



STANDARD IRRIGATION & LANDSCAPE PLAN NOTES FOR PRIVATELY CONSTRUCTED COMMUNITY FACILITIES DISTRICTS

NOTE TO DESIGNERS: The following standard notes shall be included on the respective irrigation and landscape plan sheets for all privately constructed Community Facilities Districts (CFD). Project-specific notes for items not covered by the City's standard drawings Approved Materials List, and these standard notes are subject to Public Works Department approval. Additionally, the following notes shall not be amended without written approval from the Public Works Department.

STANDARD IRRIGATION NOTES

1. The developer shall schedule a pre-construction meeting with the Public Works Department landscape inspector via the Development Services Department inspector prior to the commencement of irrigation work. The developer, its landscape architect, and its landscape contractor shall attend the meeting. The meeting shall be at a time and place acceptable to the Public Works landscape inspector. The developer shall provide the landscape inspector with the contact information for its landscape architect, project manager, superintendent, and irrigation and landscape contractor at the meeting.
2. The developer shall submit a complete materials list and associated catalog cuts for all manufactured materials to be incorporated in the work to the Public Works Department prior to the start of construction.
3. The work shall be constructed in accordance with the developer's City-approved plans, the City's irrigation and landscape standard drawings, the City's Approved Materials List, the Standard Specifications for Public Works Construction, and these standard irrigation notes.
4. Review and approval of the developer's plans by the City does not warrant that the plans are accurate and complete. The responsibility for accuracy and completeness of drawings lies solely with the developer.
5. Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Locations of irrigation improvements are subject to the approval of the Public Works Department prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.
6. All threaded fitting require Teflon tape.
7. Above ground irrigation systems are not permitted.
8. Control wiring shall be color-coded and labeled at the controller and all junction and valve boxes shall correspond to the appropriate station. Install three additional control wires from the controller to the end of each mainline run.



9. Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service locations with other trades to ensure they correspond with irrigation water points of connection and controller locations. Electrical and water feeds from private sources are not allowed.
10. Controller and communication wire splices shall only be made with Public Works Department approval and, when approved, shall only be made in an approved box with a minimum of three foot loop (six feet of wire).
11. Irrigation controllers shall be installed within the limits of the CFD at locations approved by the landscape inspector.
12. The developer shall submit the installation certification of the controller assembly fabricator to the Public Works Department prior to the coverage test inspection.
13. As-built drawings shall be kept on-site and up to date at all times.
14. As-built drawings shall show the locations of:
 - a. Water services and meter.
 - b. Electrical services and meter.
 - c. Backflow assemblies.
 - d. Controller assemblies.
 - e. Automatic control valves.
 - f. Remote control valves with station designation.
 - g. Isolation and quick coupler valves.
 - h. Pressure main lines.
 - i. Control and communication wires.
 - j. Lateral lines.
 - k. Sleeves.
15. Developer shall provide one set of full size (24 inches by 36 inches) redlined as-built drawings at the time of mainline pressure test inspection to facilitate the inspection.
16. Developer shall submit one set of redlined as-builts prepared by the landscape architect at the time of the coverage test inspection. Once the as-builts are approved by the landscape inspector the landscape architect shall prepare mylars. One set of mylars, and two sets of 24 inch by 36 inch, blue line as-builts shall be submitted to the Public Works Department prior to the commencement of the maintenance period.
17. Developer shall submit 11 inch by 17 inch, hermetically sealed, color irrigation station diagrams prior to coverage test inspection. Diagrams shall show the irrigation limits of each station indicated with separate, unique colors.
18. The Developer shall schedule inspections 48 hours in advance of the work being ready for inspection. **Inspections shall be scheduled by calling (760) 752-7550 ext. 3550.** If the work is not ready for inspection on the scheduled date and time, the developer shall reschedule the inspection as above. The City may charge the developer for rescheduled inspections and withhold further inspections until such time as the developer pays the re-inspection fee.
19. Irrigation inspections are required for the following:
 - a. Pressure main layout including water service, electrical service, controller, and backflow preventer locations.



- b. Excavation and bedding including control and communication wiring.
- c. Mainline pressure test (as-builts required).
- d. Lateral lines and terminal appurtenances.
- e. Preliminary coverage test prior to planting (see required submittals above).

