
SECTION 9 LANDSCAPING AND IRRIGATION DESIGN REQUIREMENTS

9.1 General

- 9.1.1 This section includes the minimum requirements and standards to address landscaping and irrigation within the medians and right-of-way (ROW) of public roadways. Refer to the City's Standard Details and Standard Specifications for additional requirements.
- 9.1.2 Landscape and irrigation construction plans must be prepared and sealed by a Registered Landscape Architect (RLA), and a Licensed Irrigator (LI) with a license to practice within the State of Texas, unless otherwise directed by the Parks and Recreation Manager.
- 9.1.3 It is the responsibility of the individual or entity who constructs within the City ROW or public easement to ensure that all landscaped areas that are disturbed during construction as a result of the proposed project are restored back to its existing vegetative condition.

9.2 Landscaping Requirements within Right-of-Way

- 9.2.1 General – This section includes the general requirements for tree and shrub plantings located within the public ROW.
 - 9.2.1.A Sight Distance and Visibility
 - 9.2.1.A.i Compliance with these landscaping requirements is required unless such compliance would result in visibility obstructions and/or blind corners at intersections and median openings.
 - 9.2.1.A.ii When two or more streets or driveways intersect, a sight visibility triangle is created in accordance with Section 3.4 (Sight Visibility). Landscaping within the sight visibility triangle must be designed to provide unobstructed cross-visibility between 2' and 9' in height above the gutter elevation. Shade trees may be permitted in this area provided they are trimmed so that no limbs or foliage extend into the cross-visibility area, and the trees are not planted, aligned, or grouped so that the trunks of the trees provide a visibility obstruction.
 - 9.2.1.B Clearance and Setbacks
 - 9.2.1.B.i If trees are planted in the ROW, then they must be planted along existing and proposed sidewalks and roadways in an effort to limit conflicts with pedestrian and vehicular traffic.
 - 9.2.1.B.ii If trees are planted in the ROW, then they must be planted a minimum 5' distance from adjacent paving, back of roadway curbs, and utilities. Root barrier may be required for shade trees planted within 5' to 10' of any paving, back of roadway curbs, and utilities, as approved by the Parks and Recreation Manager.
 - 9.2.1.B.iii Tree canopies and limbs must be maintained in an effort to limit conflicts with pedestrian and vehicular traffic. A minimum 10' vertical clearance must be provided along all pedestrian pavement (sidewalks and trails), and a minimum 16.5' vertical clearance must be provided along all vehicular pavement. Refer to Figure 9-1.

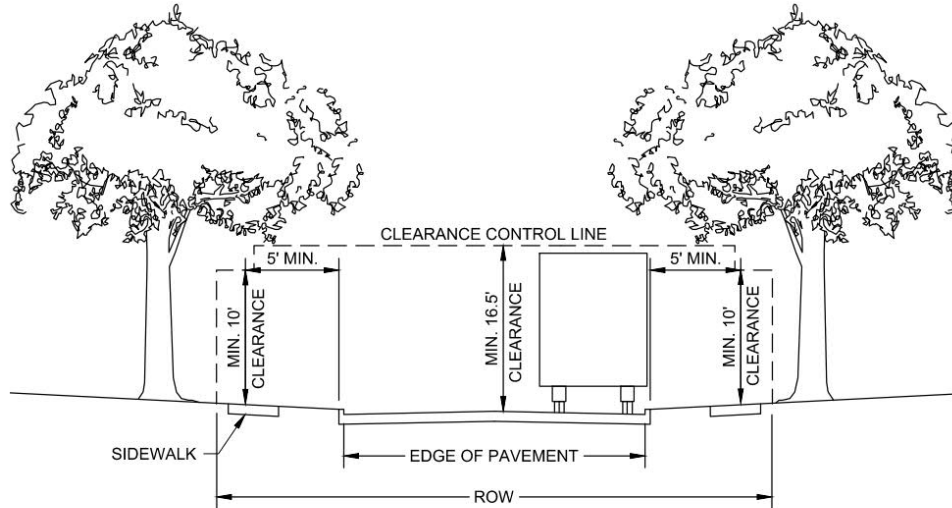


Figure 9-1. Tree Clearance

9.2.1.C Planting Requirements

- 9.2.1.C.i Trees will not be installed on slopes steeper than 4H:1V. All trees and planting areas must have soils prepared prior to seeding, planting, or installation.
- 9.2.1.C.ii If trees are planted within medians and parkways, then they may be planted in an effort to provide the appearance of natural planting and grouping. Trees may not be planted with formal or on-center spacing, unless otherwise directed by the Parks and Recreation Manager.
- 9.2.1.C.iii All median landscape areas designated as lawn planting areas must receive solid sod. Sod must be placed within the parkway along curbs and sidewalks for a minimum distance of 4'. All sod must be placed after properly preparing the ground as designated on the construction plans and in accordance with the City's Standard Details and Standard Specifications.
- 9.2.1.C.iv Areas not required to be sodded must be treated (seeded, mulched, etc.) after properly preparing the ground as designated on the construction plans and in accordance with the City's Standard Details and Standard Specifications.
- 9.2.1.C.v All landscape areas must be planted with materials in living and thriving condition. Placement of artificial or non-living plant materials is prohibited.
- 9.2.1.C.vi No trees will be installed in the locations of future travel or turn lanes, or future sidewalks. Refer to the City's Standard Details for roadway typical sections.
- 9.2.1.C.vii Topsoil must be preserved on all development sites for final stabilization

or must be replaced with new topsoil material of equal or better quality. Topsoil is considered to be the first 4"-6" of surface material on an undeveloped site before any construction activity occurs.

9.3 Irrigation Requirements within Right-of-Way

9.3.1 Irrigation system must be designed and installed to minimize runoff onto paved surfaces. Overspray on streets, alleys, and sidewalks is prohibited. All irrigation systems must be installed in accordance with the current and published laws and regulations of the Texas Commission on Environmental Quality (TCEQ).

9.3.2 Irrigation will be required as follows:

9.3.2.A Irrigation service laterals and meter locations must be shown on all construction drawings submittals, including residential developments.

9.3.2.B Commercial developments are required to have irrigation meters or a water well to be used for irrigation.

9.3.2.C All proposed landscape areas must be irrigated, unless otherwise directed by the Parks and Recreation Manager.

