

WEST INNOVATION DISTRICT (WID)

SETBACK & SCREENING DESIGN MANUAL

DRAFT - September 2026

WID



Intent of This Document

The West Innovation District (WID) Setback and Screening Design Manual is an extension of Chapter 153.040 - Site Development Requirements of the City of Dublin, Ohio Code of Ordinances. The Design Manuel supplements the baseline zoning requirements of the Code, providing guidance for setbacks, landscape design, implementation and strategies to address unique conditions needed to achieve the desired aesthetic and development pattern for the WID as viewed from public rights-of-way. Specific standards in this document may differ from Chapter 153.040, but this document establishes the preferred standards for achieving the desired aesthetic and development pattern for the WID.

Please note:

All references to setbacks within this manual include building and pavement, and are measured from future ROW conditions.

New streets illustrated in this manual are based on 2024 Envision Dublin: Multimodal Thoroughfare Plan and are not final alignments.

Executive Summary
Maintaining Rural Character

The current landscape character through large portions of the WID is primarily agricultural and rural. The approach to planting and design within development (building and pavement) setbacks should aim to maintain this character, as recommended in the Envision Dublin Community Plan.

Aiming to preserve this historic character in an evolving district, landscape requirements in these standards include overlapping and undulating earthen mounds, meadow expanses, tree row preservation, and native layered plantings and tree massings.

Through this screening approach, the key objectives for the WID are:

- Screen the view of future buildings, service areas, and parking from future public ROW (streets, sidewalks, trails) and existing residences,
- Apply sustainability practices to the district,
- Protect economic viability/development potential of properties,
- Establish clarity and predictability in expectations for screening/buffering, and
- Establish a greenway edge network through the WID.

Table of Contents

Section 01: Implementation Approach

Overall Framework Plan03
Design Intent & Approach05
Type A Classification07
Type B Classification11
Type C Classification13
Type D Classification15
Local Streets Classification17

Section 02: General Design Guidelines

Setback Components21
Mound Grading23
Mound Planting25
Stormwater27
Shared-Use Paths28

Section 03: Special Conditions

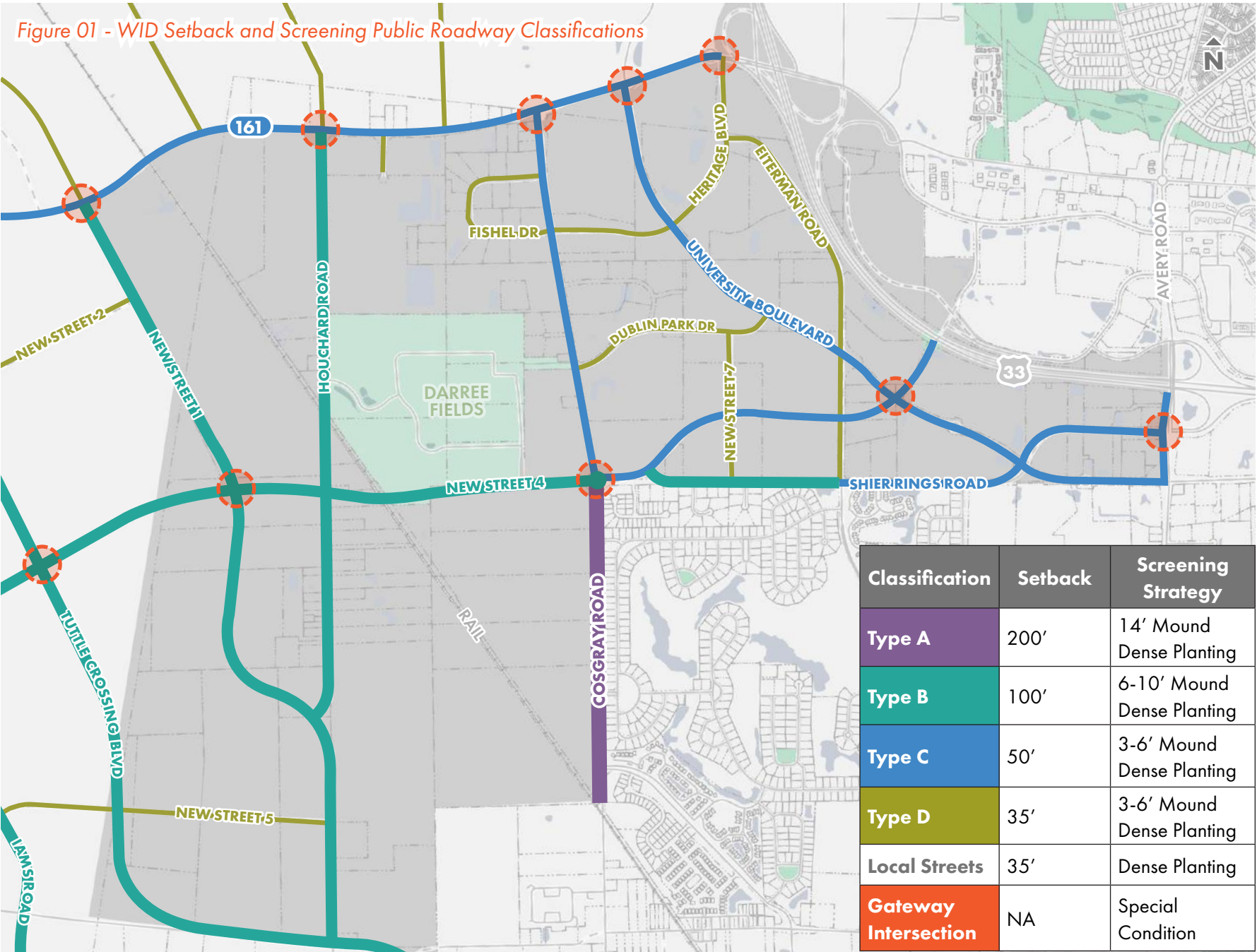
Overview31
Gateway Intersections33
Property Boundary35
Tree Row Preservation36
Waterway Crossings37
Rail Crossings38
Signature Trail Crossings39
Utility Easements41
Entry Drives43
Existing Farmsteads45

Section 04: ID-6 Special Conditions

Existing Site Overview49
Existing Site Features51
ID-6 Framework Plan53

Section 05: Landscape Planting

Planting Guidelines57
Landscape Maintenance62



Implementation Approach

WEST INNOVATION DISTRICT

Section 01

DRAFT - September 2026

DRAFT - September 2026



Overlapping & Undulating Mounds
Source: Adobe Campus Landscape, Lehi UT. WRT Design.

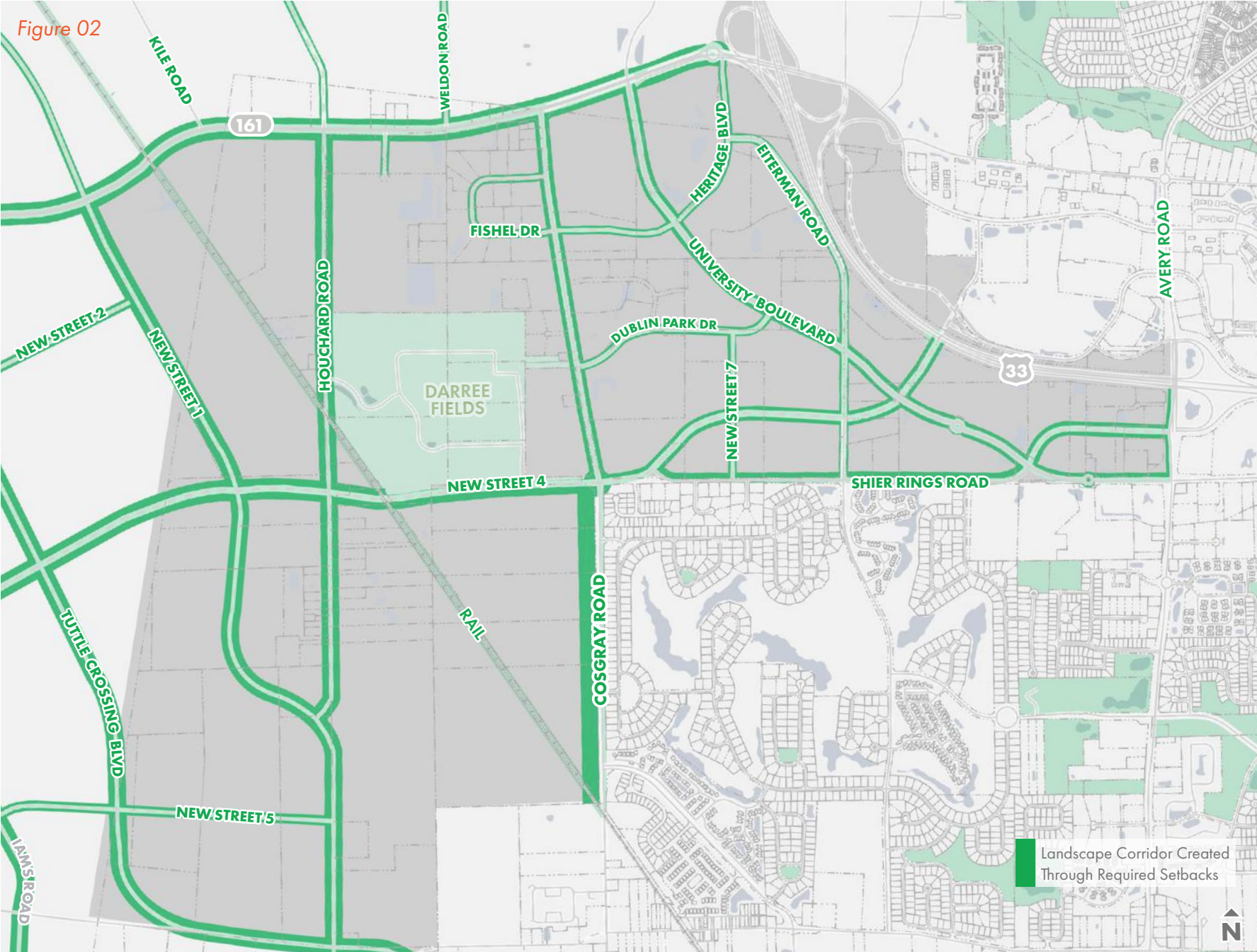


Dense, Layered Planting
Source: Calvados-Honfleur Business Park, France. La Compagnie du Paysage.

Overall Framework Plan

The primary approach to preserving the rural character of the defined WID boundary through the setback and screening requirements in this document is the establishment of a landscape edge network. This landscape corridor will be established through the required setbacks within each development site, and align with the landscape design manual. This approach provides an opportunity to create varying conditions with consistent character, while creating environmental corridors and new habitats throughout the WID.

Figure 01 on the previous page identifies the classification of all public roadway corridors within the WID. *Figure 02* on the following page illustrates the extensive landscape edge network that will be established as the WID develops over time as a result of the prescribed classifications.



Design Intent & Approach

Three primary approaches will be utilized to implement the desired landscape condition of the WID. These approaches vary based on the site location, roadway typology, and/or immediate site adjacencies. This design manual describes the overall desired landscape condition of the WID and required design approaches.

As illustrated in *Figure 03*, Requirements for the WID are described by edge, including:

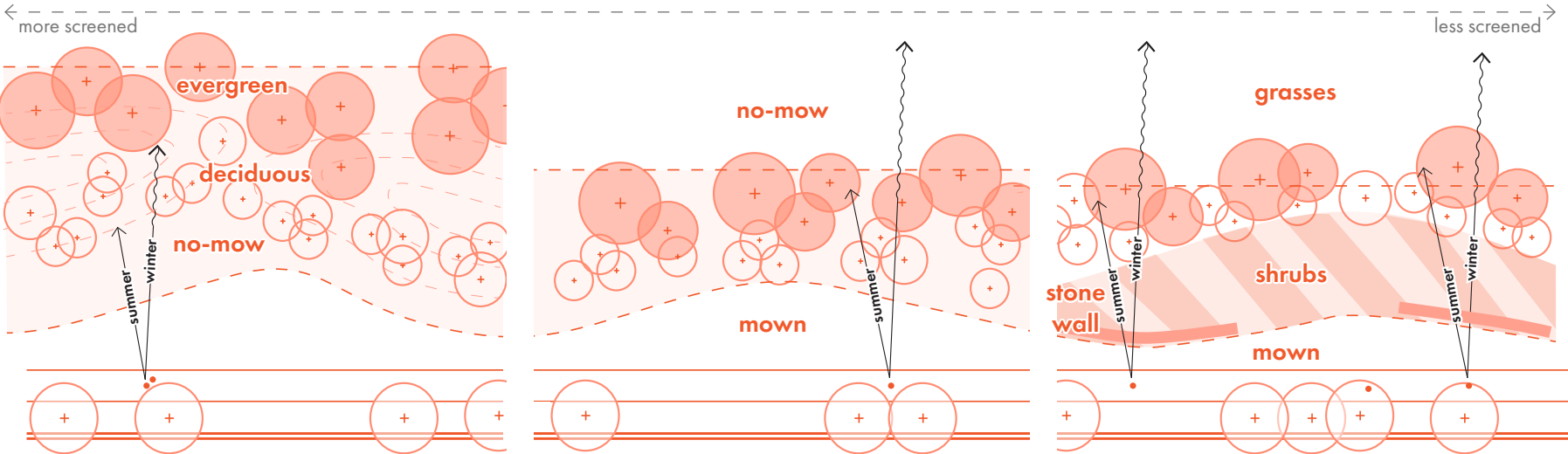
- **Type A Classification** (200’ setback)
- **Type B Classification** (100’ setback)
- **Type C Classification** (50’ setback)
- **Type D Classification** (35’ setback)
- **Local Streets** (35’ setback)
- **Gateway Moment** (key intersections)

The described condition for Type A, B, and C Classifications are the preferred condition throughout the WID. This condition is intended for external, public roadways and should be utilized in all instances except for special conditions described in Section 03, or in instances with setback constraints.

Type D and Local Street Classifications are for public streets with limited setback requirements or other special conditions.

The Gateway condition is reserved specifically for the identified key intersections identified in *Figure 01*.

Figure 03



TYPE A-D CLASSIFICATION

Public Corridor Screening: Mounds + Dense Planting (35-200’ setbacks)

LOCAL STREET CLASSIFICATION

Internal Road, Parking, and Service Area Screening: Dense Planting (35’ setbacks)

GATEWAY INTERSECTIONS

Entrances, Roundabouts, Transition Thresholds: Specialized Planting + Materials



Source: Adobe Campus Landscape, Lehi UT. WRT Design.



Source: Calvados-Honfleur Business Park, France. La Compagnie du Paysage.



Source: Auckland International Airport, New Zealand. Surface Design.

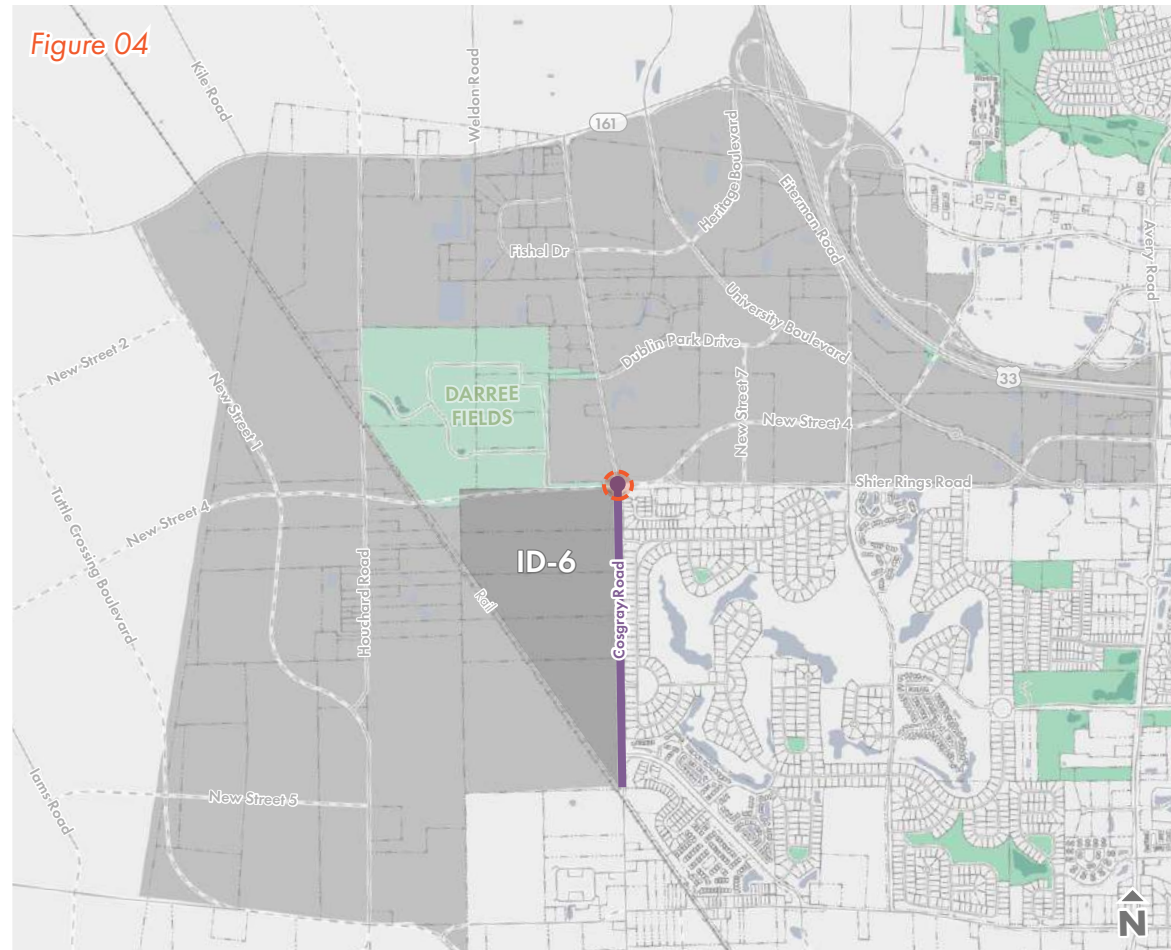


Figure 04

Implementation Approach Type A Classification

Given the importance of Cosgray Road as a primary arterial street through the WID, and considering the adjacent residential uses, the setback along Cosgray Road on the eastern edge of ID-6 should be generous to maintain the rural character and to provide maximum screening of future development west of Cosgray Road from the future public ROW. In addition to the required screening of development along the western side of Cosgray Road, it is being enhanced to add two drive lanes, street trees, and a planted center median. **Figure 05** provides a conceptual illustration of the planned enhancements to Cosgray Road, and the preferred screening condition along the eastern edge of ID-6.

Chapter 153.039-040 of the City of Dublin's codified ordinance should be reference for additional setback requirements along Cosgray Road. To achieve the desired condition outlined in the following spread (**Figures 06-07**), a 200' building and pavement setback, with a 14' tall planted mound is required along Cosgray Road on the eastern edge of ID-6.



