

DATE SUBMITTED 02/28//2024
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 03/06/2024

COUNCIL ACTION (x)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

| | |
|---|--|
| SUBJECT: DISCUSSION/ACTION: MONTERREY PARK SUBDIVISION NO. 2 UNIT 3B 0.5 AC POCKET PARK (LOT A PER FM B28 P 1-3) 1. APPROVE AND ACCEPTANCE OF THE 0.5 AC POCKET PARK | |
| DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT | |
| BACKGROUND/SUMMARY: City staff conducted regular field inspections during the construction of the Monterrey Park Subdivision No. 2 Unit 3B 0.5 AC 3 Pocket Park located along the westerly side of Monterrey Park Lane, between Linda Vista Street & Las Villas Street. A final walk through was successfully completed on 02/07/2024, and the project was found to be completed. Now the developer is requesting that the City formally approve and accept said park. Please see the following attachments herewith for details: <ul style="list-style-type: none"> • Exhibit A – 10-page landscape construction documents • Exhibit B – Acceptance Letter from Parks & Recreation Department dated 02/27/2024 | |
| FISCAL IMPACT: NO FISCAL IMPACT | ADMIN SERVICES SIGN INITIALS <u>DP</u> |
| STAFF RECOMMENDATION: 1. Staff recommends approval and acceptance of the Monterrey Park Subdivision No. 2 Unit 3B 0.5 AC 3 Pocket Park. | DEPT. INITIALS <u>OM</u> |
| MANAGER'S RECOMMENDATION: <i>approve staff recommendation</i> | CITY MANAGER'S INITIALS <u>ATM</u> |
| MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO: | |

Exhibit A

Landscape Construction Documents for:

MONTERREY PARK - .5 AC PARK

**SUB. NO. 3 / UNIT NO. 3
IMPERIAL, CA**

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE
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Project
**MONTERREY PARK
- .5 AC. PARK
SUBDIVISION NO. 3**

UNIT NO. 3 - .5 AC
NEIGHBORHOOD
PARK

Plan
**LANDSCAPE
PLAN**

SHEET INDEX

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GENERAL NOTES

- CONTRACTOR SHALL NOTIFY HOUSING/URBAN SERVICE ALERT (800) 422-4139 BEFORE START OF CONSTRUCTION/2 WORKING DAYS FOR 48-HOUR
- CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO PROTECT IN PLACE.
- CONTRACTOR SHALL NOTIFY THE CITY WITH 48-HOUR NOTICE OF A PRE-LANDSCAPE CONSTRUCTION MEETING. CONFIRMATION OF COMPLIANCE WITH THE AGRONOMIC SOIL LANDSCAPE SITE WORK. CONFIRMATION OF COMPLIANCE WITH THE AGRONOMIC SOIL REPORT SHALL BE PRESENTED AT THE MEETING.
- CONTRACTOR SHALL NOTIFY THE CITY UPON COMPLETION OF WORK.
- CONTRACTOR SHALL NOTIFY THE CITY UPON REQUEST TO THE OWNER AND PROVIDE PROOF OF CERTIFICATION UPON REQUEST. THIS POLICY SHALL NOT LAPSE OR BE CANCELED AT ANYTIME DURING PROJECT CONSTRUCTION.
- THE CONTRACTOR AGREES TO HOLD THE OWNER, THE CITY, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING FROM THE OPERATIONS OF ANY OF HIS SUB-CONTRACTORS, MATERIALS SUPPLIERS OR AGENTS.
- THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION.
- ALL LOCAL, MUNICIPAL, AND STATE LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE CONSIDERED TO BE INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, SERVICES, AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS.

LANDSCAPE ARCHITECT

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taft@tafta.com email
CONTACT: Robert Taft

DEVELOPER

PACIFIC WEST DEVELOPMENT
32823 TEMECULA PARKWAY, SUITE A
TEMECULA, CA 92592
951.240.5230
CONTACT: Daniel Dobron



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|-----|----------|------|
| No. | Revision | Date |
| | | |
| | | |
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TITLE SHEET

| | |
|-----------|-----------------|
| Drawn | R.E.T. |
| Date | August 31, 2020 |
| Scale | As Shown |
| Sheet No. | L-1 |
| Case No. | |



ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

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ENR Lic. #00181811 (R) (M) (S) (L) (C)

Web: www.taftassociates.com

**MONTERREY PARK
- .5 AC. PARK
SUBDIVISION NO. 3**

UNIT NO. 3 - .5 AC
NEIGHBORHOOD
PARK

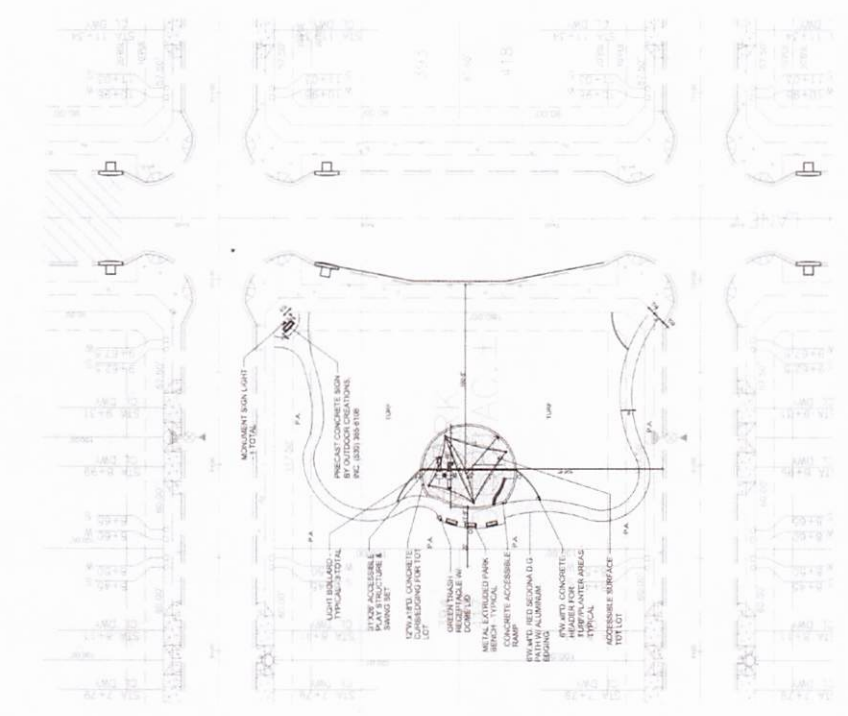
**LANDSCAPE
PLAN**



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|-----|----------|------|
| No. | Revision | Date |
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Sheet Title
CONSTRUCTION PLAN

Drawn: R.E.L. | Sheet
Date: August 31, 2020 | Title: **L-2**
Scale: 1"=20' | Case No.
of 10



APPROVED
CITY OF ORANGE
PL-1-2-20
1-2-20

NORTH
SCALE: 1" = 20'

Underground Service Alert
Call 811 FIRST
FOR INFORMATION ONLY DO NOT CALL

PLAYGROUND EQUIPMENT AND SURFACING SHALL BE INSTALLED BY A PROFESSIONAL CONTRACTOR APPROVED BY THE CITY AND THE CONTRACTOR SHALL SUBMIT A LETTER TO THE CITY WITH CERTIFICATION LETTER TO WARRANT THAT THE STRUCTURE MEETS ALL CURRENT CPSC, ASTM AND NPS REQUIREMENTS.

