

CONCORD TOWNSHIP PROPOSED ZONING RESOLUTION AMENDMENTS:

ARTICLE XI – PLANNED RESIDENTIAL DISTRICT (PRD)

Section 11.06 – PROCEDURE:

- b) Development Plan – ~~Fifteen (15)~~~~Ten (10)~~ copies of the development plan shall be submitted to the Zoning Commission with the application, which plan shall include in text and drawing form the following:
- 1) The proposed boundaries, size and location of the Planned Residential District drawn to scale.
 - 2) The general development character of the lot including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum setback requirements, structure location, and other development features ~~including landscape~~.
 - 3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.
 - 4) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.
 - 5) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically.
 - 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable. Include a list of owners and addresses whose property is contiguous to and directly across from the applicant's property according to the most recent County Auditor's tax list.
 - 7) The proposed size, location, and use of nonresidential portions of the lot including usable open areas, parks, paths, school sites, and other areas with their suggested ownership.
 - 8) A landscape plan in compliance with Section 11.08 of Article XI. In addition to the landscape plan, the applicant shall also provide a written proposed timeframe for implementation of the landscape plan after approval of the development plan so as to provide township officials with definitive guidelines as to when the landscape plan shall be completed.
 - 9) The proposed time schedule for development of the site including, streets, buildings, utilities and other facilities.

- 11)10) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) years or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.
- 12)11) The ability of the applicant to carry forth the proposed development plan his/her plan by control of the land and the engineering feasibility of the plan. If the applicant is not the owner, the applicant must have written authorization from the owner.
- 13)12) Specific statements of divergence from the development standards in Article XXI, Section 11.07 of Article XI or existing county regulations or standards and the justification therefor. Unless a divergence variation from these development standards is specifically approved, the same shall apply to any approved development plan. be complied with.
- 14)13) Evidence of the applicant's ability to post a bond if the plan is approved ensuring completion of public service facilities to be constructed within the project by the developer.

Section 11.07 – DEVELOPMENT STANDARDS: In addition to any other provision of this Resolution, the following standards for arrangement and development of lands and buildings are required in the Planned Residence District (PRD):

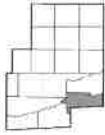
- ...
d) Landscape – All proposed developments within the Planned Residential District shall comply with the Concord Township Planned Residential District Landscape Standards incorporated in Section 11.09. All yards, front, side and rear, shall be landscaped, and all organized open spaces or nonresidential use areas, including but not limited to, road setbacks and subdivision entrances, shall be landscaped. The boundaries of the development shall reasonably incorporate screening to limit the view of the development from adjacent properties, with features such as mounding, fencing, low walls, trees, and shrubs. Such landscape plans shall be submitted with the zoning application and shall meet the requirements of Article XXIII.

**Section 11.09 – CONCORD TOWNSHIP PLANNED RESIDENTIAL DISTRICT
LANDSCAPE STANDARDS**

CONCORD TOWNSHIP
PLANNED RESIDENTIAL DISTRICT
LANDSCAPE STANDARDS

2021

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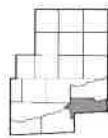


6385 Home Road
Delaware, OH 43015

Trustees:

Jason Haney
Joe Garrett
Bart Johnson

Fiscal Officer
Jill M. Davis



6385 Home Road
Delaware, OH 43015

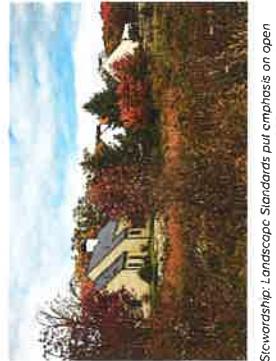
Trustees:

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**Project Summary:
Planned Residential District (PRD)
Landscape Standards**

Introduction: As Concord Township and Delaware County anticipate continued and rapid residential growth for the foreseeable future, these standards are developed to aid Township Trustees in the review and approval of Planned Residential District projects. The standards include specific Property Screening Standards as well as Design Review Criteria for vegetal and earthen screening developed to aid Township Trustees in design evaluation. The standards are intended as an expression of the values and priorities of the Township Trustees as elected stewards of the township's lands, character, and environment.



Stewardship Landscape Standards put emphasis on open space as well as quality and nature of PRD landscapes.

Objective: This project aims to establish clear and accountable landscape standards for Planned Residential District development projects within Concord Township. The standards place a premium on the preservation of open space and the quality of landscape associated with the public right-of-way as well as adjacent sites and line-of-sight relationships in order to minimize the visual impact of such developments on the rural and natural character of Concord Township as it grows into the future.

Summary: The PRD landscape standards include three models or standards: the Right-of-Way Standard (RWS), the Adjacent Site Standard (ADS), and the Line-of-Sight Standard (LSS). Each of the standards is based on the extent of property line that would apply to each initial development plans. Credits are based on percentage of property and provide real incentive for landscape planning. Finally, design guidelines and evaluation metrics assure attention is paid to the nature and character of landscape planting as well as earthworks (berms), pathways, and water features (basins).

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SECTION 01

LANDSCAPE DESIGN STANDARDS SUMMARY

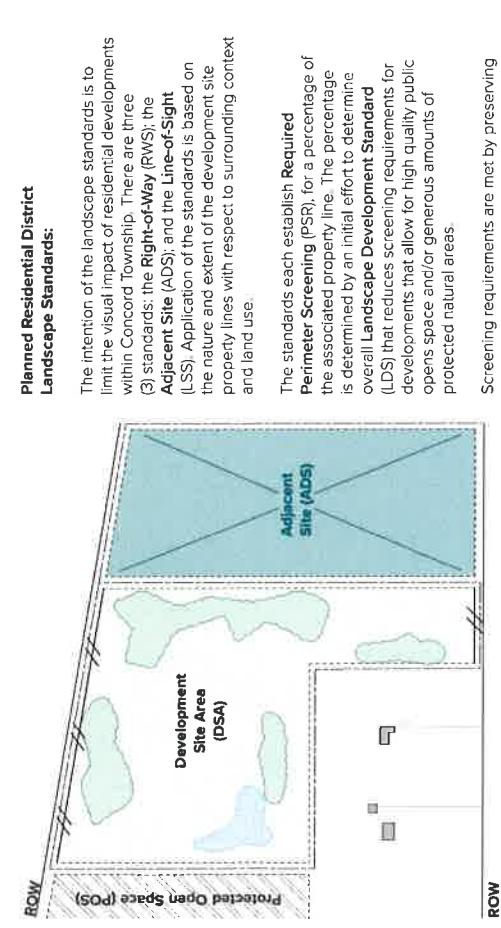
Intro

PRD Site Planning Standards

Site Development Requirements & Credits

01

Proposed Development Summary
First, summarize how project has allocated space and worked to maximize high-value public open and/or natural spaces.



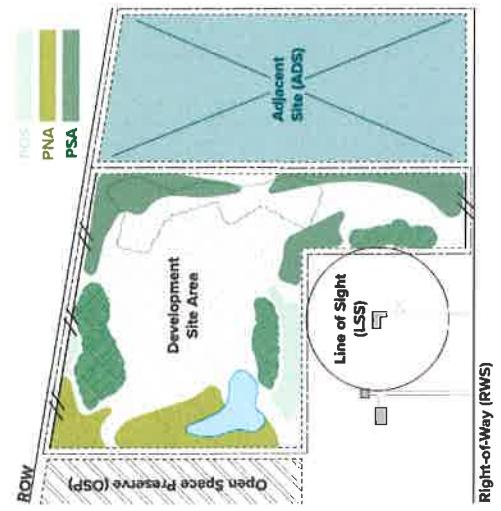
Planned Residential District Landscape Standards:

The intention of the landscape standards is to limit the visual impact of residential developments within Concord Township. There are three (3) standards: the Right-of-Way (ROW); the Adjacent Site (ADS); and the Line-of-Sight (LOS). Application of the standards is based on the nature and extent of the development site property lines with respect to surrounding context and land use.

The standards each establish Required Perimeter Screening (PSR), for a percentage of the associated property line. The percentage is determined by an initial effort to determine overall Landscape Development Standard (LDS) that reduces screening requirements for developments that allow for high quality public open space and/or generous amounts of protected natural areas.

Screening requirements are met by preserving Effective Existing Screening (EES) and/or developing new Proposed Vegetal Screening (PVS) or Proposed Earthen Screening (PES) that meet stated design criteria for each.

Finally, design guidelines provide direction for evaluation of specific design proposals including but not limited to Public Open Space (POS) and Protected Natural Areas (PNA).



Right-of-Way (ROWS)

Development Site Diagram (Above): Illustrate allocation of space accounting for housing sites, roadways, open space amenities as well as public open spaces, preserved natural area, and perimeter screening area. Aerial Photos with a simple bubble diagram is acceptable. Diagram NTS

PNA

Protected Natural Area
PNA refers to the total area (acres) of site that are to be protected/restored as limited access wildlife habitat, wetland area, etc. per design standards.

PSA

Perimeter Screening Area
PSA refers to the total area (acres) of site that is to be improved with vegetal and/or earthen screening per design standards.

Note:
Site Planning & Design Standards

In General, PRD landscape standards reward site plans that preserve and make use of existing vegetation as effective screening and allocate generous areas to open space and native areas at the perimeter of development sites.

Criteria for the allocation of screening space, density/nature of vegetal screening, and the size/character of earthen screening are all measured (good/better/best) to this end.

Note:
Proposed Development Summary

| Proposed Development Summary | | | | |
|------------------------------|-----|--------------------------------------|--------|-------|
| Total Site Area | 24 | Landscape Development Standard (LDS) | | |
| DSA | 12 | Good | Better | Best |
| AOS | 2.5 | | | |
| POS | 1.1 | ≥ 0% | ≥ 10% | ≥ 15% |
| PNA | 3.5 | ≥ 10% | ≥ 15% | ≥ 20% |
| PSA | 4.8 | ≥ 15% | ≥ 20% | ≥ 25% |
| LDS Earned | | | BETTER | X |

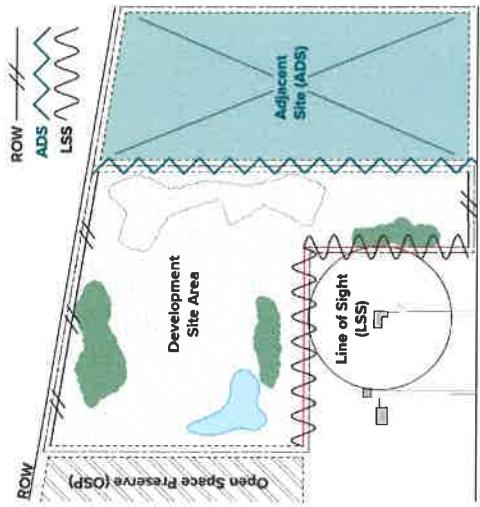
Directions: Using the table above, summarize the proposed allocation of space for the given project site. For each of the LDSs evaluate how the allocated space measures. If when two LDSs are met, including the PSA, in a given category then that standard is earned and serves as standard for development standards.

