

OCMPD STREETSCAPE INSPECTION PROCESS

2026



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 PRIOR TO WORK FOR APPROVAL.



- ▶ 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 AND VALVES TO LIMIT POTENTIAL CONSTRUCTION DAMAGE.

WHAT ARE THE REQUIRED OCMPD IRRIGATION COMPONENTS?



- ▶ DRIP LINES - MUST BE PROPERLY SPACED AND BURIED BELOW GRADE LEVEL AFTER INSPECTION AND PRIOR TO SOD INSTALLATION.
- ▶ DRIP INDICATORS
- ▶ FLUSH VALVES (TOP COVER REQUIRED)
- ▶ LEVEL BOXES
- ▶ (2) BUBBLERS PER TREE



IRRIGATION INSTALLATION ERRORS



INSTALLATION ERRORS



BUILDERS CONTACT US

- ▶ IT IS THE RESPONSIBILITY OF THE HOME BUILDER OR THE BUILDER'S IRRIGATION SUB-CONTRACTOR TO REACH OUT TO THE OCMPD PARK MANAGER WHEN YOU HAVE FINISHED INSTALLING ALL THE REQUIRED IRRIGATION COMPONENTS AND ARE READY FOR INSPECTION. WE ARE NOT RESPONSIBLE FOR REACHING OUT TO YOU.
- ▶ 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 NEED TO BE COMPLETED PRIOR TO CLOSING.

SETTING INSPECTION

- ▶ MUST SET AN INTIAL WATER FLOW CHECK WITH THE OCMPD'S IRRIGATION TEAM BY EMAILING THE PARK MANAGER
- ▶ MUST SUBMIT OCMPD INSPECTION FORMS & SCHEDULE AN INSPECTION DATE WITH THE PARK MANAGER
- ▶ MUST GET FORMS SIGNED OFF BY PARK MANAGER & OCMPD IRRIGATION TEAM BEFORE INSTALLATION OF LANDSCAPING MATERIALS

OCMPD BUILDER STREETSCAPE DRIP BUBBLER IRRIGATION and TREE STAKING 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 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.

Items outlined in **RED** on this form are examples, intended to be deleted and replaced with the information specific to the area installer is completing. Please contact the Park Manager for a current set of irrigation and tree staking 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	parkmanagerocmpd@gmail.com	
OCMPD Irrigation Contractor	hector@urbardirt.us	

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
1	J 5601	Baythorne
1	Home Builder Name	ABC Builder
2	Installer Name and Phone Number	John Doe (512) 555-5555
	Did a water flow check occur and if so, what date? Please provide the desired date for irrigation. Note: All inspections must be provided at least 72 hours advance notice.	Water Flow Check - Yes or No & Date Desired Date for Inspection - xx/xx/xx
3	Drip Indicator & Flush Valves with covers installed? (Must be in front and sides of corner lots)	Yes or No
4	Drip decoder number & station number (see blue box below)	5 digit decoder # and station #
5	Confirm both bubbler valves are open.	Confirmed or not yet confirmed
6	Confirm irrigation water is functioning at address.	Confirmed or not yet confirmed
7	Confirm irrigation water is functioning at address.	Confirmed or not yet confirmed
8	Insert pictures for each specific lot streetscape. Include drip lines, drip indicator(s), (2) bubblers per tree and flush valves with covers & level purple valve boxes with bricks or pea gravel underneath for stability & proper drainage. Drip lines should be 3" below soil grade prior to sod install.	

TREE SECTION

9	Insert Pictures - Tree Stakes: follow the Biodegradable tree staking installation guidelines for all newly planted trees. Proper tree staking will be inspected upon planting of trees. Please do not mulch trees until trees stakes can be inspected by District's landscaping contractor. Tree ring must be 24" from tree base and mulch must be 3" around base with proper mounding.	
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*NOTE: To locate decoder and station number see picture. Area circled in blue is the typical location.



OCMPD ADMINISTRATIVE NOTES:

AFTER IRRIGATION APPROVAL

LANDSCAPING MATERIAL (SOD) AND TREES
CAN BE INSTALLED.

OCMPD PARK MANAGER WILL INSPECT TREES
FOR PROPER STAKING AND PROPER 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

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



TREE INSTALLATION ISSUES

ANY QUESTIONS?

PARK MANAGER - Jose Govea

Jose.govea@Goodwintx.com

AGR REVIEWER - Dylan Hinkle

Dylan@Benchmarktx.net

