

SECTION 10

LANDSCAPING IN ROADWAY MEDIANS AND PARKWAYS

10-1. PURPOSE.

10-2. This section contains guidelines for landscaping trees, plants and other plantings in parkways and medians of arterial streets. These guidelines are provided in order to prevent traffic hazards which can be created due to inadequate sight distance and visibility, and to fixed objects located within the right-of-way. Landscaping can improve the aesthetics of the roadway and also provide a visible barrier between opposing traffic, yet not restrict the sight distance and not create a traffic hazard.

10-3. GENERAL PROVISION.

10-4. Three copies of the landscaping plans shall be submitted to the Development Coordinator for distribution to the affected departments. All landscaping and plantings within the right-of-way of public streets shall be approved by the Directors of the Transportation and Public Works and Park and Recreation departments.

10-5. LANDSCAPING IN PARKWAYS.

refer to "Guidelines for Landscaping in Parkway" (includes P.O.S.E. requirements)

~~a. Trees and shrubbery located within the parkway shall be no closer than six feet, laterally, from the face of curb.~~

~~b. All landscaping shall be located so that pedestrians can walk parallel to the street within the parkway whether a paved sidewalk is or is not provided.~~

~~c. In addition to the right of way, a 20 foot by 20-foot triangular open space easement, measured at the property line, is required on corner lots at the intersection of two streets. A 15-foot by 15-foot triangular open space easement, measured at the property line, is required on the corner of lots located adjacent to the intersection of an alley and a street.~~

~~d. No structure, object, or plant of any type within the public open space easements described above may obstruct vision from a height of 24 inches to a height of 11 feet above the top of the curb, including, but not limited to trees, shrubs, buildings, fences, walks, signs, cars, trucks, etc.~~

10-6. LANDSCAPING IN MEDIANS

(Figure 10-1).

a. In all areas, all landscaping, except grasses, are prohibited within six-feet, laterally, of the face of curb. If there is no curb, all landscaping, except grasses, shall be located a minimum of 16-feet, laterally, from the roadway through lanes.

b. In all areas, all landscaping, except grasses, shall be located not less than 50-feet from the end of the median nose.

c. Trees with a minimum clearance height of the foliage of 10-feet, and spaced a minimum of 25-feet apart center-to-center of tree trunks, shall be allowed in an area from a point 50-feet from the nose of the median to a point 150-feet from the nose of the median.

d. Trees with a minimum clearance height of the foliage of 10-feet, spaced 25-feet or more apart, and/or shrubs with a maximum height of 24-inches, shall be allowed in an area from a point 150-feet from the nose of the median to a point 300-feet from the nose of the median.

e. In areas where the horizontal curve of the roadway through lanes is designed with less than a 45-mph design speed, all trees or plants with massive structures which can be hazardous when struck by an automobile, shall be restricted from a point of 150-feet beyond the point of curvature to a point of 150-feet beyond the point of tangent.

f. Except for the six-foot minimum setback from the curb, and the requirement that only low impact resistance plants shall be allowed on curves, there shall be no restrictions on plantings if placed 300-feet or more from the nose of the median.

g. The City has the right to prune or remove any vegetation within City right-of-way, including corner sight easements, to abate a safety hazard and/or a nuisance.

10-7. PRIVATELY OWNED LANDSCAPE WATERING SYSTEMS.

a. An encroachment permit will be required for any privately owned irrigation systems proposed to be placed in the median area of divided arterial

