



## **CITY OF OCEANSIDE**

### **LANDSCAPE PRE-CONSTRUCTION MEETING**

Date: \_\_\_\_\_

Project Site: \_\_\_\_\_

File No. \_\_\_\_\_

Location: \_\_\_\_\_

Landscape Plan No(s): \_\_\_\_\_

Superintendent: \_\_\_\_\_

Phone: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Phone: \_\_\_\_\_

Landscape Contractor: \_\_\_\_\_

Phone: \_\_\_\_\_

City Landscape Inspector: \_\_\_\_\_

Phone: \_\_\_\_\_

The following is a basic summary for the purpose of conducting a pre-construction meeting and may not include all requirements. See the City of Oceanside Guidelines and Specifications for Landscape Development (Landscape Manual) and policy changes for further requirements. The City Landscape Manual shall be at the job site. All parties shall refer to the approved landscape plan. By initialing next to the above applicable title, each party agrees that discussion took place concerning the following items:

### **CONSTRUCTION/HARDSCAPE**

All construction items that require building permits shall require a separate inspection under that permit. Contact your specific inspector for more information.

- Verify layout and forming of walkways and patios
- Verify layout of mow curbs and header boards between turf and shrub planter
- Inspect finished product
- Verify location and construction of structures including overhead trellises, arches and patio covers
- Installation of planter pots, patio furniture, trash receptacles, benches, tables, fire coal receptacles, bike racks, etc.
- Landscape lighting (conflicts with trees)
- Water features
- Tot lots, playground equipment and park open space areas (playground equipment certification required)
- Layout and construction of decorative block walls (pilaster locations, anti-graffiti coat) etc.

- Layout and construction of fences (material, orn. steel concrete footings 2 inches above grade, berms below fences, clearances below fences)
- Construction of trash enclosure (City Standards), (height of wall measured from interior concrete slab to top of wall)

## **GRADING/DRIANAGE**

- Layout of drain lines, catch basins and pop-up drains
- Landscape mounding and contouring
- Review fine grade for drainage and rock removal before installation of turf, ground cover and mulch

## **IRRIGATION**

### **Point-of-Connection**

- Water meter location(s)
- Point-of-connection(s)
- Landscape contractor to verify static pressure (80 static p.s.i. or greater, a pressure regulator is required)
- Backflow preventer – no further than 18 inches from water meter unless approved by Water Dept. Certify backflow within 30 days of installation. Original to Water Dept., copy to City landscape inspector
- Wye strainer – Watts 777 bronze wye strainer and plug (solid retaining cap)
- Master control valve and flow sensor – pipe length requirements

### **Mainline**

- 3 inch or greater in diameter – 24 inch cover
- 2½ inch or less – 18 inch cover
- Alertline (purple pipe) – detection and/or reclaimed tape
- White p.v.c.
- Browline (uvr) p.v.c. allowed only at biological mitigation sites, geotechnical problems or with special permission
- Verification of pipe and trenches before backfill by landscape architect or City landscape inspector
- Recompact to 90% or per Soil Engineer recommendation
- Pressure mainline test – 150 static pressure for a period of 3 hours. One gauge at the p.o.c. and one gauge at farthest end(s). Documentation of test results required by either superintendent, landscape architect, City landscape inspector or contractor
- No other utilities trades allowed in same trench
- All mainlines shall cross (perpendicular) below brow ditches

All mainline pipes shall be buried. No exceptions.

### **Laterals**

- 12 inch cover
- Alertline (purple pipe)
- White p.v.c.
- Browline (uvr) p.v.c. allowed only at biological mitigation sites, geotechnical problems or with special permission
- Verification of pipe and trenches before backfill by landscape architect or City landscape inspector
- Recompact to 90% or per Soil Engineer recommendation
- No other trades allowed in same trench
- All lateral lines shall cross (perpendicular) below brow ditches

### **Sleeves**

- Schedule 40 p.v.c.
- 2 times the working pipe diameter
- Minimum cover of 18 inches between the top of the pipe and bottom of the aggregate base for all pressure and non-pressure piping installed under paving/asphalt/concrete areas. Depth of trench may be required to be deeper than 18 inches based on size of pipe
- Detection/reclaimed (magnetic/metallic) tape on top of sleeve
- 9 inch round valve box with lid branded "IRR SLV" at the end of each crossing (2 locations) – stub up p.v.c. pipe with gravel
- Electrical sleeves

### **Irrigation Heads**

- Manufacturer per approved plans
- Triple swing joint assemblies in turf
- Double swing joint assemblies in shrub areas
- Fixed risers on above-grade only
- Fixed risers below grade for drip emitters allowed unless detail shows otherwise
- Pressure compensation screens in nozzles against all hardscape edges
- In-line check valves where low head drainage occurs
- SAMS as required per approved plans
- Install pop-up bodies adjacent to pedestrian areas and turf
- Install appropriate nozzles to work best for site conditions
- Locate shrub heads one inch from any hardscape edge
- Locate turf heads a minimum of 2 inches from any hardscape edge or building

