

**CITY OF DELAWARE
SHADE TREE COMMISSION
CITY COUNCIL CHAMBERS
CITY HALL
1 SOUTH SANDUSKY STREET
6:30 P.M.**

AMENDED AGENDA

February 26, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary for the meeting held November 27, 2018, as recorded and transcribed.
3. PUBLIC COMMENTS
4. DISCUSSION of Community Outreach Activities
 - A. Arbor Day
 - B. First Friday
 - C. NOW Festival
5. DISCUSSION of the City Council Annual Report
6. ARBORIST REPORT
7. STAFF COMMENTS
8. MEMBERS COMMENTS
9. PLAN REVIEWS
 - A. Burger King
 - B. Flats on Houk
 - C. Springer Woods, Section 1, Phase 3
 - D. Seattle House
 - E. OhioHealth Medical Building
10. ADJOURNMENT

SHADE TREE COMMISSION
November 27, 2018
MOTION SUMMARY

ITEM 1. Roll Call

Chairwoman Wright called the meeting to order at 7:00 p.m.

Members Present: Dave Carey (arrived at 7:08 p.m.), Tom Glissman, Tom Wolber, Becki Wood-Meek, Fredericka Shanks, Vice-Chairwoman Shannon Brewster, and Chairwoman Susan Wright

Members Absent: Stan Eddy

Staff Present: Doug Richmond, Arborist, Linda Mathews, Customer Service Liaison, Ted Miller, Parks and Natural Resource Director, Dave Efland, Planning and Community Development Director, Lance Schultz, Zoning Administrator, Stacy Davenport, Parks Superintendent

Motion to Excuse: Mr. Wolber moved to excuse Mr. Eddy, seconded by Ms. Wood-Meek. Motion approved with a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of October 23, 2018 as recorded and transcribed.

Motion: Mr. Wolber moved to approve the Motion Summary for the October 23, 2018 meeting, seconded by Vice-Chairwoman Brewster. Motion approved with a 6-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. ARBORIST REPORT

Mr. Richmond reviewed the Arborist Report. 27 trees were pruned, 7 trees removed by the City and 6 trees removed by contractors. There were 17 service requests. Mr. Wolber discussed the 145 W. William Street project at Ohio Wesleyan University. Mr. Richmond explained that there were no building plans and that the house was removed for a parking lot. He discussed that they submitted a tree survey and that he went on site to do a caliper count and found that the survey was accurate.

ITEM 5. DISCUSSION of Zoning Code

Mr. Efland discussed the difference between a base code plan and a planned development. Mr. Efland discussed that back in 2008 the Shade Tree Commission worked with the Planning Department on updating the code. The decision was made to not make changes to the code but discussions were held

on how to encourage tree preservation and tree fund. He discussed how the recession affected the tree fund and discussions were held on having the tree fund placed in the base code. He discussed the use of preservation credit. He discussed the role of the City Arborist on helping to administer the code and the departments working together.

Mr. Carey arrived at 7:08 p.m.

Chairwoman Wright voiced a question regarding the objection of the city when determining tree replacement. Mr. Efland discussed that at an initial concept meeting the standards for the tree preservation code are reviewed. They explain the consistent schedule for tree replacement. He discussed the different options to replant on site, replant on another site, add to the tree fund or do a combination of all three options.

Mr. Carey asked how many alternate schedules there are. Mr. Efland discussed the directions for tree preservation in Planned Mixed Use Overlay and Base Code have. He explained that applicants can apply for a variance and appeal the base code. Mr. Carey discussed that the Commission is not always aware what path the plans will take when they review. A discussion was held on how to provide better communication to the Commission.

Vice-Chairwoman Brewster questioned about the after effect of construction and the damage to the roots from the machinery or construction. Mr. Efland informed the Commission that they do not have a time frame to look back if a tree dies. He discussed can look at this and make more formal recommendations for preventative measures or a look back period.

Mr. Wolber discussed that Chapter 1168 has been the guidelines that the Shade Tree has follows. He reviewed the working for 1168.04, 1168.07, and 1168.11. He discussed Section 1147.05 and that he does not see discussion in this regarding credit for tree preservation. He discussed the role of the Commission to serve in as advisors to Council. Mr. Efland discussed the tool of using zoning code for guidance and that there are different requirements under different zoning areas and some situations require flexibility. A discussion was held regarding the removal of caliper inches on River Park. Mr. Wolber discussed the goal of the Shade Tree Commission to maintain the tree canopy in the City.

Mr. Carey discussed the need to maintain funds in the Tree Fund in preparation of emergencies.

ITEM 6. STAFF COMMENTS

ITEM 7. MEMBER COMMENTS

Mr. Carey requested volunteers to assist with the tree inventory files.

Mr. Wolber discussed the current balance in the tree fund. He requested information regarding the Fee Schedule and if there was any proposed changes to the fee structure related to the Shade Tree Commission.

Vice-Chairwoman Wright discussed the next scheduled meeting for February 26, 2019 with a tentative meeting in January if needed. She discussed the need to have a volunteer as a point person to help coordinate the 2019 outreach activities, such as, First Friday.

Ms. Shanks informed the Commission that students at Hayes would be interested in participating in the Arbor Day Celebration and planting. Mr. Richmond to look at the schools to determine a location for the planting.

ITEM 8. PLAN REVIEWS

- A. Blue Sky Car Wash – Approved as submitted
- B. Fahey Bank – Approved with Arborist requirements
- C. River Street Business Park – Approved as submitted
- D. Delaware County Fairgrounds – Approved as submitted
- E. Heatherton Section 8 - Informational

ITEM 9. ADJOURNMENT

Motion: Mr. Wolber moved to adjourn the meeting. The Shade Tree Commission meeting adjourned at 8:45 p.m.

Chairperson

Clerk

ARBORIST REPORT

NOVEMBER/DECEMBER MONTHLY SUMMARY

Street Trees		
	City Staff	Contractor
Planting	54	127
Pruning	52	3
Tree Removal	12	5
Stump Removal	7	28
Service Requests	27	
Other		
Park Trees		
Planting		
Pruning		
Tree Removal		
Stump Removal		
Service Requests		
Other		

Plan Review			
Project	Tree Survey	Landscape Plan	Tree Inspection

Issues/Concerns

- no new issues.

ARBORIST REPORT

JANUARY 2019 MONTHLY SUMMARY

Street Trees		
	City Staff	Contractor
Planting	0	0
Pruning	17	0
Tree Removal	2	0
Stump Removal	0	0
Service Requests	14	
Other		
Park Trees		
Planting		
Pruning		
Tree Removal		
Stump Removal		
Service Requests		
Other		

Plan Review			
Project	Tree Survey	Landscape Plan	Tree Inspection
Burger King		To be approved	
Flats on Houk (new buffer border)		To be approved	
Springer Woods Phase 3		To be approved	
Seattle House		To be approved	

Issues/Concerns

- City of Delaware has received 38th consecutive Tree City USA award.

