

ARTICLE II. LANDSCAPING

Sec. 98-19. Definitions; figures; appendices.

- (a) As used in this article, the following terms shall have the meanings ascribed below unless the context of their usage clearly indicates another meaning:

Artificial lot means an area within the contiguous tract or parcel held under common ownership and designated on the building permit application that is delineated by the building official for the sole purpose of satisfying the requirements of this article.

Association means a natural unit of vegetation characterized by a relatively uniform species composition and often dominated by a particular species.

Building site means:

- (1) The tract or parcel of land which is designated on the building permit application, together with all contiguous tracts or parcels of land held under common ownership and any existing buildings and appurtenant parking; or
- (2) If designated, an artificial lot contained therein and delineated by the building official.

Caliper means the minimum diameter of a tree as measured six inches above the root collar for trees up to and including four inches in diameter and twelve inches above the root collar for trees having a larger diameter.

Consumer price index means the "Consumer Price Index for all Urban Consumers", as established by the Bureau of Labor Statistics for the Department of Labor.

Cost adjustment shall be the increase in any cost specified in this article as subject thereto and calculated by the percentage change in the consumer price index for the period from December 1991 to the third month preceding the date the building permit application is submitted where the sum of money is computed to the nearest cent according to the following formula:

$$(A/B - 1) \times \text{Cost subject to adjustment}$$

In the foregoing formula:

"A" is the index value of the "Consumer Price Index for All Urban Consumers, U.S. city average, All Items (1967 - 100)", as published in the *Monthly Labor Review* by the Bureau of Labor Statistics of the Department of Labor of the United States of America ("Index") applicable to the third month immediately preceding the month during which the computation is required to be performed.

"B" is the index value of such Index applicable to December 1991.

Deciduous plants means those which shed their leaves at one time each year, usually in the autumn.

Drip line means an imaginary circle drawn around a tree, extending to the tree's branching limit.

Esplanade means an unpaved area between two paved roadway sections.

Evergreen plants means those that do not lose all of their leaves at one time, though they shed their old leaves intermittently, as new leaves come out.

Existing vegetation to be preserved means any viable grouping of or single existing evergreen or deciduous trees and associated under story for which tree or buffer preservation credit is being requested.

Landscape buffer means the shielding or obscuring of one land use from another by the planting of evergreen trees or shrubs, or both, or the erection of a screening fence designed to minimize the transmission or propagation of noise, light, vibration or dust, from traffic or other activity on one property to adjoining public or private properties.

Mulch means any covering except fresh grass clippings placed on soil to conserve moisture, minimize weed growth and protect plants from extremes in temperature.

Multifamily residential means any building, or portion thereof, which is designed, built, rented, leased, let out or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other, and shall include flats, apartments and a condominium created under V.T.C.A., Property Code § 81.001 et seq.

Nonresidential use means all uses other than single or multifamily residential use.

Parking lot means a paved, surfaced or leveled area designed and ordinarily used for accessory or public parking of motor vehicles, including commercial parking of motor vehicles, including commercial parking areas available for lease and leased premises available for public parking. The term shall not include parking garages.

Parkway means the area lying outside or behind the street curb or the edge of the roadway paving and the adjacent property line.

Public street or *right-of-way* means the entire width between the boundary lines of every way which is held by the city or otherwise by the public in fee or dedication when any part thereof is open to the use of the public for purposes of vehicular travel; provided, however, the term "public street" shall not include any designated state or federal highway or road or any designated county road.

Roadway means that portion of a public street which is improved, designed or ordinarily used for vehicular travel, exclusive of the curb, berm or shoulder. In the event that a public street includes two or more separate roadways, the term "roadway" means each such roadway separately.

Root collar means an encircling structure of bandlike markings or a marked color change (from the tree bark) located at the highest part of the root system joining into the trunk of the tree at or slightly below the surrounding soil line.

Shrub means any plant, deciduous or evergreen, which is generally multistemmed and sold by height or spread and measured in inches or feet.

Sidewalk means the paved portion of a public street right-of-way which is between the curb lines, or the lateral lines of a roadway, and the adjacent property lines and is improved and designed for or is ordinarily used for pedestrian travel.

Single-family residential means a building (attached or detached) designed to contain one or two separate living units with facilities for living, sleeping, cooking or eating.

Specimen tree means a tree approved for planting in or adjacent to the public rights-of-way which meets the American Standard for Nursery Stock Specifications as established and published by the American Association of Nurserymen (1986 ed.), 1250 I Street, N.W., Suite 500, Washington, D.C. 20005 (on file in the office of the city secretary). A street tree list compiled by the department of parks and recreation is included in Appendix A-3, section 98-42.

Total tree planting requirement means the total number of trees which must be planted under this article (excluding any which might be planted as part of a landscape buffer). This number shall never be less than 50 percent of the total tree requirement.

Total tree requirement means the total number of trees which must be provided under this article (excluding any which might be provided as part of a landscape buffer). This sum shall be made up of:

- (1) Any street and parking lot trees to be planted; and
- (2) Planting equivalency credits earned pursuant to section 98-23.

Tree means any evergreen or deciduous tree which at the time of planting has a caliper equal to or greater than two inches as measured six inches above the root collar, which is not less than six feet in height as measured from the root collar, and which meets the standard for nursery stock specifications as established by the American Association of Nurserymen (1986 Ed.).

Under story means the small tree, shrub and grass constituents of a plant association, excluding canopy vegetation.

Visibility triangle means the triangular area adjacent to the intersection of any public street or public alley within which no obstruction may be placed which would block the sight lines for vehicular traffic. The triangle is established by measuring a distance of 45 feet from the intersection of the extended curb or edge of the pavement of major thoroughfares, and 25 feet from the extended edge of the curb or pavement of local streets. A straight line connecting the ends of each measured distance which forms the hypotenuse shall establish the visibility triangle (see figure A at the end of the chapter). The visibility triangle shall not contain any visual or physical impediments or obstructions to the vertical view between 30 inches and seven feet in height.

- (b) All references in this article to letter designated or letter-and-number designated figures or appendices shall mean the applicable figure or appendix as attached.

(Code 1992, § 17-241)

Sec. 98-20. Application.

