

The logo for OCMPD, consisting of the letters 'OCMPD' in a bold, sans-serif font. The letters are filled with a light green color and have a dark green outline. The background of the logo is a dark blue-grey color.

BUILDER STREETScape INSPECTION PROCESS



RESIDENTIAL IRRIGATION

- ▶ RESIDENTIAL IRRIGATION IS TIED INTO THE HOME'S OWN IRRIGATION SYSTEM SUPPLIED BY CITY POTABLE WATER AND SERVICES THE HOMEOWNER'S LOT (BETWEEN THE SIDEWALK AND THEIR HOUSE)

WHAT ARE “STREETSCAPES”?

- ▶ THE AREA BETWEEN THE SIDEWALK & THE CURB
- ▶ OCMPD RESPONSIBILITY WITHIN THE STREETSCAPES
 - ▶ IRRIGATION (DRIP LINES, FLUSH VALVES, DRIP INDICATORS, BALL VALVES, MAINLINES)
 - ▶ TREE CARE (STAKING SYSTEM, MULCH, PRUNING, FERTILIZER)





WHAT DO BUILDER'S NEED TO DO?

- ▶ FOLLOW ALL AGR DESIGN GUIDELINES BY SUBMITTING PLANS FOR APPROVAL PRIOR TO WORK.

- ▶ FOLLOW THE OCMPD STREETSCAPE INSPECTION FORM PROCESS.

IRRIGATION RESPONSIBILITIES

- ▶ COMMERCIAL PROPERTIES ARE REQUIRED TO INSTALL ALL STREETScape IRRIGATION INCLUDING MAINLINES.
- ▶ HOME BUILDERS WILL BE PROVIDED THE CONNECTION TO THE MAINLINE SYSTEM.
 - ▶ HOME BUILDER IRRIGATION DESIGN GUIDELINES HAVE BEEN UPDATED TO INCLUDE LATERAL LINES TO LIMIT POTENTIAL CONSTRUCTION DAMAGE.
 - ▶ IT IS THE RESPONSIBILITY OF THE HOME BUILDER OR THE BUILDER'S IRRIGATION SUB-CONTRACTOR TO COMMUNICATE TO THE OCMPD STAFF DURING THIS PROCESS FOR PROPER INSTALLATION.
 - ▶ DAMAGES TO EXISTING MAINLINES, VALVES AND OTHER IRRIGATION COMPONENTS SUSTAINED DURING THE BUILDING PROCESS WILL BE REPAIRED BY THE DISTRICT'S CONTRACTOR AND PAID BY BUILDERS.
 - ▶ STREETScaPES SHOULD BE COMPLETED PRIOR TO CLOSING.

**TWO-STEP
PROCESS**

**IRRIGATION TIE-INS &
INSPECTION**

**LANDSCAPING INSTALLS
& INSPECTION**

PRIOR TO INSTALLATION



REACH OUT TO THE OCMPD PARK MANAGER TO DISCUSS SPECIFIC ADDRESSES FOR TIE-INS. WE CAN MEET ONSITE, IF NEEDED



ALLOW OCMPD IRRIGATION CONTRACTOR TO PERFORM AN INITIAL TEST IN THE AREA FOR POTENTIAL VALVE OR MAINLINE DAMAGE FROM CONSTRUCTION. REPAIRS WILL NEED TO BE MADE PRIOR TO TIE-INS.



MARK TREE LOCATIONS WITH OCMPD PARK MANAGER BASED ON AGR GUIDELINES. FIELD ADJUSTMENTS ARE SOMETIMES MADE TO AVOID VALVE BOXES, LIGHTPOSTS, OTHER UTILITY BOXES, ETC.



GRADE AREA TO 3-4" BELOW SIDEWALK PRIOR TO INSTALLATION OF EQUIPMENT. IF GRADED TOO LOW, TOP-SOIL WILL BE NEEDED TO ALLOW DRIP TO SIT EVENLY AT THE RIGHT DEPTH. AREA NEEDS TO BE FREE OF WEEDS PRIOR TO TIE-INS.

REQUIRED OCMPD IRRIGATION COMPONENTS



- ▶ DRIP AND LATERAL LINES INSTALLED
 - ▶ MUST BE PROPERLY SPACED AND IN STRAIGHT LINES
 - ▶ PROPERLY SECURED TO THE GROUND - STAPLES EVERY 5-10'
 - ▶ COVERED WITH TOP-SOIL AFTER INSPECTION AND PRIOR TO SOD INSTALLATION.
- ▶ DRIP INDICATORS INSTALLED NEAR VALVES
- ▶ FLUSH VALVES INSTALLED AT THE END OF DRIP RUNS (TOP COVER REQUIRED)
- ▶ (2) BUBBLERS PER TREE SPACED EVENLY
- ▶ VALVES, DECODERS, LEVEL BOXES, IF INSTALLED FOR COMMERCIAL



PROPER INSTALLATION



Box close to tree



Drip under stepping-stones



Not proper coverage; weeds



Crushed boxes

IRRIGATION INSTALLATION ERRORS

INSPECTION OF TIE-INS

- ▶ A WATER FLOW CHECK WILL BE PERFORMED TO MAKE SURE THERE ARE NO LEAKS. ANY REPAIRS WILL NEED TO BE MADE BY THE BUILDER'S SUBCONTRACTOR IMMEDIATELY PRIOR TO THE INSTALLATION OF LANDSCAPING MATERIALS
- ▶ DECODERS WILL BE PROGRAMMED INTO THE CONTROLLER BY THE OCMPD IRRIGATION CONTRACTOR ONLY
- ▶ AN APPROVAL TO MOVE FORWARD WITH LANDSCAPING MATERIALS WILL BE GIVEN BY THE OCMPD STAFF
- ▶ AN INPECTION FORM WILL BE COMPLETED BY OCMPD STAFF AND A COPY WILL BE PROVIDED TO THE BUILDER FOR THEIR RECORDS.

