



C. SEQUENCING FLOW CHART

Finish Grade Inspection (REQUIRED)

The County shall conduct the finish grade inspection after the topsoil and amendments have been incorporated. The finish grade inspection is always required.



Mainline Pressure Test (REQUIRED)

Upon proper installation of the mainline, the Developer/Contractor shall contact the County, a minimum of three days in advance, to schedule a mainline pressure test. The mainline pressure test is always required.



Irrigation Layout Inspection (CONTACT COUNTY FOR REQUIREMENT)

Prior to any installation, the exact locations of the major components of the landscape irrigation system shall be flagged and/or staked. This should include at a minimum the piping, sprinkler heads, valves, control wire, backflow prevention units, controllers, and weather stations. Once marked, the Contractor shall notify the County to schedule an inspection for approval of the layout of the project.



Plant Material and Layout Inspection (CONTACT COUNTY FOR REQUIREMENT)

a. Upon delivery of plant materials, the County will review trees, shrubs, groundcover plantings, and/or selected sod rolls for species type and general health. The plants to be reviewed shall be set out in their containers or arranged in such a way as to allow access to all sides of each plant.

b. At the time when the locations of all trees and shrubs (5 gallon size or larger) are flagged in the planting areas, the County will review the plant locations for required clearances to utilities and structures, for intersection line-of-sight criteria established by AASHTO, and for conformance with the Reviewed Landscape Plans.



Substantial Completion Inspection (REQUIRED)

a. This site visit is to be scheduled upon completion of all work and will review the entire site for conformance to the Reviewed Landscape Plans and these standards. The Contractor shall submit irrigation As-Built plans at this inspection for on-site review. A punch list documenting any deficiencies or items not in conformance will be distributed to the Developer/Contractor.



b. A follow-up site visit will be conducted to verify that punch list items, or any other deficiencies that have occurred between inspections, have been corrected. If deficiencies remain, additional inspections will be required until all deficiencies are rectified. A punch list documenting any items not in conformance will be provided to the Developer/Contractor.



c. The date the work passes the Substantial Completion Inspection shall be the start date of the required maintenance period, known as the Plant Establishment Period. In order to pass the Substantial Completion



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Inspection, the site must be per plan with the irrigation system functioning properly and all plant materials must be in a healthy thriving condition. The County will provide written confirmation that the work has passed the Substantial Completion Inspection.

Pre-Final Inspection (REQUIRED)

This site visit is to be scheduled approximately 30 calendar days prior to the end of the required maintenance period. Any deficiencies will be noted on a punch list and distributed to the Developer/Contractor. The purpose of this inspection is to provide ample time for the Developer/Contractor to correct any deficiencies prior to the end of the required maintenance period and the Final Acceptance Inspection.

Final Acceptance Inspection (REQUIRED)

a. This site visit is to be scheduled 5 working days prior to the end of the plant establishment maintenance period and following completion of all punch list items. It will verify that the project is complete and establish the date of final acceptance and assumption of maintenance by the County.

b. All As-built plans, pest control and fertilizer application summaries, keys, manuals, in addition to the materials/submittals detailed in the IRRIGATION SECTION, shall be delivered prior to the final acceptance inspection, preferably at the start of the inspection.

c. At this time all plant materials must be in a thriving, healthy and established condition, regardless of whether specifically noted on any punch list. Should it be determined that any deficiencies remain, the County will terminate any further review of the site until all items are guaranteed, in writing, by the Developer/Contractor to be complete. If any plant materials are replaced, they must also become established and be in a healthy thriving condition, prior to scheduling a re-inspection. This inspection is always required.

d. The date the work passes the Final Acceptance Inspection shall be the start date of the required warranty period. However, if the work was installed as part of a Subdivision/Landscape Agreement, the start date of the required warranty period shall be the date of the Board Order in which the County Board of Supervisors declares the improvements as complete.

Warranty Inspection (REQUIRED)

a. This site visit is to be scheduled at the end of the required warranty period. The Developer/Contractor will be liable to make any necessary repairs or modifications of deficiencies resulting from faulty design, installation, labor, or materials. The Developer/Contractor will not be held liable for deficiencies resulting from improper maintenance actions, or neglect by the County.

b. The Developer/Contractor is not fully released from the work until the Warranty Inspection is passed. If the work was installed as part of a Subdivision/Landscape Agreement, release of the bonds will occur after the date of the Board Order in which the County Board of Supervisors declares the end of the warranty period for the improvements.