MATERIALS LEGEND

| SYMBOL | DESCRIPTION | REMARKS |
|----------|---|--|
| [Symbol] | COMPOSITE GRANITE (2.0) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) | U.S. AVAILABLE THROUGH: 780-441-1115 OR EQUIVALENT SANDERS GRANITE CONTRACTORS, INC. # 800-311-1115 OR EQUIVALENT |
| [Symbol] | ACCESSIBLE PLAYGROUND SURFACE | AVAILABLE THROUGH: 800-689-2086 OR EQUIVALENT |
| [Symbol] | PARK BENCH | AVAILABLE THROUGH: 800-689-2086 OR EQUIVALENT |
| [Symbol] | TRAMPOLINE | AVAILABLE THROUGH: 800-689-2086 OR EQUIVALENT |
| [Symbol] | ACCESSIBLE DRINK STRUCTURE | AVAILABLE THROUGH: 800-689-2086 OR EQUIVALENT |
| [Symbol] | PLAYGROUND SHADE CANOPY | AVAILABLE THROUGH: 800-689-2086 OR EQUIVALENT |
| [Symbol] | MONUMENT SIGNLIGHT | AVAILABLE THROUGH: 800-689-2086 OR EQUIVALENT |

GENERAL NOTES

These plans demonstrate design intent only and are not intended to communicate construction means or methods. The Contractor shall verify all site conditions, dimensions and materials before construction. Any discrepancies shall be reported immediately to the Landscape Architect for clarification.

All Contractors are required to comply with all applicable State and local ordinances, codes and regulations that pertain to the construction of this project. The Contractor shall obtain all necessary permits and verify all construction codes and regulations prior to commencement of this project.

Contractor is responsible for obtaining all necessary permits as required. Contractor shall be responsible for coordinating all regulatory agencies field inspections and ensuring compliance with all applicable regulations. The Contractor shall obtain all necessary structural engineering or soils reports.

Contractor shall call UNDERGROUND SERVICE ALERT at 1-800-227-2650 to verify location of all underground utilities two days prior to any digging.

It is the contractor's responsibility to become familiar with grade differences, location of walls, retaining walls, etc. Contractor to coordinate work with general contractor and other sub-contractors for location and structures, etc. Contractor shall install all electrical lines, gas lines, water lines, drain lines, and sewer lines. All utility lines shall be installed in accordance with the Owner. Final "As-Built" locations shall be verified with the Owner.

All materials, colors and finishes proposed on these plans are to be selected by Owner.

GRADING & DRAINAGE NOTES

All grading shall be less than 1:10% and shall be completed on site and shall be in removal of dirt.

The Contractor shall ensure positive drainage throughout the entire project. All paved areas must slope to drain at a minimum rate of 1%, with all planter beds and turf grass areas sloped at 2% minimum away from structures and towards drains.

All grades in planter beds must be held a minimum of 6 inches below adjacent hardscape.

Contractor shall not change or alter the grade directly adjacent to existing walls, fences, and property lines.

10
 7-3
 CONSTRUCTION
 DETAILS
 DRAWING NO. 10
 DATE: August 31, 2009
 SHEET: 1 of 10
 PROJECT: Underground Service Aerial
 CLIENT: CALIFORNIA TOLLWAYS

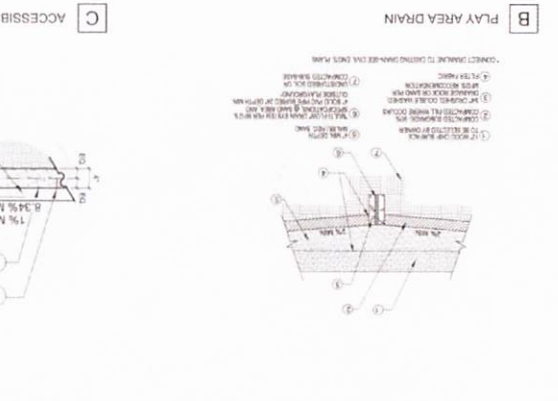
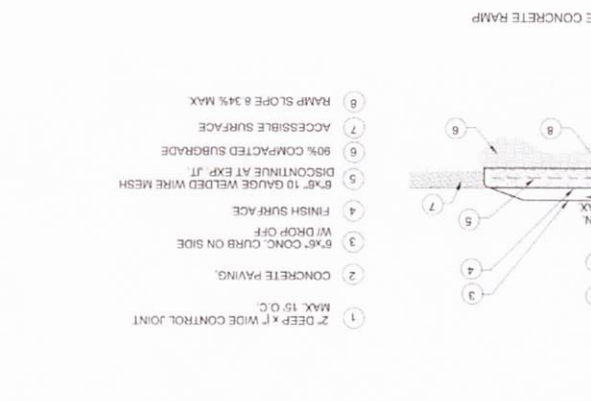
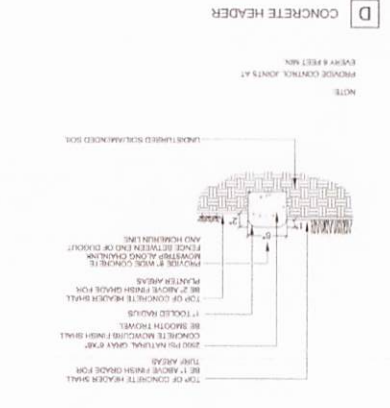
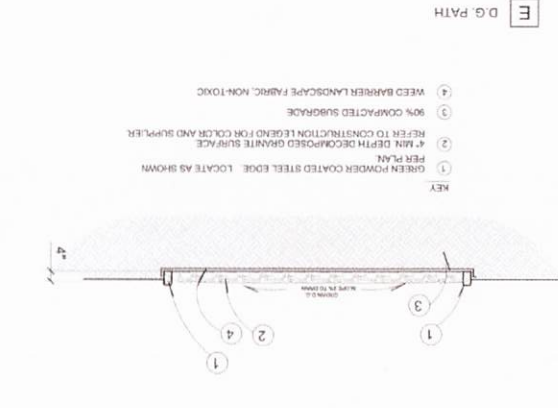
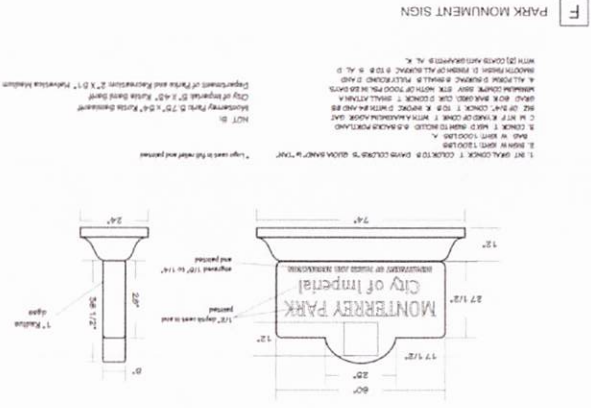