ARBORIST REPORT

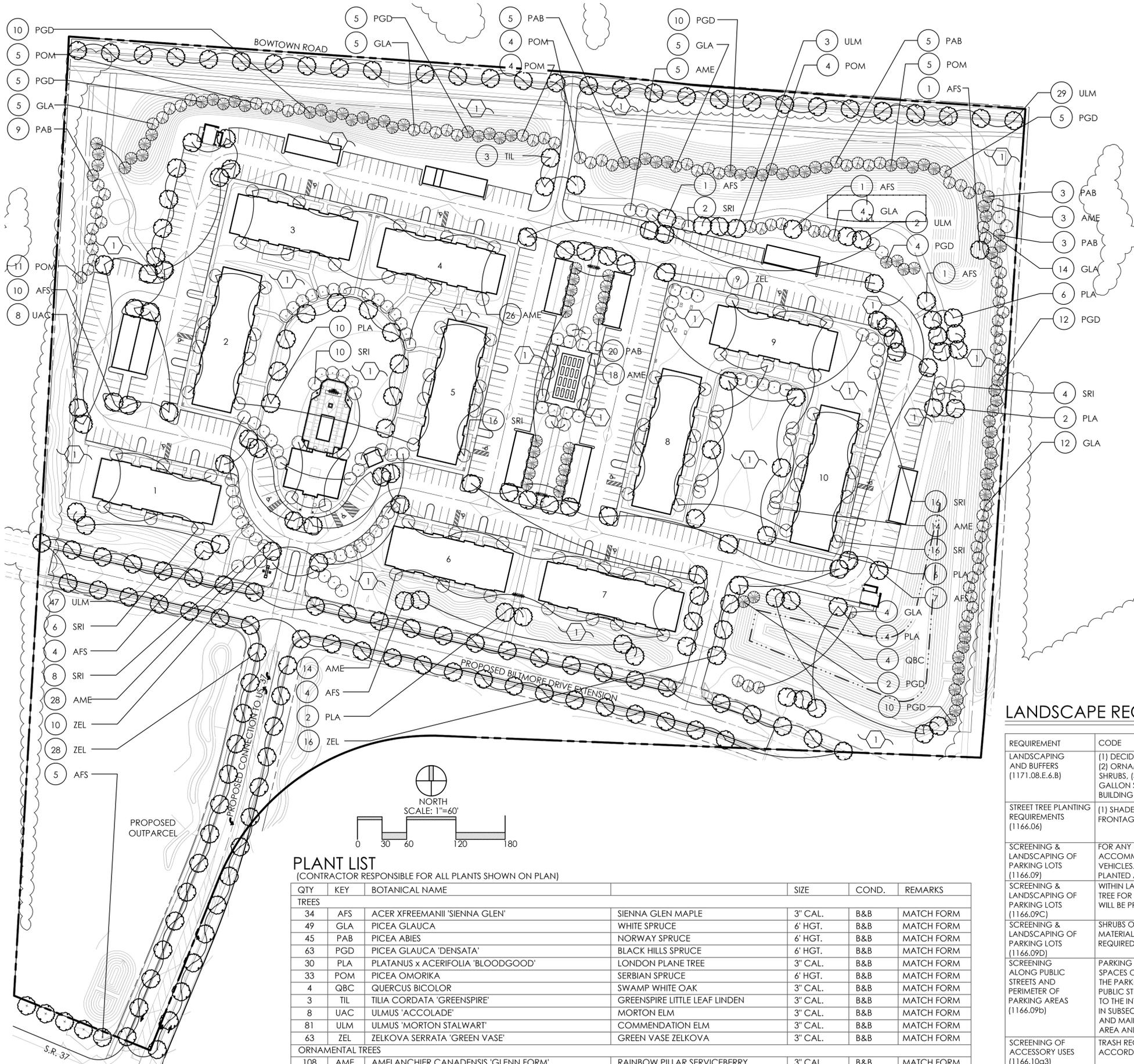
2018 YEAR END SUMMARY

Street Trees		
	City Staff	Contractor
Planting	56	127
Pruning	782	5
Tree Removal	49	37
Stump Removal	31	32
Service Requests	224	
Other		
Park Trees		
Planting		
Pruning		
Tree Removal		
Stump Removal		
Service Requests		
Other		

Plan Review			
Project	Tree Survey	Landscape Plan	Tree Inspection

Issues/Concerns

- City of Delaware has received 38th consecutive Tree City USA award.



GENERAL PLANTING NOTES:

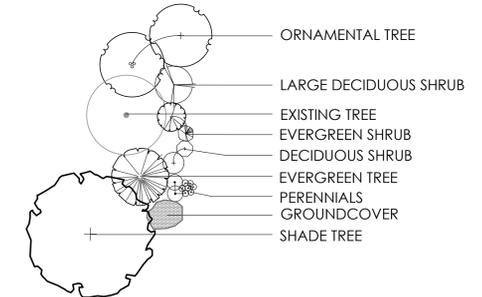
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE REQUIREMENTS

REQUIREMENT	CODE	REQUIREMENT	PROVIDED
LANDSCAPING AND BUFFERS (1171.08.E.6.B)	(1) DECIDUOUS TREE, (1) EVERGREEN TREE, (2) ORNAMENTAL TREES, (3) 5 - GALLON SHRUBS, (3) 2 - GALLON SHRUBS, (4) 1 - GALLON SHRUBS PER 50 LINEAL FEET OF BUILDING FACE.	(110) DECIDUOUS TREES, (110) EVERGREEN TREES, (219) ORNAMENTAL TREES, (329) 5 - GALLON SHRUBS, (329) 2 - GALLON SHRUBS, (438) 1 - GALLON SHRUBS.	*PER PLANNING COMMISSION AND STAFF REQUEST. A MINIMUM 6' HEIGHT EVERGREENS PLANTED IN A SOLDIER COURSE MANNER IN LIEU OF TYPICAL LANDSCAPE AND BUFFER REQUIREMENTS (329) 5 - GALLON SHRUBS, (329) 2 - GALLON SHRUBS, (438) 1 - GALLON SHRUBS.
STREET TREE PLANTING REQUIREMENTS (1166.06)	(1) SHADE TREE PER 40 LINEAL FEET OF FRONTAGE ALONG EACH ROAD.	US 36: (5) SHADE TREES	US 36: (5) SHADE TREES
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09)	FOR ANY PARKING AREA ACCOMMODATING (40) OR MORE VEHICLES, (5%) MINIMUM SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS.	PARKING LOT AREA = 161,699.65 SQ.FT. (5%) = 8,084.98 SQ.FT.	(6.46%) = 10,440.70 SQ. FT.**
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09C)	WITHIN LANDSCAPED ISLANDS, (1) SHADE TREE FOR EVERY (10) PARKING SPACES WILL BE PROVIDED.	(48) SHADE TREES	(48) SHADE TREES**
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09D)	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.
SCREENING ALONG PUBLIC STREETS AND PERIMETER OF PARKING AREAS (1166.09b)	PARKING AREAS CONSISTING OF (5) SPACES OR MORE LOCATED SUCH THAT THE PARKED CARS WILL BE VISIBLE FROM A PUBLIC STREET, SCREENING, IN ADDITION TO THE INTERIOR LANDSCAPING REQUIRED IN SUBSECTION (c), SHALL BE PROVIDED AND MAINTAINED BETWEEN THE PARKING AREA AND STREET RIGHT OF WAY.	ALL SHRUBS, BERMS, WALLS, AND FENCES SHALL HAVE A MINIMUM HEIGHT OF (3) FEET.	ALL SHRUBS, BERMS, WALLS, AND FENCES SHALL HAVE A MINIMUM HEIGHT OF (3) FEET.
SCREENING OF ACCESSORY USES (1166.10a3)	TRASH RECEPTACLES SHALL BE SCREENED ACCORDING TO SECTION (1166.08c)	A DENSE VEGETATIVE PLANTING INCORPORATING TREES OR SHRUBS, ADEQUATELY SPACED TO FORM A SOLID CONTINUOUS VISUAL SCREEN OR A SOLID MASONRY WALL OR FENCE COMPATIBLE WITH PRINCIPLE STRUCTURE.	A DENSE VEGETATIVE PLANTING INCORPORATING TREES OR SHRUBS

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
34	AFS	ACER XFREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	3" CAL.	B&B	MATCH FORM
49	GLA	PICEA GLAUCA	WHITE SPRUCE	6' HGT.	B&B	MATCH FORM
45	PAB	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	MATCH FORM
63	PGD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HGT.	B&B	MATCH FORM
30	PLA	PLATANUS x ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	3" CAL.	B&B	MATCH FORM
33	POM	PICEA OMORIKA	SERBIAN SPRUCE	6' HGT.	B&B	MATCH FORM
4	QBC	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	MATCH FORM
3	TIL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	3" CAL.	B&B	MATCH FORM
8	UAC	ULMUS 'ACCOLADE'	MORTON ELM	3" CAL.	B&B	MATCH FORM
81	ULM	ULMUS 'MORTON STALWART'	COMMENDATION ELM	3" CAL.	B&B	MATCH FORM
63	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	MATCH FORM
ORNAMENTAL TREES						
108	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	3" CAL.	B&B	MATCH FORM
78	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC TREE	3" CAL.	B&B	MATCH FORM

REVISIONS

OVERALL LANDSCAPE PLAN

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORthingTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

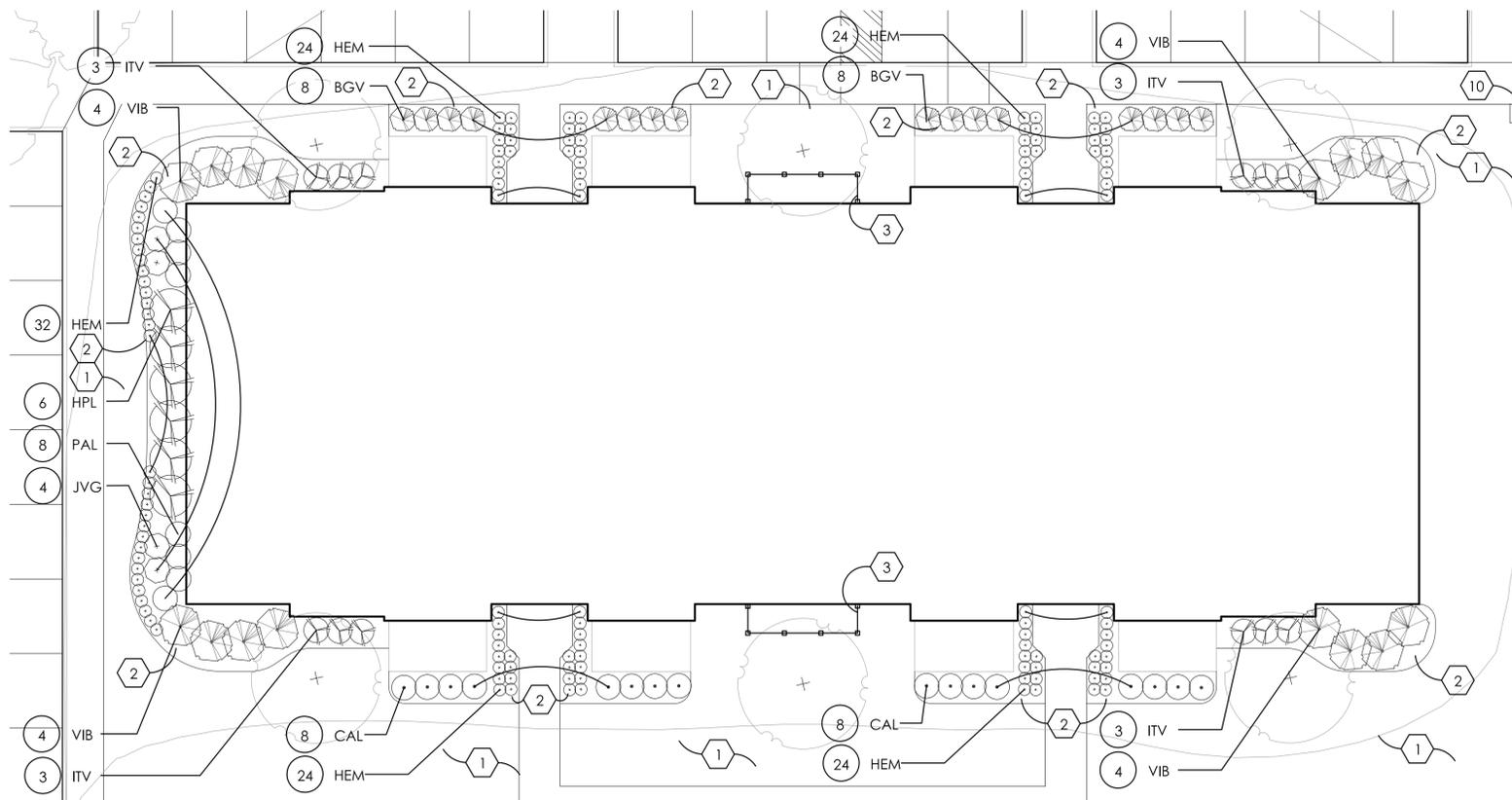
Paris Planning & Design
LANDSCAPE ARCHITECTURE
Columbus, OH 43215
www.parisplanninganddesign.com
Suite #401
243 N. 5th Street
P.O. 6141 487-1964

DATE 2/6/19

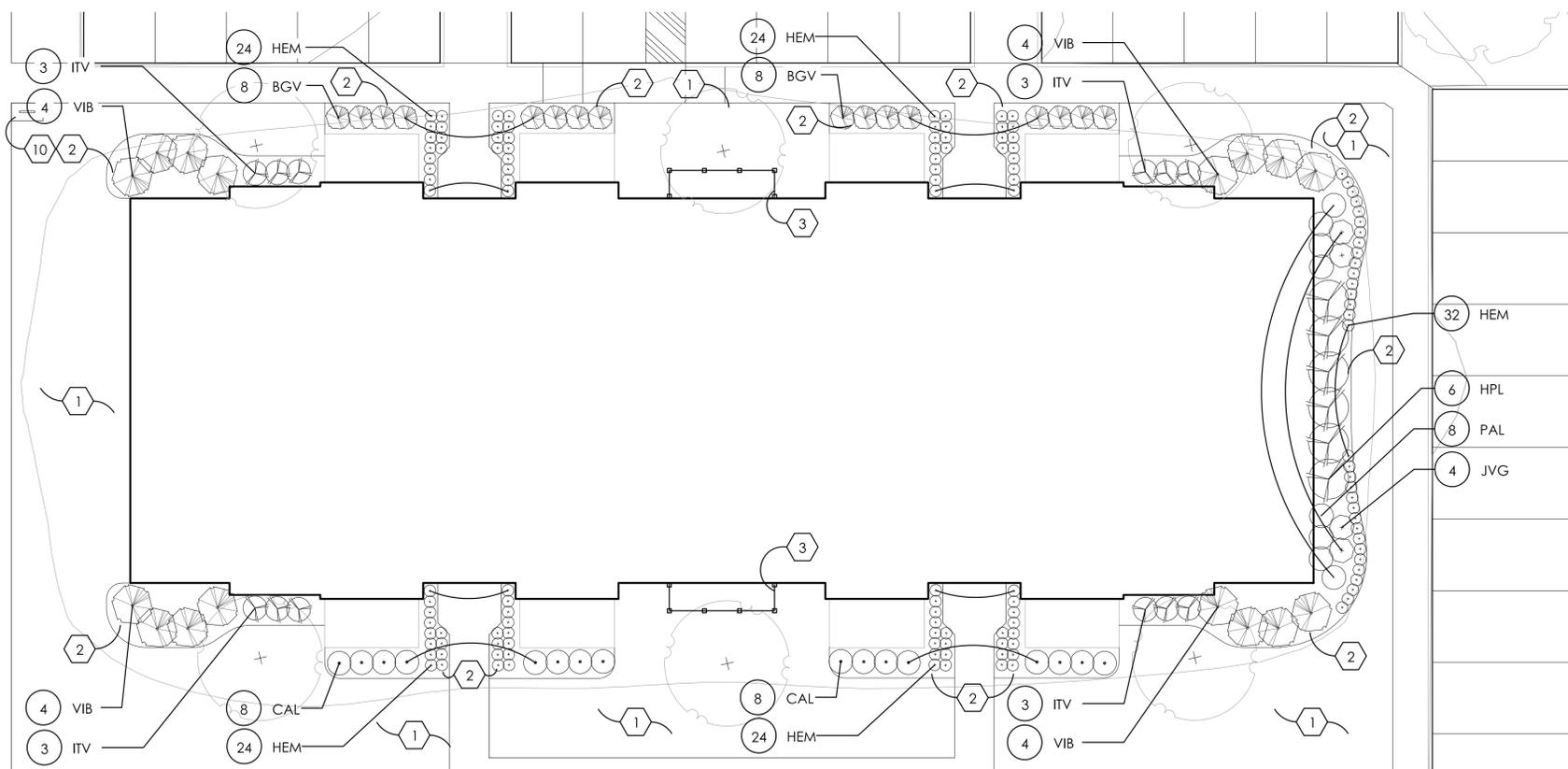
PROJECT 17138

SHEET

D-2



1 BUILDING #3 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'



2 BUILDING #4 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

BUILDING #3 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

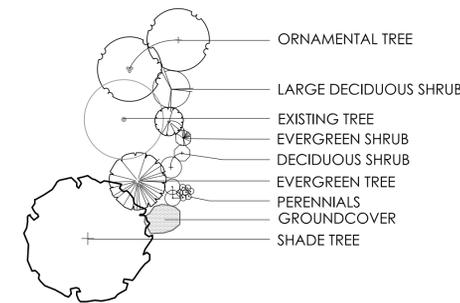
BUILDING #4 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

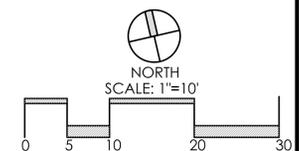


GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
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CONSTRUCTION NOTES:

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- LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
- BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.



