

**CITY OF DELAWARE
SHADE TREE COMMISSION
MINGO-BYXBE ROOM
500 E. LINCOLN AVENUE
DELAWARE, OHIO 43015**

AGENDA

6:30 PM

SEPTEMBER 22, 2026

1. ROLL CALL

2. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary of the Shade Tree Commission meeting held on July 28, 2026, as recorded and transcribed.

3. PUBLIC COMMENT

ATTEND OPEN MEETING: Open meetings will be held in the Byxbe Room at Mingo Park. Sign in forms to speak will be available at the door. **Name and address are required for public comment.** Comments are limited to 3 minutes.

EMAIL, LETTER, PETITION: Emails, letters, and petitions received to the Council Clerk by 10 a.m. the date of the meeting will be presented to members and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. Name is required. Please avoid including personal contact information if you do not wish it to appear online. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

4. STAFF COMMENTS AND UPDATE

a. September Arborist Report

5. COMMISSIONER MEMBER COMMENTS AND DISCUSSION

6. PLAN REVIEWS

a. Vernon Crossing Landscaping

b. Buyers Ford Landscape Plan and Tree Canopy Management Plan

c. Goodwill Men's Shelter Landscape Plan

7. ADJOURNMENT



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SHADE TREE COMMISSION AGENDA ITEM REPORT

DATE: September 22, 2026

SUBMITTED BY: Sarah Dinovo, City Manager Office

ITEM TYPE: Motion Summary

AGENDA SECTION: **APPROVAL OF MOTION SUMMARY**

SUBJECT: Approval of the Motion Summary of the Shade Tree Commission meeting held on July 28, 2026, as recorded and transcribed.

SUGGESTED ACTION:

ATTACHMENTS:
[20260728 Shade Tree Motion Summary.docx](#)

**SHADE TREE COMMISSION
MOTION SUMMARY
JULY 28, 2026**

ITEM 1. Roll Call

Members Present: Stephen Harvey, Dr. Anna Willow, Nathan Andears, David Carey (arrived at 6:31 PM), and Linsey Griffith

Staff Present: Hunter Smith, City Arborist and Ted Miller, Parks and Recreation Director

Motion to Excuse: Commissioner Willow motioned to excuse Commissioner Carey, seconded by Commissioner Griffith. Motion was approved with a 4-0-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary of the Shade Tree Commission meeting held on May 26, 2026, as recorded and transcribed.

Motion: Commissioner Andears motioned to approve May 26, 2026, motion summary, seconded by Commissioner Griffith. Motion was approved with a 5-0-0 vote.

ITEM 3. PUBLIC COMMENT

There was no public participation.

ITEM 4. STAFF COMMENTS AND UPDATE

a. July 2026 Arborist Report

Hunter Smith, City Arborist, gave an update on the street trees planting, pruning, tree removal, stump removal and the number of service requests. Mr. Smith stated the in-house and contractor numbers will be changing due to a height restriction; anything over 35 feet will be contracted out.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Commissioner Andears mentioned that there are some trees saplings that he needs to drop off to Hunter.

ITEM 6. PLAN REVIEWS

Mr. Smith displayed the plans on the screen to see, described where each location was and what was to be planted.

- a. Howald Industrial Landscape Plan and Tree Canopy Management Plan
- b. Snappy Automotive-Belle Commons Tree Canopy Management Plan
- c. 1137 Trailhead Crossing West (Lots B and C) Landscape Plan
- d. 1137 Trailhead Crossing West Overall Tree Canopy Management Plan
- e. Chick-fil-A Landscape Plan and Tree Canopy Management Plan

ITEM 7. ADJOURNMENT

Vice-Chair Andears motioned to adjourn at 6:54 PM, seconded by Commissioner Carey.

The meeting was adjourned at 6:54 PM

Chairperson

Clerk



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SHADE TREE COMMISSION AGENDA ITEM REPORT

DATE: September 22, 2026

SUBMITTED BY: Hunter Smith, Parks and Recreation

ITEM TYPE: Staff Reports

AGENDA SECTION: **STAFF COMMENTS AND UPDATE**

SUBJECT: September Arborist Report

SUGGESTED ACTION:

ATTACHMENTS:
[Sep Arborist Report.docx](#)

ARBORIST REPORT

AUGUST – SEPTEMBER MONTHLY SUMMARY

Street Trees			
	City Staff YTD	Contractor YTD	Total YTD
Planting	0	0	0
Pruning	1914	850	2764
Tree Removal	46	20	66
Stump Removal	22	0	22
Service Requests	305	0	305

Plan Review (STC approval required)			
Project	Tree Canopy Management Plan	Landscape Plan	Street Tree Plan
Vernon Crossing		X	X

Informational Review (No STC approval required)		
Project	Tree Canopy Management Plan	Landscape Plan
Buyers Ford	X	X
Goodwill Men's Shelter		X



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SHADE TREE COMMISSION AGENDA ITEM REPORT

DATE: September 22, 2026

SUBMITTED BY: Hunter Smith, Parks and Recreation

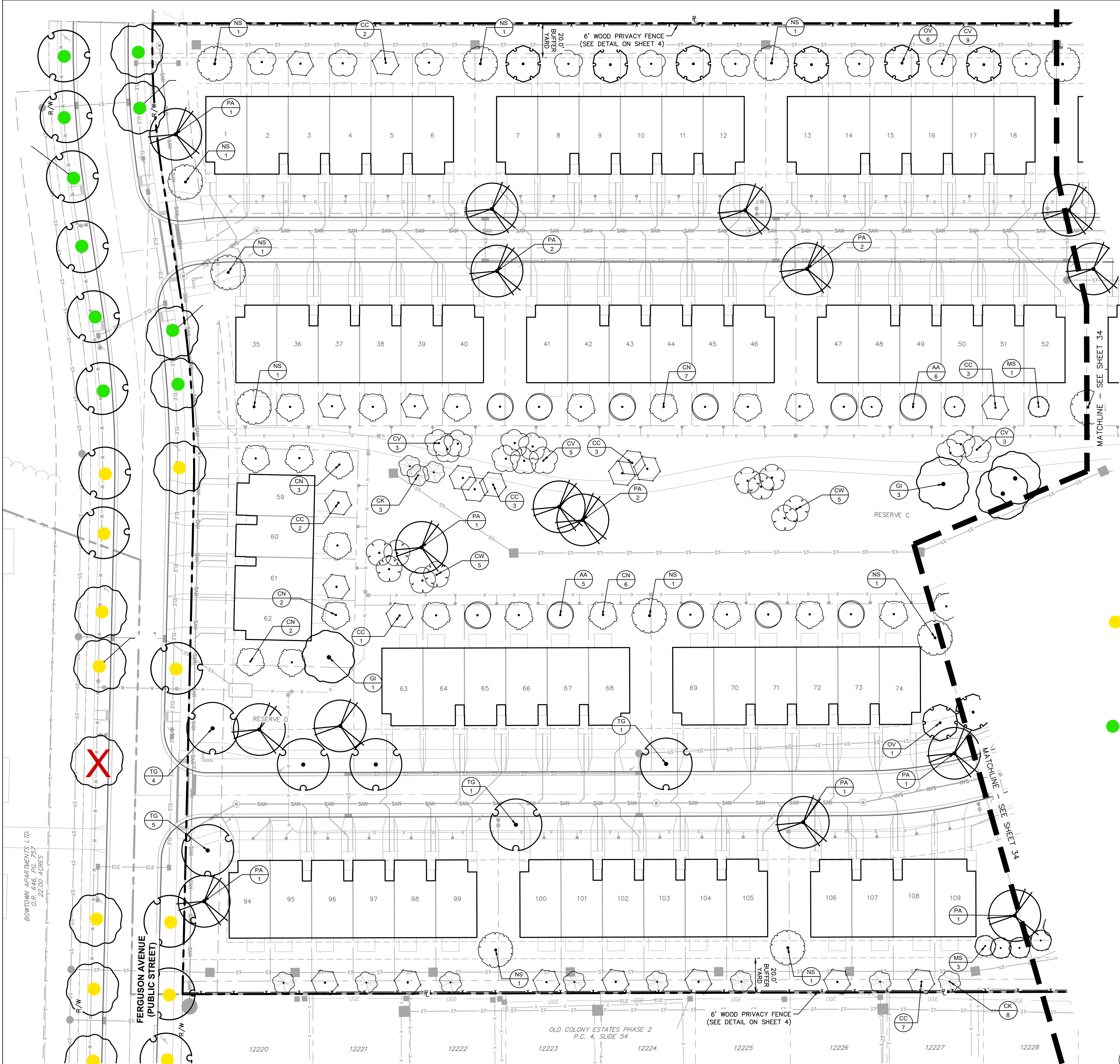
ITEM TYPE: Shade Tree Plan Review

AGENDA SECTION: **PLAN REVIEWS**

SUBJECT: Vernon Crossing Landscaping

SUGGESTED ACTION:

ATTACHMENTS:
[Vernon Crossing Landscaping.pdf](#)



NOTE

1. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY A WALL, FENCE, OR CONTINUOUS EVERGREEN PLANTINGS.

APPROVED
By David Gentile at 12:10 pm, Sep 10, 2026

ZONING COMPLIANCE APPROVAL
David A. Gentile
DEVELOPMENT PLANNER

PLANTING SCHEDULE -- SITE						
KEY	QTY.	DESCRIPTION	COMMON NAME	SIZE	SPACING	MATURE CANOPY
DECIDUOUS TREES						
AA	35	AMELANCHIER ARBOREA 'JFS-ARB'	SPRING FLURRY SERVICEBERRY	1.75" CAL MIN. B&B	AS INDICATED	20'
CN	36	CARPINUS CAROLINIANA 'JFS-KW6'	NATIVE FLAME AMERICAN HORNBEAM	1.75" CAL MIN. B&B	AS INDICATED	20'
CC	35	CERCIS CANADENSIS	EASTERN REDBUD	1.75" CAL MIN. B&B	AS INDICATED	25'
CV	34	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.75" CAL MIN. B&B	AS INDICATED	20'
CK	37	CORNUS KOUSA	KOUSA DOGWOOD	1.75" CAL MIN. B&B	AS INDICATED	20'
CW	15	CRATAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	1.75" CAL MIN. B&B	AS INDICATED	25'
GI	17	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL MIN. B&B	AS INDICATED	35'
MS	36	MALUS SARGENTII	SARGENT CRABAPPLE	1.75" CAL MIN. B&B	AS INDICATED	15'
NS	30	NYSSA SYLVATICA	TUPELO	2" CAL MIN. B&B	AS INDICATED	25'
OV	31	OSTRYA VIRGINIANA	IRONWOOD	2" CAL MIN. B&B	AS INDICATED	25'
PA	25	PLATANUS x ACERFOLIA	LONDON PLANETREE	2" CAL MIN. B&B	AS INDICATED	35'
TG	17	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL MIN. B&B	AS INDICATED	30'
EVERGREEN TREES						
PN	5	PICEA ABIES	NORWAY SPUCE	6' HT. / B&B	AS INDICATED	30'
PO	3	PICEA OMORIKA	SERBIAN SPUCE	6' HT. / B&B	AS INDICATED	30'
PF	5	PINUS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLFS PYRAMID LIMBER PINE	6' HT. / B&B	AS INDICATED	30'
PS	5	PINUS STROBUS	EASTERN WHITE PINE	6' HT. / B&B	AS INDICATED	30'

PLANTING SCHEDULE -- PUBLIC RIGHT-OF-WAY						
KEY	QTY.	DESCRIPTION	COMMON NAME	SIZE	SPACING	MATURE CANOPY
DECIDUOUS TREES						
GI	12	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL MIN. B&B	AS INDICATED	35'
TG	13	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL MIN. B&B	AS INDICATED	30'

PLANT SCHEDULES

COD Engineering Services LDP:
☐ Review
☐ Construction
☐ Revised Construction
☐ Partial
☐ Full
Date Issued _____
Assigned to _____

PLAN PREPARED FOR:
ROBY DEVELOPMENT
JOEL ROBY
1075 W 3RD AVE
COLUMBUS, OH 43212
(614) 657-7000
JOEL@ROBYDEVELOPMENT.COM

CITY OF DELAWARE, DELAWARE COUNTY, OH
FINAL DEVELOPMENT PLAN
FOR
VERNON CROSSING
TREE CANOPY MANAGEMENT PLAN

PLAN PREPARED BY:
KIMLEY-HORN & ASSOCIATES, INC.
ANTHONY WONG
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
(380) 215-1786
ANTHONY.WONG@KIMLEY-HORN.COM

SCALE:
AS NOTED

SHEET:
33 / 36

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1.

THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2.

WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1.

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2.

SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a.

FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b.

TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d.

PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e.

PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED FOR QUANTITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f.

TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¼ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g.

FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h.

LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGN NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

- i.

IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1.

CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2.

SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a.

TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 7.5, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b.

SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3.

TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1.

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1.

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1.

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1.

ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2.

PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3.

B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3.

ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1.

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1.

FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2.

THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3.

ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1.

THE CONTRACTOR SHALL CLEAR WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2.

VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL OHIO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3.

CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4.

FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5.

COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6.

WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7.

ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8.

TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9.

TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10.

PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11.

EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12.

IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13.

TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14.

TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15.

SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16.

TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17.

AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
18.

FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19.

ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. AT LEAST 50% OF BURLAP AND WIRE CAGE TO BE REMOVED FROM ROOT BALL.
20.

TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21.

SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22.

TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23.

ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

O. EDGING

- n.

CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1.

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1.

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1.

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1.

THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SEED/SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2.

ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3.

IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NOTES - DECIDUOUS TREE:

1.

INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2.

SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3.

REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4.

TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5.

BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6.

WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7.

APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
8.

FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

APPROVED

By David Gentile at 12:10 pm, Sep 10, 2026



ZONING COMPLIANCE
APPROVAL

David A. Gentile
DEVELOPMENT PLANNER

NOTES - SHRUB:

1.

SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
2.

WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3.

REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4.

REMOVE OR CORRECT GIRDLING ROOTS.
5.

PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6.

APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

NOTES - PERENNIALS:

1.

EXCAVATE PLANTING BED.
2.

BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3.

REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4.

PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3.

PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4.

APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5.

SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

NOTES - ORNAMENTAL GRASS:

1.

APPLY CORRECTIVE PRUNING.
2.

SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3.

SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4.

REMOVE OR CORRECT GIRDLING ROOTS.
5.

PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6.

APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED.

DELAWARE, OH LANDSCAPE CODE REQUIREMENTS

ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 1121.05 STREET TREE REQUIREMENTS		
A LOT MAY RECEIVE LESS TREES OR NONE AT ALL IF SPACING DOES NOT PERMIT	SMALL TREES EVERY 30FT OC MEDIUM TREES EVERY 40FT OC LARGE TREES EVERY 50FT OC	BECKHAM LANE: 1079 LF / 40 LF = 26.98 = 27 TREES NASH ROAD EAST: 827 LF / 40 LF = 20.68 = 21 TREES
		BECKHAM LANE: 18 TREES DUE TO UTILITY CONFLICT NASH ROAD EAST: 18 TREES DUE TO UTILITY CONFLICT
		NASH ROAD NORTH: 249.66 LF / 40 LF = 6.24 = 7 TREES NASH ROAD NORTH: 0 TREES DUE TO UTILITY CONFLICT

COD Engineering Services LDP:

- ☐ Review
- ☐ Construction
- ☐ Revised Construction
- ☐ Partial
- ☐ Full

Date Issued

Assigned to

PLAN PREPARED FOR:

ROBY DEVELOPMENT
JOEL ROBY
1075 W 3RD AVE
COLUMBUS, OH 43212
(614) 657-7000
JOEL@ROBYDEVELOPMENT.COM

CITY OF DELAWARE, DELAWARE COUNTY, OH

FINAL DEVELOPMENT PLAN

for

VERNON CROSSING

LANDSCAPE NOTES

PLAN PREPARED BY:

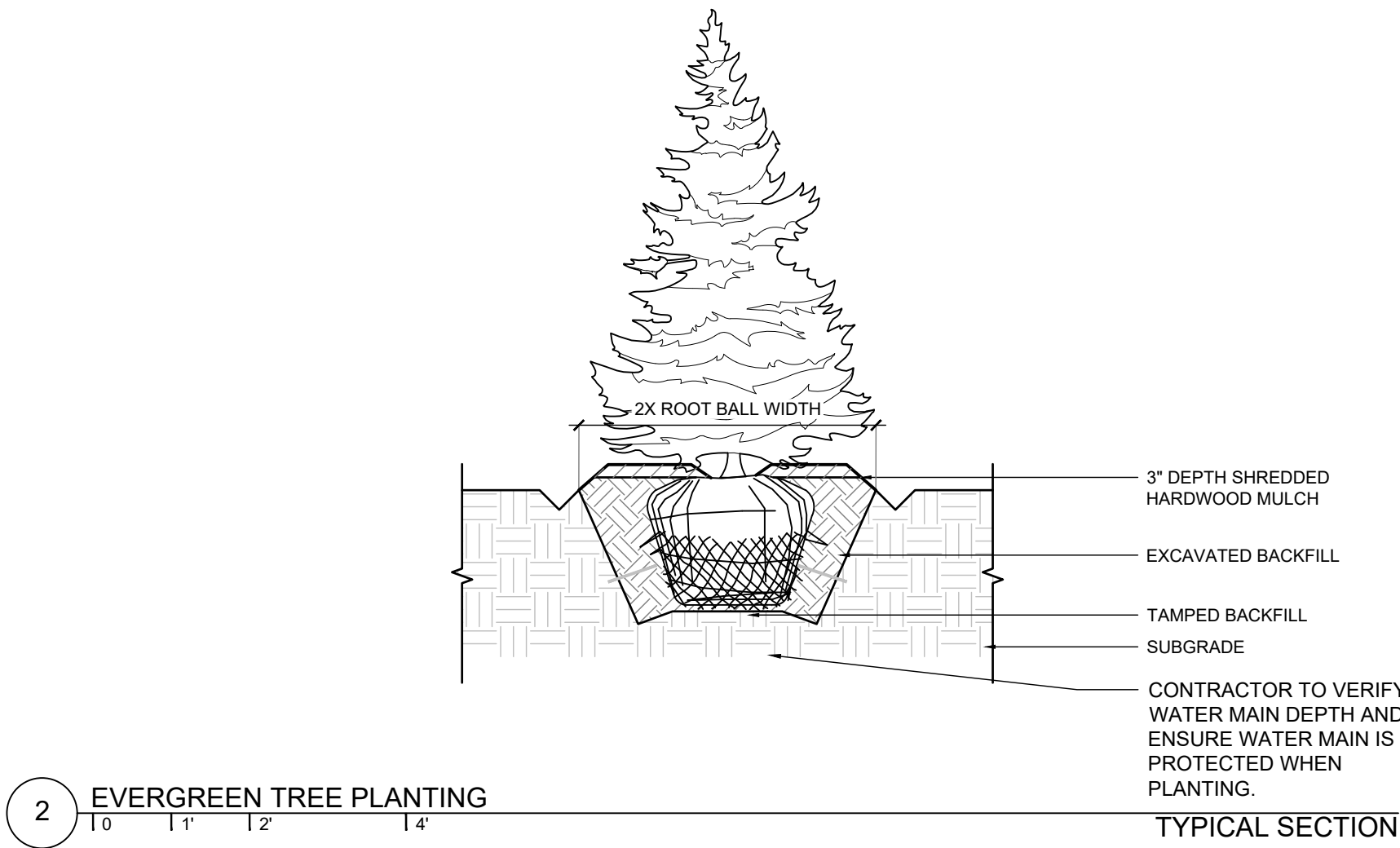
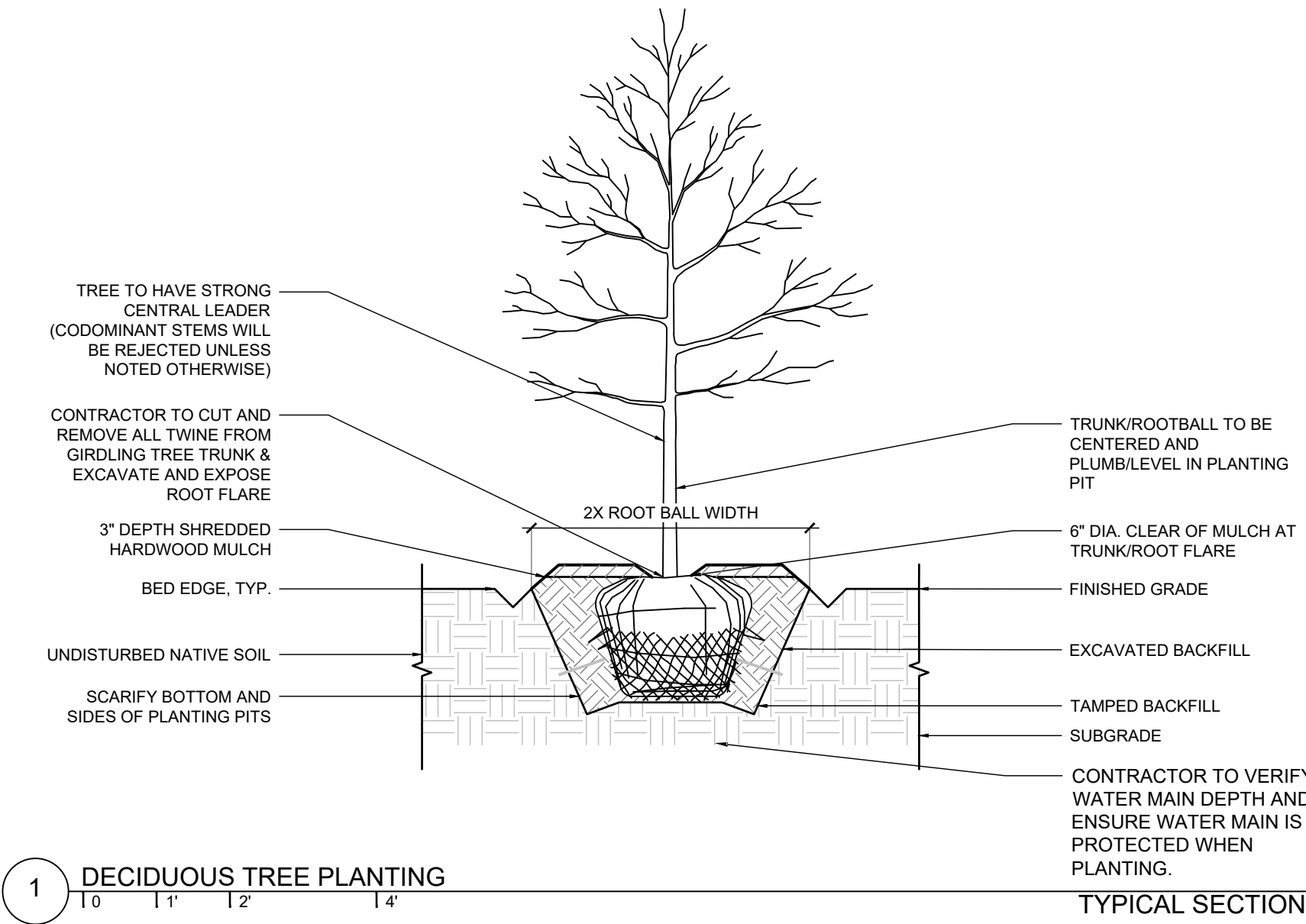
KIMLEY-HORN & ASSOCIATES, INC.
ANTHONY WONG
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43225
(380) 215-1786
ANTHONY.WONG@KIMLEY-HORN.COM

SCALE:

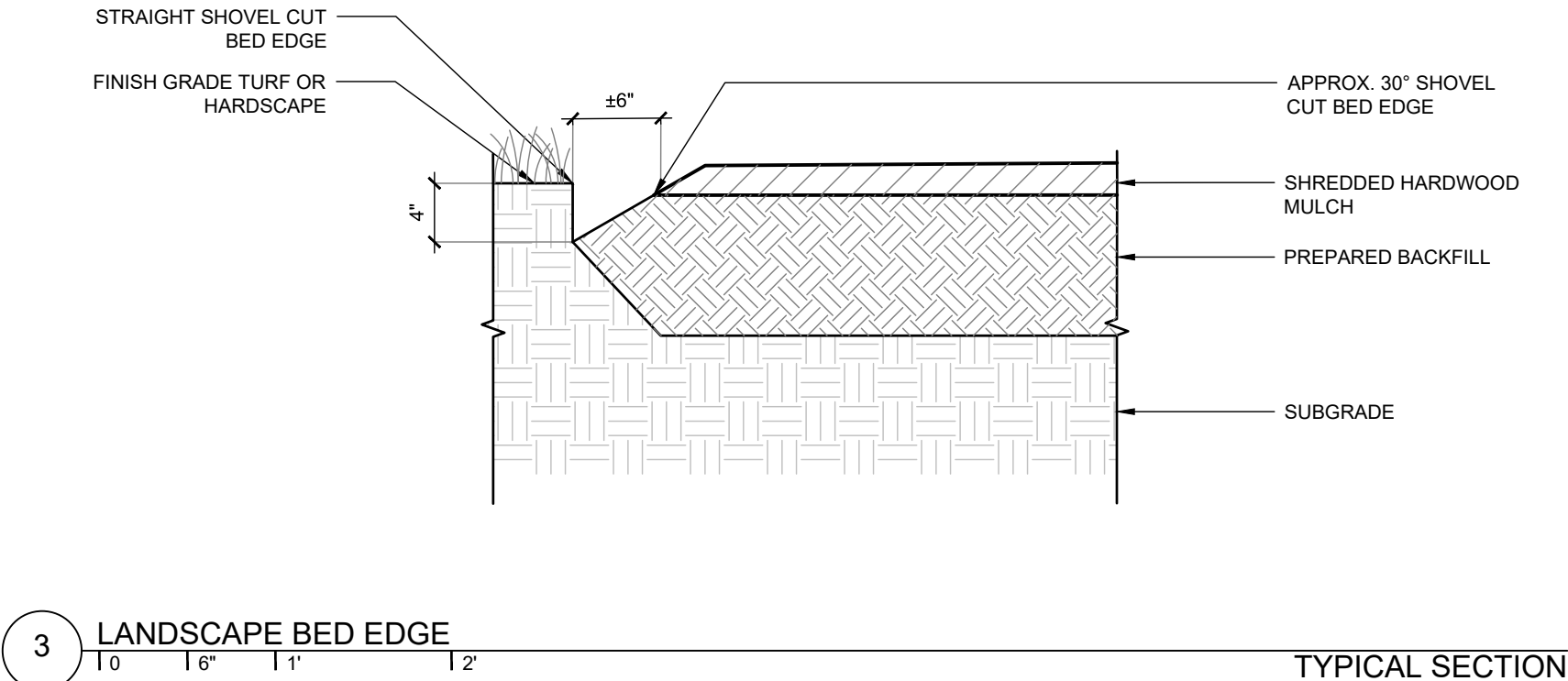
AS NOTED

SHEET:

35/ 36



APPROVED
By David Gentile at 12:10 pm, Sep 10, 2026



CITY OF DELAWARE CODE LANDSCAPE REQUIREMENTS		
ZONE: MULTI-FAMILY RESIDENTIAL DISTRICT (R-MF)		
ZONING ORDINANCE	REQUIRED	PROPOSED
1121.05 Street Trees		
1121.05.3 Medium Trees planted 40' O.C. Large Trees planted 50' O.C. A lot may receive less trees than depicted in the development plan or none at all if spacing does not permit	2,156 LF PROPOSED ROAD / 40 LF = 54 STREET TREES (36 PROVIDED DUE TO UTILITY CONFLICTS)	PROVIDED
1121.07 Screening and Buffering		
1121.05.a Screening and buffering shall be required according to the following: (2) When a multi-family parcel or development abuts any single-family residential use or district. 1121.05.d.1 Screening within the buffer yard shall consist of one or more of the following: a. A dense vegetative planting incorporating evergreen trees and/or screening shrubs of a variety which shall be equally effective in winter and summer. b. Non-living opaque structures such as a solid masonry wall or a solid fence that is compatible with the principal structure.	EVERGREEN VEGETATION AND/OR FENCE SCREENING BETWEEN MULTI-FAMILY AND SINGLE-FAMILY	PROVIDED
1122.04 Target Canopy and Minimum Canopy Provisions		
1122.04(c) Tree canopy coverage for a site shall mean the total area of the site covered by tree canopy, as determined by the arborist or landscape architect who prepared the tree canopy management plan, divided by the adjusted total area of the site and multiplied by one hundred. The adjusted total area of a site shall be equal to the total area of the site that is subject of the development application, minus the area of any right-of-way required to be dedicated pursuant to the City's thoroughfare plan and any cleared stormwater detention or retention areas, as required by the City Engineer. (c)2. For sites in other districts, the minimum tree canopy coverage shall be thirty-five percent (35%)	595,928 SF PARCEL - (58,936.68 SF R/W + 57,063 SF SWM) = 479,928.32 SF TOTAL ADJUSTED SITE AREA 479,928.32 * 0.35 = 167,974.91 SF MINIMUM TREE CANOPY	PROVIDED

4 CODE TABLE

COD Engineering Services LDP:
☐ Review
☐ Construction
☐ Revised Construction
☐ Partial
☐ Full

Date Issued _____
Assigned to _____

PLAN PREPARED FOR:
ROBY DEVELOPMENT
JOEL ROBY
1075 W 3RD AVE
COLUMBUS, OH 43212
(614) 657-7000
JOEL@ROBYDEVELOPMENT.COM

CITY OF DELAWARE, DELAWARE COUNTY, OH
FINAL DEVELOPMENT PLAN
FOR
VERNON CROSSING
LANDSCAPE DETAILS

PLAN PREPARED BY:
KIMLEY-HORN & ASSOCIATES, INC.
ANTHONY WONG
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
(380) 215-1786
ANTHONY.WONG@KIMLEY-HORN.COM

SCALE:
AS NOTED
SHEET:
36/ 36



Item Cover Page

SHADE TREE COMMISSION AGENDA ITEM REPORT

DATE: September 22, 2026

SUBMITTED BY: Hunter Smith, Parks and Recreation

ITEM TYPE: Shade Tree Plan Review

AGENDA SECTION: **PLAN REVIEWS**

SUBJECT: Buyers Ford Landscape Plan and Tree Canopy Management Plan

SUGGESTED ACTION:

ATTACHMENTS:
[Buyers Ford Landscape Plan.pdf](#)
[Byers Ford Tree Canopy Management Plan.pdf](#)



Tree Canopy Management Plan

Fee Calculation Sheet - Non-Industrial Sites

Case Number(s)

PROJECT NAME	Byers Ford Commercial Truck
---------------------	-----------------------------

Total Site Acreage
9.47

Acreage in ROW*/Ponds	Adj. Square Footage	Adj. Canopy %
0	412513.2	46%

staff use only

Proposed				
Common Name	Width @ Maturity (f)	Canopy @ Maturity (s.f.)	Quantity	Total Canopy
Autumn Blaze Red Maple	35	962.11	7	6734.79
Green Mountain Sugar Maple	45	1590.43	11	17494.74
Princeton Sentry Ginkgo	40	1256.64	11	13823.01
Skyline Honey Locust	40	1256.64	7	8796.46
American Hophornbeam	30	706.86	11	7775.44
Green Gables Black Gum	25	490.87	7	3436.12
London Plane Tree	50	1963.50	11	21598.45
Greenspire Linden	35	962.11	5	4810.56
Princeton Elm	60	2827.43	2	5654.87
Pin Oak	40	1256.64	5	6283.19
Shumard Oak	50	1963.50	8	15707.96
Princeton Elm	60	2827.43	2	5654.87
Frontier Elm	60	2827.43	8	22619.47
Silver Linden	45	1590.43	8	12723.45
Existing Tree (Honeylocust)	40	1256.64	5	6283.19
Existing Tree (Norway Maple)	40	1256.64	2	2513.27
Existing Tree (Red Maple)	35	962.11	2	1924.23
		0.00		0.00
		0.00		0.00
		0.00		0.00
		0.00		0.00
		0.00		0.00
		0.00		0.00
		0.00		0.00
		0.00		0.00
		0.00		0.00
		0.00		0.00

Preserved		
Common Name	Preserve Area (ac)	Preserve Area (s.f.)
Preserve Area A	0.55	23950
Preserve Area B		0
Preserve Area C		0
Preserve Area D		0
Preserve Area E		0
Preserve Area F		0
Preserve Area G		0
Preserve Area H		0

Calculated Fee	\$ -
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*only right-of-way for roads on the City of Delaware Thoroughfare Plan



Item Cover Page

SHADE TREE COMMISSION AGENDA ITEM REPORT

DATE: September 22, 2026

SUBMITTED BY: Hunter Smith, Parks and Recreation

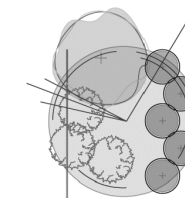
ITEM TYPE: Shade Tree Plan Review

AGENDA SECTION: **PLAN REVIEWS**

SUBJECT: Goodwill Men's Shelter Landscape Plan

SUGGESTED ACTION:

ATTACHMENTS:
[Goodwill Men's Shelter Landscape Plan.pdf](#)



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 Tel 614.444.3175 fax
wilsonlandscapeandturf.com

Landscape Plan for T & R Properties
Goodwill Men's Shelter
21 Vergon Dr. Delaware, OH 43015

Date: 08/24/2026
Scale: 1" = 20'
Drawn By: BV
Drawing Number:

