



CITY OF PALMDALE

Substandard Landscape Information Packet

Please Note:

The information contained herein can also be found within the
Landscape & Irrigation Design Standards (October 2008) &
Water Efficient Landscape Ordinance #1362 (effective November 14, 2008)

Located on the City's website at:

<http://www.cityofpalmdale.org/departments/publicworks/engineering.html>



CITY OF PALMDALE

Frequently Asked Questions – Notice of Substandard Landscaping

Q. *Why did the City revise its Landscape Ordinance?*

A. State Assembly Bill 1881 required that every City in the State of California either adopt their own Water Efficient Ordinance within the guidelines provided by the Department of Water Resources, or adopt the State's ordinance by January of 2009. If a City chose to adopt the State's ordinance, it would not go into effect until January 2010. The City did not want to wait until 2010 to promote water conservation and minimize water waste.

Q. *What is a substandard landscaping lien?*

A. The City of Palmdale's Code Enforcement office is responsible for responding to complaints about substandard landscaping. When a Code Enforcement officer investigates a complaint a substandard violation may be issued to the property owner. Once issued, a lien is placed on the property, which prevents the sale of the property until such time as the violation is corrected.

Q. *How is the lien released?*

- A landscape contractor who holds a current C-27 license and a current City of Palmdale business license will be able to design and install the front yard to meet the requirements on the Water Efficient Landscape Checklist.
- Once installed, the contractor contacts the Public Works inspection line at (661) 267-5255 24 hours in advance of the inspection.
- The inspector meets the contractor at the job site to make sure the landscaping conforms to the checklist.
- The irrigation clock will be inspected, the irrigation system run for conformance and the landscaping inspected to make sure it meets the code.
- The inspector will take pictures of the landscaping; accept the signed checklist from the contractor along with a copy of the irrigation schedule.
- The inspector will then submit a copy of the completed checklist along with the pictures to the Code Enforcement office.
- Code enforcement will collect the necessary fees and release the lien.

Q. *Can the property owner or realtor bring the landscaping back to city standard once the substandard landscaping violation is issued? Example – Over seed the lawn and make it green?*

A. **No.** Once the lien is in place, the only way it can be abated is to bring the landscape into conformance with the substandard checklist available in Section VI of the Engineering design standards. Only a licensed landscape contractor with a valid C-27 license and a current City of Palmdale business license can bring the landscaping up to code.

FAQ – Notice of Substandard Landscaping

Q. *Is there a list of qualified contractors available from the City?*

A. **Yes.** There is a list available through the City of Palmdale Business License Department. The list can only be purchased at the Business License counter; please contact Business License at (661) 267-5434 for more information.

Q. *Is there an inspection fee?*

A. **Yes;** the minimum fee is \$150.00 with a redundant inspection fee of \$75.00 an hour if the property needs to be reinspected. These fees are paid to Code Enforcement along with any other fees imposed by Code Enforcement associated with the release of the violation. The Public Works inspector will notify Code Enforcement of the total inspection fees due.

Q. *Why do I have to supply a 2-year irrigation schedule if the evapotranspiration (ET) clock automatically updates the irrigation times each night?*

A. Most irrigation clocks need a base schedule entered that will then automatically adjust each night to the available ET data. The watering needs of a landscape change as the plant material matures. New landscaping usually needs to be watered more often with fewer minutes on the clock than mature landscaping. Mature landscaping is watered less often, but has more minutes on the clock for each station to provide the larger plants the water they need to remain healthy.

Q. *Does the City of Palmdale provide evapotranspiration (ET) information to update the irrigation clocks? Does the City charge for this service?*

A. **Yes.** The City broadcasts ET data from our weather stations on a daily basis, and we **do not** charge our residents for this information. The information is available at www.irrisoft.net/buy/palmdale.htm. At the present time only Irrisoft controllers and Rain Bird ET Manager units utilize this information.

Q. *What is xeriscape?*

A. This word is loosely used to describe landscapes that require almost zero supplemental irrigation water for the plants to survive. This is not what the City of Palmdale is requiring; and nowhere in the Water Efficient Landscape Ordinance or Engineering Standards is this term utilized. The ordinance is requiring that plant material with similar water requirements be grouped together and efficiently watered with an irrigation system that has been designed to efficiently provide only the water that is necessary and prevent water waste.

Q. *Is there an example of Water Efficient Landscape?*

A. There is a power point presentation available on the City Website at the following URL. Go to Page three of the standards and the link is available there.
http://www.cityofpalmdale.org/departments/publicworks/engineering/Standards/VI_landscaping.html

SECTION K – NOTICE OF SUBSTANDARD LANDSCAPING

Notice of Substandard Landscaping – A single family home that has had a Notice of Substandard Landscaping issued by Code Enforcement will not need to submit landscape plans for review to the City of Palmdale as outlined in Ordinance # 1362 – Water Efficient Landscape.

A Landscape Contractor who holds a current C-27 license and a current City of Palmdale business license will be able to design and install the front yard to meet the checklist available in Appendix N Section F.

The contractor will utilize Section G specifications for tract development and residential housing requirements for irrigation and planting with the exception of providing a grading plan, landscape plan, soils analysis etc. The City Public Works Inspector will inspect the landscaping for conformance to the standards, and will provide a signed copy of the checklist to Code Enforcement once the landscaping has met standards. Contact the Public Works Inspector at 661-267-5255, 24 hours in advance to arrange for inspection and release.



CITY OF PALMDALE

City of Palmdale Ordinance # 1362 - Water Efficient Landscape Checklist for Single Family Residence - Notice of Substandard Landscape Inspection

Address:

	Inspection Items	Comments	Y/N
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Irrigation System

1	SWAT tested ET controller installed - list brand name in next column/ or ET Manager Module with existing irrigation clock		
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2	Point source irrigation utilized with all spray irrigation removed		
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3	Irrigation designed by hydrozone		
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4	Separate irrigation valve for trees		
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5	Deep water wells with pressure compensating bubblers installed for trees (2 per tree)		
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6	Proper backflow protection		
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7	Irrigation schedule provided for first two years of irrigation		
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Plant Material

1	No lawn in front yard - limited use of artificial sod okay		
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2	60% coverage of yard with living material when full grown		
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3	Plants from City of Palmdale approved plant list		
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4	Plants grouped into hydrozones for water use and weather exposure/microclimate		
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5	2" of mulch over entire yard - no bare dirt allowed		
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6	Tree from City of Palmdale's approved tree list in front yard located at 15 feet behind face of curb.		
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7	If a corner lot, 2 trees planted in 12 foot right of way planter from the City of Palmdale approved tree list		
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I have agreed to comply with the criteria and specifications of the water efficient landscape ordinance # 1362, and I have applied them accordingly for the efficient use of water in the landscape design plan

Print licensed Landscape Contractor Name:

Signature of licensed Landscape Contractor:

Date:

Name of Landscape Company:

City of Palmdale Business License Number:

City of Palmdale Inspectors name (print):

Total Inspection Hours:

Signature:

Date of Inspection:

Copy to Engineering Department

Copy to Code Enforcement

Date of Landscape Substandard Removal:

SECTION G – Tract Development & Residential Housing

- (1) This section addresses the private plans needed for residential tract housing development, which include model homes; typical front yard and street tree plans; interior slope and erosion control plans; and fuel modification plans. Landscape Maintenance District plans are addressed in Section D. HOA maintained slope and erosion control areas are addressed in Section F and H.
- (2) General plan preparation and submittal requirements are addressed in Sections A, B, and C. Two (2) copies of plans to be submitted to the Engineering Department with other required items as noted in the previously mentioned Sections.
- (3) General Notes to be added to the title sheet – See Section M for sample title sheet:
 - (A) All work shall be performed by a California licensed contractor holding a current C-27 license (Landscaping) or, under the appropriate circumstances, a current General “A” or “B” license, and maintaining a valid City of Palmdale Business License.
 - (B) The Contractor shall obtain a Landscape Permit from the Engineering Department prior to commencement of work.
 - (C) All work shall conform to Standard Specifications for Public Works Construction (SSPWC), latest edition, (published by Building News, 3055 Overland Avenue, Los Angeles, CA) for all work performed and not specifically mentioned herein. All work shall be done in accordance with the plans, specifications, and any special requirements of the permit. Any violation will result in the stoppage of all work until the violation is corrected.
 - (D) No work shall commence on any project until a pre-construction conference has been held with the appropriate City Inspection Department as listed below:
 - (E) The Contractor shall be responsible for notifying the City Engineering Department for all required site visits at 661-267-5255.
 - Pre-construction conference 7 days
 - Certificate of Occupancy Inspection 24 hours

(F) Final inspection for certificate of occupancy will consist of:

- Inspection will be for full conformance to approved plans
- Any deviation from plans must be pre-approved by the Landscape Architect of Record and accepted by the City Engineering Landscape Department before installation.
- The Contractor will run the irrigation system from the controller to prove basic functionality; no cross lot irrigation; backflow code adherence, and low flow drainage prevention.
- A Certified Irrigation Auditor will audit the irrigation system for compliance with Ordinance #1362 – Water Efficient Landscape and will sign the Certificate of Compliance.
- The Contractor will provide the inspector with a copy of the completed Certificate of Compliance, Irrigation Schedule, Landscape and Irrigation Maintenance Schedule, Landscape Irrigation Audit Schedule, and the Irrigation Audit Report as required by Ordinance #1362 – Water Efficient Landscape.

(G) Contractor shall make himself/herself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Prior to the commencement of work the contractor shall contact Underground Service Alert (800) 422-4133 for location of underground utilities.

(H) Do not willfully proceed with construction as designed when it is obvious that unknown obstructions, area discrepancies and/or grade differences exist that may not have been known during design. Such conditions shall immediately be brought to the attention of the Public Works Inspector and the Developer. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

(I) Temporary Erosion Control:

- (i) The surface of all slopes more than three (3) feet in vertical height and steeper than 5:1 shall be covered with City of Palmdale approved erosion control blankets. Installation shall conform to manufacturer's specifications. Deviations from this requirement shall be submitted in writing with an alternate plan for temporary erosion control (water and dust). The City Engineer shall approve this plan.
- (ii) Installation of the erosion control blankets shall be installed to the satisfaction of the City Engineer prior to the acceptance of rough grading.

(J) Permanent Erosion Control

- (i) The surface of all slopes more than three (3) feet in vertical height and steeper than 5:1 shall be covered with City of Palmdale approved erosion control blankets. Installation shall conform to manufacturer's specifications.
- (ii) The surface of all slopes more than three (3) feet in vertical height and steeper than 5:1 shall be protected against damage from erosion by planting with ground cover plants. Slopes exceeding fifteen (15) feet in vertical height shall also be planted with trees spaced at no more than twenty (20) feet on center or shrubs spaced at no more than ten (10) feet on center or a combination of both to equal the intent. All plant material shall be triangularly spaced.
- (iii) Slopes requiring permanent stabilization shall be provided with an approved system of irrigation.
- (iv) All planting and irrigation shall be installed to the satisfaction of the City Engineer, or designated representative, prior to acceptance of final grading approval. Contact the Public Works Inspection Line at 661-267-5255 for inspection.

(K) The Landscape Architect signing these plans is responsible for meeting all applicable Conditions of Approval pertaining to landscape architecture for this project, and for assuring the accuracy and adequacy of the work hereon. In the event of discrepancies arising during installation of landscape improvements, the Landscape Architect signing these plans shall be responsible for determining an acceptable solution, and revising the plans for review and approval by the City prior to installation of landscape improvements.

(L) The Landscape Architect signing these plans has agreed to comply with the criteria and specifications of Ordinance # 1362 – Water Efficient Landscape, and has applied them accordingly for the efficient use of water in the landscape design plan.