## **Valve Boxes**

- Standard – one valve per box
- Jumbo – drip valve assembly, combination of pressure regulator and filter
- Valve boxes branded or tagged
- Gravel
- Filter fabric

## **Controller**

- Type – water budget management for all residential and light commercial and ET gauge for heavy commercial H.O.A.
- Location
- Electrical source
- Enclosure
- Certification of installation/calibration required prior to end of contractor's maintenance period
- Controller concrete pedestal – 6-inch thickness concrete slab, sloped 2% away from controller, 117 volt, 60 cycle power wires in conduit. 3 inch p.v.c. long sweep ell
- Controller charts – reduction to fit inside pocket of controller, laminate controller chart
- Sequence
- Rear yard slopes – connection to individual house controller may require extra modules and wiring

## **Rain Sensor**

- Type
- Installation (direct burial vs. in conduit, sweep ell)
- Location

## **Reclaimed Water**

- Potable water – pipe separations – horizontal and vertical
- Purple pipe
- Purple caps
- Do not drink signs
- Coverage test
- Certification by Department of Environmental Health (required if receiving reclaimed water within 5 years of installation)

## **PLANT MATERIAL**

Plant material shall not be installed until the landscape architect, owner's representative or City landscape inspector has approved it. Each item shall be approved for conformance to the plans and specifications. Any proposals for substitutions shall be submitted to the landscape architect in writing. The landscape architect shall submit a Field Change Request to the City landscape inspector for final approval.

- Review soil analysis report and recommendations for soil prep and plant backfill  
Define specific sample locations, attach to report
- Observe soil preparation operations (delivery tickets/drop slips)
- Observe soil percolation tests for 24 inch box specimen or greater
- Observe soil percolation tests for palm trees
- 24 inch container box trees or greater in size – review photo submittals
- Approve installation of trees and shrubs
- City landscape inspector to spot street tree locations or review proposed locations
- Street tree and project tree clearances
- No girdled or spiral roots allowed
- No damaged cambium allowed
- Observe installation of tree root barriers
- Installation of breather tubes (solid vs. open grated caps)
- Review trees and shrubs delivered to site for approval before planting
- Weed abate (post or pre-emergent)
- Vine tying
- Hydroseeding and/or sodding of turf
- Hydroseeding (seed bag/labels)
- Erosion control matting on slopes
- Mulch (approval prior to delivery)
- Slopes 3 foot vertical in height or greater (erosion control mat, hand-planted ground cover)
- Slopes 5 foot vertical in height or greater (erosion control mat, hand-planted ground cover and irrigation)

## **Inspections/Observations**

The contractor must notify the landscape architect or City landscape inspector 48 hours prior to inspection or observation.

Before Backfill:

- P.O.C. including backflow, master control valve and flow sensor
- Mainline/lateral trench depth and backfill material
- Mainline installed with tape
- Mainline pressure test

- Wire layout and installation
- RCV and QCV installation in boxes
- Wires in conduit with sweeps etc.
- Head/joint assembly
- Sleeves
- Coverage test before groundcover and/or mulch installation
- Controller including all components (certification of controller and flow sensor)
- Controller charts (once as-builts have been approved)
- Location of rain sensors
- As-built drawing information shall be given to the landscape architect to process as-builts

#### Miscellaneous:

- Any proposed changes to plans shall be done in writing from contractor and then given to the landscape architect for review. If agreed upon, landscape architect will then submit a field change request to the City for final approval.
- Slopes not shown on the plan that meet required heights for landscape and irrigation treatments shall be discussed in field and dealt with as a field condition. Slopes 3 feet in vertical height or higher are required to be provided with an approved erosion control blanket and plant material. Slopes 5 feet in vertical height or higher are required to be provided with an approved erosion control blanket, plant material and irrigation.
- Riparian or habitat areas shown on plan can not be changed or modified without prior approvals from the landscape architect, biologist and City.
- Coordinate points-of-connection, mainlines and electrical wiring with other landscape contractors when one or more landscape contractors are involved with adjacent areas of work.

### **FINAL INSPECTION PRIOR TO OCCUPANCY RELEASE**

The job superintendent or owner's representative, landscape architect, landscape contractor and City landscape inspector shall schedule a final walk through a minimum of 4 days prior to the request for final occupancy release. A punch-list shall be created and distributed to all parties. Once the punch-list items have been completed, a secondary walk through shall be conducted. If all punch-list items have been satisfied, the landscape architect shall submit a landscape certificate and give the original certificate to the City landscape inspector prior to release for final occupancy.

### **ONE –YEAR MAINTENANCE PERIOD REQUIREMENT**

Prior to the commencement of the required one-year maintenance period (agreement with the developer/owner and City) all punch-list items shall be completed, as-built plans approved, General Accounting Standards Board Report submitted and a letter of acceptance from the home owners association or responsible maintenance personnel shall be filed with the City.

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