Figure 05

Conceptual Illustration of Future Cosgray Road Enhancements & Intended Edge Screening Character

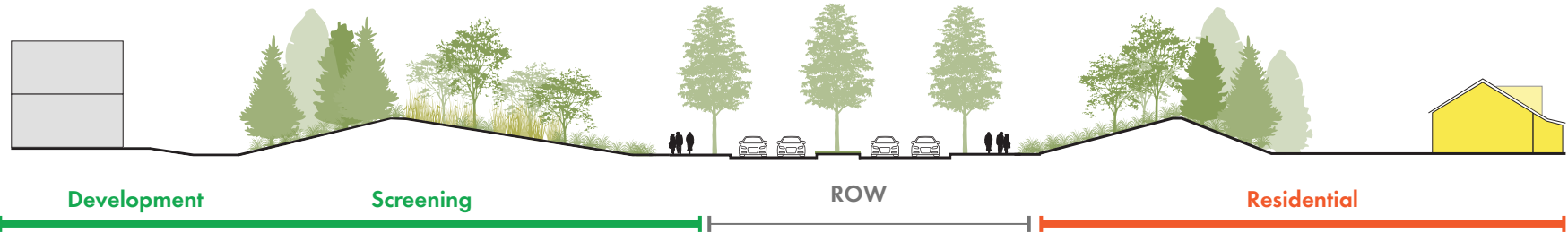
Cosgray Road

Figures 06-07 provide conceptual illustrations of the intended setback and screening condition for Cosgray Road along the eastern edge of ID-6.

Figure 06 depicts the layered planting, mounding, and overall transition/screening between existing residential uses east of Cosgray Road and future development west of Cosgray Road.

Figure 07 illustrates the desired condition within the required building setback, including mound height, slope, and general depth. Additionally, Figure 07 illustrates the use of layered planting strategies to provide year-round screening. Implementation of the combined mounding and planting standards is necessary to meet the required screening opacity. The intent for Cosgray Road is to provide a minimum of 90% opacity screening from the public ROW within 5 to 8 years of installation.

Figure 06. Cosgray Road Intended Screening Condition



Additional details for slopes, grading, and planting can be found in Section 02 General Design Guidelines.

An additional consideration to be determined along with the City of Dublin is the existing utility lines along the western edge of Cosgray Road. An easement may be required to incorporate this utility corridor (above or below ground) without interfering with the required mound and landscape. This condition is detailed further in Section 03 Special Conditions, and may result in an expanded buffer zone between the public ROW and the start of the mound (~30').

Summary

Mound Height: 14 feet (front slope of 6:1 and back slope of 3:1)

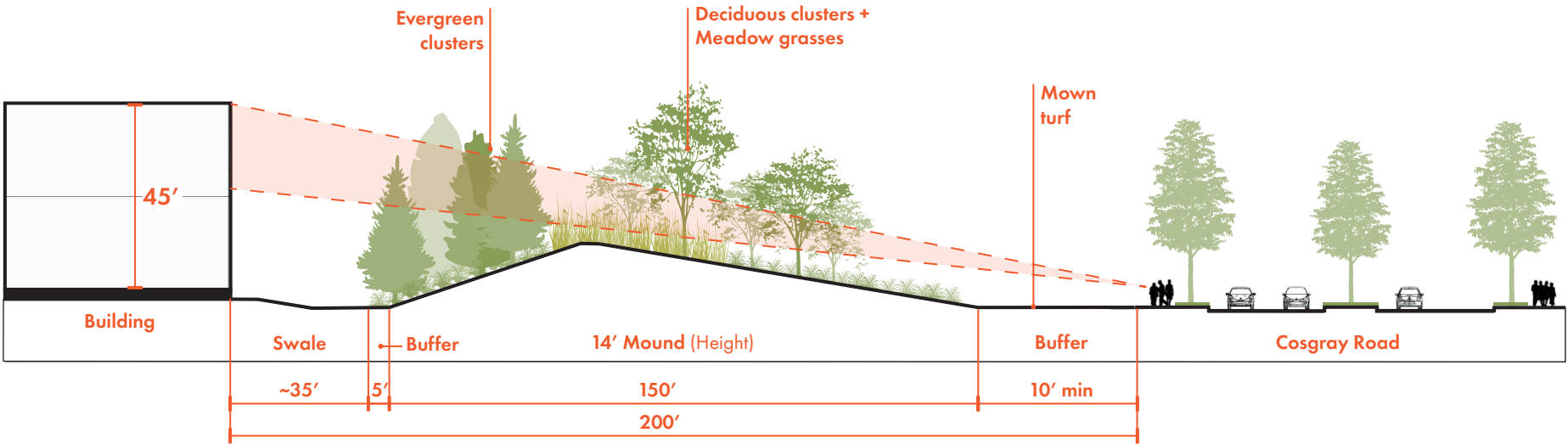
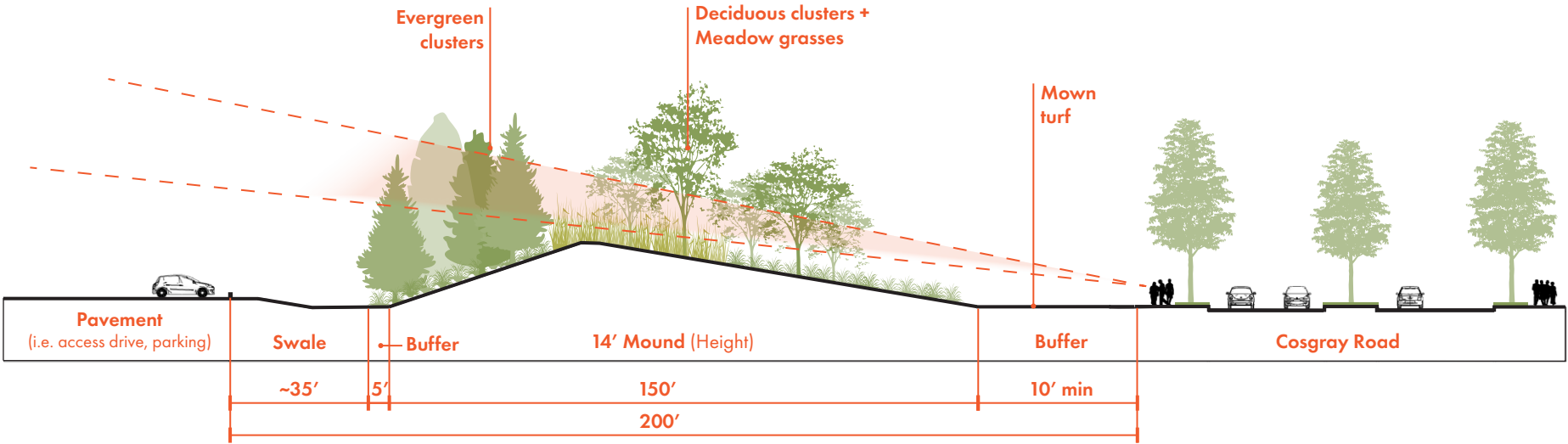
Setback: 200 feet from future ROW

Stormwater: Site stormwater and all required swales to be located on the private side of the mound.

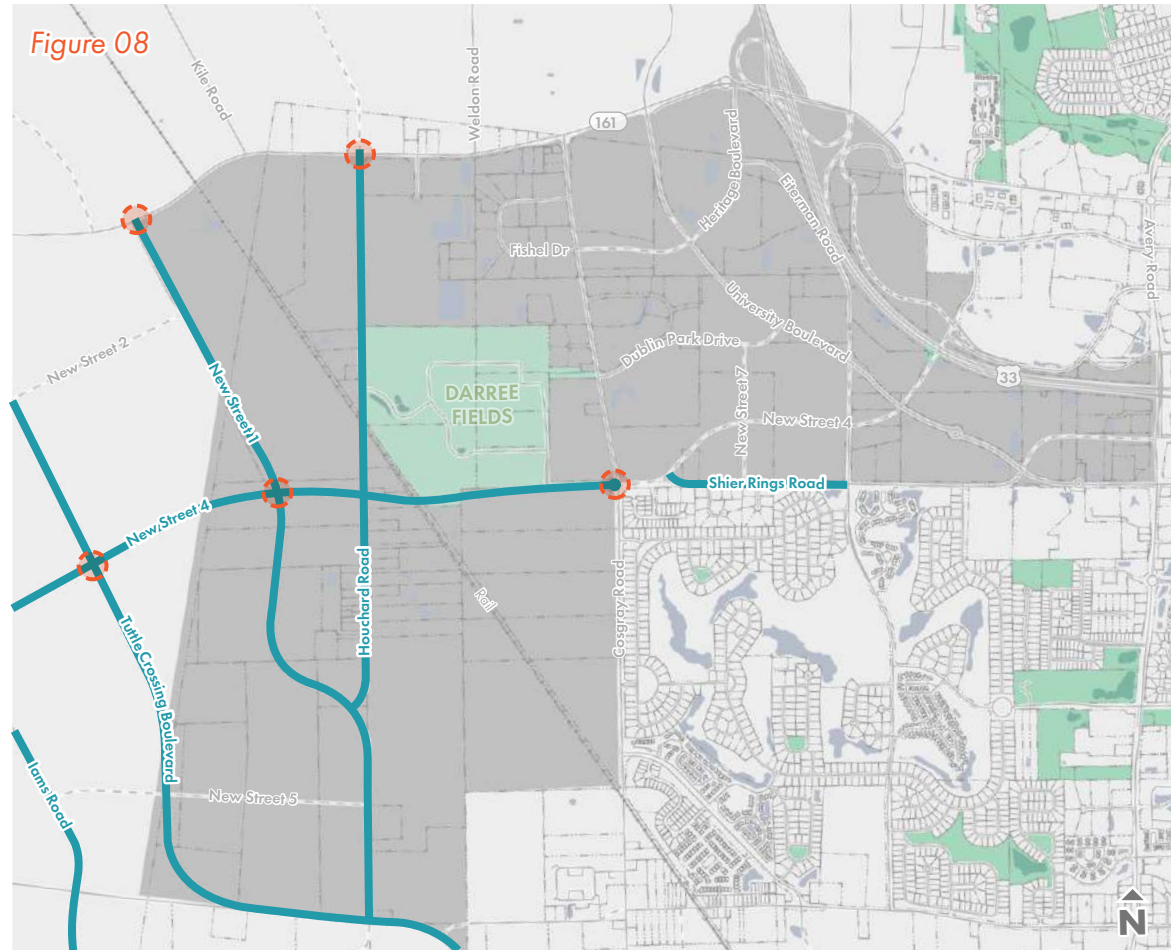
Planting:

- Evergreen clusters on interior (private) slope of mounds, deciduous clusters on public slope
- Meadow grasses on front slope of mound
- Mown turf in buffer between ROW & mound

Figure 07. Type A - 200' Setback, Layered Planting, and 14' Tall Mound



Setbacks measured from future ROW



Implementation Approach

Type B Classification

Type B Classification applies to major public thoroughfares highlighted in **Figure 08**, including Shier Rings Road (west of Eiterman Road), Houchard Road, Tuttle Crossing Boulevard, Iams Road, New Street 1, and New Street 4 (west of Cosgray Road).

Similar to Type A roadways, Type B is the preferred condition for primary roadways throughout the WID. The planting strategy is consistent with the Type A Classification, with the mound height requirement and amount of required fill being reduced for Type B. Additionally, the setback requirement for buildings and pavement is reduced to 100' along Type B roadways. This condition preserves the

desired screening requirements and aesthetic of the WID without compromising key development ground.

Chapter 1039-040 of the City of Dublin's codified ordinance should be reference for additional setback requirements along Type B roadways. To achieve the desired condition outlined on the following page (**Figure 09**), a 100' building and pavement setback, with an 6-10' tall planted mound is required along all Type B roadways in the WID. The illustrated condition includes the required building and pavement setback, including mound height, slope, and general depth. Additionally, **Figure 09** illustrates the use of layered planting strategies to provide year round screening. The intent for Type B roadways is to provide a minimum of 75% opacity screening from the public ROW. Additional details for slopes, grading, and planting can be found in *Section 02 General Design Guidelines*.

Summary

Mound Height: 6-10 feet (front slope of 6:1 and back slope of 3:1)

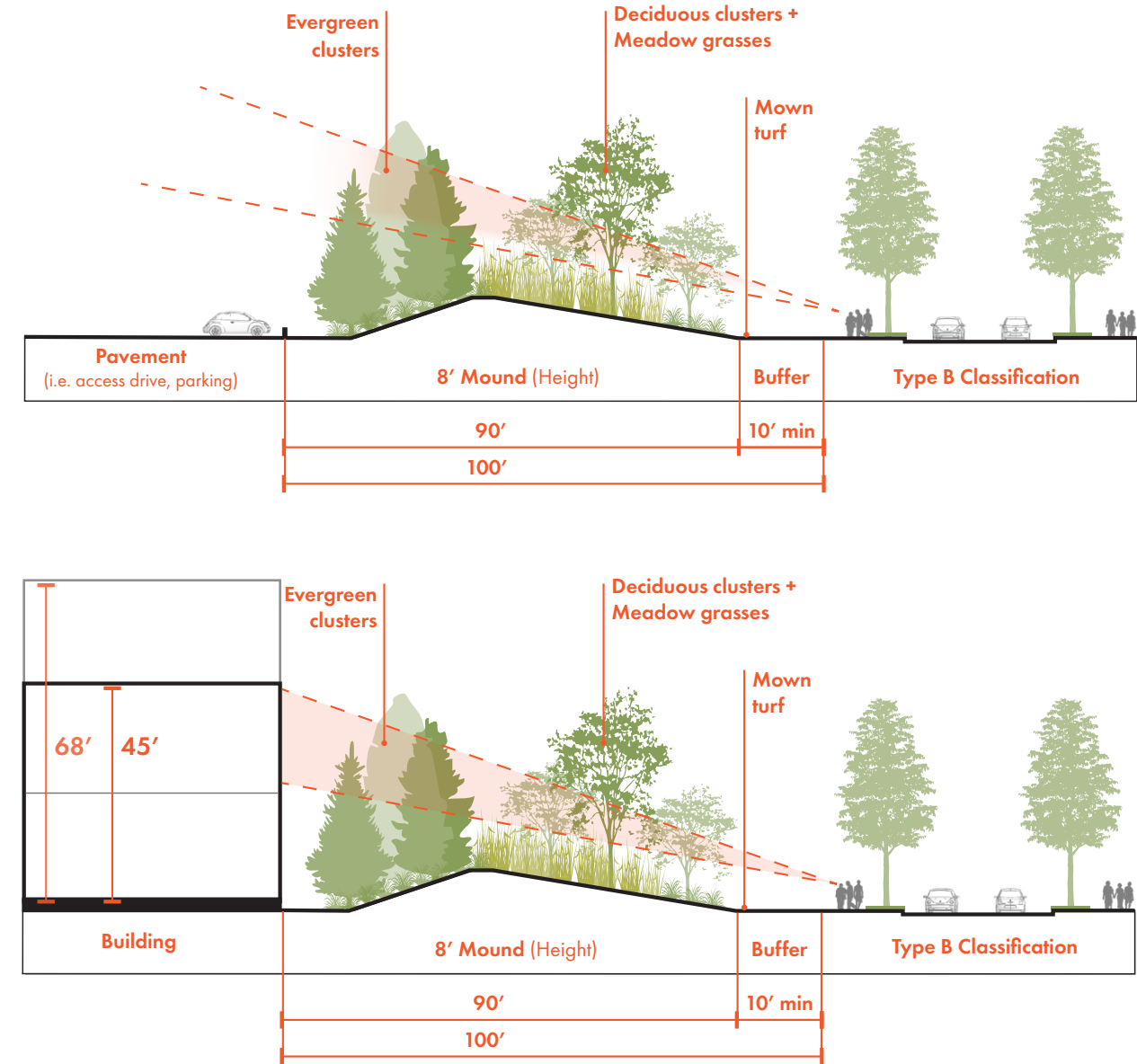
Setback: 100 feet from future ROW

Stormwater: Site stormwater and all required swales to be located on the private side of the mound.

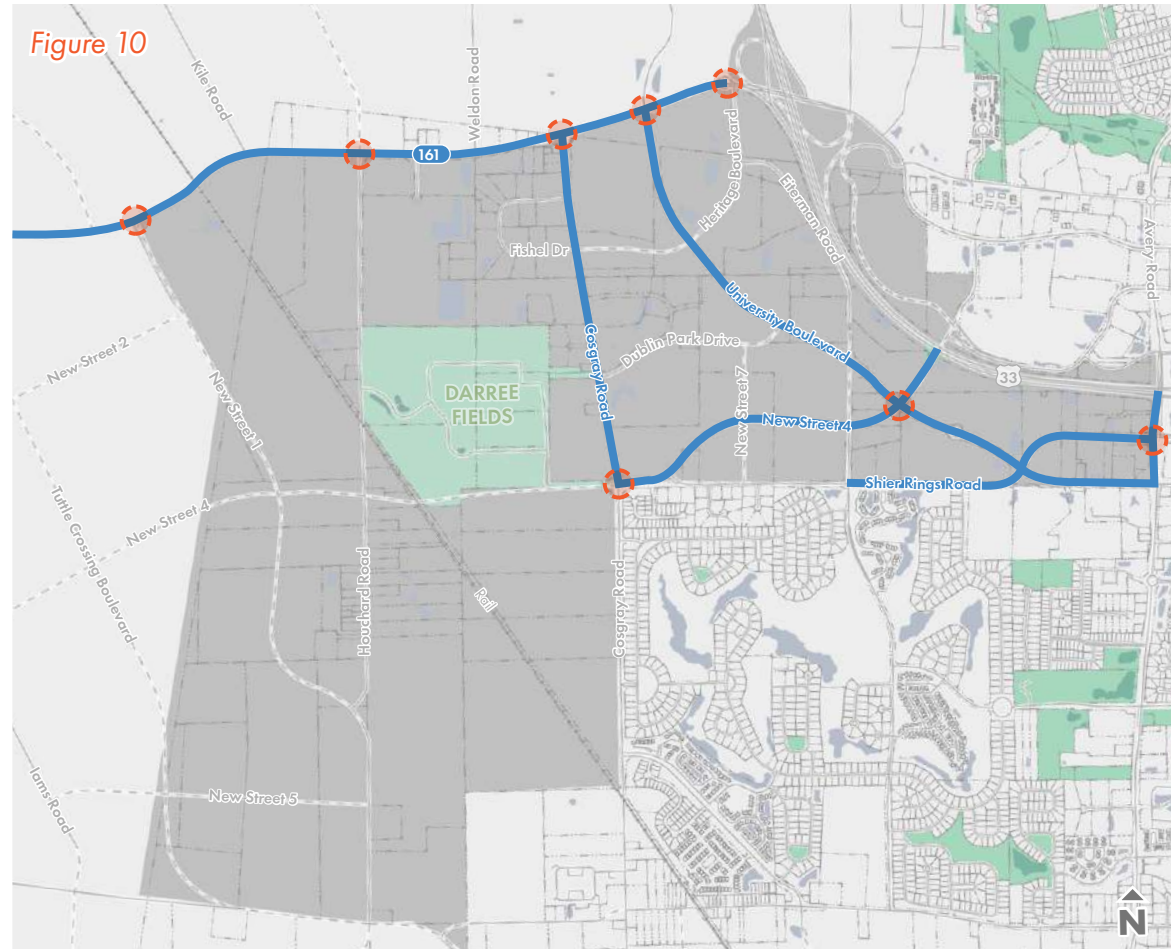
Planting:

- Evergreen clusters on interior (private) slope of mounds, deciduous clusters on public slope
- Meadow grasses on front slope of mound
- Mown turf in buffer between ROW & mound

Figure 09. Type B - 100' Setback, Layered Planting, and 8' Tall Mound



Setbacks measured from future ROW



Implementation Approach

Type C Classification

Type C Classification applies to public roadways highlighted in *Figure 10*, including University Boulevard, Shier Rings Road (east of Eiterman Road), Cosgray Road (north of Shier Rings Road), and New Street 4 (east of Cosgray Road).

Type C roadways primarily consist of public corridors adjacent to less impactful development uses.

