

Big Darby Accord Advisory Panel

Meeting Agenda
bigdarbyaccord.com

Big Darby Accord Advisory Panel

April 13, 2021

1:30pm

Virtual Hearing via Zoom

To participate: Dial (929) 436-2866; Meeting ID: 929 6895 8352; Password: 857167

1. Roll Call
2. Introduction of Staff
3. Approval of minutes from January 12, 2021
4. Old Business

Updated Applicant Checklist

Panel Discussion

Wetland Buffer Document

Panel Discussion

5. New Business

Hill Farm (Case AP21-01)

Review and action regarding a City of Hilliard application requesting to rezone from Rural to Hilliard Conservation District to allow for residential and park uses.

Applicant: M/I Homes, Inc.
Location: City of Hilliard & Brown Township
Address: 7380 Scioto Darby Rd. (PID #120-001259, 120-000335)
Acreage: 207.102 (gross), 185.202 (net)
Zoning: R-R, Rural Residential (Hilliard), Rural (Brown)
Request: To rezone from Rural to Hilliard Conservation District

6. Adjourn to May 11, 2021

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, January 12, 2021

The Big Darby Accord Advisory Panel convened via videoconference on Tuesday, January 12, 2021.

Panel members present were:

Ashley Hoyer, Chairperson
Steve Gordon, Vice Chairperson
Paul Denton
Greg Hart
Paul Lambert
Joe Martin
Anthony Sasson
John Tetzloff
Vincente Tremante

Franklin County Economic Development and Planning Department members:
Matt Brown, Planning Administrator

Other attendees:

Elizabeth Clark, Brown Township
Stephanie Kensler, City of Columbus
Marc Rostan, City of Columbus
Dave Reutter, Franklin Soil and Water
John Talentino, City of Hilliard

Chairperson Hoyer opened the hearing at 1:32 p.m.

The first order of business being the roll call of members and the introduction of Staff.

The next item of business was the approval of the minutes from the December 8, 2020, meeting. Dr. Gordon made a motion that the minutes be approved. The motion was seconded by Mr. Tetzloff. The motion was approved by a vote of seven yeases and one abstention.

The next item of business being adoption of the bylaws for 2021. Dr. Gordon made a motion to approve the bylaws of the Big Darby Accord Advisory Panel, as submitted. The motion was seconded by Mr. Tetzloff. The motion was approved by a unanimous vote of nine yeases.

Big Darby Accord Advisory Panel

Minutes

The next item of business being a presentation by Mr. Sasson and a panel discussion about wetland buffers.

The next item of business being a presentation by Dr. Gordon and a panel discussion about by-right zoning.

The next order of business being introduction of Stephanie Kensler, the new City of Columbus staff representative.

Mr. Hart initiated a panel discussion regarding the solar panel farms.

There being no further business to come before the Big Darby Accord Advisory Panel, the hearing was adjourned at 4:30 p.m.

A full transcript of proceedings may be found [at this link](#).

Big Darby Accord Advisory Panel

Applicant Checklist and Submittal Requirements

Revised 03/29/2021

About the Panel

The Big Darby Accord Advisory Panel is an eleven-member body appointed by communities within the planning area. The Panel reviews zoning and development applications for compliance with the Big Darby Accord's goals and policies and provides recommendations to the Accord's member jurisdictions.

Project Information
Project Name
Project location
Checklist Completed by

Instructions

Please complete this form. The form provides guidance to applicants with projects that require Accord Panel review.

An application package for the Panel consists of 4 required components

1. Existing conditions site map
2. Conceptual site plan
3. Site data table
4. Applicant's checklist

Note: Incomplete application packages will not be scheduled for Accord Panel review and will be returned to the applicant. For additional information (including meeting dates and timeline) please contact the jurisdiction in which the project is located.

1. Existing Conditions Site Map: Required Elements

Instructions: Submit a map that details existing conditions of the subject site. Include each element listed below.

