

CHAPTER 10

Landscaping

A. Introduction

All proposed developments, regardless of their size, shall conform to the landscaping requirements as set forth in this chapter and ordinance. 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.

B. Grass

1. All seed or sod shall be placed on 3" of topsoil. Although the concrete street will be constructed three years later, restoration of grass shall be to final grade.
2. 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.
3. The standard for grass mixes shall be those set in the State Specifications. When hydroseeding is used the mix shall be double concentration.
4. Before any maintenance bond release is recommended by the City Engineer, all unpaved areas must support a vigorous and healthy mat of grass.
5. Provisions shall be made to assure proper grass growth. Watering is the contractor's responsibility until acceptance is granted.
6. The City Engineer may require sod installation.
7. Sod shall conform to the requirements of the State Specifications

C. Trees

1. Street trees will be planted in the terrace area of all roadways. They will only be placed after concrete curb and gutter has been constructed.
2. The landscaping plans shall show the shape, height, and spread of the trees proposed for planting.

3. The specifications for varieties and size of street trees are those found in the street tree permit issued by the Parks Department. The trees that the City specifies were chosen for a variety of criteria, including size, shape, foliage, hardiness, cleanliness, maintenance, root structure, disease resistance, and tolerance to traffic, pollution, salt, and local soil conditions. The trees will mature to 35' to 55' wide and 50' to 80' tall. The approved street tree varieties:

Narrow (4'-7') Terrace Area:

Amur Maple
 Manchurian Maple
 Miyabe Maple
 Serviceberry
 Hornbeam, Muscledwood
 Red Bud
 Hawthorn Sp.
 Leprechaun Green Ash
 Magnolia Sp.
 Crab Apple
 Ironwood
 Amur Cork Tree
 Cherry/Plum
 Callery Pear
 Japanese Tree Lilac

Wide (7' +) Terrace Area:

Autumn Blaze Maple
 Red Maple
 Sugar maple
 Common Hackberry
 Turkish Filbert
 White Ash
 Green Ash
 Gingko
 Honey Locust
 Kentucky Coffee Tree
 Black Gum
 White Oak
 Bur Oak
 English Oak
 Red Oak
 American Basswood
 Little Leaf Linden
 American Elm

4. The proposed location of street trees will be reviewed by the Engineering Department and City Forester, giving full consideration for stopping sight distance and conflicts with driveways, utilities, and structures located in the street ROW.
5. Design Standards - All street trees shall be planted in accordance with this document and the City of Manitowoc Street Urban Forestry Street Tree Management Plan on file at the City Forester's Office. When conflicts occur, the most stringent shall prevail.
 - a. Street trees shall be planted at approximately one tree per 50' of lot frontage.
 - b. Tree spacing may be adjusted to achieve proper distance from structures or facilities in the ROW; however, the spacing shall not be smaller than 30' if a small tree species and 40' if a large tree species.
 - c. All trees shall be at least 7' tall, large tree species must be a minimum of 2 ½" in diameter and small tree species must be a minimum of 2" in diameter measured 6" above the ground surface, and have their roots balled in soil and wrapped in burlap.
 - d. Trees at street intersections shall be located 30' back from the property line extended.

- e. Street trees shall be located:
 - 1) 30' minimum from any street corner
 - 2) 20' minimum from a street light or utility pole
 - 3) 10' minimum from a fire hydrant
 - 4) 10' minimum from a manhole
 - 5) 10' minimum from a gas/water valve and utility laterals
 - 6) 10' minimum from a driveway flare

D. Screen Planting

- 1. Protective screen plantings may be required to secure an effective physical barrier between residential properties and adjoining non-residential uses to minimize adverse sight and sound conditions.
- 2. The screen planting plan shall be prepared by a registered landscape architect and shall meet the Plan Commission and City Engineer's approvals.

E. Construction

- 1. Seed tags for all seed bags shall be submitted to the Engineering inspector.
- 2. Permanent seed shall not be placed after November 1.
- 3. Sod shall be staked on any slope greater than 3:1.