

Sandy Point Homeowners Grounds-Landscaping Irrigation System Request

- Installation or modification of an irrigation system requires prior approval by the GLC and must be professionally installed.
- The Homeowner or Contractor is responsible for determining the utility line locations, neighboring irrigation system locations, and notifying Citizens Energy of the hookup.
- The Homeowner is responsible for winterizing the backflow devices in cooperation with the requirements of Citizens Energy.
- The installation Contractor is responsible for providing the GLC with a detailed map showing all sprinkler heads and water lines' exact locations.
- Control panels are to be located inside the garage, not on an exterior wall.
- Joint Systems (i.e., systems crossing property lines that are joined either hydraulically or electrically) are not permitted.
- Before approving this request, an HOA representative will inspect the meter pit walls' condition, check for any signs of water leaks in the meter pit, and approve the backflow device's location.
- Upon completing the system in the pit, an HOA representative will do a follow-up inspection, checking for damage to the pit walls and leaks in the service lines.
- In meter pits with two meters, the Contractor and Homeowner installing the system assumes responsibility for leaks within the meter pit for 90 days.
- The Homeowner will be responsible for water leaks within 24 inches of the connection point for 120 days, including the water meter shut-off valves.

*****The attached Irrigation System Installation Specifications appendix spells out the Sandy Point requirements for installing an irrigation system and must be agreed to by the Contractor.*****

Homeowner Information

Please check the preferred contact person and method of communication during the GLC process.

Homeowner 1 Homeowner 2 email text cell phone other phone

Address: _____ Date Submitted: _____

(please print) (please print)

Owner One: _____ Owner Two: _____

Phone: _____ Phone: _____

E-mail: _____ E-mail: _____

I/We have reviewed and understand the Sandy Point Grounds Irrigation System Installation Guidelines.

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Brief Description of Work

Describe what you want to do and attach supporting documents (including images and drawings) to clarify the requested changes. Attach additional pages if necessary.

Total Estimated Project Cost: \$ _____ *Approximate Start Date: _____ *End Date: _____

*The GLC chairperson must be informed before the actual start date and immediately after the project's end date. GLC members and the Sandy Point Property Manager will periodically check on the project's progress through site visits, texts, emails, or phone calls.

Who will do the work?

Company: _____

Address: _____

Company Contact: _____ Contact's phone: _____

Contact's Email: _____

Site Supervisor: _____ Site Supervisor's phone: _____

Contractor Insurance and Bonding

Please attach to this request written proof of Contractor's License, Bonding and Insurance Information, which is required for all work due to the impact on all common property.

As-built drawings will be submitted to the HOA representative within 24 hours of the irrigation system's completion. The Homeowner agrees not to pay the Contractor until the HOA has received a suitable drawing and the HOA representative has inspected the installation for compliance with the permit.

Utilities and Exterior Features

Will any of the following be affected? There are buried utilities where any uninformed disruption can affect your neighbors, general safety, and the economy of repair.

UTILITIES		EXTERIOR FEATURES	
Electric		Siding	
Gas		Drainage/Erosion	
Water		Patio slab	
Sewage		Driveway	
Telephone		Street	
Cable		Walks	

Neighbor's Acknowledgment

I/We acknowledge that my neighbor/s _____ has notified and discussed with me in detail the proposed landscaping and grounds change/s. Including a diagram showing the exact location of the proposed work.

Name/s and Address: (right side) _____

Neighbor's Signature: _____ Date: _____

Name/s and Address: (left side) _____

Neighbor's Signature: _____ Date: _____

APPENDIX: IRRIGATION SYSTEM INSTALLATION SPECIFICATIONS

Service Ts* are to be brass compression-type fittings certified as being non-lead and suitable for potable water.

*Preferred service Ts include:

- Mueller H-15387N Compression connection for CTS O.D. tubing x MIP, thread $\frac{3}{4}$ " x $\frac{3}{4}$ " x1mip
- Mueller H-15381N Compression Connection for CTS O.D. tubing – all ends $\frac{3}{4}$ " x $\frac{3}{4}$ "
- Ford brand, or other comparable compression fittings, are allowed as long as they meet the criteria of the specified Mueller compression fittings

No pack joint-style compression fittings with set screws, and no SharkBite-style or soldered joints are allowed.

Irrigation shut-off valves are to be brass non-lead full-port ball valves suitable for potable water, installed within 6" of the service T, with the handle not more than 26" below the meter pit lid. No plastic shut-off valves are permitted in the meter pits.

Winterization ports are permitted in the meter pits but are forbidden for any purpose other than winterization. No automatic drains are allowed.

No pipes may pass through the walls of the meter pits. The preferred method of connection is to pass under the meter pit.

Backflow devices are required per Indiana Code and should be located in an inconspicuous location (such as alongside the building in a mulch bed). This location must be prominently identified on the permit drawings and is subject to SP HOA approval.

The system design should minimize over-spray onto streets and driveways, and hitting the home is forbidden.