

# SCHEDULE "B"

## SPECIFICATIONS OF RECREATIONAL BALL PARK FACILITY TO BE CONSTRUCTED PURSUANT TO SECTION 25.H.5(b)

### GENERAL SPECIFICATIONS:

1. Regulation Babe Ruth Baseball Diamond (350 foot baseline - 426 foot outfield fence).
2. Regulation Little League Baseball Diamond (250 foot baseline).
3. Regulation Softball Diamonds (250 foot baseline).

All field space to be irrigated and drained. Ball diamonds to have backstops, fencing and dugouts. Power, water and septic to be provided. Road access to the site should be completed to acceptable Highway standards for a two lane access road on the property from nearest main artery. Parking on a gravel lot for a minimum of eighty cars, adjacent to the diamonds. Adequate washrooms, including handicap to Health Officer specifications.

### DETAILED SPECIFICATIONS:

1. **Field subsurface and surface:** Minimum 12 inches sand under "Sport Turf" grassed diamonds. Sand to be of quality used specifically for sport fields (clean and of correct configuration).
2. **Drainage:** Surface and subsurface drainage required. Subsurface drainage to be by trenches no more than 15 feet apart with appropriate drain rock and cloth over 3 inch plastic drain pipe (under sand). Surface drainage showing level field with minimum 1% and maximum 1-1/2% grade.
3. **Irrigation:** All grassed playing areas to be fully irrigated. Water supply to be adequate to provide coverage. Water storage tanks may be required to meet necessary pressure requirements. Irrigation materials to be computerised and of Toro or equivalent standard and should be installed by manufacturer's representative.
4. **Backstops (4):** Three-sided, 80 feet long, and 30 feet high, with 6 foot overhang the full length. 60 feet x 20 feet high runs in 2-30 feet lengths (each diamond). 60 feet x 10 feet high runs in 2-30 feet lengths. O.D. Posts shall be 3-1/2 inch, 1-5/8 inch rail every 5 feet, mesh tied to frame every 12 inches. Mesh specifications at minimum 6 gauge. All material galvanised.
5. **Foul ball and outfield fences (4 diamonds):** Balance of fencing (other than backstop) should continue to outfield fence for each field at 6 foot high level. Each side requires a 14 foot gate, and a 3 foot opening at each end. Outfield fence should be continuous. Posts every 5 feet, are 2-3/8 inches, tied every 12 inches. Top and bottom rail 1-5/8 inches. Fabric 9 gauge green, 2 inch mesh.

6. **Dugouts:** 30 foot by 6 feet wide. Two openings to field, one to backside. 9 feet high at front, sloping to 8 feet at rear. Seats built with pressure-treated wood. Three along base, one at backrest. All welded rails at 5 feet centres, 2 inch x 6 inch gauge galvanised mesh at front, sides at 9 gauge, 2 inch mesh. Line posts 10 feet apart, rail pipe 1-5/8 inch. Floor area concrete, minimum 3 inches thick. Finished grade 4 inches above ground. The back and 3/4 distance along the side shall have plastic fencing slats installed.
7. **Diamond sand:** Target or similar quality, red diamond sand for all base paths, base locations and home plate.
8. **Infrastructure (power, water, septic, washrooms):** B.C. Hydro to install all power poles and hydro equipment. Licensed electrician to do all hook-ups under permit. Septic and washrooms to be completed to all health requirements for a facility of this size. Power to be adequate to be able to provide lighting for all fields (to be done later - not part of this amenity) and installed turnkey to provide power for pump, irrigation, parking lighting, concession, washrooms, changerooms, scorekeeper, scoreboard. Washrooms/changerooms provided to agreed specifications as determined by developer and SSI Parks and Recreation Commission.
9. **Bleachers:** Two sets of bleachers for each diamond, accommodating thirty adult spectators each. Bleachers to be of welded metal construction, with treated, painted wood seating surface.
10. **Service area:** A 10 foot high fenced 100 feet x 80 feet service yard is required. Within this fenced area, a 20 feet x 15 feet enclosed, heated shed is required to house irrigation computer, pumps, and tools. This shed to be of 2 inch x 4 inch construction, insulated and appropriately sided, with a metal roof.
11. **General:** All bases, pitcher and home plates, to be provided. One electronic scoreboard to be provided and installed, the other three diamonds being wired for scoreboard only. Depending on the configuration of diamonds, paved area of not less than 5,000 square feet for heavily-used walking and viewing areas. Detail specifications, where in doubt, to be at the discretion of the SSI Parks and Recreation Commission, and to be agreed with the developer, prior to the initiation of the provision of this amenity.