Map size: 24" x 36"

Map extent: Subject site plus 300' surrounding the subject site

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Scale: 1"=300' minimum

Surface water Elements

- ☐ Watershed and subwatershed boundaries
- ☐ Surface water locations including perennial, intermittent, ephemeral streams
- ☐ Floodway and 100-year floodplain
- ☐ Wetlands: jurisdictional and agricultural
- ☐ Drainage patterns
- ☐ Field tile locations
- ☐ Groundwater recharge / pollution protection zones
- ☐ Wellhead protection zone
- ☐ Stream water quality (EPA assessment)
- ☐ Stormwater management facilities (on-site & nearby)
- ☐ Water quality monitoring points (Site-level and, any OEPA within 300' of subject site and nearest Ohio EPA downstream and upstream monitoring sites)

Utility and Roadway Elements

- ☐ Existing septic systems
- ☐ Existing wells
- ☐ Existing utilities and easements
- ☐ Existing roads and rights-of-way

Land Elements

- ☐ Soil types including location of hydric soils (if present)
- ☐ Topography and 2-foot contours
- ☐ Wooded areas
- ☐ Open space / natural Areas
- ☐ Significant wildlife habitat
- ☐ Existing easements
- ☐ Easement planting and management plan

Other Elements

- ☐ Political jurisdiction boundaries
- ☐ Existing zoning of surrounding parcels
- ☐ Nearby recreation and community facilities
- ☐ Other historical, natural or cultural resources

Big Darby Accord Advisory Panel

2. Conceptual Site Plan: Required Elements

Instructions: Submit a conceptual site plan showing the elements listed below

Map size: 24" x 36".

Map extent: Subject site

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Scale: 1"=200' minimum

Physical Elements

- ☐ Property lines
- ☐ Setbacks / build-to lines
- ☐ Building footprint
- ☐ Parking areas
- ☐ Proposed roadways
- ☐ Proposed utilities and easements
- ☐ Adjacent street names and access points
- ☐ Adjacent zoning and land uses
- ☐ Vicinity map and north arrow

Environmental Elements

- ☐ Floodway and 100-year floodplain
- ☐ Stream corridor protection zone area
- ☐ SCPZ permanent on-site designation (method/design)
- ☐ LID techniques: location and type
- ☐ Stormwater BMPs: location and type
- ☐ Water quality monitoring points
- ☐ Planting areas: location, size, species
- ☐ Location of stormwater recharge zone

3. Site Data Table: Required Elements

Instructions: Submit a table with the following data listed. Include the table as a separate document or list the data on the conceptual site plan.

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.

Acreage statements: developed areas

- ☐ Site area: gross
- ☐ Roadways and rights of way
- ☐ Site area: net of rights-of way
- ☐ Zoning districts: area for each district
- ☐ Residential land use area
- ☐ Non-residential land use area

Acreage statements: open space

- ☐ Stream corridor protection zone area
- ☐ Other preservation and no-disturb zones
- ☐ Open space: total
 - Consisting of:*
 - ☐ Natural areas* (including SCPZ)
 - ☐ Active recreation area
 - ☐ Stormwater management facilities area
 - ☐ Other area

Density calculations

- ☐ Density: gross
- ☐ Density: net of rights-of-way
- ☐ Density: net of rights-of-way, open space areas

Open space calculations

- ☐ Open space requirement percentage

Include a table showing the following calculations. The areas named below must be consistent with the acreage statements to the left

Area	Divided by:
<input type="checkbox"/> Open space: total	Site area: gross
<input type="checkbox"/> Open space: total	Site area: net of rights-of-way
<input type="checkbox"/> SCPZ area	Site area: net of rights-of-way
<input type="checkbox"/> Natural areas* (including SCPZ)	Site area: net of rights-of-way
<input type="checkbox"/> Active recreation area	Site area: net of rights-of-way
<input type="checkbox"/> Stormwater mgmt. facilities area	Site area: net of rights-of-way
<input type="checkbox"/> Natural areas* (including SCPZ)	Open space: total
<input type="checkbox"/> Active recreation area	Open space: total

Big Darby Accord Advisory Panel

4. Applicant's Checklist: Required Elements

Instructions: Complete the table below. Information provided should demonstrate how your proposal complies with the goals and policies of the Big Darby Accord. Please identify and explain any variation from the Accord Plan.

If you include a separate document instead of completing the table below, *each requirement below must be addressed in the order listed.*

Conservation

Requirement (BDA reference)	Details/Comments
If land is proposed for development that is Tier 1 through 3, specify what types of development is being proposed for these areas?	
What Tier 1 land is being protected and how is it being protected (3.1)?	
What Tier 2 Land is being protected and how is it being protected (3.1)?	
What Tier 3 Land is being protected and how is it being protected (3.1)?	
Are wooded areas greater than 3 acres being preserved and how will they be protected (3.1.1)?	
How much open space is being provided? Will the open space provided be based on the minimum of 10 acres per 1,000 residents? Note: this includes any tiered land that is being preserved. (5.16)?	
How will the open space be connected within site?	
How will the open space link with off-site open space (5.4.2)?	
How will the open space be permanently protected (4.3)? Describe: easements, dedication, etc.	
What plant species are native and non-invasive (4.3)?	
Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)?	
Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)?	

