

Section 9 – Landscaping and Street Trees

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SECTION 9 – LANDSCAPING AND STREET TREES

GENERAL REQUIREMENTS

All proposed developments, regardless of their size, and improvement projects shall conform to the landscaping requirements as set forth in this chapter and the Land Development Code Section 1207. These requirements shall apply to all street ROW's, pedestrian ways, drainage ways, green spaces, and all other unpaved areas that will become the City's property.

I. MATERIALS

9.1 GRASS

All seed or sod shall be placed on 4 inches of topsoil, as defined in Section 9.5.B.

All unpaved areas that will be dedicated to the City shall be planted with the appropriate grass mix and type as set forth in the plans and specifications for the project or development. The standard for grass mixes shall be as follows:

- 40% Kentucky Bluegrass (Poa Pratensis)
- 40% Creeping Red Fescue (Festuca Rubra)
- 20% Annual Ryegrass (Lolium Multiflorum)

Before any maintenance bond release is recommended by the City, all unpaved areas must support a vigorous and healthy mat of grass. Provisions shall be made to assure proper growth. The City Engineer may require sod installation. Sod shall conform to the requirements of the latest edition of ODOT Item 660.

9.2 STREET TREES

A. General – Street trees will be planted in the tree lawn between the sidewalk and the curb of the roadway for streets that have concrete curb, gutter, and/or sidewalk. For treelawns less than six feet in width, trees may be planted on the property owner side of the sidewalk, by agreement with the City. For non-curbed areas of the City, the trees shall be located by the City based on utility interference, including drainage ditches. The trees may be planted on private property (the property owner side of the right-of-way) by agreement with the City. Trees planted on the property owner side of

the sidewalk or right-of-way will not be counted as replacement trees as defined in Section 1207.02(c) of the Land Development Code. The landscaping plans shall show the shape, height, and spread of the trees proposed for planting. No shrubs, other plant material, or landscaping materials such as timbers, stones, walls, etc. shall be placed within the roadway right-of-way except by agreement with the City.

B. Species – the specifications for varieties and size of street trees are those found in the City's Land Development Code Section 1207 and Appendix C. The City shall approve the type or types of trees to be installed. The trees that the City specifies were chosen for a variety of criteria, including size at maturity, shape, foliage, hardiness, cleanliness, maintenance, root structure, disease resistance, and tolerance to traffic, pollution, salt, and local soil conditions. The approved street tree varieties shall be per the City's Land Development Code Appendix C.

The proposed location of street trees will be reviewed by the City, giving full consideration for stopping sight distance and conflicts with driveways, utilities, and structures located in the street ROW.

C. Design Standards

1. Trees spacing is dependent on the size of the tree and is specified in 1207.04(l) of the Land Development Code.
2. Tree spacing may be adjusted to achieve proper distance from structures or facilities in the ROW, however, the spacing shall be in accordance with Section 1207.04 of the Land Development Code
3. Trees and other landscaping at street intersections shall be located 30' back from the property corner.
4. Street trees shall be located:
 - a. 15' minimum from a street light pole.
 - b. 10' minimum from a manhole.
 - c. 5' minimum from a water and sewer lateral.
 - d. 10' minimum from a driveway flare.

9.3. LANDSCAPING

Landscaping shall consist of plant materials and mulching of the permitted plant varieties listed in the Appendix C of the Land Development Code. All planting areas shall have 4 inches of peat moss incorporated into the surface.

All materials and labor shall be in accordance with the latest editions of ODOT Item 602 and 663 and ANSI-Z60.1, "American Standard for Nursery Stock" as applicable.

Each plant shall be appropriately tagged prior to shipment and tags shall be left in place after planting.

II. **INSTALLATION**

9.4. SEEDING

A. General - The Contractor shall seed all cut, filled and graded areas, and all other earth areas disturbed by his operations.

B. Surface Preparation - The areas to be seeded shall be graded to the elevations shown on the drawings, or as otherwise required.

All backfilled or cut areas, which have not had topsoil applied during the construction phase, shall be graded to within approximately 4 inches of the required elevations and shall be cleared of all stones and other debris. A 4 inch layer of loose, friable, loamy topsoil, free of any foreign material and containing not less than 5% nor more than 20% organic matter, nor contain more than 40% clay by volume, shall then be added to such areas.

In areas not otherwise prepared for seeding, the Contractor shall harrow or otherwise work the surface as required to prepare it for fertilizing and seeding.

All areas to be seeded shall then be raked, rolled and graded smooth and level with adjoining areas. The finished surface shall be free from clods, lumps, boulders, stones and other debris, and shall be loosened to a depth of 2 inches just prior to fertilizing.

C. Fertilization - All areas to be seeded shall first be fertilized with an approved commercial fertilizer applied at the rate of 20 pounds per 1,000 square feet. The fertilizer shall be obtained from a dealer or manufacturer whose brands and grades are registered or licensed by the Ohio

Department of Agriculture. Immediately prior to sowing the seed, the areas shall be raked sufficiently to thoroughly mix the fertilizer with the soil.

D. Seed - The seed to be used unless otherwise specified, shall have the mixture as specified in Paragraph 9.1.

Percentages of the above shall be by weight.

The seed shall be approved by the Ohio Department of Agriculture, Division of Plant Industry. Only unmixed seeds shall be purchased unless certified as to quality and mixture. All mixing shall be done at the Project site, from the original packages, in the presence of a representative of the City.

E. Sowing - The specified seed shall be uniformly sown, by means of mechanical distributors or hydraulically, at the rate of four pounds per 1,000 square feet. No seeding shall be done during windy weather or when the ground is frozen, muddy or otherwise non-tillable. After seeding, the ground shall be raked so as to cover the seed to a depth of approximately 1/4 inch and the area covered with a non-toxic mulching material such as wheat or oat straw.

Mulching material shall be placed over all seeded areas at the rate of approximately 2 tons per acre for straw and 3 tons per acre for hay, when seeding is performed between the dates of March 15 and October 15, and at the approximate rate of 3 tons per acre for straw and 4 1/2 tons per acre for hay, when seeding is performed between the dates of October 15 and March 15 of the succeeding year. The mulching material shall be securely tied down or otherwise kept in place by a method approved by the Engineer. In the event any mulching material is displaced, it shall be replaced, but only after the seeding, and other work preceding the mulching, damaged because of the displacement of the mulching material has been acceptably repaired.

F. Maintenance - The Contractor shall properly protect and care including watering the areas, as required, at no cost to the City, for all seeded areas until the grass is a well established dense uniform growth at least 4 inches high. At that time all excess mulch shall be removed and the grass shall be mowed. The Contractor shall be responsible for the grass for two weeks after this mowing. If the grass shows good growth and a dense stand at this time as determined by the City, the Contractor's obligations shall have been fulfilled except for the repair of future settlement.

All areas and spots that do not show a prompt "catch" shall be reseeded at intervals of 21 days, which shall be continued until a good growth is established over the entire specified area. The methods utilized in the reseeding of any area shall be as previously specified for seeding. Areas damaged due to acts of vandalism or vehicular damage beyond the control of the Contractor shall be resown only at the request of and at the expense of the City.

9.5. SEDIMENTATION AND EROSION CONTROL

The Contractor shall be required to employ such principles of sedimentation and erosion control on the Project, and during the life of the contract, as necessary to prevent accelerated soil erosion as a result of earth changes during construction of the Project. All sedimentation and erosion control measures shall be in place prior to any earth disturbing activities. The proposed earth changes shall be as shown on the drawings.

The Contractor shall be responsible for all temporary and permanent measures necessary to avoid excessive siltation of nearby watercourses during construction. The erosion control used shall comply with the rules and regulations set forth in the latest edition of the ODOT Item 207.

9.6. STREET TREES

The Contractor shall be responsible for digging, preparing planting holes, installation, pruning, fertilizer, mulch, bracing and other incidentals necessary.

All street tree plantings shall comply with requirements set forth in the latest editions of ODOT Item 661 and the City of Hudson Tree and Shrub Plant Standards and Specifications. Any actual or possible conflicts between the two editions shall be resolved by the City at no cost to the City.

III. GUARANTY

9.7. LANDSCAPING

If any landscaping is damaged due to construction or die within two years of installation, the Contractor shall promptly replace the landscaping.

9.8. STREET TREES

If any street trees are damaged due to construction or die within two years of installation, the Contractor shall promptly replace the street trees.