LANDSCAPE IMPROVEMENT PLANS FOR: PROJECT NAME

CITY OF OCEANSIDE GENERAL NOTES

1. All construction and installation of landscape items are subject to the City of Oceanside Guidelines and Specifications for Landscape Development (1985, addenda 1997) and the most current City of Oceanside Approved Street Tree List.
2. The Landscape Contractor is responsible for obtaining all permits necessary for installation prior to beginning work. This includes all building and plumbing permits prior to commencing wall construction and irrigation installation, respectively.
3. The contractor is responsible for knowing all site conditions and all underground utilities, pipes and structures, and shall take sole responsibility for replacement costs incurred due to damage during construction. Contractor shall call for all underground utilities to be marked-out in field prior to excavation. Before excavation, verify the location of underground utilities. Call Dig Alert (underground services alert) 1(800)422-4133 or 1(800)227-2600
4. The Landscape or Irrigation Contractor is to verify existing PSI at the job site prior to installing the landscape irrigation system. Verification shall be made with the City of Oceanside Water Utilities Department (760-435-5800). Discrepancies between the design pressures shown on the plan and existing static pressure shall be reported to the project Landscape Architect (LA's phone # here).
5. The Contractor shall not willfully proceed with construction when it is obvious that discrepancies exist between this plan and actual site conditions, and assumes responsibility that any discrepancies are brought to the attention of the owner's representative. The Contractor shall bear the cost of necessary revisions due to failure to give such notification, and no change in contract price will be allowed for actual or claimed discrepancy between existing conditions and those shown on plan.
6. The Contractor must notify the City Landscape Inspector (760-435-5098 or 760-435-5081) 48 hours (two working days) prior to starting construction. Within the 48 hours (2 working days) notice, prior to beginning landscape construction, the Job Superintendent, Landscape Contractor, Landscape Architect of Work, and the City Landscape Inspector shall meet for a pre-construction site meeting. Any work not meeting the approval of the Owner, Owner's representative or the approved landscape plan shall be corrected at the Contractor's expense.
7. All property and lot lines shall be verified and marked in an obvious manner prior to construction.
8. A soils report shall be prepared by (Name of soils lab here). Soils testing for agricultural suitability shall be accomplished at the conclusion of rough grading and submitted to the Public Works Landscape Inspector prior to soil preparation. Contact the Landscape Architect (LA's phone # here) for a copy of the soils analysis, dated (XX/XX/XX), prior to beginning work.
9. All reduced pressure backflow preventers and pressure vacuum breaker assemblies shall be tested by a City approved certified tester after installation, relocation, or repairs. Notify the Oceanside Water Utilities Department for a current list (760-435-5800). The original backflow certification shall be submitted to the Water Utilities Department. The Developer/ Owner is responsible for supplying a copy of the test results to the City Public Works Landscape Inspector.
10. Approved landscape plans and specifications, and the City of Oceanside Guidelines and Specifications for Landscape Development (1985, addenda 1997) shall be at the job site location at all times.
11. The Contractor or Developer is required to fully maintain all landscaping for 1 (one) year prior to City acceptance of all improvements. The 1 (one) year maintenance period shall begin when the 'As-Built' plans have been completed and approved by the City Engineer
12. Turfed areas shall have a maximum design slope of 4:1. Ground cover areas shall have a maximum design slope of 2:1.
13. All graffiti shall be removed within 24 hours of occurrence.
14. Wall locations are shown for general placement only. Refer to Precise Grading Plan for final location of all tops of slope, toes of slope, property lines and easements. (Final location of walls and fences shall be approved in writing by the project Landscape Architect and Civil Engineer prior to installation.) Notify Landscape Architect of any discrepancies between the plan and actual site conditions prior to commencing work.
15. For details not referenced or shown on these plans, please refer to manufacturer's specifications for installation.
16. The Landscape Architect is aware of the City of Oceanside policy which prohibits trees and permanent structures in utility easements and has designed the project landscape plans in accordance with this requirement, based on the easement information I have received from the project Engineer of work. I have verified that these plans meet the requirements of said policy.
17. The project Contractor shall be aware of the City of Oceanside policy which prohibits trees and structures in utility easements and shall install the project in accordance with this requirement. The Contractor shall verify the location of all easements, properly mark or stake all easements and verify the scope of work within the easement prior to installing improvements within any easement.
18. Landscape Contractor shall provide controller and/ or flow sensor certification (if applicable) prior to termination of Contractor's maintenance period.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

Contractor agrees that he shall assume sole responsibility for job site conditions during the course of construction of this project, including safety of all persons & property; that this requirement shall apply continuously & not be limited to normal working hours & that the Contractor shall defend, indemnify, & the Landscape Architect harmless from any & all liability real or alleged, in connection with the performance of work on this project, excepting for liability arising from sole negligence of the Owner, the City/County of local jurisdiction, or the Landscape Architect.