Streams and Wetlands

Requirement (BDA reference)	Details/Comments
Have all the wetlands (agricultural) been identified in conjunction with NRCS (4.2.2)?	
Have all the wetlands (non-agricultural) been identified in conjunction with Army Corps of Engineers and OEPA (4.2.2)? Please indicate category of each wetland.	
Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)?	
If identified wetlands will be impacted, explain status of permit and plans for mitigation. The Accord recommends mitigation within the Accord planning area (4.2.2).	
Will the development provide a wetland protection plan during the construction phase (4.2.2)?	
How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)?	
How does the project incorporate stream restoration (3.6)?	
How does the project incorporate site monitoring of water quality?	
Are any streams located on the site? If so, indicate stream use designation and attainment status.	
Does any portion of the project fall within the Stream Corridor Protection Zone? If yes, how has	

Big Darby Accord Advisory Panel

it been calculated and how will it be protected? (4.2.1)?	
What are the proposed uses and ownership for the SCPZ (4.2.1)?	
Are wetland buffers provided for all preserved wetlands in accordance with the recommendations of the Rainwater and Land Development Manual (5.2.2)?	
Is verification provided that hydrology will be maintained in preserved wetlands (4.2.2)?	
Will buffers be preserved in their natural state (Rainwater and Land Development Manual)?	
How will buffers be protected by a public entity (Rainwater and Land Development Manual)?	
Stormwater Best Management Practices	
Requirement (BDA reference)	Details/Comments
Are the detention (quantity) controls adapted from the critical storm method (4.7.1)?	
Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)?	
Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)?	
What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)?	
Were BMPs selected through the site planning process, please describe your approach(4.8.1)?	
How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)?	
How are the BMPs consistent with Low Impact Development principles (3.5.2)?	
List BMPs that will be utilized on the project below: (3.8.3)	
Sewer System	
Requirement (BDA reference)	Details/Comments
What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)?	
How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)?	
Does the project provide measures for site-level monitoring (4.9.2)?	
Revenue	
Requirement (BDA reference)	Details/Comments
Is Tax Increment Financing in place or planned (5.5.4)?	
Is a New Community Authority in place or planned (5.5.4)?	
Has a developer contribution been applied (financial) (5.5.4)?	
Has a developer contribution provided (in-kind) (5.5.4)?	
Overall	

Big Darby Accord Advisory Panel

Requirement (BDA reference)	Details/Comments
How is the proposed Land Use consistent with the Big Darby Accord Plan. If not consistent with the Accord's land use plan, specify how land use it differs from the Accord Plan (3.3)?	
Is the proposed density consistent with Big Darby Accord Plan (3.3)?	
Does the project conserve a minimum of 50% of land as open space* (4.4)? (Conservation Development area only)	
How does the project incorporate LID principles? Please list all LID techniques to be used. (3.5.2)	
How does the project incorporate the Town Center Principles (4.6)? (Town Center area only)	
Does the site incorporate LEED Principles (3.4)? (Required in LEED area)	
Does the project incorporate the required public facilities? How will schools, fire, police service be provided? (5.3.3)?	
How will the project provide overall trail linkages (4.11)?	
How will the project provide the required transportation improvements (4.10)?	

*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.

Big Darby Accord Watershed Master Plan – June 2006

Recommended wetland buffer widths and maintenance

Master Plan Section References: 4.2.2, 4.3, and 5.2.2

The purpose of this document is to assist applicants with development projects in the Big Darby Accord area in understanding the expectations of the Big Darby Accord Advisory Panel as to the treatment of wetlands on development sites. This document summarizes the wetland buffer recommendations contained in the Big Darby Accord Watershed Master Plan (BDAWMP).

The Watershed Master Plan references the Rainwater and Land Development manual published by the Ohio Department of Natural Resources in its discussions on wetlands. Since the Master Plan's adoption, the Rainwater and Land Development manual is now provided by the Ohio Environmental Protection Agency. The Master Plan recommends that for wetlands to be preserved on a development site that buffer areas be developed in accordance with the criteria contained in the Rainwater and Land Development manual (BDAWMP Section 5.2.2). It is noted that the Master Plan uses the term buffer while the Rainwater and Land Development manual uses setback; for purposes of this document the term setback refers to a buffer. Additionally, in the case of any conflict between the Master Plan, the Ohio EPA Darby General Construction Permit, or the Rainwater and Land Development manual, the more stringent standard should apply. The Master Plan also recommends that adequate hydrology be maintained to preserved wetlands (BDAWMP Section 4.2.2). Finally, the Master Plan recommends that preserved wetlands be located within open space, protected by easement, and be properly maintained (BDAWMP Section 4.3 and 5.2.2).