End of Section to be placed on the plan

(4) GENERAL REQUIREMENTS FOR IRRIGATION SYSTEM

(A) The design shall be prepared in such a way as to minimize the amount of supplemental water required. The Landscape Architect's approach to meeting the City Water Conservation Ordinance # 1362 shall be stated and provided for the plan checker on the plans.

- (B) A water-conserving approach to landscape design can be implemented through a variety of techniques and practices including the use of appropriate plan material, the placement of plant material into compatible irrigation zones, irrigation techniques, irrigation products, irrigation management, evaporation control, etc. Such techniques shall be addressed in the above-mentioned concept.
- (C) General guidelines for water conservation will be expanded upon in the individual planting and irrigation sections. Each project will be required to meet the requirements of Ordinance # 1362 – Water Efficient Landscape.

(5) IRRIGATION:

- (A) The irrigation system shall be a fully automatic system. Irrigation plans shall indicate location and size of irrigation water meters, points of connection, backflow devices, valves, pumps, master valves, flow sensors, controllers, sprinklers, emitters, mainline and lateral line pipe. An irrigation legend shall provide the sizes and models of equipment specified.
- (B) The following shall be placed next to the irrigation legend on all plans – See Irrigation Detail I-35 as an example:
- Name of Water Purveyor with contact name and phone number;
 - Size of Water meter and service line;
 - Static Water Pressure;
 - Design Water Pressure;
 - Designed highest gpm/gph flow;
 - Worst-case pressure loss calculations. – See Detail I-35 in Section L for more information
- (C) Installation book, sheet and how to incorporate City specifications shall be indicated whenever possible. Installation shall conform to the City approved irrigation details included in Section L.
- (D) The spray, rotor, bubbler and drip irrigation system shall be organized into zones based upon plant material selections and environmental considerations (i.e. sun exposure, slope aspect, soil conditions, etc.)
- (E) The selection of irrigation systems components shall be based upon the overall design and upon water conservation principles. A minimum of 25% of each landscape shall be irrigation with low volume systems. The designer shall indicate on the irrigation plan the proposed water management principles.

(F) The irrigation system must provide complete coverage for all areas. On residential projects a minimum of head to head coverage is required due to the steady wind conditions of the High Desert.

(G) No above ground UVR pipe to be specified on any projects within the City. All pipe is to be buried with trenches compacted to adjacent grade.

(H) Where above ground irrigation components (such as automatic controllers and backflow devices) are placed on slopes, low retaining walls and/or curbing shall be required to be installed at the location to prevent erosion.

(6) Controllers for Residential Irrigation Plans

Residential projects will specify a residential grade ET/SMART electronic controller, which provides multiple programming options for hydrozone watering; cycle and soak programs, etc. The size of the clock will be large enough to accommodate front yard, slope and erosion control and any other necessary irrigation to be installed by the Developer. The ability to expand the irrigation controller to accommodate the homeowner's additional valves for backyard landscaping shall be considered.

(7) Backflow Device and Irrigation Valve Combination

Typical front yards will utilize an approved electronic residential antisiphon valve. All slopes requiring permanent slope and erosion control will utilize an angle valve with an approved air-gap device at the top of slope. All air-gaps will be placed 12 inches higher than the highest outlet on the system. All antisiphon valves will be insulated against freeze damage. See detail in Section L.

(8) Point Source Drip Irrigation Systems (Details Section L)

(A) All drip irrigation systems using emitters or emission devices shall be installed with hard pipe, using pipe as specified in PVC pipe and fittings in this section. Polyethylene tubing on grade is not allowed.

(B) All emitter bodies are to be constructed of UV and chemical resistant, non-corrosive material.

(C) Emitters shall be pressure compensating and self-flushing. Emitters may be barbed or threaded depending on use and manufacturer.

(D) One piece, multi-port manifold or single emission devices with built-in emitters shall be threaded, pressure compensating and self-flushing. These emitters are to be constructed of UV resistant and chemical resistant non-corrosive material.