20. The irrigation system shall hold 150psi for a minimum of four hours for the mainline pressure test.

21. Pressure mainlines shall be “center loaded” and not backfilled until such time as the pressures test has been completed and accepted.

22. Projects that are inactive for one year or longer are subject to implementation of all irrigation standards changes that have been adopted by the City of San Marcos during the period of inactivity.

23. Excavation for new irrigation systems in existing landscaped areas shall be performed by hand unless otherwise approved by the Public Works Department, and shall be outside of existing tree drip lines.

STANDARD PLANTING NOTES

1. The work shall be constructed and maintained in accordance with the developer’s City-approved plans, irrigation and landscape standard drawings, Approved Materials List, as well as these standard planting notes.
2. Soil samples for amendment testing shall be taken after completion of grading and prior to weed control and soil preparation at a minimum of three locations approved by the Public Works Department. Tests shall be performed by an approved laboratory. Tests performed shall include, but are not limited to: organic matter content, N/P/K., Ph, electrical conductivity, and percent silt, sand, and clay. Test results and application recommendations shall be submitted to the Public Works Department prior to application of amendments. Amendments shall be applied pursuant to the laboratory and manufacturers recommendations.
3. Control weeds by watering for three weeks to adequately germinate the seedbed and then apply a post-emergent herbicide by a licensed applicator and wait as directed by the manufacturer before planting.
4. Percolation tests shall be performed on all tree planting pits. Pits shall be filled with 18 inches of water and allowed to drain completely. Pits shall then be filled with 12 inches of water and allowed to drain. The second fill must drain at a minimum rate of one inch per hour, for a four-hour duration.
5. Tree well drain systems shall be installed pursuant to City of San Marcos Standard Drawings when percolation tests fail.
6. The developer shall provide positive drainage in all landscape areas.
7. The developer shall schedule inspections 48 hours in advance of the work being ready for inspection. **Inspections shall be scheduled by calling (760) 752-7550 ext. 3550.** If the work is not ready for inspection on the scheduled date and time, the developer shall reschedule the inspection as above. The City may charge the developer for rescheduled inspections and withhold further inspections until such time as the developer pays the re-inspection fee.



8. Planting inspections are required for the following:
 - a. Tree planting pit percolation tests (both fills).
 - b. Plant material layout prior to planting.
 - c. Plant material quality prior to planting.
 - d. Amendment verification (prior to application).
 - e. Plant material installation.
 - f. Pre-maintenance period irrigation coverage inspection (punch list developed).
 - g. Pre-maintenance period plant material inspection (punch list developed).
 - h. Pre-maintenance period final punch list completion inspection.
 - i. End of maintenance period inspection (30 days prior to the scheduled end of the maintenance period; punch list developed).
 - j. Final maintenance period inspection (end of maintenance period punch list work completed by developer).
9. Trees supplied to the project shall meet the following minimum standards:
 - a. Trees shall have a straight trunk with a symmetrical crown.
 - b. Trees shall have a substantial, single, central leader.
 - c. Tree bark shall not be discolored, sunken, or swollen and shall be free of cuts and scrapes or other damage.
 - d. Trees showing galleries, sun scald, or frost damage will not be accepted.
 - e. The caliper of the tree shall be in proportion to the root ball.
 - f. Trees with girdling roots wrapping around the trunk or otherwise root bound will not be accepted.
 - g. Tree trunks more than 10 percent off center will not be accepted.
 - h. Freshly pruned trees will not be accepted.
10. Pruning shall only be performed at the direction of the landscape inspector.
11. Projects which remain inactive for one year or longer are subject to all planting standards changes that have been adopted by the City of San Marcos during the period of inactivity.

NOTE TO LANDSCAPE ARCHITECT: Trees specified for this project shall conform to the minimum criteria in the City of San Marcos Approved Tree List. Specific criteria shall be listed in the tree legend in the landscape plans for each tree specified. Do not include the entire table on the plans.

CFD MAINTENANCE & ESTABLISHMENT PERIOD STANDARD NOTES

1. The maintenance and establishment (M&E) period shall be for a duration of two years.
2. The following items are required prior to the commencement of the M&E period:
 - a. As-built drawings approved by landscape architect and City and final mylars and blue lines submitted to the Public Works Department.
 - b. Pre-maintenance period inspection performed and resulting punch list work completed.



