



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"?

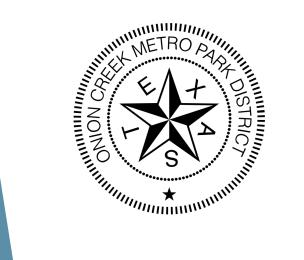


- THE AREA BETWEEN THE SIDEWALK & THE CURB
- OCMPD RESPONSIBILITY WITHIN THE STREETSCAPES
 - ► IRRIGATION (DRIP LINES, FLUSH VALVES, DRIP INDICATORS, BALL VALVES, MAINLINES)
 - ► TREE CARE (STAKING SYSTEM, MULCH, PRUNING, FERTILIZER)

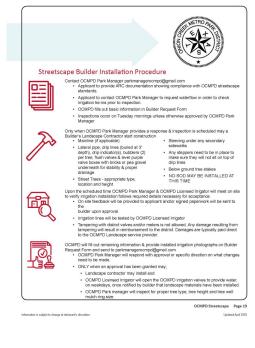
BUILDER TO DO LIST

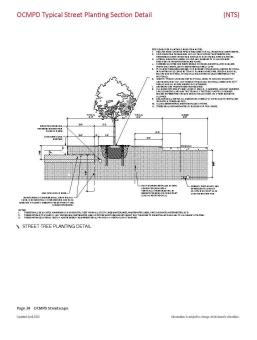


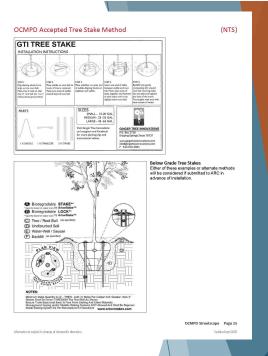
► FOLLOW ALL AGR DESIGN GUIDELINES BY SUBMITTING PLANS FOR APPROVAL PRIOR TO WORK.



► FOLLOW THE OCMPD STREETSCAPE INSPECTION FORM TWO-STEP PROCESS.







AGR GUIDELINES

PLEASE REFER TO GUIDELINES FOR DOCUMENTS

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 EXISITING 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

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

ALLOW

ALLOW OCMPD IRRGATION 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

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

GRADE

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 COMMERICAL















PROPER IRRIGATION 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.

Streetscape Irrigation - Request editable form (example)

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INRIGATION SECTION Seator For a State Seator Seat		If yes, please an	all the Park Manager for the Mainline Inspection Form that must be completed (along with this form) for inspection and approval.		
The Process of Process			If no, costinue filling out this form for streetscape inspection.		
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Confirm two walch size is the source size	Confirm wee height	lia correct	YES (NO		
	Confirm tree malch	ring is the proper size	YES (NO		

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Updated April 2025

Information is subject to change at declarant's discretion.

OCMPD INSPECTION FORM

FORM COMPLETED BY OCMPD STAFF

SIGNED BY PARK MANAGER & DISTRICT'S LICENSED IRRIGATOR COPY SENT TO BUILDER FOR RECORDS

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. IRRIGATION IS MONITORED WEEKLY AND AUDITED MONTHLY BY OCMPD.



APPROVED TREES & TYPES

AGR GUIDELINES SPECIFY TREE TYPE AND SIZE.

PLEASE MAKE SURE TO FOLLOW THE PROPER GUIDELINES FOR YOUR SPECIFIC AREA.

PROPER TREE INSTALLATION

1	INSTALL TREE TO PROPER DEPTH, HIGHER THAN GRADE. HOLE MUST BE 2 X SIZE OF ROOT BALL
2	INSTALL BIODEGRADABLE TREE STAKING SYSTEM TO SECURE TREE'S ROOT BALL •https://arborstakes.com
3	MAKE SURE TREE IS AS UPRIGHT & SECURE. BUILDERS ARE RESPONSIBLE FOR STAKING FOR (1) YEAR.
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 leaning, not staked properly Sod poorly installed



Bubblers not spaced evenly



Tree installed too close to light post

TREE INSTALLATION ISSUES

ANY QUESTIONS?

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