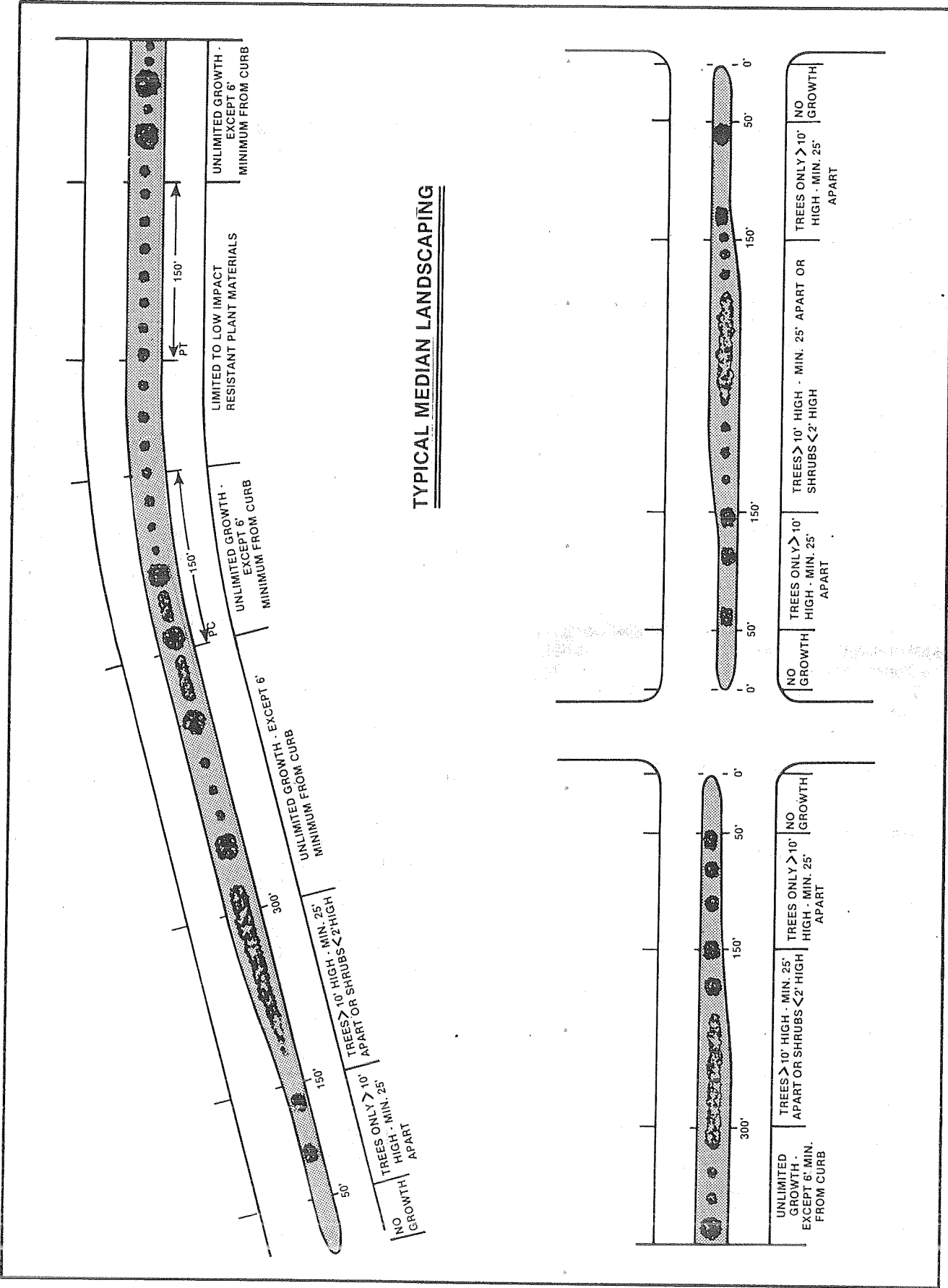


Figure 10-1. Location of Landscaping in Medians.

roadways.

b. A certificate of insurance indemnifying the City against any legal action associated with such watering systems will be required as part of the encroachment procedure.

c. Use of underground bubbler systems to serve trees or plantings is recommended. Sprinkler systems to irrigate grassy areas in median and parkways are discouraged due to water conservation goals.

d. All median irrigation systems are required to be separately metered and include a City controlled cut-off valve.

e. Operation of irrigation systems on the public parkway will be limited to early morning activity (2:00 a.m. to 5:00 a.m.). Manual operation for short periods of time during the day will be permitted only for the purpose of checking and maintaining the system.

f. Sprinkler systems will include thermostat controls to prohibit watering when the ambient air temperature is less than 38-degrees Fahrenheit. This is to prevent excess water from running across the roadway and freezing, causing a particularly hazardous traffic problem.

g. The Traffic Engineering Division and/or the Park and Recreation Department will be responsible for determining compliance with these operational requirements.

h. Failure to observe these requirements or to maintain systems that operate in conformance with these requirements will result in a cut-off of the water supply until such time as it can be determined that the system has been restored to proper control.