The Type C classification is intended to preserve the desired character of the WID, but not drastically reduce development ground on constrained parcels, and not fully screen high-quality architecture or uses that exemplify the intended character of the WID.

Buffer Planting

Chapter 1039-040 of the City of Dublin's codified ordinance should be reference for additional setback requirements along Type C roadways. To achieve the desired condition outlined on the following page (*Figure 11*), a 50' building and pavement setback, with an 3-6' tall planted mound is required along all Type C roadways in the WID. The illustrated condition includes the required building and pavement setback, including mound height, slope, and general depth. Additionally, *Figure 11* illustrates the use of layered planting strategies to provide year round screening. The intent for Type C roadways is to provide a minimum of 50% opacity screening from the public ROW. Additional details for slopes, grading, and planting can be found in *Section 02 General Design Guidelines*.

Summary

Mound Height: 3-6 feet (front slope of 6:1 and back slope of 3:1)

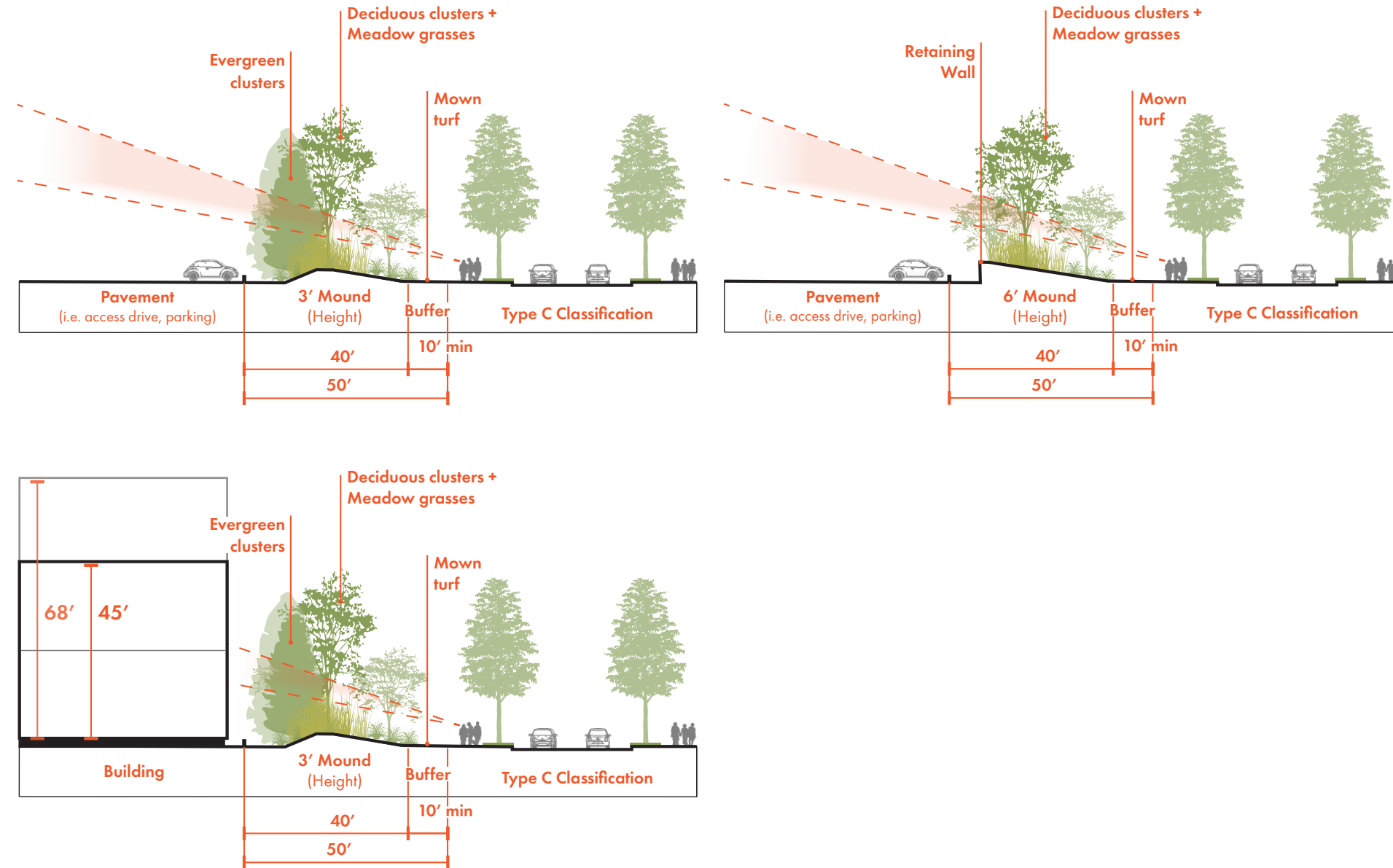
Setback: 50 feet from future ROW

Stormwater: Site stormwater and all required swales to be located on the private side of the mound.

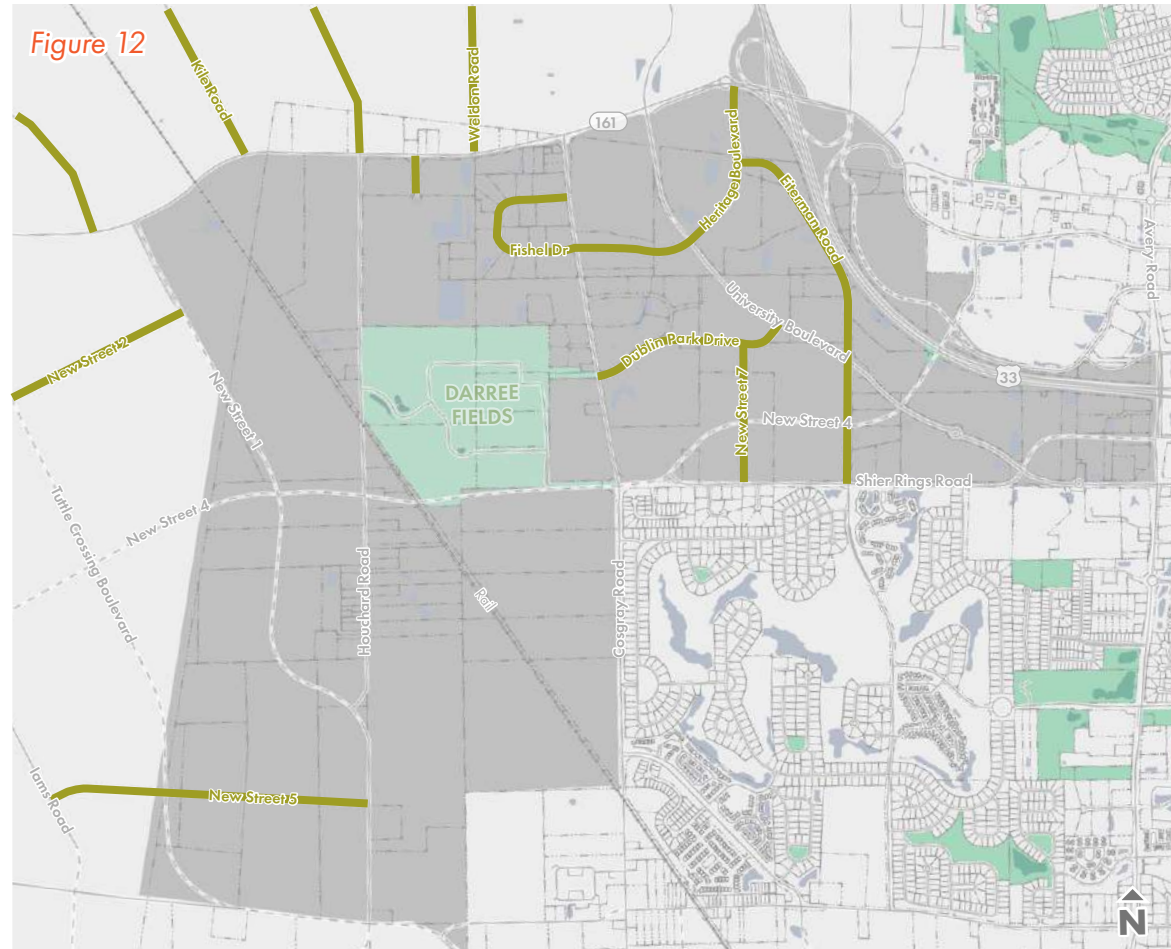
Planting:

- Evergreen clusters on interior (private) slope of mounds, deciduous clusters on public slope
- Meadow grasses on front slope of mound
- Mown turf in buffer between ROW & mound

Figure 11. Type C - 50' Setback, Layered Planting, and 3' Tall Mound



Setbacks measured from future ROW



Implementation Approach

Type D Classification

Type D Classification applies to public roadways highlighted in *Figure 12*, including Eiterman Road, Heritage Boulevard, Dublin Park Drive, Fishel Drive, Weldon Road, Houchard Road (north of SR 161), Kile Road, New Street 1 (north of SR 161), New Street 2, New Street 5, and New Street 7.

Type D roadways primarily consist of public corridors adjacent to less impactful development uses.

The Type D classification is intended to preserve the desired character of the WID, but not reduce development ground on constrained parcels, and not fully screen high-quality architecture or uses that exemplify the intended character of the WID.

Buffer Planting

Chapter 1039-040 of the City of Dublin's codified ordinance should be reference for additional setback requirements along Type D roadways. To achieve the desired condition outlined on the following page (*Figure 13*), a 35' building and pavement setback is required along all Type D roadways in the WID. The illustrated condition includes the required building and pavement setback. *Figure 13* illustrates the use of layered planting strategies to provide year round screening. The intent for Type D roadways is to provide a minimum of 50% opacity screening from the public ROW. Additional details for slopes, grading, and planting can be found in *Section 02 General Design Guidelines*.

Summary

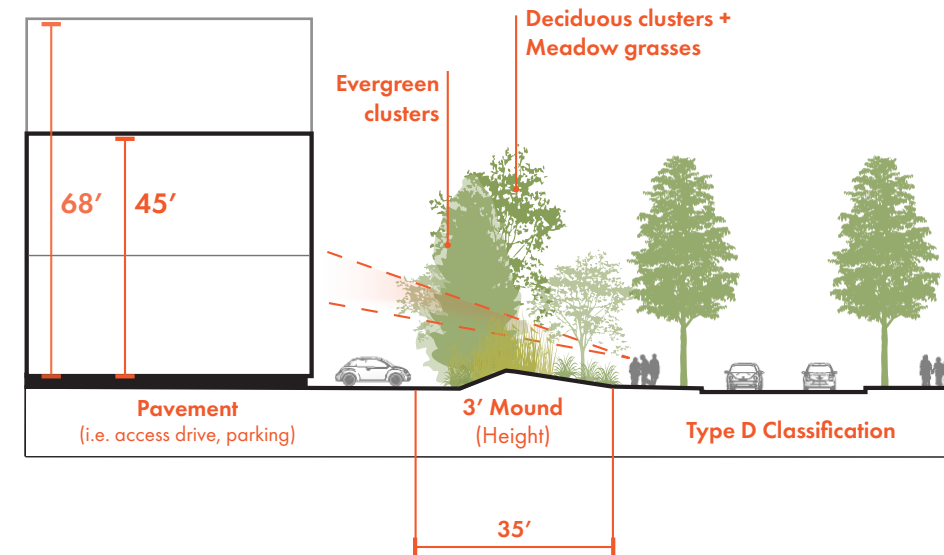
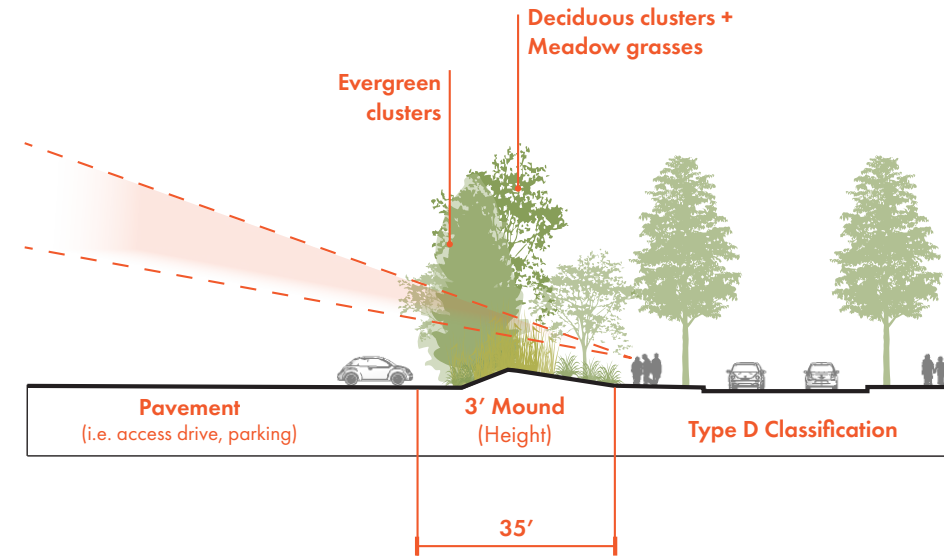
Setback: 35 feet from future ROW

Stormwater: Site stormwater and all required swales to be located on the private side of the mound.

Planting:

- Evergreen clusters on interior (private) slope of mounds, deciduous clusters on public slope
- Meadow grasses on front slope of mound
- Mown turf in buffer between ROW & mound

Figure 13. Type D - 35' Setback, Layered Planting, and 3' Tall Mound



Implementation Approach

Local Streets

Local Streets internal to development sites within the WID, include “loop roads”, access drives, and through roads. The setbacks along Local Streets are intended to preserve the desired character of the WID, but not reduce development ground in the same manner as a primary roadway. Any illustrations of Local Streets in this document are conceptual and intended only to serve as examples for the purposes of this design manual.

Buffer Planting

The typology along Local Streets should utilize dense planting with a mix of native evergreen and deciduous trees and grasslands for year-round screening and interest. Opportunities for low, undulating stone walls and/or stormwater can be considered depending on the width of the setback. Stormwater may only be included on the private side of the screening components. See Landscape and Planting Guidelines in Section 05 for specific planting requirements.

The Local Streets condition can be implemented with or without mounding based on the setback condition. Additionally, if there are opportunities to showcase or expose high-quality architecture and facades along internal streets, openings or an increase in transparency can be considered for those areas.

Figure 14 provides a conceptual illustration and supporting imagery of the desired condition/character along Local Streets within the WID. This condition is further detailed in Section 02 General Design Guidelines.

The City of Dublin’s codified ordinance should be reference for additional setback requirements along Local Streets. To achieve the desired condition outlined on the following page (Figure 14), a 35’ minimum building and pavement setback from the ROW, with layered planting is required along all Local Streets within the WID.

Figure 14



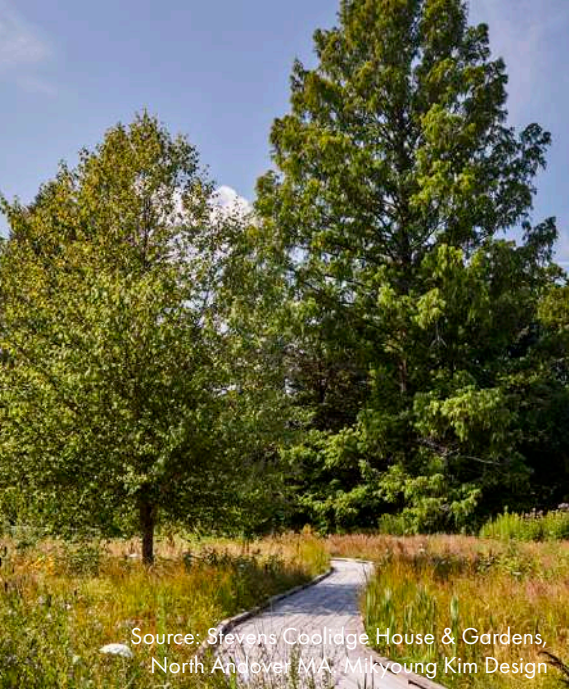
Source: Calvados-Honfleur Business Park, France. La Compagnie du Paysage.

STORMWATER INCORPORATION



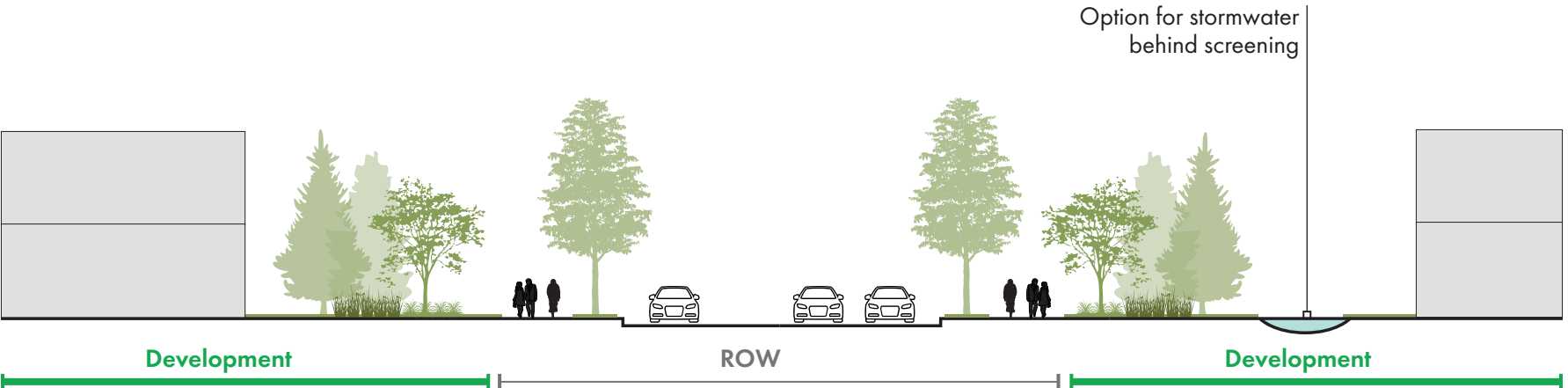
Source: Wal-Mart Headquarters, Bentonville, AK. SWA Group.

SHOWCASE HIGH-QUALITY ARCHITECTURE



Source: Stevens Coolidge House & Gardens, North Andover, MA. Mikyoung Kim Design

DENSE LAYERED PLANTING



General Design Guidelines

WEST INNOVATION DISTRICT

Section 02

DRAFT - September 2026

DRAFT - September 2026

Setback Components

Setback components may vary based on location, adjacent corridors, and adjacent land uses, but the desired character and landscape approach should remain. Figure 15 highlights a typical approach for setback component configuration. As detailed in this section, dimensions between the public ROW and base of the mound may vary based on potential utility easements and/or multi-use pathways. The distance between the base of mounds on the private side, and on-site development may vary based on internal site circulation, stormwater, and drainage needs.

Note that any approved site fencing should not be placed within the required setback, and should not be visible from the public ROW.

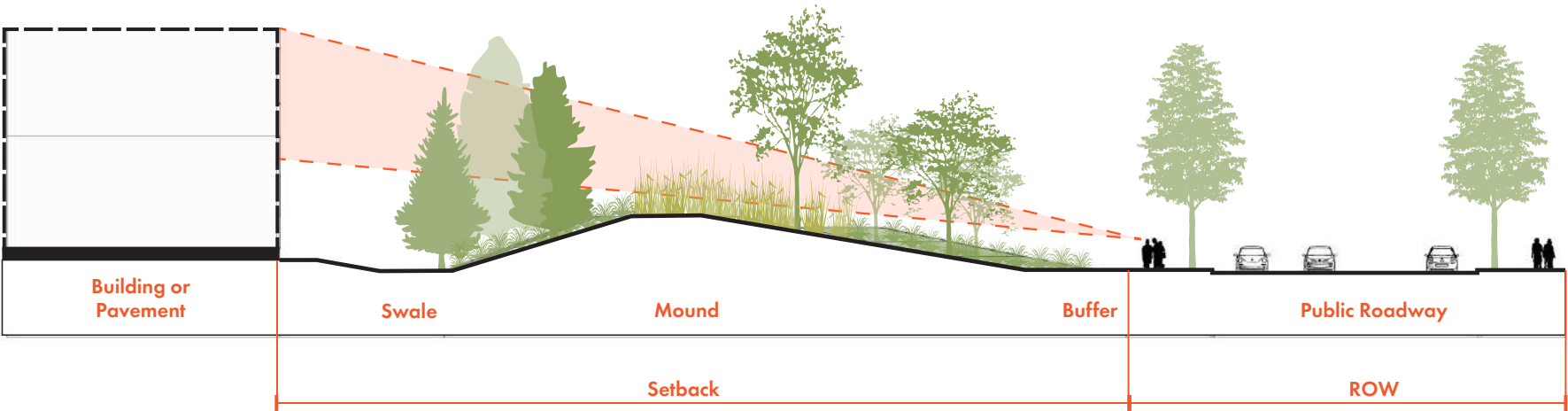
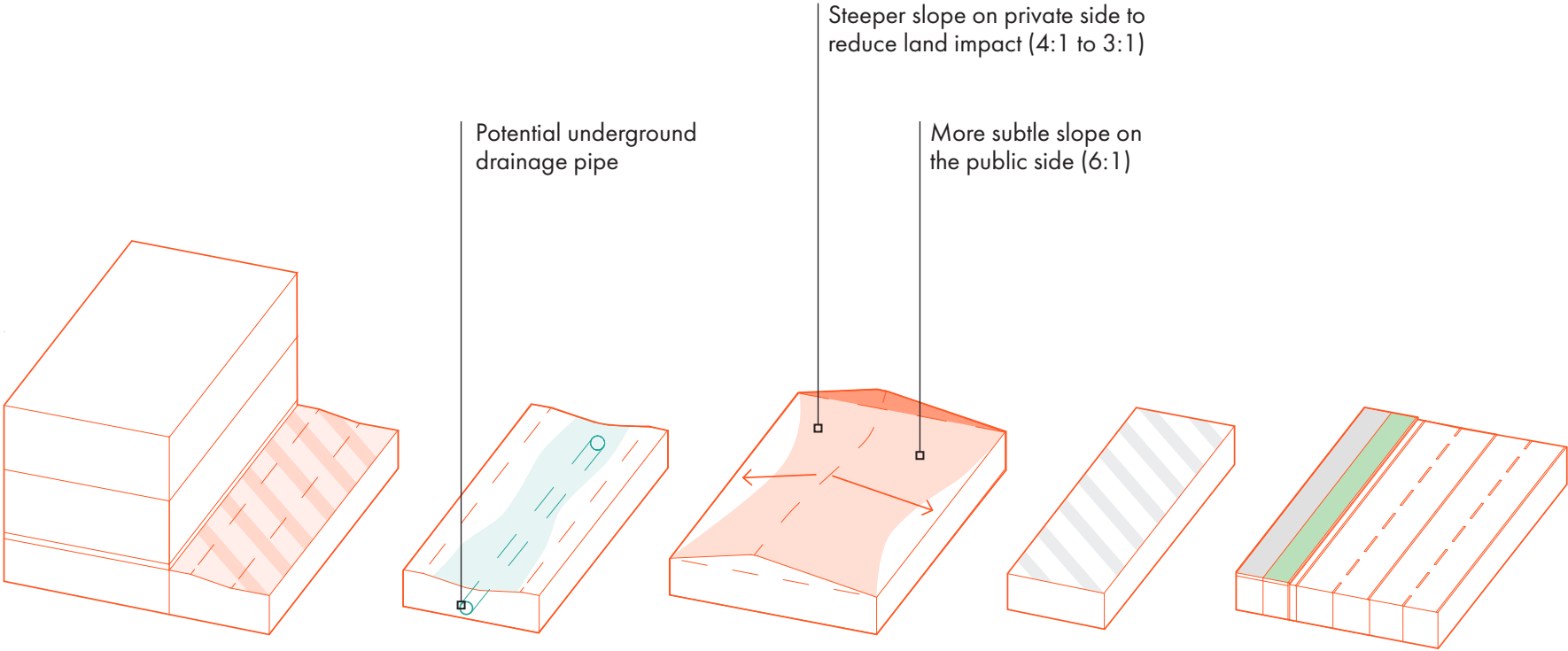


Figure 15. Setback Components



Building or Pavement Runoff
Space between mound and building face or pavement for drainage, user access/circulation, and emergency access. Can be included in setback if space permits.

Development Stormwater & Mound Runoff
Space at the base of back side of mound for water runoff. This zone can be utilized for development stormwater requirements.

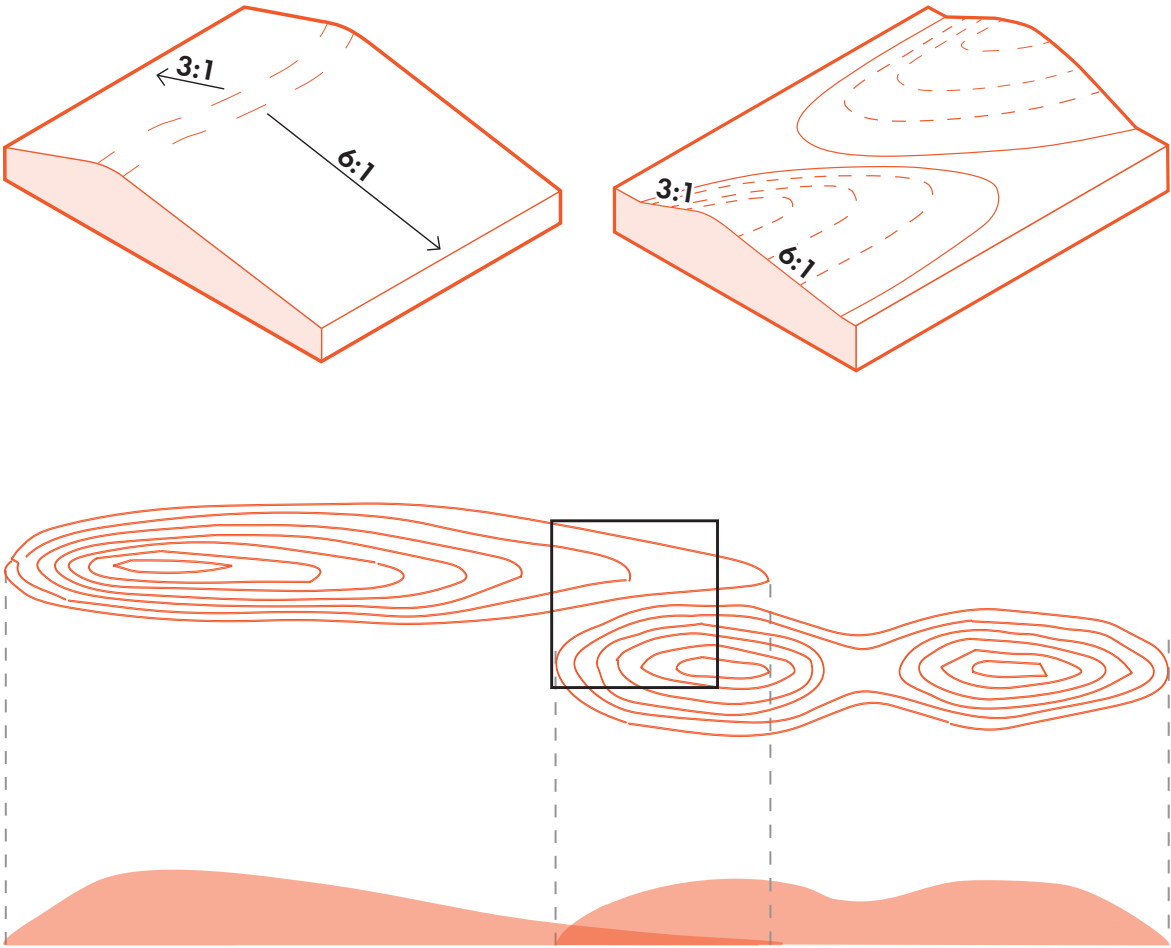
Mounds
Height of the mound: determined by adjacent corridor classification and adjacent land uses.

Utility or Shared Use Path Easement (When Applicable)

Right-of-Way

Figure 16. Overlapping / Undulating Mounds

6:1 average slope (max) on public side of mound for a naturalized condition.
3:1 slope on the private side to reduce mound depth.



Mound Grading

- Mound grading shall undulate and vary in both vertical and horizontal dimensions, with a maximum slope of 6:1 on the public side and 3:1 on the private side.
- Mound heights are identified in Section 01 and are dependent upon roadway classification and use adjacencies. The crest of mound widths should range from 2-4'
- The back slope (private side) of the mound should be sloped at a maximum 3:1 gradient.
- In special cases (identified in this section) where the mound height is unable to be met, plantings that provide 100% coverage at full foliage may be utilized to meet screening requirements (as approved by the City). This condition should not exceed more than 30% of the entirety of the edge condition.
- Plant species list and maintenance guidelines can be found in Section 05.

Figure 17. Mound Grading & Undulation

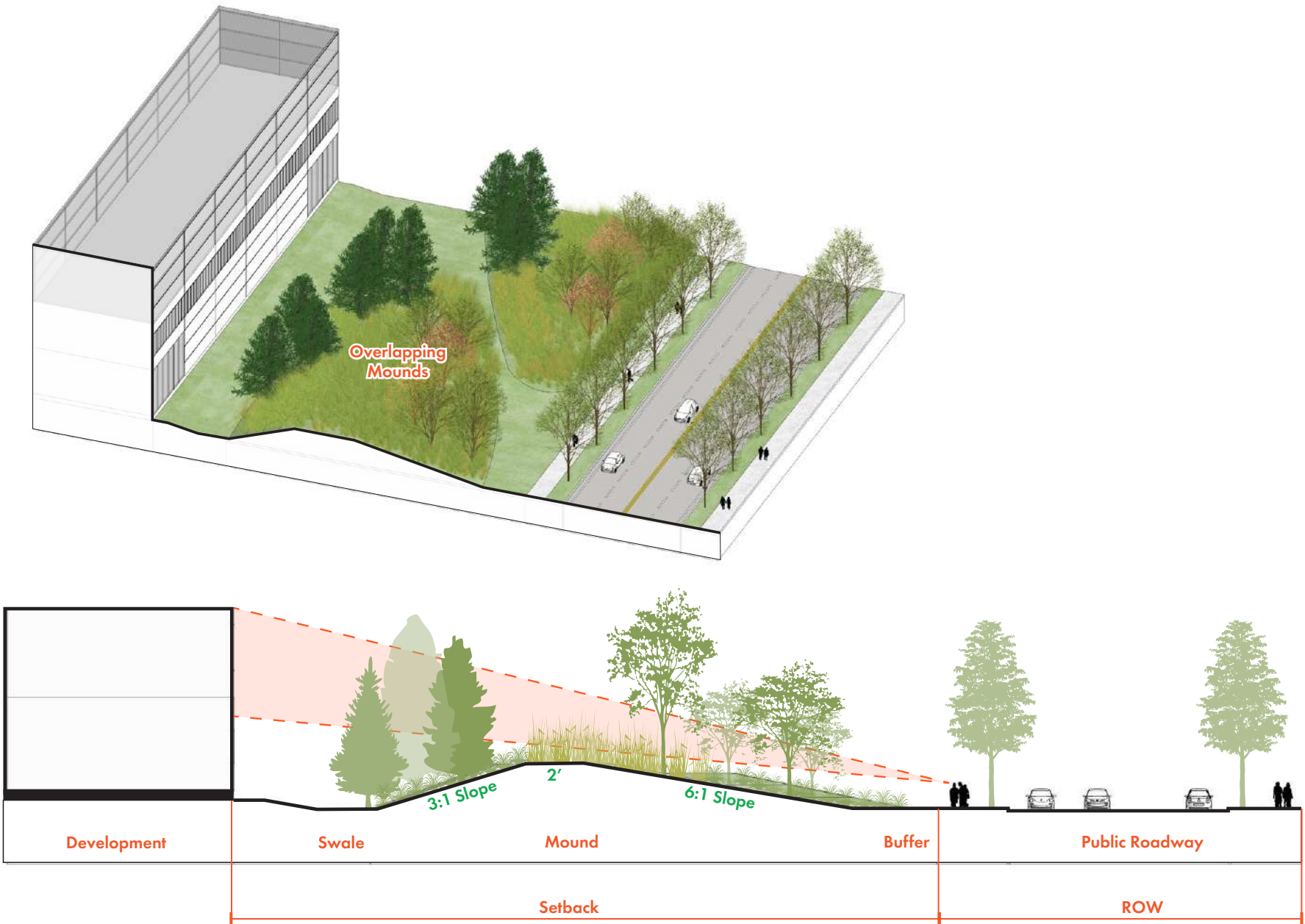
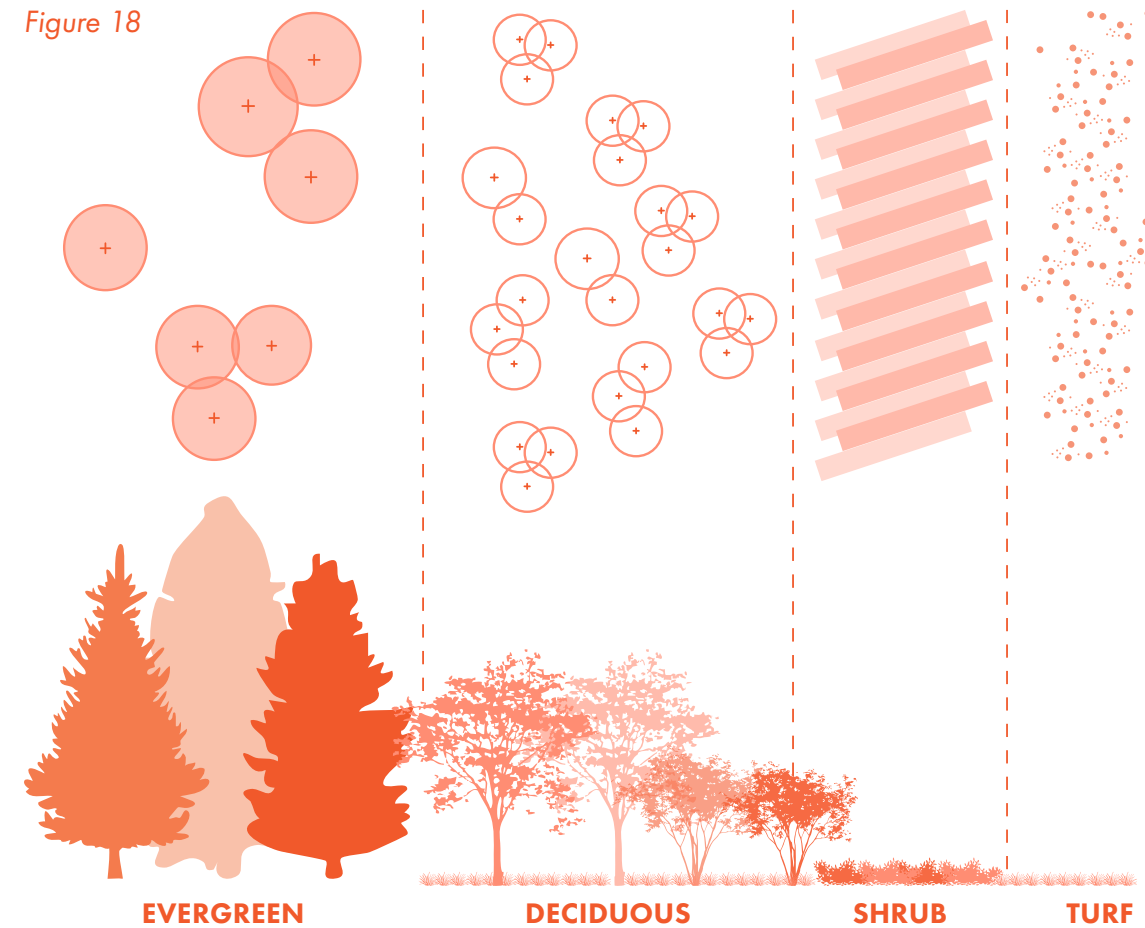


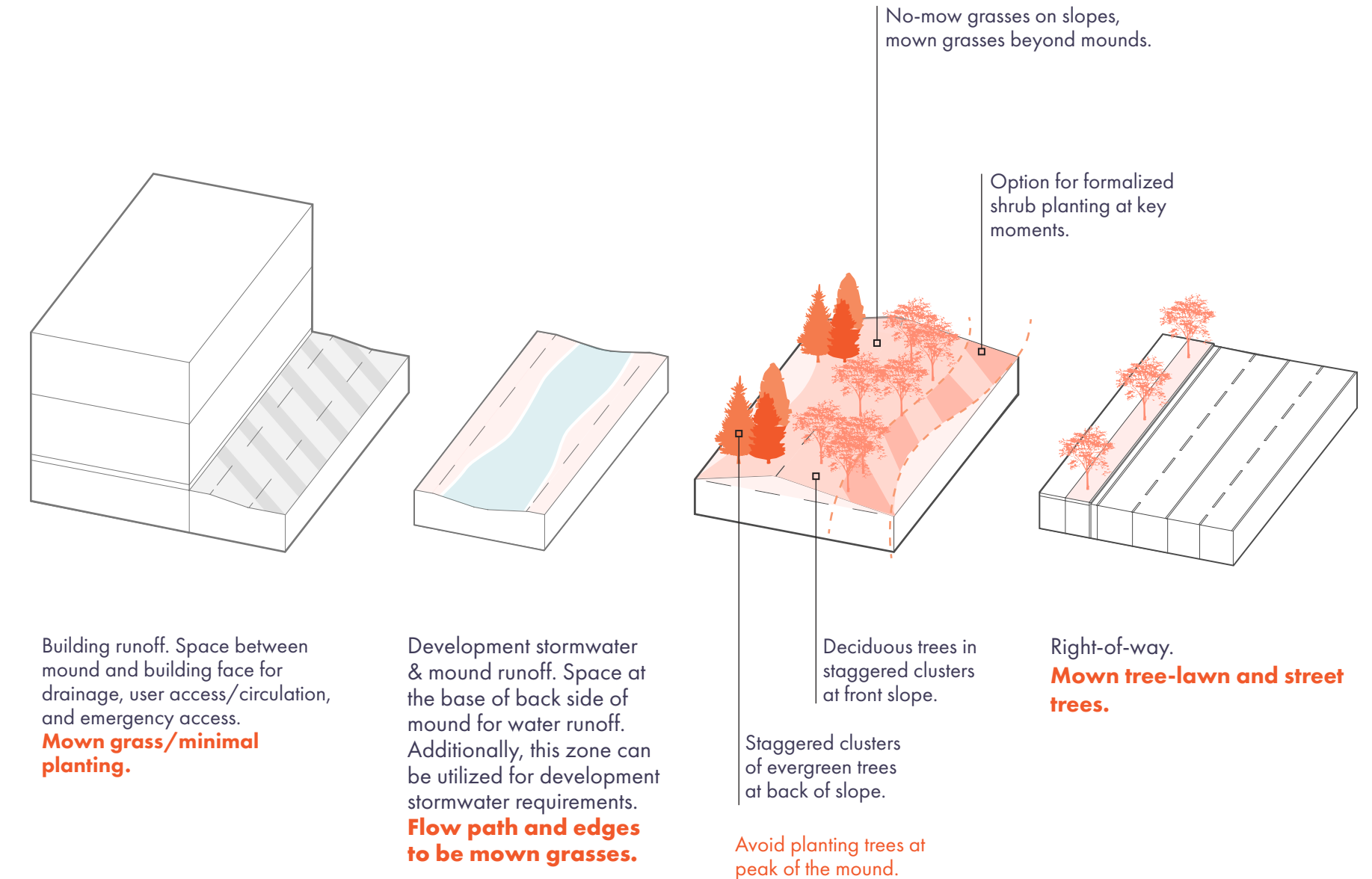
Figure 18



Mound Planting

- With or without mounds, planting should occur in three to four layers of naturalized “drifts” or organic groupings of trees.
- Mounds shall have a simple mix of meadow and tree/shrub groupings placed in massings.
- Tree installation sizes: Tree sizes to be mixed in at least three different sizes ranging from 2” to 3” caliper. No more than 50% of trees shall be 2” caliper
- Tree plantings shall include a minimum of 5 species per property. No single species shall comprise more than 40% of the total quantity of trees within the required buffer planting.
- Tree spacing shall vary randomly in a staggered pattern between 6’ and 10’ on-center to achieve a naturalized appearance. A minimum of 30 trees shall be provided per 100 linear feet of setback.
- Trees shall be under-planted with native meadow or shrubs.
- Only the back (private) side of the mound can be mown, maintained turf grass. This condition should not be seen from the public ROW.
- For plant health and growth, trees should not be planted at the peak of the mound.
- Plant species list and maintenance guidelines can be found in *Section 05 Landscape Planting*.

Figure 19. Screening Components: Plantings





Source: Calvados-Honfleur Business Park, France. La Compagnie du Paysage. :



Source: Thalie Park, France. Urbicus.

Stormwater

Throughout the entirety of the WID, when stormwater is located along an edge adjacent to a public roadway, it is required to be located on the private side of the mound and should be screened by the required mound and planting conditions.

In the case of internal public streets, stormwater should remain on the private side of the screening components, but can be designed/integrated into the landscape setbacks where space allows.

Please note that all other City stormwater regulations for location and proximity to ROW still apply. Additionally, positive drainage will need to be maintained at all times through the required setbacks so that there is no standing water in areas outside of designated stormwater management areas.



Source: Thalie Park, France. Urbicus.



Ohio & Erie Canal Towpath Trail, Cuyahoga County OH. National Park Service.



Shared-Use Paths

Any planned or future multi-use pathways along public ROW's in the WID should align with the described rural character in this design manual. Therefore, public pathways along the edges of public ROW's should undulate and weave in and out of the landscape. In some cases, this may result in pathways weaving out of the public ROW and being integrated into the setback landscape. Pathway alignment should be coordinated with the undulation of the mounds and provide opportunities for smaller mounds and consistent plantings to be interspersed along the pathway. This may require easements for public access when pathways undulate into private property - coordination with the City's Engineering Division will be necessary during design.

The widths of shared use paths and sidewalks are to be consistent with Envision Dublin (6-feet for sidewalks, 11-feet for shared use paths).

For integration of the future Signature Trail, see *Section 03 - Special Conditions*.



Source: City of Dublin, OH.

Special Conditions

WEST INNOVATION DISTRICT

Section 03

DRAFT - September 2026

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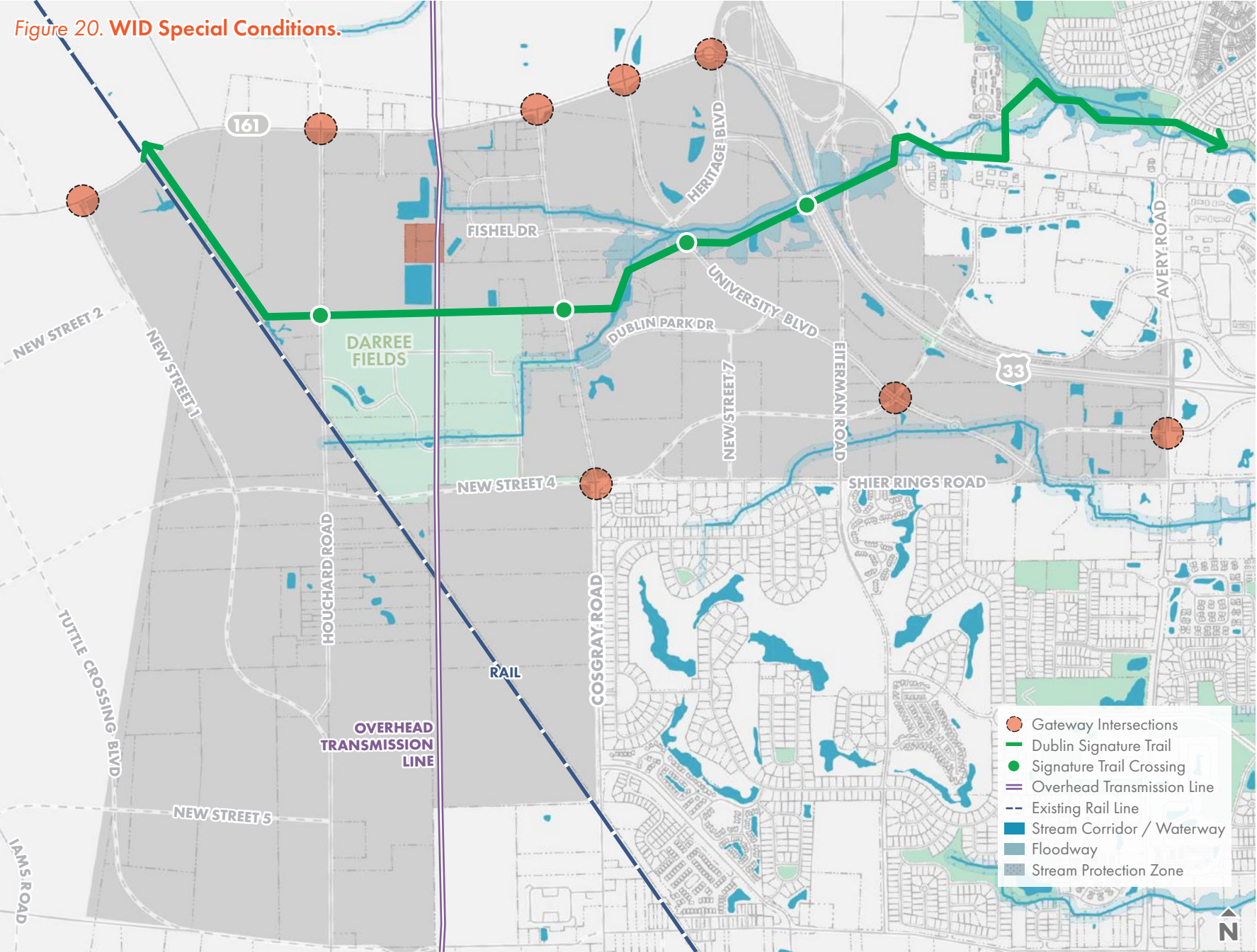
Special Conditions Overview

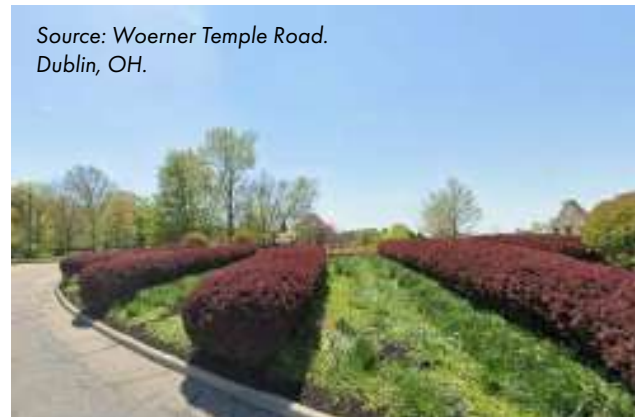
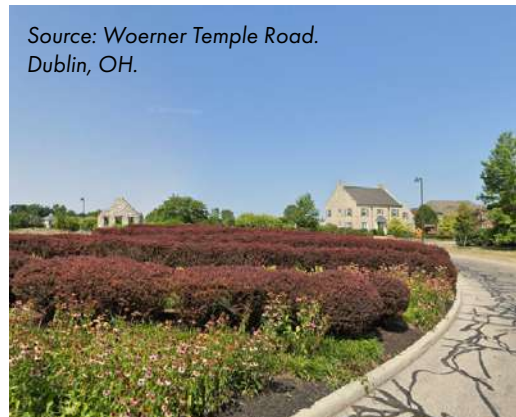
Section 03 covers requirements for special conditions that may be relevant to certain properties and developments within the WID. Figure 20 highlights where the existing physical special conditions are located within the WID. Further details are provided throughout Section 03.

Two special conditions not included in this manual include Darree Fields and future Mixed-Use Commercial areas. The requirements within this manual do not apply to these areas, and any future development of these areas should consult the City of Dublin Planning Division.

Section 03 Contents

- Gateway Intersections
- Property Boundary
- Tree Row Preservation
- Waterway Crossings
- Rail Crossings
- Signature Trail Crossings
- Utility Easements
- Entry Drives
- Existing Farmsteads





Gateway Intersections

As referenced in Section 01 and highlighted in *Figure 20*, ten gateway intersections are currently identified within the WID, including five along SR-161. These intersections have been identified as key gateways along the edges of the WID and at the future intersection of University Boulevard and New Street 4.

Figure 21 on the following page provides examples of treatment quality and material considerations for these gateways. This includes incorporation of stone walls and additional plantings consistent with existing material and planting palettes in the City of Dublin as well as this document.

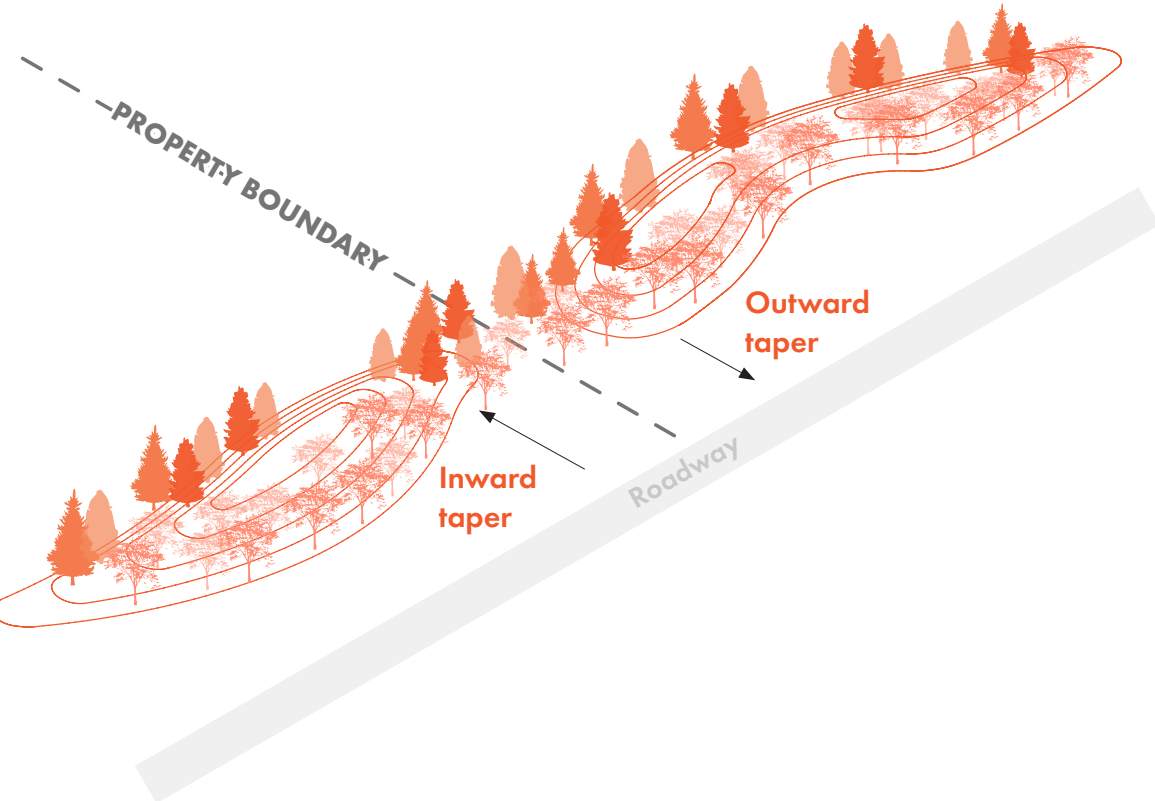
Additionally, and as one specific example that can be referenced throughout the WID, *Figure 21* provides a conceptual illustration of the desired condition at the existing roundabout (Shier Rings Road/Cosgray Road intersection) at the northeast corner of ID-6.

The final design of all gateway intersections should be coordinated directly with the City of Dublin Planning Staff, and in coordination with future streets and street extensions.

Figure 21



Figure 22. Property Boundary Mound Approach - Example Condition



Property Boundary

Recognizing that individual properties may develop at different times, it is important that mound forms are able to continue in a natural manner across each property.

Mounds approaching a property edge shall transition to a maximum 4:1 slope to gradually taper at their terminus. To support a visually continuous landform across properties, mound edges shall be shaped to suggest continuation beyond the property line, creating a subtle “overlapping” effect when viewed from the public right-of-way. This effect can be achieved by tapering inward or outward opposite to adjacent property mounds, as illustrated in *Figure 22*.

Where an adjacent mound is not yet present, the mound terminus may be tapered either inward toward the development or outward toward the public right-of-way. In all cases, any area beyond the mound terminus shall still be planted in accordance with the required planting conditions to avoid open viewsheds between properties.

For side-yard conditions where adjacent properties remain undeveloped, planting shall follow the Local Streets condition, or a City-approved equivalent.

Figure 23. Tree Row and Mound Interruption Approach - Example Condition



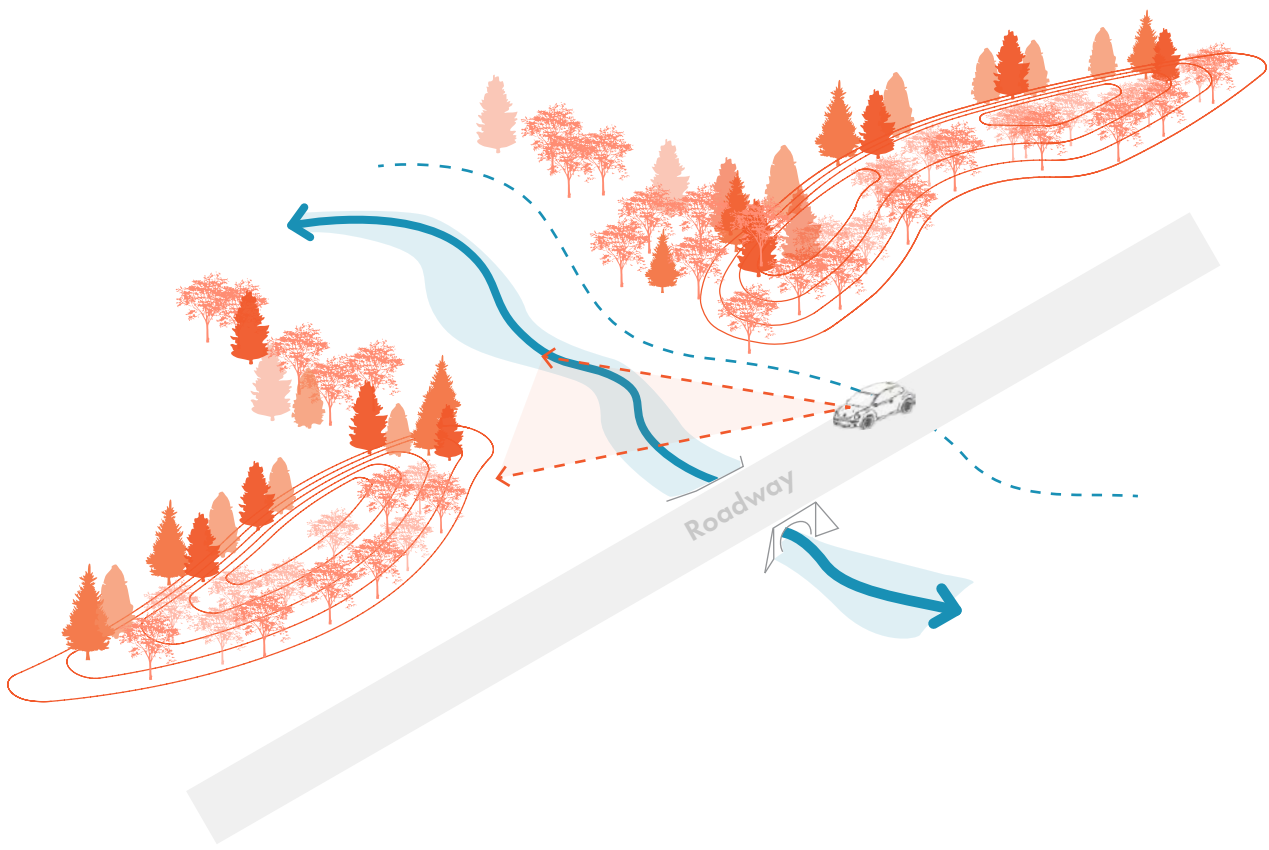
Tree Row Preservation

As identified in Section 01, the approach to planting and design of setbacks within the WID should aim to maintain the historic rural and agricultural character of the area, as recommended in the Envision Dublin Community Plan. This includes preservation of existing mature tree rows and stands of trees.

To the extent possible, existing stands of trees shall be protected-in-place in their entirety. When existing mature trees are located within the perimeter area, mounding may be omitted/ interrupted and the existing trees should be utilized to achieve the required screening. Total amount of required screening will still be applicable and, therefore, additional landscape plantings may be necessary to meet the stated requirements.

As illustrated in *Figure 23*, mounds should taper near tree rows to provide a clean, natural transition from mound to tree row (both sides of tree row).

Figure 24. Waterway Intersection Mound Approach - Example Condition



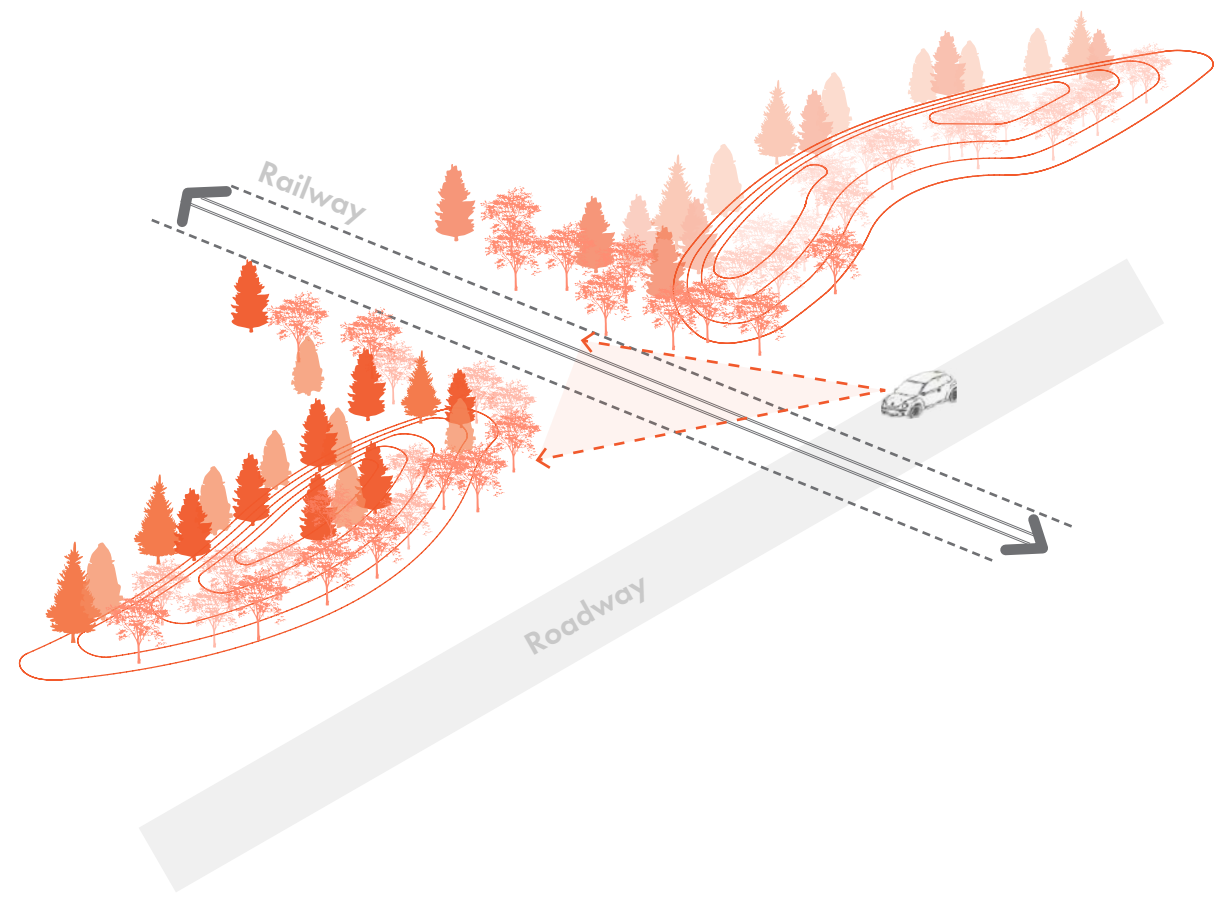
Waterways

At instances where mounding and setback screening intersects at waterways, earthwork breaks should follow the same standards as described for Property Boundaries (page 35).

If gaps exist in waterway riparian edges, dense planting should be utilized to infill behind the mounding to limit visibility into the property from the roadway. Refer to Figure 24 for an example of this condition.

Figure 20 shows the location of existing waterways and protected stream corridors within the district. Mounding and additional fill should be avoided within floodways and stream protection zones. Similar to Tree Row Preservation requirements (page 36), to the extent possible, existing stands / groupings of trees in floodways and stream protection zones shall be protected-in-place in their entirety. When existing mature trees are located within the perimeter area, existing trees should be utilized to achieve the required screening. Total amount of required screening will still be applicable and, therefore, additional landscape plantings may be necessary to meet the stated requirements.

Figure 25. Rail Crossing Interruption Approach - Example Condition



Rail Crossings

An active existing rail line crosses through western sections of the WID, with intersections along Cosgray Road, New Street 4, Houchard Road and 161 /Post Road. At each of these instances, earthwork breaks should follow the standards as described for Property Boundaries (page 35).

To limit visibility into sites at these intersections, dense planting should be utilized to infill behind the mounding to limit visibility into the property from the roadway. Refer to Figure 25 for an example of this condition.

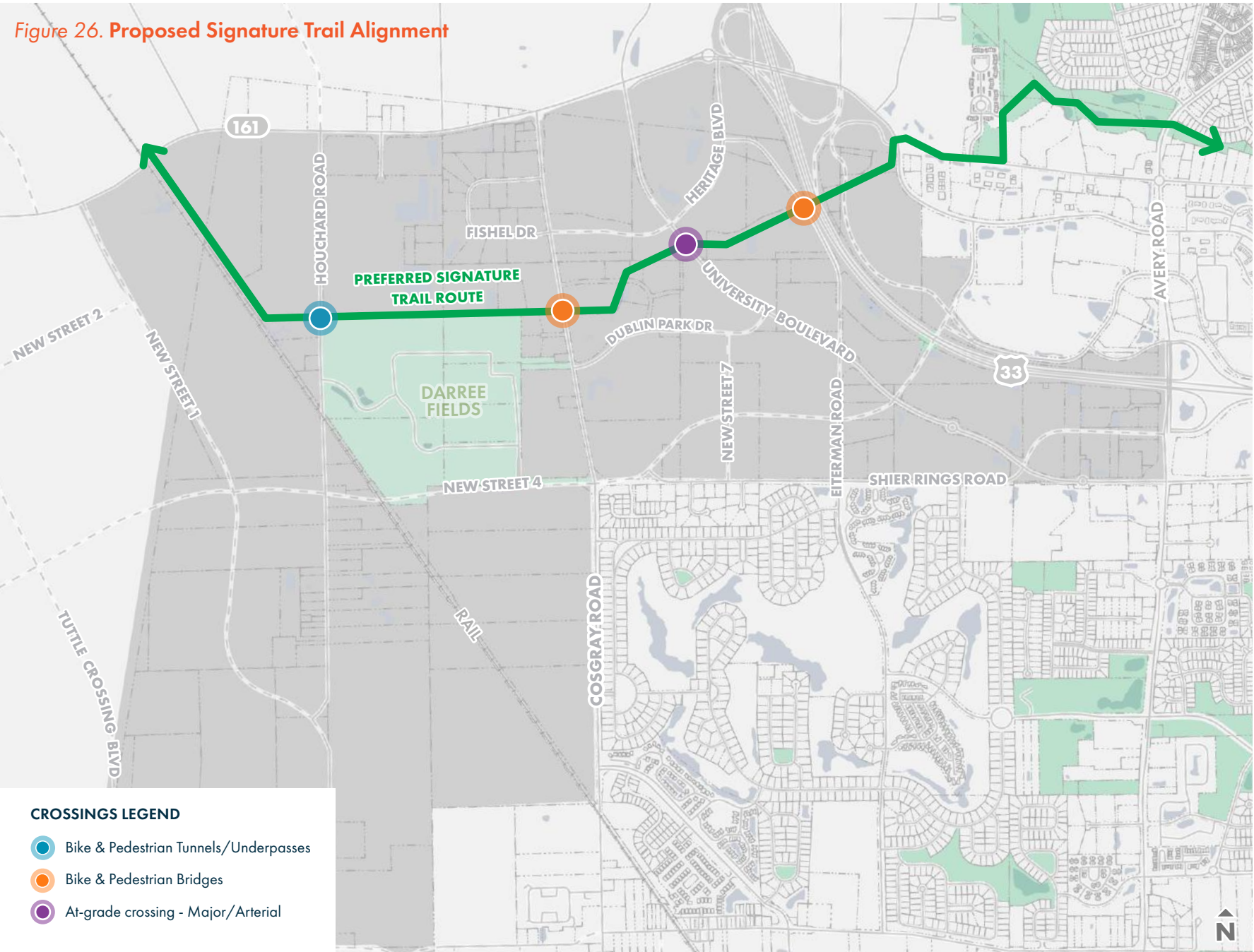
Signature Trail Crossing

The Dublin Signature Trail is a future bike and pedestrian route connecting various Dublin neighborhoods and destinations with a unified trail experience. As the trail crosses through the northernmost areas of the WID, there are opportunities to highlight the spectrum of unique environments within the district - from new development and innovation to parks and nature preserves.

Figure 26 indicates the proposed alignment of the western section of the Signature Trail through the WID with at-grade, above-grade, and below-grade crossings. The trail corridor should follow the Local Streets classification with layered plantings along public ROW.

Above grade-crossings are signature moments that allow for longer views into the adjacent areas. These types of crossings are limited to setback classifications Type C and D at Eiterman and Cosgray Road.

For any interruptions in screening at-grade and above-grade trail crossings, breaks in mounding should follow the Property Boundary approach as described in this document (page 35).



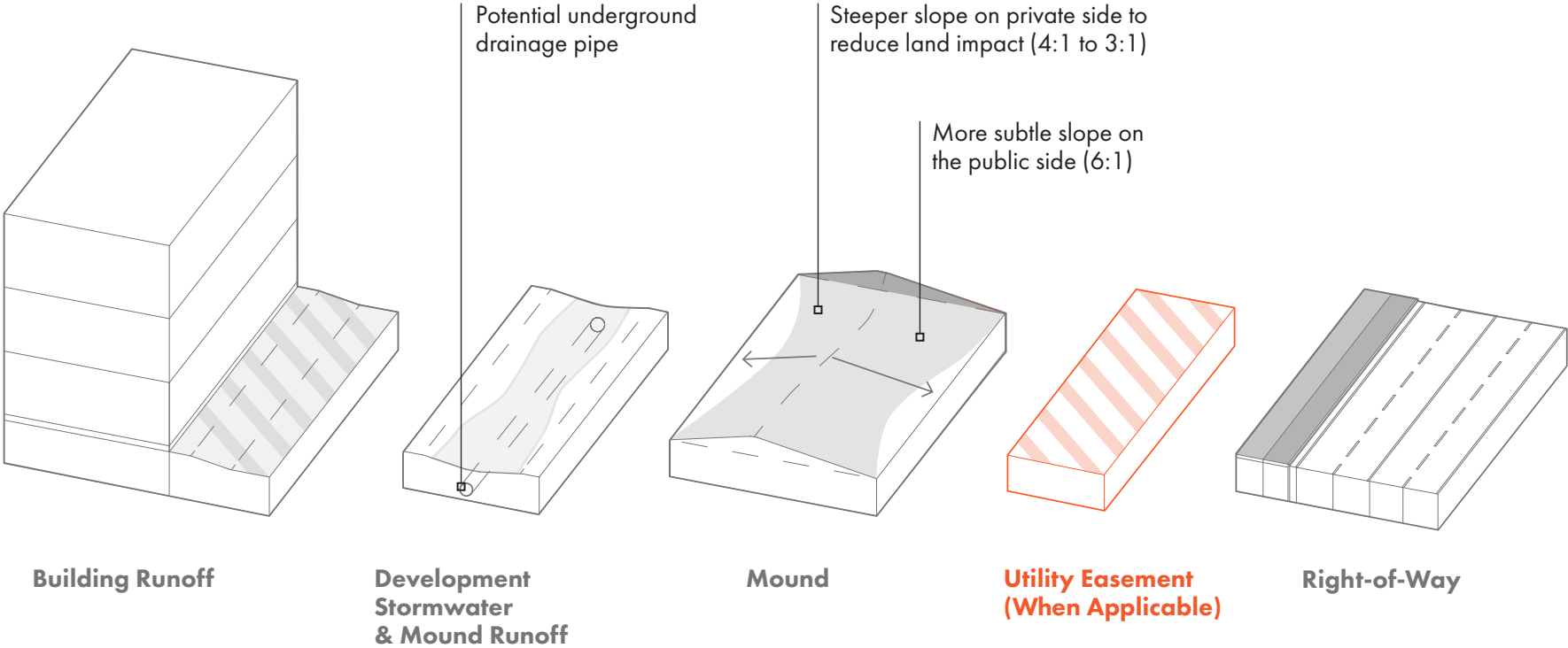


Utility Easements

In certain circumstances there may be existing utility easements to work around, or the need for a new or modified utility easement within the required setback. In these instances, there will need to be coordination with both the City of Dublin and any applicable public/private utility companies to coordinate details and impact on mound and planting requirements.

Figure 20 Highlights an instance of an existing overhead transmission line. When located within any given property, the land owner will need to coordinate directly with the City of Dublin and applicable utility companies to discuss transmission line infrastructure placement and impact on mounding and plant typologies along impacted roadways. At a minimum, no mow grass should be planted along the entirety of the mound within this easement, and all other planting guidelines should be followed as allowed by applicable utility companies.

Figure 27. Setback Components



As illustrated in **Figure 27**, in cases where underground utility easements are adjacent to required roadway mounding, the easement should be located between the public ROW and the base of the mound. When possible, the mound should not overlap the easement to allow for easier, less disruptive access to utilities.

Additionally, no manholes or cleanouts should be placed within the mounds. In cases where underground pipes have to cross under the required mounding, placement of manholes

and access points are to be coordinated such that they are not located within the limits of the grading for the mounds. If possible the piped infrastructure (sanitary sewer and storm sewer) should be located where the mounds are lower, such as within overlapping areas where one mound is decreasing in height and the next is increasing. This will require coordination with the City's Engineering Division during detailed site design.

Entry Drives

The following standards apply to primary vehicular entry drives for employees and visitors along all Type A, B, C and D roadways as noted throughout. Primary entry drives and service drives should be avoided along the Type A roadway when possible.

Service drive standards should be referenced in the City of Dublin’s codified ordinance.

- Width: drives shall be a maximum of 24’ wide.
- Radii of curbing from entry drive to road should be 25’ maximum.

- Pathway adjacent to entry drive should be 4’ wide minimum, and 6’ wide maximum.
- For entry drives accessed from Type A and B drives should curve within the setback dimension to allow for overlapping mound condition (visually), provided maximum screening into the site. An example of this condition is provided through **Figures 28 and 30** on the following page. To retain the required mound height when there are breaks in the mound for entry drives, stepped retaining walls with limestone veneer should be implemented with a maximum of 12’ distance between retaining wall and drive.

- **Stepped Retaining Walls:** Limestone veneer should be Great Lakes Limestone per Dutch Quality Stone (Beige color) or approved equal. Stones should be placed in a random Ashlar pattern similar to Avery-Muirfield Bridge over U.S. 33/S.R. 161 in Dublin, OH. Reference City of Dublin Standard Construction Drawings for limestone veneer specifications.
- For entry drives accessed from Type B and C mounds can terminate naturally with a maximum of 50’ separation to allow drive access between mounds as illustrated in **Figure 29**.

Figure 28
Entry Drives Access From Type A & B Roadways

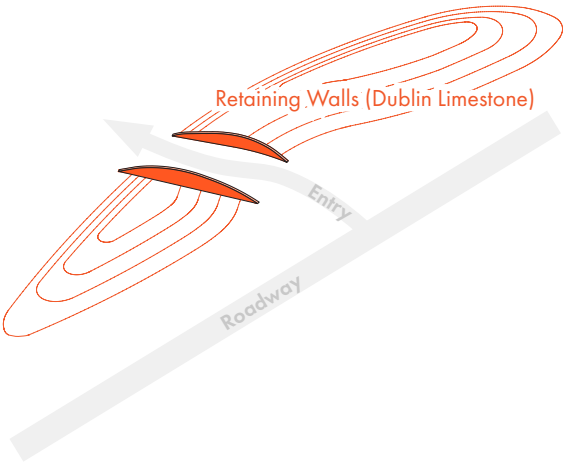


Figure 29
Entry Drives Access From Type C & D Roadways

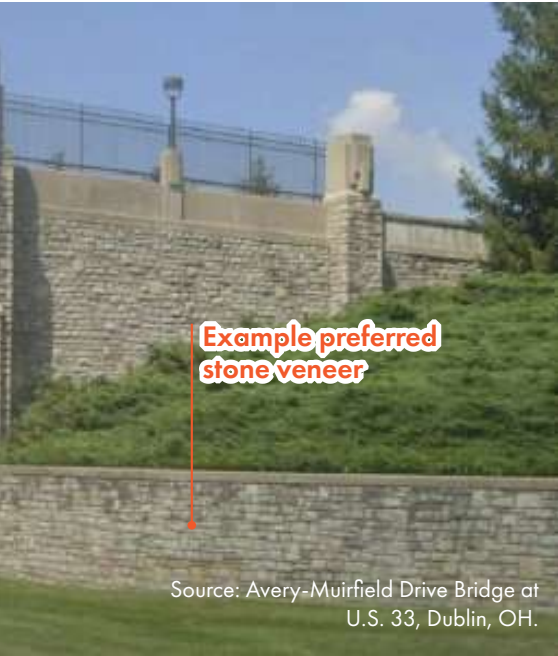
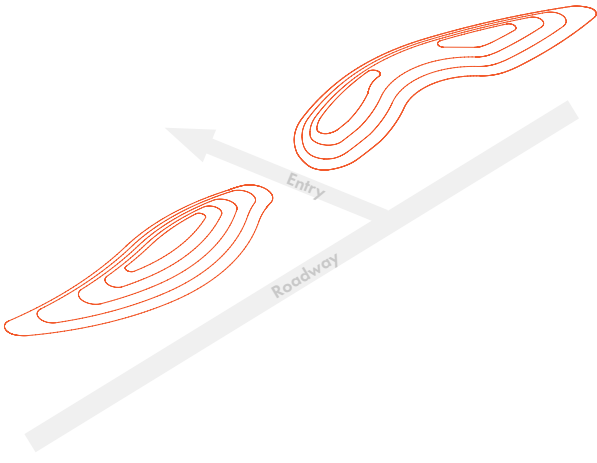
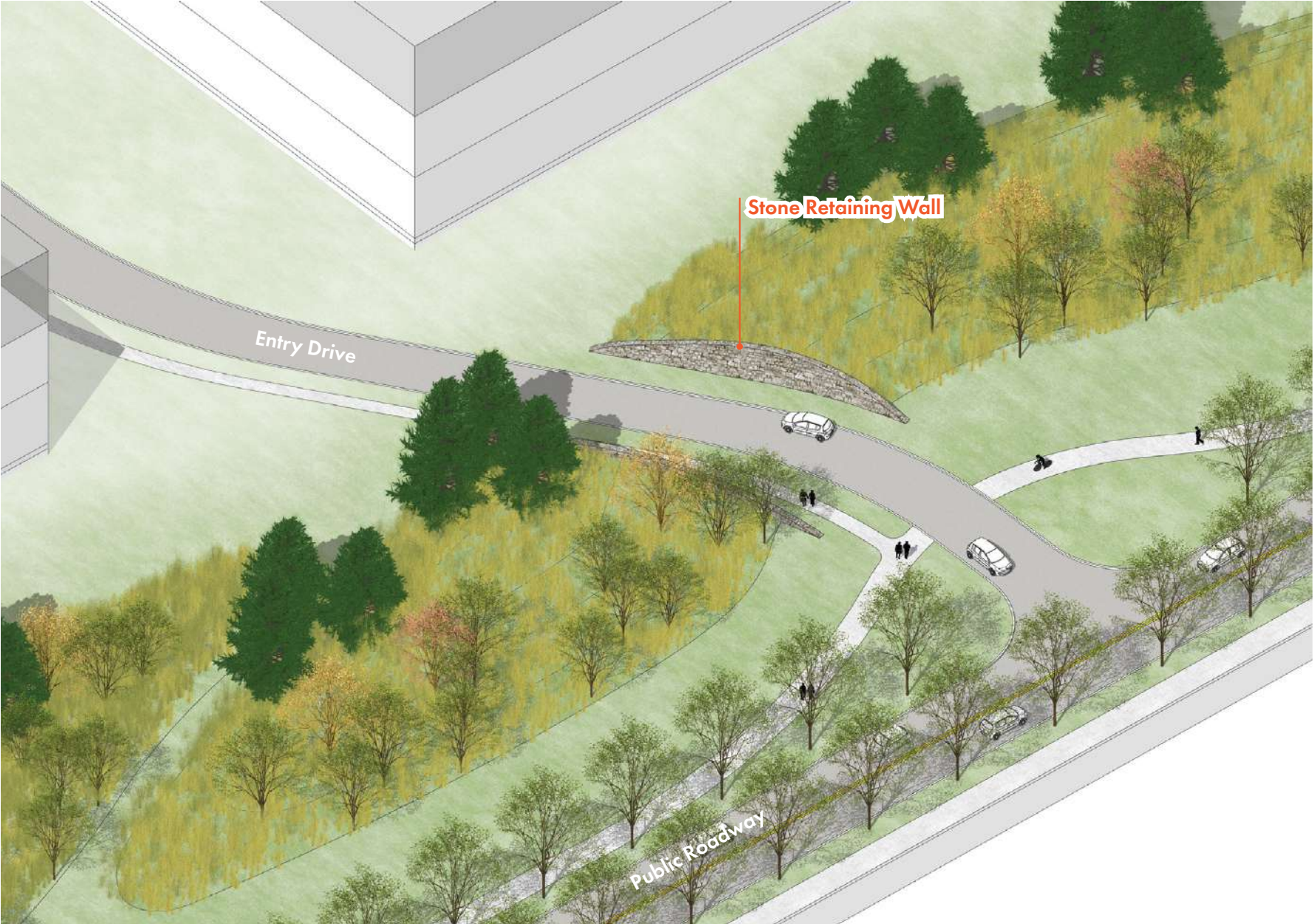
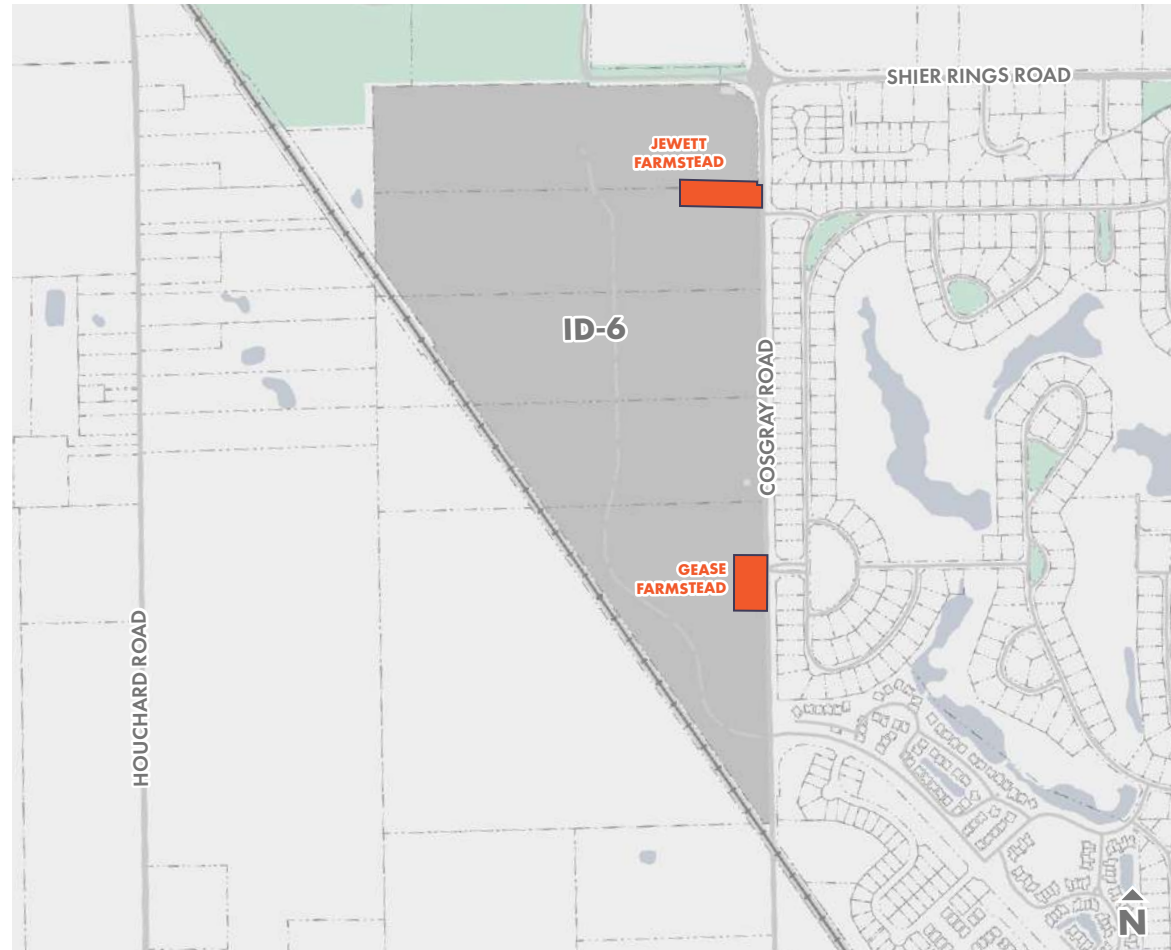


Figure 30. Primary Entry Drive Approach - Example Condition





Existing Farmsteads

As described in Section 01, the approaches to planting and design of setbacks within the WID are intended to maintain the historic rural and agricultural character of the area, as recommended in the Envision Dublin Community Plan. One key approach to maintaining this condition is the preservation of periodic small structures/uses close to the road (houses,

barns, gas stations, churches, graveyards, etc). These structures and farmsteads will need to be evaluated on a site-by-site basis in coordination with the City.

At a base level, enhanced screening approaches are required around the outer edges (side and rear) of existing farmsteads that are to be preserved. This does not include the edge(s)

along the public ROW, given that the intent is to preserve views into preserved farmsteads, while screening future adjacent WID development.

Similar to the Local Streets condition along public roadways, the enhanced side yard screening should utilize dense planting with a mix of native evergreen and deciduous trees and grasslands for year-round screening and interest. Additionally, small mounding should be incorporated where possible (4-6' height in consistency with the screening character along public roadways in the WID. Screening opacity requirements should follow the requirements of the public roadway that the preserved farmstead is fronting. The intent is avoid any harsh windows into development while preserving the rural character of the existing farmsteads. Screening around the farmsteads should be coordinated with the City through the plan approval process.

Figure 31 provides a conceptual illustration of one specific farmstead example. The illustration provides a vision for the future condition of the Jewett Farmstead along Cosgray Road (Type A Roadway) within ID-6. Though the future condition and use of this farmstead may differ from others throughout the WID, the intended side and rear yard screening remains the same.

Figure 31

The Jewett Farmstead is located just south of the Shier Rings Road and Cosgray Road intersection. This property has been acquired by the City of Dublin to ensure proper preservation of the site.



Conceptual Illustration of Future Jewett Farmstead & Intended Screening Character

ID-6 Special Conditions

WEST INNOVATION DISTRICT

Section 04

DRAFT - September 2026

DRAFT - September 2026

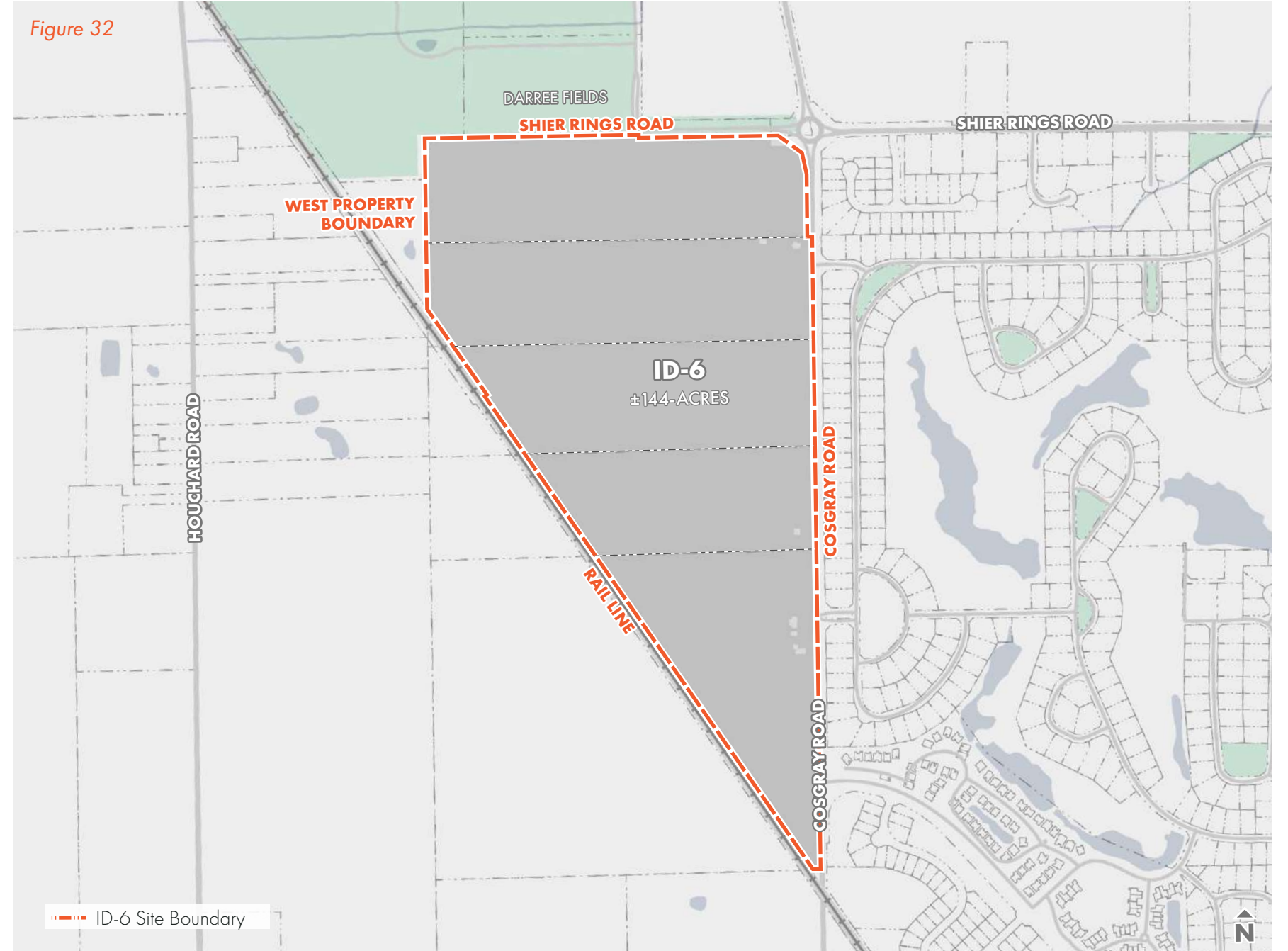


Existing Site Overview

ID-6 is bordered to the north by Darree Fields and a future Shier Rings Road extension; to the east by Cosgray Road; and to the south and west by an existing rail line. ID-6 is made up of five properties totaling approximately 144-acres.

The presence of existing residential uses directly east of Cosgray Road represents the most sensitive edge condition within ID-6. The screening and buffering standards established in this document are specifically designed to ensure a compatible transition between those existing neighborhoods and future development west of Cosgray Road.

Figure 32 depicts the existing site boundaries of ID-6.





Existing tree line on Cosgray Road



Existing Jewett Farmstead on Cosgray Road



Existing Farmstead at Cosgray Road & Barronsmore Way

Existing Site Features

The approaches to planting and design of setbacks within ID-6 are intended to maintain the historic rural and agricultural character of the area, as recommended in the Envision Dublin Community Plan. In addition to the natural and cultural features to be preserved, there are existing site infrastructure conditions that future development will need to acknowledge and accommodate. Key approaches for implementation include:

- Preservation of existing mature tree rows and stands of trees. Windbreaks or shelter belts have historically been implemented in rural or agricultural contexts for property delineation or soil conservation.
- Planting native grasslands/prairie and open canopy plantings along roadway corridors.
- Preservation of periodic small structures/uses close to the road (houses, barns, gas stations, churches, graveyards, etc).
- Preservation of periodic vistas with long views into space (farm field, pasture, horse farm, prairie).

Features to Preserve

There are two primary site features to be preserved within the ID-6 boundary (**Figure 33**): existing farmsteads and existing mature tree rows throughout the property.

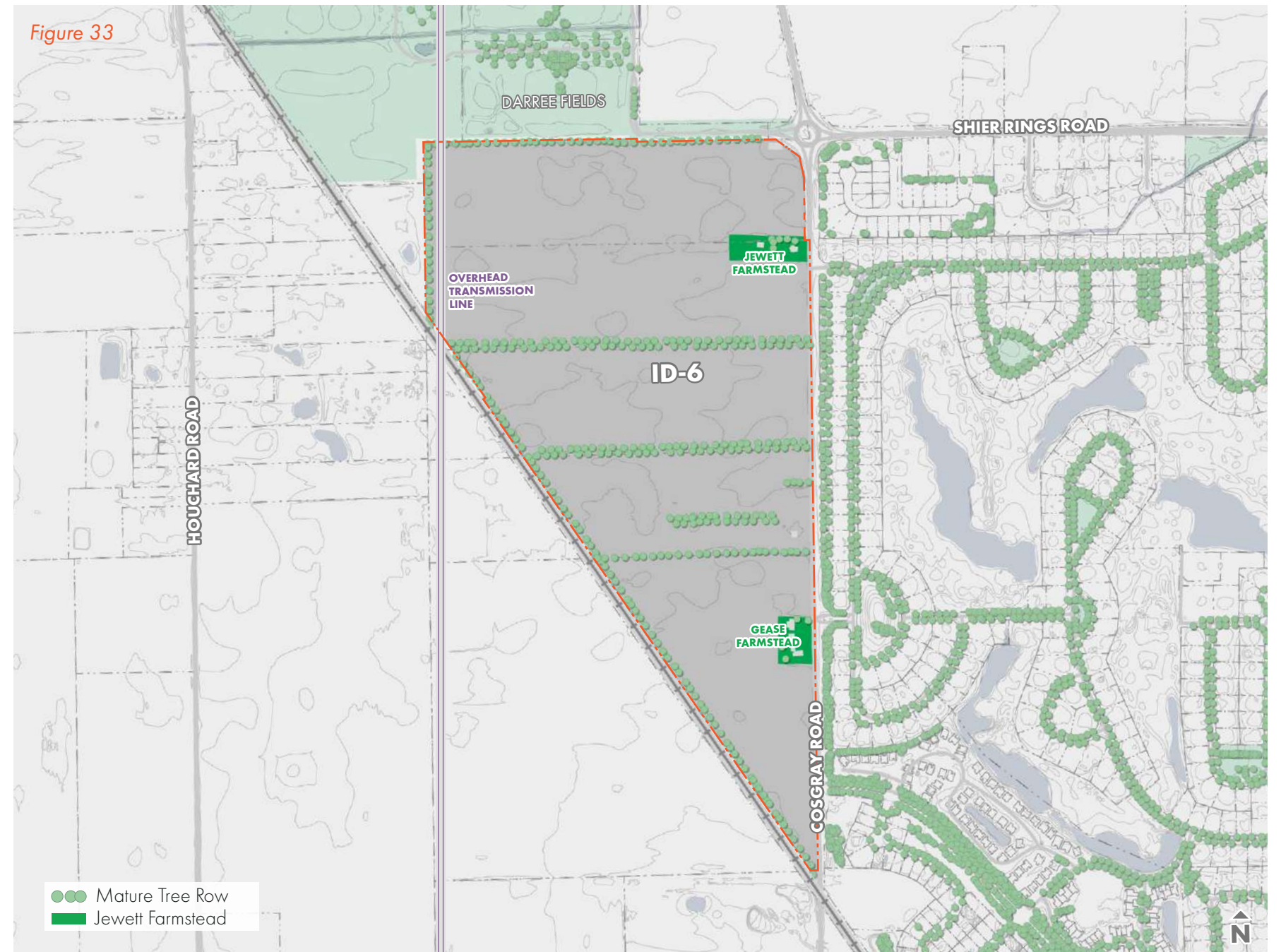
The Jewett Farmstead is located just south of the Shier Rings Road and Cosgray Road intersection. This property has been acquired by the City of

Dublin to ensure proper preservation of the site. There is an additional farmstead located at the intersection of Cosgray Road and Barronsmore Way that consists of an existing farmhouse and barn (Gease Farmstead). Screening requirements around the north, south, and west edges of these farmsteads are detailed in *Section 03 Special Conditions*.

Additionally, there are existing, mature tree rows along the existing east/west property lines within ID-6. Preservation and screening requirements for existing tree rows is detailed further in *Section 02 General Design Guidelines*.

Overhead Transmission Line

An overhead electrical transmission line runs along the western edge of ID-6, crossing the future Shier Rings Road extension. Future development within ID-6 must account for this corridor when designing required mounds and landscape plantings. This condition is detailed further in *Section 03 Special Conditions*.

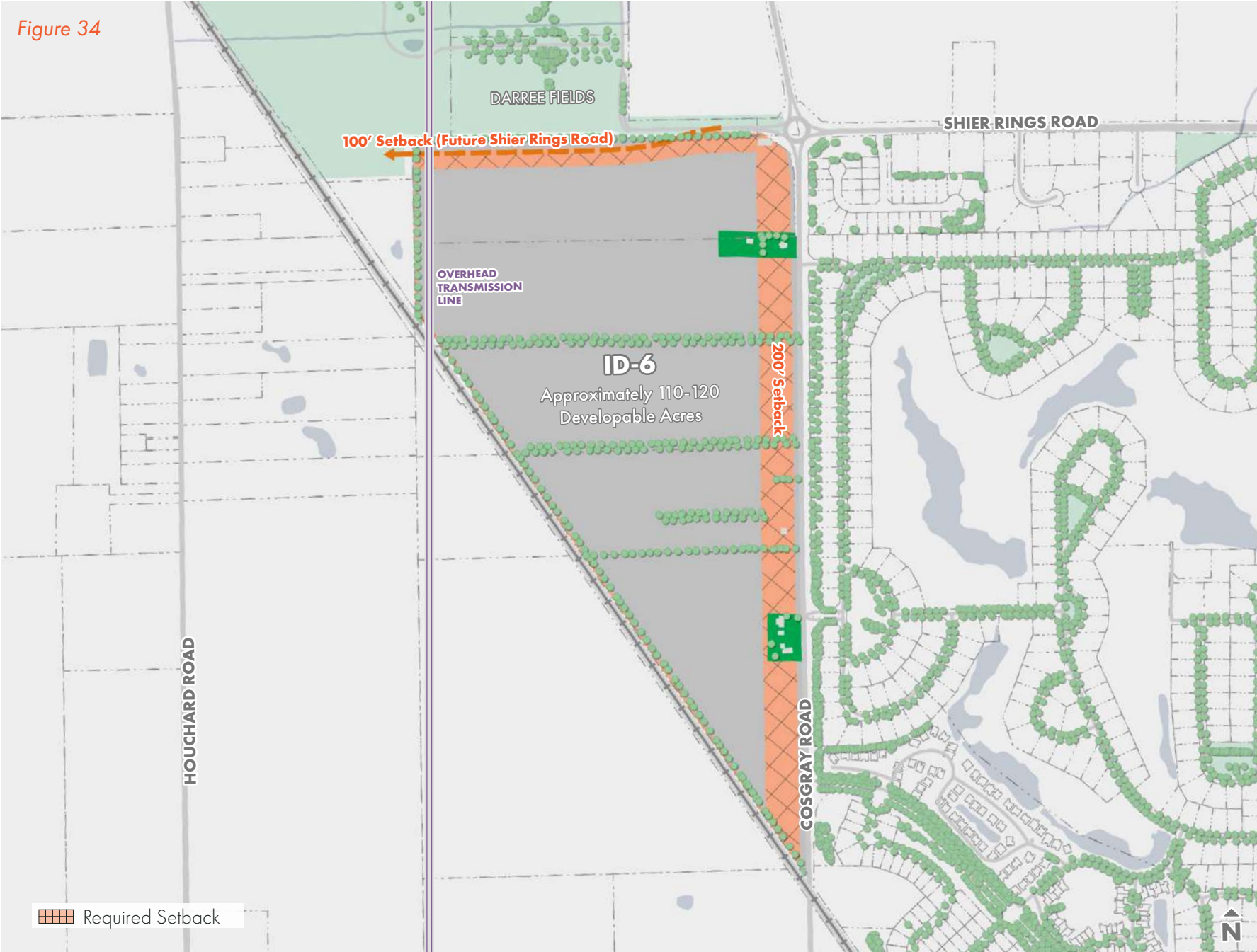




ID-6 Framework Plan

The primary approach to preserving the rural character of the defined WID boundary through the setback and screening requirements in this document is the establishment of a greenway edge network. This greenway corridor will be established through the required setbacks within each development site, and align with the landscape design manual.

Figure 34 illustrates the extent of the described greenway edge network around ID-6.



Landscape Planting

WEST INNOVATION DISTRICT

Section 05

DRAFT - September 2026

DRAFT - September 2026



Source: Roaring Brook, East Haddam CT. Reed Hilderbrand



Source: Manatuck Farm, Stonington CT. Reed Hilderbrand

Landscape Planting Guidelines

Landscape Intent

Cultivate a naturalized rural appearance with planting and mounding that shifts in density and character based on adjacency. Landscape planting shall prioritize conditions that ensures long term health of vegetation and supports biodiversity and local ecology.

Species Diversity

Buffer plantings shall consist of no more than 10% of any one species, 20% of any one genus, and 30% of any one family to support an urban tree canopy population. See the Species Selection list in this section for approved planting.

Installation Sizes

Tree sizes to be mixed in at least three different sizes ranging from 2" to 3" caliper for deciduous trees and 12-14' height for evergreen trees. No more than 50% of deciduous trees shall be 2" caliper, and no more than 50% of evergreen trees shall be 12' height.

Planting Layout

Trees

Tree spacing shall vary randomly in a staggered pattern between 6' and 10' on-center to achieve a naturalized appearance. A minimum of 30 trees shall be provided per 100 linear feet of setback.

Meadow Mix

Meadow Mix shall be under-planted beneath tree groupings on mounds or among drifts of tree stands. See [Figure 18](#).

Shrubs

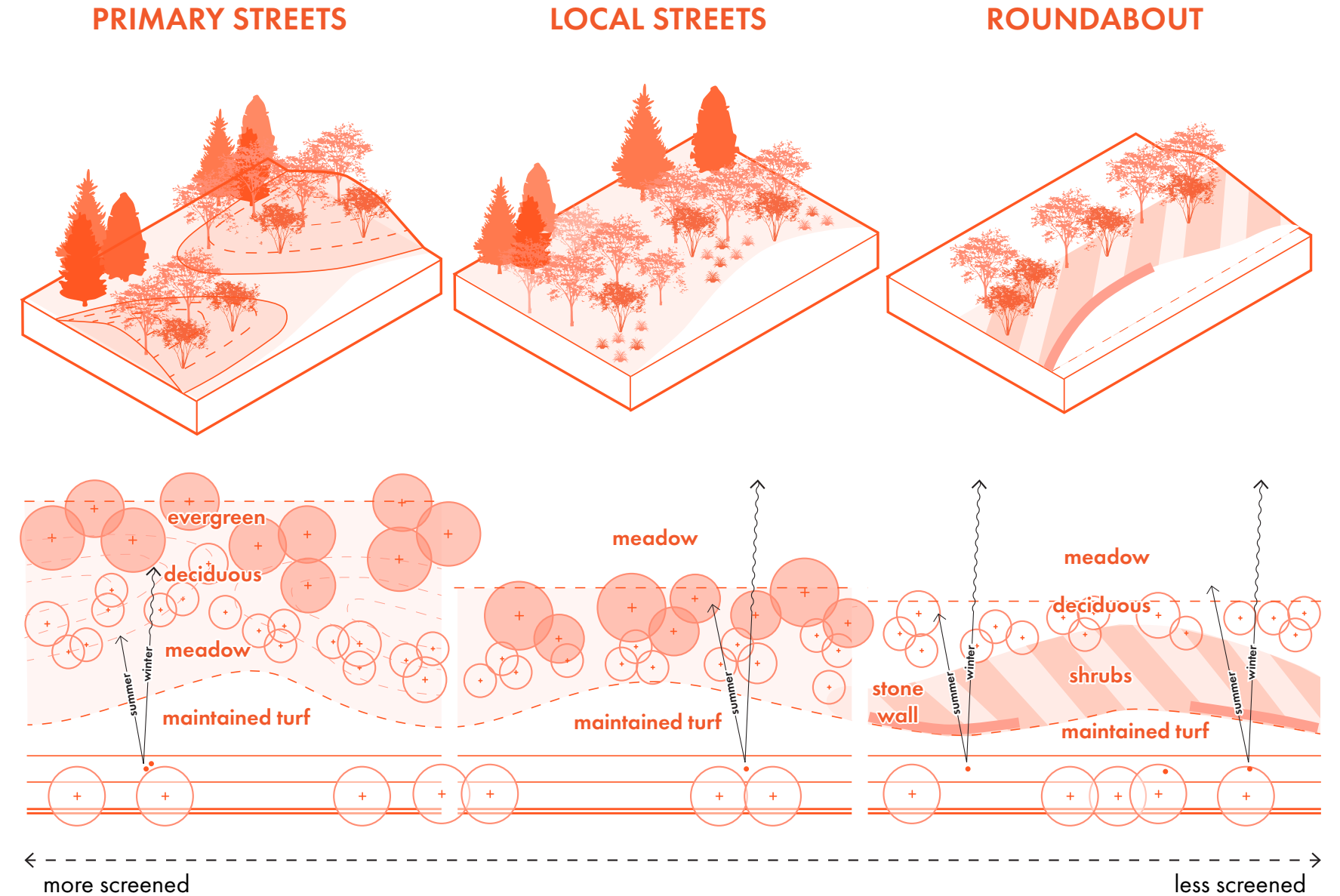
At key intersections and identified Gateway Moments, shrub planting shall be implemented in graphic rows utilizing at least 5 species. See [Figure 18](#) and Species Selection.

Opacity Requirements

Year-round opacity shall be achieved through layered planting and landforms. Trees should be planted in informal clusters that vary in density based on screening goals.

Residential adjacencies in areas such as ID-6 should reach 90% year round coverage, while commercial and public edges may allow partial opacity if headlight and parking screening are maintained through low shrub planting. These plant materials must meet height and opacity requirements within four years of installation.

Figure 35. Planting Strategies



Species Selection

TYPES A-C

Trees

- Abies concolor - White fir
- Juniperus virginiana - Eastern red cedar
- Picea abies - Norway spruce
- Picea glauca - White spruce
- Pinus strobus - White pine
- Pseudotsuga menziesii - Douglas fir
- Thuja occidentalis - Western red cedar
- Thuja plicata x T. standishii - Green giant arborvitae
- Tsuga canadensis - Canadian hemlock
- Thuja occidentalis - Western red cedar

- Acer saccharum - Sugar maple*
- Liriodendron tulipifera - Tulip tree
- Gleditsia triacanthos var. inermis - Thornless honeylocust
- Celtis laevigata - Sugar hackberry
- Cellis occidentalis - Hackberry “Prairie Pride”

Meadow Mix

See “Meadow Mix” section.

Grasses (maintained)

See “Maintained Turf Mix” section.

TYPE D + LOCAL STREETS

Trees

- Abies concolor - White fir
- Picea abies - Norway spruce
- Picea glauca - White spruce
- Pseudotsuga menziesii - Douglas fir
- Thuja occidentalis - American arborvitae
- Thuja plicata x T. standishii - Green giant arborvitae

- Acer x freemanii - Fremanii maple (Red/Silver Maple Cross)*
- Acer nigrum - Black maple*
- Acer saccharum - Sugar maple*
- Betula nigra - River birch
- Cercidiphyllum japonicum - Katsuratree
- Nyssa sylvatica - Black tupelo/Black gum
- Platanus x acerifolia - London planetree
- Prunus sarangetii - Sargent cherry
- Quercus bicolor - Swamp white oak
- Quercus rubra - Northern red oak
- Taxodium distichum- Bald cypress

Meadow Mix

See “Meadow Mix” section.

Grasses (maintained)

See “Maintained Turf Mix” section.

KEY INTERSECTIONS

Trees

- Abies concolor - White fir
- Picea abies - Norway spruce
- Picea glauca - White spruce
- Pseudotsuga menziesii - Douglas fir
- Thuja occidentalis - Western red cedar
- Thuja plicata x T. standishii - Green giant arborvitae

- Aronia melanocarpa - Black chokeberry
- Crataegus species - Hawthorn “Winter King”, “Ohio Pioneer”
- Chionanthus virginius - White fringetree
- Cornus mas - Corneliancherry dogwood
- Halesia carolina - Carolina silverbell
- Koelreiteria paniculata- Goldenraintree

- Ostrya virginiana - American hophornbeam
- Prunus sarangetii - Sargent cherry

Meadow Mix

See “Meadow Mix” section.

Grasses (maintained)

See “Maintained Turf Mix” section.

Shrubs

- Aesculus parviflora - Bottlebrush buckeye
- Aronia spp.- Chokeberry
- Buxus microphylla - little leaf boxwood
- Buxus sempervirens - common boxwood
- Cephalanthus occidentalis - buttonbush
- Cornus racemosa - gray dogwood
- Chamaecyparis obtusa- falsecypress
- Ilex verticillata - winterberry holly
- Itea virginica - Virginia sweetspire
- Juniperis chinensis (many cultivars) - chinese juniper
- Juniperis scopulorum (many cultivars) - rocky mountain juniper
- Lindera benzoin - spicebush
- Myrica pensylvanica - Northern bayberry
- Salix spp.- shrub willows
- Taxus x media (many cultivars) - Yew
- Thuja occidentalis (many cultivars) - Arborvitae
- Vaccinium angustifolium - lowbush blueberry
- Viburnum acerifolium - mapleleaf viburnum

MEADOW MIX

- Meadow Mix shall be:
 - 20% Aruba or Audubon creeping red fescue
 - 20% J5 chewings fescue

- 20% Prairie dropseed
- 20% Marco Polo sheeps fescue
- 20% annual ryegrass

Application rate shall be 225 lbs per acre.

- Plant seed with “Brillion” type landscape seeding machine that accurately places seed at specified depth and rate and rolls in single operation. Plant seed no deeper than ½ inch. Hydroseeding of meadows is not permitted.
- Plant seed with slit seeder in areas that have been previously graded and seeded with annual ryegrass for erosion control. Plant seed no deeper than ½ inch.
- Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus of at least 1.5 lbs/sq. ft.
- Maintain meadow no less than 12 months after planting.
- Mow meadow as soon as top growth is tall enough to cut. Repeat moving to maintain specified height without cutting more than 1/3 of the grass geight. Remove no more than 1/3 of grass leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3.5 to 4 inches. Do not mow after 12 months from planting completion.
- Apply 2 applications of a broad spectrum, 3-way selective herbicide to meadow within 12 months after planting. Schedule first application no earlier than 6 months after planting.



Source: Canadian hemlock stand, Missouri Botanical Garden.



Source: Rowdy Meadow, Hunting Valley OH. Reed Hilderband

MAINTAINED TURF MIX

- The turf mix shall be:
80% 2 of 3 Tall Fescue
10% Kentucky Blue Grass
10% Perennial Ryegrass
Application rate shall be 225 lbs per acre.

General Planting Guidelines

Trees

- Trees over 3” caliper shall be nursery tagged by a landscape architect. Trees under 3” caliper shall be visually inspected with representative photographs by a landscape architect.
- Width of tree planting hole for trees shall be 3 times the diameter of the root ball. Bottom and sides of the tree hole shall be loosened prior to planting.
- Depth of tree planting hole shall be 1.5 times the depth of the root ball, minimum. Container grown or balled and burlapped trees shall be planting on a compacted mound of #57 stone.
- All sides and grades of plant material shall be in accordance with the American Standard for Nursery Stock (latest edition), published by the American Nursery and Landscape Association Standards.

Woody Shrubs

- Representative photos of woody shrubs shall be approved by a landscape architect.
- Woody shrub beds shall be staked for approval by a landscape architect.
- Shrub beds shall be a continuous excavation to the depth of the deepest rootball in the shrub bed. Bottom and sides of shrub bed excavation shall be loosened prior to planting.
- All sizes and grades of plant material shall be in accordance with the American Standard for

Nursery Stock (latest edition), published by the American Nursery and Landscape Association standards.

Meadow Mix

- Mixes shall be pre-packaged at the specified species percentages and applied at rates consistent with the seed supplier’s recommendations.
- Bed preparation shall be in accordance with seed supplier’s recommendations.

Planting Soil Composition

Planting soils shall be a mix of three components: topsoil, organic amendment, and sand.

- Topsoil: central Ohio topsoil with a USDA texture classification of clay loam or loam and a pH of 5.5 to 7.0.
- Organic Amendment: composted yard debris (green waste) compost with a pH of 7.2 to 8.0
- Sand: ASTM C33 concrete sand.
- The three components shall be blended into a the following ratio: 4 parts sand, 2 parts topsoil, 1 part compost.

Planting Soil Quantities

Planting soils shall vary based on associated planting type:

- Trees shall be provided a minimum 2-3’ soil depth. Soil area width shall be a minimum of 2.5 times the rootball size.
- Turf and meadow areas shall be a minimum 4-6” soil depth.
- Shrub areas shall be a minimum 12” soil depth.

Landscape Maintenance

Trees

- January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to ‘limb-up’ canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.
- February: If there’s evidence of an insect infestation, dormant horticultural oils are effective as a dormant application – temperatures must be >32 for 24 hours after application to be effective.
- March: Selectively hand prune limbs to repair, remove damaged limbs, or to ‘limb-up’ canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.
- April: Inspect for potential pest problems at 2 week intervals – document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plant beds and turf areas. Provide 2”-3” depth throughout entire tree ring. Pull mulch 2” away from trunk to prevent mold and rotting.
- May: Weed mulch tree rings as required. Continue bi-monthly inspections for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.
- June/July: Irrigate trees if needed in the early morning hours to prevent evapotranspiration. Trim/remove unwanted limbs from trees as required. Monitor for weed / insect / and disease problems – control as needed. Use pheromone traps to help determine insect problems. Closely

monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1” water per week (supplement natural rainfall with irrigation as needed).

- August: Maintain 2-3” depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2” away from trunk to prevent mold and rotting. Weed mulch tree rings as required.
- September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./Nov.).
- October: Fertilize using a granular fertilizer with slow release nitrogen – a 4:1:2 ratio is appropriate – Broadcast over entire root zone / dripline (if root zone includes turf do not exceed 2lbs of nitrogen / 1000 sf).
- November: Monitor for weed / insect / and disease problems – control as needed. Remove any diseased / damaged / or dead branches. If there’s evidence of an insect infestation, dormant horticultural oils are effective as a dormant application – temperatures must be >32 for 24 hours after application to be effective. Renew mulch tree rings - provide 3” depth for trees in plant beds and turf areas. Pull mulch 2” away from trunk.
- December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show dissection may be treated with an application of wilt proof to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

Shrubs

- January/February: Remove wind driven leaves from shrub beds.
- March: Remove wind driven leaves from shrub beds. Inspect for potential pest problems at 2 week intervals- document all findings.
- April: Inspect for potential pest problems at 2 week intervals- document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed – use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular pre-emergent control to shrub beds. Apply mulch to shrub beds. Provide 2”-3” depth within bed.
- May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue bi-monthly inspections for pest/disease problems.
- June: Hand prune as needed (see April). Monitor for weed / insect / and disease problems – control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.
- July: Monitor potential weed / insect / and disease problems – control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.
- August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed / insect / and disease problems – control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content.

Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain a 2”-3” of mulch in all shrub beds. Remove weeds from beds weekly.

- September: Monitor for weed / insect / and disease problems – control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain a 2”-3” of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.
- October: Fertilize using a granular fertilizer with slow release nitrogen – a 4:1:2 ratio is appropriate – Broadcast over entire shrub bed. Remove fallen leaves to prevent damage of turf.
- November: Monitor for weed / insect / and disease problems – control as needed. Remove any diseased / damaged / or dead branches. If there’s evidence of an insect infestation, dormant horticultural oils are effective as a dormant application – temperatures must be >32 for 24 hours after application to be effective. Renew mulch at shrub beds - provide 2-3” depth.
- December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show dissection may be treated with an application of wilt proof to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

Meadow

- April (late): Apply 3-way selective herbicide to control weed populations - Do not apply pre-emergence to areas that need overseeded. Overseeding can take place in April for severe bare areas at rate of 4 lbs / 1000sf - slice seed or seed-a-vator method. (Note: Fall overseed is preferred)
- May: Mow at 4” height (Single Mow).
- June - September: No mowing to occur
- September: Fertilize with 1-1-1 ratio NPK at 1.0

lb actual per 1000 sf. - Apply with broadcast spreader.

- October (early): Mow at 4” height (Single Mow). Overseed thin areas at rate of 4 lbs / 1000sf - slice seed or seed-a-vator method
- November (late): Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf. - Apply with broadcast spreader.

Turf

- January/ February/March: Minimize salt damage along walks and drives. Remove any wind driven leaves from lawns/beds.
- April: Test soil PH. Turf areas should maintain PH levels between 6.2-7.0. Apply lime to increase PH as needed. Apply chemical pre-emergents as needed after soil temps reach 55 degrees and crabgrass begins to germinate. If season is advanced, begin mowing. First cut should be slightly shorter than normal (3”ht.) to encourage greening. Trim turf along all walks and road edges as required – DO NOT line trim around tree trunks. Core aerate prior to fertilization / lawn renovations. Avoid rolling of turf; this causes compaction/poor root development; it should be avoided unless excessive heaving has taken place. Overseed turf areas after aeration to increase lawn density and crowd out aggressive weeds.
- May: Maintain turf at 3” height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Check for soil insects - document all findings. Treat as necessary. Spring Fertilization: Memorial Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.
- June: Maintain turf at 3” height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive.

Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply chemical weed killers as needed. New seeded lawn areas require the top 1/4” to remain moist – a thin layer of hydro mulch will help to keep soil from drying out. New sod should be kept moist for 4-5 weeks or until firmly rooted.

- July: Maintain turf at 3” height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive.
- August: Maintain turf at 3” height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Core aerate prior to fertilization / lawn renovations. Monitor turf for insect and disease problems – Grubs are typical during this month. Cut section of lawn and examine roots for young grubs. Treatment is necessary at populations of 4 grubs / sf.
- September: Summer Fertilization: Labor Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis. Maintain turf at 3” height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Over-seed all bare areas – Rake bare soil and amend with three cubic yards of finely screened compost / 1000 sf. Broadcast seed and hand rake into top 1/4” topsoil. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed.
- October: Maintain turf at 3” height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive.

Continue monitoring turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed. Fall Fertilization: Late October; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.

- November: Remove fall leaves from turf to prevent damage. Reduce mower cutting height to 1 ½” for last cut of the season – to reduce chance of snow mold and winter burn. Apply spot applications of broadleaf herbicides as required.
- December: Complete any leaf removal to prevent damage to turf.

MKSK