

Residential Landscape and Irrigation Inspection Checklist

Installation must conform with the approved plans submitted to the Town.

Inspections will be completed after amendment, tilling, finish grade is established, and irrigation system is installed. This will include inspection/verification of the following items:

Backflow Prevention assembly

- Backflow prevention assembly, with winterization tee, installed per detail and appropriate for the degree of hazard

Irrigation equipment

- WI-FI enabled smart controller
- Rain/weather sensor
- Control valve manifold, installed per detail with manual drain
- Sprinkler heads must be consistent with Town requirements, see Landscape and Irrigation Criteria Manual.
 - Turf areas shall include six (6) inch minimum pop-up height with internal pressure regulation and check valve
 - Native areas shall include twelve (12) inch minimum pop-up height with internal pressure regulation and check valve
 - Application rate not to exceed one and one-quarter (1.25) inch per hour

Drip irrigation

- Drip emitters on stakes and visible (detail IR-25)
- Sub-surface drip irrigation (SDI) inspection, where applicable, to be completed prior to backfilling
- Flush valves and operational indicators at each end of drip zone(s) refer to detail

Irrigation design

- Overhead irrigation not allowed in areas less than ten (10) feet
- Irrigation of any type not allowed in areas less than four (4) feet

Soil

- Four cubic yards of organic compost per one thousand (1,000) square feet
- Tilled to a minimum depth of six (6) inches
- Finish grade to be within two-tenths (2/10) of a foot, all rocks, dirt clods, and construction material/debris larger than three-quarter (¾) inch to be removed
- Slope not to exceed 3:1

Plant material

- Kentucky Bluegrass is NOT allowed
- Provide a copy of the delivery slip showing type of sod/seed installed upon request
- Plants shall be installed in conformance with the Town of Castle Rock planting detail

Tree staking

- Staking straps shall be 18" above ground
- Straps must be loose fitting

Landscape design

- Plants or landscape materials shall not block sight distance triangles
- No trees planted in front of street signs