

LANDSCAPE REGULATIONS

CITY OF HUDSON
EXISTING SITE ZONED: 9- DARROWVILLE ROAD COMMERCIAL CORIDOOOR
SITE AREA: 2.1336 AC
BUILDING AREA:
PROPOSED: 5,000 SQ. FT.
MAX. IMPERVIOUS AREA: 60%
PROPOSED IMPERVIOUS AREA: 14,385 SQ. FT. (15.4%)

PERIMETER LANDSCAPING FOR PARKING LOTS

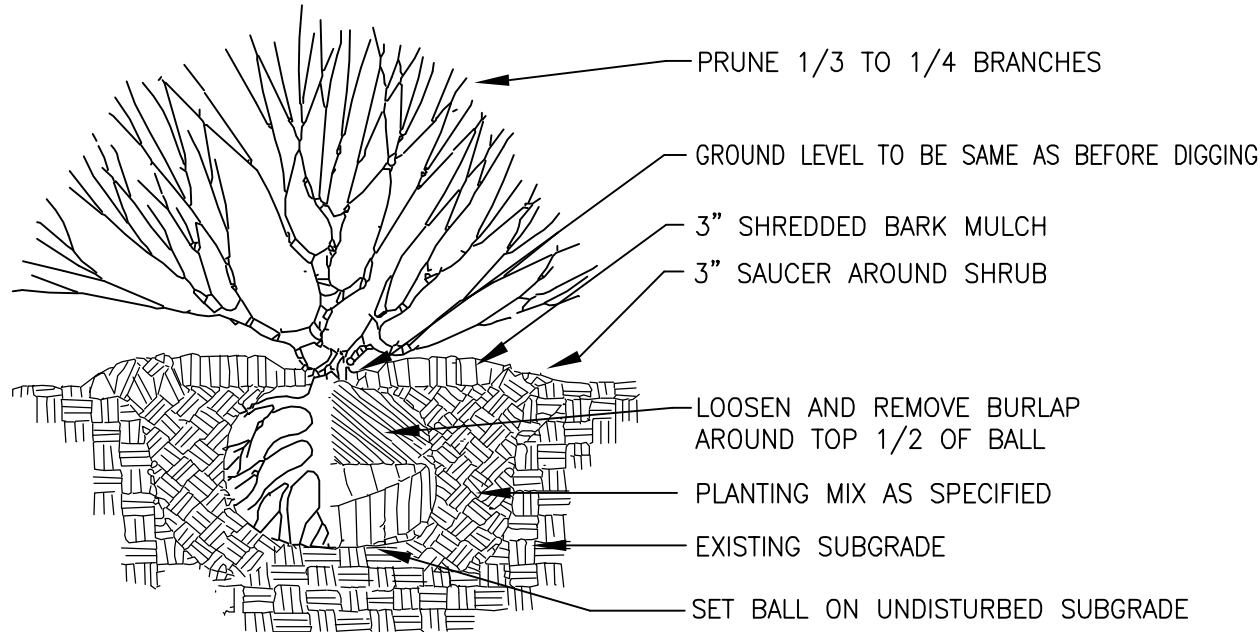
MIN. WIDTH: 5'-0"
PERIMETER LANDSCAPING SHALL CONTAIN SUFFICIENT PLANT MATERIAL THAT WILL ACHIEVE AN EFFECTIVE, OPAQUE SCREEN OF A HEIGHT OF AT LEAST THREE FEET WITHIN TWO YEARS OF INSTALLATION. THE PERIMETER BUFFER ZONE SHALL ALSO CONTAIN DECIDUOUS TREES AND ALLOW ADEQUATE SNOW STORAGE AREA.

INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS

A. FOR EVERY TEN PARKING SPACES OR FRACTION THEREOF, THE APPLICANT SHALL PROVIDE NOT LESS THAN 160 SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS CONTAINING AT LEAST ONE TREE WITH A MINIMUM DBH OF TWO INCHES AND FOUR SHRUBS.
B. THE MINIMUM LANDSCAPE AREA PERMITTED SHALL BE 160 SQUARE FEET WITH A MINIMUM PLANTING WIDTH OF NINE FEET.

729 SQ. FT. PROVIDED

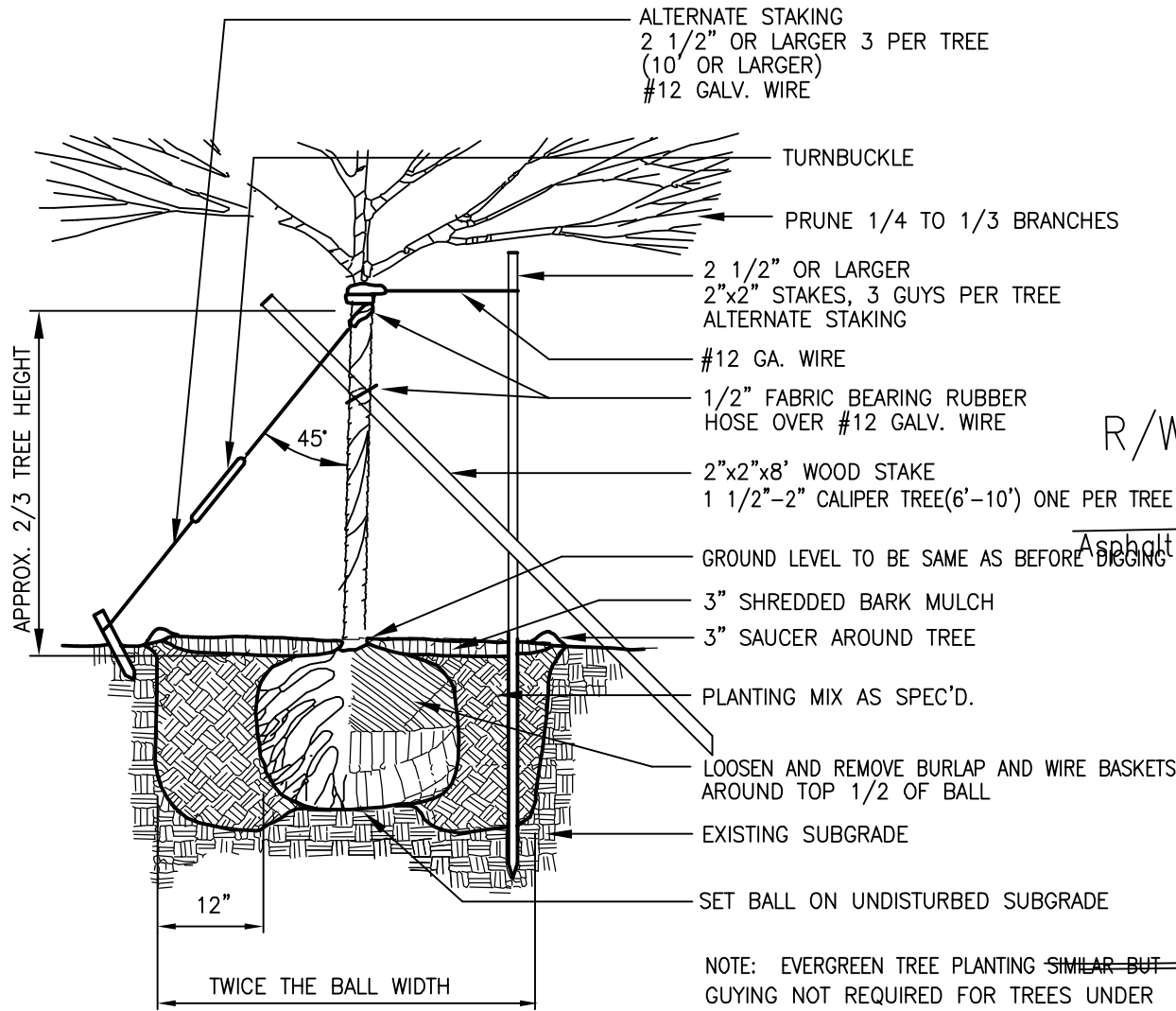
BUFFERYARD:
OFFICE COMMERCIAL
(TYPE A BUFFERYARD REQ'D.)
SFT MIN. W/ 1' CANOPY TREE & 4 UNDERSTORY TREES PER 100'-0"