- (a) The requirements of this article shall only apply to a building site where any of the following conditions are present:
 - (1) There is new construction of a nonresidential or multifamily residential building for which a building permit is required;
 - (2) There is an enlargement exceeding 1,000 square feet in area of the exterior dimensions of an existing nonresidential or multifamily residential building for which a building permit is required;
 - (3) There is either a new parking lot for which site plans are required for initial construction under the provisions of this Code, or an existing parking lot which is expanded in area to provide additional parking spaces; or
 - (4) There is a change in use of an existing nonresidential building for which an occupancy permit is required.
- (b) The requirements of this article apply to the entirety of the building site if it is completely developed by the new construction of a building (or buildings) and appurtenant surface parking area. In case the entirety of the building site is only partially developed by new construction or enlargement, the requirements of this article shall be applied incrementally, such that trees, shrubs, and landscape buffers are required only with respect to and in proportion to new or increased building area and off-street parking spaces. This subsection shall control over any other conflicting or inconsistent provision.
- (c) The requirements of this article do not apply to the reconstruction of an existing building of which 50 percent of the existing building floor area or less was

physically destroyed or ruined by flooding, fire, windstorm, or act of God. This exemption shall apply only where reconstruction of that building will not result in an increase in the paving area of the parking facilities to be provided.

- (d) Nothing in this article shall be construed to require a landscape plan or landscape plan review for finish work performed by an owner, a tenant or on behalf of a tenant finish, in a portion of a building unless that tenant finish work or remodeling results in an increase in the paving area of the parking facilities to be provided or in an enlargement of the exterior dimensions of an existing building.

(Code 1992, § 17-242)

Sec. 98-21. Landscape plan required.

- (a) A landscape plan for the building site shall be submitted to the building official by an applicant for a building permit for approval in accordance with the provisions of this article.
- (b) The landscape plan may be depicted on either the development plans or parking lot site plan, provided the drawing scale is sufficient to properly depict the landscape plan requirements. The landscape plan shall identify and show the locations of existing and proposed utility lines, roadways, sidewalks, streetlights, trees, shrubs, groundcovers, natural features, other landscape elements and planting or construction details. Where credit is being requested for the preservation of existing trees and associated under story, the landscape plan shall also demonstrate the manner in which the requirements for preservation established under section 98-30 are to be satisfied. A plant schedule shall be provided which includes quantities, minimum size at time of planting, and botanical and common names keyed to the plan.
- (c) The building official shall review the landscape plan to verify compliance with all requirements of this article prior to the issuance of a building permit. If an artificial lot is delineated, it shall be depicted on the building plans prior to the issuance of the building permit. In the event the landscape plan submitted includes trees and/or shrubs planted in a parkway and/or an esplanade, within seven days of receipt of the plan, the building official shall review such plan, prepare a report and recommendation on same, and forward the plan, along with the report and recommendation, to the city secretary with a request to place the item on the next available agenda for consideration of approval by the city council.
- (d) No building permit shall be issued by the building official for the construction or alteration of a building within the city unless the applicant has submitted a landscape plan providing for the planting of trees and shrubs to the extent required in this article.

- (e) Except as provided in subsection (f) below, no final certificate of occupancy shall be issued by the building official for the occupancy of a new or altered building or an existing building, if there has been a change in use, unless the plantings required by this article have been provided. Prior to the issuance of a certificate of occupancy, the building official shall inspect the planting provided to verify compliance with the approved landscape plan.
- (f) A six-month conditional certificate of occupancy may be issued if the owner provides the building official with either the documented assurances specified in section 98-32 or a bond or assigned certificate of deposit as set forth in section 98-33.
- (g) No building permit shall be issued by the building official for construction or alteration of a building within the city if the landscape plan includes trees and/or shrubs planted in a parkway and/or an esplanade unless such plan has been approved by city council.

(Code 1992, § 17-243)

Sec. 98-22. Total tree planting requirement.

At least 50 percent of the total tree requirement created by this article must be met by planting or causing the planting of trees in compliance with the provisions contained herein.

(Code 1992, § 17-244)

Sec. 98-23. Tree planting equivalency credits.

The following credits may be claimed for up to 50 percent of the total tree requirement under this article:

- (1) *Credit for planting trees exceeding the minimum caliper required.* Credit toward the total tree requirement shall be given for the planting of trees that exceed the minimum caliper required by this article at the rate of two trees for each tree planted with a caliper of four inches and greater, as measured 12 inches above the root collar.
- (2) *Credit for depositing with the city a sum of money equal to the cost of planting the required trees.* Money so deposited shall be placed in a special fund designated for the purposes of planting street trees in city parks or public street rights-of-way. The credit shall be calculated based on a planting cost per tree of \$100.00 per 15-gallon container-grown tree, planted and maintained for a year, subject to a cost adjustment adjusted from December

1991, pursuant to section 98-19(a). The maximum allowable credit under this option shall not exceed 30 percent of the total tree requirement.

(3) *Credit for preserving existing on-site trees.*

- a. Credit for the preservation of existing on-site trees (including any to be transplanted) may be granted when requested and depicted on the landscape plan in accordance with section 98-21. In order to be eligible for credit, an existing tree to be preserved on the site shall contain a minimum caliper of four inches, shall be in good condition, and shall be true to species habit and form.
- b. Credit for preserving existing trees shall be granted based upon the following schedule:

TABLE INSET:

Tree Caliper (inches)	Credit (number of trees)
Minimum 4--6	2
Greater than 6 but less than 12	3
12 and greater	4

(Code 1992, § 17-245)

Sec. 98-24. Artificial lot delineation.

If the building site is over two acres in size, the applicant may request that the building official designate an artificial lot to satisfy the requirements of this article. If requested, the building official shall designate an artificial lot consistent with the purposes and policies of this article as determined from the criteria established below. No artificial lot may be delineated by the building official unless it:

- (1) Wholly includes the area on which the construction work is to be done;
- (2) Has an area that does not exceed 50 percent of the area of the building site;
and
- (3) Depicts and includes all proposed and existing buildings and structures, access drives, appurtenant parking required for the building expansion or new building construction and other areas functionally appurtenant to the buildings or structures.

(Code 1992, § 17-246)

Sec. 98-25. Review of building permit and certificate of occupancy applications.

- (a) The building official shall review building permit applications for the construction or expansion of a building or parking lot to determine if the proposed landscape plan complies with the provisions of this article.
- (b) When a certificate of occupancy is sought, the building official shall determine whether the applicant has complied with sections 98-32 and 98-33.
- (c) The building official shall approve an application for a building permit or certificate of occupancy if it complies with the provisions of this article and all other applicable ordinances of the city.
- (d) The building official shall deny in writing all applications for a building permit or certificate of occupancy which do not comply with the provisions of this article.

(Code 1992, § 17-247)

Sec. 98-26. Street trees required.