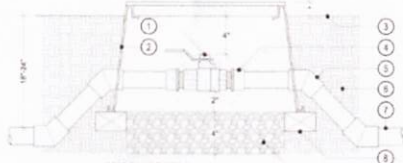
APPROVED
 JRP
 DATE: 8/27/09
 CITY OF IMPERIAL



LANDSCAPE PLAN

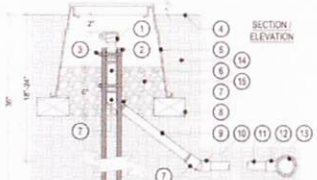
ROBERT TAIT + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 14000 S. AVENUE 100, SUITE 200
 IMPERIAL, CALIFORNIA 92540
 PHONE: 619.425.5555
 FAX: 619.425.5555
 WWW: WWW.RTAA.COM
 EMAIL: INFO@RTAA.COM
 PROJECT: MONTERREY PARK
 DRAWING NO. 3
 SUBDIVISION NO. 3
 - 5 AC. PARK
 MONTERREY PARK
 NEIGHBORHOOD
 UNIT NO. 3 - 5 AC.
 PARK





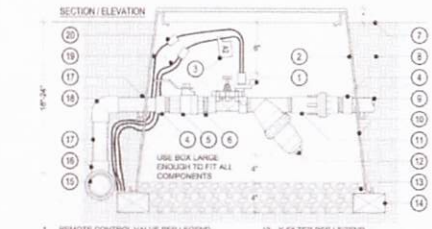
- SECTION ELEVATION**
- BALL VALVE PER IRRIGATION LEGEND (MAINLINE SIZE)
 - RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #2148) HEAT BRAND "YV" ON LID IN 2" HIGH BLOCK LETTERS
 - FINISH GRADE
 - SOH 40 PVC MALE ADAPTER (2 REQUIRED)
 - SOH 40 PVC 45 DEGREE ELL (4 REQUIRED)
 - NATIVE SOIL
 - MAINLINE PIPING PER IRRIGATION LEGEND
 - COMMON BRICK SUPPORTS (2 REQUIRED)
 - FILL BASE OF BOX WITH PEA GRAVEL
 - 12" IN TURF AREAS, 2"-3" IN SHRUB AREAS
- NOTES:
OFF SET VALVE BOX AROUND BALL VALVE TO ALLOW SPACE FOR FULL MOVEMENT OF THE BALL VALVE HANDLE

A BALL VALVE



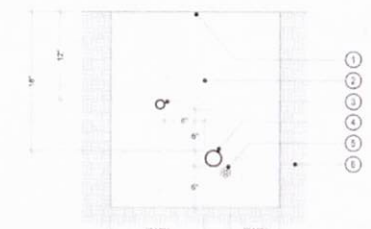
- SECTION ELEVATION**
- QUICK COUPLING VALVE PER IRRIGATION LEGEND
 - FRAMER REBAR SUPPORT STRAP (2 REQUIRED)
 - STAINLESS STEEL CLAMP (2 REQUIRED)
 - FINISH GRADE
 - 12" ROUND PLASTIC VALVE BOX WITH LOCKING LID (NDS #12526)
 - HEAT BRAND "YV" ON LID IN 2" HIGH BLOCK LETTERS
 - 3/4" SOH 40 PVC STREET ELL (2 REQUIRED)
 - 3/4" SOH 40 PVC NIPPLE
 - 3/4" x 1/2" SOH 80 PVC NIPPLE
 - 3/4" SOH 40 PVC ELL (LH)
 - 3/4" SOH 40 PVC MAINLINE (12" MINIMUM LENGTH)
 - SOH 40 PVC MAINLINE FITTING (TEE OR ELL) WITH 5/4" SLIP OUTLET
 - MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
 - NATIVE SOIL
 - FILL BASE OF BOX WITH PEA GRAVEL
 - 12" IN TURF AREAS, 2"-3" IN SHRUB AREAS

B QUICK COUPLER



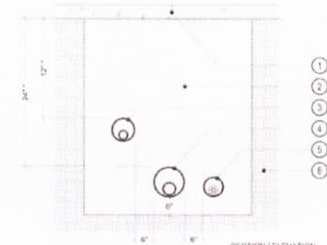
- SECTION ELEVATION**
- REMOTE CONTROL VALVE PER IRRIGATION LEGEND
 - RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #12526) HEAT BRAND "YV" ON LID IN 2" HIGH BLOCK LETTERS
 - 12" TAG WITH STATION NUMBER PRINTED ON IT (SCHED 40 STD 1/4")
 - SOH 40 PVC MALE ADAPTER (2 REQUIRED) VALVE SIZE
 - BALL VALVE PER IRRIGATION LEGEND (VALVE SIZE)
 - SOH 80 PVC O.C. NIPPLE
 - FINISH GRADE
 - NATIVE SOIL
 - PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY)
 - RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION (NDS #12526) HEAT BRAND "YV" ON LID IN 2" HIGH BLOCK LETTERS
 - PRESSURE REGULATOR PER IRRIGATION LEGEND
 - 12" IN TURF AREAS, 2"-3" IN SHRUB AREAS
 - 1" FILTER PER LEGEND
 - FILL BASE OF BOX WITH PEA GRAVEL
 - COMMON BRICK SUPPORTS (4 REQUIRED) - USE SPIRCS
 - MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
 - SOH 40 PVC MAINLINE FITTING (OUTLET TO BE VALVE SIZE)
 - SOH 40 PVC MAINLINE PIPING (VALVE SIZE) LENGTH AS REQUIRED
 - SOH 40 PVC ELL (VALVE SIZE)
 - #14 UP WIRES TO CONTROLLER (COLOR CODED)
 - WATERPROOF WIRE CONNECTOR (2 REQUIRED)