OCMPD BUILDER STREETScape INSPECTION FORM

INSTRUCTIONS: Prior to filling out this form for streetscape irrigation inspection, please email the Park Manager for access to water to the proposed streetscape. The District's Irrigation Contractor will provide water flow to check all irrigation tie-in components and allow for leak repairs to be made prior to installation and official inspection.

This form must be completed by irrigation installer for each decoder section and submitted to the OCMPD Park Manager and the District's Irrigation Contractor via the email addresses listed below prior to installing landscape material, in order to receive water from the OCMPD Reclaimed Water Irrigation System for street trees and planting strips. OCMPD accepts no responsibility for the health and/or maintenance of installed landscape material until this form is submitted and approved. ONLY the District's Licensed Irrigator can operate District irrigation equipment and master valves. Failure to follow this protocol will delay inspection, may result in loss of water source and will result in payment for any damages sustained from manipulating District equipment.

Please contact the Park Manager for a current set of irrigation plans for the area of your install, if necessary.

NOTE: Reclaimed Water will not be programmed into the District's controller and turned on to new lots until this form is received, inspected and approved by the following:

Title	Contact Email	Signature of Approver
OCMPD Park Manager	parkmanagersmpd@gmail.com	
OCMPD Irrigation Contractor	hunter@parkworksinc.com	

Builder's Installer to Complete following section and confirm:

Components installed by the Licensed Irrigator submitting this form were performed in accordance with Rule 344.63 of the Texas Administrative Code Title 30, Part 1, Chapter 344, Subchapter F and all subsequent updates and additions to this Rule.

Did your scope of work include mainline installation? Yes or No

If yes, please email the Park Manager for the Mainline Inspection Form that must be completed (along with this form) for inspection and approval.

If no, continue filling out this form for streetscape inspection.

IRRIGATION SECTION

Lot/Block	Number	Street
	#	Name
1	Home Builder Name	Name
2	Installer Name, E-mail and Phone Number	Name / Company / E-mail / Phone Number
3	Before installation can take place - water flow and damage check. Grading level checked for proper height. <small>Note: Inspections must be requested at least 72 hours advance notice.</small>	Pre-check Item - Date Irrigation Inspection (after installation) - Date
4	Drip Indicator & Flush Valves with covers installed? <small>(Must be in front and sides of corner lots)</small>	YES / NO
5	Drip decoder & station number <small>(see blue box below)</small>	Decoder # / Station #
6	Tree decoder & station number <small>(see blue box below)</small>	Decoder # / Station #
7	Confirm both bubbler valves are open.	YES / NO
	Confirm irrigation water is functioning at address.	YES / NO

TREE SECTION

1	Confirm tree height is correct	YES / NO
2	Confirm tree match ring is the proper size	YES / NO

AFTER IRRIGATION APPROVAL

LANDSCAPING MATERIAL (SOD) AND TREES CAN BE INSTALLED. TREE HOLES CAN BE DUG AND TOP-SOIL ADDED TO COVER DRIP LINES.

OCMPD PARK MANAGER WILL INSPECT TREES FOR PROPER STAKING AND PROPER DEPTH OF TREE AS WELL AS PROPER SIZE OF MULCH RING. IF ANY WORK NEEDS TO BE RECTIFIED, PARK MANAGER WILL NOTIFY THE CONTRACTOR.

TREES AND TREE STAKING COME WITH A ONE YEAR WARRANTY!



APPROVED TREES & TYPES

- ▶ AGR GUIDELINES SPECIFY TREE TYPE AND SIZE.
- ▶ PLEASE MAKE SURE TO FOLLOW THE PROPER GUIDELINES FOR YOUR SPECIFIC AREA

Goodnight

PROPER TREE INSTALLATION

1	INSTALL TREE TO PROPER DEPTH. HOLE MUST BE 2 X SIZE OF ROOTBALL.
2	INSTALL BIODEGRADABLE TREE STAKING SYSTEM TO SECURE TREE'S ROOT BALL • https://arborstakes.com
3	MAKE SURE TREE IS AS UPRIGHT & SECURE AS POSSIBLE
4	MULCH TREE •24" TREE RING FROM BASE •CREATE DONUT AROUND TREE BASE WITH 3" MULCH
5	MAKE SURE (2) BUBBLERS ARE INSTALLED AND CAN BE SEEN. BUBBLERS ON EACH SIDE, SPACED EVENLY FROM TREE BASE AND UPRIGHT



PROPER TREE INSTALLATION



Tree not stake properly
Sod poorly installed



Bubblers too close together



Tree installed too close to light post

TREE INSTALLATION ISSUES

ANY QUESTIONS?

PARK MANAGER - NIKKI COCKRELL

PARKMANAGEROCMPD@GMAIL.COM

AGR REVIEWER - LOGAN BLOK

LOGAN@BENCHMARKTX.NET