- (a) Street trees shall be planted on private property within ten feet parallel and adjacent to a local street right-of-way, or on private nonresidential property within 25 feet parallel and adjacent to a major thoroughfare, or, upon approval of city council, within the public street rights-of-way or in the esplanade pursuant to the requirements of section 98-29(b) (see figure E). When the building site abuts a designated state or federal highway or road or any designated county road and street trees are not otherwise required by law, street trees shall be planted on private property in accordance with this section. The number of street trees planted shall equal the total number of trees (T) required under the following formula:

$T = (X/30)$, where X shall represent the length in linear feet measured along all sides of the property line on the public streets. (See figure B at the end of the chapter)

- (b) Street trees planted in accordance with this section shall be of a species listed in appendix A-3 set forth in section 98-42. If authorized by the city council, trees planted within the public rights-of-way shall be planted in a location which conforms with the requirements of section 98-30 and any additional requirements imposed by city council. The trees shall be planted so as not to interfere with existing utilities, roadways, sidewalks or streetlights, or in such a manner as to constitute a hazard to vehicular or pedestrian traffic.
- (c) If trees are planted at specific intervals, spacing intervals shall depend upon the potential mature height of the tree, as follows:

TABLE INSET:

Mature Height (in feet)	Planting Intervals Exclusive of Driveway Entrances (in feet)
Large trees (40+)	45--55
Medium trees (30--40)	35--45
Small trees (to 30)	25--35

- (d) If a street canopy effect is desired, large trees may be planted at intervals less than 45 feet. When the spacing interval exceeds 40 feet, smaller ornamental trees may be placed between the larger trees in order to meet the requirements of this section; provided, however, the spacing does not exceed the aforementioned intervals for small trees. Trees shall not be required at specific planting intervals, as long as parking lot screening is provided in accordance with section 98-27.
- (e) Credit for the preservation of existing trees within the planting area as defined in subsection (b) of this section may be requested in lieu of meeting a portion of the street tree planting requirement pursuant to section 98-23(3). If credit is requested under that subsection, the applicant must satisfy the requirements established under section 98-30.

(Code 1992, § 17-248)

Sec. 98-27. Parking lot planting of trees and shrubs required.

- (a) The owner of a building site included under section 98-20(a), containing less than 40 parking spaces, shall, in addition to any street trees which may be required pursuant to section 98-26, provide one tree for every ten parking spaces, rounding up or down in the case of a fraction to the nearest whole number, and in no case shall be less than one tree. Trees planted in accordance with this subsection must be located in the interior of, or in an area adjacent to the parking lot. In the case of a parking lot which is being expanded, the trees required pursuant to this subsection may be planted in any area within or adjacent to the entire parking lot.
- (b) The owner of a building site included under section 98-20(a)(1), containing 40 parking spaces or more, shall, in addition to any street trees which may be required pursuant to section 98-26, provide landscaped areas totaling a minimum of 162 square feet for the first 40 parking spaces. For each additional 20 parking spaces or fraction thereof, the owner shall provide an additional landscaped area. All such landscaped areas shall be a minimum of six feet in width, measured from the back of the curb, and be dispersed throughout the parking lot. One parking lot tree shall be provided for each landscaped area. The remaining area shall be landscaped with plants not exceeding three feet in height.

- (c) In addition to the street tree and parking lot tree requirements established within section 98-26 and subsection (a) above, the owner of a building site included under section 98-20(a) shall plant or cause shrubs to be planted along the perimeter of all parking surfaces so that the parking lot is screened from all adjacent public streets, exclusive of driveway entrances, pedestrian walkways and visibility triangles. Shrubs shall be maintained at a height of no more than 36 inches or less than 18 inches as measured from the surrounding soil line. The number of shrubs required under this subsection shall be equal to the total number of street trees and parking lot trees required under this article multiplied by ten. No less than 75 percent of the shrubs required under this section shall be planted along the perimeter of the parking surface adjacent to the public street unless street trees are planted within the public right-of-way or on private property in accordance with section 98-26. In that instance, the shrubs required by this section may be planted anywhere on the property, excluding the landscape buffer or esplanade.

(Code 1992, § 17-249)

Sec. 98-28. Landscape buffer required.

The owner of a building site included under section 98-20 and which is to be developed or expanded for a nonresidential or a multifamily residential use adjacent to any existing single-family residential property shall provide a landscape buffer adhering to at least one of the following two buffer types:

- (1) Either a wood, concrete or masonry opaque screening fence with a minimum height of six feet along the entire property line or entire artificial lot line, if any, adjacent to the single-family residential property; or
- (2) Evergreen screening on the property line or artificial lot line.
 - a. The evergreen screening shall contain a minimum width of 15 feet of green space as measured from the property line. This area shall extend along that portion of the property line or artificial lot line where proposed nonresidential and multifamily residential projects abut existing single-family residential developments. The area shall be planted in combinations of compatible evergreen trees and shrubs. The arrangement of plantings in buffer areas shall provide maximum protection to adjacent properties and avoid damage to existing plant material. Possible arrangements include planting in parallel, serpentine, or broken rows. Plant materials shall be sufficiently large and planted in such a fashion as to be capable of forming a continuous year-round screen of at least six feet in height as measured from the root collar or surrounding soil line within three annual growing seasons. All plantings shall be installed and maintained in accordance with the standards

contained within appendices B and E, sections 98-43 and 98-46. No buildings, structures, storage of materials or parking shall be permitted within the buffer area; buffer areas shall be maintained and kept free of all debris, rubbish, weeds and tall grass.

- b. The preservation of existing vegetation within the landscape buffer may be used to meet the requirements of this section; provided the vegetation is preserved in accordance with section 98-30 of this article.

(Code 1992, § 17-250)

Sec. 98-29. General planting standards.

- (a) Trees and shrubs planted in a parkway shall be planted in accordance with the applicable standards required by appendices B or E, sections 98-43 and 98-46, the following additional limitations, and any additional limitations and restrictions imposed by the city council as a condition of approval of the landscape plan:
 - (1) When located in the visibility triangle, trees shall be headed to a minimum height of seven feet, and shrubs shall be maintained at a maximum height of 30 inches, as measured from the surrounding soil line.
 - (2) Trees shall be planted at least five feet from the back of the existing curb or the city's final approved design line of the curb of any public street, pavement edge and sidewalk.
- (b) In addition to the tree and shrub planting standards contained within appendices B or E, sections 98-43 and 98-46, and any additional limitations and restrictions imposed by city council as a condition of approval of the landscape plan, trees and shrubs in esplanades shall be planted according to the following requirements as illustrated in figure C (see end of chapter):
 - (1) Trees in any major thoroughfare street esplanade shall not be planted closer to the end of the esplanade than 75 feet.
 - (2) Trees in any local street esplanade shall not be planted closer to the end of the esplanade than 50 feet.
 - (3) Trees planted in any esplanade shall be located not closer than 50 feet from any midblock opening in the esplanade.
 - (4) Shrubs planted in any esplanade shall not be planted closer to the end of the esplanade than 25 feet or closer than three feet from the back of the curb or the final approved design line for the curb of any public street. Use of ground

covers or annuals and perennials conforming with the height restrictions of a visibility triangle shall not be restricted.