Rainwater and Land Development Wetland Setback Design Criteria

Define the Wetland Boundary

Wetland boundaries are determined by utilizing the delineation protocols acceptable to the U.S. Army Corps of Engineers at the time. Delineations must be submitted to the U.S. Army Corps of Engineers for concurrence. Wetland setbacks should be measured in a perpendicular direction from the defined wetland boundary.

Evaluate Wetland Quality Category

Ohio EPA wetland categories are used to determine the width of the wetland setback. These are general characterizations of a wetland's quality and are determined using the most recent version of the Ohio Rapid Assessment Method as guidance. Ohio EPA wetland categories are defined in the Ohio Administrative Code (OAC) 3745-1-54.

Setback Width

Recommended buffer widths:

- Category 3 - minimum of 120 feet
- Category 2 - minimum of 75 feet
- Category 1 - minimum of 25 feet

The Rainwater and Land Development manual states that these setback widths offer minimum protection and should be considered for expansion if any of the following conditions apply:

- Areas crucial to the hydrology of the wetland such as springs, floodplains or streams extend beyond the standard wetland setback. These areas should be considered for incorporation in the setback area, since maintaining the hydrologic support for the wetland is critical to its continuing function.
- The wetland is a rare, sensitive or high value wetland system. These systems need greater buffer widths to ensure protection of the current quality.
- Habitat protection, either of wetland species or species that utilize the wetland, is a major objective. Greater than 100 feet is recommended, but wildlife expertise may be necessary to determine the conditions and width needed for the particular species.
- Larger setbacks may be appropriate for drainage from a commercial or industrial facility that may require pretreatment and flow attenuation.
- Areas that are steep or sparsely vegetated will have lower effectiveness in providing water quality protection for adjacent wetlands and therefore should be expanded.

Planting and Maintenance

The Wetland Setback should be preserved in a natural state and established prior to any soil-disturbing activities. This area should not be mowed or disturbed in any way. If planting occurs within the setback, only native species should be utilized.

Wetland Setbacks should be inspected regularly to ensure that the Wetland Setbacks are being maintained in a natural state and have not been mowed, treated with herbicide (except as used to control invasive species), or developed. Wetland Setbacks and the wetlands they surround should be placed in a conservation easement to protect these resources in perpetuity. Easements should be regularly monitored and violations of easement agreements addressed in order to ensure long-term protection.

Big Darby Accord Advisory Panel

Development Review Checklist

To be completed by Agency Staff
Revised 10/1/08

Section A: General Information

Project Information

Site Address 7380 Scioto Darby Rd	Parcel IDs(s) 120-001259 & 120-000335
Existing Zoning District(s) R-R, Rural Residential (City of Hilliard) and Rural (Brown TWP)	Total Acreage: Gross 207.102
Proposed Zoning District(s) HCD, Hilliard Conservation District	Total Acreage: Net 185.202

Tracking Information

Accord Panel Case #

AP21-01

Jurisdiction Case #

21-0546LR

Jurisdiction

<input type="checkbox"/> Brown Township	<input type="checkbox"/> Columbus
<input type="checkbox"/> Norwich Township	<input type="checkbox"/> Grove City
<input type="checkbox"/> Pleasant Township	<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Prairie Township	<input checked="" type="checkbox"/> Hilliard
<input type="checkbox"/> Washington Township	

Meeting Dates

Review Body	Date
Staff Review:	3/10/21
Accord Panel:	4/13/21
Jurisdiction Commission	5/13/21
Jurisdiction legislative body	TBD

Agency Staff Information – Primary Contact

Name
John Talentino

Jurisdiction / Agency Name
City of Hilliard

Address
3800 Municipal Way, Hilliard OH 43026

Phone #
614-334-2444

Fax #

Email
jtalentino@hilliardohio.gov

Project Location



Zoning Authority

- ☐ Columbus
- ☐ Franklin County
- ☐ Grove City
- ☐ Harrisburg
- ☒ Hilliard
- ☐ Prairie Township

Subdivision Authority

- ☐ Columbus
- ☐ Franklin County
- ☐ Grove City
- ☐ Harrisburg
- ☒ Hilliard

Section B: Background

Project Description	
<p>The site is 204.6 acres and consists of portions of two parcels located at the northwest corner of Scioto Darby Road and Elliott Road. The proposal is to rezone approximately 160.1 acres of the site to Hilliard Conservation District (HCD) for residential and park uses. Approximately 44.4 acres of the site will remain in Brown Township as park land. The site has an existing 100-foot-wide petroleum easement with an existing petroleum line running east-west across the middle of the site. The site has existing tree rows along the east and north property boundaries and just inside a good portion of the west property boundary. There are wooded areas on the east and west sides of the site immediately south of the petroleum line.</p> <p>The proposal consists of 229 single-family lots. The proposed density is 1.11 dwelling units per acre. The plans show a full-service vehicular access point on Scioto Darby Road and a full-service vehicular access point on Elliott Road. A total of 77.4 acres of the site will consist of park land dedicated to the City of Hilliard. The plans indicate that 69.8 percent of the site (142.9 acres) will be open space. Retention ponds are shown in the southeast corner of the site and within the single-family residential portion of the site.</p>	

Background Information	
A timeline of significant actions is included below.	
4/28/08	The City of Hilliard adopted the final draft of the Big Darby Accord Watershed Master Plan (BDAWMP) dated June 2006 (Resolution No. 08-R-10).
9/26/16	Ordinance 16-31 to annex approximately 387 acres owned by Hill Distributing Company, Karen R. Bright Trust, and Robert W. Bright Trust to the City of Hilliard and assign the R-R, Rural Residential zoning classification was adopted.
8/9/17	Application #17-0328LR to rezone Hill Distributing Company properties totaling approximately 207 acres from R-R, Rural Residential, to HCD, Hilliard Conservation District, was submitted to the City of Hilliard.
9/5/17	Application #17-0328LR was withdrawn by the applicant.
10/4/17	Application #17-0337LR to rezone Hill Distributing Company properties totaling approximately 207 acres from R-R, Rural Residential, to HCD, Hilliard Conservation District, was submitted to the City of Hilliard.
11/14/17	Application #AP-17-01 was approved by the Big Darby Accord Panel.
2/8/18	The Hilliard Planning and Zoning Commission forwarded Application 17-0337LR to City Council with a positive recommendation
10/22/18	City Council voted to deny the rezoning ordinance for Application #17-0337LR.
11/5/19	Application #19-0474LC to rezone Hill Distributing Company properties and Robert & Karen Bright Trust properties totaling approximately 692.615 acres consisting of 714 single-family lots and 429.9 acres of open space was submitted to the City of Hilliard.
12/10/19	Application #AP-19-03 was approved by the Big Darby Accord Panel.
11/19/20	Application #19-0474LC was withdrawn by the applicant.
3/2/21	Application #21-0546LR to rezone Hill Distributing Company properties totaling approximately 204.6 acres from R-R to HCD was submitted to the City of Hilliard.

Section C: Assessment and Evaluation**Conservation Assessment**

There are three areas of Tier 1 land totaling approximately 18.7 acres, and one area of Tier 2 land totaling approximately 5.2 acres. All the Tier 1 and Tier 2 land will be dedicated as public park land which will be preserved as open space with a permanent conservation easement. The proposed plan shows that 69.8 percent of the site (142.9 acres) will be open space which exceeds the recommendations in the BDAWMP by a significant amount. Most of the open space is contiguous. Approximately 63.9 acres of the site will be converted from current agricultural uses to forest, meadow, vegetative swales, wetlands, or other natural enhancements. The proposed open space is to be enhanced through the planting of prairie grasses and reforestation efforts in conjunction with a long-term planting management plan including a 3-year performance bond.

The proposed plans show 8-foot-wide bike paths along the north side of Scioto Darby Road and the west side of Elliott Road, and a 10-foot-wide regional bike path from Scioto Darby Road to the proposed park land in the northern portion of the site and will connect to the adjacent property to the east which was previously dedicated to the City of Hilliard.

Streams and Wetlands Assessment

There are neither streams nor stream corridor protection zones nor wetlands on the site.

Stormwater Best Management Practices Assessment

Detention controls will be adapted from the critical storm method. The Post-construction groundwater recharge rate shall equal or exceed the pre-development rate. The on-site wet basin will be used as the post-construction sediment control feature. BMPs include bio-retention basins in multiple areas of the site and a retention pond with wetland shelf.

Alternative Wastewater Systems Assessment

The site will be served by central sewer from the City of Hilliard that is treated by the City of Columbus.

Revenue Assessment

A \$2,500 fee per residential unit will be paid to the City of Hilliard. Additionally, New Community Authority and developer contributions are anticipated, and 77.4 acres of public park land will be donated to the City of Hilliard.

Section D: Overall Assessment and Staff Analysis**Overall Assessment****Summary**

Figure 3.7 Proposed General Land Use Map identifies the site as Conservation Development Overlay Low Density with 50 percent open space and 1 dwelling unit per acre. The Hilliard Comprehensive plan identifies the site within the Big Darby Focus Area and recommends conservation practices preserving at least 50 percent of the area as usable open space with a gross density of one dwelling unit per acre. Overall gross density may be increased by 0.1 units per acre for every additional 10 percent of the site that is dedicated as open space above the required 50 percent.

A total of 229 single-family lots are proposed on the 204.6-acre site. The proposed density (1.12 dwelling units per acre) is consistent with the recommended density in the BDAWMP and the Hilliard Comprehensive Plan for developments that have more than 60 percent open space. The proposed plan shows 69.8 percent of the site will be open space. The proposed 77.4 acres of park land along the northern portion of the site will be dedicated to the City of Hilliard (or Columbus Metro Parks) as park land. This park land will consist of an expansion of the adjacent 46.7 acres of park land to the east which has been dedicated as part of the Tarlton Meadows development on the east side of Elliott Road. Providing large areas of contiguous open space/park land is consistent with the recommendations in the BDAWMP and the Hilliard Comprehensive Plan. The proposed plan shows a north-south bike path from Scioto Darby Road to the proposed park land. Staff recommends that the plans be revised to show the path system will be extended to the adjacent property to the west consistent with the recommendations in the Comprehensive Plan.

Staff finds that the proposed plan conforms to the recommended density in the Hilliard Comprehensive Plan and the BDAWMP. Staff finds that the proposal is consistent with the recommendations in the Plan concerning the provision of open space and multi-use path connections.

Staff Analysis				
Requirement	Yes	No	NA	Analysis
Existing conditions site map is complete	✓			
Conceptual site plan is complete	✓			
Site data table is complete and accurately calculated	✓			
Assessments	Pass	Fail	Explanation - Items incomplete, steps required to correct, etc.	
Conservation assessment	✓		Provides not less than 69.8 percent open space and preserves existing Tier 1 and Tier 2 land.	
Streams and wetlands assessment	NA	NA	NA	
Stormwater management assessment	✓		Post-construction groundwater recharge rate shall equal or exceed the pre-development rate. BMPs include retention ponds with wetland shelves, and vegetative swales.	
Alternative wastewater assessment	NA	NA	NA	
Revenue assessment	✓		New Community Authority and developer contributions are anticipated.	
Staff analysis overall assessment	✓		Proposal is consistent with the BDAWMP concerning density because it provides over 69 percent open space which justifies at least a 15 percent density bonus consistent with Section 4.4 of the Plan.	

Staff Recommendation
<p>Staff recommends:</p> <p><input checked="" type="checkbox"/> Approval</p> <p><input checked="" type="checkbox"/> with conditions (see below)</p> <p><input type="checkbox"/> Disapproval</p>
<p>Reasons / Conditions:</p> <ol style="list-style-type: none"> Revise the plans to show the required Audubon Avenue right-of-way (100 feet wide) extended north to the existing petroleum line without encroaching into the existing trees. Revise the plans to specify the acreage of land located north of the existing petroleum pipeline that will be dedicated as park land. Revise the plans to specify additional open space areas that will be restored to woodland or prairie. Demonstrate conformance to the wetland buffer requirements of the Ohio Rainwater and Land Development manual.
<p>Checklist prepared by:</p> <p>_____ John Talentino Agency Staff Member</p> <p>_____ City Planner Title</p> <p>_____ 3/12/21 Date</p>

Developed Areas Acreages:

Site Area Gross:	204.6 acres
Roadways & rights-of-ways:	19.8 acres
Net Site Area (less Rights-of-Way):	184.8 acres
Residential land use area:	61.7 acres
Non-Residential land use area:	142.9 acres

Open Space Consists of:

Natural Areas including existing trees:	79.4 acres	
Manicured Open Space: (less Active Rec. Area)	46.8 acres	
Active Rec. Area (Tot lot):	0.6 acres	
Stormwater Management Area:	16.1 acres	
Other Area:	0.0 acres	
Open Space total:	142.9 acres	(w/o R/W)

Right of Way Only:

Gross Area:	19.8 acres
Stormwater Management Area:	0 acres
Open Space including sidewalks:	11.3 acres
Pavement Area:	8.5 acres
Modified Open Space Total:	154.2 acres

Open Space Calculations (w/o open space and stormwater areas within R/W):

<u>Area:</u>	<u>Divided by:</u>	<u>%</u>
Open Space Total	Site Area: gross	70%
Open Space Total	Site Area: net rights-of-way	77%
SCPZ area	Site Area: net rights-of-way	0%
Natural Area (including existing tress)	Site Area: net rights-of-way	43%
Active Recreation Area	Site Area: net rights-of-way	>1%
Stormwater Management Area	Site Area: net rights-of-way	9%
Natural Area (including existing trees)	Open Space: total	55%
Active Recreation Area	Open Space: total	>1%

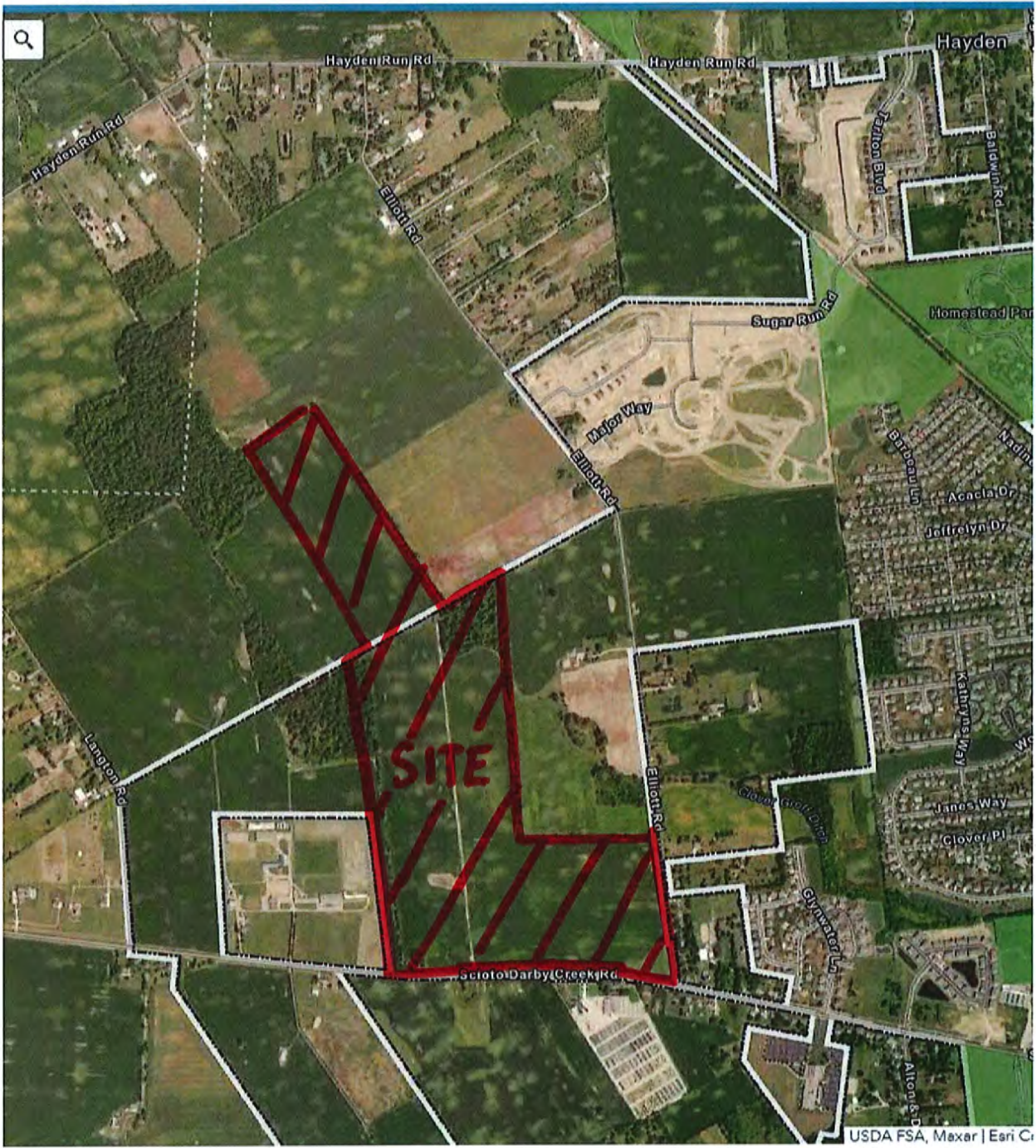
Modified Open Space Calculations (w/ open space and stormwater areas within R/W):