- (E) Low flow/volume nozzles comparable and equal to drip applications may be submitted for approval. However such nozzles shall have threads adaptable to pop-up bodies/nozzles and allow for installation on Schedule 80 risers. Microspray systems are not allowed.
- (F) Tubing if used from emitters, emission devices and manifolds to plant source shall be ¼" extruded polyethylene.
 - (i) All tubing extending from emitter, emission device or manifold shall be buried at a minimum 9" from final finish grade. Omit hard 90-degree turns and provide tubing to be installed in a sweeping manner to avoid kinks.
 - (ii) The tubing shall fit onto the outlet barbs of all emitters made by the same manufacturer.
- (G) Emitter assemblies may consist of the following:
 - (i) Barbed or threaded emitters may be installed on flexible risers with adapters to buried PVC Hard pipe.
 - (ii) Emitters, manifolds and emission devices are to be installed on Schedule 80 risers located inside emitter boxes.
 - (iii) All fittings and adapters shall be of the same manufacturer as emitters that are specified.
- (H) Manufacturers stakes and bug caps shall be installed at ends at all points of discharge when tubing from emitters is used. Discharge shall be at the plant source in the watering basin and noted in City of Palmdale Standard Details Section L.
- (I) Filter screens for emitter system shall be of the type recommended by the manufacturer of the emitter, manifold or emission device.
- (J) In-Line Emitter Tubing:
 - (i) In-line emitter tubing and subsurface emitter systems – See detail Section L.
 - (ii) In-line emitter tubing shall be constructed of UV resistant and Chemical resistant non-corrosive material.
 - (iii) Emitters shall be pressure compensating and self-flushing.

- (iv) Install flush valves at the ends of each valve system in each direction. If multiple directions of lateral terminate in various directions, then a flush valve is required at each end of lateral run. These flush valves are intended to be at the very low point of the system. Provide a hose for flushing as noted in the COP standard details, Section L. Multiple flush valves may be required.
- (K) Air relief valves shall be installed at an end of all systems in accordance with manufacturers recommendations.
- (L) All fittings and adapters shall be of the same manufacturer as emitters that are specified.
- (M) Filter screens for each system shall be of the type recommended by the manufacturer of the drip line.
- (9) PVC Pipe and Fittings
 - (A) Pressure supply lines downstream of the backflow prevention device shall be Class 315 PVC in sizes 2" and larger and Schedule 40 PVC in sizes 1 - 1/2" and smaller. All PVC 6" or larger shall be gasketed with cast iron fittings.
 - (B) On residential jobs class 200 PVC pipe is acceptable for lateral lines.
 - (C) All fittings shall be standard weight Schedule 40 PVC.
 - (D) All threaded nipples shall be standard weight Schedule 80 with molded threads. Solvent cement joints shall be made as prescribed by the manufacturer. An aggressive primer shall be used in conjunction with a solvent primer designed for the fit of the pipe and fittings of each size range specified.
 - (E) Provide a minimum of 18" of cover for all pressure lines.
 - (F) Provide a minimum of 12" of cover for all non-pressure lines.
 - (G) Provide a minimum of 6" of separation between lines. Parallel lines shall not be installed directly over one another. Installation of lines for other trades shall not be laid in irrigation trenches, but shall be installed in a separate trench. See Detail in Section L.
 - (H) Concrete thrust blocks shall be installed on all pressure line changes of direction and pipes exceeding 2" in diameter. See Detail in Section L.

(10) Sprinkler Heads

(A) All sprinklers are to be pop-up when near a walkway, or at the base of a slope. Sprinklers are to be utilized for slope and erosion control only. Low angled nozzles are to be utilized to prevent overspray.

- Head to head coverage is required where spray irrigation is used for slope and erosion control
- Raised risers with spray head are allowed only in areas not adjacent to walkways or at the base of a slope, to prevent trip hazards.
- Sprinklers located at the base of a slope or in areas with potential for low head run-off, will require a SAM-PRS feature, or check valve to prevent low area drainage run off.

(B) Spray heads shall have a screw adjustment.

(C) Riser nipples for all sprinkler heads shall be the same size as the riser opening of the sprinkler body.

(11) Bubblers

(A) A pressure-compensating tree bubbler system shall be installed to each tree on a separate valve. See Detail in Section L.

(B) A pressure-compensating bubbler shall be installed to each shrub, unless drip irrigation is to be utilized. No spray irrigation in front yards will be allowed unless it is for slope and erosion control measures.

(12) Irrigation Notes (to be placed on the irrigation plan):

(A) The contractor shall obtain and pay for any and all permits and all inspections required, including, but not limited to:

(B) Obtain City of Palmdale Landscape Permit through Engineering Department.

(C) The manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this installation furnishes directions concerning points not shown in the drawings and specifications.

(D) The irrigation system shall be flushed prior to installation of irrigation heads.

(E) Field Quality Control:

(i) Adjustment of the System:

- The Contractor shall flush and adjust all irrigation emission devices for optimum performance and to prevent over spray onto walks, roadways, and buildings as much as possible.
- If it is determined that minor adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in sizes and degrees of arc as required. Any alteration to the hydraulics of the irrigation system must be approved by the Landscape Architect of Record and approved by the City before any changes are made. Minor sprinkler adjustment is not the same as altering the hydraulics by adding sprinklers, or eliminating or adding valves.
- Lowering raised sprinkler heads by the Contractor shall be accomplished within 10 days after notification by the City through a written notice provided by the Public Works Inspector.
- All sprinkler heads and emitters shall be set perpendicular to finished grades unless otherwise designated on the plans.
- All PVC pipe and fittings will be handled with care to prevent cracking or splitting, and shall not be stored in the sun. No sun-damaged pipe is to be used. All sun-damaged pipe will be removed and replaced immediately when the Public Works Inspector provides written notice.

(F) Irrigation Testing for Housing Projects:

- (i) The Developer will request the presence of the Public Works Inspector in the Engineering Department (661) 267-5255, at least 24 hours in advance, for inspection of all private irrigation systems for homes. Residential irrigation systems do not require a mainline test, but the system will be checked for adherence to the approved plans, functionality and backflow compliance. The system will also be tested and certified by a 'Certified Irrigation Auditor' provided by the Developer, and all recommendations of the audit completed. The Developer's Landscape Contractor will run the system in the

presence of the Inspector, and will make all corrections to the system before release for occupancy.

- (ii) The Contractor will provide the inspector with a copy of the completed 'Certificate of Compliance, Irrigation Schedule, Landscape and Irrigation Maintenance Schedule, Landscape Irrigation Audit Schedule, and the Irrigation Audit Report as required by Ordinance #1362 – Water Efficient Landscape.

(13) **PLANTING:**

(A) **General Requirements**

- (i) The planting design shall be based upon the principles of water conservation: groupings of plant material based upon like water requirements, ecological requirements, climatic conditions, selection of drought tolerant plant material, etc.
- (ii) All plants shall be selected from the City of Palmdale Recommended Plant List available in Section J. Requests for deviations from this list should be submitted in writing with information provided on the selected material, including growth habit, diseases and pests, root patterns, general characteristics, drought tolerance and compatibility with Sunset Zone 11 climate (High Desert).
- (iii) No living turf allowed in any new single-family homes. A limited amount of artificial turf will be allowed as an 'accent point only'.
- (iv) Planting plans shall have a plant legend with symbols indicating the genus and species, quantities and sizes of all plant material. Symbols representing the plant material will show the plant material at 75% of maturity. All shrubs and vines will be a minimum of five (5) gallon. Ground cover plants may either be one (1) gallon shrubs, or flatted with the spacing indicated on the plan.
- (v) The plan will show a minimum of 60% coverage of the front yard with plant material, subject to the approval of the City Engineer.
- (vi) The Landscape Architect will utilize some or all of the following design features to help provide aesthetic appeal to the front yard. See Power Point presentation for Ordinance # 1362 – Water Efficient Landscape available at the beginning of Section VI.
 - (a) Mounding
 - (b) Meandering swales

- (c) Raised flower pots
 - (d) Strategically placed boulders and/or cobbles
 - (e) Colored rock and/or decomposed granite as mulch.
 - (f) Short walls or raised beds
 - (g) Recirculating fountains
 - (h) Bird baths
- (vii) If different colored or types of mulch are utilized for aesthetic reasons, a permanent barrier will be installed between the mulches to help keep them separated. At a minimum, plastic header board will be utilized; redwood headers, or concrete mow strips are preferred.
- (viii) Planting details and specifications shall also be provided – City details provided in Section L. Planting details shall encompass the specifications provided herein and conform to the American Public Works Association Standard Plans. All specifications provided herein shall take precedence over the standard plans where discrepancies exist.

(13) Trees

- (A) All trees shall be a minimum of 15-gallon size.
- (B) All street trees shall be selected from the approved plant list for street trees. City street trees and easement-approved trees are located in Section J.
- (C) Place this note on plan: All trees shall be planted not less than:
- Seven (7) feet from adjacent property lines;
 - Fifty (50) feet from the beginning of curb return on an exit side of curb return;
 - Twenty (20) feet from lamp standards;
 - Ten (10) feet from fire hydrants and driveways;
 - Five (5) feet from all sidewalks, service walks;
 - Eight (8) feet away from water meters, drain pipes, irrigation valves, and irrigation controllers;
 - Front Yard trees will be placed at fifteen (15) feet behind the face of curb, out of the public right of way;

Section G: Tract Development & Residential Housing

- All corner residential lots require two City street trees to be planted in the center of the 12-foot right of way parkway planting area. If a wall is located on the property line, these trees will require linear root barriers on both sides of the tree;
- Under no circumstances should a tree be planted that will create an obvious line-of sight traffic safety issue. The Contractor is responsible for notifying the private Landscape Architect of the issue, and the Architect is responsible for rectifying the situation. Plan changes shall be approved by the City before implementation;
- All trees in lawn areas require arbor guards.

(14) Planting Notes (to be added to the planting plans)

(A) Deliver all plant material with legible identification tags.

(B) An agronomic analysis will be performed to determine the needs of the soil, and the results shall take precedence over the following:

(C) Fertilizer shall be a commercial fertilizer consisting of the following percents by weight:

- 5 - Nitrogen
- 3 - Phosphoric Acid
- 1 - Potash
- 50 - Humus
- 15 - Humic Acids

(D) The following amendments shall be uniformly spread and thoroughly cultivated by means of mechanical filler (wherever possible) into the top six (6) inches of soil. (The results of the soils analysis may alter the following amendments – see # B above).

(E) Application rate is per 1,000 square feet:

- Nitrogen stabilized organic amendment - 4 Cu. Yd.
- Commercial fertilizer - 2 lbs.
- Agricultural gypsum - 100 lbs.
- Soil sulfur - 2 lbs.
- Elemental zinc – 2 lbs.
- Iron sulfates - 2 lbs.

(F) Container plants shall be backfilled with:

- 6 parts by volume on-site soil
- 4 parts by volume organic amendment
- 3 lbs. of commercial fertilizer

(G) Planting tablets (21 gram tablet for trees and shrubs and 5 gram tablet for ground cover and 1 gallon plants) shall be placed in the top third of the excavated planting holes in the following quantities:

- 1 tablet per one gallon container
- 2 tablets per five gallon container
- 3 tablets per 15 gallon container
- 8 tablets per 24" box
- 12 tablets per 36" box

(H) Staking and guying of trees shall be completed immediately upon planting.

(I) Install arbor guard trunk protectors or approved equal at the base of all trees located in turf areas.

(J) Install deep root barriers on all trees within five (5) feet of the back of sidewalk, walls or curb, or as directed by the Public Works Landscape Inspector. All root barriers will be linear – no circling of roots – See detail in Section L.