- (5) Trees planted in the esplanade shall not be located closer than five feet from the back of the curb or the final approved design line for the curb. Trees shall not be spaced at intervals of less than 30 feet.
- (c) Any tree located within a parking lot must be planted and maintained within a permeable area which has a radius of not less than three feet. No tree shall be planted closer than three feet from a curb or tire stop.

(Code 1992, § 17-251)

Sec. 98-30. Preservation of existing trees and associated under story.

- (a) The following procedure shall be required where credit for the preservation of existing trees and associated under story is being requested to be applied toward the total tree planting requirement pursuant to section 98-23(3). Where such credit is being requested, the applicant shall also supply the following information to the building official for review with the building plans:
 - (1) Tree and associated under story preservation plan. This overlay shall be integrated into the proposed landscape plan and shall include:
 - a. Delineation of proposed limit of clearance and establishment of tree protection zones which shall extend to just outside the drip line of the tree and under story to be protected, if any.
 - b. Proposed soil stabilization practices, i.e., silt fence, hay bales.
 - c. Specimen trees to be preserved and for which credit is being requested.
 - d. The proposed finished grade and elevation of land within six feet of or within the drip line of any tree to be preserved, whichever is greater, shall not be raised or lowered more than three inches, unless compensated for by welling or retaining methods.
 - e. Existing and proposed location of all trees and plant materials to be relocated at the drawing scale.
 - f. A landscaping tabulation, and itemized credit requests for existing trees to be preserved which have a minimum of four inches in caliper and greater.
 - g. Tree and associated under story preservation details.

- (c) No person shall remove or alter any street tree or shrub planted in the public right-of-way without the written permission of the building official unless otherwise authorized by law.
- (d) It shall be an affirmative defense under this article that:
 - (1) The actor caused the tree or shrub to be planted or maintained on private property in accordance with this article but the tree or shrub died and the period allowed by this article for replacing the tree or shrub has not yet elapsed;
 - (2) The actor caused the tree or shrub to be planted and maintained on the public right-of-way in accordance with this article, but the tree or shrub died and was removed by the owner with the written permission of the building official, or the period allowed by this article for replacing the tree or shrub has not yet elapsed;
 - (3) The building permit for the actor's property is for single-family residential use;
 - (4) The actor's property has an unexpired conditional certificate of occupancy, and the actor has provided an executed contract or a bond or assigned certificate of deposit in accordance with this article; or
 - (5) A variance or waiver was secured for the building site in conformity with the requirements of this article.

(Code 1992, § 17-253)

Sec. 98-32. When required landscaping (trees, shrubs or fences) must be installed; documented assurance.

- (a) Except as otherwise provided in subsection (b) of this section and section 98-33, all proposed landscaping must be installed in accordance with the approved landscape plan prior to issuance of a final certificate of occupancy on a building site.
- (b) The property owner may elect to provide the building official with documented assurances that the landscaping will be completed within a six-month period. If so, a conditional certificate of occupancy may be issued by the building official for six months. For purposes of this section, the term "documented assurance" shall mean a copy of an executed contract for the proper installation of the required landscaping in accordance with the approved landscape plan within a six-month period.

- (c) The property owner is responsible for notifying the building official when the landscape installation is complete. If the property owner fails to notify the building official within the prescribed six-month period, the building official shall revoke the conditional certificate of occupancy.

(Code 1992, § 17-254)

Sec. 98-33. Bond; assigned certificate of deposit.

- (a) Prior to the issuance of any conditional certificate of occupancy, any applicant who has not provided the documented assurance set forth in section 98-32 shall file with the building official a bond, which bond shall be executed by the applicant as principal and by a good and sufficient corporate surety company licensed to do business in the state. The bond in the sum of 1.25 times the proposed cost to install the required landscaping improvements and fences, based upon the adjusted costs established in appendix F, section 98-47, shall be payable to the city and conditioned that the principal and surety will pay all amounts required to install the landscaping and fences required by this article. The bond shall provide that it will remain in full force and effect until released by the building official pursuant to this article.
- (b) In lieu of such bond, an applicant for a conditional certificate of occupancy may, upon payment to the city of a fee as set by resolution of the city council and on file in the city secretary's office, assign an account with a financial institution insured by the Federal Deposit Insurance Corporation to the city. Such account shall have a deposit of not less than the amount required under subsection (a) of this section. Under such an assignment, the financial institution must agree not to release, make payment from, or otherwise divert or dispose of the funds in such account, except it shall agree to disburse all or such portion of the funds in the account as may be directed by city council resolution. Upon installation and inspection of the required landscaping, the city shall release the assigned deposit to the property owner. When requesting a conditional certificate of occupancy, the owner must grant the city permission to enter upon his land for the purpose of installing the required landscaping if the owner does not fulfill his obligation to install the required landscaping with the specified six-month period. If permission is not granted, the owner's application for a conditional certificate of occupancy shall be denied.
- (c) In the event that any holder of a conditional certificate of occupancy who has previously furnished an account assignment under subsection (b) of this section elects to furnish a bond under subsection (a) of this section instead, then the holder shall be entitled to disbursement of the account proceeds in the same manner and under the same terms provided in subsection (b) of this section.

(Code 1992, § 17-255)

Sec. 98-34. Appeal of denial of building permits.

Appeals from the denial of a building permit for noncompliance with this article shall be reviewed in the same manner as appeals from disapprovals under the city's standard building code.

(Code 1992, § 17-256)

Sec. 98-35. Variance procedure.

- (a) An applicant for a building permit may make written application to the building official for a variance from the requirements of this article other than those which may be made the basis of a request for a waiver under section 98-39. A completed application for a variance shall include:
 - (1) Completed application on form supplied by the city; and
 - (2) A nonrefundable fee as established by resolution of the city council and on file in the city secretary's office.
- (b) This application package shall be reviewed by the building official.
- (c) Within seven days of the date the application is accepted, the building official shall forward a copy of the application, together with his report and recommendations regarding the proposed variance to the city secretary.
- (d) The application and building official's report regarding the variance request shall be provided to the city council prior to the meeting at which the variance shall be considered.

(Code 1992, § 17-257)

Sec. 98-36. Standards for variance.

The city council may consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the city council determines that the following conditions exist:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this article are observed and maintained;
- (3) The intent of this article is preserved; and
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare.

(Code 1992, § 17-258)

Sec. 98-37. Applicability of variance.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the city council was requested to grant a variance by the applicant. All variances as granted shall be in writing, shall be signed by the mayor and maintained as a permanent record of the city.

(Code 1992, § 17-259)

Sec. 98-38. Mitigation for loss of installed and preserved vegetation.

- (a) All proposed, existing or relocated vegetation shall be maintained in accordance with this article and appear healthy. Dying, diseased, damaged or removed trees and shrubs shall be replaced at the owner's expense with another living plant that complies with the approved landscape plan. The tree or shrub replacement quantity shall be equal to or greater than the original or credited quantity for the tree or shrub in question.
- (b) The building official shall notify the owner of a building site in writing when a plant is discovered which does not meet the requirements of subsection (a) of this section. The owner shall then replace the plant within 90 days from receipt of the written notice.

(Code 1992, § 17-260)

Sec. 98-39. Interference with existing utilities, curbs, sidewalks, drainage facilities, roadways, street lights, appeal of denial of waiver.

- (a) The director shall grant a waiver when requested in the application if the area in which the planting is required by this article is too small to accommodate the required planting without damage to existing utilities, curbs, sidewalks, roadways, street lights or drainage facilities, and the planting requirements of this article may not be otherwise satisfied pursuant to this article.

- (b) A waiver shall be granted where the director finds the following:
- (1) That a literal application of this article will result in damage to existing utilities, roadways, streetlights, curbs, sidewalks or drainage facilities;
 - (2) The waiver, if granted, will not be contrary to the public interest;
 - (3) The waiver, if granted, will not be detrimental to the public health, safety or welfare; and
 - (4) The waiver, if granted, will not result in a violation of any other applicable ordinance, regulation or statute.
- (c) No later than the 13th calendar day following the filing of the required application for a waiver, the director shall issue to applicant a written notice that the waiver has been granted or refused. Any notice of refusal of an application for a waiver must be included in a written report explaining in detail the reasons for such refusal. The issuance of a written notice to the applicant shall be completed upon deposit of such notice in the United States mail, first class postage paid, addressed to the applicant at address given on the application of the waiver.
- (d) The applicant may appeal the denial of a waiver to the city council in the manner provided in section 98-34.

(Code 1992, § 17-261)

Sec. 98-40. Appendix A-1. Large trees.

TABLE INSET:

Botanical Name	Common Name*		Comments
<i>Acer rubrum</i> var <i>drummondii</i>	D	Drummon Red Maple	Wet sites
<i>Acer rubrum</i> var <i>tridens</i>	D	Trident Red Maple	Wet sites
<i>Acer barbatum</i>	D	Southern or Texas Sugar Maple	
<i>Betula nigra</i>	D	River Birch	Wet sites
<i>Bumelia lanuginosa</i>	D	Chittamwood, Gum bumelia or Wooly Bucket	Drought-tolerant/Attracts birds
<i>Carya cordiformis</i>	D	Bitternut Hickory	
<i>Carya illinoenses</i>	D	Pecan	Nut
<i>Carya texana</i>	D	Black Hickory	Drought-tolerant
<i>Carya tomentosa</i>	D	Mockery Nut Hickory	Fruit

<i>Diospyros virginiana</i>	D	Persimmon, eastern	Fruit
<i>Ehretia anacua</i>	D	Anacua	Flowering/Fruit/Drought-tolerant
<i>Fraxinus americana</i>	D	White Ash	
<i>Fraxinus pennsylvanica</i>	D	Green Ash	
<i>Ginkgo biloba</i>	D	Ginkgo	Male only
<i>Ilex opaca</i> (and cultivars)	E	American Holly	Female/Fruit
<i>Juglans nigra</i>	D	Black Walnut	
<i>Liquidambar styraciflua</i>	D	Sweetgum	Fall color
<i>Liriodendron tulipifera</i>	D	Tulip tree or Yellow Poplar	Flowering/Wet sites
<i>Magnolia grandiflora</i>	E	Southern Magnolia	Flowering
<i>Magnolia virginiana</i>	E	Sweet Bay Magnolia	Flowering/Wet sites
<i>Metasequoia glyptostroboides</i>	D	Dawn Redwood	
<i>Nyssa aquatica</i>	D	Water tupelo	Wet sites
<i>Nyssa sylvatica</i> var <i>biflora</i>	D	Swamp tupelo or Black Gum	Wet sites
<i>Nyssa sylvatica</i> var <i>sylvatica</i>	D	Black Gum	Fruit/Fall color
<i>Pinus palustris</i>	E	Longleaf Pine	
<i>Pinus taeda</i>	E	Loblolly Pine	
<i>Pinus glabra</i>	E	Spruce Pine	
<i>Plantanus mexicana</i>	D	Mexican Sycamore	Wet sites
<i>Plantanus occidentalis</i>	D	Sycamore	
<i>Prunus serotina</i>	D	Black Cherry	Flowering/Fruit
<i>Quercus acutissima</i>	D	Sawtooth Oak	
<i>Quercus alba</i>	D	Oaks, white	Fall color
<i>Quercus canbii</i>	D	Canby Oak	
<i>Quercus falcata</i>	D	Southern Red Oak	
<i>Quercus laurifolia</i>	D	Laurel Oak	
<i>Quercus lyrata</i>	D	Overcup Oak	Wet sites
<i>Quercus macrocarpa</i>	D	Bur Oak	Wet sites/Drought-tolerant
<i>Quercus michauxii</i>	D	Swamp Chestnut Oak	Fall color
<i>Quercus muehlenbergii</i>	D	Chinkapin Oak	Drought-tolerant
<i>Quercus nutallii</i>	D	Nutall Oak	Fall color/Wet sites
<i>Quercus palustris</i>	D	Pin Oak	Fall color
<i>Quercus phellos</i>	D	Willow Oak	
<i>Quercus polymorpha</i>	D	Monterrey Oak	
<i>Quercus rizophyllia</i>	D	Loquat Leaf Oak	
<i>Quercus shumardii</i>	D	Shumard Oak	Fall color

<i>Quercus stellata</i>	D	Post Oak	
<i>Quercus virginiana</i>	D	Live Oak	
<i>Sassafras albidum</i>	D	Sassafras	Fall color/Attracts birds
<i>Taxodium distichum</i> var <i>distichum</i>	D	Bald Cypress	Wet sites/Drought-tolerant
<i>Taxodium distichum</i> var <i>nutans</i>	D	Pond Cypress	
<i>Taxodium mucronatum</i>	D	Montezuma Bald Cypress	
<i>Tilia caroliniana</i>	D	Carolina Basswood	
<i>Ulmus americana</i>	D	American Elm	
<i>Ulmus alata</i>	D	Winged Elm	
<i>Ulmus crossifolia</i>	D	Cedar Elm	Drought-tolerant
<i>Ulmus parvifolia</i> var <i>drakii</i>	D	Drake Elm	
<i>Zelkova serrata</i>	D	Japanese Zelkova	
<i>Pyrus calleryana</i>		Bradford Pear	
<i>Lagerstroemia indica</i>		Crepe Myrtle	

*D means deciduous and E means evergreen.

(Code 1992, § 17-262)

Sec. 98-41. Appendix A-2. Small trees.

TABLE INSET:

Botanical Name		Common Name*	Comments
<i>Acer leucoderme</i>	D	Chalk Maple	Fall color
<i>Acacia wrightii</i>	D	Wright Acacia	Flowering/Drought-tolerant
<i>Aesculus pavia</i> var <i>pavia</i>	D	Red Buckeye	Flowering
<i>Aesculus pavia</i> var <i>flavescens</i>	D	Red Buckeye	Yellow flowers
<i>Aesculus glabra</i> var <i>arguta</i>	D	White Buckeye	Flowering/Drought-tolerant
<i>Asimina triloba</i>	D	Pawpaw	Flowering/Fruit
<i>Bauhinia congesta</i>	D	Anacacho Orchid Tree	Flowering/Drought-tolerant
<i>Carpinus caroliniana</i>	D	American Hornbeam, Ironwood or Blue Beech	Wet sites/Fall color
<i>Cercis canadensis</i>	D	Eastern Redbud	Flowering
<i>Cercis canadensis</i> var <i>texensis</i> cultivars	D	Texas Redbud	Flowering/Drought-tolerant

<i>Cercis canadensis</i> var <i>mexicana</i>	D	Mexican Redbud	Flowering/Drought-tolerant
<i>Chionanthus virginicus</i>	D	Fringe Tree	Flowering/Attracts birds
<i>Chionanthus retusus</i>	D	Chinese Fringe Tree	Flowering/Drought-tolerant
<i>Cornus florida</i>	D	Flowering Dogwood	Flowering/Attracts birds
<i>Cotinus obovatus</i>	D	American Smoke Tree	Fall color/Drought-tolerant
<i>Crataegus marshallii</i>	D	Parsley Leaf Hawthorn	Flowering/Attracts birds
<i>Crataegus opaca</i>	D	May Haw	Flowering/Fruit/Attracts birds
<i>Crataegus spathulata</i>	D	Little Hip Hawthorn	Flowering/Attracts birds
<i>Crataegus viridis</i>	D	Green Hawthorn	Flowering
<i>Crataegus texana</i>	D	Texas Hawthorn	Flowering
<i>Crataegus reverchonii</i>	D	Reverchon Hawthorn	Flowering
<i>Cyrilla racemiflora</i>	D	Titi	Wet sites
<i>Diospyros texana</i>	D	Texas Persimmon	Fruit/Drought-tolerant
<i>Eysenhardtia texana</i>	D	Texas Kidneywood	Flowering/Drought-tolerant
<i>Halesia diptera</i>	D	Two-winged Silverbell	Flowering
<i>Ilex cassine</i>	E	Dahoon Holly	Female-Fruit/Attracts birds
<i>Ilex decidua</i>	D	Possum Haw	Female-Fruit/Attracts birds
<i>Ilex vomitoria</i>	E	Yaupon	Female-Fruit/Attracts birds
<i>Malus angustifolia</i>	D	Southern Crabapple	Flowering/Fruit
<i>Myrica cerifera</i>	D	Southern Wax Myrtle	Wet sites/Attracts birds
<i>Ostrya virginiana</i>	D	Eastern Hop Hornbeam	
<i>Parkinsonia aculeata</i>	D	Retama	Flowering/Drought-tolerant
<i>Pistacia chinensis</i>	D	Chinese Pistachio	Fall color/Drought-tolerant
<i>Pistacia texana</i>	D	Texas Pistache	Drought-tolerant
<i>Prosopis glandulosa</i> var <i>glandulosa</i>	D	Mesquite	Drought-tolerant
<i>Prunus mexicana</i>	D	Mexican Plum	Flowering/Fruit/Drought-tolerant
<i>Prunus umbellata</i>	D	Flatwoods Plum	Flowering/Fruit
<i>Prunus augustifolia</i>	D	Creek Plum	Flowering/Fruit
<i>Rhamnus caroliniana</i>	D	Carolina Buckthorn	Fall color/Fruit/Attracts birds/Drought-tolerant
<i>Rhus copallina</i>	D	Sumac	Fall color
<i>Sophora secundiflora</i>	E	Texas Mountain Laurel	Flowering/Drought-tolerant
<i>Sophora affinis</i>	D	Eve's Necklace	Flowering
<i>Ungnadia speciosa</i>	D	Mexican Buckeye	Flowering/Drought-tolerant

Viburnum rufidulum	D	Rusty Black Haw Viburnum	Flowering/Fall color/Drought-tolerant/Attracts birds
Pyrus calleryana		Bradford Pear	
Lagerstroemia indica		Crepe Myrtle	

*D means deciduous and E means evergreen.

(Code 1992, § 17-263)

Sec. 98-42. Appendix A-3. Department of parks and recreation street trees.

(a) *Generally.*

TABLE INSET:

Common Name *	Botanical Name
D Texas Sugar Maple	Acer barbatum
D Pecan	Carya illinoensis
D Anacua	Ehretia anacua
D Ginkgo	Ginkgo biloba
D Black Gum	Nyssa sylvatica var sylvatica
D Sawtooth Oak	Quercus acutissima
D Southern Red Oak	Quercus falcata
D Overcup Oak	Quercus lyrata
D Bur Oak	Quercus macrocarpa
D Chinkapin Oak	Quercus muehlenbergii
D Nuttall Oak	Quercus nutallii
D Monterrey Oak	Quercus polymorpha
D Shumard Oak	Quercus shumardii
D Post Oak	Quercus stellata
D Live Oak	Quercus virginiana
D Bald Cypress	Taxodium distichum var distichum
D Montezuma Bald Cypress	Taxodium distichum mucronatum
D Winged Elm	Ulmus alata
D Ceder Elm	Ulmus crassifolia
E American Holly	Ilex opaca
D Swamp Chestnut Oak	Quercus michauxii
D Drake Elm	Ulmus parvifolia var drakii

Bradford Pear	Pyrus calleryana
Crepe Myrtle	Lagerstroemia indica

(b) *Under power lines.*

TABLE INSET:

Common Name *	Botanical Name
D Gum Bumelia	Bumelia lanuginosa
D Black Hickory	Carya texana
D Eastern Persimmon	Diospyros virginiana
D Anacua	Ehretia anacua
D Ginkgo-Male only	Ginkgo biloba
D Sweetbay	Magnolia virginiana
D Black Cherry	Acer rubrum var drummondii
D Shining Sumac	Rhus copallina
D Live Oak	Quercus virginiana
D Caroline Basswood	Tilia caroliniana
D Winged Elm	Ulmus alata
D Ceder Elm	Ulmus crassifolia
D Drake Elm	Ulmus parvifolia var drakii
E American Holly	Ilex opaca
D Chinese Pistachio	Pistacia chinensis

*D means deciduous and E means evergreen. See appendices A-1 and A-2, sections 98-40 and 98-41, for comments.

(Code 1992, § 17-264)

Sec. 98-43. Appendix B. Tree planting.

(a) *Tree selection.* Trees planted under section 33-108?? must be selected from the street trees list (appendix A-3, section 98-42). All plant stock shall meet the Standard for Nursery Stock Specifications, as established by the American Association of Nurserymen (1986 ed.) on file in the office of the city secretary. The following factors should be considered in the selection of trees from the tree and shrub lists, Appendices A-1, A-2, A-3 and D, sections 98-40--98-42 and 98-45:

- (1) Hardiness of trees for the specific site (i.e., soil conditions, pH, drainage).

- (2) Mature plant size, form and growth rates (i.e., proximity to overhead utility lines).
- (3) Drought tolerance.
- (4) Pest and insect resistance.

(b) *Planting procedures.*

- (1) Holes for the trees should be excavated 1 1/2 to two feet greater in width than the diameter of the soil ball. The sides of the hole should be vertical and the bottom horizontal. Trees should be planted with the top of the root ball two inches above existing grade. No holes should be left uncovered overnight.
- (2) Trees should be set in an upright plumb position at depth two inches higher than grown in the container. Care should be taken so as not to injure the root system, trunk or foliage. The trunk should not be used as a lever in positioning or moving the tree in the planting hole.
- (3) The backfill should consist of topsoil excavated from the planting hole. If there is not enough topsoil, a supplement of similar topsoil should be furnished. Each planting hole should be backfilled and tamped lightly so as not to damage roots. A saucer should be constructed six to eight inches above soil grade around the planting hole and should be a minimum of six feet in diameter, free of weeds and grass.
- (4) Any pruning should be done according to the standards of the National Arborist Association (rev. 1988) (The Meeting Place Mall, Route 101, P.O. box 1094, Amherst, NH 03031), on file in the office of the city secretary. All damaged limbs should be removed. The tree should be maintained in a shape appropriate to its species. Street trees should be pruned in accordance with the standards for hazard pruning contained in class III.
- (5) Trees planted hereunder should be staked with a minimum of two stakes, eight feet long, attached to the tree with plastic tree chain, one inch in size, or equivalent, in a manner that is secure and will not injure the tree. Any 100-gallon trees should be tri-staked (three stakes). Other types of securing ties or devices may be used if designed for that purpose.
- (6) Mulch shall be placed loosely around trees planted hereunder within 24 hours after planting to a uniform depth of three to four inches and to a diameter of six feet. No leaves, branches, roots or other foreign material may be used as a mulch. This area should be maintained free of weeds and grass vegetation with a three- to four-inch mulch cover for a minimum period of one year.

(c) *Watering.* The following watering schedule may be utilized and revised during prolonged periods of rain or drought:

TABLE INSET:

Initial watering after planting	Root zones should be slow-soaked every seven days for four weeks.
November, December, January, February	In the absence of sufficient rainfall, root zones should be slow-soaked on a 2 day watering schedule.
October, March, April,	In the absence of sufficient rainfall, root zones should be slow-soaked on a 1 day watering schedule.
May, June, July, August, September	In the absence of sufficient rainfall, root zones should be slow-soaked on a 3 day watering schedule.

(d) *Irrigation system installation.* The owner of a building site included under subsection 98-20(a) shall install, at the time of planting, adequate irrigation systems in order to provide reasonable assurance that all trees and shrubs planted under the requirements of this article will survive. In lieu of installing an irrigation system, the owner may provide one or more watering sources adequate to provide reasonable assurance that all trees and shrubs planted under the requirements of this article will survive. All plants and shrubs required to be planted under the provisions of this article shall be provided a watering source within a distance of not more than 100 feet.

(Code 1992, § 17-265)

Sec. 98-44. Appendix C. Tree protection.

(a) *General procedures.*

- (1) Trees to be preserved must be clearly tagged in the field with ribbon.
- (2) Tree wells shall be made of a durable material and set a minimum of four feet from any tree they are designed to protect.
- (3) Retaining walls of a durable material (i.e., stone or treated lumber) are to be constructed around each tree immediately after the grade is lowered. A retaining wall must be at least four feet from the tree it is designed to preserve.
- (4) Any understory clearing within six feet of existing tree trunks should be done by hand.
- (5) No building materials are to be stacked or stockpiled within the drip line or within six feet of any tree to be preserved, whichever is greater.

- (6) Topsoil shall not be stockpiled within the drip line or within six feet of any tree to be preserved, whichever is greater.
 - (7) Selective thinning of dead or dying vegetation, tree stumps and other undesired growth is required in buffer areas. Supplemental vegetation shall comply with the landscape buffer requirements of this article.
- (b) *Tree protection zones.* Tree protection zones shall be established prior to construction. During construction, a barrier shall be maintained at all times between the tree and the work areas. The barrier shall be composed of wood, wire, snow fence and braces of similar noninjurious material. These areas shall be clearly marked with signs stating "tree protection zone". In tree protection zones, the following restrictions shall apply:
- (1) No soil compaction from vehicular traffic and material storage.
 - (2) No trunk and limb damage from equipment, nailing, bolting and guying.
 - (3) No poisoning from pouring of concrete, lime, paint thinner and other soil contaminates.
 - (4) No roof suffocation or damage to roots from fill soil or grade change.
 - (5) No improper pruning or trimming of branches. Pruning should be done in accordance with the standards of the National Arborist Association (rev. 1988) on file in the office of the city secretary. Street trees should be pruned in accordance with the standards for hazard pruning contained in class III of those standards.
- (c) *Maintenance in tree protection zones.*
- (1) A watering and monitoring schedule for tree protection zones should be implemented to compensate for damage to existing root systems. Trees should be watered at intervals that provide sufficient water during periods of drought, and watering should be suspended during periods of heavy rainfall. Tree root systems should be drenched and allowed to dry.

TABLE INSET:

November, December, January, February	In the absence of sufficient rainfall, root zones should be drenched every 21 days.
October, March, April, May	In the absence of sufficient rainfall, root zones should be drenched every 14 days.
June, July, August, September	In the absence of sufficient rainfall, root zones should be drenched every seven days.

- (2) Trees shall be fertilized annually. A three to one to one ratio of nitrogen, phosphorus and potassium (NPK) containing a slow-release, nonburning nitrogen should be applied according to manufacturer's instructions.

(d) *Permitted activities in tree protection zones.*

- (1) *Specially designed sidewalks.* Sidewalks are permitted if laid on top of the existing grade with fill placed at the sides. Sidewalks shall not be cut into the ground.
- (2) *Utility lines.* Utility lines shall be tunneled beneath tree roots in order to protect feeder roots, rather than trenched or open cut.
- (3) *Sodding and ground cover.* Placement of sod or other ground cover and the preparation of ground surface for such cover is permitted. No tilling of the soil shall be allowed.

(Code 1992, § 17-266)

Sec. 98-45. Appendix D. Shrub list.

TABLE INSET:

Expected Height After Three Years (in feet)	Common Name Evergreens	Botanical Name
1--3	Japanese Boxwood	Buxus microphylla japonica
1	Dwarf Euonymus	Euonymus japonica "Microphylla"
2--3	Silver King Euonymus	Euonymus japonica "Silver King"
1--2	Dwarf Gardenia	Gardenia jasminoides "Radicans"
2--3	Dwarf Burford Holly	Ilex cornuta "Burfordii Nana"
2--3	Dwarf Chinese Holly	Ilex cornuta "Rotunda"
1--2	Compact Japanese Holly	Ilex crenata "Compacta"
1--3	Dwarf Yaupon Holly	Ilex vomitoria "Nana"
1--2	Primrose Jasmine	Jasminum mesnyi
3--4	Texas Sage	Leucophyllum Frutescens
3--4	Dwarf Wax Myrtle	Myrica cerifera
1	Dwarf Purply Nandina	Nandina domestica nana "Purpurea"
2--3	Harbor Dwarf Nandina	Nandina domestica nana "Harbor Dwarf"

2--3	Dwarf Oleander	Nerium oleander
1--2	Turner's Dwarf Pittosporum	Pittosporum tobira "Turner's Dwarf"
1--2	Wheeler's Dwarf Pittosporum	Pittosporum tobira "Wheeler's Dwarf"
3--4	Fraser's Photinia	Photinia x fraseri
2--3	Red Elf Pyracantha	Pyracantha "Red Elf"
2--3	Indian Hawthorne	Raphiolepis indica
2--3	Red Spirea	Spirea x bumalda "Anthony Waterer"
3--4	Spring Bouquet Vib	Viburnum tinus "Spring Bouquet"
6	Red Tip Photina	Photinia glabra
6	Chinese Photina	Photinia serrulata
6	Waxleaf Ligustrum	Ligustrum japonicum
6	Southern Wax Myrtle	Myrica cerifera

(Code 1992, § 17-267)

Sec. 98-46. Appendix E. Shrub planting.

(a) *Shrub selection.* Shrubs planted in public rights-of-way shall be selected from the parks and recreation department perennial shrub list (appendix D, section 98-45). Shrubs planted in other areas may also be selected from that list. The following factors should be considered when making a selection from the shrub list for planting:

- (1) Hardiness for the specific site selected.
- (2) Present and ultimate size, branching habits and growth rate. The plant shall be at least 18 inches in height as measured from the surrounding soil line, shall have a minimum 18-inch width at the widest portion when planted and shall be capable of growth to not less than 30 inches in height as measured from the surrounding soil line within three annual growing seasons.
- (3) Resistance to pests.

(b) *Planting procedures.*

- (1) Holes for shrubs should be excavated six inches greater in width than the diameter of the soil ball. The sides of the hole should be vertical and the

bottom horizontal. Shrubs should be planted with top of root ball slightly above existing grade. No holes should be left uncovered overnight.

- (2) Shrubs should be set in an upright plumb position at a depth slightly higher than grown in the container. Care should be taken not to injure the root system, trunk or foliage. The trunk should not be used as a lever in positioning or moving the shrub in the planting hole.
- (3) Holes should be backfilled with soil and tamped lightly and carefully so as not to damage roots. The shrub should be watered to settle soil around the roots and remove air pockets.
- (4) All damaged branches shall be removed.
- (5) A minimum three-inch layer of mulch shall be placed loosely at the base to retard weed growth and conserve moisture.

(c) *Watering.* The following water schedule may be utilized and revised during prolonged periods of rain or drought:

TABLE INSET:

Initial watering after planting	Root zones should be drenched every seven days for four weeks.
November, December, January, February	In the absence of sufficient rainfall, root zones should be drenched on a 21-day watering schedule.
October, March, April	In the absence of sufficient rainfall, root zones should be drenched on a 14-day watering schedule.
May, June, July, August, September	In the absence of sufficient rainfall, root zones should be drenched on a seven-day watering schedule.

(Code 1992, § 17-268)

Sec. 98-47. Appendix F. Landscape unit costs.

The following are to be used as installed prices for bonding and deposit purposes, and shall be subject to a cost adjustment:

Trees:

15-gallon container . . . \$ 100.00

30-gallon container . . . 225.00

2"--2.5" caliper, B & B . . . 200.00

2.5"--3" caliper, B & B . . . 275.00

4" caliper, B & B . . . 450.00

6" caliper, machine planted . . . 650.00

8" caliper, machine planted . . . 900.00

Shrubs and vines:

1-gallon container . . . 4.50

2-gallon container . . . 15.00

5-gallon container . . . 18.00

Mulch (for beds):

Shredded pine bark, per cubic yards . . . 35.00

Fence:

6' high #1 cedar batten board fence, per linear foot . . . 11.00

Gate, each . . . 50.00

(Code 1992, § 17-269)