NOTE: MULCH TO FORM CONTINUOUS SHRUB BEDS

SHRUB PLANTING DETAIL

NOT TO SCALE



NOTE: EVERGREEN TREE PLANTING SIMILAR BUT GUYING NOT REQUIRED FOR TREES UNDER 1 1/2" CALIPER (6' HEIGHT)
REMOVE GUYING, TREE WRAP, ETC. AFTER ONE GROWING SEASON

TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE

SPECIFICATIONS

- CONTRACTOR TO VERIFY UTILITY ROUTINGS AND COORDINATE THIS WORK WITH EXISTING UTILITY LOCATIONS. ADJUST PLANT MATERIAL ACCORDINGLY.
- PROVIDE DOUBLE SHREDDED HARDWOOD BARK MULCH 3" DEEP MIN. AT ALL PLANTING BEDS. PROVIDE A MIN. 3" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED.
- ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS TO RECEIVE A MIN. 6" DEPTH OF SOIL MIX. SOIL MIX SHALL OF 50% SCREENED TOPSOIL, 25% SAND AND 25% LEAF HUMUS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 2" OF CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS.
- CONTRACTOR TO APPLY STARTER FERTILIZER (20-26-6) OR APPROVED SIMILAR FOR ALL LAWN AND PLANT MATERIAL.
- CONTRACTOR TO SEED ALL DISTURBED AREAS. SEEDING TYPES AND PERCENTAGES ARE AS FOLLOWS:
SEED SCHEDULE (OR APPROVED SIMILAR)

SEED SCHEDULE (OR APPROVED SIMILAR)		
LAWN	SEED TYPE	PERCENTAGE
A	KENTUCKY BLUEGRASS	45%
	PENNLAWN RED FESCUE	15%
	PERENNIAL RYEGRASS	40%

NOTE: ALL LANDSCAPED AREAS SHALL BE SERVICED BY AN UNDERGROUND IRRIGATION SYSTEM.

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	COND.	NOTES
BW	135	BUXUS	GREEN VELVET BOXWOOD	24"-30"	24"-30"		
JSB	74	JUNIPERUS SABINA "BROADMOOR"	JUNIPER "BROADMOOR"	15"-20"	15"-20"		
KA	40	ABELIA X GRANDIFLORA "KALEIDOSCOPE"	KALEIDOSCOPE ABELIA	3'-0"	4'-0"		
NPA	20	THUJA OCCIDENTALIS "ART BOE"	NORTH POLE ARBORVITAE	12'-0"	4'-0"	B&B	2" cal.
BGA	12	THUJA PLICATA X STANDISHII "VIRGINIAN"	BABY GIANT ARBORVITAE	16'-0"	6'-0"		2 1/2" cal.
VMG	226	LIRIOPE MUSCARI "VARIEGATA"	VARIEGATED MONKEY GRASS	12"	12"		
HL	6	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	60'-0"	40'-0"	B&B	2" cal.
ABG	12	GARDENIA JASMINOIDES "AUGUST BEAUTY"	AUGUST BEAUTY GARDENIA	6'-0"	4'-0"		



VARIEGATED MONKEY GRASS



KALEIDOSCOPE ABELIA



JUNIPER "BROADMOOR"



GREEN VELVET BOXWOOD



"AUGUST BEAUTY" GARDENIA



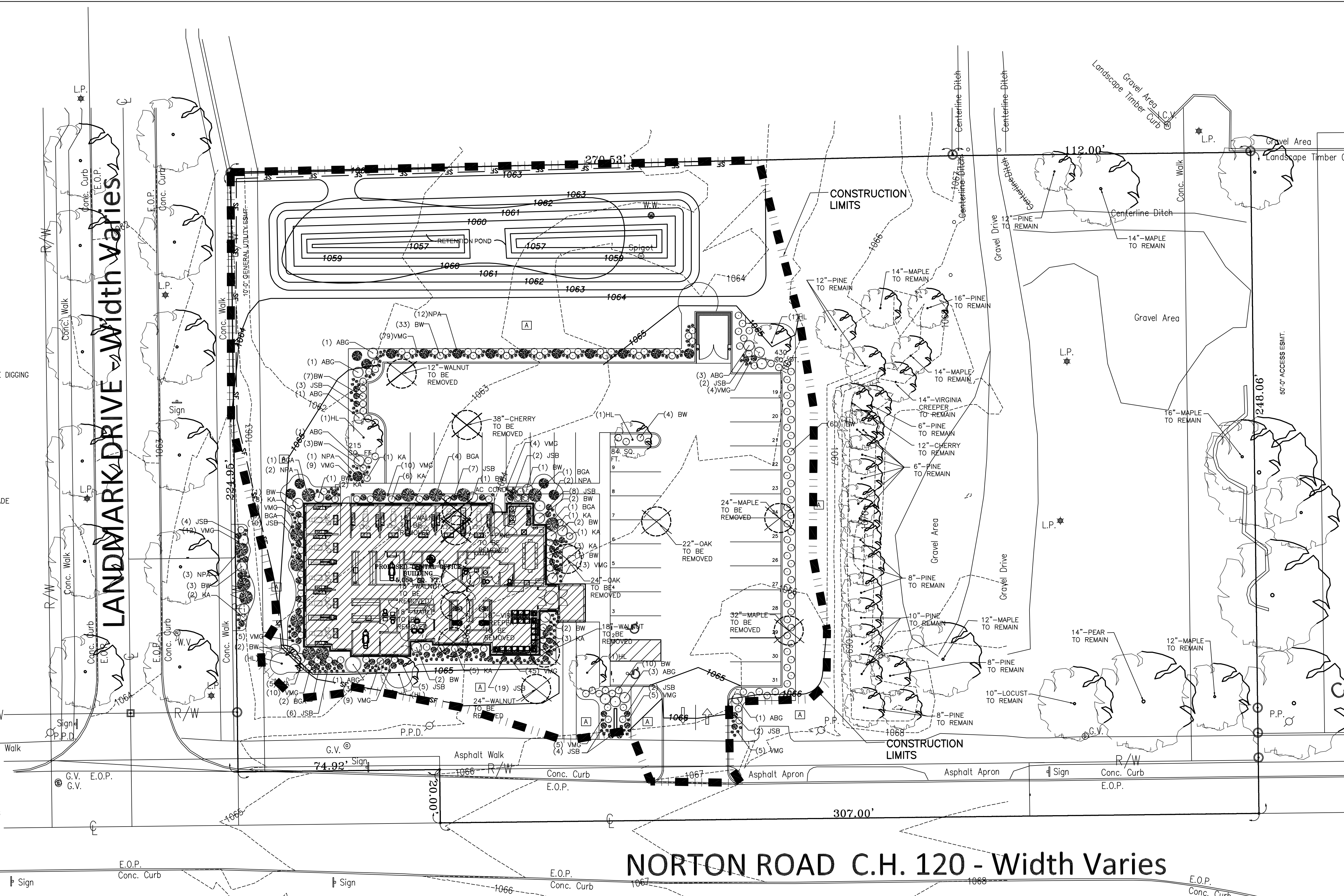
NORTH POLE ARBORVITAE



THORNLESS HONEYLOCUST

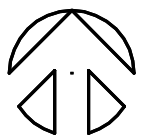


BABY GIANT ARBORVITAE



LANDSCAPE PLAN

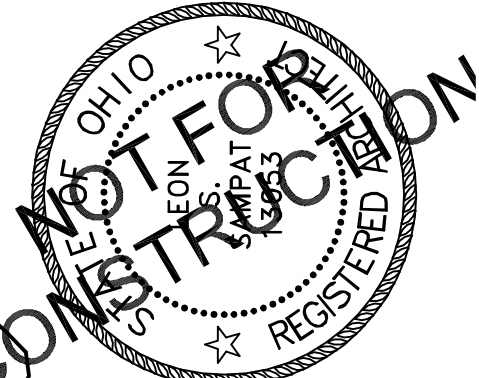
SCALE: 1" = 20'-0"



REV.	DATE

LS ARCHITECTS

22082 LORAN ROAD
FAIRVIEW PARK, OH 44126
PHONE 26-403-8854 FAX 440-76-8897



NEW DENTAL OFFICE BUILDING FOR:

DR. CARUSO
1465 NORTON AVE.
HUDSON, OH

JOB NO: 26-021

DATE: 03.05.2026

ISSUE: REVIEW

SHEET:

L1.1



Proposal

L.S. ARCHITECTS
22082 LORAIN ROAD
CLEVELAND, OHIO 44126

Sales: Kevin Turk
Dr. Caruso Dental Office- P26
Ohio

Est ID: EST6353742
Date: Jun-15-2026

GENERAL CONDITIONS

\$3,265.67

1. Project management for duration of project.
2. Permits and inspections for project including hardscape.
3. Mobilization of equipment at beginning of project.
4. Layout of project for our work.
5. Dumpsters as needed throughout construction.
6. Temporary restroom facility onsite including regular servicing.
7. Demobilization of equipment at project completion.
8. Final clean of new work at project completion.
9. Closeout documents submitted to owner at project completion.

BED PREPARATION

\$9,459.60

1. Cultivate areas to a proper depth and to be free of debris.
2. Deep edge planting beds to a neat crisp appearance.
3. Pre-emergent to be applied to all of the planting beds for weed control.
4. Bedmix soil placed to grade as required, approximately 8"-12".
5. Includes triple shred black mulch installation to proper depth, approximately 2"-3".
6. Includes flagstone stepping stone installation per design.
7. Includes pea gravel installation around back flagstone walkway per design.

PLANTINGS

\$33,428.34

1. Deliver and install all plant material per design.
2. Plant material will be assessed the following season and replaced as needed in a timely manner.
3. New plant material typically remains dormant longer following the first winter and can NOT be assessed accurately before the following spring.
4. No warranty provided for transplants.

5. Ground Works will substitute plants that are similar based on availability.
6. All plantings will have a one (1) time, one (1) year replacement warranty.

Subtotal	\$46,153.61
Taxes	\$1,904.85
Estimate Total	\$48,058.46

Estimate price and proposal scope shall be valid for thirty (30) days from date of issuance. Acceptance beyond this timeline may result in cost adjustments as required.

If work cannot commence within ninety (90) days of final contract date (may be same as estimate / proposal date), project cost and schedule may be impacted and adjusted via change order.

Payment Schedule

1. 50% Deposit to Schedule Work
2. 50% Completion of Project

General Scope Clarifications

1. Any and all attached Ground Works Land Design exhibits are included in this agreement, including but not limited to: project schedule, drawing sets (demolition, hardscapes, structures, plantings, irrigation, plumbing, electrical, lighting), material selections, etc.
2. Driveway access will be needed at all times to place dumpsters, equipment, and access work areas.
3. Dumpster(s) may be placed onsite during any demolition, excavation, and construction activities. Vendor will remove and replace dumpster(s) as required.
4. A large dumptruck may be onsite for all debris to be removed during demolition and excavation as required.
5. Portable restroom(s) will be placed onsite at an agreeable location for the duration of the project and will be serviced as needed.
6. Owner to ensure all vehicles and other obstructions are relocated as needed prior to work commencing each day.
7. If soil conditions allow, excavated material may remain onsite and be repurposed as needed or hauled away at contractor's discretion.
8. Unforeseen, undetectable, or unknown existing conditions discovered during demolition, excavation, or construction may be subject to change order.
9. Any unforeseen obstructions that will delay or extend the typical excavation or construction process will be subject to an additional charge. Unforeseen obstructions in the excavation process can be but not limited to: boulders, rocks, slate, wires, gas, cable or electrical lines, garbage, concrete, sewer grates, construction or miscellaneous debris, rebar, stumps, large roots, etc.
10. All material will be furnished, delivered, and installed under this agreement per design. Selection modifications or alterations may be made pending material availability, cost changes, etc. and will be communicated with owner prior to proceeding.
11. Any changes to quantities, layout, finish selections, etc. may be subject to change in costs and/or timeline.
12. Contractor assumes no liability for existing damaged conditions, inoperable equipment or systems presently onsite, or for any other malfunctions following completion of work that were not directly affected or impacted by our work.
13. Existing utilities i.e. water, electric, gas, storm, sanitary may be required for temporary usage during construction or for final connections to be made. Contractor assumes no responsibility for costs of temporary utility usage or any required tap fees.
14. Periodical approvals will be required entailing owner's signature prior to Contractor proceeding with specific work. When applicable, work will not proceed until formal approval is provided. Mockups will be provided as needed at additional cost.

15. Should owner contract with any other subcontractors for any portion of work under this project scope or in any manner that may affect or impact the scope within this agreement, Contractor assumes no liability regarding other subcontractors or how their work may impact Contractor's work. Should additional coordination be required by Contractor, this must be agreed upon prior to execution of contract.
16. Acts of God as well as impacts outside of Contractor's control and associated impacts are specifically and expressly excluded from this agreement. Examples include, but are not limited to: flooding, fallen trees, wind damage, tornadoes, other natural disasters, fire, theft, vandalism, material lead times, material availability, discontinuation of material, etc.

Irrigation Repairs and Adjustments (as applicable)

1. Any and all irrigation repairs or adjustments required will be assessed at the time of installation. Once an accurate scope of work is determined, an associated cost will be presented and approved by the client before irrigation is repaired.

Material Clause

1. Raw material costs may fluctuate throughout the course of preconstruction and construction. If there is a significant increase in raw material cost, client will be responsible for applicable costs. This includes all materials needed for the completion of the project including but not limited to: lumber, pavers, masonry, natural stone, appliances, etc.

Warranty

1. All warranty details and qualifications can be found on the Ground Works website and are included in this agreement accordingly. Please visit <https://groundworkslanddesign.com/warranty>. By signing this agreement, owner agrees that you have read and understand the terms and conditions associated with any and all warranty claims.
2. All plantings will have a one (1) time, one (1) year replacement warranty.
3. No warranty extended to transplants.

Agreement

1. By signing this proposal, both parties will be bound by the terms within and client will be entered into Contractor's system and project will be created and entered into scheduling pipeline. A final contract agreement will be sent to client for execution by operations team. Following contract execution, Contractor will be authorized to perform all work as specified.
2. Any other services will be billed in addition to your service. Any late payments will be subject to an interest rate of 4% per month once account becomes thirty (30) days past due. Contractor reserves the right to suspend services under this agreement on all past due accounts. The above prices, specifications, and conditions are satisfactory and hereby accepted.

Contractor: _____
Kevin Turk

Client: _____

Signature Date: 06/15/2026

Signature Date: _____

Email: kturk@groundwld.com