

# TM XXXXX / PM XXXXX / DPR XXXXX / CUP XXXXX / APN NO. XXXX

| LMD Benefit Zone Maintenance Information |  |
|--|--|
| Quantity                                 | Description                                  |
|  | Trees  |
|  | Palm Trees                                   |
|  | Shrubs                                       |
|  | Groundcover / Planted Area (sqft)            |
|  | Turf Areas                                   |
|  | Decorative Concrete Pavers or Grouted Pavers |
|  | Decorative Pavers None-Grouted               |
|  | Grouted Cobble (sf)                          |
|  | Loose Rock / Cobble (sf)                     |
|  | Mow Curb (LF)                                |

**LANDSCAPE INSPECTIONS**

The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.

**INSPECTION PROCESS**

- INSPECTION #1:**  
Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
- INSPECTION #2:**  
Soil prepared, and plant materials positioned and ready to plant.
- INSPECTION #3:**  
Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
- INSPECTION #4:**  
A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
- TURN OVER (INSPECTION #5):**  
On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

**ONE YEAR MAINTENANCE & PLANT ESTABLISHMENT PERIOD**

The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.

**CITY OF PERRIS**

APPROVED BY: \_\_\_\_\_

PLAN REVIEWER                      DATE

**DIG ALERT**



Call: TOLL FREE  
1-800-227-2600 OR 811  
TWO FULL WORKING DAYS BEFORE YOU DIG

| REVISIONS |      |         |             |       |      |
|-----------|------|---------|-------------|-------|------|
| MARK      | DATE | INITIAL | DESCRIPTION | APPR. | DATE |
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|           |      |         |             |       |      |

COMPANY ADDRESS AND LOGO \_\_\_\_\_

UNDER THE SUPERVISION OF: \_\_\_\_\_

PROFESSIONAL ENGINEER    R.C.E. No.    DATE

**LANDSCAPE ARCHITECT STAMP**

WATER / SEWER / RECYCLED WATER APPROVED BY:  
**EASTERN MUNICIPAL WATER DISTRICT**

|                         |                 |
|-------------------------|-----------------|
| EMWD ENGINEER           | DATE            |
| PROJECT ENG.            | INITIAL    DATE |
| IRRIGATION PLAN CHECKER |                 |
| CONSTRUCTION ADMIN.     |                 |

**APPROVALS**

**PUBLIC WORKS**

PLN NO. XXXXXXXX  
OFF-SITE LANDSCAPE AND IRRIGATION IMPROVEMENT PLANS

|              |
|--------------|
| I.D.         |
| S.A.         |
| W.O.         |
| C.O.         |
| COORD.       |
| SHEET:    OF |
| <b>D-</b>    |