REVISIONS	

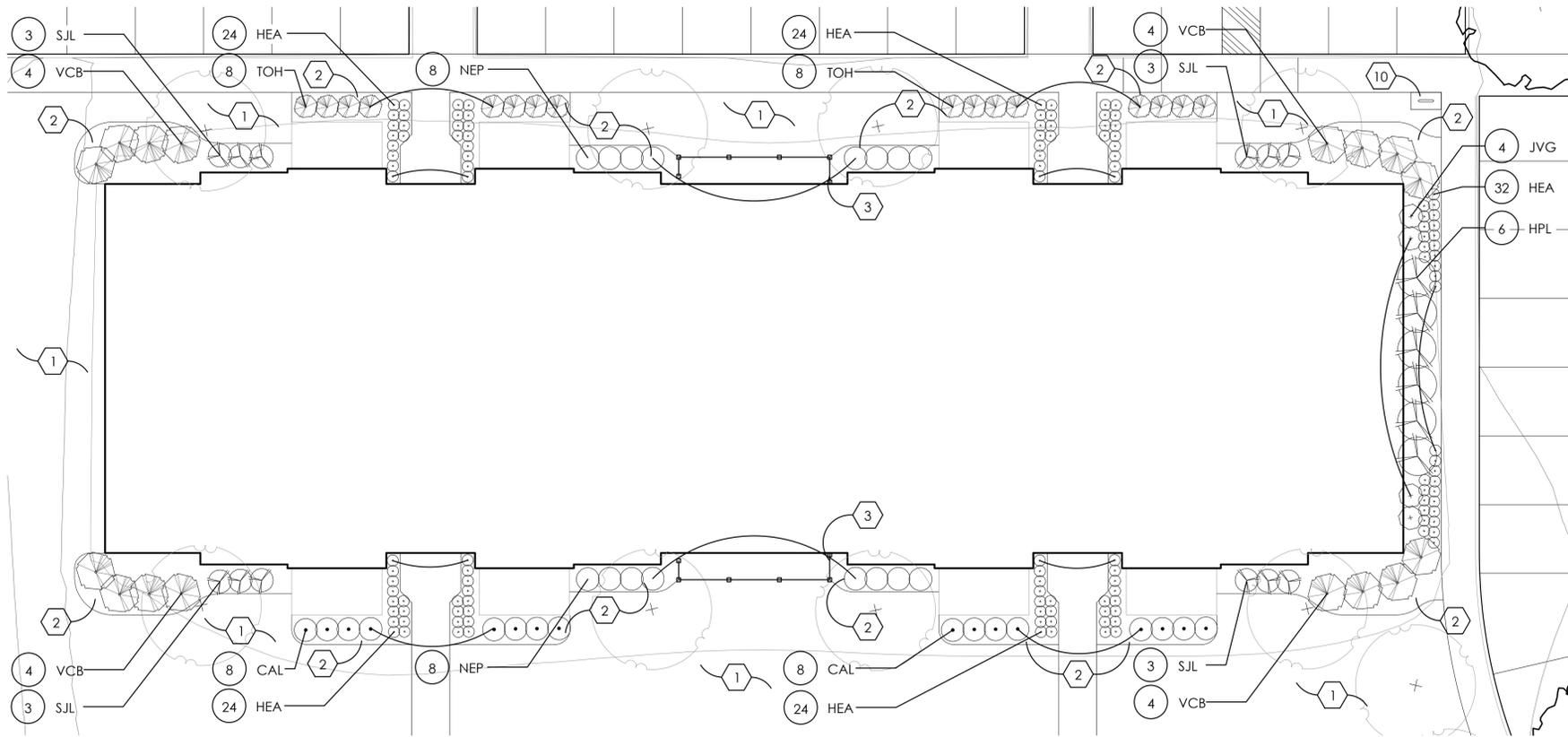
LANDSCAPE ENLARGEMENTS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
Columbus, OH 43215
P (614) 487-1964
www.parisplanninganddesign.com

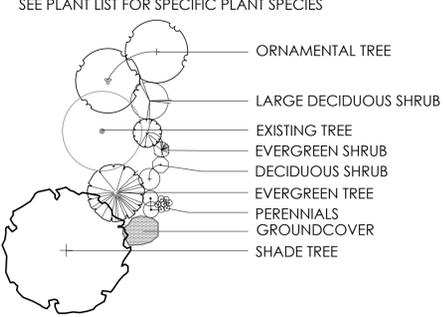
DATE	2/6/19
PROJECT	17138
SHEET	

D-5



1 BUILDING #5 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

PLANT KEY TYPICALS

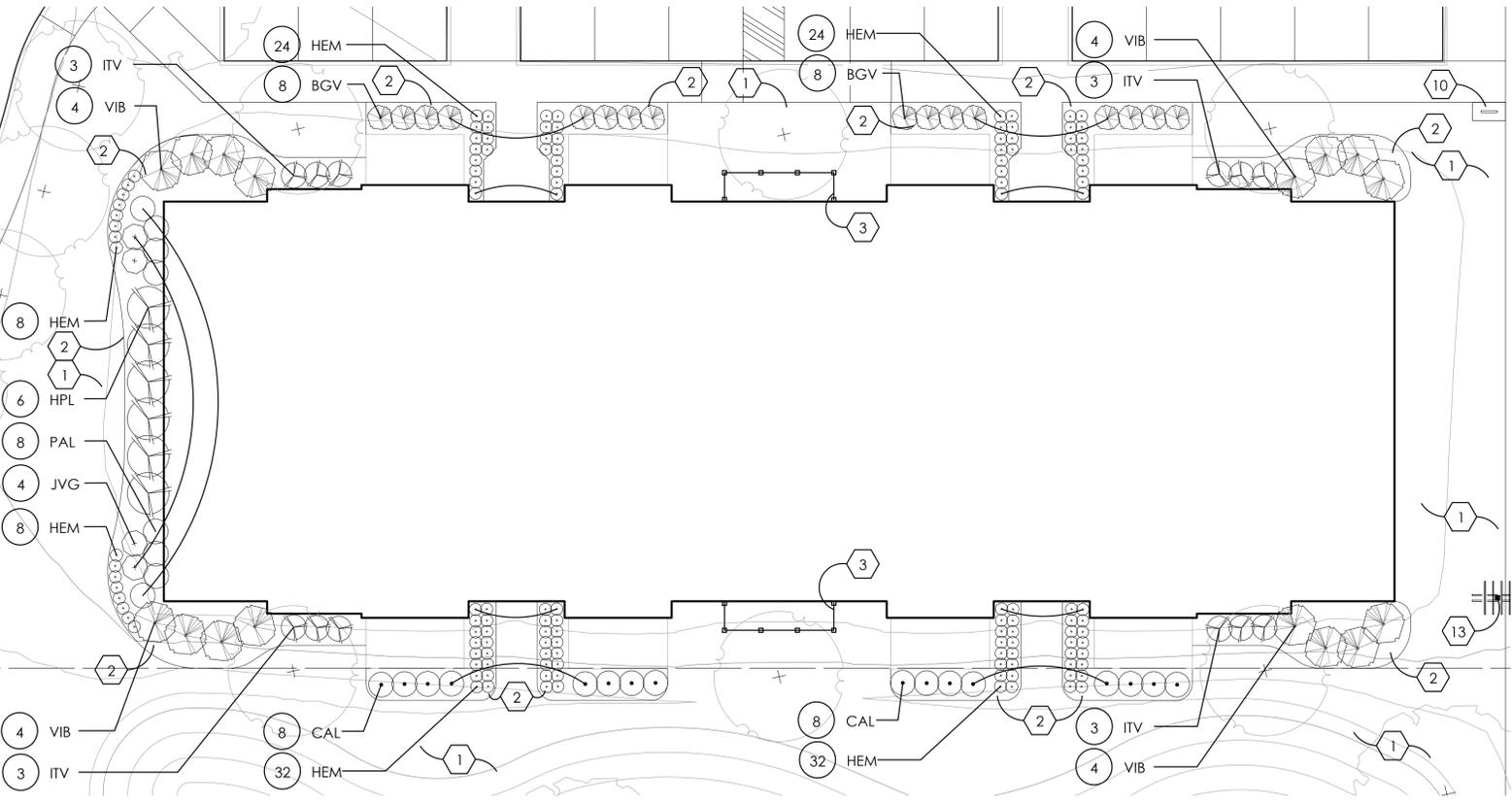
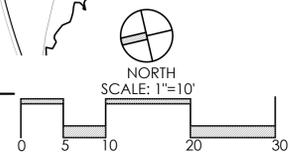


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- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
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CONSTRUCTION NOTES:

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- LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
- BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
- SINGLE POST ARBOR. SEE DETAIL 6 ON SHEET D-14 FOR MORE INFORMATION.



2 BUILDING #6 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

BUILDING #5 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

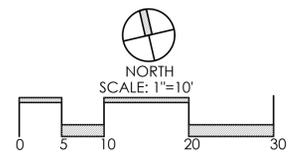
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #6 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



REVISIONS

LANDSCAPE ENLARGEMENTS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
P (614) 487-1964
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE	2/6/19
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D-6

REVISIONS	

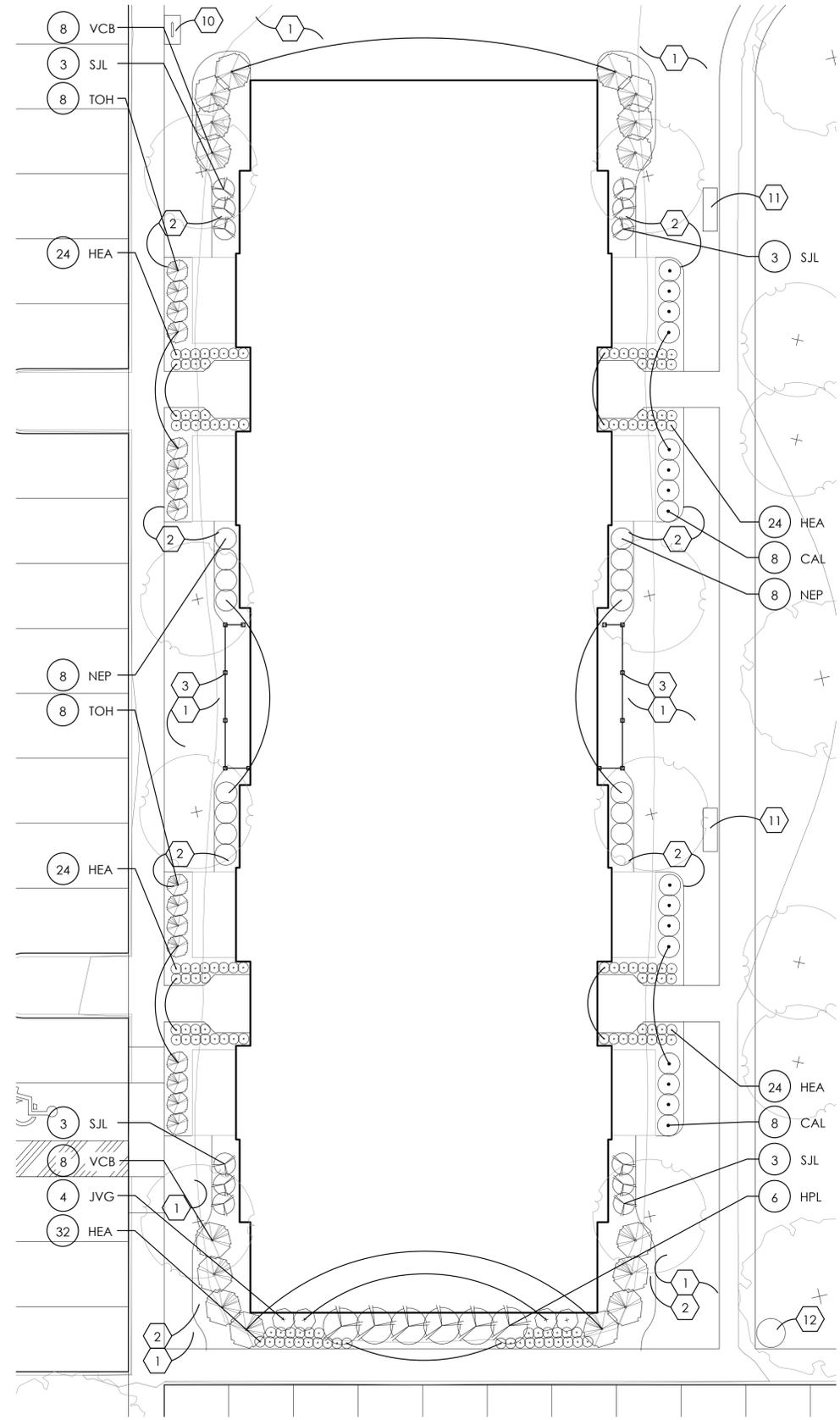
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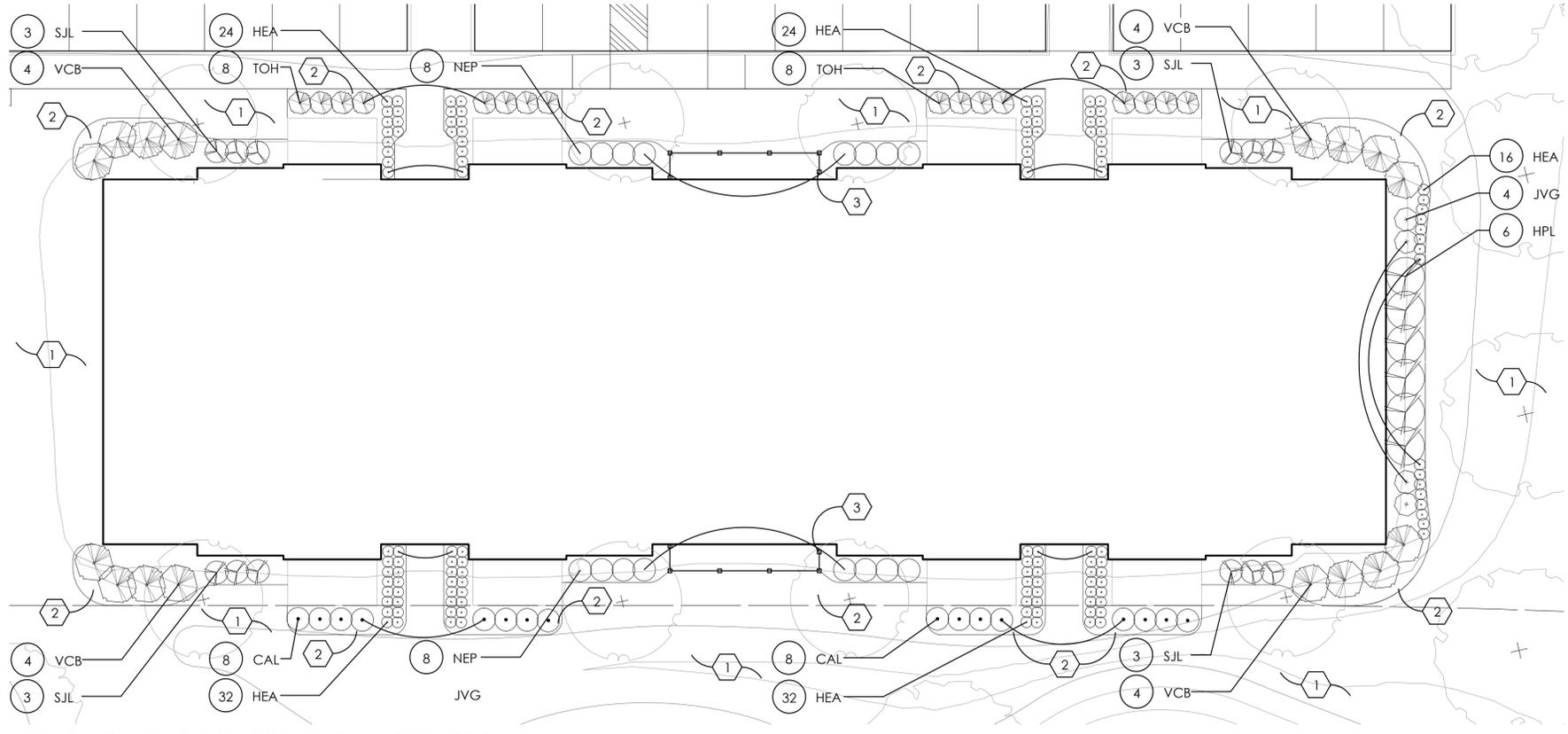
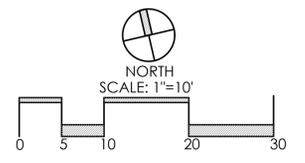
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D-7



2 BUILDING #8 ENLARGEMENT LANDSCAPE PLAN
 SCALE: 1"=10'



1 BUILDING #7 ENLARGEMENT LANDSCAPE PLAN
 SCALE: 1"=10'

BUILDING #7 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #8 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

GENERAL PLANTING NOTES:

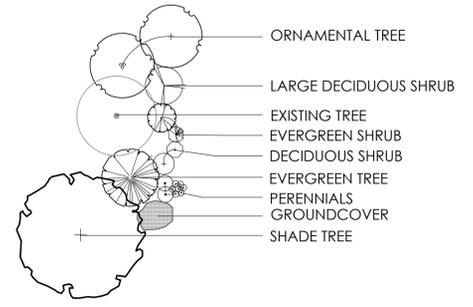
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

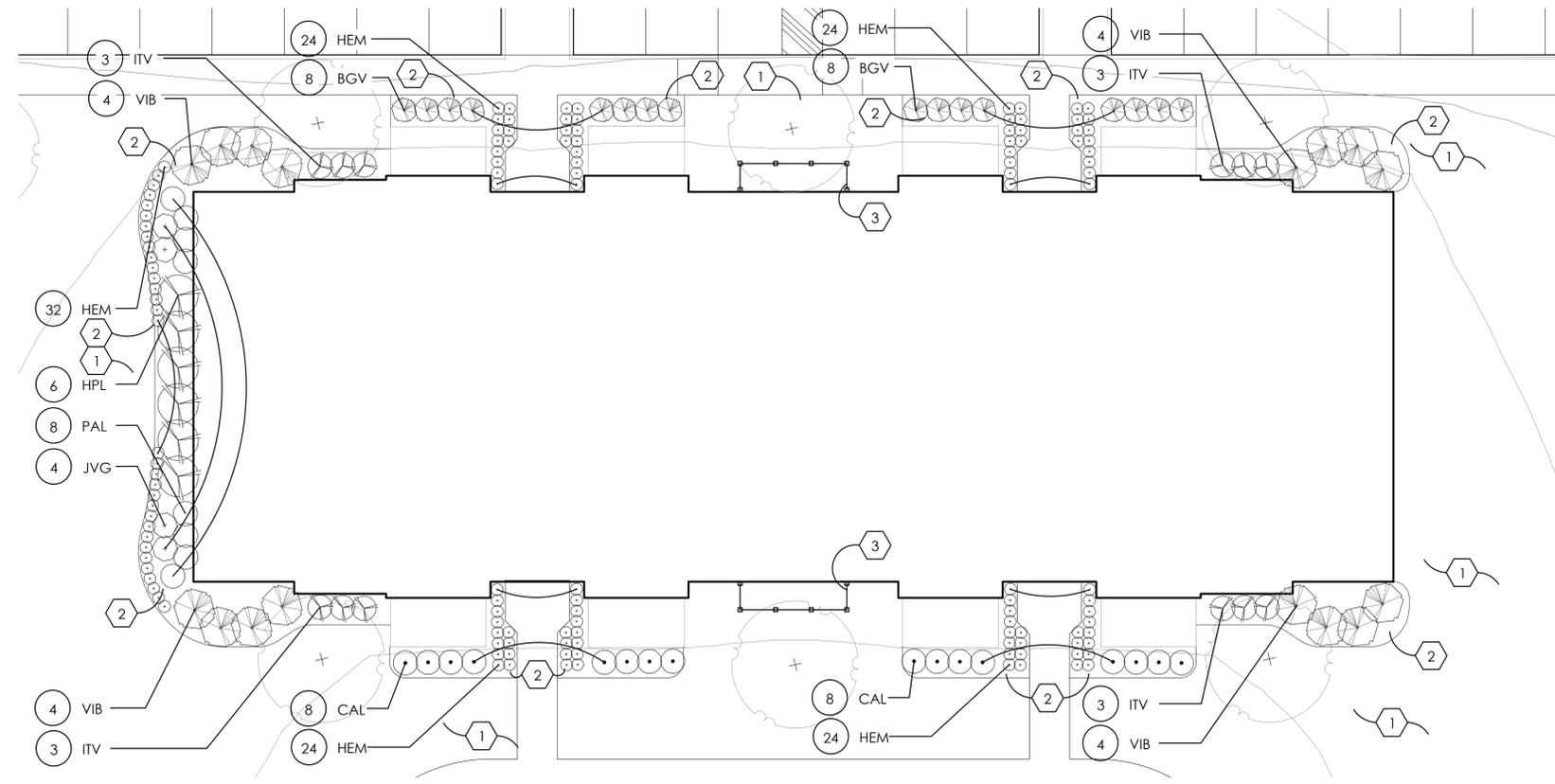
CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
- BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
- METAL BENCH. NORTHGATE PARK BENCH, TBN-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 3 ON SHEET D-14 FOR MORE INFORMATION.
- TRASH RECEPTACLES. NORTHGATE RECEPTACLES, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 4 ON SHEET D-14 FOR MORE INFORMATION.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





1 BUILDING #9 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

BUILDING #9 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #10 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

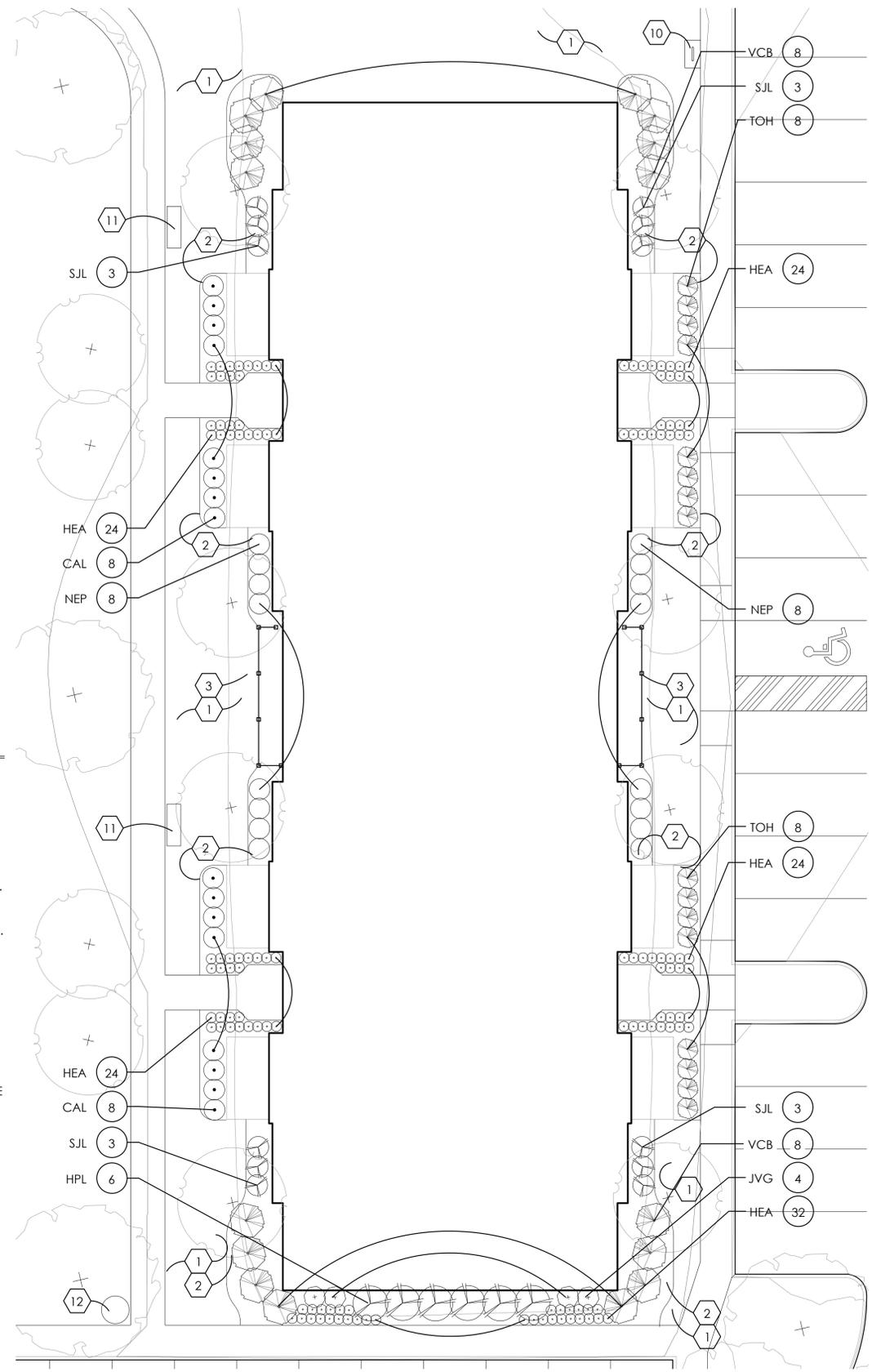
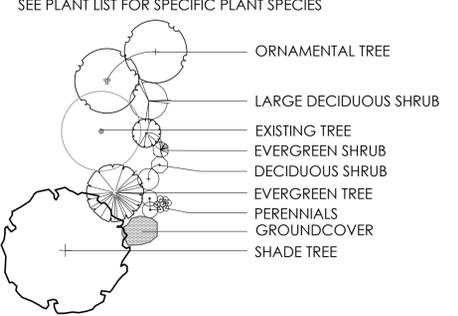
GENERAL PLANTING NOTES:

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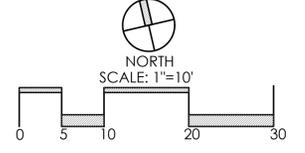
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PLANT KEY TYPICALS



2 BUILDING #10 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'



REVISIONS	

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DATE	2/6/19
PROJECT	17138
SHEET	

D-8

REVISIONS	

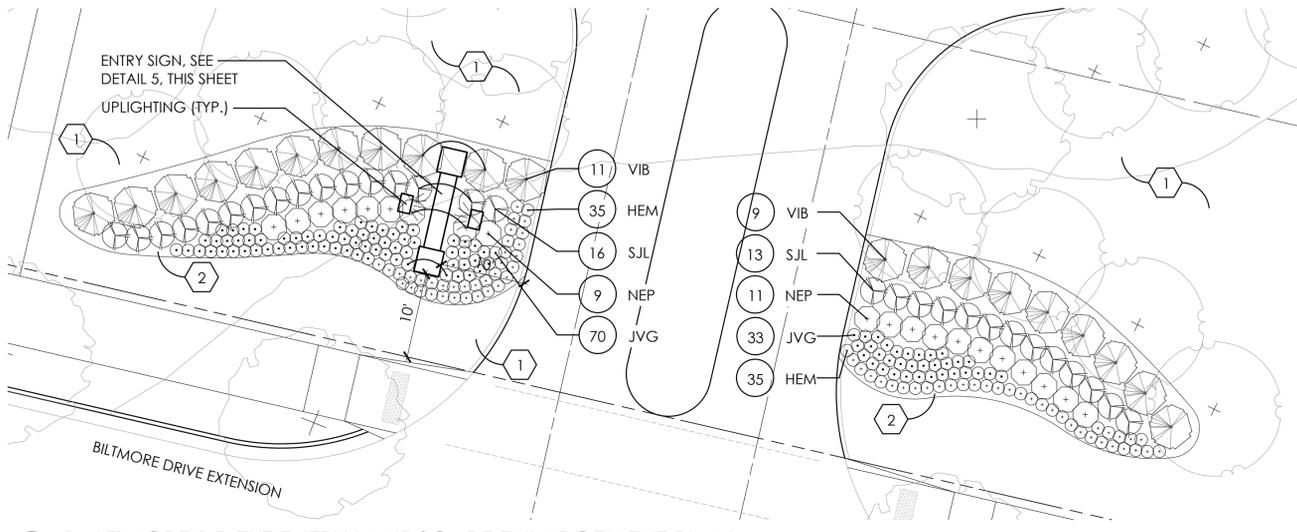
LANDSCAPE ENLARGEMENTS

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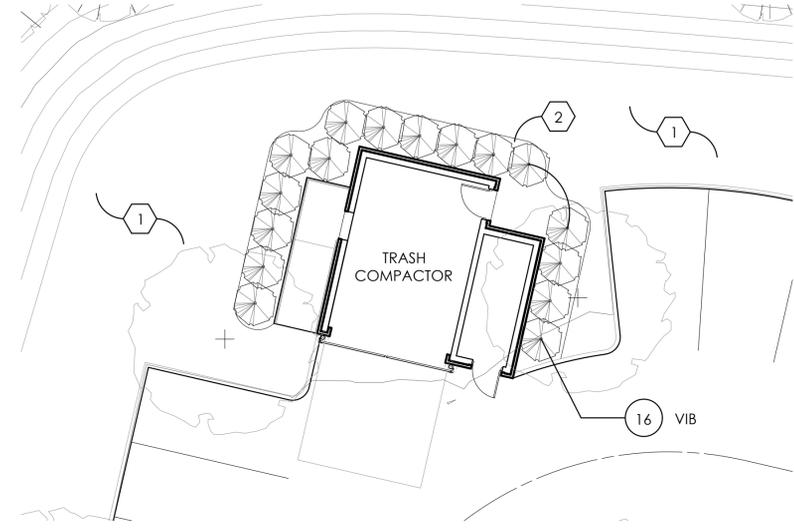
Paris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
P.O. Box 14
Westerville, OH 43081
www.parisplanninganddesign.com

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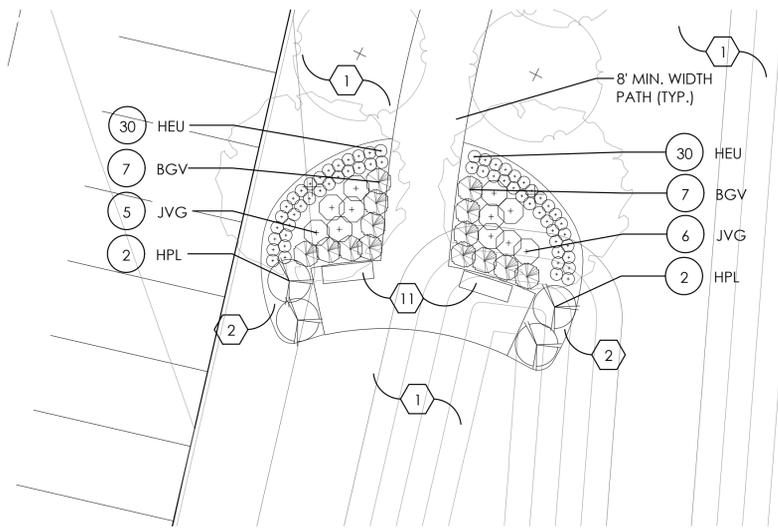
D-9



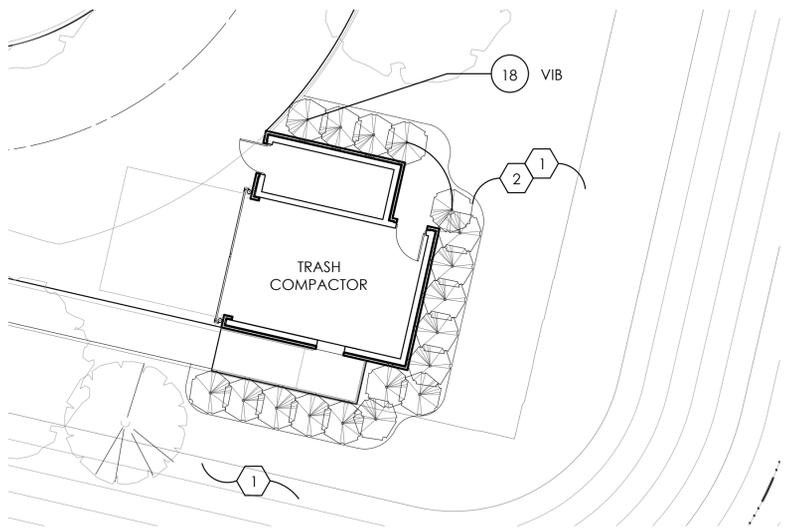
1 BALTIMORE DR EXT ENTRY LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



4 WEST TRASH COMPACTOR LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



2 OVERLOOK LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



3 EAST TRASH COMPACTOR LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'

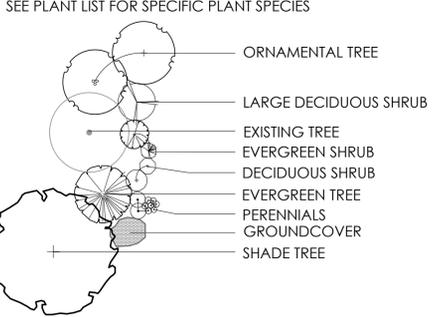
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- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- METAL BENCH, NORTHGATE PARK BENCH, TBN-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 3 ON SHEET D-14 FOR MORE INFORMATION.

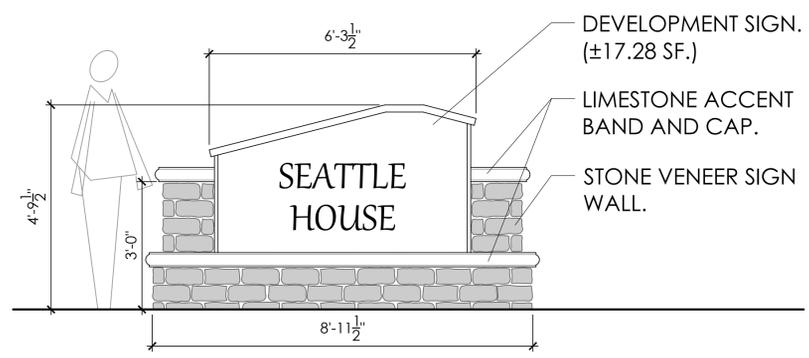
PLANT KEY TYPICALS



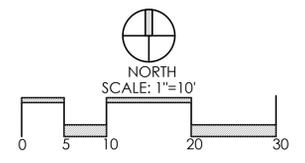
PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

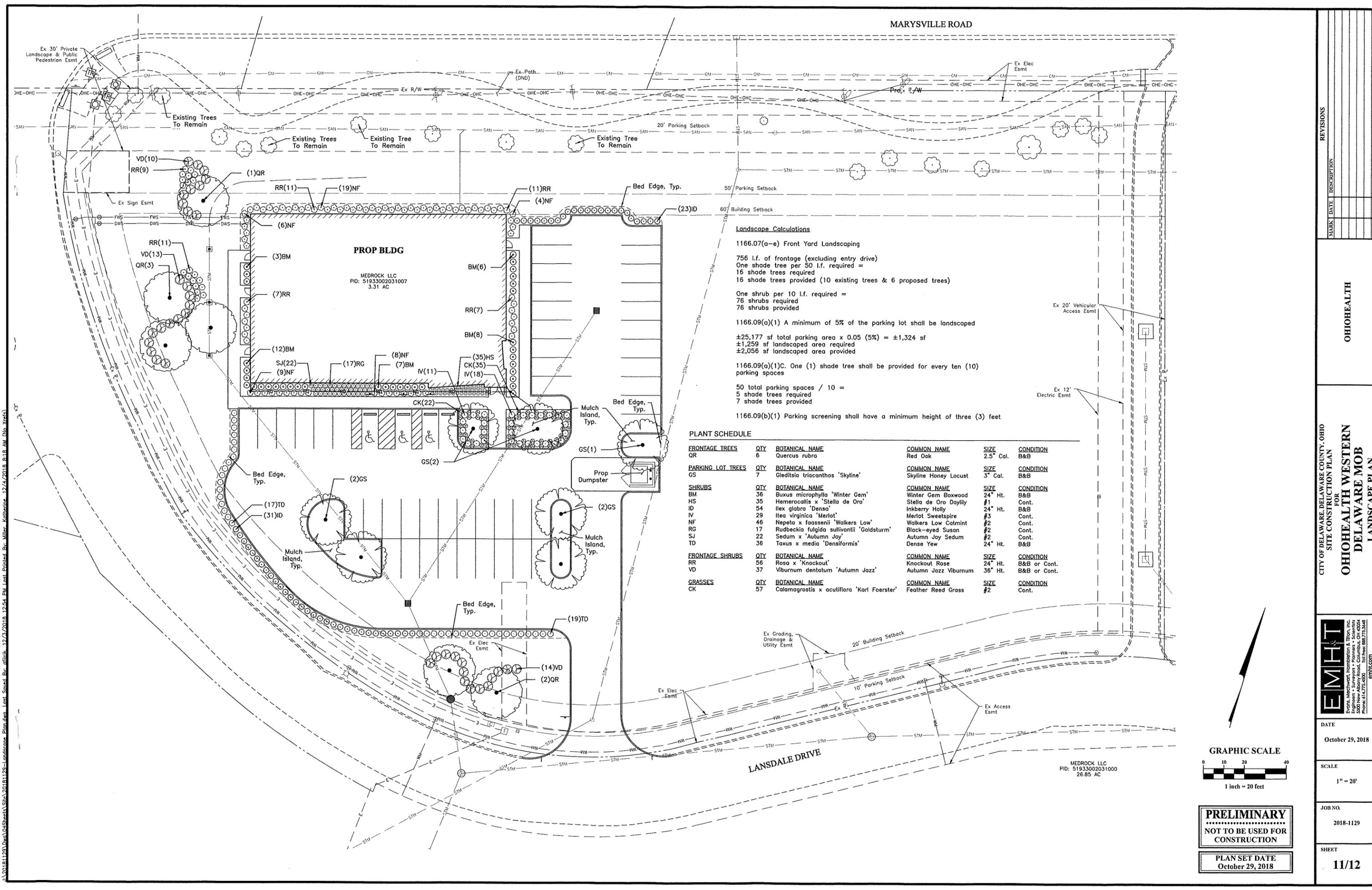
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
14	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
4	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
114	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
29	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
54	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
70	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
60	HEU	HEUCHERA 'SOUTHERN COMFORT'	SOUTHERN COMFORT HEUCHERA	NO. 1	CONT	
20	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



5 TYPICAL ENTRY SIGN
N.T.S.





Landscape Calculations

1166.07(a-e) Front Yard Landscaping
 756 l.f. of frontage (excluding entry drive)
 One shade tree per 50 l.f. required =
 16 shade trees required
 16 shade trees provided (10 existing trees & 6 proposed trees)

One shrub per 10 l.f. required =
 76 shrubs required
 76 shrubs provided

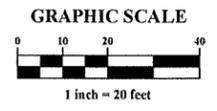
1166.09(a)(1) A minimum of 5% of the parking lot shall be landscaped
 $\pm 25,177$ sf total parking area \times 0.05 (5%) = $\pm 1,259$ sf landscaped area required
 $\pm 2,056$ sf landscaped area provided

1166.09(a)(1)C. One (1) shade tree shall be provided for every ten (10) parking spaces
 50 total parking spaces / 10 =
 5 shade trees required
 7 shade trees provided

1166.09(b)(1) Parking screening shall have a minimum height of three (3) feet

PLANT SCHEDULE

FRONTAGE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
QR	6	Quercus rubra	Red Oak	2.5" Cal.	B&B
PARKING LOT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
GS	7	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BM	36	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	24" Ht.	B&B
HS	35	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	#1	Cont.
ID	54	Ilex glabra 'Dense'	Inkberry Holly	24" Ht.	B&B
IV	29	Ilex virginica 'Merlot'	Merlot Sweetspire	#3	Cont.
NF	46	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#2	Cont.
RG	17	Rudbeckia fulgida sultivantii 'Goldsturm'	Black-eyed Susan	#2	Cont.
SJ	22	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#2	Cont.
TD	36	Taxus x media 'Densiflormis'	Dense Yew	24" Ht.	B&B
FRONTAGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
RR	56	Rosa x 'Knockout'	Knockout Rose	24" Ht.	B&B or Cont.
VD	37	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	36" Ht.	B&B or Cont.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CK	57	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2	Cont.



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 October 29, 2018

REVISIONS	MARK	DATE	DESCRIPTION

OHIOHEALTH

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 SITE CONSTRUCTION PLAN
 FOR
**OHIOHEALTH WESTERN
 DELAWARE MOB**
 LANDSCAPE PLAN



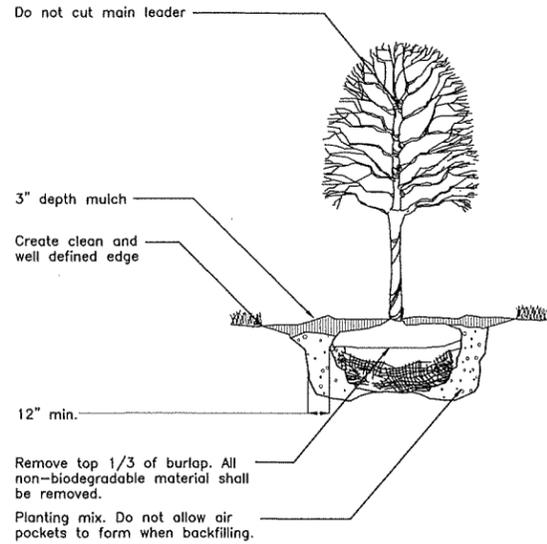
DATE
 October 29, 2018

SCALE
 1" = 20'

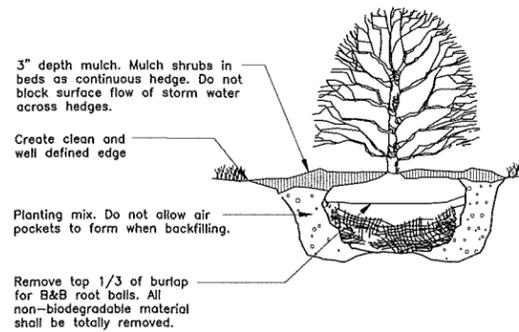
JOB NO.
 2018-1129

SHEET
 11/12

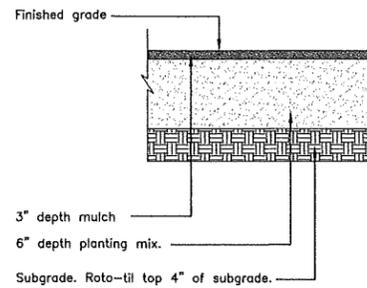
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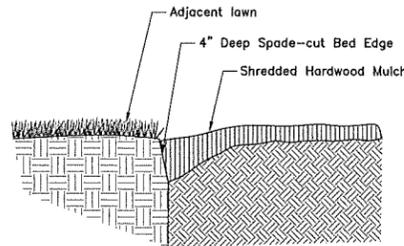
Deciduous Tree Planting
No Scale



Shrub Planting
No Scale



Planting Area Establishment
No Scale



Planting Bed Edge
No Scale

LANDSCAPE GENERAL NOTES

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended soil consisting of three (3) parts on-site topsoil and one (1) part compost. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Proprietary manufactured Planting Mix such as Kurts Bros. Growers Blend may be used.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 6 inches, unless otherwise indicated. Roto-till subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Topsoil to a minimum settled thickness of 3 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Topsoil. Topsoil shall be from on-site stock piles, and meet the requirements of ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger.
22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Contractor from available seasonal stock.
28. Lawn seed mix shall be proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddisshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns.
29. Lawn seed shall not have less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

REVISIONS	MARK	DATE	DESCRIPTION

OHIOHEALTH

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FOR
SITE CONSTRUCTION PLAN
OHIOHEALTH WESTERN
DELAWARE MOB
LANDSCAPE DETAILS



DATE
October 29, 2018

SCALE
#####

JOB NO.
2018-1129

SHEET
12/12

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
October 29, 2018

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