Note:
Check List

| PRD Landscape Standards Summary | Yes | No |
|---|-----|----|
| Summarize allocation of space within the proposed development to satisfy LDS Good/Better/Best minimums. | X | |
| Calculate the Required Perimeter Screening for each screening standard. | X | |
| Account for extent of required perimeter screening using combination of screening types. | X | |
| Calculate required number of plants for Proposed Vegetal Screening. | X | |
| Calculate required number of plants for Proposed Vegetal Screening. | X | |

02 Required Perimeter Screening (RPS)

Second, based on allocation of space, calculate the extent of property that is to be screened in compliance with perimeter screening standards.



Right-of-Way Screening
The RWS applied to the extent of Property Lines that abut a public roadway that fronts or bisects a given Development Site Area. This doesn't apply to internal private roadways.

Adjacent Site Screening
The ADS is applied to the extent of Property Lines that abut undeveloped sites w/ like or unlike zoning.

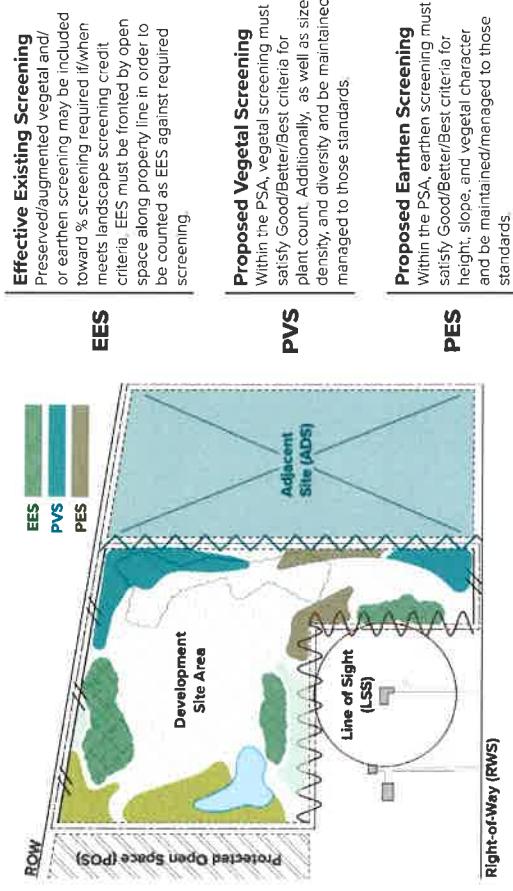
Line-of-Sight Screening
The LSS is applied to the extent of property line that is within sight of the nearest structure between two closest or triangulated corners of the development



Required Perimeter Screening (Above): Illustrate context of the development site and highlight extent of applicable Required Site Screening standards to associated site property lines. Diagram NTS.

03 Proposed Perimeter Screening (PPS)

Third, account for extent of screening requirements by balancing between preserved and proposed vegetal and earthen screening at the perimeter of property.



Effective Existing Screening
Preserved/augmented vegetal and/or earthen screening may be included toward % screening required if/when meets landscape screening credit criteria. EES must be fronted by open space along property line in order to be counted as EES against required screening.

Proposed Vegetal Screening
Within the PSA, vegetal screening must satisfy Good/Better/Best criteria for plant count. Additionally, as well as size, density, and diversity and be maintained/managed to those standards.

Proposed Earthen Screening
Within the PSA, earthen screening must satisfy Good/Better/Best criteria for height, slope, and vegetal character and be maintained/managed to those standards.

Table 03:

Proposed Perimeter Screening (PPS) Summary

| Screening Standard | Prop. Line Extent (ft) | % Required Site Screening | | Calc. RPS (ft) | Site Screening Summary | | | PSA Total | |
|---|------------------------|---------------------------|-------------|---|------------------------|-----|-----|--|-----------|
| | | Good | Better | | EES | PVS | PES | | |
| RWS | Y | 1235 | $\geq 90\%$ | 270% | $\geq 50\%$ | 865 | 125 | 500 | 225 |
| ADS | Y | 1335 | $\geq 80\%$ | 260% | $\geq 40\%$ | 800 | - | 600 | 200 |
| LSS | Y | 1270 | $\geq 70\%$ | 250% | $\geq 30\%$ | 635 | 235 | 400 | - |
| Total Site Property Perimeter (ft) | 3750 | | | Req. Additional Perimeter Screening (ft) | 2300 | | | Has all the RPS been accounted for? | NO |

Table 02:
Required Perimeter Screening (RPS) Summary

| Screening Standard Applicable (Y/N) | Prop. Line Extent (ft) | % Required Site Screening | Calc. RPS (ft) |
|---|------------------------|---------------------------|---|
| RWS | Y | $\geq 90\%$ | 270% |
| ADS | Y | $\geq 80\%$ | 260% |
| LSS | Y | $\geq 70\%$ | 250% |
| Total Site Property Perimeter (ft) | 3750 | | Req. Additional Perimeter Screening (ft) |
| | | | 2300 |

Directions: Using the table above, indicate applicable screening standards in the first column (Y/N), quantify the extent of property line for which the standard applies and multiply that extent by the Good/Better/Best site. Record the Required Perimeter Screening (RPS) in the last column.

Note:
Effective Existing Screening

Existing vegetated areas must, as stated above, be fronted by open space to the property line in order to be counted as Effective Existing Screening.

Additionally, EES must be documented at protected throughout site development. Clearing of invasive species is allowed but in general existing vegetation is to be preserved, maintained, and/or supplemented.

Note:

Effective Existing Screening

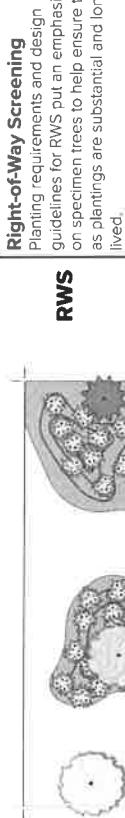
Existing vegetated areas must, as stated above, be fronted by open space to the property line in order to be counted as Effective Existing Screening.

Additionally, EES must be documented at protected throughout site development. Clearing of invasive species is allowed but in general existing vegetation is to be preserved, maintained, and/or supplemented.

Vegetal Screening Requirements (VSR)

Fifth, now that screening is planned, calculate the number of plants required to satisfy the vegetal screening design standard. (See Landscape Design Standards for landform criteria.)

04



Right-of-Way Screening

Planting requirements and design guidelines for RWS put an emphasis on specimen trees to help ensure that plantings are substantial and long-lived.

Adjacent Site Screening

Planting requirements and design guidelines for ADS put an emphasis on secondary tree species that are fast-growing and adaptive to a range of conditions and degrees of maintenance.

Line-of-Sight Screening

Planting requirements and design guidelines for LSS put an emphasis on screening (i.e. evergreen) tree varieties to help ensure year-round screening.

Earthen Screening Requirements (ESR)

Fifth, repeating a similar process, calculate the number of plants required to satisfy the earthen screening design standard. (See Landscape Design Standards for landform criteria.)

05

RWS

Right-of-Way Screening

When screening for RWS, the height of earthen screen is measured relative to elevation of associated roadway opposite the landform.

ADS

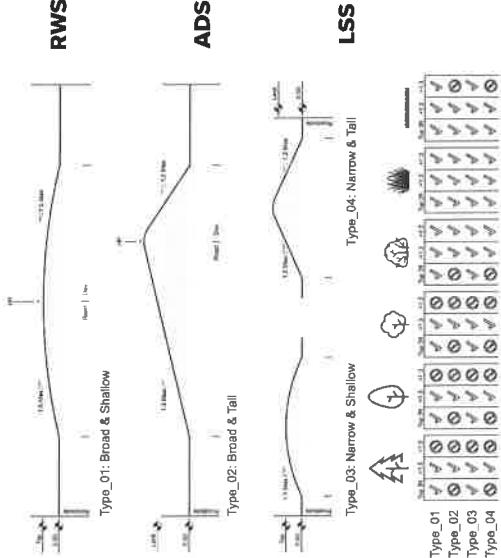
Adjacent Site Screening

When screening for ADS, the height of earthen screen is measured relative to elevation of shared property line opposite the landform.

LSS

Line-of-Sight Screening

When screening for LSS, the height of earthen screen is measured relative to elevation of associated property line opposite the landform.



Ref: Plant List Varieties

| Screening Standard | Plant List Mix % Range | | | Reference: The adjacent table outlines the percent balance of tree varieties associated with each screening standard. |
|--------------------|------------------------|-------|--------------|---|
| | Spec. | Sec. | Under Screen | |
| RWS | 30-40 | 30-40 | 10-20 | 10-20 |
| ADS | 15-25 | 35-45 | 15-25 | 15-25 |
| LSS | 15-25 | 25-35 | 0-10 | 30-40 |

Ref: Plant List Varieties

| Screening Standard | PVS Multiplier | | | Req. Plant Count |
|------------------------------|----------------|------------------------------|------|------------------|
| | Good | Better | Best | |
| RWS | x1 | x.75 | x.5 | 375 |
| ADS | x.75 | x.5 | x.25 | 300 |
| LSS | x.5 | x.25 | x.10 | 100 |
| Total Vegetal Screening (ft) | 1500 | Total Required Plants | | 775 |

Table_04:

Proposed Vegetal Screening (PVS) Summary

| Screening Standard | PVS | PVS Multiplier | | | Req. Plant Count |
|------------------------------|------|------------------------------|--------|------------|------------------|
| | | Good | Better | Best | |
| RWS | 500 | x1 | x.75 | x.5 | 225 |
| ADS | 600 | x.75 | x.5 | x.25 | 200 |
| LSS | 400 | x.5 | x.25 | x.10 | - |
| Total Vegetal Screening (ft) | 1500 | Total Required Plants | | 425 | 75 |

Directions: Using the table above, calculate the required number of plants for a given vegetal screen using the PVS Multiplier for the appropriate Landscape Development Standard from Table_01.

Table_05:

Proposed Earthen Screening (PES) Summary

| Screening Standard | PES | PES Multiplier | | | Req. Plant Count |
|------------------------------|-----|------------------------------|--------|-----------|------------------|
| | | Good | Better | Best | |
| RWS | 8 | x12 | x.4 | x.1 | 45 |
| ADS | 5 | 10 | x.15 | x.05 | 30 |
| LSS | 6 | 9 | x.2 | x.1 | x.0 |
| Total Earthen Screening (ft) | 425 | Total Required Plants | | 75 | |

Directions: Using the table above, calculate the required number of plants for a given earthen screen using the PES Multiplier for the appropriate Landscape Development Standard from Table_01.

Note:

Landform Design Standards

Design standards outline details for the layout, size, height, slope, and planting for Proposed Earthen Screening (PES). The reference chart above, outlines height requirements for earthen screens.

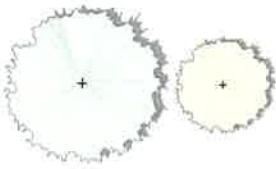
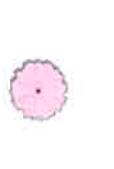
See Design Standards that follow for additional criteria.

SECTION 02

LANDSCAPE DESIGN STANDARDS, GUIDELINES & EVALUATION METRICS

| Overused & Invasive Plants: | Do Not Use and/or Target for Removal |
|--|---|
| Native Landscape Standard | |
| The list of invasive and illegal plants released by State of Ohio Dept. of Agriculture in 2017 along with lists of common and emerging invasive plants maintained by the Ohio Invasive Plants Council are good references and should be reviewed annually for updates. | <i>Allianthus altissima</i> <i>Berberis thunbergii</i> <i>Elaeagnus angustifolia</i> <i>Euonymus alatus</i> <i>Hemerocallis fulva</i> <i>Rosa multiflora</i> <i>Lonicera sp.</i> <i>Pyrus sp.</i> <i>Rhamnus sp.</i> <i>Ulmus parvifolia</i> <i>Treec-of-Heaven</i> <i>Japanese Barberry</i> <i>Russia Olive</i> <i>Burning Bush</i> <i>Day-lily</i> <i>Multiflora rose</i> <i>Honeysuckle</i> <i>Garrya Pear</i> <i>Buckthorn</i> <i>Lacebark Elm</i> Invasive |
| Local ordinances restricting select trees from being used in street ROWs are well applied to those conditions but should not unduly restrict use of native species that are commonly restricted only for their debris (leaf size, fruit, etc.). Conservation & Parkland standards ensure adequate space & condition for these species. | Target Removal Invasive/Illegal Target Removal Invasive/Illegal Do Not Use Target Removal Target Removal Target Removal Target Removal Target Removal Target Removal Invasive/Illegal |
| Diversify Native Tree Planting: | |
| Understory Trees (Deciduous Ornamental & Fruit Trees) | Box Elder Catalpa Sweetgum Cottonwood Poplar (Native Only) Black Locust Willow (Native Only) |
| Indicator Species - Poplar, Locust, Birch, etc. | All All All ADS, PNA ADS, PNA ADS, PNA ADS, PNA |
| Understory Trees (Deciduous Ornamental & Fruit Trees) | Acer negundo Liquidambar styraciflua Populus deltoides Populus sp. Robinia pseudoacacia Salix sp. |
| Indicator Species - Dogwood, Redbud, Crabapple, etc. | All All All ADS, PNA ADS, PNA ADS, PNA ADS, PNA |
| Screening Trees (Evergreen Conifer Trees) | |
| RWS Standard (8'-0" Cal. Min.) ADS Standard (6'-0" Cal. Min.) LSS Standard (4'-0" Ht. Min.) | |
| Indicator Species - Pine, Spruce, Hemlock, Cedar, etc. | |
| Sizes & Varieties (Site Trees) | |
| Balled & Burlapped (B&B) | Clump Var. & Shrubs Container Trees |
| Suitable for specimen and secondary trees. Staking required. | Suitable within height and caliper requirements. Trees <1" cal. do not require staking. Var. do not require staking. |

| | |
|--|---|
| Specimen Trees (Deciduous Shade & Conifers Trees) | |
| RWS Standard (3'-0" Cal. Min.) ADS Standard (2'-5" Cal. Min.) LSS Standard (1'-5" Cal. Min.) | |
| Indicator Species - Oak, Maple, Beech, Elm, Larch, etc. | |
| Secondary Trees (Deciduous Shade Trees) | |
| RWS Standard (2'-0" Cal. Min.) ADS Standard (1'-5" Cal. Min.) LSS Standard (No Cal. Min.) | |
| Indicator Species - Poplar, Locust, Birch, etc. | |
| Understory Trees (Deciduous Ornamental & Fruit Trees) | |
| RWS Standard (8'-0" Ht. Min.) ADS Standard (6'-0" Ht. Min.) LSS Standard (4'-0" Ht. Min.) | |
| Indicator Species - Dogwood, Redbud, Crabapple, etc. | |
| Screening Trees (Evergreen Conifer Trees) | |
| RWS Standard (10'-0" Ht. Min.) ADS Standard (8'-0" Ht. Min.) LSS Standard (8'-0" Ht. Min.) | |
| Indicator Species - Pine, Spruce, Hemlock, Cedar, etc. | |
| Sizes & Varieties (Site Trees) | |
| Balled & Burlapped (B&B) | Clump Var. & Shrubs Container Trees |
| Suitable for specimen and secondary trees. Staking required. | Suitable within height and caliper requirements. Trees <1" cal. do not require staking. Var. do not require staking. |

