

WEST INNOVATION DISTRICT (WID)

SETBACK & SCREENING DESIGN MANUAL

DRAFT - October 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 Manual 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.

Roadway classifications illustrated in this manual may extend beyond the current WID boundary. As Innovation District (ID) zoning is applied to properties outside the current boundary, the roadway classifications and corresponding setback and screening standards in this manual shall apply to those properties in the same manner as properties within the WID.

Executive Summary
Establishing a Naturalized Landscape Character

The current landscape character through large portions of the WID is primarily open agricultural land. The approach to planting and design within development (building and pavement) setbacks should establish a naturalized landscape character that draws on this agricultural heritage.

To carry this heritage forward as the district evolves, 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 (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.

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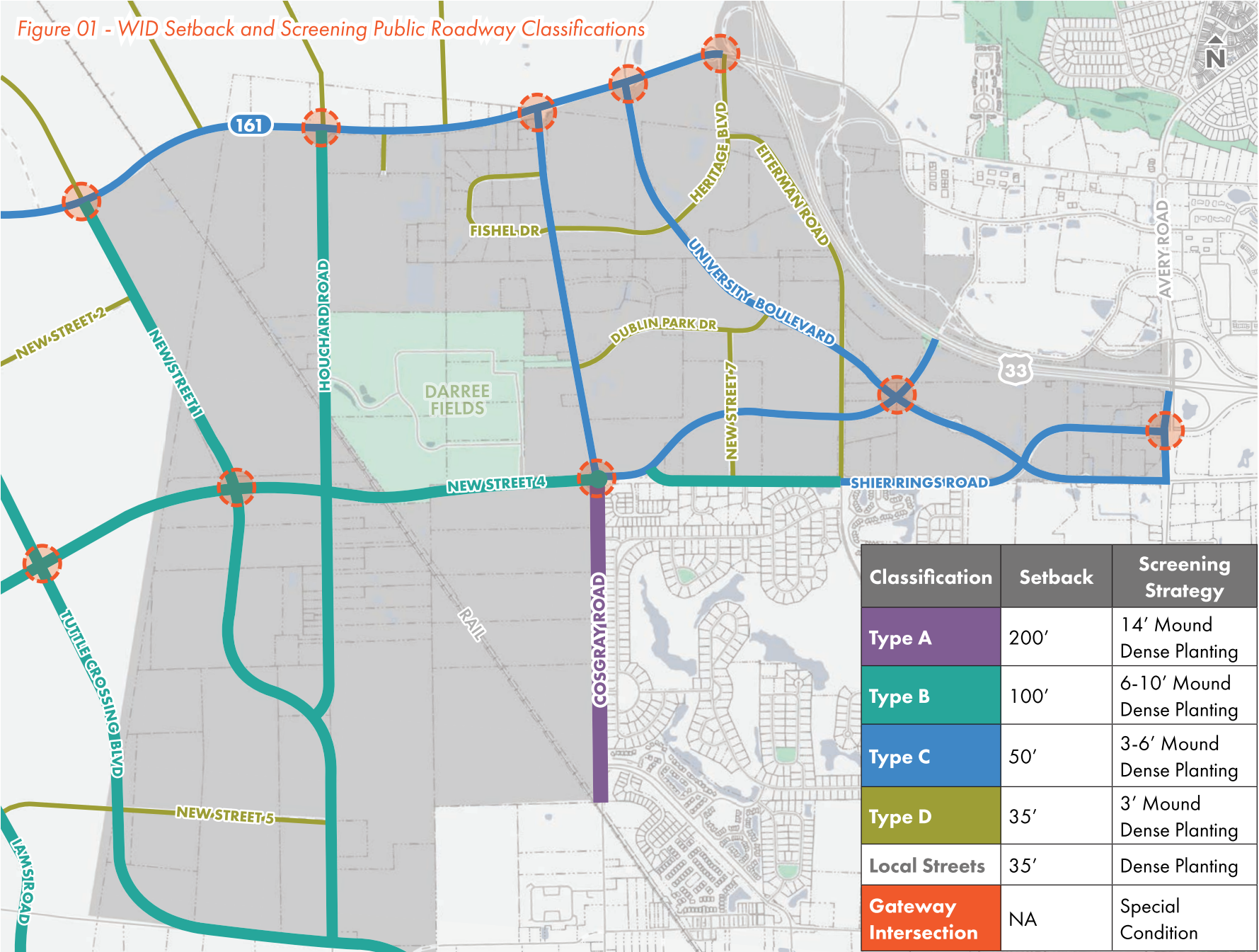
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Implementation Approach

WEST INNOVATION DISTRICT

Section 01

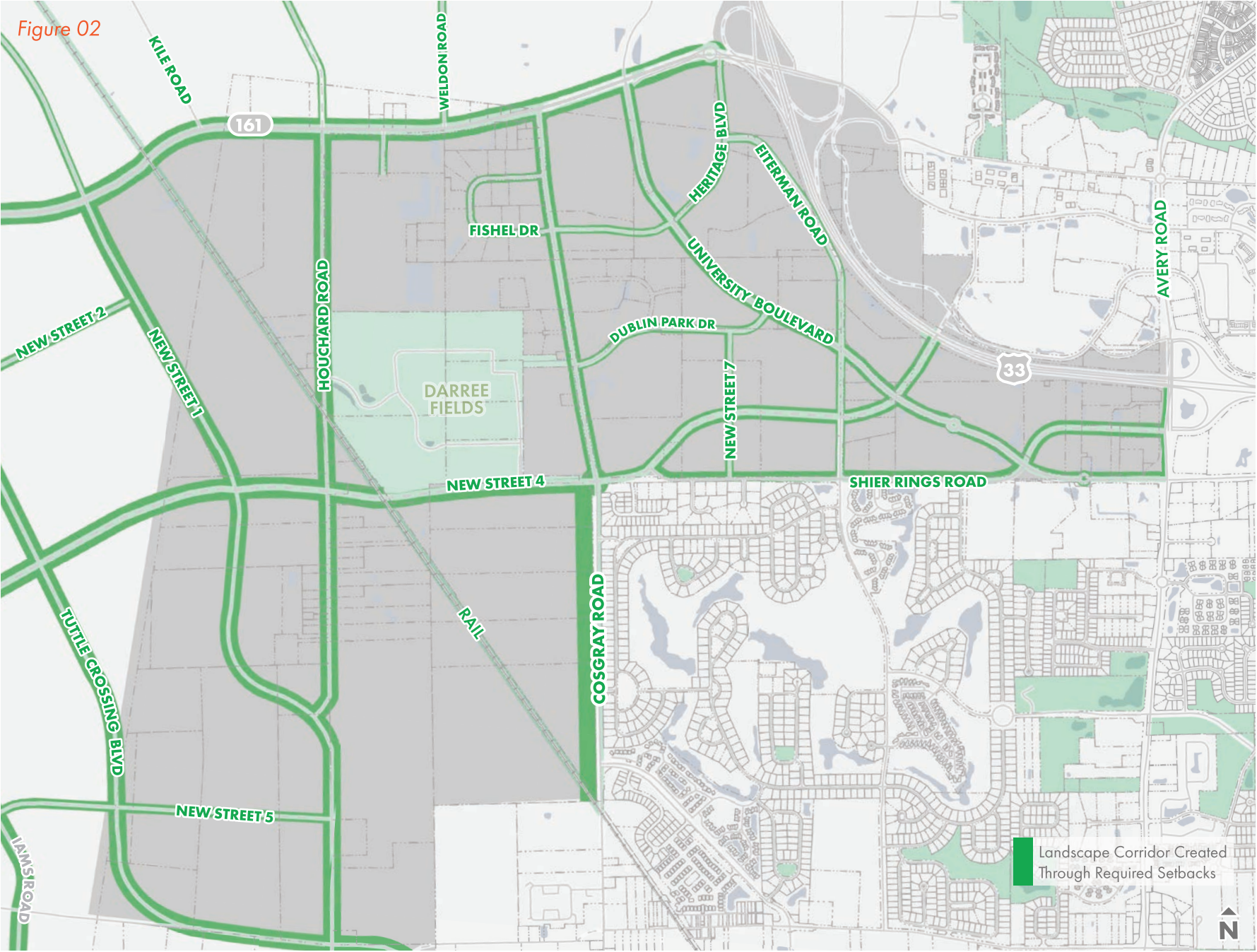
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Overall Framework Plan

The primary approach to establishing a naturalized landscape character across the WID 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 this 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

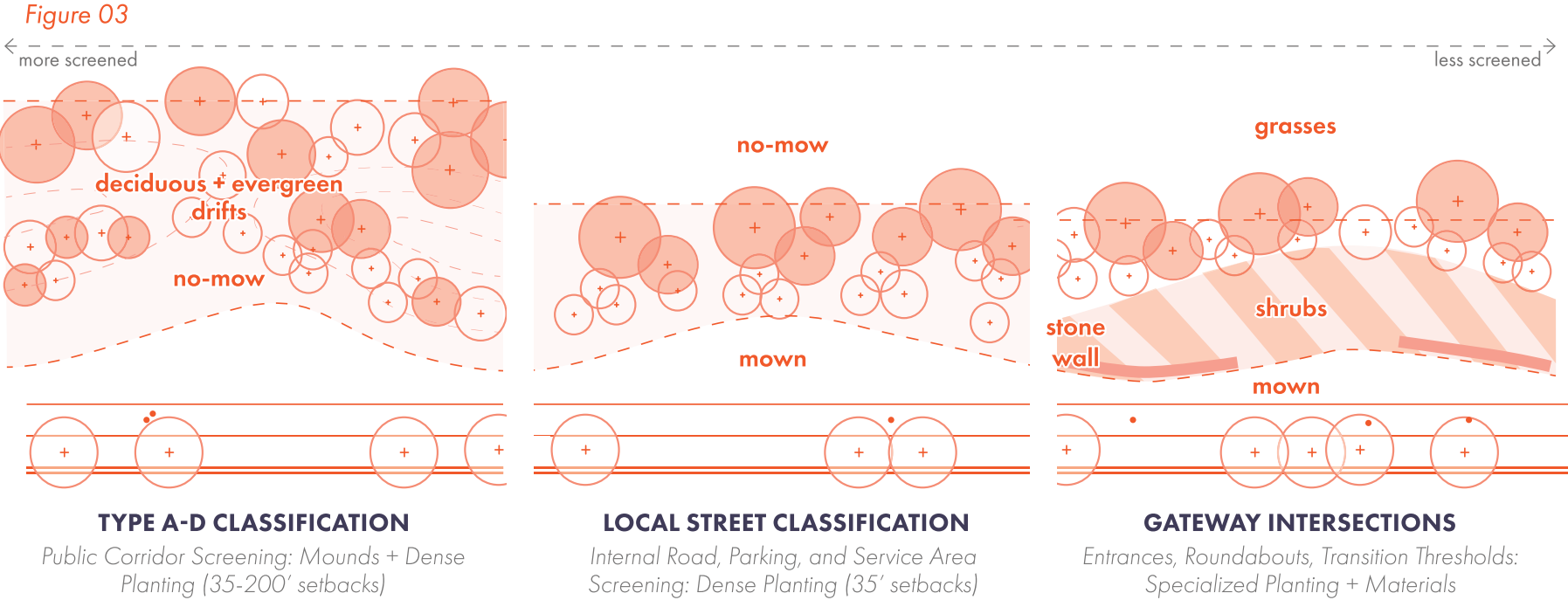
Three primary approaches will be utilized to implement the desired landscape condition of the WID. These approaches vary based on the site location, roadway typology, and/or immediate site adjacencies. This design manual describes the overall desired landscape condition of the WID and required design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

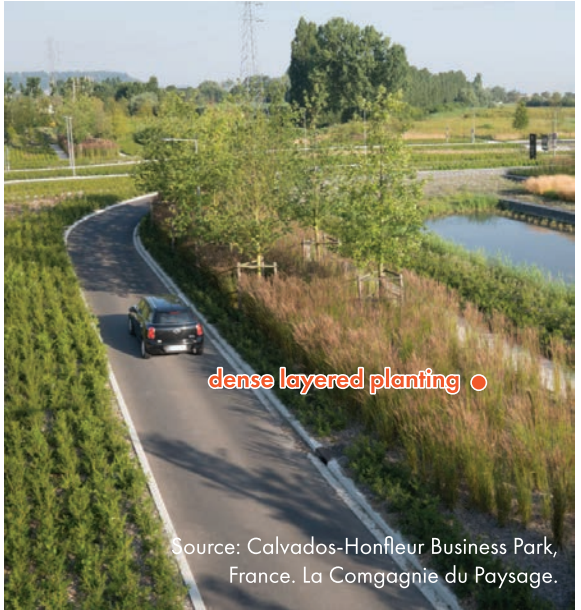
The described condition for Type A, B, and C Classifications are the preferred condition throughout the WID. This condition is intended for external, public roadways and should be utilized in all instances except for special conditions described in Section 03, or in instances with setback constraints.

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*.



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.

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 the west edge of Cosgray Road 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 west edge of Cosgray Road.

Sections 153.039 and 153.040 of the City of Dublin Zoning Code should be referenced 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.

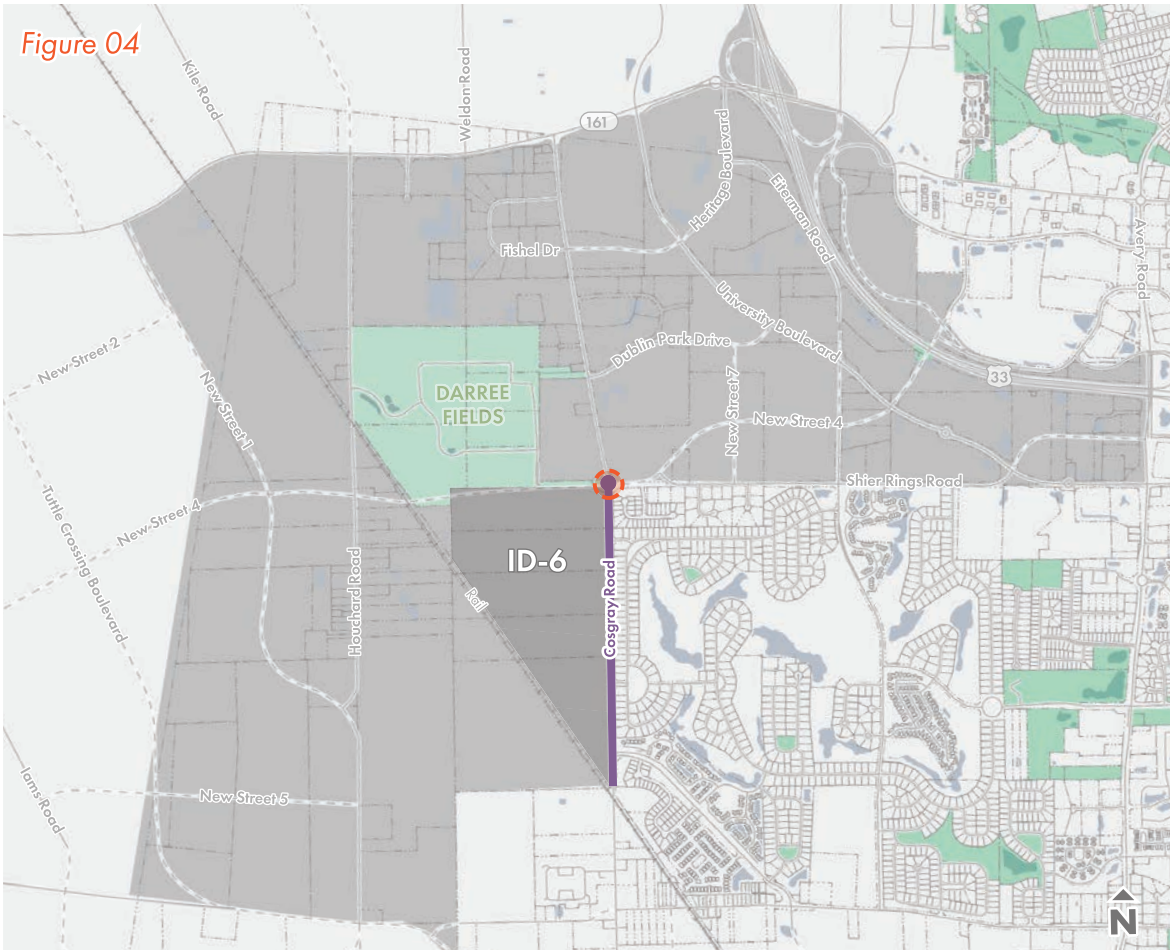


Figure 04



Figure 05

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

Figures 06-07 provide conceptual illustrations of the intended setback and screening condition along the west edge of Cosgray Road.

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.

The illustrations under Figure 07 highlight the desired condition within the required building and pavement setback, including mound height, slope, and general depth. Additionally, these illustrations highlight 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.

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').

Type A Summary

Intent: Preserve the rural character of the Cosgray Road corridor and fully screen future development from existing residential neighborhoods.

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 and deciduous trees shall be planted in organic clusters along mound slopes
- Meadow grasses on front slope of mound
- Mown turf in buffer between ROW & mound
- Refer to Section 04: Landscape Planting for species and maintenance specifications.

Figure 06. Cosgray Road Intended Screening Condition

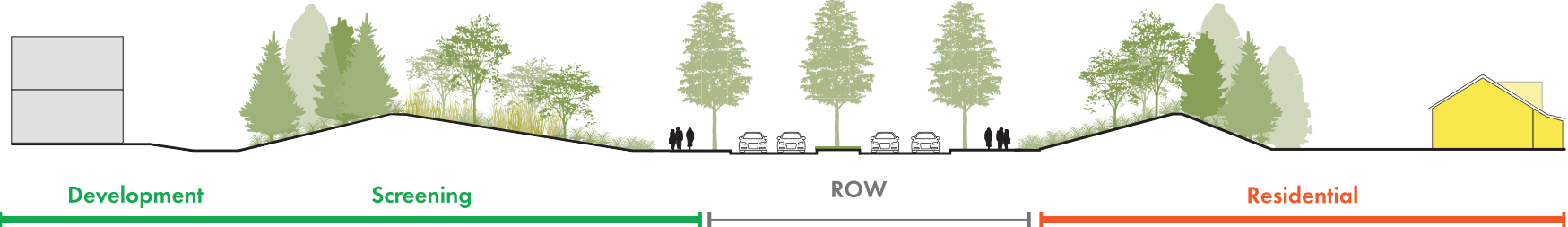
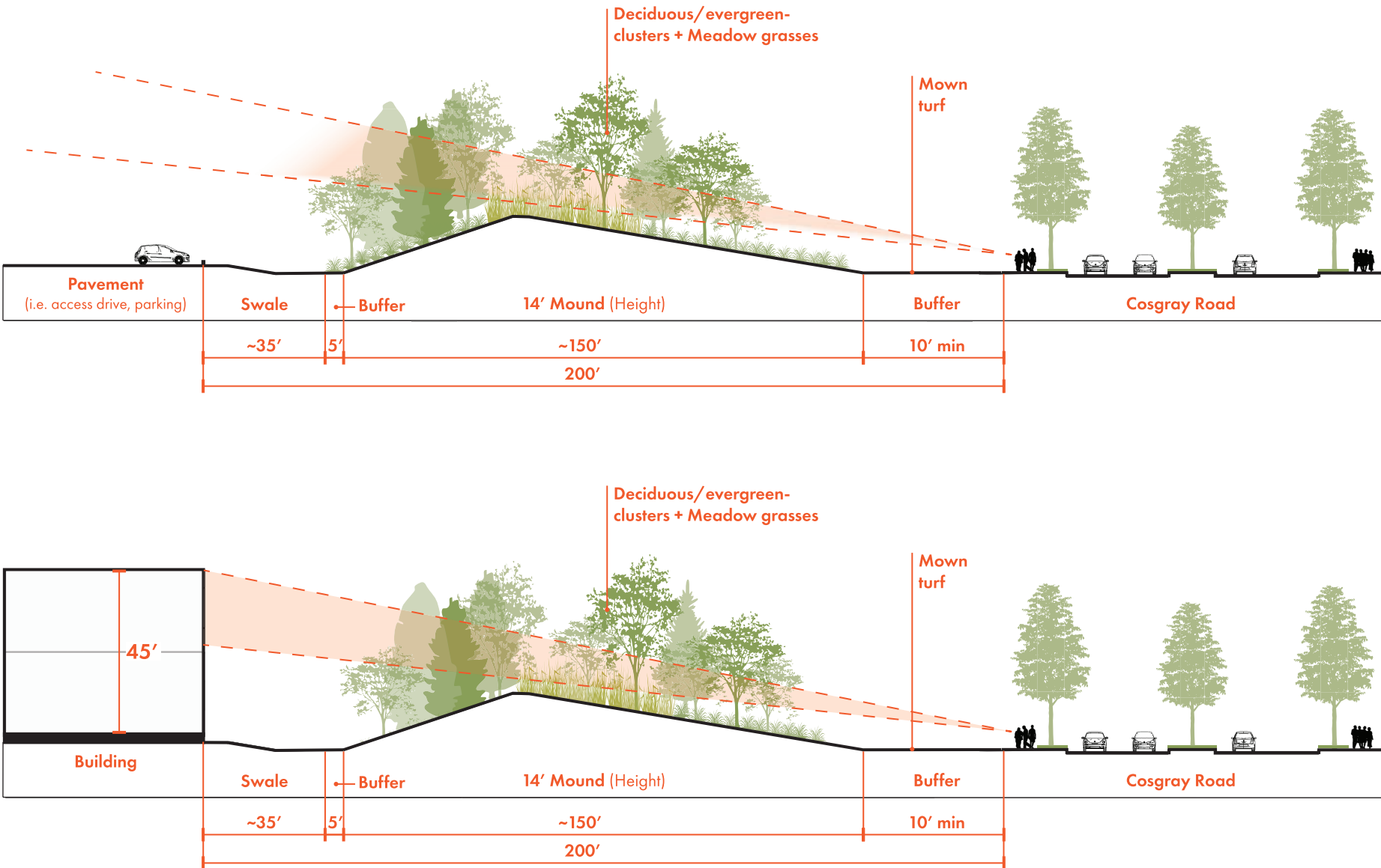


Figure 07. Type A - 200' Setback, Layered Planting, and 14' Tall Mound



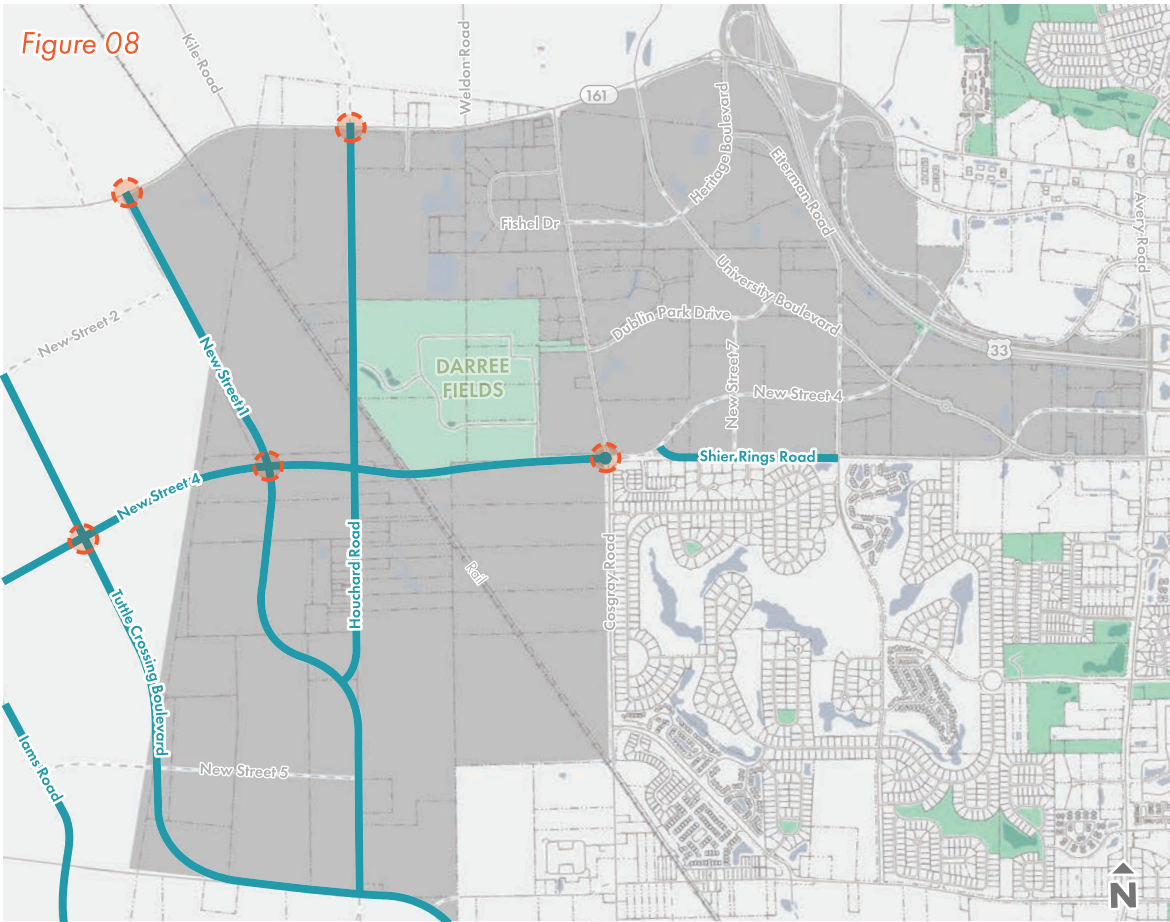
Setbacks measured from planned ROW

Type B Classification

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 setback and mound height requirements being reduced for Type B roadways. These reductions preserve the desired screening requirements and aesthetic of the WID without compromising key development ground.

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).

Sections 153.039 and 153.040 of the City of Dublin Zoning Code should be referenced for additional setback requirements along Type B roadways. To achieve the desired condition outlined on the following page in *Figure 09*, a 100' building and pavement setback, with a 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*.

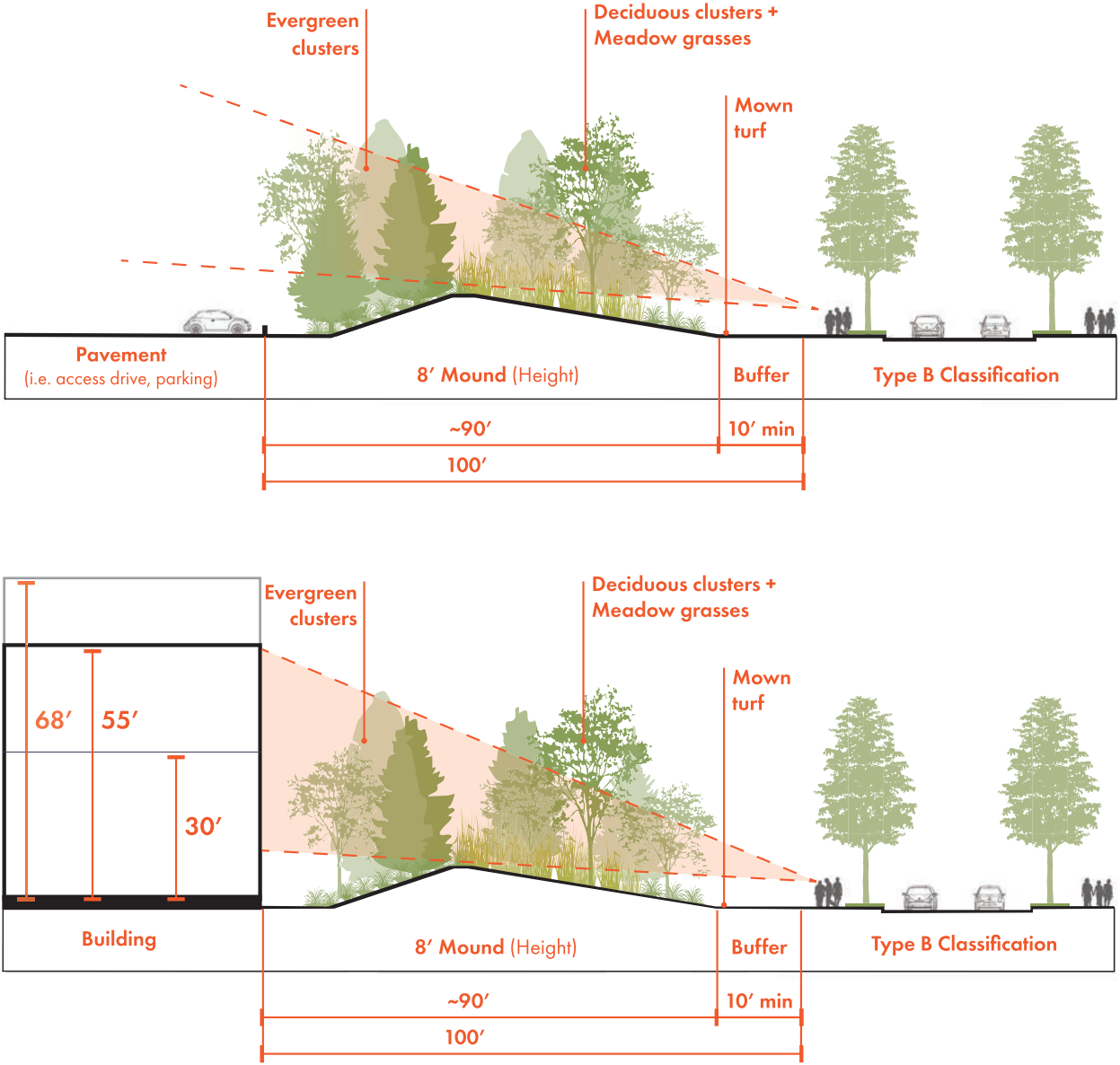


Type B Summary

Intent: Thoroughly screen development from primary roadways, with emphasis on service areas, utilities, and large blank building walls, while establishing a continuous landscape edge.
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 and deciduous trees shall be planted in organic clusters along mound slopes
 - Meadow grasses on front slope of mound
 - Mown turf in buffer between ROW & mound
 - Refer to *Section 04: Landscape Planting* for species and maintenance specifications.

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



Setbacks measured from future ROW

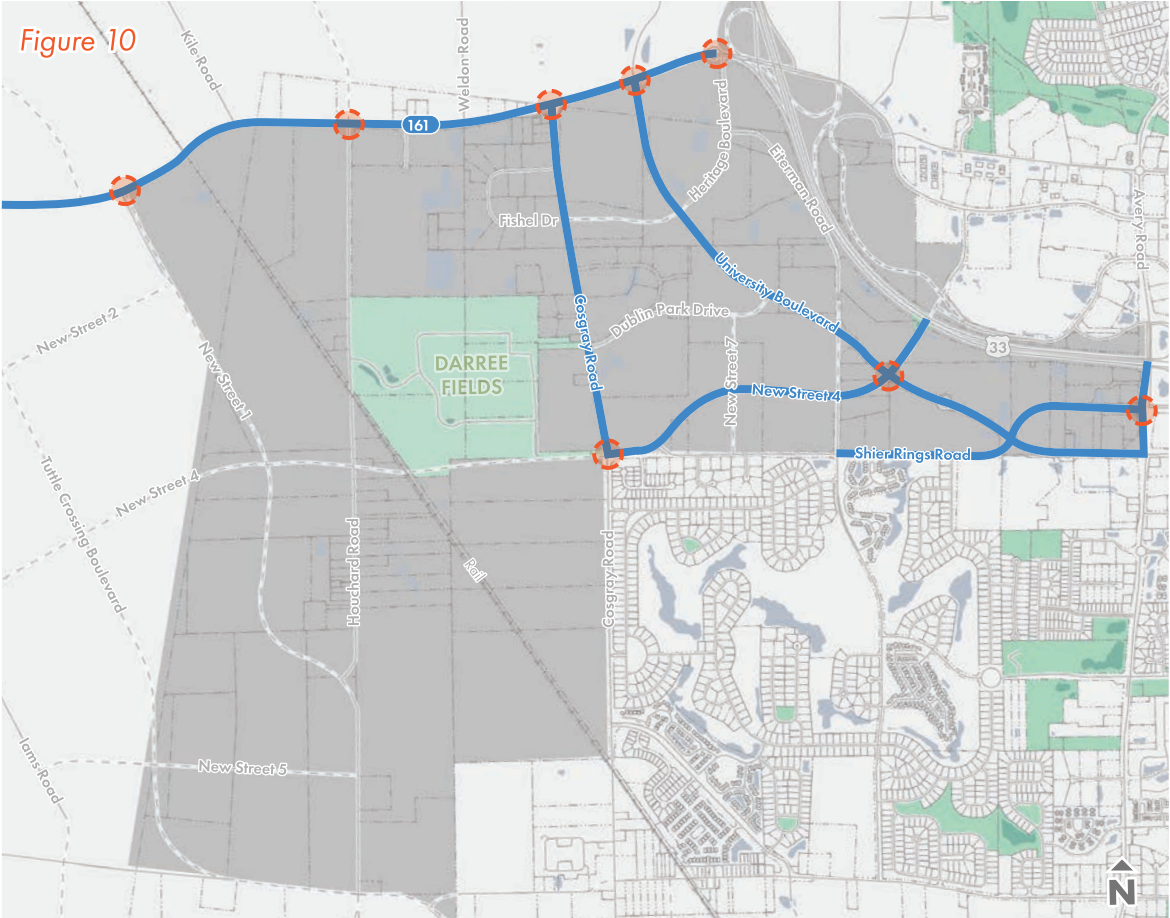
Type C Classification

The Type C classification intends to preserve the desired character of the WID while limiting the loss of developable land on constrained parcels. Type C roadways primarily consist of public corridors where adjacent development is similar in character and scale. Screening standards apply in full along Type C roadways. Where a building presents architecture that exemplifies the intended character of the WID, the City may allow select portions of the building to be partially visible from the public ROW. See *Architectural Exposure* in Section 03.

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).

Buffer Planting

Sections 153.039 and 153.040 of the City of Dublin Zoning Code should be referenced 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 a 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



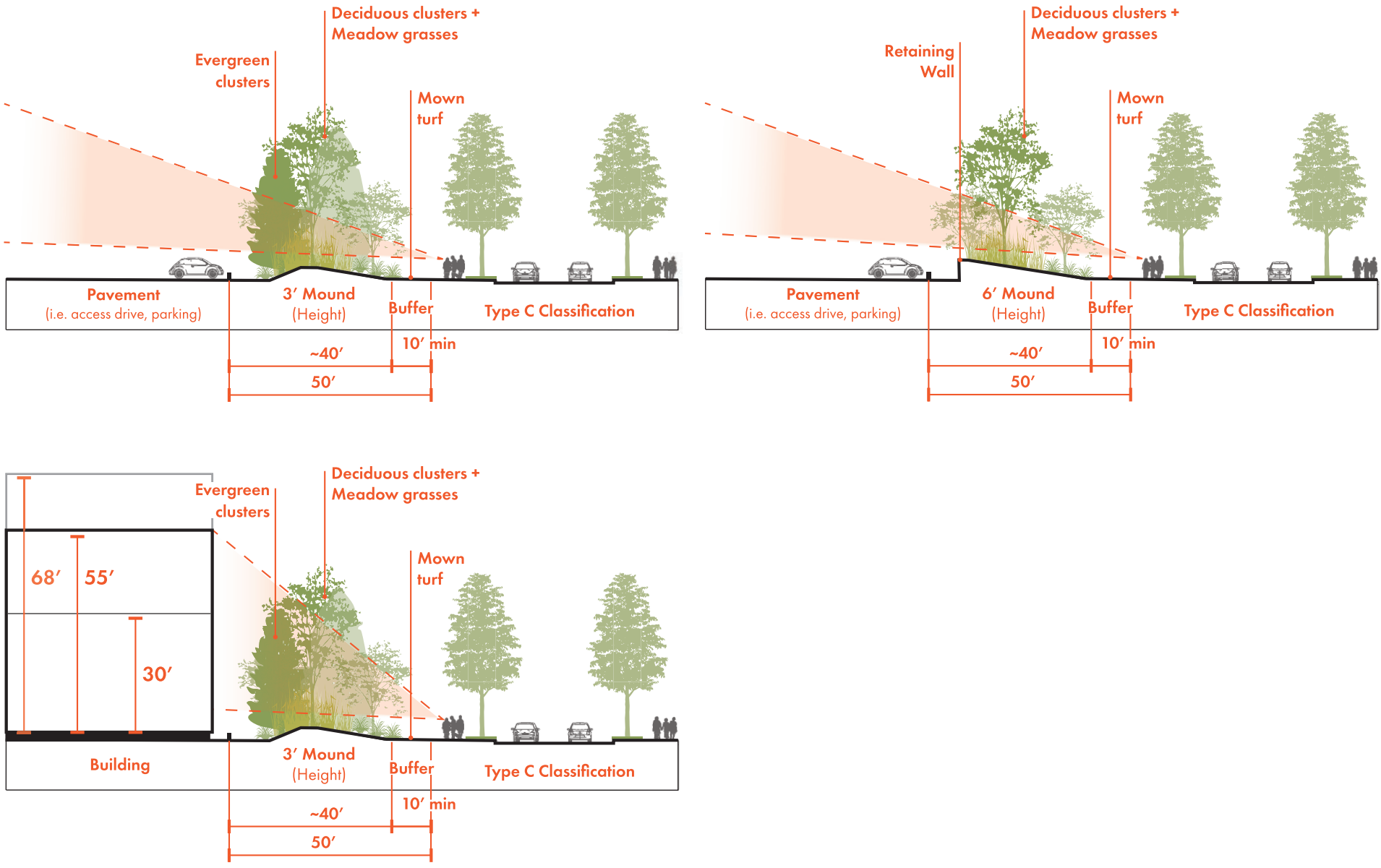
50% opacity screening from the public ROW. Additional details for slopes, grading, and planting can be found in *Section 02 General Design Guidelines*.

Type C Summary

Intent: Screen parking and establish a continuous landscape edge, while allowing select views of quality architecture where approved by the City.
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 and deciduous trees shall be planted in organic clusters along mound slopes
 - Meadow grasses on front slope of mound
 - Mown turf in buffer between ROW & mound
 - Refer to *Section 04: Landscape Planting* for species and maintenance specifications.

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



Setbacks measured from future ROW

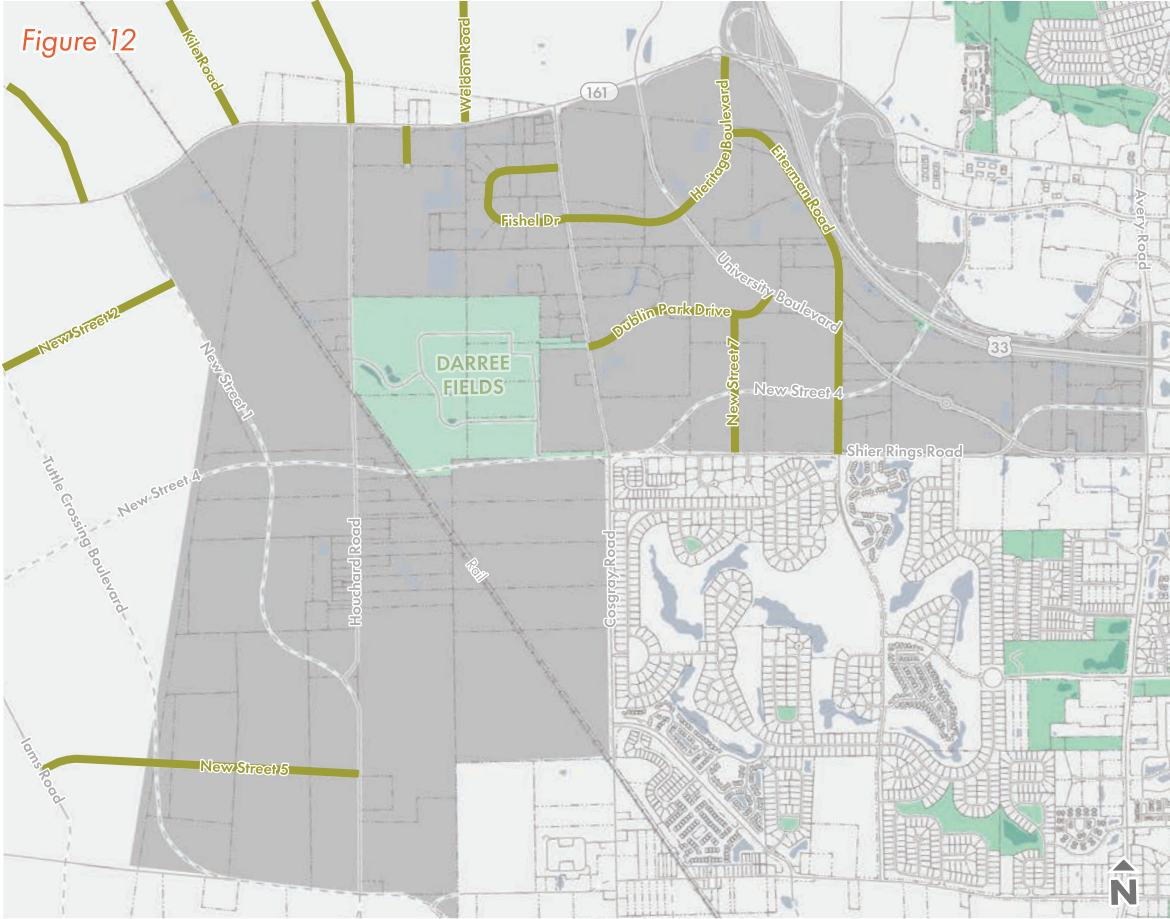
Type D Classification

Similar to the Type C classification, Type D classification intends to preserve the desired character of the WID while limiting the loss of developable land on constrained parcels. Type D roadways primarily consist of public corridors where adjacent development is similar in character and scale. Screening standards apply in full along Type D roadways. Where a building presents architecture that exemplifies the intended character of the WID, the City may allow select portions of the building to be partially visible from the public ROW. See *Architectural Exposure* in Section 03.

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.

Buffer Planting

Sections 153.039 and 153.040 of the City of Dublin Zoning Code should be referenced for additional setback requirements along Type D roadways. To achieve the desired condition outlined on the following page through *Figure 13*, a 35’ building and pavement setback, with a 3’ tall planted mound 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



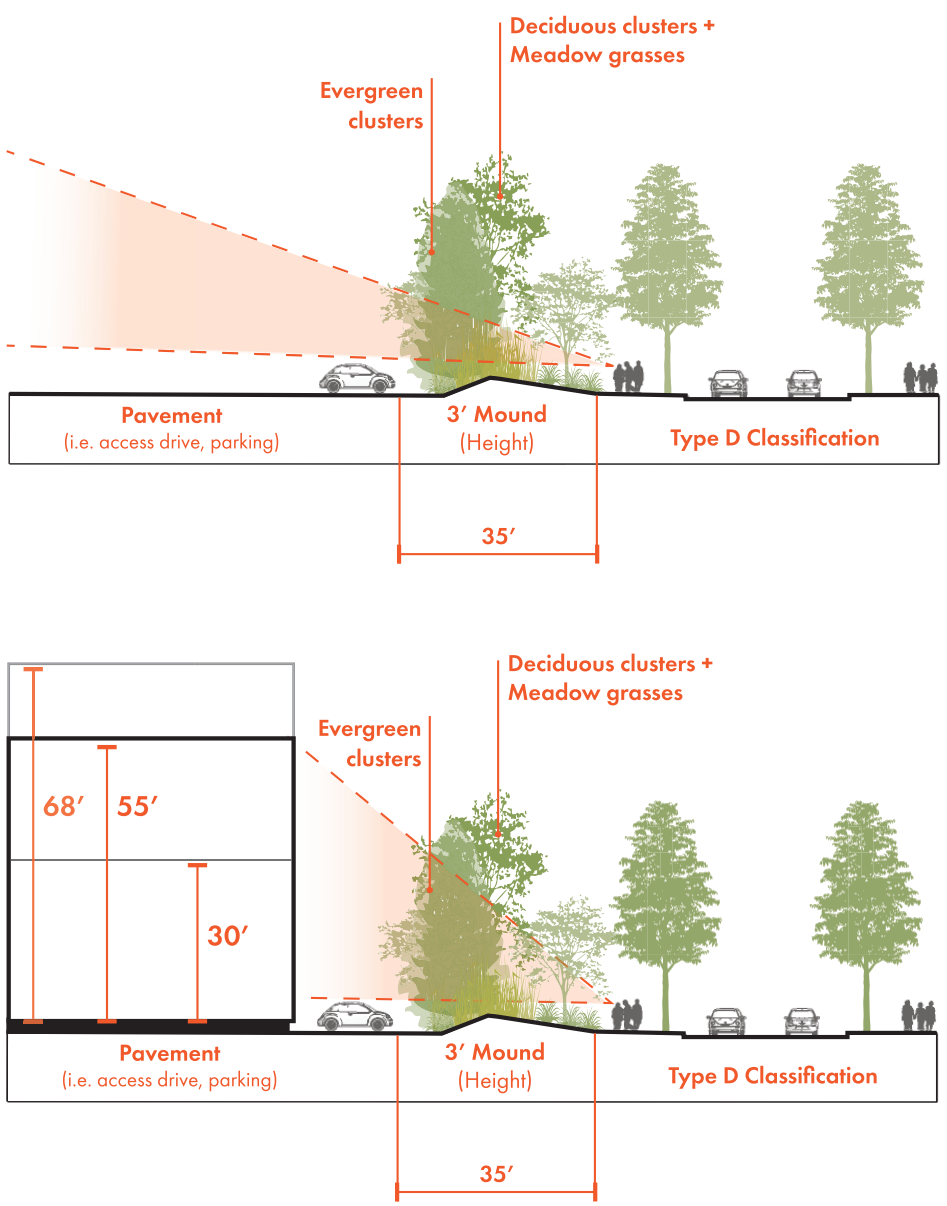
provide a minimum of 50% opacity screening from the public ROW. Additional details for slopes, grading, and planting can be found in *Section 02 General Design Guidelines*.

Type D Summary

Intent: Provide a consistent landscape edge along district connector streets, screening parking and service areas while maintaining development flexibility.
Mound Height: 3 feet (front slope of 6:1 and back slope of 3:1)

- 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 and deciduous trees shall be planted in organic clusters along mound slopes
 - Meadow grasses on front slope of mound
 - Mown turf in buffer between ROW & mound
 - Refer to *Section 04: Landscape Planting* for species and maintenance specifications.

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



Local Streets

Intent: Extend the district’s landscape character into development sites through layered planting that screens parking and service areas.

Local Streets are internal to development sites within the WID, and include public “loop roads”, access drives, and through roads. The Local Street classification still intends to preserve the desired character of the WID while limiting the loss of developable land. Any illustrations of Local Streets in this document are conceptual and intended only to serve as examples for the purposes of this design manual.

Similar to Type C and D classifications, screening standards apply in full along Local Streets. Where a building presents architecture that exemplifies the intended character of the WID, the City may allow select portions of the building to be partially visible from the public ROW. See *Architectural Exposure* in Section 03.

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 04 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*.

Sections 153.039 and 153.040 of the City of Dublin Zoning Code should be referenced 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.

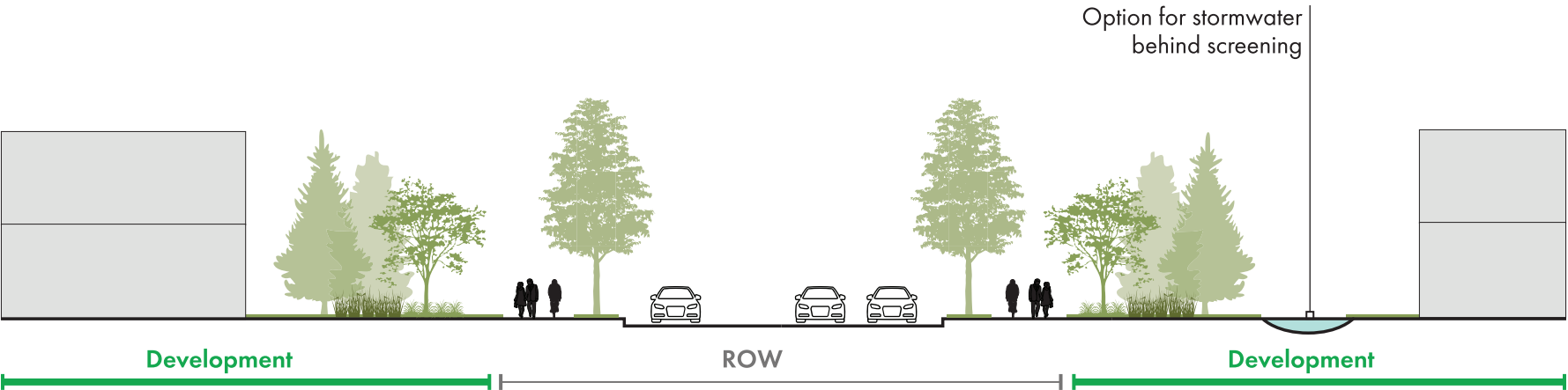
Figure 14



STORMWATER INCORPORATION

SHOWCASE HIGH-QUALITY ARCHITECTURE

DENSE LAYERED PLANTING



General Design Guidelines

WEST INNOVATION DISTRICT

Section 02

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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.

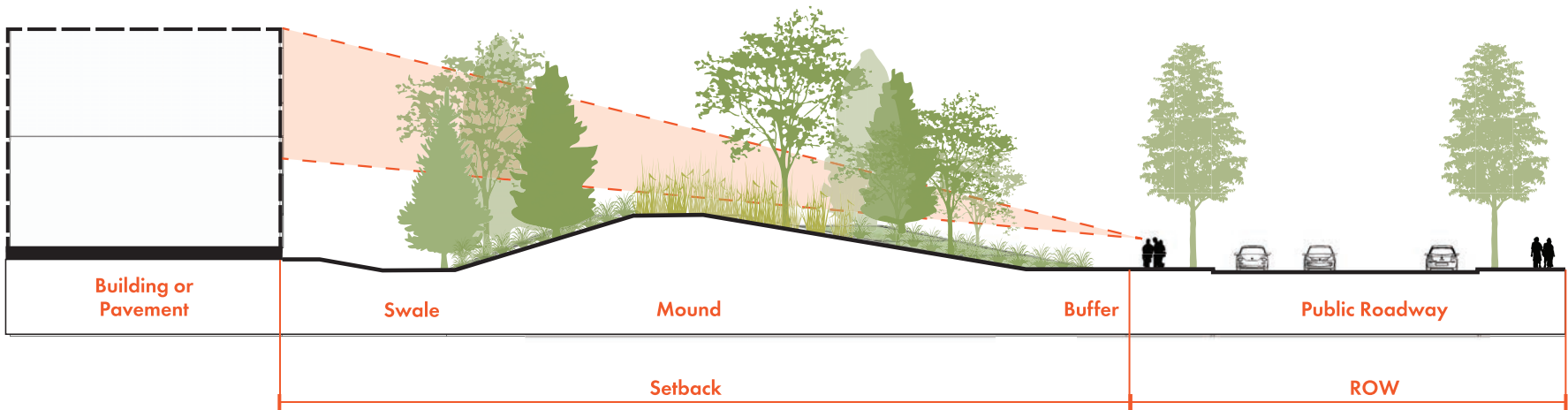
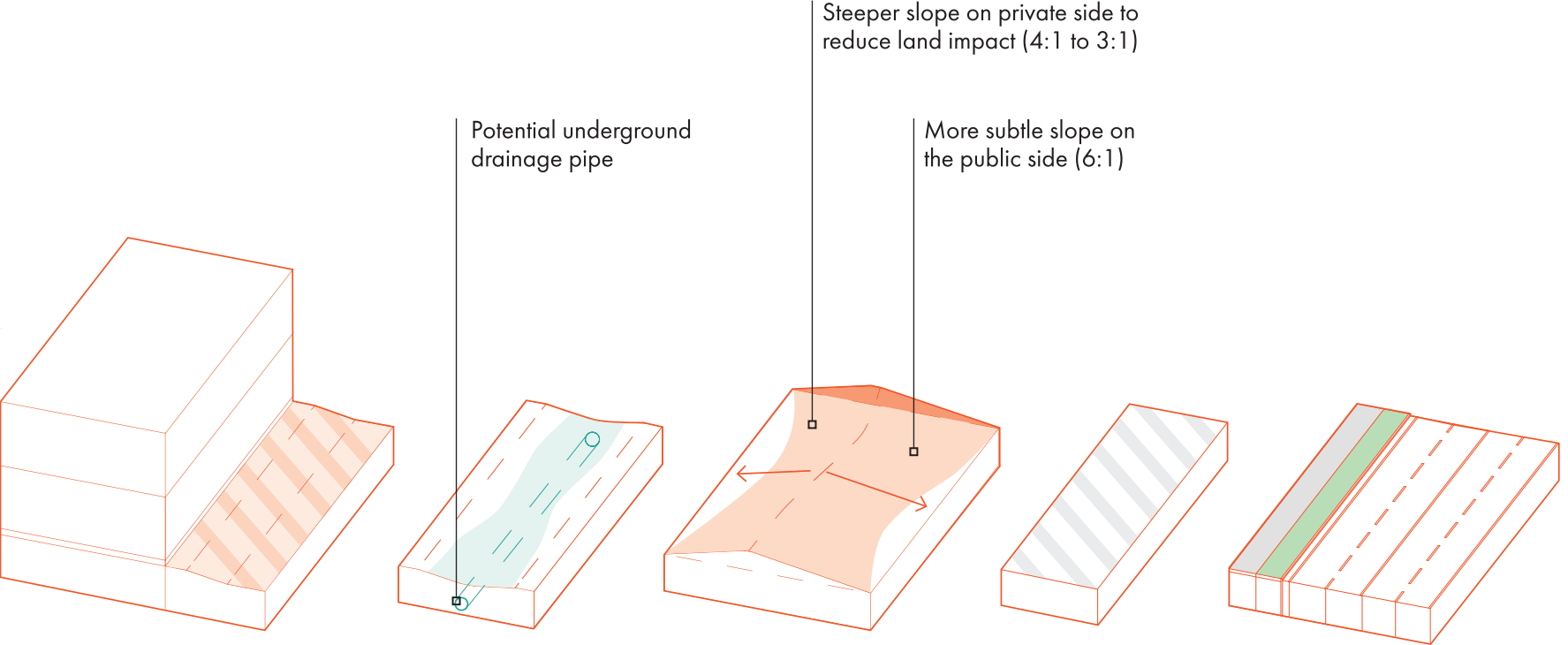


Figure 15. Setback Components



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

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 04.

Figure 16. Overlapping / Undulating Mounds

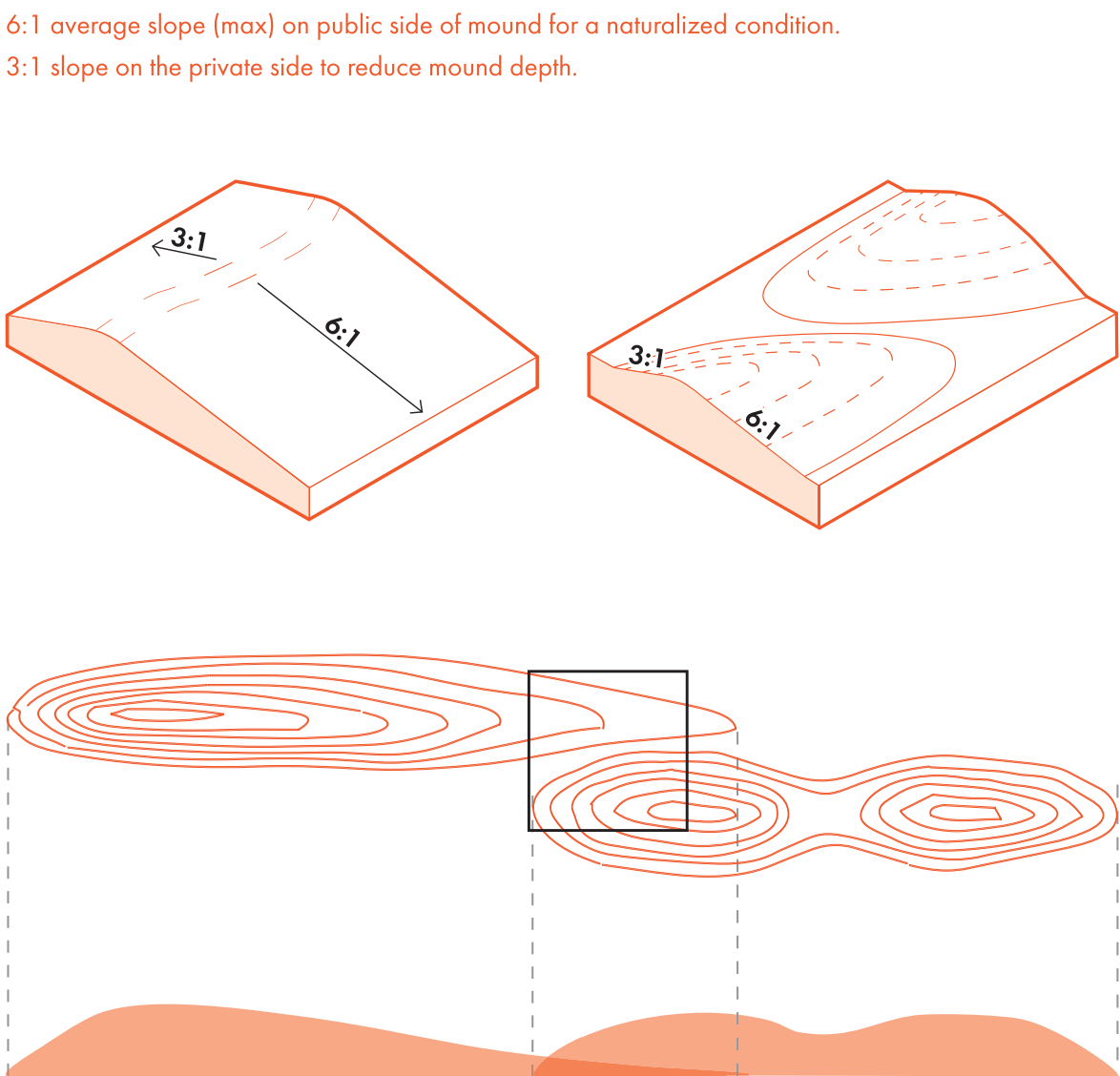
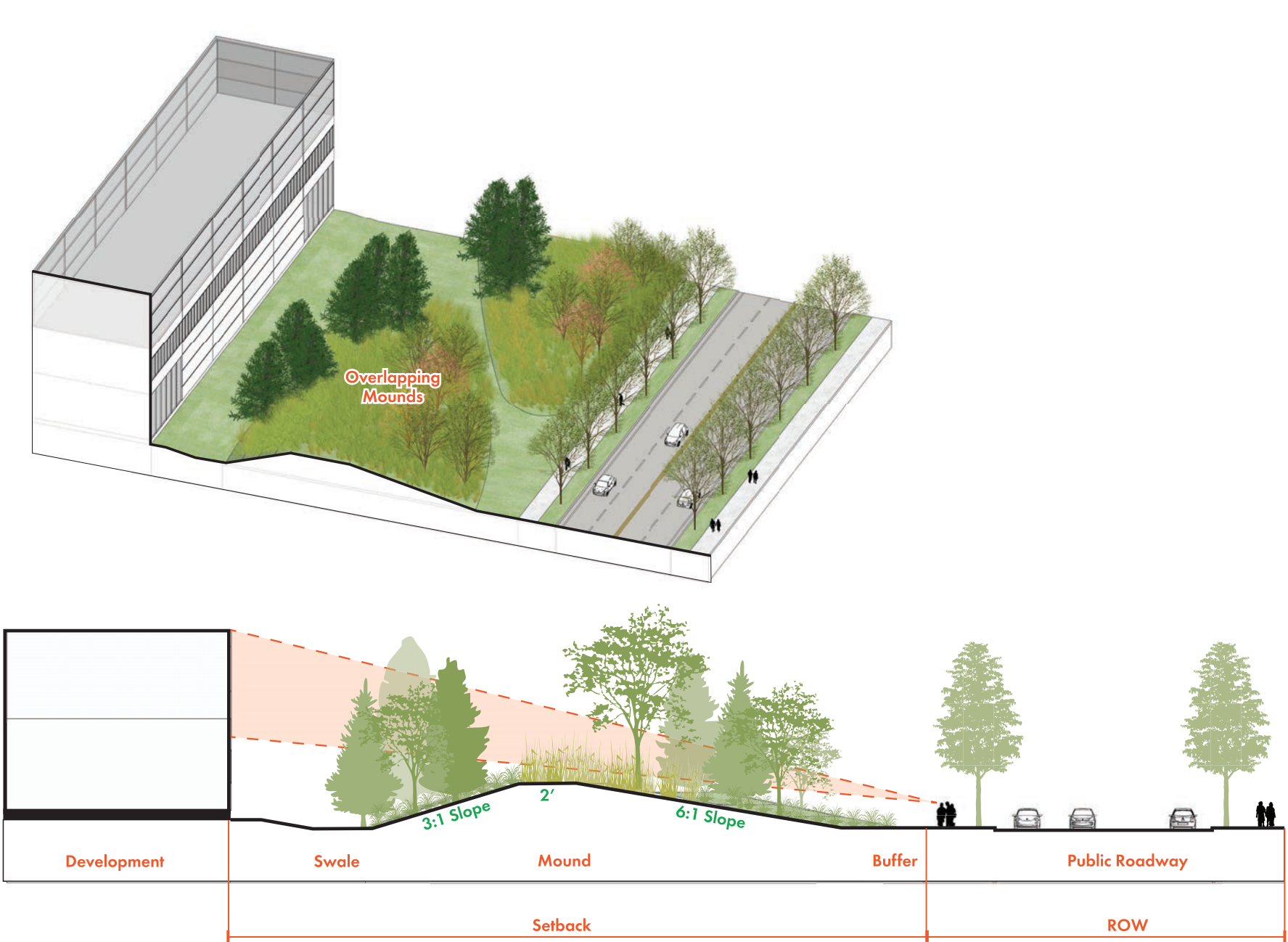


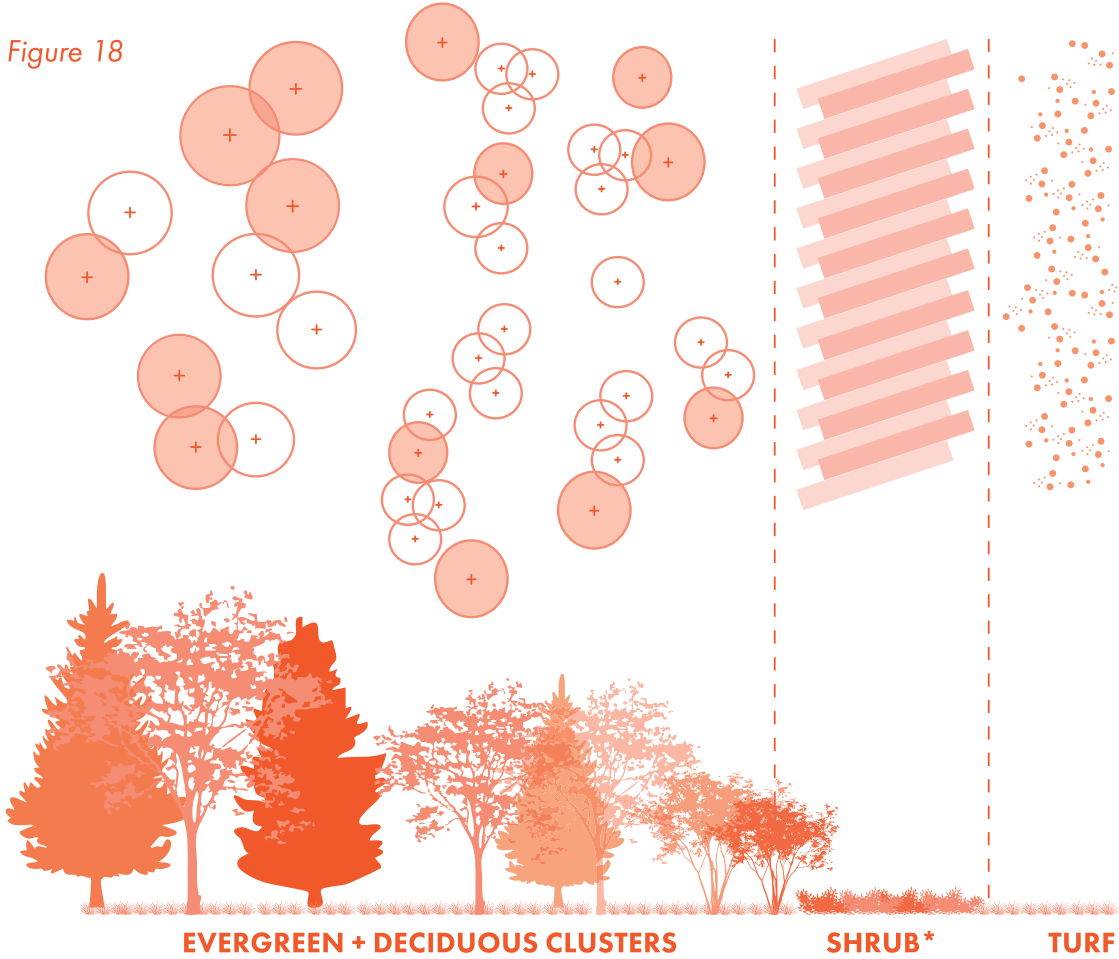
Figure 17. Mound Grading & Undulation



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.
- Evergreen clusters shall be located on the back (private) slope of mounds, and deciduous clusters on the front (public) slope.
- 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.
- Tree quantities, installation sizes, spacing, species diversity, and opacity requirements are provided in Section 04 Landscape Planting.

Figure 18

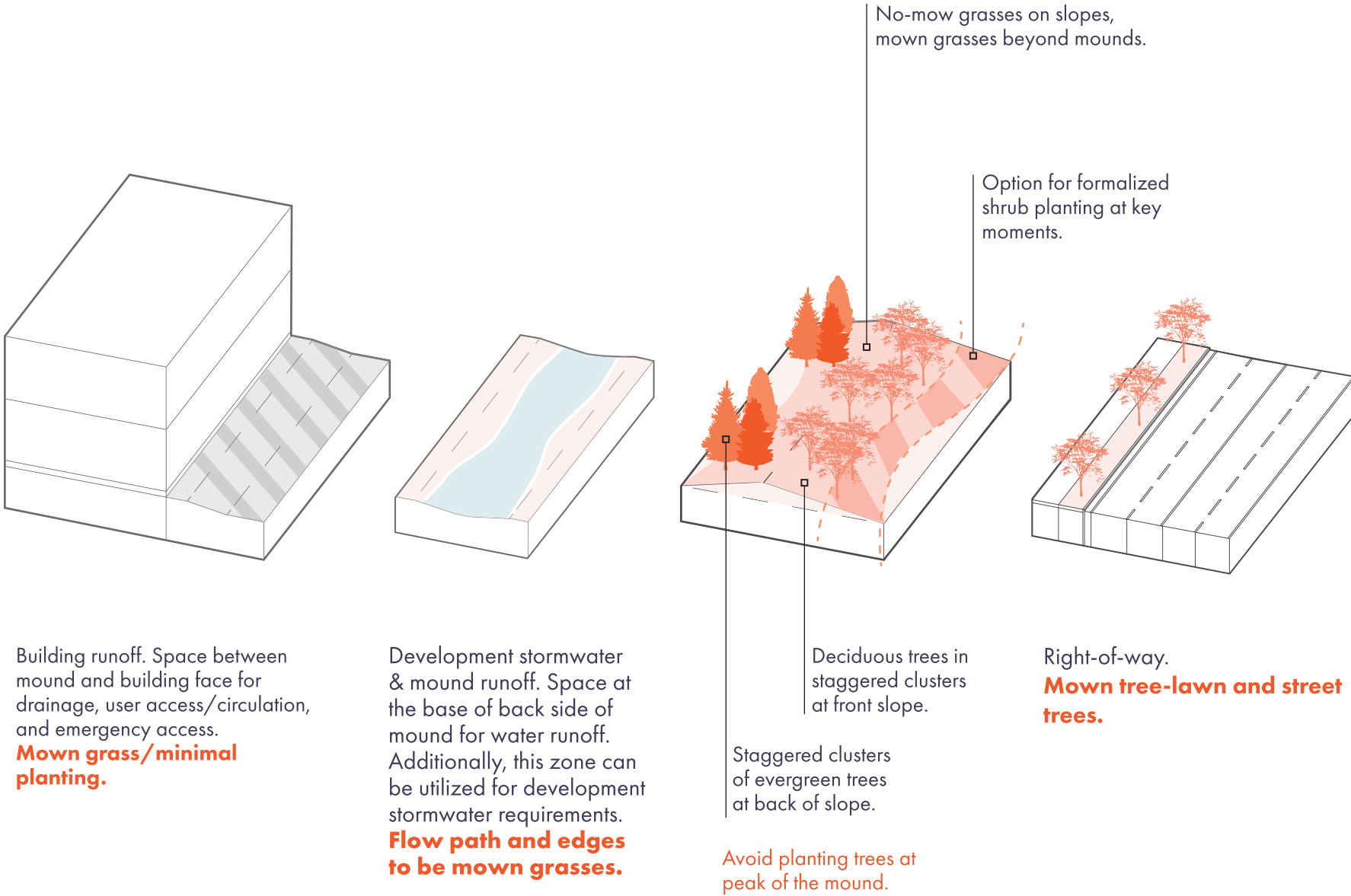


Source: Roaring Book, East Haddam CT. Reed Hilderbrand



Source: Rowdy Meadow, Hunting Valley, OH. Reed Hilderbrand

Figure 19. Screening Components: Plantings



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



Source: Thalie Park, France. Urbicus.



Source: Thalie Park, France. Urbicus.

Shared-Use Paths

Any planned or future multi-use pathways along public ROW's in the WID should align with the naturalized landscape character described 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*.



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



Source: City of Dublin, OH.

Special Conditions

WEST INNOVATION DISTRICT

Section 03

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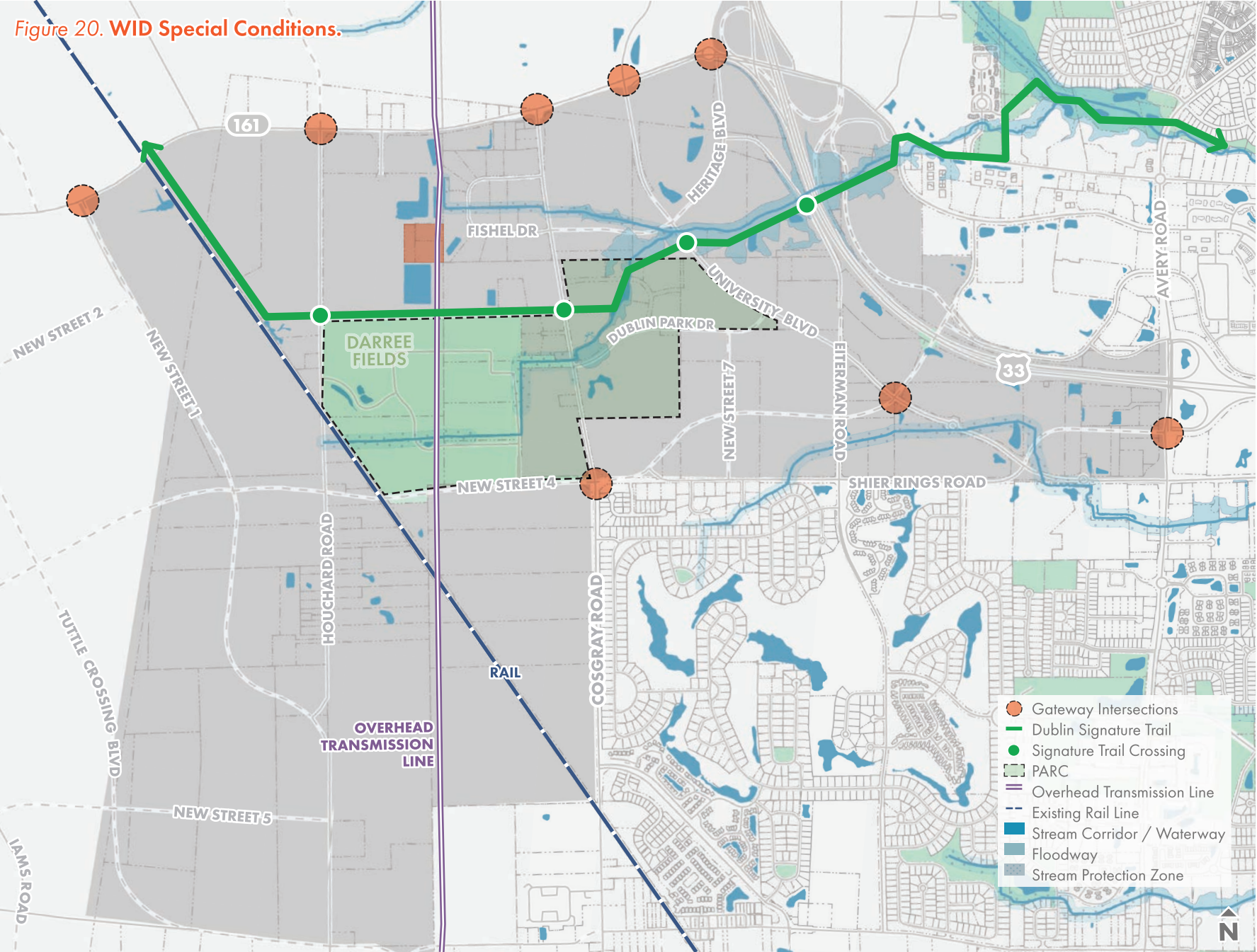
Special Conditions Overview

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.

Please note: future Mixed-Use Commercial areas are not currently included in this manual. 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
- PARC (Premier Athletic & Recreation Campus)
- Signature Trail Crossings
- Utility Easements
- Entry Drives
- Existing Farmsteads
- Architectural Exposure



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, it provides one specific example that can be referenced throughout the WID, providing a conceptual illustration of the desired condition at the existing roundabout at the Shier Rings Road/Cosgray Road intersection.

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



Source: Boston Children's Hospital, Boston MA. Mikyoung Kim Design.



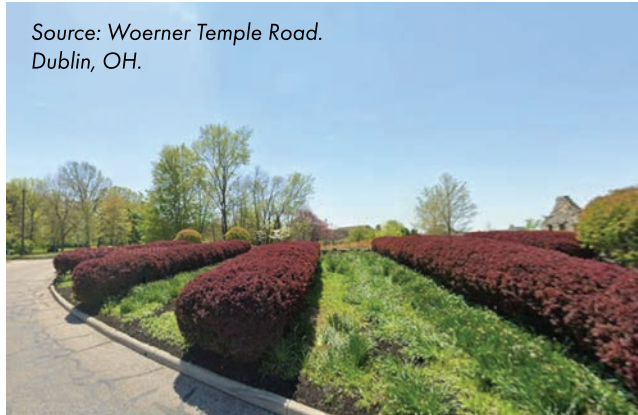
Source: Woerner Temple Road. Dublin, OH.



Source: Rowdy Meadow, Hunting Valley, OH. Reed Hilderband



Source: Woerner Temple Road. Dublin, OH.



Source: Woerner Temple Road. Dublin, OH.

Figure 21



Conceptual Illustration of Future Shier Rings Road & Cosgray Road Roundabout & Edge Screening Character

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



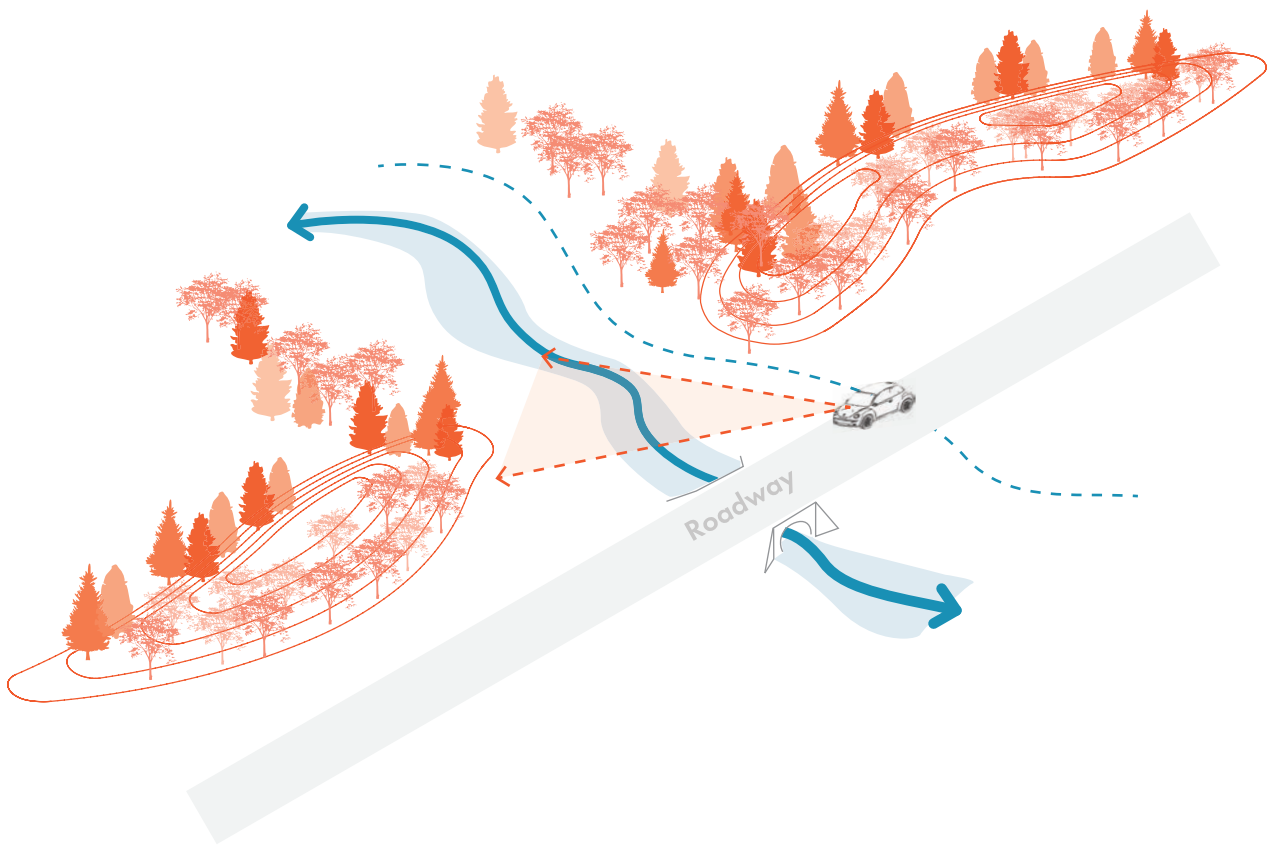
Tree Row Preservation

As identified in Section 01, the approach to planting and design of setbacks within the WID should aim to reflect the area’s agricultural heritage. 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



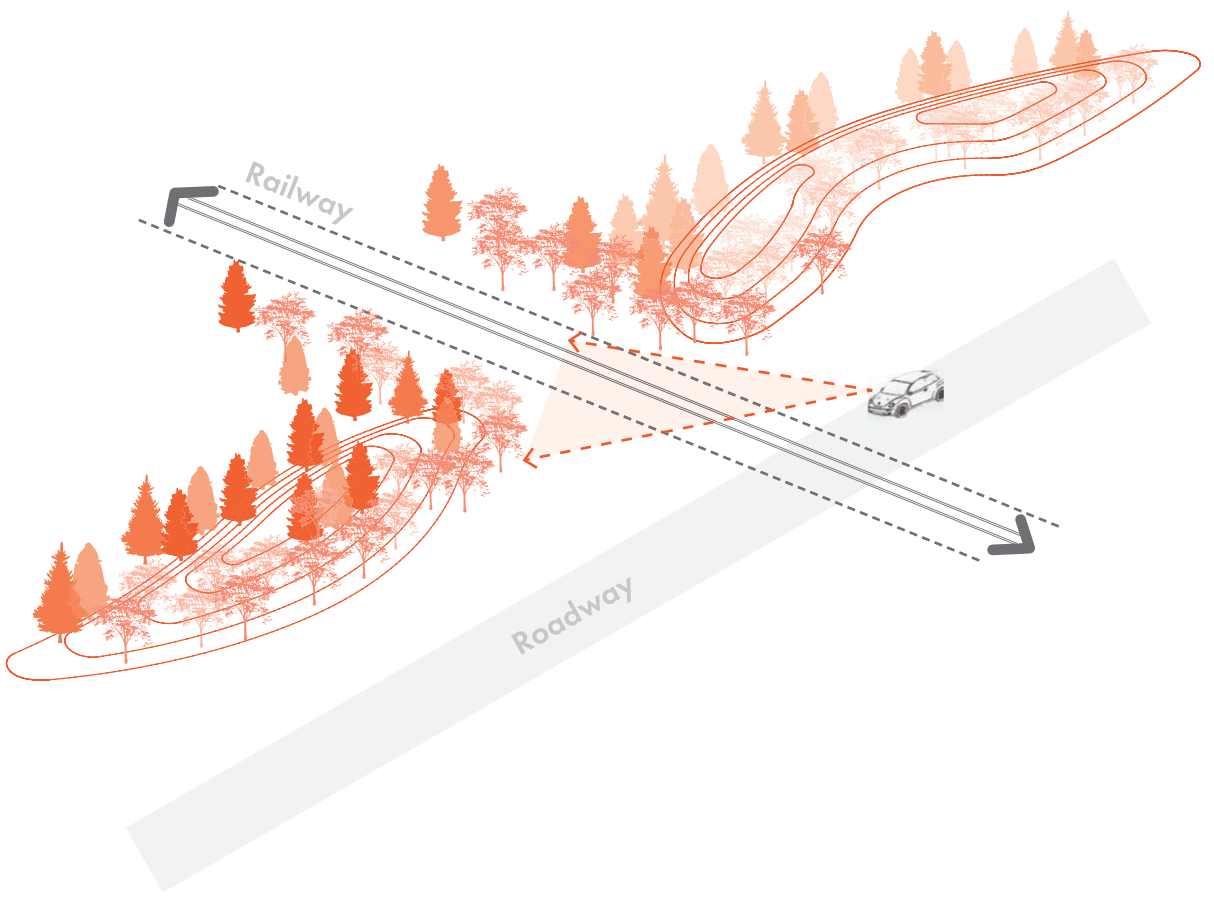
Waterways

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.

PARC (Premier Athletic & Recreation Campus)

PARC is a City of Dublin initiative to create a regional destination for athletics, recreation, and community events within the WID. PARC includes Darree Fields, a City park focused on outdoor athletic fields, and SportsOhio, an existing indoor and outdoor sports complex acquired by the City. Given the public, recreational nature of these uses, the setback and screening requirements of this manual do not apply within the PARC boundary shown in *Figure 26*. Development within PARC shall follow the campus framework plan and be coordinated with the City of Dublin Planning Division. Properties outside the PARC boundary, including those across a public roadway from PARC, remain subject to the requirements of this manual.

Signature Trail Crossing

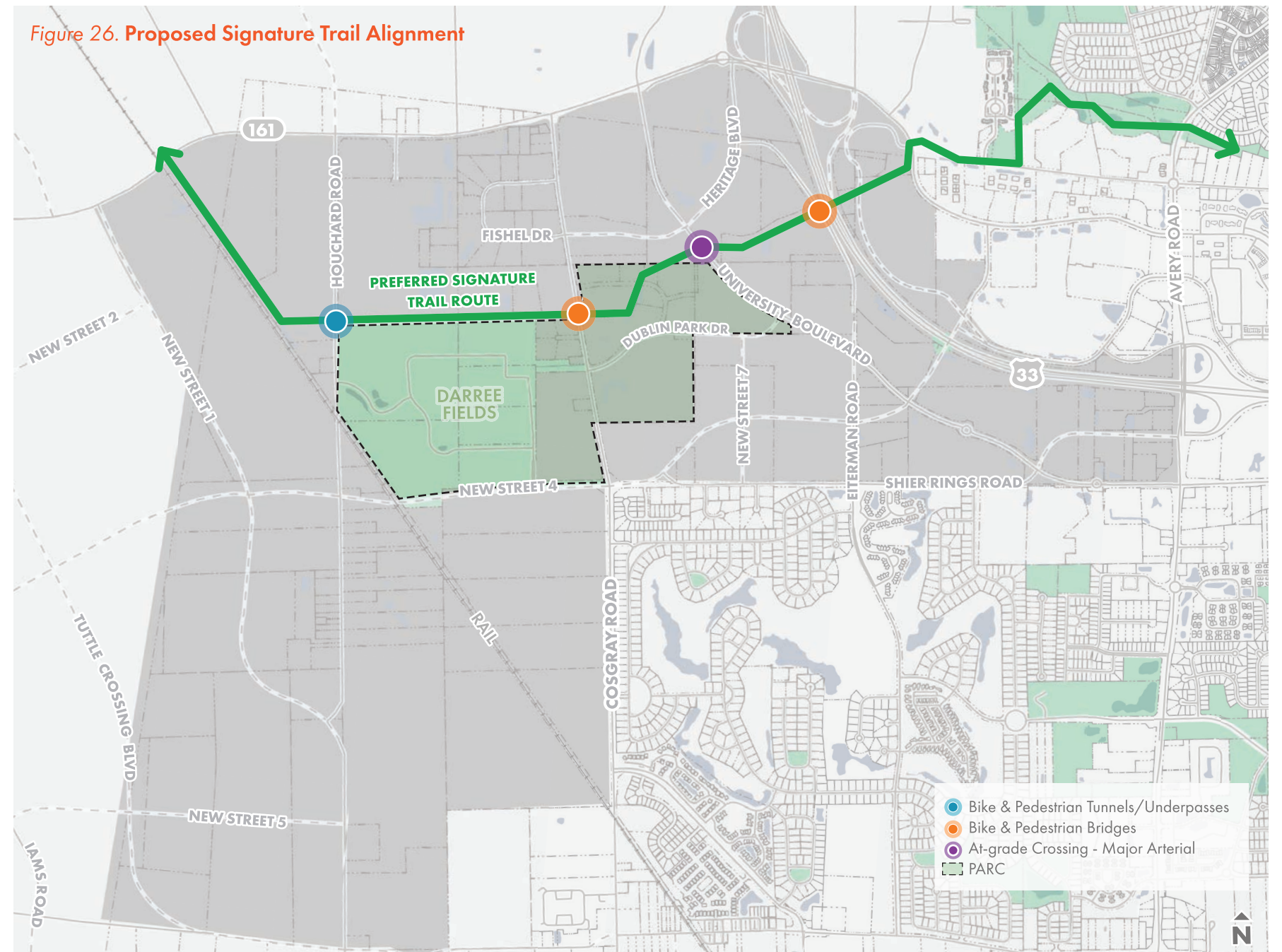
The Dublin Signature Trail is a future bike and pedestrian route connecting various Dublin neighborhoods and destinations with a unified trail experience. As the trail crosses through the northernmost areas of the WID, there are opportunities to highlight the spectrum of unique environments within the 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).

Where the Signature Trail passes through PARC, the setback and screening requirements of this manual do not apply. In these areas, the trail should be integrated into the design of those facilities in coordination with the City of Dublin.



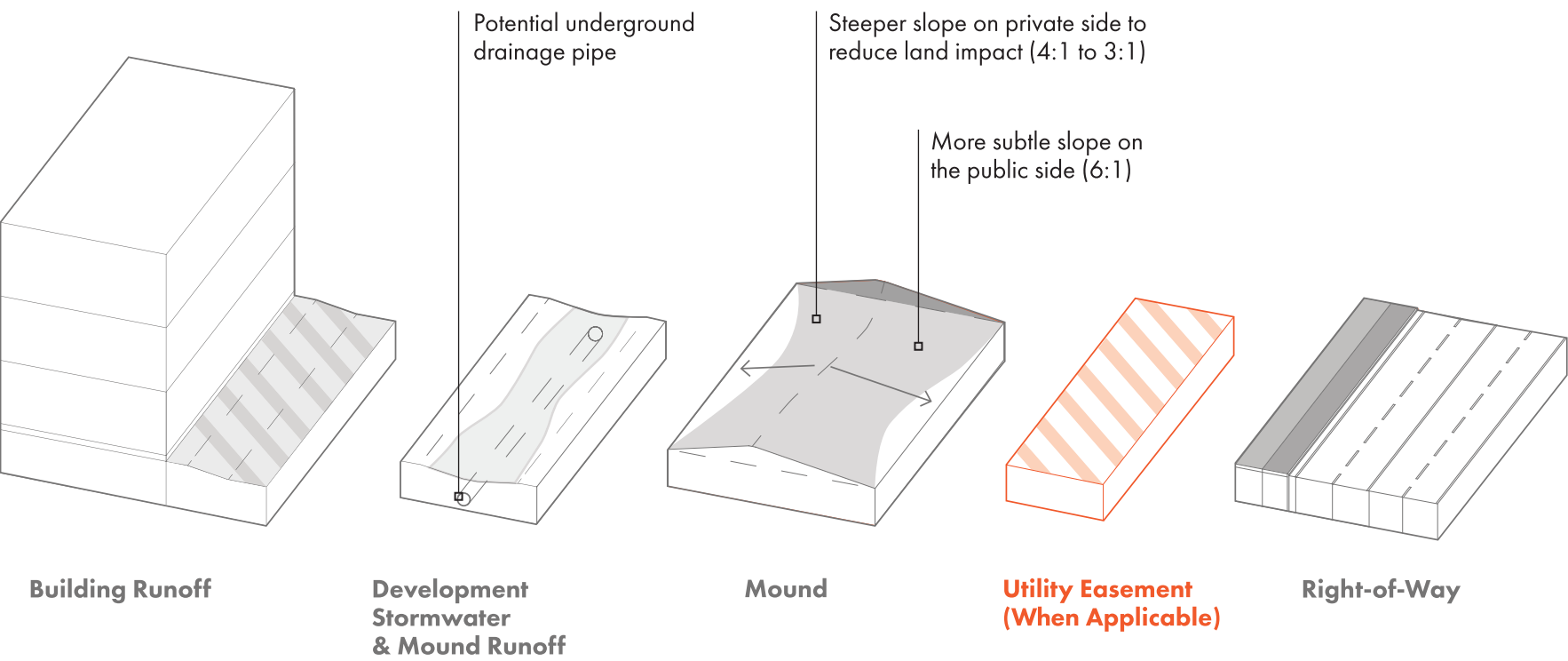
Utility Easements

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.
- For Type A roadways, pathway adjacent to entry drive should be 4' wide minimum, and 6' wide maximum.
- For entry drives accessed from Type A roadways, drives should curve within the setback to create a visually overlapping mound condition, providing maximum screening into the site. An example of this condition is provided in *Figures 28 and 30*. 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.
- Where mounds are interrupted by entry drives along Type A roadways, mounds shall taper toward the drive and terminate with a limestone veneer retaining wall at the base of

the mound slope, subject to the following:

- » A single wall shall be provided on each side of the drive, with a maximum exposed height of 4'.
- » The mound slope above the wall shall be planted and shall not exceed 3:1.
- » The top of the wall shall step down with the grade as it approaches the public ROW, and wall ends shall return into the mound slope.
- » Walls shall be located within 12' of the edge of the drive.
- » Walls shall not be located within the buffer between the mound and the public ROW.

- **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, C, and D roadways, 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 Roadways

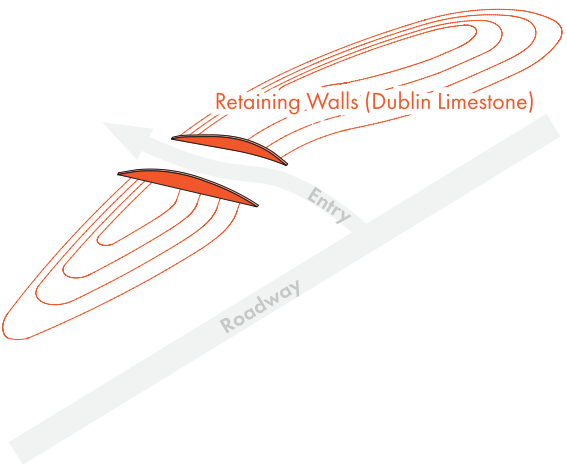


Figure 29
Entry Drives Access From Type B, C, & D Roadways

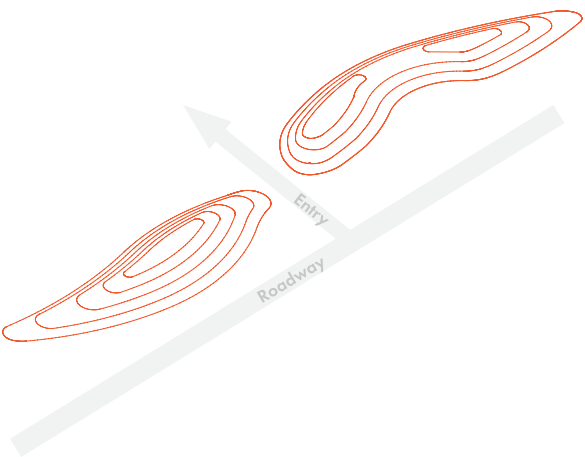
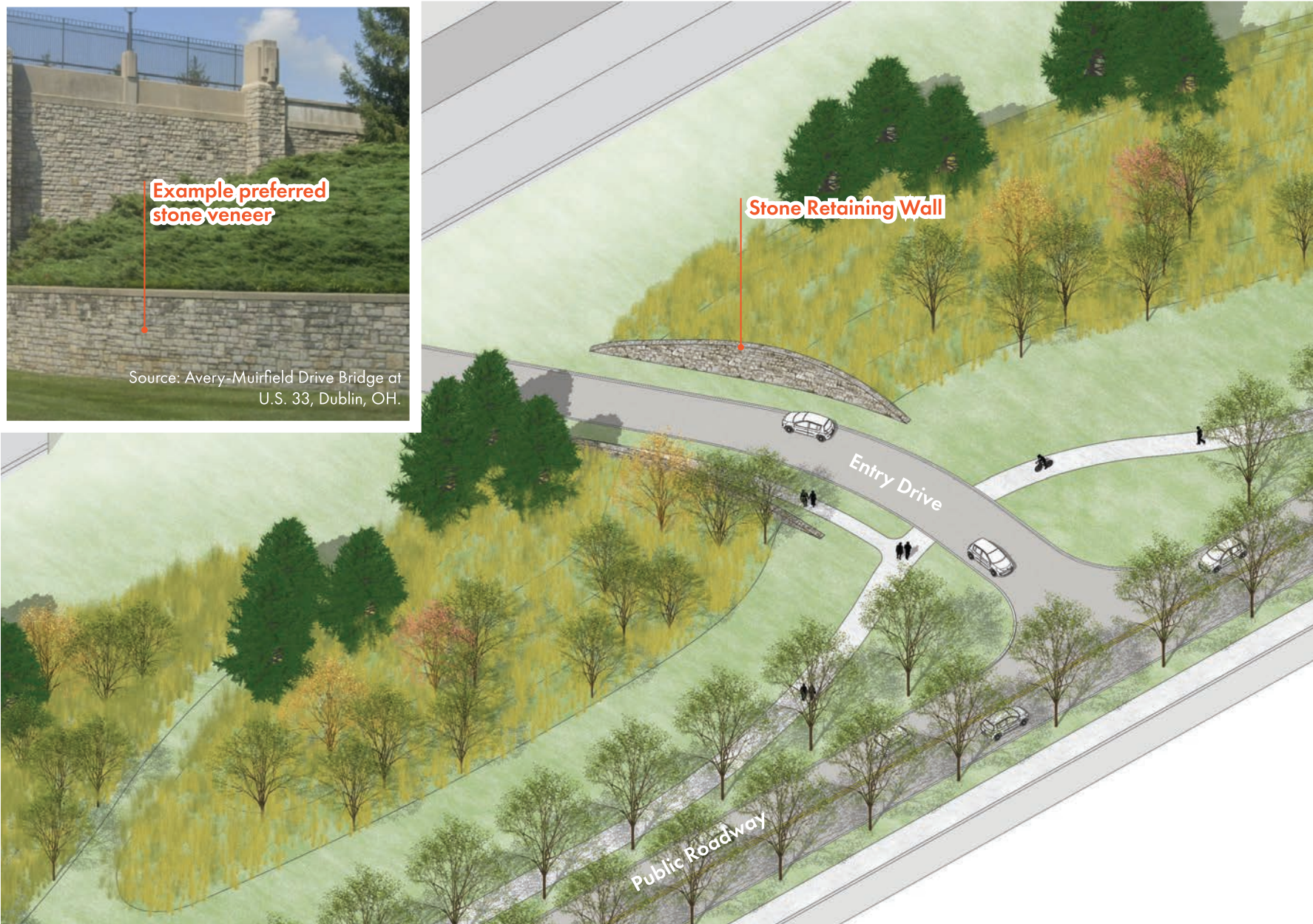


Figure 30. Primary Entry Drive Approach - Example Condition

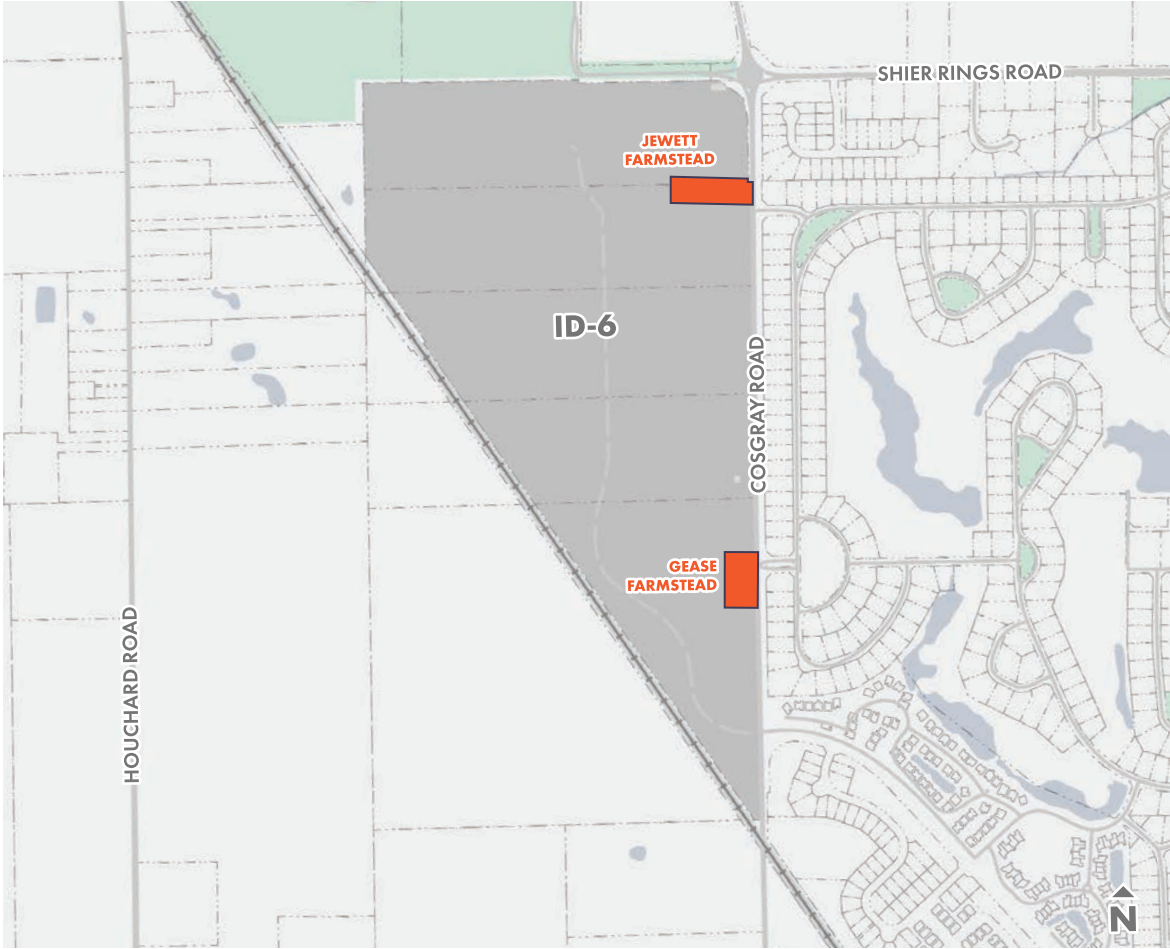


Existing Farmsteads

As described in Section 01, the approaches to planting and design of setbacks within the WID are intended to reflect the area’s agricultural heritage. 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 to avoid any harsh windows into development while preserving the agricultural 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

Architectural Exposure

The setback and screening standards for Type C, Type D, and Local Street classifications shall apply in full unless an exception is approved by the City through the development review process outlined in Section 153.042. Exceptions are intended for specific architectural features or portions of a building, not entire building frontages.

Eligible Architecture

Portions of a building may be considered for exposure where they:

- Contain a primary building entrance, lobby, or other active ground floor space,
- Exceed the architectural requirements of Section 153.039(C) through materials, articulation, and transparency, or
- Front a publicly accessible amenity space, such as a plaza or outdoor gathering area.

Service areas, loading docks, parking, mechanical equipment, outdoor storage, and blank walls shall remain fully screened in all cases.

Review and Approval

The applicant shall identify any proposed exposure areas in the development application, including building elevations, sightline sections or perspectives from the public ROW, and a landscape plan showing proposed screening adjustments. The City shall determine whether the architecture qualifies and shall approve the location and extent of each exposure area.

Screening Adjustments

Within an approved exposure area, the following strategies may be used:

- Reduce mound height or taper mounds to frame the view, following the Property Boundary approach (page 35),
- Replace evergreen clusters with high-branching deciduous canopy trees, limbed up to open views beneath the canopy,
- Increase tree spacing, using clusters to frame the view rather than block it.

Limits

- Exposure areas shall not exceed 25% of a property’s frontage along the applicable roadway.
- Parking and drive aisles visible within an exposure area shall be screened with shrubs or walls a minimum of 3’ tall to block headlights.
- Required building and pavement setbacks still apply.
- Exposure areas are excluded from the opacity calculation, and the remaining frontage shall meet the full opacity requirement.

Landscape Planting

WEST INNOVATION DISTRICT

Section 04

DRAFT - October 2026

DRAFT - October 2026

Landscape Planting Guidelines

The landscape intent is to cultivate a naturalized appearance with planting and mounding that shifts in density and character based on adjacency. Landscape planting should prioritize conditions that ensures long term health of vegetation and supports biodiversity and local ecology.

Species Diversity

To support a resilient tree population, buffer plantings shall meet the following species diversity requirements, based on the total number of trees required within the setback on a property:

- Fewer than 50 trees: A minimum of 5 species, with no more than 40% of any one species.
- 50 to 99 trees: A minimum of 7 species, with no more than 20% of any one species and 40% of any one genus.
- 100 or more trees: A minimum of 10 species, with no more than 10% of any one species, 20% of any one genus, and 30% of any one family.

Trees shall be selected from the Species Selection list in this section. Existing trees preserved within the setback are not included in these calculations.

Installation Sizes

All deciduous trees shall be a minimum of 2" caliper at installation, and all evergreen trees shall be a minimum of 12' in height. To create a natural variety in size, at least half of all deciduous trees shall be larger than 2" caliper, and at least half of all evergreen trees shall be

taller than 12'. Trees shall be installed in at least three different sizes, ranging from 2" to 3" caliper for deciduous trees and 12' to 14' height for evergreen trees.

Planting Layout

Trees

- Trees shall be planted in a minimum of three staggered rows along the length of the mound, with a minimum of 30 trees per 100 linear feet of setback. Rows shall be offset so that no trees align across rows, with approximately 8-10' between row.
- For setback types A-C trees should be planted in a minimum of three staggered rows.
- For setback types D and Local Streets, trees are required to be planted in a minimum of two staggered rows.
- Spacing between trees within each row shall vary randomly between 6' and 10' on center to achieve a naturalized appearance.
- Evergreen trees shall comprise no less than 50% and deciduous trees not less than 30% of the total number of trees planted. Evergreen and deciduous trees shall be interspersed throughout all rows with no more than three consecutive trees of the same type within a row.

A planting plan showing species diversity and tree locations shall be submitted for approval by the City prior to installation.

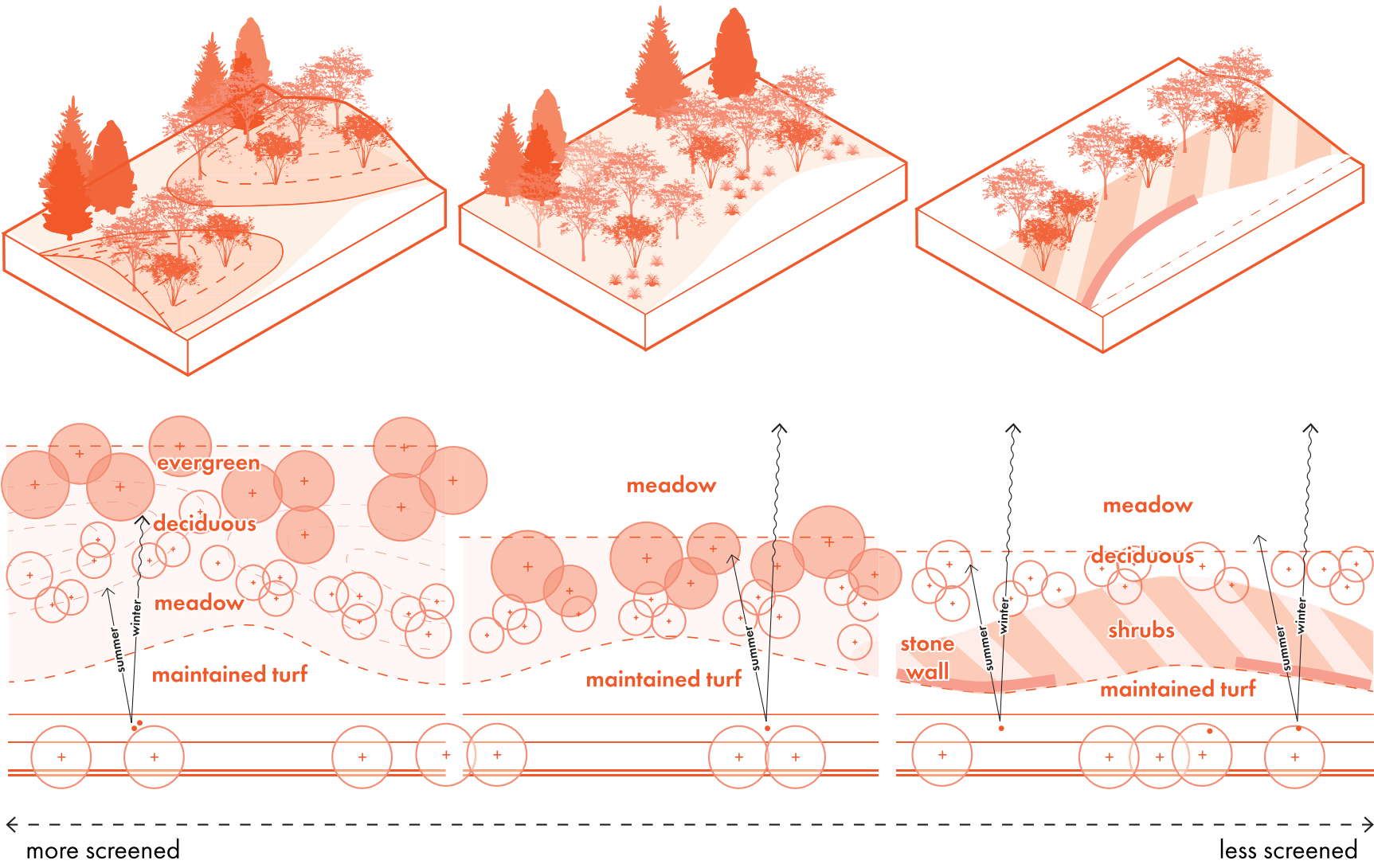


Figure 35. Planting Strategies

PRIMARY STREETS

LOCAL STREETS

ROUNDBABOUT



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 5-8 years of installation.

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* - Northern white 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
- Celtis 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 fremanii* - 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 sargentii* - 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 virginicus* - White fringetree
- Cornus mas* - Corneliancherry dogwood
- Halesia carolina* - Carolina silverbell
- Koelreuteria paniculata* - Goldenraintree
- Ostrya virginiana* - American hophornbeam
- Prunus sargentii* - 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
- Juniperus chinensis* (many cultivars) - chinese juniper
- Juniperus 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) - Shrub arborvitae
- Vaccinium angustifolium* - lowbush blueberry
- Viburnum acerifolium* - mapleleaf viburnum

MEADOW MIX

- Meadow Mix shall be:
 - 25% Aruba or Audubon creeping red fescue
 - 20% J5 chewings fescue
 - 25% Prairie dropseed
 - 15% Marco Polo sheeps fescue
 - 15% Little bluestem

Application rate shall be 225 lbs per acre.

Meadow Planting

- 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 per 1000sq. ft.
- Maintain meadow no less than 12 months after planting.



Source: Canadian hemlock stand, Missouri Botanical Garden.



Source: Rowdy Meadow, Hunting Valley OH. Reed Hilderband

- Mow meadow as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of the grass height. Remove no more than 1/3 of grass leaf growth in initial or subsequent mowings. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 5-6 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.

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. Woody shrub planting is only applicable to Key Intersections.
- 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 meadow 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 desiccation 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 seed supplier recommended rate. (Note: Fall overseed is preferred)
- May: Mow at 5-6” height (Single Mow).
- June - September: No mowing to occur
- Early-mid September: Overseed thin areas at

seed supplier recommended rate- slice seed or seed-a-vator method.

- November: Mow at 5-6” height (Single Mow). Do not mow after 12 months from planting completion.
- Note: The recommended fine fescue blend is designed to be maintained with low fertility and is to be mowed only twice per year. Fine fescues struggle during hot and dry periods when maintained at traditional lawn heights (+/- 3”)

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