



## **“PARKWAYS” .....What *are* they, and why are they important?**



**A parkway generally refers to the narrow piece of land between the street and sidewalk.** They are also sometimes called tree lawns, parking strips or planting strips. Traditionally they have been planted with grass, and include a street tree.

**Parkways are owned by the City, but maintained by the property owner.** Parkways and the bordering sidewalk together make up the public right-of-way (ROW). The public ROW is owned by the City. Although the City is responsible for improvements made to the sidewalks, the adjacent property owner is responsible for planting and maintenance of the parkways.

### **Parkways are important as they offer aesthetic, environmental and safety value.**

When properly landscaped and cared for, they provide scenic corridors, curb appeal and increase property value. They provide space for street trees which provide shade and absorb carbon dioxide. They prevent stormwater and irrigation run-off into the streets, allowing it to percolate down to the groundwater table. They also act as a buffer between pedestrians and vehicles on the roadway.

### **MAKING CHANGES IN YOUR PARKWAY: What can I do? What is permissible?**

As mentioned above, parkways traditionally have been planted with grass. But a property owner may want to consider something different for various reasons, such as using drought tolerant plant material or installing a paved surface to step onto when leaving a parked car. Whatever the reason, these guidelines are intended to help you understand what your responsibilities are, what is allowable, when a permit is required, and why.

**Our Goals.....and yours too:** By providing these guidelines, the City of Santa Ana strives to

- **Promote Water Conservation**, by encouraging utilization of
  - CA friendly plants (suited for our climate that have low water needs & are drought tolerant).
  - “Smart” irrigation
  - Permeable materials, which will allow parkway to absorb surface run off water
- **Provide for flexibility** in response to different site conditions and use
- **Keep properties looking good** by encouraging and assisting residents

# CITY OF SANTA ANA Public Works Agency

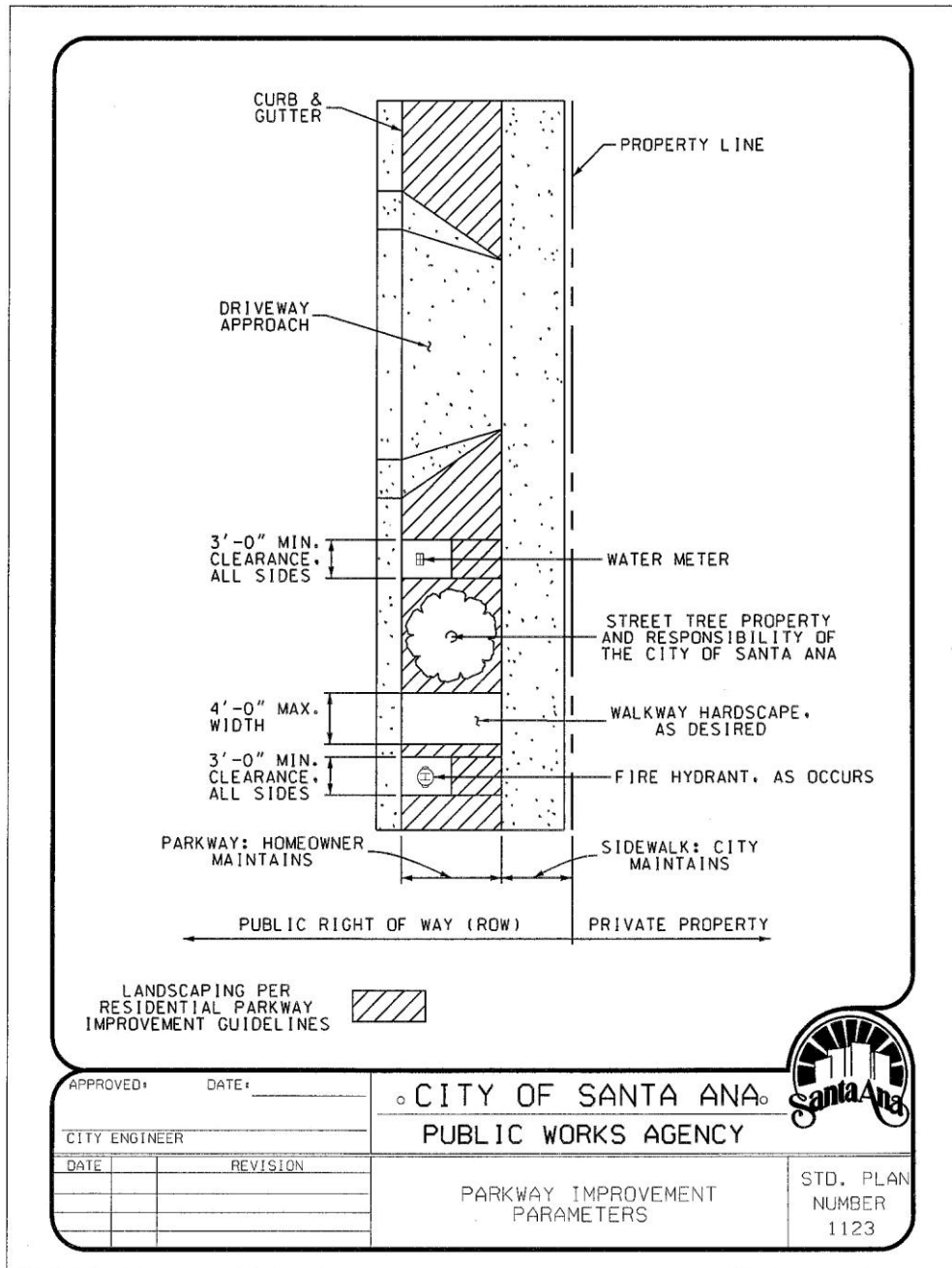
## PARKWAY IMPROVEMENT GUIDELINES

March 2021



### STANDARD PARKWAY PLAN:

The City of Santa Ana draft Standard Plan #1123 shows basic design parameters for parkway improvements (Plan shown is a typical layout; your actual parkway configuration may vary)



# CITY OF SANTA ANA Public Works Agency

## PARKWAY IMPROVEMENT GUIDELINES





March 2021



### LANDSCAPING:

*By adhering to the following, you can make these landscaping changes to your parkway without permits:*

- ❖ Landscaping should cover at least 65% of the parkway (excluding the driveway approach).
- ❖ Landscaping can be **turf, ornamental grasses, ground cover, or shrubs**.
- ❖ Please note that **street trees are the responsibility of the City of Santa Ana**. If your tree needs attention, you are missing a tree and would like one planted, or have any questions about street trees, please contact the Tree Maintenance Division 714-647-3330.
- ❖ Choose “Mediterranean” plant material: plants that are suited for our climate: hot dry summers, warm wet winters. See Plant Palette matrix for suggestions on local plant material that is readily available.

Turf	Ornamental Grasses	Groundcovers	Shrubs
<ul style="list-style-type: none"> <li>✓ Utilize drought tolerant varieties</li> <li>✓ “Berming” (building mounds) not permitted</li> </ul>	<ul style="list-style-type: none"> <li>✓ Great alternative to turf</li> <li>✓ Select dwarf varieties</li> </ul>	<ul style="list-style-type: none"> <li>✓ Great alternative to turf</li> <li>✓ Note your sunlight conditions and select plant accordingly (ie: don’t plant a shade loving plant in a sunny location).</li> </ul>	<ul style="list-style-type: none"> <li>✓ Shrubs should be no higher than 2.5 feet at maturity.</li> <li>✓ Do not choose shrubs that are spiky or thorny.</li> </ul>
			



# CITY OF SANTA ANA Public Works Agency

## PARKWAY IMPROVEMENT GUIDELINES





March 2021



### PERMEABLE “HARDSCAPE”:

*By adhering to the following, you can make these landscaping changes to your parkway without permits:*

- ❖ Permeable Hardscape should cover less than 35% of the parkway.
- ❖ Permeable “Hardscape” includes **pavers and stepping stones, decomposed granite (DG) /gravels, and boulders.**
- ❖ Concrete paving is subject to review and approval.

Pavers	Stepping Stones	Decomposed Granite (DG) & Gravels	Boulders
<ul style="list-style-type: none"> <li>✓ Pavers should be installed on a permeable base. Grouting is not permitted.</li> <li>✓ Install flush to avoid trip hazards.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Maximum 18” in length or width</li> <li>✓ Stepping stones should be installed on a permeable base. Grouting is not permitted.</li> <li>✓ Install flush to avoid trip hazards.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Utilize for walk-able surfaces and/or landscape treatment.</li> <li>✓ Use with a stabilizer for a firmer surface</li> <li>✓ Gravels should be less than 2” diameter.</li> <li>✓ Stones should only be used as part of stormwater handling system</li> </ul>	<ul style="list-style-type: none"> <li>✓ 18” maximum width and height</li> <li>✓ Take care when placing: locate outside of car door range</li> <li>✓ Locate 2’-0” behind curb face</li> </ul>
			

# CITY OF SANTA ANA Public Works Agency

## PARKWAY IMPROVEMENT GUIDELINES

March 2021



### IRRIGATION:

*By adhering to the following, you can make these landscaping changes to your parkway without permits:*

### IRRIGATION:

- ❖ *Permit not required for systems installed within 12" depth.*
- ❖ *Do not water daily. Irrigate a maximum of every 3 days.*
- ❖ *Irrigate between 6pm and 6am.*
- ❖ *Irrigation leaks and breaks must be repaired within 72 hours.*

<b>Spray Sprinkler Heads</b>	<b>Drip – At Grade</b>	<b>Drip - Buried</b>	<b>Natural Rainfall &amp; Rainwater harvesting</b>
<ul style="list-style-type: none"> <li>✓ <i>Use high-efficiency nozzles</i></li> <li>✓ <i>Ensure they fully retract when not in use.</i></li> <li>✓ <i>Install 6" from edge of pavement and adjust to prevent overspray onto sidewalks or street</i></li> </ul>	<ul style="list-style-type: none"> <li>✓ <i>Low flow drip systems are encouraged</i></li> <li>✓ <i>Emitters are built in and apply water directly to root zone</i></li> <li>✓ <i>Evaporation and runoff are minimized</i></li> </ul>	<ul style="list-style-type: none"> <li>✓ <i>Low flow drip systems are encouraged</i></li> <li>✓ <i>Landscape surface is free from irrigation equipment</i></li> <li>✓ <i>Evaporation and runoff are minimized</i></li> </ul>	<ul style="list-style-type: none"> <li>✓ <i>Maximizes water conservation</i></li> <li>✓ <i>Rainwater is very pure and naturally soft, making it a great option for watering plants</i></li> </ul>



# CITY OF SANTA ANA Public Works Agency

## PARKWAY IMPROVEMENT GUIDELINES

March 2021



### WORK REQUIRING PERMITS

<b>When is a permit required?</b>	<ul style="list-style-type: none"> <li>➤ For work that involves excavation deeper than 12".</li> <li>➤ When a property owner wants to install permeable "hardscape" greater the 35% of the total area.</li> <li>➤ When proposing to use concrete.</li> <li>➤ When you are proposing something outside of these guidelines.</li> </ul>
<b>How / Where do I get a permit?</b>	PWA Development Engineering counter 20 Civic Center Plaza, Ross Annex (First Floor)

### MAINTENANCE

- ❖ All parkways shall be landscaped and maintained by the nearest adjacent property owners.
- ❖ Per Santa Ana Municipal Code, landscape maintenance is defined as **"proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants and decorative material when necessary....."**.

### ENFORCEMENT

- ❖ Per Santa Ana Municipal Code, no person that has responsibility over a lot shall allow noxious growths, growths dangerous to life, health, convenience of the community, weeds, or cause/permit rubbish to exist on that lot. If a property owner allows such conditions to occur, then he/she may be subject to possible enforcement actions by the City of Santa Ana.

### SUGGESTED RESOURCES

Additional information and a variety of resources for creating and maintaining a California Friendly garden are available at <http://www.santa-ana.org/SAwatersmart/>. For more information about landscaping your **private property**, please see the "Quick Links" for Citywide Design Requirements

**Release of liability:** Please note that all parkway improvement projects are the sole responsibility of the owner and are performed at no expense to the City. Any damages to any utility due to installation shall be repaired at the sole expense of the homeowner.