



CITY OF TOMBALL

SUBMITTAL INFORMATION PACKET

LUE Memorandum
Storm Water Construction Requirements
Traffic Impact Analysis Guidelines
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Parking Requirements
Landscape Requirements

September 2010

LUE MEMORANDUM



CITY OF TOMBALL
MEMORANDUM

Date: June 16, 2009
To: Owners / Developers / Consultants
From: Mark A. McClure, P.E. 
Director of Engineering & Planning
City of Tomball
Re: **Living Unit Equivalent (LUE) Calculations for Development**

Water service demand is expressed in living-unit-equivalents (LUE), which forms the basis for establishing equivalency among and within various customer classes. Each single-family home is served by a three-quarters-inch meter, which serves as the basis of connection and establishes the LUE. Presently, the City is operating under a 370 gallons per day (gpd) demand for each LUE (reference Infrastructure Master Plan and Impact Fee Determination 2007-2017). The Master Plan reviewed total capital costs, equating cost per LUE for water and wastewater. City of Tomball, Ordinance No. 2009-12, amending section 156 Schedule of Maximum Capital Recovery fees of Chapter 82, establishes said fees per LUE.

The Engineering & Planning (E&P) Department has adopted the attached “discharge criteria sheet” to be utilized for a determination of LUE associated with all development, except residential. Note that the “discharge criteria sheet” provides for a service unit equivalent (SUE), which equates to 315 gpd. The designer will be required to convert to the 370 gpd LUE basis. For example, a Hotel, Motel type of development has a SUE of 0.251000 per room. Assuming the Hotel, Motel has a proposed design of 100 rooms, the development will have an impact of 25.1000 SUEs. The designer shall convert the SUEs to LUEs, as shown in the following example:

Convert by ratio:

$$\frac{315}{370} = \frac{25.1000}{X}$$

Solve for X:

$$370 \times 25.1 = 315 \times (X)$$

Therefore X:

$$= \frac{370 \times 25.1}{315} = \underline{\underline{29.48 \text{ LUEs}}}$$

The LUE determination shall be included in table form and shown on the “utility plan”, included as part of the site plan submittal. The cost per LUE fee is posted at the Permits Office and will be calculated at the time of permit application. (Note that the Master Plan and the demand rate per LUE is subject to periodic required updates.)

- Cc: Jan Belcher, City Manager
Doris Speer, City Secretary
Monica Kohlenberg, Director of Finance
David Kauffman, Director of Public Works
Dave Allen, Building Official
Julie Stafford, Utility Billing Supervisor



CITY OF TOMBALL
DEPARTMENT OF ENGINEERING & PLANNING
DISCHARGE CRITERIA SHEET

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Type of Development	Service Unit Equivalency (SUE)
Bakery	0.000700 per Sq Ft
Barber Shop, General	0.480000 per Bowl
Barber Shop, Supercuts	0.240000 per Bowl
Beauty Shop	0.480000 per Bowl
Bowling Alley	0.635000 per Lane
Car Repair	0.000160 per Sq Ft
Carwash, Tunnel, Self Serve	6.350000 per Carwash
Carwash, Tunnel, w/ Attendant	31.430000 per Carwash
Carwash, Wand Type, Self Serve	1.220000 per Carwash Bay
Church	0.003200 per Seat
Club, Tavern or Lounge	0.031700 per Occupant
Convenience Store	0.000200 per Sq Ft
Country Club	0.320000 x Members, .08 x Guest
Day Care Center	0.031700 per Occupant
Dormitory	0.286000 per Bed
Fire Station	0.286000 per Capita
Funeral Home	2.140000 per Service
Gas Station w/ Carwash	9.350000 per Station
Gas Station w/out Carwash	1.750000 per Station
Grocery Store, 5,000-28,999 Sq Ft	0.000260 per Sq Ft
Grocery Store, 29,000+ Sq Ft	0.000700 per Sq Ft
Health Club	0.001210 per Sq Ft
Homeless Shelter	0.105000 per Bed
Hospital	0.635000 per Bed
Hotel, Motel w/ kitchenettes	0.430000 per Room
Hotel, Motel	0.251000 per Room
Manufacturing	0.000160 per Sq Ft
Mobile Home Park	0.880000 per Space
Modeling Studio	2.890000 per Studio
Nursing Home	0.286000 per Bed
Office	0.000335 per Sq Ft
Photo Store, One Hour Processing	3.175000 per Store
Post Office, Excluding Dock	0.000254 per Sq Ft



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CITY OF TOMBALL
DEPARTMENT OF ENGINEERING & PLANNING
DISCHARGE CRITERIA SHEET

Type of Development	Service Unit Equivalency (SUE)
Prison	0.290000 per Capita
Racquetball Club	0.510000 per Court
Recreational Vehicle Park	0.238100 per Vehicle
Residence, Apartment w/ Washer/Dryer	0.714000 per Unit
Residence, Apartment w/out Washer/Dryer	0.635000 per Unit
Residence, Condominium	0.714000 per Unit
Residence, Single Family	1.000000 per Unit
Duplex	2.000000 per Duplex
Triplex	3.000000 per Triplex
Residence, Townhouse	1.000000 per Unit
Restaurant, Fast Food (Burger, Chicken, Etc.)	0.002500 per Sq Ft
Restaurant, Full Service/Dining/Bar Area	0.006000 per Sq Ft
Retail	0.000223 per Sq Ft
School, High	0.047600 per Seat
School, Others, Non-Residential	0.031700 per Seat
School, Others, Residential	0.317000 per Capita
Service Center	0.000160 per Sq Ft
Shopping Center; Mixed Tenants (New >150,000 Sq Ft Centers Only)	0.000900 per Sq Ft
Skating Rink	0.015900 per Capita
Stadium	0.010000 per Seat
Swimming Pool	0.015900 per Swimmer
Theater, Drive Inn	0.015900 per Space
Theater, Indoor	0.015900 per Seat
Toilet	0.254000 per Toilet
Transportation Terminal	0.015900 per Passenger
Warehouse	0.000096 per Sq Ft
Washateria	0.914000 per Machine

Note 1: 1 Service Unit Equivalent (SUE) = 315 Gallons per Day/1 Living Unit Equivalent (LUE) = 370 Gallons per Day

Note 2: Should a type of development not appear on the above, the requestor shall propose an equivalent development for E&P review and acceptance.

Note 3: Calculations & assumptions shall be summarized and included on the utility plan submitted as part of permit / site plan submittal process.

BUILDING PERMIT FEES

CAPITAL RECOVERY FEES PER CITY OF TOMBALL ORDINANCE 2009-12

Effective June 1, 2010 – May 31, 2011*

<u>LUE'S</u>	<u>WATER METER SIZE</u>	<u>WATER</u>	<u>SEWER</u>	<u>TOTAL</u>
1.0	3/4"	\$ 1,218.36	\$ 1,515.46	\$ 2,733.82
2.5	1"	\$ 3,045.90	\$ 3,788.65	\$ 6,834.55
5.0	1 1/2"	\$ 6,091.80	\$ 7,577.30	\$ 13,669.10
8.0	2"	\$ 9,746.88	\$ 12,123.68	\$ 21,870.56
10.0	2" TURBINE	\$ 12,183.60	\$ 15,154.60	\$ 27,338.20
16.0	3"	\$ 19,493.76	\$ 24,247.36	\$ 43,741.12
24.0	3" TURBINE	\$ 29,240.64	\$ 36,371.04	\$ 65,611.68
25.0	4"	\$ 30,459.00	\$ 37,886.50	\$ 68,345.50
42.0	4" TURBINE	\$ 51,171.12	\$ 63,649.32	\$ 114,820.44
50.0	6"	\$ 60,918.00	\$ 75,773.00	\$ 136,691.00
92.0	6" TURBINE	\$ 112,089.12	\$ 139,422.32	\$ 251,511.44
80.0	8"	\$ 97,468.80	\$ 121,236.80	\$ 218,705.60
160.0	8" TURBINE	\$ 194,937.60	\$ 242,473.60	\$ 437,411.20
115.0	10"	\$ 140,111.40	\$ 174,277.90	\$ 314,389.30
250.0	10" TURBINE	\$ 304,590.00	\$ 378,865.00	\$ 683,455.00
330.0	12" TURBINE	\$ 402,058.80	\$ 500,101.80	\$ 902,160.60

NOTE: ALL NEW DEVELOPMENT OR CHANGE IN USE WILL BE REQUIRED TO CALCULATE THE LIVING UNIT EQUIVALENT (LUE) AND PAY THE GREATER VALUE BETWEEN THE MINIMUM METER SIZE IMPACT FEE OR THE CALCULATED LUES.

* REFER TO SCHEDULE OF MAXIMUM CAPITAL RECOVERY FEES FOR INCREASE IN FEES BASED ON EFFECTIVE DATE.

SCHEDULE OF MAXIMUM CAPITAL RECOVERY FEES

		Effective: June 1, 2009	Effective: June 1, 2010	Effective: June 1, 2011	Effective: June 1, 2012
Water:	Per LUE	\$1,162.98	\$1,218.36	\$1,273.74	\$1,329.12
Wastewater:	Per LUE	\$1,446.57	\$1,515.46	\$1,584.34	\$1,653.23

Drainage effective June 1, 2009:

M118 per acre	\$6,023.90
M121E per acre	\$6,828.71
M121W per acre	\$4,985.14
M125 per acre	\$ 574.40

STORM WATER CONSTRUCTION REQUIREMENTS



**City of Tomball
Memorandum**

Date: September 22, 2008
To: Developers and Contractors
From: Mark A. McClure, PE
Director of Engineering and Planning
City of Tomball
Re: Storm Water Construction Requirements

The Texas Commission on Environmental Quality (TCEQ) storm water regulations presents two (2) options for construction activity permit applications. The first option is to submit an individual permit application to TCEQ. The second option is to file a notice of intent (NOI) to seek coverage under a general permit in accordance with the requirements of the TPDES Construction General Permit TXR150000. One of the major requirements of the Construction General Permit is that operator(s) of the construction activity prepare and implement a Storm Water Pollution Prevention Plan (SWP3) to reduce the pollutants in storm water discharges from the construction site. Guidance to prepare the SWP3 can be found in the Storm Water Management Handbook for Construction Activities, by the City of Houston, Harris County, and Harris County Flood Control District. The handbook is based on the requirements of the TPDES Construction General Permit. A link is provided on the City's website under Engineering & Planning, http://cleanwaterways.org/downloads/professional/construction_handbook_full.pdf.

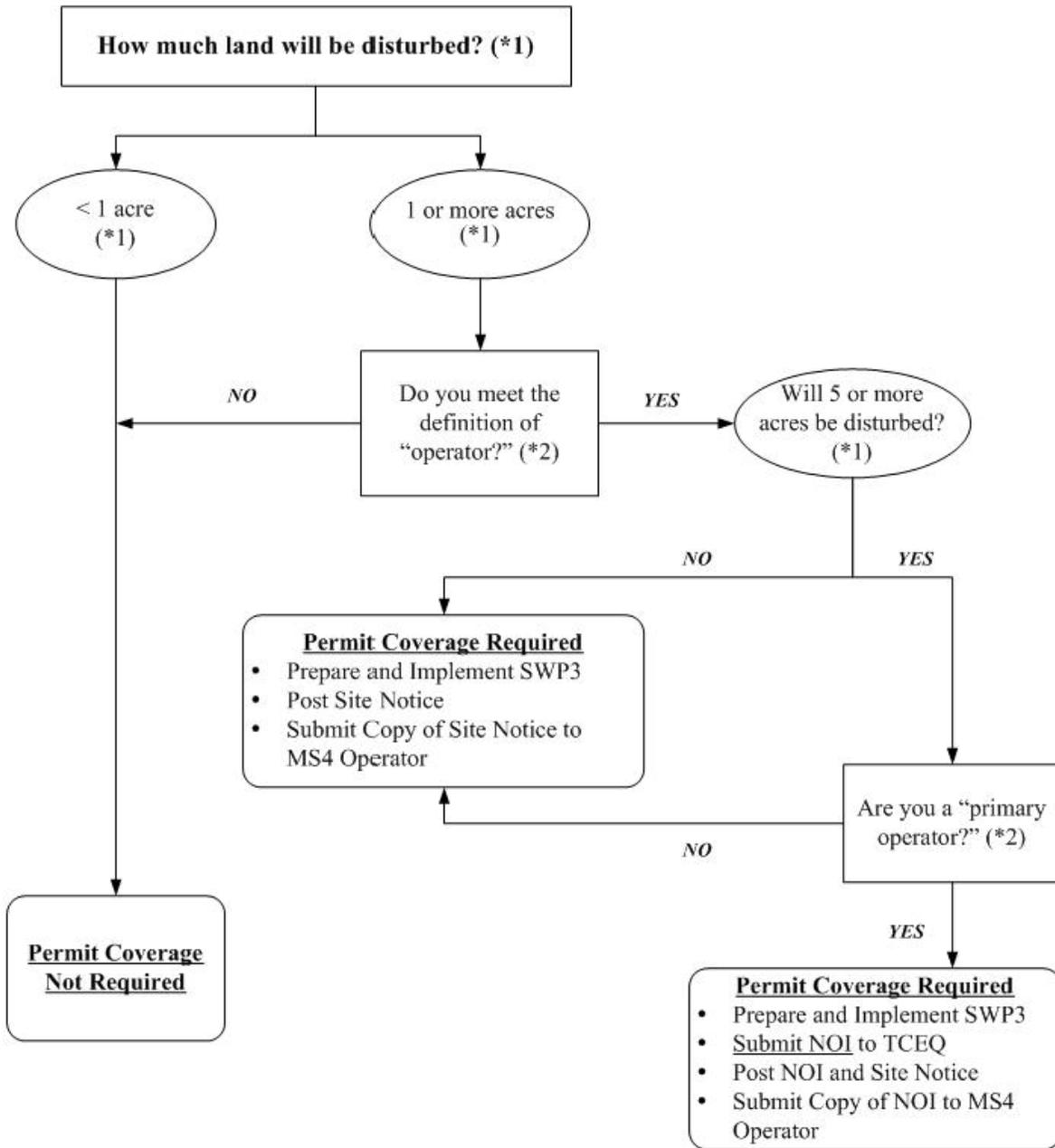
The TPDES Construction General Permit extends general permit coverage to small construction sites/activities disturbing from one acre to less than 5 acres. Small construction sites/activities are required to obtain permit coverage. Specific requirements for small construction sites/activities are provided in the TPDES Construction General Permit.

Attached is a flow chart on what the TDPEs Construction General Requirements are. In addition to TCEQ's requirements you must comply with all local and county requirements.

In addition, all new development and significant redevelopment must submit for a Storm Water Quality (SWQ) Permit from Harris County, if any portion of a project drains directly into a Municipal Separate Storm Sewer System owned by Harris County (i.e. roadside ditches) and/or the Harris County Flood Control District (HCFCD channels and ponds). Copies of the SWQ Permits, SWP3, Construction Site Notice, and Notice of Intent (NOI), if required, must be submitted to the City of Tomball as part of the permit process. All detention structures and features for storm water quality must also be included on the plans when submitted for review. The designer must verify facility ownership (i.e. channels, ditches, ponds, and roadways) prior to or during plan development.

Part I. Flow Chart and Definitions

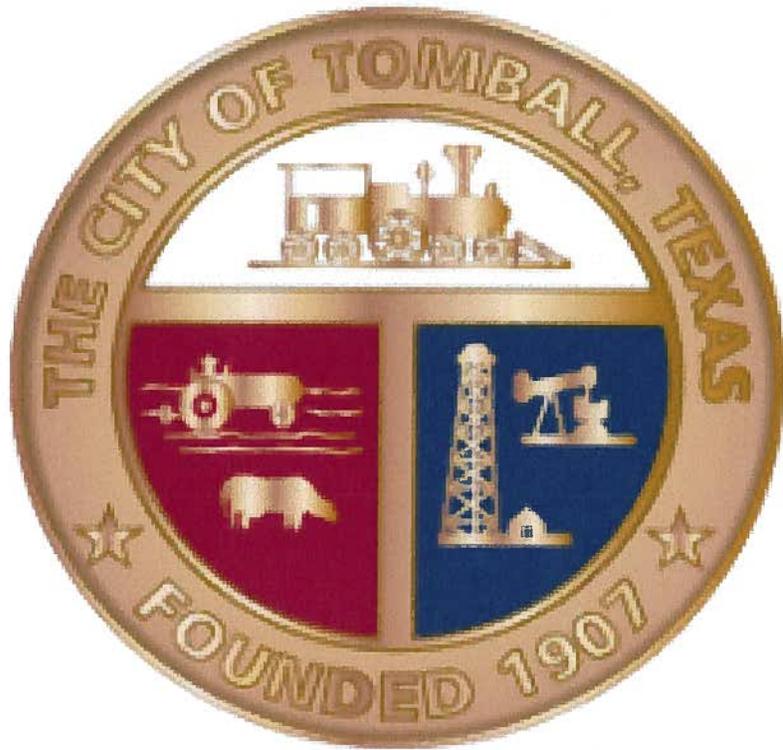
Section A. Flow Chart to Determine Whether Coverage is Required



(*1) To determine the size of the construction project, use the size of the entire area to be disturbed, and include the size of the larger common plan of development or sale, if the project is part of a larger project (refer to Part I.B., "Definitions," for an explanation of "larger common plan of development or sale").

(*2) Refer to the definitions for "operator," "primary operator," and "secondary operator" in Part I., Section B. of this permit.

TRAFFIC IMPACT ANALYSIS GUIDELINES



TRAFFIC IMPACT ANALYSIS GUIDELINES

CITY OF TOMBALL, TEXAS
DECEMBER 2008

12-12-08

DIRECTOR OF EEP
CITY OF TOMBALL

PURPOSE OF THE GUIDELINES

The City may require a traffic impact analysis (TIA) if it is determined a development could have a significant impact on the street system in the vicinity of the development. The purpose of these guidelines is:

- To describe the purpose of the TIA
- To determine when a TIA is required, and
- To describe the minimum requirements of the TIA

PURPOSE OF THE TIA

A TIA is often necessary to define the magnitude of the projected impact of a proposed development on the traffic operations of the roadways and intersections in the vicinity of the development. If the impact of the development is significant, a TIA will also determine the improvements to the roadway system that are necessary to accommodate the traffic in the site vicinity.

WHEN A TIA IS REQUIRED

TIA Trip Generation Worksheet

A completed TIA Trip Generation Worksheet (included herein) shall be submitted with each plat and/or site plan that does not have an approved TIA on file with the City for the development. Upon review of this worksheet, the Engineering & Planning department will make the final determination regarding the need for a TIA. The Trip Generation Worksheet shall be completed using the latest edition of the ITE Trip Generation Manual.

If the type of development use is not known at the time of the submittal, the applicant should make assumptions based on the worst-case scenario for the site. If this is the case, the following items shall be evaluated at a minimum:

- The type of land use allowed by the city's zoning criteria for the site.
- The maximum amount of developable land based on setbacks and other restrictions (ie: detention, etc.)
- Logical assumptions by the developer
- Adjacent land uses

If the proposed development is not listed in the ITE Trip Generation Manual, a letter documenting the type of development and identifying the number of trips generated shall be submitted in lieu of the Trip Generation Worksheet. This letter shall be written, signed and sealed by a professional engineer with adequate experience in transportation/traffic engineering.

TIA Requirement Thresholds

The City may require a TIA for a proposed development under the following conditions:

- The development is projected to generate 1,000 or more vehicular trips in a 24-hour period.
- The development is projected to generate 100 or more vehicular trips in the peak hour.
- The development involves an area of 100 acres or more.
- The development is a proposed and/or modified school.
- The development is a shopping center of 100,000 square feet or more.
- Planned Development (PD) requests
- Rezoning requests
- If requested by the Director of Engineering & Planning, City Planner or the Planning and Zoning Commission.

If it is determined that a TIA must be performed, the Developer and their qualified consulting engineer shall schedule a meeting with the City's Engineering & Planning Department to determine the scope of the TIA and the requirements for the TIA content. Any work on the TIA completed prior to meeting with the City is at the applicant's risk and the City reserves the right to have the applicant revise the TIA without a formal review or comments.

MINIMUM REQUIREMENTS OF A TIA

As a minimum, a TIA prepared for the City should include the following:

- **Existing Conditions:** a description of the study area including roadways and development and an analysis of the traffic operations at significant intersections. The study area shall be based on the characteristics of the surrounding area. The traffic engineer preparing the study shall determine the limits of the study area (including the intersections to be analyzed). The Director of Engineering & Planning must approve the limits of the study area prior to proceeding with the study.
- **Proposed Development:** a description of the proposed development, calculation of the projected trips generated by the proposed development, and the projected distribution of the generated trips to the roadway network.

- **Capacity Analysis** – Capacity analysis must be performed at each of the major streets and project site access intersection locations (signalized and unsignalized) within the study area. Signalized intersections in coordinated systems must be analyzed as a system. In addition, analysis must be completed for roadway segments considered sensitive to site traffic within the study area. The operational analysis and methodology in the current version of the “Highway Capacity Manual, Special Report 209” (Transportation Research Board, National Research Council, Washington, D.C.) should be used for analyzing existing conditions, traffic impacts, access requirements, or other future conditions for which traffic, geometric and control parameters can be established.
 - No-Build Traffic Analysis: an analysis of the projected traffic conditions in the study area at the build-out year if the proposed development is not developed. The “build-out year” is the anticipated opening year of the development, assuming full build-out and occupancy.
 - Build Traffic Analysis: an analysis of the projected traffic conditions in the study area at the build-out year if the proposed development is developed.

The recommendations of the traffic impact shall provide safe and efficient movement of traffic to and from and within and past the proposed development, while minimizing the impact to non-site trips. The current levels of service (as defined by the Highway Capacity Manual) must:

1. Be maintained if they are “C” or less, and
 2. Not deteriorate to worse than “C” if they are currently “A” or “B”.
- **Proposed Improvements:** a description of the proposed improvements in the study area, as necessary, and an analysis of the projected traffic conditions in the site vicinity with the improvements.
 - **Conclusions:** a summary of the key findings and recommendations in the TIA.

If the proposed development includes multiple phases of development, the TIA may need to analyze the no-build traffic conditions, the build traffic conditions, and the proposed improvements for multiple phases.

TIA reports shall be completed, signed and sealed by a professional engineer registered in the State of Texas with adequate experience in transportation/ traffic engineering.

Development abutting Harris County and/or TxDOT-owned rights-of-way may be subject to additional TIA guidelines, and shall adhere to the more restrictive guidelines.

City of Tomball Trip Generation Worksheet

This form shall be completed as an aid to determine if the proposed development requires a traffic impact analysis (TIA).

Project Name:	
Location:	
Applicant / Contact:	
Contact Phone Number:	
Contact E-mail:	

Anticipated Land Use	ITE Code	Unit ¹	24-Hour		AM Peak Hour		PM Peak Hour	
			Rate ²	Trips ³	Rate ²	Trips ³	Rate ²	Trips ³
Total	-	-	-		-		-	

¹Unit is the variable (dwelling units, square feet, employees, etc.) for which the anticipated land use is to be evaluated.

²All rates shall be the trip generation rates published in the latest edition of the ITE trip generation manual.

³The product of the unit and the rate equals the trips for each anticipated land use.

The thresholds used to determine when a TIA is necessary are contained in the City of Tomball Traffic Impact Analysis Guidelines which is available at:

http://www.ci.tomball.tx.us/engineering-planning/development_docs/tiaguidelines.

Applicant's Signature: _____

Date: _____

For signalized and unsignalized intersections, LOS can be calculated using the methodology from the Highway Capacity Manual, Transportation Research Board, 2000. Each LOS corresponds to a range of delay. LOS worsens as delay increases. Corresponding LOS and ranges of delay for unsignalized and signalized intersections is listed in **Table 2** and **Table 3**, respectively.

Table 2: *Level of Service Criteria for Unsignalized Intersections.*

Level of Service	Control Delay Range (seconds)
A	≤ 10
B	>10 and ≤ 15
C	>15 and ≤ 25
D	>25 and ≤ 35
E	>35 and ≤ 50
F	> 50

Table 3 *Level of Service Criteria for Signalized Intersections.*

Level of Service	Control Delay Range (seconds)
A	≤ 10
B	>10 and ≤ 20
C	>20 and ≤ 35
D	>35 and ≤ 55
E	>55 and ≤ 80
F	> 80

REQUIRED TABLES

Add to Utility Sheet

LUE Calculation	
Service Unit Equivalency (SUE)	315 gpd
Living Unit Equivalency (LUE)	370 gpd
Type of Development*	
SUEs for Development*	
Calculated LUEs for Development	LUEs

* Refer to Living Unit Equivalent (LUE) Calculations for Development Memo

Add to Cover Page or Drainage Sheet

DRAINAGE BASIN	
Total Development Area (Acres)	acres
Project Area (Acres)	acres
Drainage Basin	

Detention Pond Engineer's of Record As-Built Certification

I hereby certify that the information presented on this sheet represents the true as-built information for the detention pond for this site, and that the volume provided in the pond is equal to, or exceeds, the volume required and called for in the approved permitted construction drawings, as summarized in the below table.

(With Pumps) I hereby certify that the pumps were inspected and were operational, in accordance to the design, at the time of inspection.

(Without Pumps) I hereby certify that the detention pond was operational, in accordance to the design, at the time of inspection.

Total Detention Volume Required (Acre Feet):

[Yellow box for required volume]

Total Detention Volume Provided (Acre Feet):

[Yellow box for provided volume]

(Engineer's seal, signature & date)

PARKING REQUIREMENTS

<i>Provide summary on site plan.</i>		
Parking Summary		
Applicable Ordinance Numbers:*	Sect. 39, Zoning Ord.	
Land Use Type:		
Written Description of Parking Requirement: (i.e., X spaces per Y sf)		
Quantity of applicable parking space-controlling element: (building SF, # of employees, # of beds, etc.)		
	Required	Provided
Total Parking Spaces:		
ADA Accessible Spaces:		
ADA Van Accessible Spaces:		

**If the site includes mixed occupancy types, a separate column shall be provided for each type. In these cases, include an additional column that provides a grand total for the number of spaces required and the number of spaces provided for the entire development.*

Notes

- To prevent nuisance situations, all parking area lighting shall be designed, shielded and operated so as not to reflect or shine on adjacent properties and in accordance with City ordinances. All streets and driveways shall be lighted at night with a minimum intensity of two foot-candles' illumination if off-street parking or loading facilities are to be used at night.
- In all nonresidential and multi-family zoning districts, the perimeter of all parking lots and driveways shall be provided with concrete curbs. Parking shall not be permitted to encroach upon the public right-of-way.
- Parking space(s) for persons with disabilities and other associated provisions (e.g., clear and unobstructed pathways into building, crosswalks across parking lots, etc.) shall be provided according to building codes, State laws, and requirements of the Americans with Disabilities Act (ADA).

LANDSCAPING REQUIREMENTS

<i>Provide summary on site plan sheet</i>		
Landscape Summary		
Applicable Code:	Sect. 40, Zoning Ord.	
Total Area of Site (sf):		
Total Area of Covered by Buildings (sf):		
Total Area Not Covered by Buildings (sf):		
Applicable landscape development requirement in addition to front landscaped area (see section 40.6 A (i))		
	Required	Provided
Percent of landscaped area for front yard (15% required)	15%	
Total SF of Landscape Area:		
Rear Setback Landscape Area (SF):		
Required Landscape Area (SF)		
(Total SF of Landscape Area – Rear Setback Landscape Area):		
Number of Street Frontage Trees (1 tree/40 LF):		
Total Number of Trees:		
Lot Coverage Percentage (including main and accessory buildings)		
Impervious Coverage Percentage (including all buildings, parking areas, sidewalks, etc.)		

Notes:

- This table is required in addition to, not in lieu of, providing the information required as part of the landscaping plan as described by ordinance.
- Plant materials shall conform to the standards of the approved plant list for the City of Tomball. Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.
- All required landscaped open areas shall be completely covered with living plant material. Landscaping materials such as wood chips and gravel may be used under trees, shrubs and other plants.
- If any groundcover plant should die, the owner shall replace these plants by the end of the next required landscaping tree, shrub, or planting season.
- Grass areas shall be sodded, plugged, sprigged, hydro-mulched and/or seeded, except that solid sod shall be used in swales, earthen berms or other areas subject to erosion.
- Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one (1) year of planting.
- Any major or significant modification to a landscape development constructed or installed in association with this section must be in accordance with this section and must be approved by the city's Building Official.
- Landscape development located within the rear setback area of a building site, screened from adjacent properties and not adjacent to a public street shall not be considered when determining the minimum requirements of this section.
- Only shrubs and groundcovers (i.e., no trees) shall be used under existing or proposed overhead utility lines.
- Landscape areas should be located to define parking areas and to assist in clarifying appropriate circulation patterns. All landscape areas shall be protected by a monolithic concrete curb or wheel stops, and shall remain free of trash, litter, and car bumper overhangs.
- All existing trees that are to be preserved shall be provided with undisturbed, permeable surface area under (and extending outward to) the existing dripline of the tree.
- All new trees shall be provided with a permeable surface under the dripline a minimum of five (5) feet by five (5) feet.

- During any construction or land development, the developer shall clearly mark all trees to be preserved/retained on-site, and may be required to erect and maintain protective barriers around all such trees or groups of trees. The developer shall not allow the movement of equipment or the storage of equipment, materials, debris or fill to be placed within the dripline of any trees that are designated for preservation.
- During the construction stage of development, the developer shall not allow cleaning of equipment or material under the canopy of any tree or group of trees that are being preserved. Neither shall the developer allow the disposal of any waste/toxic material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any tree or groups of trees to remain.
- No attachment or wires of any kind, other than those of a protective or supportive nature, shall be attached to any tree.
- Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at intersections.
- The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not to be limited to, mowing (of grass six inches or higher), edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- Required plant materials which die shall be replaced with plant material of similar variety and size, within ninety (90) calendar days. Trees with a trunk diameter in excess of six (6) inches measured twenty-four (24) inches above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three (3) inches measured twenty-four (24) inches above the ground on a caliper-inch for caliper-inch basis (e.g., for a 6" tree, two 3" replacement trees shall be required). A time extension for replacement of plant materials may be granted by the City Manager. Failure to maintain any landscape area in compliance with this Section is considered a violation of this Section and may be subject to penalties of Section 49 of the Zoning Ordinance.
- A person commits an offense if he removes or destroys a tree within a street right-of-way, or upon any public property, without first obtaining written authorization from the city manager. (Sec. 44-6. Trees within public rights-of-way.)