C DRIP VALVE



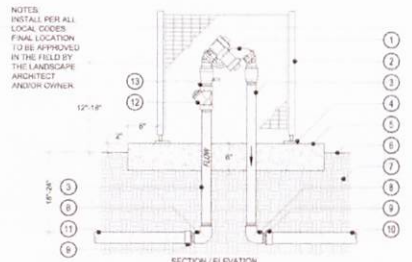
- SECTION ELEVATION**
- FINISH GRADE
 - CLEAN BACKFILL WITH ALL ROCKS 1" OR LARGER REMOVED - 95% COMPACTION REQUIRED - USE SPIRCS
 - NON-PRESSURE LATERAL LINE PER LEGEND (GRADE IN TRENCH)
 - PRESSURE MAINLINE PER LEGEND (GRADE IN TRENCH)
 - CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE
 - UNDISTURBED NATIVE SOIL
- NOTES:
BURIED AND TAPE WIRES AT 10" O.C. INITIAL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPACING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WIRES WHERE POSSIBLE. INSTALL 12"x12" 1" COARSE REINFORCED BLOCKS AT ALL CHANGES IN DIRECTION OF PIPING MAINLINE (45% 92% TEES, ETC.) AND AT ALL TERMINAL POINTS.

D TRENCHING



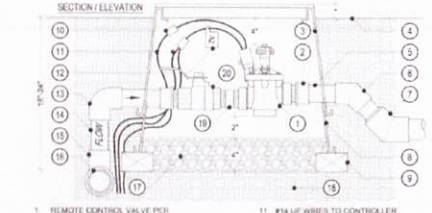
- SECTION ELEVATION**
- HARDSCAPING AND AGGREGATE (TYPICAL)
 - CLEAN SAND BACKFILL - COMPACT TO MATCH DENSITY OF NATIVE SOIL
 - LATERAL LINE IN SOH 40 PVC SLEEVE
 - PRESSURE MAINLINE IN SOH 40 PVC SLEEVE
 - CONTROL WIRES IN SOH 40 PVC SLEEVE
 - UNDISTURBED NATIVE SOIL
- NOTES:
SIZE ALL SLEEVES PER THE IRRIGATION PLAN. EXTEND SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
* SLEEVING UNDER ALL VEHICULAR ACCESSWAYS TO HAVE 30" MINIMUM COVER FROM TOP OF SLEEVING TO BOTTOM OF AGGREGATE BASE.

E SLEEVING



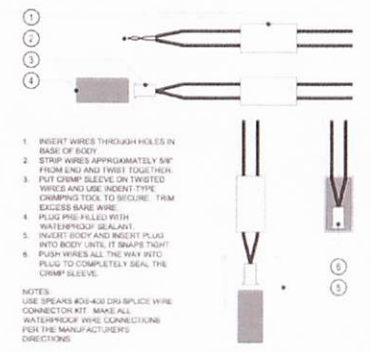
- SECTION ELEVATION**
- REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION LEGEND
 - V.T. BACKFLOW PREVENTER ENCLOSURE (SPRINK-305)
 - BRASS NIPPLE (RIP SIZE) LENGTH AS REQUIRED
 - CONCRETE PAD TO CONCRETE PAD PER MANUFACTURER
 - 8" THICK CONCRETE PAD
 - FINISH GRADE
 - NATIVE SOIL
 - BRASS ELL (RIP SIZE)
 - SOH 40 PVC MALE ADAPTER (BRUSH UP TO MAINLINE PLAN SIZE. WIRE NIP SERVICE IS SMALLER THAN MAINLINE SIZE)
 - MAINLINE PIPING PER IRRIGATION LEGEND (TO SYSTEM)
 - SOH 40 PVC 45 DEGREE ELL (BRUSH UP TO LATERAL LINE PLAN SIZE)
 - RECTANGULAR PLASTIC VALVE BOX (FRAM P.O.C.)
 - WALINGS 1/8" 40 STRAINER (RIP SIZE)
 - BRASS GLOBE NIPPLE (RIP SIZE)

F BACKFLOW PREVENTER



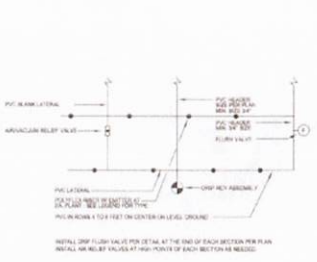
- SECTION ELEVATION**
- REMOTE CONTROL VALVE PER IRRIGATION LEGEND
 - SOH 40 PVC MALE ADAPTER (2 REQUIRED) VALVE SIZE
 - RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #12526) HEAT BRAND "YV" ON LID IN 2" HIGH BLOCK LETTERS
 - FINISH GRADE
 - PVC LATERAL LINE PER IRRIGATION LEGEND (VALVE SIZE)
 - SOH 40 PVC 45 DEGREE ELL (BRUSH UP TO LATERAL LINE PLAN SIZE)
 - SOH 40 PVC 45 DEGREE ELL (BRUSH UP TO LATERAL LINE PLAN SIZE)
 - RECTANGULAR PLASTIC VALVE BOX EXTENSION (NDS #2148)
 - COMMON BRICK SUPPORTS (4 REQUIRED)
 - WATER PROOF WIRE CONNECTORS (2 REQUIRED)
 - #14 UP WIRES TO CONTROLLER (COLOR CODED)
 - 12" TAG WITH STATION NUMBER PRINTED ON IT (SCHED 40 STD 1/4")
 - SOH 40 PVC ELL (VALVE SIZE) - BRUSH UP
 - SOH 40 PVC TEE (VALVE SIZE)
 - SOH 40 PVC TEE (OUTLET TO BE VALVE SIZE)
 - MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
 - FILL BASE OF BOX WITH PEA GRAVEL
 - NATIVE SOIL
 - SOH 80 PVC THREADED NIPPLE (PT)
 - BALL VALVE PER IRRIGATION LEGEND (SAME SIZE AS NIPPLE)
 - 12" IN TURF AREAS, 2"-3" IN SHRUB AREAS

G CONTROL VALVE



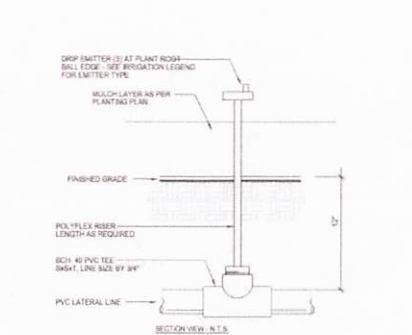
- SECTION ELEVATION**
- INSERT WIRES THROUGH HOLES IN BASE OF BODY
 - STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE (COLOR CODED)
 - PLUG PRE-FILLED WITH WATERPROOF SEALANT
 - PLUG PRE-FILLED WITH WATERPROOF SEALANT INTO BODY UNTIL IT SNAPS TIGHT
 - PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE
- NOTES:
USE SPEARS 40-400 DIS-SPACE WIRE CONNECTOR KIT. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.