- c. The developer shall submit a written request to commence the M&E period to the Public Works Department. The request shall be accompanied by the developer's two year landscape maintenance contract, schedule of maintenance activities, and performance bond in the amount of 150 percent of the maintenance contract. The performance bond shall cover maintenance and repairs necessary to satisfactorily complete the maintenance period.
 - d. Irrigation and landscape maintenance shall only be performed by a contractor with a C-27 Landscaping Contractor license issued by the State of California.
 - e. The developer shall inform the City, in writing, of its intention to substitute the maintenance contractor prior to formally making any substitution. The developer shall submit a fully executed copy of the new maintenance contract to the City prior to the substitute contractor starting work.
3. The Public Works Department will inform the developer of the commencement date for the M&E period in writing after the above items are satisfactorily completed and accepted.
4. The developer shall continuously maintain the irrigation, landscape, and other improvements included in the CFD at its cost for the duration of the maintenance period.
5. The Public Works Department will be the sole judge of whether the irrigation and landscape improvements are being adequately maintained. The contractor will be notified in writing in the form of correction notices should these improvements not be adequately maintained. The contractor shall have five working days to resolve any deficiencies communicated via correction notice or will be subject to discontinuance and subsequent extension of the M&E period until such time as the deficiencies have been corrected and accepted by the Public Works Department.
6. Irrigation and landscape maintenance shall include but is not limited to:
 - a. Regular monitoring, adjustment, and repair of the irrigation system.
 - b. Appropriate watering of plant material.
 - c. Regular weeding.
 - d. Prompt replacement of dead, dying or damaged plant material.
 - e. Pruning of trees as directed by the Public Works Department.
 - f. Filling and compacting settled trenches and eroded areas.
 - g. Daily (seven days per week) removal and disposal of trash, litter, and foreign debris.
 - h. Weekly mowing of turf areas and removal of grass clippings.
 - i. Removal of turf by shovel cutting within 12 inches of trees less than 24 inch box and 18 inches within trees of 24 inch box and greater and maintaining four inches of bark mulch.
 - j. Necessary pest control by a licensed pest control applicator.
 - k. Fertilizing as necessary to maintain plant material in a healthy, vigorous condition.
 - l. Fuel Management Zones (100 feet from structures) as shown.
 - m. Regular cleaning of drainage structures within the CFD.



- n. Proper trimming of shrubs to leave them in a natural form typical of the particular plant. Poodling or balling shrubs is not permitted.
 - o. Maintenance of all appurtenant improvements included in the CFD.
7. The developer shall transmit:
 - a. All final submittal documents and equipment.
 - b. Water and electric meter serial numbers, addresses, sizes, and utility company billing information including a one year billing history.
 - c. Well system information including but not limited to output and depth, catalogue cuts and maintenance and operations manuals for all cabinet keys.
 - d. Quick coupler keys and swivel (one for every five quick couplers installed).
 - e. Building keys (two sets).
 - f. One "T" handle shut-off key.
 - g. Current backflow certification.
 - h. Irrigation controller schedules.
 - i. Any items specified on the plans to the City 90 days prior to their proposed M&E period acceptance date.

Failure to do so shall be cause to extend the maintenance period by the number of days after the aforementioned date that the final submittals are made.

8. The developer shall schedule a final maintenance period inspection one month prior to the proposed two year M&E period completion date. The developer shall submit a written request to the City for acceptance of the M&E period upon satisfactorily completing all final punch list work. The City will provide the developer with written confirmation of acceptance of the M&E period.

BUILDING AND GROUNDS NOTES:

1. All public playground equipment supplied to a project shall comply with all applicable provisions of the current "Handbook for Public Safety" published by Consumer Product Safety Commission (CPSC) and the American Society of Testing and Materials F1487-98, "Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use". All products shall bear the certification seal of the International Play Equipment Manufacturers Association. All designs shall meet or exceed the most current edition of the Americans with Disabilities Act (ADA) "Final Guidelines for Play Areas". All manufacturers must be certified by the International Organization for Standardization.
2. Play equipment, structures, and surfaces shall be installed by a contractor certified by the CPSC.
3. Play equipment, structures, and surfaces shall be inspected, audited, and certified by an independent inspector certified by the CPSC. The audit and certification shall be submitted to the Public Works Department prior to the acceptance of the maintenance and establishment period.
4. All improvements shall meet all requirements of the ADA.