

Tarlton Meadows **Hilliard Conservation District (HCD) Development Standards Text**

Revised March 31, 2016

Tarlton Meadows is a planned district under Chapter 1115 of the Hilliard Codified Ordinances (Hilliard Conservation District HCD). The site consists of four parcels totaling approximately 190.4 acres, which are generally located approximately 1 mile south of Hayden Run Road along the east and west sides of Elliott Road and southwest of the Heritage Rail Trail. Of the approximately 190.4 acres, +/-143.8 acres will be rezoned to HCD and +/-46.6 acres will remain in Brown Township, zoned R-Rural.

For the purposes of this HCD, the site will be divided into five subareas which are identified and located on the Preliminary Development Plans.

Subarea 'A-1' (+/- 30.2 acres currently owned by the City of Hilliard) and Subarea 'A-2' (+/- 20.1 acres) are proposed to be developed as single-family residential uses, with the City water tower and significant open space to remain City-owned in Subarea A-1; Subarea 'B' (+/- 71.7 acres) will be developed as single family residential uses; Subarea C (+/- 21.7 acres) will be developed as age targeted empty nester patio homes; and Subarea D (+/- 46.6 acres) will be open space dedicated and deeded to the City of Hilliard or another public entity to be owned, maintained and preserved as a park and permanent open space as directed by the City. Subarea D is not zoned under this HCD zoning text, but included in this text and application as its submission counts toward density and open space calculations under Hilliard zoning procedures. This development plan is presented and intended to be developed jointly by Rockford Homes, Inc. and Pulte Homes of Ohio LLC, which will be the builders of the new homes offered in Subareas A-1, A-2 and B. It is anticipated that Pulte will be the sole builder of the age targeted/empty nester patio homes in Subarea C. Pulte will serve as the lead developer of record for the community infrastructure improvements.

General Commitments

Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 1115 of the Codified Ordinances of the City of Hilliard shall apply. Basic development standards are specified regarding the proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the parcel's development and compliance with the City of Hilliard's high standards for new development.

1. Permitted site uses.
 - a. Permitted uses on the site include but may not be limited to:
 - i. Single-family residential homes and single-family age targeted / empty nester patio homes with development standards as specified herein and on site plans.
 - ii. Private open spaces and multi-use paths as indicated on site plans.
 - iii. Public open spaces proposed to be dedicated to public use as indicated on site plans.
 - iv. Storm water management facilities and wetlands as shown on site plans.
 - v. City water tower and park property owned and retained by the City of Hilliard after developer improvements, with access from open space and public streets, and vehicular crossing over the Heritage Rail Trail to be dedicated to the City in Subarea A-1 as depicted.
2. Total number dwelling units, unit types, site density and method used to calculate density:
 - a. Total lot and unit count are proposed at 258 homes. Of this number, 182 units are single-family homes and 76 units are proposed as empty-nester or active adult patio homes in Subarea C. Lots per subarea are further depicted on site plans.

Total site acreage is +/-190.4 acres which yields a gross density of 1.36 dwelling units per acre. Total open space is 105.3 acres out of 190.4 acres or 55.3% for the entire site.
 - b. Density Bonuses: The gross acreage and open space acreage/percentages are applied to the density bonus provision of Section 1115.04 (e) (6), which is utilized as the method to calculate density. Additional increments of density bonuses of up to .10 units per acre are justified above base density of 1.0 unit per acre under Chapter 1115 for the development as follows:
 - i. Open space is 5% over the required 50% open space under HCD standards, making the site eligible for .05 units per acre density credit.
 - ii. Sustainable design -.10 density bonus for sustainable and conservation design enhancements, including wetlands improvements, establishment of meadows and reforestation in open space areas adjacent to housing in Subareas A-1, A-2, B and C and in Subarea D, across Elliott Road. There are approximately 54 acres of meadow plantings, of which 8.6 acres are to be reforested adjacent to areas where development will occur. Additionally, the +/- 46.6 acres across Elliott Road is to be meadow-planted, making the total meadow area a total of +/-100.6 acres. There are approximately 302 trees (bare root wips) per acre or 2,602 plants. The existing wetland will be

enhanced with additional wetland plants. Approximately 3 acres of wetland enhancement will be planted with 3,630 herbaceous wetland plants. 1.5 acres of wetland shelving is to be added to the proposed retention basin and planted with 7,260 herbaceous plugs / plants. (See Sheet 18 of 18.)

- iii. Sustainable design and promotion of conservation education -.10 density bonus for the educational and conservation design aspects of the 3.2 acres Central Green in reserve G. As a focal point of the development, the Central Green includes an educational kiosk, a shelter and stage to support conservation education/outdoor programming, a bio-retention features, and natural play areas. Bike racks and benches are included to encourage access and use. Additional educational kiosks are located along the multi-use path in the area to be reforested and near wetlands in the Reserve H open space. (See sheets 3, 7 and 8)
- iv. Sustainable design and regional infrastructure -.10 density bonus for installation of regional multi-use path, and connections to the existing regional path system from housing subareas throughout the development. The community has been designed so as to create continuous and integrated open spaces which connect the Homestead Park from Cosgray Road to the new publicly owned open space on the west side of Elliott Road. The +/-46.6 acre parcel west of Elliott Road will be planted with a native seed mix to transform the site to meadow, with a natural path delineated. Internal private open spaces and multi-use paths are integrated throughout the site for easy access to the regional path system. The paths will provide access to the Heritage Rail Trail and as key link for future expansion of the current trail/path system to the communities to the south and west. (see sheet 5)
- v. Sustainable design and regional infrastructure -.10 density bonus for Heritage Rail Trail vehicular crossing to be installed by the Developer at a cost of approximately \$500,000.00, with such cost based on preliminary estimates and comparison with similar projects. In order to protect the Heritage Rail Trail as a significant community recreational amenity, a roadway connection between Subarea A-1 and the approved development on the former Buck property is designed as a “grade separated” crossing such that the Heritage Rail Trail will be taken under the new roadway via a culvert to maintain safe and uninterrupted pedestrian activity on the existing trail. The culvert will be engineered and designed at the direction of the City Engineer and will insure modest or slight slopes to maintain the integrity and usability of the Heritage Rail Trail by all users. (see sheet 14)
- vi. Regional infrastructure - .10 density bonus for the development’s contribution to regional infrastructure, including participation in a development agreement with the City to support the Hayden Run Trunk sewer extension, and

waterline connections to create and complete “looped” systems per the direction of the City Engineer.

3. Lot sizes, Setbacks and Side Yards:

a. Proposed lots sizes:

Subarea “A-1” 15 Lots (80’X135’)

Subarea “A-2” 65 Lots (65’X135’)

Subarea “B” 102 Lots (75’ to 80’X135’)

Subarea “C” 76 Lots (50’X120’)

b. Lot width, depth, setbacks and side yards. Lot width shall be measured at the setback line, or at mid-depth, whichever is narrowest.

Sub-Area	Sub-Area Name	Min. Lot Width (feet)	Min. Lot Depth	Min. Front Setback	Min. Side Yard One Side*	Min. Side Yard Total Setback	Min. Rear Yard**
A-1	Estates	80’	135’	25 feet	5 feet	15 feet	20 feet
A-2	Point	65’	135’	25 feet	5 feet		20 feet
B	Ridge	75’	135’	25 feet	5 feet	10 feet	20 feet
C	Retreat	50’	120’	20 feet	5 feet		20 feet

*Where side load garages are located on a lot, the driveway may encroach the side yard setback up to a maximum of 4 feet.

**Unroofed decks, porches and stoops may encroach 10 feet into rear yard and unroofed patios may encroach to within 3 feet of the rear or interior side lot line under code table 1121-3.

***The minimum front yard setback shall be measured from the right-of-way line. Corner lots shall apply a front yard setback against all adjoining street rights-of-way.

4. Minimum residential floor areas and height requirements.

a. The minimum floor area of each single family home shall be as follows per sub-area:

Sub-Area	Sub-Area Name		Ranch / One-Story	1-1/2 / Two-Story
A-1	Estates		2,000	2,200
A-2	Pointe		1,600	1,800
B	Ridge		1,400	1,600
C (Age Targeted)	Retreat		1500	

Patio Homes)			
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- b. The maximum building height shall be 35 feet to midpoint of gable as measured per code.

5. Architectural Requirements and Standards

- a. Single-Family (Subareas A-1, A-2, and B) and Age-Targeted Empty Nester Patio Homes Architectural Standards (Subarea C):

- i. Representative architecture planned for these subareas are illustrated in the example building elevations attached with this zoning submittal. Architecture in these subareas shall be “four-sided” and conform to the following minimums set forth herein.

- ii. “Four-sided” architecture shall mean:

- o Blank facades shall not be permitted.
- o All sides of the house shall be articulated with a minimum of at least one (1) design element from the list below (except in High Impact Areas where a minimum of two (2) elements shall be required).
- o The same materials and details used on front elevations are carried through to and utilized on the other three elevations in a manner that creates continuity and balance.
- o All sides of the house will display a high level of quality and architectural interest.
- o The following elements and details shall be considered “design elements” for creating the standards for four-sided architecture:
 - Doors
 - Porches
 - A window or grouping of windows at least 6 sq. ft.
 - Window mullions
 - Window trim wrap
 - Bay window or bay elements
 - Chimney
 - Water table
 - Masonry covered foundation
 - Decorative louvers of at least 3 sq. ft.

- iii. Color Palette: Exterior siding wall colors shall be based on traditional or historic color palettes, and/or to those color palettes found in nature. A variety of colors will be encouraged. Accent colors in brighter hues are permitted for building accent features only, such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other.

- iv. Materials and Exterior Cladding: Permitted materials shall include the following:

- Brick Veneer
- Stone/Cultured Stone or stone veneer
- Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone)
- Wood lap siding, composite lap siding and cedar shake siding (painted or stained)
- Vinyl siding with a gauge of .044 minimum thickness shall be permitted only for homes in Subareas B and C and on trim areas that are difficult to reach or maintain in all sub-areas. The use of vinyl siding shall be prohibited from Subareas A-1 & A-2.
- Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass.

v. Roofs

- Permitted materials shall be cedar shakes, tile, slate, synthetic slate or dimensional asphalt, dimensional look asphalt or fiberglass shingles. Metal shall be permitted as an accent feature on limited portions of roofing areas.
- Minimum roof slopes for main roof areas of the homes shall be 6:12. Secondary roof sections and architectural accent roof areas may be less.

vi. Chimneys

- Exposed metal flues shall be painted to match the roof color.
- Gas direct-vent fireplace projections without full chimneys shall be permitted.
- Full chimneys shall be full masonry or full stone/cultured stone or brick veneer.
- Cantilevered chimneys shall be prohibited.
- Chimneys on exterior elevations shall extend to grade level.

b. Garages.

- i. Garages may be front-load or side-load. On front entry garages, no more than three bays may face the street.
- ii. Decorative garage doors: (i.e. Decorative hinges, windows, or other architectural accents, etc.) shall be required on all front-load garage doors. Garages on corner lots that load from the secondary street (the street on which the front door of the house is not located) shall be considered side-loaded.
- iii. Garages in Sub-Area A-1 shall be side-load.
- iv. In determining placement of front-loaded garages, "face of the house" shall mean the forward-most building element, including bump-outs, overhangs, and porches. "Recessed" garages are defined as those being even with or recessed from the face of the house.

- c. Above-ground swimming pools shall be prohibited. In-ground swimming pools and hot tubs shall be permitted as governed by private deed restrictions, and shall meet all code requirements.
- d. Sub-Area Specific Standards and Additional Architectural Requirements.

The following additional requirements and design features shall be incorporated into the sub-areas as further defined and established below and as illustrated on the Elevation Treatment Plan:

- i. "High Impact Areas" – Front elevations shall include a front porch of a size consistent with the scale of the house. For homes in the Estates and Pointe Sub-areas, the garage of the home shall be recessed behind face of the house unless the garage is side-loaded.
- ii. "Special Treatment Areas" – Mounding and/or landscape screening, consisting of 6 evergreen trees (minimum height of 6 feet at install), 3 deciduous trees (minimum 2 1/2" caliper at install) and 2 ornamental trees (minimum height of 7 feet at install) per 100 linear feet shall be installed for sides and rears of homes backing to streets or open spaces. Homes shall include four-sided architectural features such as defined in 5.a.
- iii. Subarea A-1 the "*Estates*" – All homes shall have either a side-loaded or a recessed garage as defined herein. All homes shall incorporate the features of Four-Sided Architecture and High Impact Areas as defined herein.
- iv. Subarea A-2 the "*Pointe*" - All homes shall have either a side-loaded or a recessed garage as defined herein.
- v. Subarea B the "*Ridge*" - Front elevations shall include a front porch consistent with the scale of the house. Garages shall not be located more than four feet beyond the face of the house.
- vi. Subarea C the "*Retreat*" – Architecture shall match plan depictions and elevations exhibits included herein. The front elevation of each home shall include a natural material element consisting of either stone or brick

6. Landscaping and Screening

- a. See attached detailed landscape plans as shown on the site plan exhibits. Final planting and seeding plans shall be provided at Final Development Plan. In addition, landscaping and screening shall meet the following standards:
- b. Landscaping may include and/or may address the following:
 - Seeding for native grasses, forbs, and/or sedges or appropriate mixes (see exhibit sheet 18)
 - Tree whip plantings (see exhibit sheet 18)
 - "Natural succession areas" may be planted with initial native plants and be managed for succession to woodlands. (see exhibit sheet 18)
 - Some areas may be maintained as mowed turf for the purpose of access, maintenance, as secondary paths, and where a more manicured appearance is suitable, such as at site entries, or as areas for active recreation.
 - Wetland shelves are to be incorporated within and around the edges of storm water management facilities. (see exhibit sheet 18)

- Ornamental plantings of native and adapted plants along roadways and near entry features
- Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn or mulched planting areas at a minimum. For areas designated as tree lawns, preservation zones, entry features or other community amenities, landscaping shall be maintained to meet the minimum standards specified in Hilliard Codified Ordinances Chapters 917, 921 and 1331.
- All fencing must meet Hilliard Fence Code Chapter 1139, unless noted otherwise herein. There shall be no chain link fences installed on any lot.
- Rain gardens, rain barrels, bio retention basins and other environmentally beneficial landscape treatments and storm water management techniques are encouraged to be incorporated into the design and layout of the subareas, individual lots, and private open space. Model homes are encouraged to demonstrate such strategies.
- Tree protection and replacement
 - Developer /builder shall make reasonable good faith efforts to preserve existing healthy trees on site during construction.
 - The Preliminary Development Plans indicate the areas in which trees shall be saved and protected, mostly in open spaces.
- Tree replacement shall meet city code requirements. Replacement quantities and locations shall be determined at time of final development plan approval.
- Street Trees:
 - Street trees shall be required along single-family and empty nester lot frontage. Street trees shall not be required, but may be permitted at the developers'/builders' discretion, along lengths of streets adjoining open spaces and/or natural areas. Along roads in Subareas A1, A2, B and C, street trees shall be provided in a quantity of 1 per 50 lineal feet of road frontage, but may be informally located and grouped, and placed within an adjoining open space.
 - Street trees along all streets shall be permitted to vary in species from one street to another.
 - Street trees along roads shall be permitted, with City Engineer approval, to be planted with variable spacing within the right-of-way and, on either side of the sidewalk, if provided, so as to allow clustering and an informal arrangement. Tree quantities shall be determined with 1 tree required per 50 lineal feet of eligible street frontage.
 - At time of installation, all street trees shall have a clear canopy height of at least five feet above the ground for traffic safety purposes.
 - Within the right-of-way of local streets and within any provided sidewalk and landscape easement the developer/builders may install massings of ornamental shrubs, grasses, perennials, or rain gardens, provided that they do not obstruct sight-distance at intersections, encroach upon pedestrian facilities, or obstruct pedestrian visibility, and subject to approval by the City Engineer.

c. Screening

- Mounding shall be provided within the setback along Elliott Road and the areas designated for “Mounding and Landscaping” in as shown on the site plans, landscape plans exhibit sheets 9, 12 and 13.
 - Mounding shall range in height from 3 feet to 6 feet.
 - Mounding slopes may vary with the typical maximum slope of 4:1. Slopes may reach a maximum of 3:1 in instances of limited space.
 - The surface of any mound shall be planted in turf grass at a minimum. Screening shall be provided on said mounds in the form of trees which shall consist of a minimum of 7 trees per 100 lineal feet to be comprised of at least 2 deciduous shade trees and 5 evergreen trees. Trees may be spaced or grouped as appropriate for the purpose of providing the desired screening.
 - Mounding shall be varied in height and slope and shall have a rolling, natural appearance.
 - Mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- Existing quantities of trees 2 inches in caliper and larger in good condition may be credited toward screening requirements with staff approval.

d. Landscape Materials:

- Quality: All plant materials used in conformance with the provisions of this text shall conform to the standards of the ANSI Z.60 and shall have passed any inspection required under state regulations.
- Invasive plant species as listed by the ODNR shall be prohibited from being planted within this P.U.D. The use of native plants is encouraged.
- Plant material shall be installed with a minimum size requirement at installation as follows:
 - Deciduous trees: 2 inch caliper
 - Evergreen trees: 6 feet height
 - Ornamental trees: 1 ½ inch caliper (single-stem) or 6 feet height (multi-stem)
 - Evergreen and deciduous shrubs used for purpose of screening: 24 inch height and spread
 - All other evergreen and deciduous shrubs: 2 gallon container

7. Additional Development Commitments

a. Preservation and enhancement of natural ecosystem

- i. Significant improvements to site’s environmental performance can be expected when compared to current agricultural and farming activities with

the inclusion of the proposed wetlands enhancement, ground water recharge strategies/bio-retention, vegetative swales, street tree plantings and reforestation/meadow re-establishment. (see sheets 6,7,8,9,10,11,12 and 18)

b. Open Space Commitments

i. Open Space Reserves

Reserve	Description/Acres	Owner
A	+/- 46.6 ac west of Elliott Rd As public park space	City of Hilliard (or other park entity)
B	+/- 4.3 ac buffer/meadow along Elliott Rd and north border	Tarlton Meadows HOA
C	+/- 0.9 ac open space	Tarlton Meadows HOA
D	+/- 5.9 ac open space for tree preserves, reforestation, buffer and multi-use path	Tarlton Meadows HOA
E	+/- 2.5 ac buffer and multi-use path along Elliott Road	Tarlton Meadows HOA
F	+/- 3.5 ac open space with walking path oval	Tarlton Meadows HOA
G	+/- 3.2 ac Central Green with conservation education elements	Tarlton Meadows HOA
H	+/- 36.7 ac retention, wetlands, passive recreation, paths, reforestation, buffer to south; City water tower use and other City land	Tarlton Meadows HOA and City retained property after developer improvements
I	+/- 0.7 ac buffer to north property line	Tarlton Meadows HOA
J	+/- 0.4 ac open space	Tarlton Meadows HOA
K	+/- 0.6 ac open space	Tarlton Meadows HOA

ii. The proposed open spaces for Tarlton Meadows exceed the requirements of 1115.04 (e)(4). There is a total of +/- 105.3 acres of permanent open space of which 46.6 acres will be dedicated to, owned and maintained by the City of Hilliard or another park system. The other subareas identified on the preliminary plan will be owned and maintained by the Tarlton Meadows Homeowners Association or, as is the case with a significant portion of Subarea H, after development improvements, dedicated to the City as directed by the City.

iii. The site is designed to create a continuous greenbelt which connects the community to the Heritage Rail Trail and the Homestead Park from Cosgray

Road to the new public park to be developed and potentially linked to future park spaces on the west side of Elliott Road. Internal private open spaces and multi-use trails are connected to the regional system. (See site plan details.)

- iv. Entry features, including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the private open space.
- v. Private Open Space shall generally match the theme and character of the overall open space landscape (See Sheet 5). Wooded areas and tree rows shall be preserved except where conflicting with buildable areas or required for utility and storm water conveyance per engineering plans. Conservation development techniques, such as wetlands “shelving” in retention ponds, heavy tree plantings along pathways, reforestation and meadow planting and bio retention basins are incorporated into open spaces as depicted on plan sheets.
- vi. Public and private open space shall be permitted to vary with final engineering provided the total open space does not change by more than +/- 3%. Private lot areas shall be demarcated from public and private open space by placement of bollards at the intersections of every other side and rear lot lines. Such placement is to be completed in consultation with staff and shown on the Final Development Plan.
- vii. Regional multi-use paths shall be publicly owned and maintained and shall be installed by the developers/builders as the community develops as shown on the site plans and based on the phasing with each phase of development. Other paths are to be privately owned and maintained. Where applicable, paths shall be stubbed at the property lines as depicted on site plans. Widths of multi-use paths and sidewalks are shown on Sheet 5 and shall be placed within easements as indicated. Paths may be combined or narrowed at critical locations, such as street crossings or environmentally sensitive areas. Path material shall be asphalt or compacted crushed aggregate. Paths shall be permitted to be built as boardwalks around sensitive areas, such as wetlands. Final design, details, and widths specifications shall be designed under the Hilliard Design Manual or as approved by the City Engineer prior to the approval of the Final Development Plan.
- viii. All wetlands within the site area are intended to be preserved. No site improvements, grading, or disturbance shall be permitted within 25 feet of a wetland delineated boundary, except for multi-use paths as described in and shown on the development plan.
- ix. No stream channels, watercourses, wooded areas, existing buffer areas or 100 year floodplains exist on the site. See sheets 16 and 17 for existing

topography and drainage patterns. No woodland or natural topography preservation areas exist on the site.

c. Commonly owned structures:

Subject to final development plan approval, any structures included and installed as part of programmed open space and/or open space and entryway amenities shall be owned and maintained by the homeowner's association.

d. Recreational Facilities:

i. Land dedication for Recreational Facilities: Code requires the provision of 10 acres parkland for every 1000 people that the development will create. 2010 Hilliard census data documents an average of 3.5 persons per single-family household, requiring a minimum of 9.03 acres to meet this standard:

▪ $(258 \text{ total dwelling units} \times 3.5 / 1000) \times 10 = 9.03 \text{ acres required}$

The proposed plan exceeds this requirement by providing +/- 46.6 acres to be publicly dedicated open space west of Elliot Road, with additional private open space provided for resident use and publicly accessible multi-use paths running through the site. Other open space in Subarea H, is to be improved by the Developer, with a portion of it being dedicated to the City after such improvements.

ii. Other reserve areas allow for active or passive use as indicated on the site plans, and/or provide open space directly adjacent to homes in the community or easily accessible via multi-use paths. Access to and protection of the Heritage Rail Trail as an outstanding community recreational amenity, while facilitating community connectivity, is noted herein.

e. Signage

i. All graphics and signage shall conform to the City of Hilliard Planning and Zoning Code, Chapter 1129, Graphics and Sign Code, unless approved otherwise by Planning Commission at the time of final development plan.

f. The relationship of the proposed development to existing and anticipated uses of surrounding areas during the development timetable.

i. Tarlton Meadows is expected to build out over a period of 6 to 8 years, depending on many factors including overall economic conditions, demand for new housing, interest rates, etc.

ii. Phasing and absorption – See exhibit detail.

Upon receipt of the appropriate and necessary approvals, including engineering, site development is anticipated to commence in the spring of 2017 with the construction of an approximately 30-35 lots in either or both of Subareas A-2 and C. Home construction in these initial phases of these Sub-Areas would start in the fall of 2017. The balance of the site will be

developed based upon the market driven sales absorption. It is anticipated that Subareas A and B will see the development and absorption of approximately 18-24 homes per year each. Subarea C is anticipated to have similar rates of absorption. These projections are based on anticipated or projected absorption rates and the expected pace of development based on perceived market demand for new homes in the Hilliard area. Notwithstanding the foregoing, the development of the property will be dependent on economic and general housing market conditions, sales rates and absorption of homes and other factors.

- g. Roadways and Circulation.
 - i. The site shall be permitted with the access points as depicted on the Preliminary Development Plans.
 - ii. With City Engineering approval, the developer shall install an at grade overpass for vehicles at the “Heritage Rail Trail” to the property to the northeast to and from in Subarea A-1, with pedestrian and bikeway tunnel access for the Trail below. The crossing is to be constructed as generally shown and depicted on the attached Site Plan/Preliminary Development Plan and as finally approved by the City Engineer.
 - iii. Elliott Road, Heritage Rail Trail crossing, Utilities and/or other on-site or off-site Improvements: The developer and City expect to negotiate a Development Agreement covering necessary off-site and/or on-site infrastructure improvements per the outcome of a traffic study and coordination with the County Engineer and after the City has reached agreement with the City of Columbus on the provision of sewer service. (see Section j. below)
 - iv. All streets and right-of-way internal to the site shall be built by the developer/builder and publicly dedicated shall meet the requirements of the Hilliard Design Manual. Street and right-of-widths shall be based on lot widths consistent with the Design Manual and subject to City Engineer approval.
 - v. All other road designs and improvements shall be as illustrated in the street sections included in the Final Development Plan application or shall meet City of Hilliard Design Manual standards and specifications, or shall be otherwise approved by the City Engineer. Road alignments may be adjusted and designed in further detail with the Final Development Plan and with further engineering and site survey data.
 - vi. Raised pavement markers may be installed as directed by the City Engineer.
 - vii. Curbs may be provided along single family lot frontage and empty nester lots within Subareas A-1, A-2, B and C, with ditches for groundwater recharge in other areas as shown on Sheet 12.
 - viii. All sidewalks shall be not less than Five feet wide. Sidewalks are to be built on both sides of the public streets within Subareas A-1, A-2, B and C as

depicted on the Preliminary Development Plan (Sheet 5). Where there are “un-loaded” or “single loaded” streets, in lieu of sidewalks on both sides of the street, at the direction of the City Engineer, where homes are not located along a stretch of roadway, sidewalks may be eliminated or replaced with 8 feet wide multi-use asphalt paths which either run along the road or through adjacent open space areas.

- Sidewalks shall be permitted to meander within the right of way, and shall be located a minimum of 6 feet from the back of curb, and 1 foot from the right-of-way line, subject to approval by the City Engineer.
 - The developer shall work with the City Engineer to design main utility lines so as to avoid conflicts with sidewalks as is practical for the benefit of future access and maintenance. Preferably, lines should be placed on a side of the street where a sidewalk is not located or within the tree lawn between a sidewalk and the curb.
- xi. The minimum building setbacks for the site from roadways and the Heritage Rail Trail shall be as follows:
- From Elliott Road in Subareas B and C, 150 feet
 - From the Heritage Rail Trail shall be 100 feet (except for lot 248 as shown on the Site Plan which shall receive a divergence to this requirement.)
- h. Lighting – Shall be designed in accordance with the engineering standards specified in the Hilliard Design Manual for cut-off type fixtures. Street and pedestrian lighting standards shall be as follows:
- One fixture shall be located at each street intersection and other high-priority safety locations, such as shared-use path crossing locations, as shown on the Lighting Plan. Further lighting of roadways shall not be required.
 - All light fixtures, posts, bases, arms, and accessories shall be decorative in nature. Light source shall be Light-Emitting Diode (LED). Fixtures shall be as specified on the Lighting Plan within this text or as otherwise approved by the City Engineer. Street light fixtures shall be full cut-off.
 - Street light poles, arms, and bases shall be approved by the City Engineer.
 - The developers/builders shall provide pedestrian lighting with a height of 12 to 14 feet along the shared-use paths with the approval of the City Engineer. Constant foot-candle light levels shall not be required and light locations may be staggered on opposite sides of roads.
 - Landscape lighting from a concealed source shall be permitted.
 - All lights shall be arranged to direct light away from any exterior street or adjacent property.
 - No colored lights shall be used to light the exterior of the buildings, except temporarily for holiday purposes.
- i. Ownership of Open Space.
- Common open space within the development shall be owned and maintained by a private Homeowners’ Association (HOA) or Condominium Owners’

Association (COA) which shall be established and shall own and maintain all private open spaces and facilities within Subareas A-1, A-2, B, and C as applicable. The park area as shown in Subarea D shall be dedicated to the City or other park system operator via a separate agreement. (see j. below)

- Existing Buildings and City Water Tower Access: The City will retain the water towers and the area around the towers located in Subarea A-1 (Reserve H) as shown on the preliminary development plan and as outlined in a separate development agreement between the City and the developers. Access to the water towers shall be maintained and provided via the new or upgraded access drive as determined under a separate development agreement. (see sheets 3 and 18)

j. Miscellaneous

- i. Model Homes: Individual homes, as determined by each builder, may be used as model homes for the purpose of marketing and sales. A manufactured modular building also may be used as a sales office during the development of the project and the construction of residential units therein.
- ii. Mailboxes shall be of a consistent style and color as selected by the developer/builders.
- iii. Compliance with Hilliard Design Manual: The proposed development will comply with all requirements of the Hilliard Design Manual except as otherwise set forth herein or as approved by the City Engineer.
- iv. Future Agreements: Prior to final zoning consideration, the developer/builders shall enter into a Development Agreement with the City for the conveyance of property covered by this application that is currently owned by the City and to convey the future public parkland spaces to the City identified herein, as well as to set infrastructure and/or financial commitments covering road and sanitary sewer construction, and other improvements as directed by the City Law Director.
- v. The applicant reserves the right to supplement and/or amend this text based on city review of the HCD application and changes in the proposed land plan, additional interpretation of code sections or for any other reason.