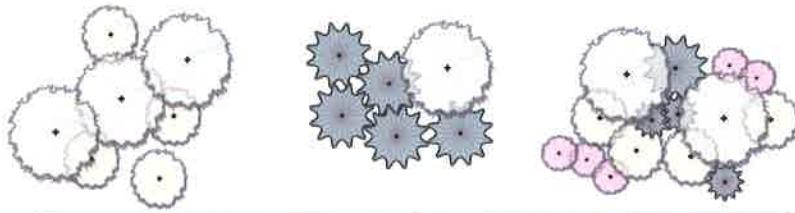
| | |
|--|--|
| Tree Size & Variety Standards | |
| These standards are intended to generate a mix of tree sizes and species to associate well with each of the three landscape standards. | |
| The table/chart at right outlines how tree sizes and varieties are to be varied within a given screening standard. This will ensure that even the newest of plantings has variety of sizes and that variety is maintained as plantings mature over time. Additionally, the standard requires a mix of plant types (specimen, secondary, understory, and screening) so as to prevent simplistic and/or monoculture plantings. |   |
| Nursery Stock: The images below illustrate the common conditions for nursery stock trees and shrubs. |     |
| Balled & Burlapped (B&B) | |
| Suitable for specimen and secondary trees. Staking required. | |

Tree Layout Guidelines

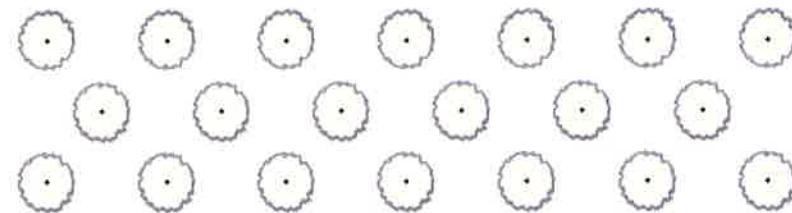
These guidelines illustrate a range of effective tree layouts from the most simple Single File/Layer Row to more developed Groves and Stands.

Layout guidelines aid design reviewers in consideration of how tree layouts can be varied and more provide effective screening than when trees are used/planted as stand-alone specimens. The suggested varieties help ensure appropriate associations. For example, Evergreen Conifers are rarely seen in grids.

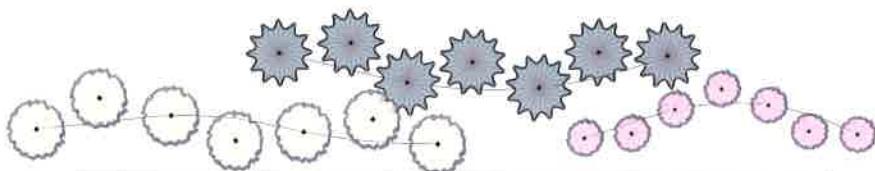
Images: Use trees to create groves and/or to create layered plantings using the contour of site. Allées of trees have impact as edges or corridors for paths. Densely planted young tree stands create a naturalizing impact and are effective layered screening.



Groves & Stands (All Sizes All Varieties)



Grids & Quincunx (All Sizes & Deciduous Varieties)



Multi-Layered Contoured Rows (All Sizes & Varieties)



Single File/Layer Rows (Specimen Deciduous Trees Only)



Earthen Screen Standards

These standards are intended to illustrate the potential form of landforms and berms so as to maximize both their function and complement to natural form of site.

The diagrams at right illustrate some of the variations landforms can take. The variations are designed to encourage varied use so sites do not become monotonous or feel artificial.

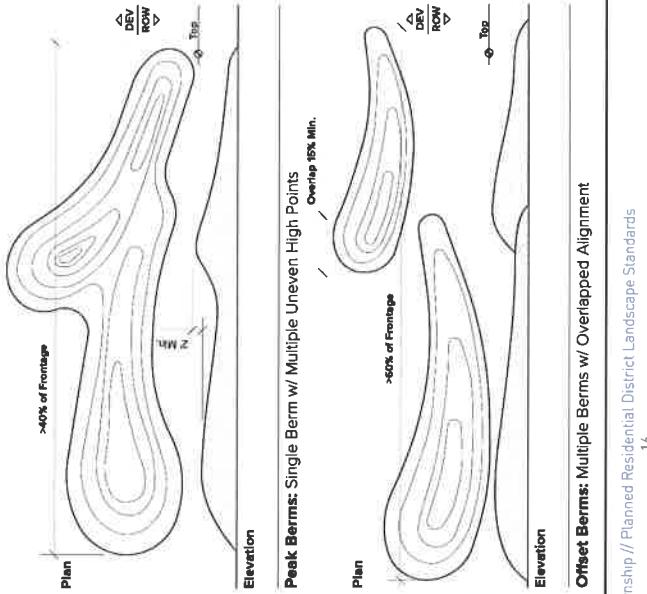
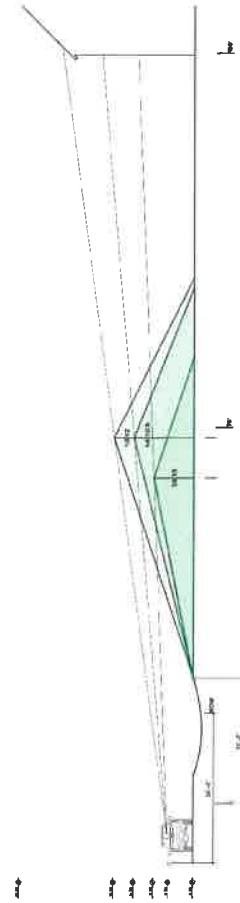
| Berm Type | Min Ht. | Max %. |
|-----------------------|---------|--------|
| Single w/ Flat Top | 5' | 15% |
| Single w/ Slope Top | 5' | 25% |
| Single w/ Multiple HP | 5' | 40% |
| Multiple Overlapped | 5' | 60% |

Landforms: Used in pairs/groups/ layers berms can effectively active paths, divide uses, and organize plant communities.



Measuring Landforms & Berms

> 15% of Frontage Max.
The height of landforms and berms is to be measured from the elevation of the Center of the adjacent roadway or drive. The minimum allowable height is 5'-0", unless approved by Township Trustee review, if the landform is to be counted toward earthen screening. Landforms built on existing grade above or below existing roadway/drive should include a Low Point (LP) to help ensure proper drainage.



Guideline #01: Vegetation & Screening

The objective of guidelines for vegetation and screening is to minimize the visual impact of development on the overall character of the area.

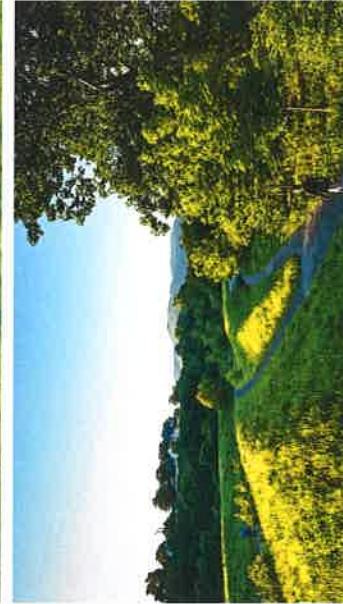
In general, trees/vegetation within the landscape area should contribute first to the character of surroundings. This can be done by recalling rural character as shown in example image.



Guideline #02: Landforms & Berms

The objective of standards related to landforms/berms is to allow them to be effective as property screens while ensuring they are well-suited to the site conditions.

In general, landforms should blend with existing grades, be varied in their form and height along length, and be planted broadly so as not to objectify plant material. The example image illustrates this well.



Guideline #04: Pathways & Trails

The objective of this guideline is to maximize the impact and functionality of required pathways as both connector routes outside of and amenity trails within developments.

In general, pathways should be separated from roadway and when possible allow pedestrians access to landscape area frontage.



Guideline #05: Shrubs & Thickets

The objective of this guideline is for shrubs and thickets to be used in areas beyond entry drive zone.

In general, large shrubs can be used to develop drifts and thickets that provide screening, habitat, seasonal interest, and spatial definition.



Guideline #03: Ponds & Basins

The objective of standards related to ponds and basins is to maximize their visual impact, ecological value, and safe accessibility as public amenities.

In general, basins should be developed with broad vegetated floodplains rather than rely on deep "free-board" profiles which make them unsightly and dangerous.

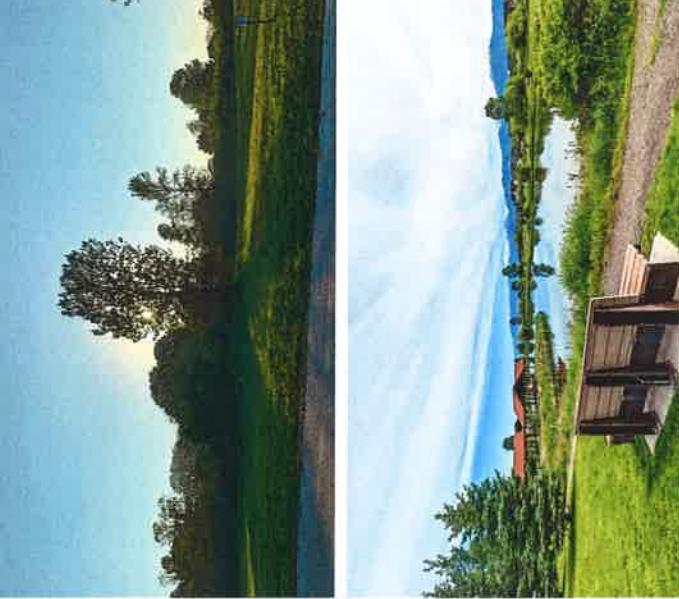


Guideline #06: Entry Features

The objective of this guideline is to suggest that entry features such as walls, pillars, and fences be used to not only mark vehicular entries but also clarify line between public and private space.

The potential of these features to provide community/public amenity, including safety in the case of lighting, should not be overlooked while reviewing plans.





Public Open Space: Character Images

Requiring Public Open Space is intended to promote a landscape design that will supplement and/or provided amenities for township residents.

Priority is placed on providing access to site features, such as ponds, and connecting paths/trails to surrounding contexts.

Character Conditions:

- maximize preservation and planting of specimen-scale shade tree varieties;
- utilize landforms and planting to create separation between pedestrian and vehicular space;
- provide points of interest paired with seating and/or overlook features.

| Design Standard | | |
|------------------------|-------|--|
| Min. % Prop. Area | 05% | |
| Min. Width | 50 ft | |
| Trees per Lot/Unit | 06 | |

Public Open Space: Planting Requirements & Conditions

| Plant Total% | Plant Variety | Plant Size/Cond. |
|---------------------------|---------------|---|
| Specimen Trees | 40-50% | Deciduous Shade & Conifer Trees 2.5' Cal. Min. |
| Secondary Trees | 30-40% | Deciduous Shade Trees & Clump Varieties 1.5' Cal. Min. |
| Understory Trees & Shrubs | 20-30% | Deciduous Ornamental, Clump Varieties & Fruit Trees 6'-0" Ht. Min. |
| Screening Trees & Shrubs | 10-20% | Evergreen Conifer Trees 8'-0" Ht. Min. |



Measure #1: Provide Connections

Pathways and trails within the approach area should provide connections to the interior of the site as well as to the surrounding context.

Pathways should be easy/accessible and encourage slow rate of speed by meandering with the natural slope and topography of sites.

Measure #2: Provide Access

Site features such as ponds/basins should be made visually if not physically accessible.

Particular attention should be paid to the side-slope and depth of "free-board" on basins so they do not feel artificial or over-engineered.

Measure #3: Provide Amenity

Along walking paths, trails, and in open spaces effort should be made to include spaces for people to gather and recreate.

Spaces may be simple and modest but should be suggestive of use and communicate clear invitation for engagement.

Protected Natural Areas: Character Images

Requiring Protected Natural Areas (PNA) is intended to promote a landscape design that will complement and enhance the existing landscape of the site and/or surrounding context.

Priority is placed on native species and plant communities that are expected to evolve over time. Early character may be defined by broad meadows and young stands of trees that mimic natural process of Old Field Succession.



Measure #1: Minimize Lawn Area

Maintained and treated lawn is a significant contributor to non-point source pollution and negatively impacts the continuity of landscape systems that support native habitat and regulate water systems.

An acceptable aesthetic can be provided to "natural" areas by simply mowing edges of trails and ROW as demonstration of care/ownership of a site.



Measure #2: Preserve Existing Trees

Mature trees and woodlands provide much more than sense of character to a site. They reduce stormwater run-off, improve air quality, and help to regulate local climate by shielding winds.

Existing woodlands can serve as amenities but their interior should be preserved by not subdividing them thus reducing their health and ecological value.



Measure #3: Privilege Wildlife Habitat & Native Plant Communities

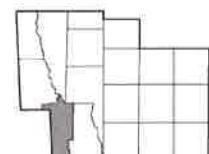
Using a diverse native plant palette to supplement existing site conditions and allow for natural succession of landscape will preserve needed wildlife resources such as nesting/shelter areas and winter food sources.

When possible habitat areas should be developed/monitored in cooperation with groups such as ODNR

| Protected Natural Areas: Planting Requirements & Conditions | | |
|---|---------------|---|
| | Plant Variety | Plant Size/Cond. |
| Specimen Trees | 15-25% | Deciduous Shade & Conifer Trees 1.5" Cal. Min. |
| Secondary Trees | 50-60% | No Cal. Min. |
| Understory Trees & Shrubs | 30-40% | 4'-0" Ht. Min. |
| Screening Trees & Shrubs | 05-15% | 3'-0" Ht. Min. |

**CONCORD TOWNSHIP
PLANNED RESIDENTIAL DISTRICT
LANDSCAPE STANDARDS**

2021



**6385 Home Road
Delaware, OH 43015**

Trustees:
Jason Haney
Joe Garrett
Bart Johnson

Fiscal Officer
Jill M. Davis

ARTICLE XXIII – LANDSCAPE

Section 23.01 – PURPOSE: The intent of this article is to improve the appearance of vehicular use areas and property abutting public right-of-ways; to require buffering between non-compatible land uses; to protect, preserve and promote the aesthetic appeal, character and value of the surrounding residences and neighborhoods; and to promote public health and safety through the reduction of noise pollution, visual pollution, air temperature and artificial glare.

It is further the purpose of this article to specifically promote the preservation and replacement of trees and significant vegetation removed in the course of land development, and to promote the proper utilization of landscape as a buffer between certain land uses to minimize the opportunities of nuisance.

Section 23.02 – APPLICATION:

- 1) New Sites – Except for Planned Residential Districts approved pursuant to Article XI, ~~n~~~~No~~ certificate of zoning compliance shall be issued hereafter for any site development or the construction or improvement of any building, structure or vehicular use area except where landscape for such development, construction or improvements has been approved as required by the provisions of this ~~a~~Article.
...
- 2) Existing Sites – Except for Planned Residential Districts approved pursuant to Article XI, ~~n~~~~No~~ building, structure, or vehicular use area shall be constructed or expanded unless the minimum landscape required by the provisions of this Article is provided to the property to the extent of its alteration or expansion and not for the entire property of which the alteration or expansion is a part unless the alteration or expansion is substantial. Farm Residential-single family uses shall be exempt from the requirements of Section 23.03(D)(2), but all other requirements of this Article shall apply unless Farm Residential-single family uses are clearly exempt. An alteration or expansion to an existing property is substantial when: