



LANDSCAPE MAINTENANCE DISTRICT



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REQUIREMENTS



and

STANDARDS



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A. GENERAL INFORMATION

1. Landscape and Lighting Act of 1972. This is the act of legislation (Streets and Highways, Section 22500) that allows local governmental agencies to form landscape and lighting maintenance districts for the purpose of financing the costs and expenses of operating, maintaining, and servicing landscape, lighting, and appurtenant facilities located within the public areas of the district.
2. Purpose. The purpose of this document is to provide the development community with information pertinent for the development and installation of landscape, lighting, and appurtenant facilities associated with an approved subdivision. Generally, this document will promote public awareness, ensure consistency regarding required submittals, and provide better service.
3. The landscape improvements associated with a landscape maintenance district are intended to improve the aesthetic, economic, and environmental structure of the subdivision.

B. REQUIREMENTS

1. Initial submittal by applicant:
 - a. The applicant shall submit to the City of Redding Planning Division signed copies of the Petition and Consent and Landscape Maintenance Agreement forms. Forms supplied by the City of Redding.
 - b. Pay required Planning processing fee and water meter and connection fee. A building permit is required for the electric service.
 - c. The applicant shall submit two copies of the landscape plans (Irrigation and Planting Plans and Detail Specifications) to the Land Development Section of the Engineering Division. The landscape plans shall be attached to the improvement plans for all construction within the City right-of-way. Land Development will forward the landscape plans to the Planning Division for review. The Parks Division will also review the landscape plans.
 - d. All material must be submitted in a complete and final form.
 - e. All applicants shall contact the City's Landscape Technician to formulate an agreed-upon landscape concept prior to drawing final plans. This requirement will help to facilitate the plan review process and eliminate possible redraws.

C. APPROVAL

1. Landscape plans shall be approved by the Planning and Parks Divisions.

D. PLAN PREPARATION

1. General
 - a. Submitted plans shall be drawn on a standard size sheet (24" x 36").
 - b. Plan scale shall be 1" = 20'-0".
 - c. North arrow with scale shall be shown on each sheet.
 - d. Match lines shall be labeled to provide adequate reference.
 - e. Streets within and adjacent to the project shall be labeled by name.
 - f. The graphic presentation of the design shall include clear and concise drawings with all components symbolized and keyed.
 - g. Typical cross-section of landscaped planter shall be included.
2. Title Sheet
 - a. Irrigation plan sheet shall include and show the following:

- (1) Sprinkler-head location and type.
 - (2) Pipe size and location.
 - (3) Electric control valve and box.
 - (4) Reduced Pressure Principle (RPP) backflow device and enclosure.
 - (5) Irrigation pedestal and controller.
 - (6) Water-meter size and location (point of connection).
 - (7) Quick-coupler valves.
 - (8) Static water pressure and sprinkler/bubbler operating pressure.
 - (9) 2-E box (point of electric service).
 - (10) Existing utilities, power poles, pull boxes, light standards, etc.
 - (11) Cross-reference water and electric points of connections with civil and electric plans.
 - (12) Electric conduit and irrigation sleeves.
- b. Planting plan sheet shall include and show the following:
- (1) Plant locations and names (botanical and common).
 - (2) Plant sizes and quantities.
 - (3) Square footage of total planted area.

E. STANDARD DESIGN CRITERIA

The following design criteria shall be considered minimum guidelines for the preparation of the Landscape Plans.

1. All lawn areas shall be bordered by a hard-surfaces concrete edge. Minimum width and depth shall be 6 inches wide by 4 inches deep.
2. Minimum tree size shall be 15 gallon.
3. Minimum shrub size shall be 5 gallon.
4. Trees shall be planted in between concrete block fence posts where applicable.
5. Tree planting shall conform to the City of Redding Comprehensive Tree Plan.
6. Irrigation design shall utilize water-conservation techniques and practices.
7. Shrub spacing shall be determined by plant type and characteristics, but as a rule of thumb, shrub spacing shall be five-foot centers.
8. All nonturf planted areas shall be mulched with a minimum four-inch layer of mulch.
9. All landscaped areas shall have a minimum 2 percent slope from property line to back of sidewalk. (Irrigation runoff shall not flow into adjoining properties. It shall be the contractor's responsibility to remedy any drainage into adjoining properties as a result of his operations.)
10. Special erosion-control design provisions shall be implemented on slopes 3:1 or greater.
11. If the project includes an intersection, the plant material shall not exceed 30 inches above top of curb within the sight-distance vision triangle.
12. Plant design shall be sensitive to maintenance requirements, space restraints, and environmental conditions.

F. PRECONSTRUCTION MEETING

1. A preconstruction meeting between the applicant and the City shall be required prior to the start of any landscape work.
2. Prior to the start of any landscape work, the applicant shall contact the Construction Inspector and provide the name and phone number of the licensed landscape contractor and a commencement date.
3. It shall be the contractor's responsibility to notify the Construction Inspector when mandatory inspections are needed (see Section 2-11, "Green Book.") (The City reserves the right to stop all work from proceeding and/or not accepting the project if mandatory inspections are not performed.)

G. STANDARD SPECIFICATIONS

1. General
 - a. The material and construction standards for all landscape work shall conform to Standard Specifications for Public Works Construction, "Green Book," current edition. If a conflict occurs between the "Green Book" and the Landscape Maintenance District Requirements and Standards, the Landscape Maintenance District Requirements and Standards shall take precedence.
 - b. It shall be mandatory that the applicant's landscape contractor keep at the work site a copy of the Landscape Maintenance District Requirements and Standards, a copy of the "Green Book," and a set of approved Landscape Plans. The City reserves the right to stop all work from proceeding and/or not accepting the project if the above documents are not present at the work site.
 - c. The contractor shall thoroughly inspect the street surface, sidewalk, and other surfaces over which his equipment will move and only schedule that equipment and methods which will not cause damage to the existing surface. Repairs made necessary from noncompliance shall be as directed by the City, and the original appearance of the area shall weigh heavily in determining the extent of the repair.
 - d. The contractor shall provide at the site such equipment and medical facilities as are necessary to supply first aid service to anyone who may be injured in connection with the work.
 - e. The contractor shall remove and dispose of all weeds, undesirable vegetation, and other debris within all proposed new planting areas.
 - f. The contractor shall adjust all existing pull boxes within all new planting areas to finish grade.
2. Landscape Materials
 - a. Irrigation.
 - (1) All irrigation pipe shall be Schedule 40 PVC.
 - (2) Electrical lower voltage wire shall be 24 VAC irrigation control cable type U.F. direct burial, #14 minimum size. Control wires shall be red color and common wire shall be white color.
 - b. Planting.
 - (1) Plant material shall be subject to the approval of the Parks Division prior to its being planted on the site. In the event any plant material is rejected, it shall be removed from the site immediately and replaced with suitable plants of the same species and variety.
 - (2) Inspection of plant materials required by City, County, State, or Federal authorities shall be the responsibility of the contractor; and he shall secure any required permits or certificates prior to the delivery of plants to the site.
 - (3) Organic soil amendment shall be Type 1.
 - (4) Topsoil shall be Class "A."

- (5) Mulch shall be fir walk-on (shredded wood product) with a particle range of ¾" to 1½" in diameter, free of deleterious materials. The Contractor shall submit a mulch sample to the construction inspector for approval prior to installation.
- (6) The construction inspector may reject any damaged, undersized, and diseased plant materials delivered to the project site. All plant materials shall be uniform and standard size for each species; well-formed; and in a health, fully rooted, thriving condition.

3. Landscape Methods

a. Irrigation

- (1) The contractor shall be responsible to provide all 120V and low voltage electrical materials and work to install a complete and functional automatic irrigation system. The contractor shall be responsible to obtain electrical permits through the Building Division.
- (2) All thread joints shall be coated with Teflon tape.
- (3) Concrete thrust blocks shall be installed along the main (pressure) line at all elbow and tee connections. Thrust blocks shall be constructed so that major bearing surface is in direct line with the major force created by the pipe or fitting. The concrete shall be fluid enough so that it may be worked around the fitting. The concrete shall be kept behind the bell of the fitting.
- (4) Install two spare wires of a different color from the irrigation controller through each control valve.
- (5) Install low voltage wire in separate conduit under pavement and hard-surfaced areas.

b. Planting.

- (1) All planted areas shall be treated with a pre-emergent herbicide (Ronstar G, Treflan, or approved equal) prior to planting.
- (2) The contractor shall perform actual planting only when weather and soil conditions are suitable. Planting shall not occur when soils are water-saturated.
- (3) Nursery grown stock shall be grown under climatic conditions similar to those in the locality of the project.
- (4) The contractor shall stake or mark with line locations for plants and outline of planting beds on the ground for approval by the construction inspector prior to excavation of planting pits.
- (5) Excess soil generated from the planting holes that is not used as backfill or used in establishing the final grades shall be removed from the construction site.

H. STANDARD DETAILS

All landscape improvements shall conform to the City of Redding Public Works Construction Standards, current edition.

I. INSPECTION

The City will not make inspections on weekends, holidays, or outside normal work hours except when agreed to by the construction inspection section.

Within the scope of this project, the contractor shall notify the Construction Inspector to inspect the following mandatory work and/or phase of the project:

1. Finish grade prior to the installation of trees and shrubs.
2. All irrigation trenching prior to placement of sand bedding.
3. All irrigation pipe prior to sand backfill.

4. Documentation of quantities prior to the spreading of the specified topsoil and/or organic soil amendment. (The contractor shall submit samples of specified topsoil and organic soil amendment to the City for approval prior to the shipment of materials to the site.)
5. All concrete forms prior to the placement of concrete.
6. Finish subgrade of all tree and shrub planters prior to the installation of mulch.
7. All plant locations prior to digging the planting holes.
8. All control valves prior to the installation of valve boxes.

The authorized representative reserves the right to require additional inspections if deemed necessary.

J. POST CONSTRUCTION/MAINTENANCE, AND PLANT ESTABLISHMENT

1. The minimum maintenance and plant establishment shall be 90 days.
2. Maintenance shall include, but not be limited to watering, weeding, cultivating, pruning, staking and tying, control of rodents and insect pests, fungus control, trash pick-up and removal, and repairing any damage caused by pedestrian or vehicle encroachment into the planting and/or turf areas. The Contractor shall provide barricades, temporary fencing, signs, or policing as may be necessary to control damage to planted areas.
3. Irrigation water shall be applied at a rate which does not exceed the infiltration rate of the soil. The controller shall be programmed to prevent ponding and minimize runoff.
4. All plants that die or are in a serious declining state during the maintenance and establishment period shall be replaced with materials identical to the original plants at no additional cost to the City. All plant replacements shall be made within ten (10) days after receiving notice from the Construction Inspector to replace dead or declining plant materials.
5. Apply commercial fertilizer (15-15-15), at 8 pounds per 1,000 SF and water thoroughly every two months during the maintenance and plant-establishment period for groundcover and turf grass areas.
6. Prior to acceptance by the City, the applicant shall furnish the Construction Inspector with a complete set of as-built drawings (reproducible) of the irrigation system and planting plan.

K. FINAL NOTE

1. The City reserves the right to refuse issuance of building permits for any structure within the district if any of the Requirements and Standards for the Landscape Maintenance District are not adhered to.
2. After the contractor has completed the 90-day plant establishment and maintenance period, the applicant may be required to maintain the landscape until assessments are levied by the Shasta County Assessor.