H WIRE CONNECTOR



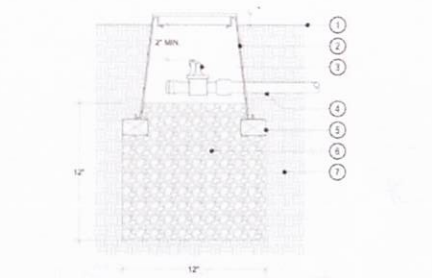
- SECTION VIEW - T.D.S.**
- DRIP EMITTER (2) AT PLANT ROSE - BALL EDGE - SEE IRRIGATION LEGEND FOR EMITTER TYPE
 - RELOC LATERALS PER PLANTING PLAN
 - FINISHED GRADE
 - POLYETHYLENE ROSEN - LENGTH AS REQUIRED
 - SOH 40 PVC TEE (SMST, LINE SIZE BY 3/4")
 - PVC LATERAL LINE
- INTERNAL DRIP FILTER VALVE PER DETAIL AT THE END OF EACH SECTION PER PLAN. INTERNAL BALL VALVE BY 1/8" NPT IN EACH SECTION AS NEEDED.

I TYPICAL DRIP LAYOUT



- SECTION ELEVATION**
- FINISH GRADE
 - 8" ROUND PLASTIC VALVE BOX WITH SNAP ON LID (NDS #12526) HEAT BRAND "YV" ON LID IN 2" HIGH BLOCK LETTERS
 - MANUAL FLUSH VALVE (INITIAL RM FLOW OR APPROVED EQUAL)
 - POC TRENCH - DEPTH PER IRRIGATION PLAN
 - COMMON BRICK SUPPORTS (2 REQUIRED)
 - FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL
 - NATIVE SOIL
 - 12" IN TURF AREAS, 1" IN SHRUB AREAS

J DRIP EMITTER



- SECTION ELEVATION**
- FINISH GRADE
 - 8" ROUND PLASTIC VALVE BOX WITH SNAP ON LID (NDS #12526) HEAT BRAND "YV" ON LID IN 2" HIGH BLOCK LETTERS
 - MANUAL FLUSH VALVE (INITIAL RM FLOW OR APPROVED EQUAL)
 - POC TRENCH - DEPTH PER IRRIGATION PLAN
 - COMMON BRICK SUPPORTS (2 REQUIRED)
 - FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL
 - NATIVE SOIL
 - 12" IN TURF AREAS, 1" IN SHRUB AREAS

K MANUAL FLUSH VALVE

Terrace Valley Office:
1077 Avenida De Arroyos
Terra Vista, California 92592
Ph: 951.275.5088

Orange County Office:
3331 Silverado Court
Yorba Linda, California 92686
Ph: 714.502.1254

City Of: No. 3647
Email: RobertTaft@taft.com
Web: www.taft.com

Project
**MONTERREY PARK
- .5 AC. PARK
SUBDIVISION NO. 3**

UNIT NO. 3 - 5 AC.
NEIGHBORHOOD
PARK

Plans
**LANDSCAPE
PLAN**



| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |
| | | |

Sheet Title
**IRRIGATION
DETAILS**

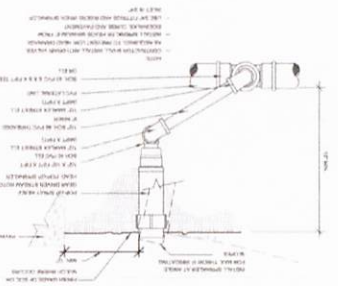
| Drawn | R.E.T. | Sheet |
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| Date | August 31, 2020 | L-5 |
| Scale | 1"=20' | of 10 |
| Case No. | | |



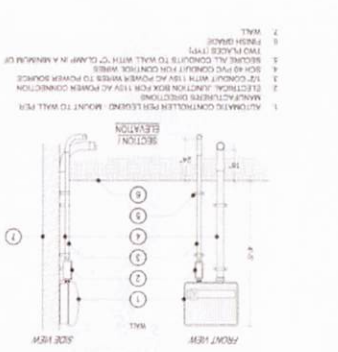
S AB-1881 WATER BUDGET CALC

| TOTAL GROSS (2000) | |
|---|-------|
| ET x (Irrigation Area) x (ET) x (1.1) | 10000 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 8000 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) | 6400 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) | 5120 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) | 4096 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 3277 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 2621 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 2100 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 1680 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 1344 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 1075 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 860 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 688 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 550 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 440 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 352 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 281 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 225 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 180 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) x (0.8) | 144 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 115 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 92 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 74 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 60 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 48 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 38 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 30 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 24 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 19 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 15 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 12 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 9 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 7 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 5 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 4 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 3 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 2 |
| ET x (Irrigation Area) x (ET) x (1.1) x (0.8) | 1 |

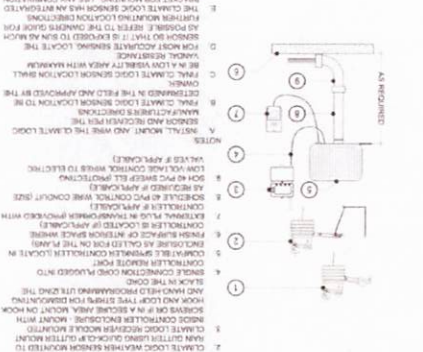
P POP-UP SPRINKLER



L CONTROLLER



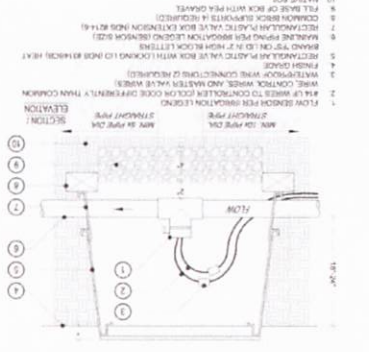
M ET SENSOR



N MASTER VALVE



O FLOW SENSOR



T IRRIGATION MAINTENANCE SCHEDULE

1. FOLLOW THE REGULATION ASSOCIATION ADJUST PROTOCOL ON EQUAL...
 2. DETERMINE A REPRESENTATIVE GROUP FOR MAINTENANCE AND RECORD RESULTS...
 3. PLACE ADJUSTMENT TAGS ON ALL REGULATOR COMPONENTS...
 4. PLACE MAINTENANCE TAGS ON ALL REGULATOR COMPONENTS...
 5. FILL REGULATOR WITH WATER AND RECORD RESULTS...
 6. CALCULATE THE REGULATION EFFICIENCY...
 7. MAINTAIN RECORDS OF ALL TESTS AND RECORD RESULTS...
 8. AFTER COMPLETION OF THE TESTS, CLEAN AND REPAIR AS NECESSARY...
 9. SUBMIT THE RESULTS OF THE ADJUST TO THE PROJECT ARCHITECT.

