

# Article 7

## ENVIRONMENTAL AND LANDSCAPING DESIGN AND CONSTRUCTION STANDARDS

### Standards

#### 700 Purpose

To provide for the development of more esthetically pleasing subdivisions, careful thought shall be given as to how best to preserve existing plant material and topographic features.

#### 701 Public Sites, Open Space and Recreation

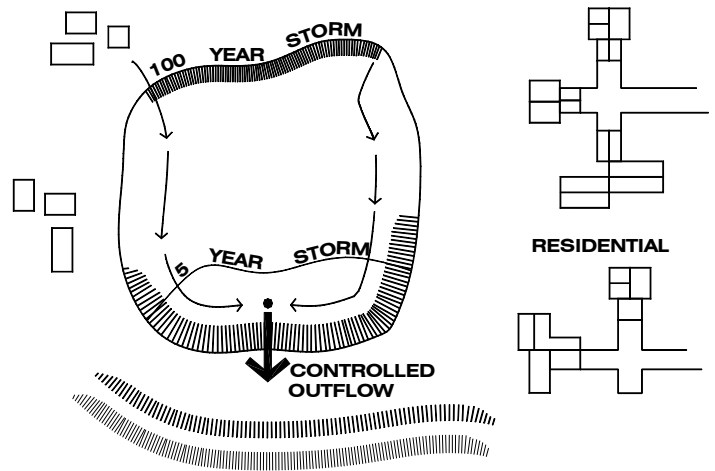
- a. Where a park, playground, school, public access to water frontage, or other proposed public property, which is shown in the comprehensive plan (if one exists), is located in whole or in part in a proposed subdivision, the planning commission may request the dedication of such area within the subdivision or that provision be made for the acquisition of such area by the proper agency within a period of two (2) years or other mutually acceptable period.
- b. The planning commission, in conjunction with the county commissioners or township trustees, may require that land area totaling three percent (3%) of the land included in the plan of the subdivision be conveyed to the county or township for park purposes. In lieu of the conveyance for park purposes, the planning commission may, in conjunction with the county commissioners or township trustees, require the subdivider to pay a mutually agreed upon amount of money for the maintenance of a park in the vicinity of the subdivision and likely to be used by the subdivision residents.
- c. Where a large-scale subdivision or planned unit development is proposed, the planning commission may require that consideration be given to sites for schools, parks, playgrounds, and other such areas for common use and that provisions be made for such reservation or acquisition by the proper agency.
- d. The planning commission may reserve the right to deny approval to a subdivision if such subdivision disregards the preservation of natural features such as wooded areas, water courses, beaches, areas of natural or historical significance and similar irreplaceable assets which add value to residential development and the community.

#### 702 Flood Areas and Storm Drainage Ditches

All subdivisions shall comply with current county floodplain regulations on file in the planning commission office. Appropriate measures shall be taken to elevate buildings to required levels. A proposed subdivision may be denied if access to the subdivision is periodically blocked by floodwaters.

Flood control or storm drainage facilities shall be provided as follows:

- a. Access to flood control or storm drainage ditches and channels shall be provided by easements of not less than twenty (20) feet in width, located on one side of the flood control or drainage ditch, channel or similar facilities.
- b. Flood control or storm drainage easements containing underground facilities shall have a minimum width of twenty (20) feet.
- c. Whenever a flood control or storm drainage ditch or channel has a depth of five (5) feet or more, or a bank slope of two (2) feet horizontal to one (1) vertical or steeper, a five (5) foot high masonry wall or a five (5) foot high chain line fence may be required by the planning commission.



## 703 Soil Erosion Requirements

- a. In the development of a subdivision, the developer shall not cause or allow earth-disturbing activities that can pollute a public or private surface ditch, subsurface drainage, stream, river or lake. The developer shall also, to the greatest extent possible, take steps so that sediment will not be deposited onto an adjoining property. Adequate control of soil erosion and sedimentation, through the use of best management practices with both temporary and permanent measures, shall be used during all phases of clearing, grading, and construction to conserve soil resources and to maintain existing water quality. Sediment control shall follow the standards and specifications in Rainwater and Land Development: Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection, Second Edition, 1996 (Department of Natural Resources, Division of Soil and Water Conservation).
- b. When a proposed development area consist of one (1) or more acres of earth-disturbing activities, the owner of record shall develop and submit to the Soil & Water Conservation District for review and approval, a soil erosion and sedimentation control plan. Such a plan shall contain sufficient information, drawings and notes to describe how soil erosion and off-site sedimentation will be kept to a minimum, both during and after construction. A copy of such plan shall be filed with the planning commission.
- c. When a proposed development area involves less than one acre, it is not necessary to submit a soil erosion and sedimentation control plan; however, the developer shall comply with the standards and specifications in Rainwater and Land Development: Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection, Second Edition, 1996 (Department of Natural Resources, Division of Soil and Water Conservation). Upon request, submittal of specific soil erosion and sedimentation prevention measures to be or being implemented may be required to determine compliance.
- d. Soil erosion and sedimentation control plans shall be certified by a professional engineer registered in the State of Ohio before being submitted to the Soil and Water Conservation District and the planning commission for review and approval.

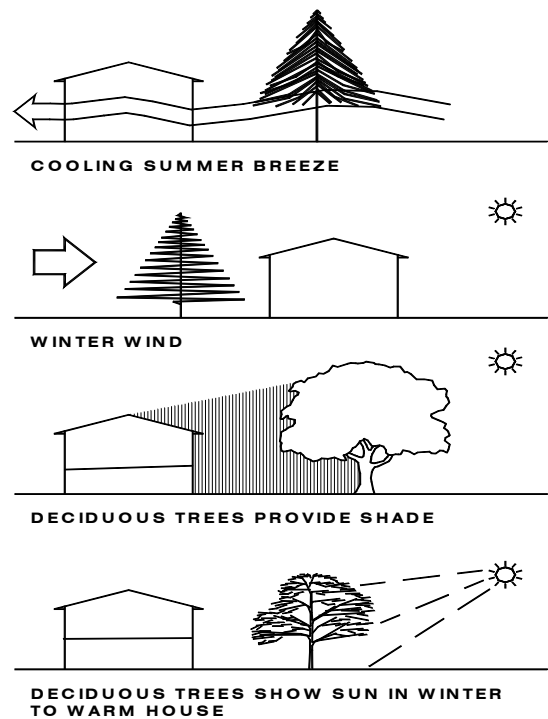
## 704 Landscape Plan

A landscape plan shall be submitted with each site plan application. The landscape plan shall identify existing trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements. Where existing plants are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction.

## 705 Site Protection and General Planting Requirements

- a. **Topsoil Preservation:** Topsoil shall be temporarily stored and later redistributed on all regraded surfaces so as to provide at least (4) inches of even cover to all disturbed areas of the development and shall be stabilized by seeding or planting.
- b. **Removal of Debris:** All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials or other debris shall be removed from the site and disposed of in accordance with the law. No tree stumps, or portions of tree trunks or limbs shall be buried anywhere in the development. If trees and limbs are reduced to chips, they may be used as mulch in landscaped areas, subject to approval by the planning commission.
- c. **Protection of Existing Plantings:** Maximum effort should be made to save fine or exceptional plant specimens. No material or temporary soil deposits shall be placed within four (4) feet of shrubs or ten (10) feet of trees designated on the landscape plan to be retained. Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self-supporting. They shall be a minimum of four (4) feet high and constructed of a durable material that will last until construction is completed. Snow fences and silt fences are examples of acceptable barriers.

d. **Slope Plantings:** Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one (1) foot vertically to three (3) feet horizontally shall be planted with ground cover appropriate for the purpose and for soil conditions, water availability, and environment.



### 706 Paving Materials

Design and choice of paving materials used in pedestrian areas shall consider such factors as function, climate, characteristics of users, availability, cost, maintenance, glare, drainage, noise, appearance, and compatibility with surroundings.

Acceptable materials shall include, but are not limited to, concrete, brick, cement pavers, asphalt, and stone.

### 707 Walls and Fences

Walls and fences shall be erected where required for privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions. The design and materials used shall be functional and compatible with existing and proposed site architecture. No fence or wall shall be so constructed or installed as to constitute a hazard to traffic or safety.