ALL DRAWINGS AND MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL & UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT & THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF (your business name here). ALL RIGHTS RESERVED BY (your business name here)

HATCH PATTERNS ARE TO BE PLACED OVER LANDSCAPE AREAS SHOWN ON THE SITE PLAN SYMBOLIZING MAINTENANCE RESPONSIBILITY – remove this note before plotting

SITE PLAN

N.T.S.

R.O.W. AREA APPROX. (xxxxx) SQ.FT. PRIVATELY MAINTAINED

PRIVATE AREA APPROX. (xxxxx) SQ.FT. PRIVATELY MAINTAINED

DECLARATION OF RESPONSIBLE CHARGE

I hereby declare that I am the Landscape Architect of work for this project, that I have exercised responsible charge over the design of the project as defined in section 6703 of the Business and Professions Code, and that the design is consistent with current standards.

I understand that the check of project drawings and specifications by the City of Oceanside and the County of San Diego Department of Environmental Health is confined to a review only and does not relieve me, as Landscape Architect of work, of my responsibilities for project design.

As the Landscape Architect of Work I indemnify the City of Oceanside, it's officer's, agents and employees to be held harmless from any and all liability, claims, negligent acts, errors or omissions of the Landscape Architect of Work, my employees, agents or consultants.

NAME OF LANDSCAPE ARCHITECT RLA #

GUARANTEE FOR CONTRACTUAL LANDSCAPE SERVICES

I have contracted with the Landscape Architect of Record to perform field observations and construction inspections to assure that the project will be constructed in accordance with the approved landscape plans, and all applicable City requirements and standard construction practices.

DEVELOPER/ OWNER Date

LANDSCAPE PLANS AS-BUILT CERTIFICATION

I hereby certify that all landscaping and irrigation have been constructed under the observation of a qualified Landscape Architect and in accordance with recommendations & specifications set forth in the project agricultural soil report, the City Water Conservation Ordinance, the City of Oceanside Guidelines & Specifications for Landscape Development,[illegible]& any other applicable ordinances & requirements.

I hereby certify that these landscape landscape plans reflect an accurate & correct representation of the As-Built conditions

Landscape Architect of Record Date

VICINITY MAP

N.T.S.

SHEET INDEX

TITLE SHEET

OWNER/PERMITEE

SITE ADDRESS

PARCEL LEGAL DESCRIPTION

A.P.N.

LANDSCAPE ARCHITECT

CIVIL ENGINEER

CITY FILE NUMBER – remove this note before plotting

LANDSCAPE PLAN NUMBER – remove this note before plotting

APPROVED CHANGES			SUBMITTAL DATE BLOCK
Description	Approved by	Date	
			DATE
			DATE
			DATE
			DATE
			DATE
			DATE
			DATE

CITY OF OCEANSIDE – SIGNATURES

SOME SIGNATURES MAY NOT BE REQUIRED PER APPROVED RESOLUTION – remove this note before plotting

FIRE MARSHALL DATE

CITY PLANNER DATE

TRAFFIC DIVISION DATE

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	OF
X		X

LANDSCAPE ARCHITECTUAL PLANS FOR: X-XX-XX

NAME OF PROJECT

PROJECT ADDRESS

OCEANSIDE, CALIFORNIA

Approved

CITY ENGINEER Brian K. Thomas PE 60907 DATE

LANDSCAPE ARCHITECT OF WORK	Checked by	L-XXXX
NAME OF LA R.L.A.# XXXX	Approval date	

CITY OF OCEANSIDE EXAMPLE TITLE SHEET – REVISED 072710 – REMOVE THIS NOTE BEFORE PLOTTING