R IRRIGATION CONTROLLER SCHEDULES

| ZONE | PLANTING | HYDRATION SCHEDULE | WATERING CYCLE |
|------|----------|---------------------|----------------|
| 1 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 2 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 3 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 4 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 5 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 6 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 7 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 8 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 9 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 10 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 11 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 12 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 13 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 14 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 15 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 16 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 17 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 18 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 19 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 20 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 21 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 22 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 23 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 24 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 25 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 26 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 27 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 28 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 29 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 30 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 31 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 32 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 33 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 34 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 35 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 36 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 37 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 38 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 39 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 40 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 41 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 42 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 43 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 44 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 45 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 46 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 47 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 48 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 49 | GRASS | 10:00 AM - 12:00 PM | 30:00 |
| 50 | GRASS | 10:00 AM - 12:00 PM | 30:00 |

L IRRIGATION DETAILS



LANDSCAPE PLAN

MONTEREY PARK
 - 5.5 AC PARK
 SUBDIVISION NO. 3
 UNIT NO. 3 - 5.5 AC
 NEIGHBORHOOD
 PARK

**LANDSCAPE
 PLAN**



| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |
| | | |

FOR EACH VALVE STATION AREA OF COVERAGE)

- 27.B WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO (2) PIECES OF 20 MIL CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.
- 28. DRIP LINE IRRIGATION
 - 28.A DRIP LINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED DIMENSIONS, ETC.
 - 28.B ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY STAPLES, AND OPERATION INDICATORS, ETC.
 - 28.C EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND A LINE FILTER PER THE IRRIGATION LEGEND.
 - 28.D EXTEND PVC LATERAL LINE BRINGS (PER BRIGAT) ON LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING ON DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
 - 28.E CONNECT THE DRIP LINE TUBING INTO THE PVC POOLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
 - 28.F DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 18" O.C. OR AS NOTED ON THE PLANS.
 - 28.G TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE CONTOURS.
 - 28.H FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEMS, SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR RELEASE VALVES RECOMMENDED FOR EACH ZONE.
 - 28.I DRIP LINE TUBING SHALL BE BURIED 2" DEEP, STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.
 - 28.J EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR. THE INDICATOR SHALL BE INSTALLED AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.
 - 28.K ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TOPPED WITH END CAPS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

FOR EACH VALVE STATION AREA OF COVERAGE)

- 14 ALL CONTROL WIRES AND IRRIGATION WIRING THAT RUNS UNDER HARDSCAPE, PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE IRRIGATION LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO ELBOWS. SLEEVES SHALL BE INSTALLED UNDER THE HARDSCAPE EXCEPT A MINIMUM LENGTH OF PIPE USE BELLED END CONNECTIONS TO COUPLER WITHIN SLEEVES. ENSURING SLEEVES IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.
- 15 THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHROUD AREAS WHEREVER POSSIBLE. MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON INSIDE AND OUTSIDE OF ALL VALVE BOXES.
- 16 THE CONTRACTOR SHALL HEAT BRASS VALVE NUMBERS OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON INSIDE AND OUTSIDE OF ALL VALVE BOXES.
- 17 ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TERLON SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. ALL SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.
- 18 ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. ALL SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.
- 19 LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE THE LOCATION OF DRAINAGE. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.
- 20 ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 1/2" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER FOR RECYCLED WATER SYSTEMS. PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.
- 21 MAINLINE AND WIRE SLEEVING TO HAVE 24" MINIMUM COVER FROM TOP OF SLEEVING TO BOTTOM OF AGGREGATE BASE. MAINLINE AND WIRE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVING TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVING TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS AREAS. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL AREAS OF HARDSCAPE 3/8" WIDE OR GREATER. DUE TO GRAPHIC CLARITY, NOT ALL SLEEVES MAY BE SHOWN ON THE PLANS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.
- 22 THE DRIP LINE IS TO BE BURIED 2" TO 3" BELOW FINISH GRADE AND LAID OUT ACCORDING TO THE DIMENSIONS AS DEFINED ON THE DRAWINGS. FINAL LAYOUT WILL BE AS SHOWN AS DEFINED ON THE DRAWINGS. FINAL IRRIGATION CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT. CONTRACTOR TO ENSURE THAT ALL DRIP EMITTERS ARE PROTECTED BY MULCH. ALL DRIP LINE IS TO BE COVERED WITH A 2" MINIMUM LAYER OF MULCH AS SPECIFIED ON THE LANDSCAPE PLANS.
- 23 WIRE LINE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT, OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN, OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.
- 24 CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER(S) TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES AND BE MARKED WITH COLOR CODED DIFFERENTLY THAN OTHER CONTROL WIRES FOR EACH CONTROLLER.
- 25 UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
 - 25.a A REDUCIBLE SET OF 1/2" BULB 1" DRAWINGS AND CONTROLLER CHART.
 - 25.b 2 KEYS FOR EACH CONTROLLER / CONTROLLER ENCLOSURE (AS APPLICABLE).
 - 25.c 2 QUICK COUPLER KEYS AND MATCHING HOSE SWEELS.
 - 25.d 10' OF EACH DRIP EMITTER / FLUSH VALVE / DRIP SYSTEM APPARATUS (SPECIFIED AS APPLICABLE).
 - 25.e 100' OF EACH DRIP LINE TUBING (SPECIFIED AS APPLICABLE).
- 26 RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CONNECTED TO THE CONTROLLER. THE CONTRACTOR SHALL TRANSMIT THIS INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE. LOCATING THE PRINTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE PRINTS SHALL INCLUDE: VALVES, MAINLINE AND CONTROL, WIRE ROUTING, P.O.C. BACKFLOW DEVICE, PERTINENT UNDERGROUND ITEMS.
- 27 "CONTROLLER CHART" - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED.
- 27.a THE CHART IS TO BE A REDUCED COPY OF THE UNRECORDED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR

IRRIGATION NOTES

- 1. GENERAL: ALL WORK SHALL BE IN ACCORDANCE WITH APPROVABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL POSSESS A C-27 LICENSE AND SHALL APPLY FOR ALL PERMITS AND PAY SAME.
- 1.A THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
- 1.B THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE OWNER AND/OR GOVERNING AGENCY.
- 2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE INSTALLATION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINLINE, LATERAL, CONTROL, AND DRIP LINE TUBING, VALVES, ELECTRICAL CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES, AND ALL OTHER MATERIAL, EQUIPMENT, TRANSPORTATION, AND LABOR REQUIRED FOR THE COMPLETE AND OPERABLE IRRIGATION SYSTEMS. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, TRANSPORTATION, AND LABOR REQUIRED FOR THE COMPLETE AND OPERABLE IRRIGATION SYSTEMS. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, TRANSPORTATION, AND LABOR REQUIRED FOR THE COMPLETE AND OPERABLE IRRIGATION SYSTEMS. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, TRANSPORTATION, AND LABOR REQUIRED FOR THE COMPLETE AND OPERABLE IRRIGATION SYSTEMS.
- 2.A INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.
- 2.B ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP BY USING GOOD PRACTICES AND TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
- 3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK. IF IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT'S INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
- 4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTING PITS, DRAINAGE SWALES, ETC.
- 5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONTACT WITH STATUARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING AGENCY. STANDARDS FOR OTHER UTILITIES SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVERTRAFF.
- 6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT THE WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS OWN EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND/OR GOVERNING AGENCY.
- 7. EXTREME CARE SHALL BE EXERCISED IN DCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY WORK. CONTRACTOR SHALL CONTACT THE UTILITY COMPANY PRIOR TO DIGGING.
- 8. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.
- 9. THE IRRIGATION DESIGN IS BASED ON THE METERS AND/OR SPENT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE POINT OF CONNECTION NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY BE FOUND, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.
- 10. CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION (POC) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 11. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS INDICATED ON IRRIGATION CONTRACTOR SHALL PAY ALL CONNECTIONS TO FINAL CONTROLLER. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER LOCAL CODES.
- 12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HOURS OR MORE. CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO SCHEDULE A MINIMUM OF 48 HOURS IN ADVANCE OF THE TEST FOR CERTIFICATION.
- 13. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO BURNING WIRE. ALL COMMON WIRE SHALL BE AWG #12 WHITE. ALL CONTROL WIRE SHALL BE AWG #18 OR SMALLER. CONTRACTOR SHALL VERIFY ALL DRIP SYSTEMS, ALL PIPING TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO CLOSING SYSTEM (FOR GRID SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.
- 14. ALL WIRES SHALL BE SOLE COPPER PLASTIC INSULATED. IF DIRECT BURIAL, WIRE SHALL BE AWG #12 WHITE. ALL CONTROL WIRE SHALL BE AWG #18 OR SMALLER. CONTRACTOR SHALL VERIFY ALL DRIP SYSTEMS, ALL PIPING TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO CLOSING SYSTEM (FOR GRID SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.
- 15. TWO OR MORE CONTROLLERS ARE ON THE PROJECT.



ROBERT TAFT + ASSOCIATES
ARCHITECTURE

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San Francisco, CA 94102
Tel: (415) 778-1000
Fax: (415) 778-1001
www.roberttaft.com

**MONTEREY PARK
- .5 AC. PARK
SUBDIVISION NO. 3**

UNIT NO. 3 - .5 AC.
NEIGHBORHOOD
PARK

**LANDSCAPE
PLAN**



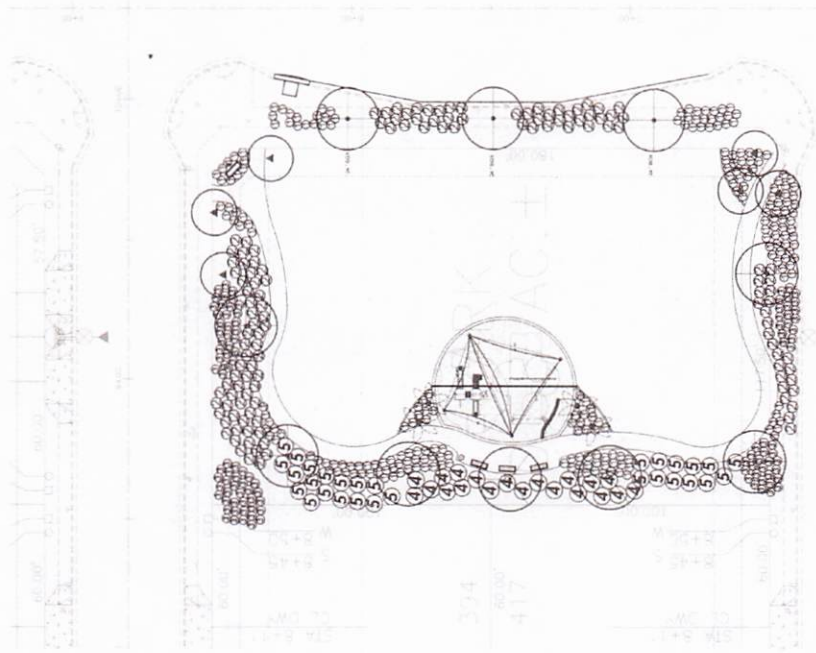
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Sheet Title
PLANTING PLAN

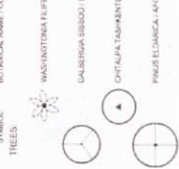
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| Drawn | R.E.T. |
| Date | August 11, 2020 |
| Scale | 1"=20' |
| Case No. | |

L-8

of 10



PLANT LEGEND



| SYMBOL | SYMBOL NAME / COMMON NAME | SIZE | QTY |
|---------------------|---|-------------------|-----|
| (Star) | WASANTONIA TEFIFERA / CALE FOPPA PALM | 6 CLIA TRUNK | 4 |
| (Circle with cross) | QUERCUS AGROBOLUS / THORN HOLMWOOD TREE | 15 GAL | 3 |
| (Circle with cross) | QUERCALEA TAMPKENTENSIS / CHITALPA | 15 GAL | 6 |
| (Circle with cross) | PIRUS ELAEGANCA / ACOYAH PINE | 24" BOX 15 GAL | 3 |
| (Circle with cross) | PIRUS ELAEGANCA / ACOYAH PINE | 15 GAL | 4 |

NOTE: PROTECT SOLARSHOWER ROOT FARMERS IN 30' LENGTHS CENTERED ON TRUNK FOR ALL STREET TREES AND ALL TREES PLANTED WITHIN 8'-0" OF TRUNK FOR ALL PARK TREES. MAINTAIN 6'-0" CLEARANCE BETWEEN TREE TRUNK AND WALLS OR FENCES. FENCE CLEARANCE ON WALLS.

| SYMBOL | SYMBOL NAME | SIZE | QTY |
|---------------------|---|-------|-----|
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 1 GAL | 24 |
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 1 GAL | 24 |
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 1 GAL | 127 |
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 1 GAL | 127 |
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 1 GAL | 108 |
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 1 GAL | 26 |
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 1 GAL | 29 |

| SYMBOL | SYMBOL NAME | SIZE | QTY |
|---------------------|---|----------|----------|
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | SPRINGS | NONE & P |
| (Circle with cross) | ROQUINVILLEA VANDERBURGTII / SANDERSON'S ROQUINVILLEA | 3" LAYER | VERIFY |

GROUND COVER
NO SYMBOL
AREAS ASSIGNED TO SPRING TRUCKS OR EQUIVALENT

NOTES:
1. ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS AND THE CITY OF SAN FRANCISCO IRRIGATION SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL REPORT FOR MAINTENANCE AND IRRIGATION REQUIREMENTS.
3. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR IRRIGATION REQUIREMENTS.
4. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.
5. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.
6. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.

PLANTING NOTES

1. ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANTING SPECIFICATIONS AND THE CITY OF SAN FRANCISCO IRRIGATION SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL REPORT FOR MAINTENANCE AND IRRIGATION REQUIREMENTS.
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6. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.
7. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.
8. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.
9. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.
10. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR PLANTING REQUIREMENTS.



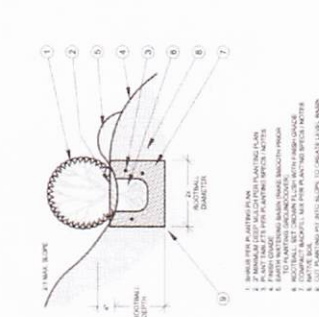
NORTH
SCALE: 1" = 20'

Underground Service Alert
Call 811 or 1-800-480-6343
www.811.org

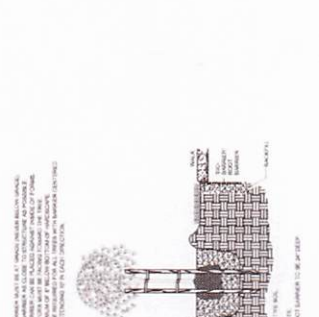
APPROVED
CITY OF SAN FRANCISCO
PLANTING PLAN L-8

Project
**MONTERREY PARK
 - .5 AC. PARK
 SUBDIVISION NO. 3**

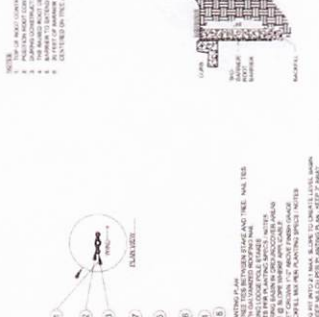
UNIT NO. 3 - 5 AC
 NEIGHBORHOOD
 PARK



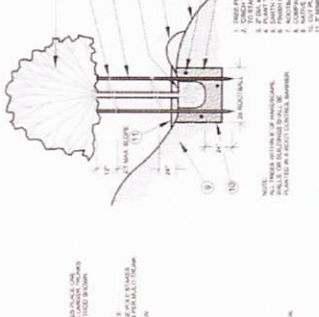
A TREE STAKING - 24\"/>



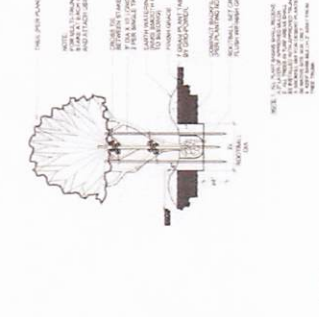
B TREE PLANTING



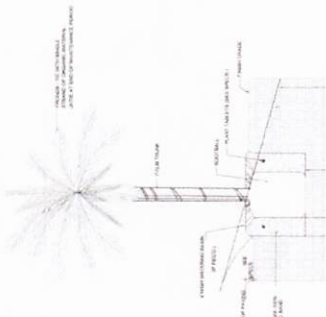
C ROOT BARRIER - BIO BARRIER



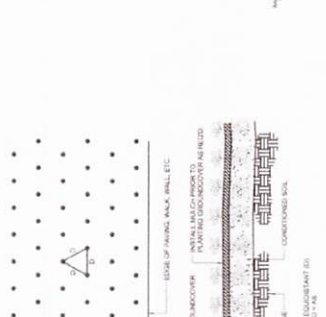
D SHRUB PLANTING



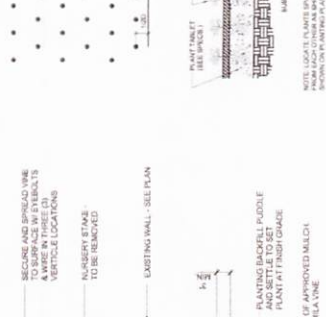
E TREE BREATHING TUBE & DEEP WATERING



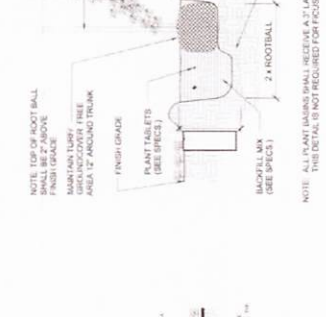
F VINE PLANTING



G GROUND COVER PLANTING



H PALM PLANTING



Plan
**LANDSCAPE
 PLAN**



| | | |
|-----|-----------|------|
| No. | Revisions | Date |
| | | |
| | | |
| | | |

SEE SHEET L-10 FOR PLANTING SPECIFICATIONS

Sheet Title
**PLANTING
 DETAILS**

| | | |
|------------|-----------------|------------|
| Drawn | A.E.T. | Sheet |
| Date | August 11, 2023 | L-9 |
| Scale | 1"=20' | of 10 |
| Client No. | | |



APPROVED

Robert Tafi, Landscape Architect
 No. 12345, State of California



Exhibit B

CITY COUNCIL
Robert Amparano - Mayor
James Tucker - Mayor Pro-Tem
Ida Obeso-Martinez - Councilmember
Stacy Mendoza - Councilmember
Katherine Burnworth - Councilmember

CITY MANAGER
Dennis Morita

February 27, 2024

To Whom it may concern,

On February 16, 2024 the City Parks Department conducted a final walk through of the Monterey pocket park. The punch list items addressed in the previous inspection were corrected to the satisfaction of the City. The Department has accepted the pocket park as complete.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Lopez", written over a large, light-colored scribble.

Anthony Lopez
Parks and Recreation Director, City of Imperial
760)355-3134
tlopez@cityofimperial.org