLEANUP

A. Fill low areas and fine grade as required and accepted by the Owner's Representative.

END OF SECTION 32 93 01

SECTION 32 93 02

STABILIZED DECOMPOSED GRANITE

PART 1 –GENERAL

1.1 DESCRIPTION, MATERIALS AND EXECUTION

- Decomposed granite aggregate: shall be 1/2" minus granite, color to be "California Gold," available from Felton Quarry, Granite Construction Co., in Felton, CA, (831) 335-344