<u>Area:</u>	<u>Divided by:</u>	<u>%</u>
Open Space Total	Site Area: gross	75%
Open Space Total	Site Area: net pavement	79%
SCPZ area	Site Area: net pavement	0%
Natural Area (including existing trees)	Site Area: net pavement	40%
Active Recreation Area	Site Area: net pavement	>1%
Stormwater Management Area	Site Area: net pavement	8%
Natural Area (including existing trees)	Open Space: total	51%
Active Recreation Area	Open Space: total	>1%

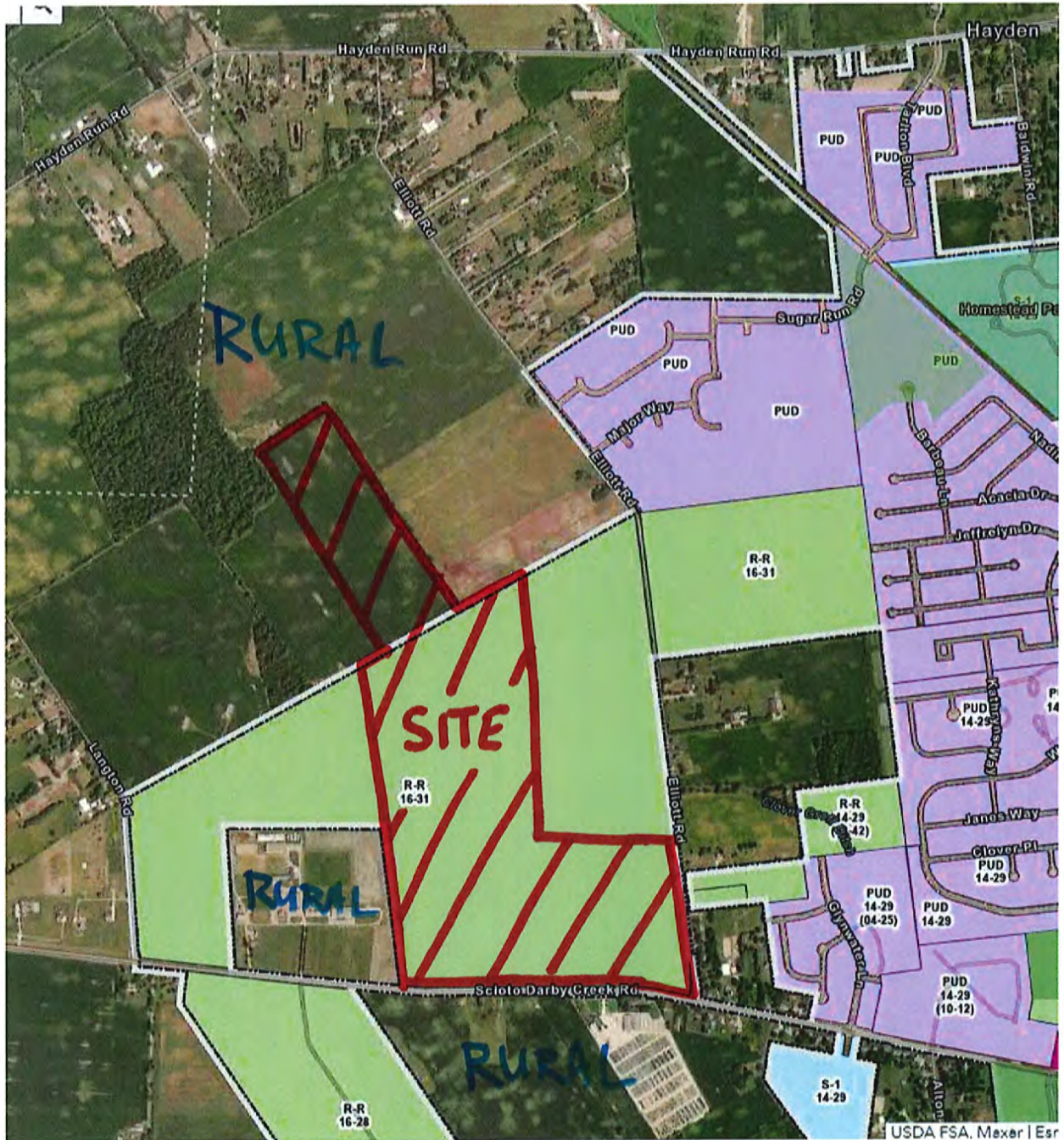
Density:

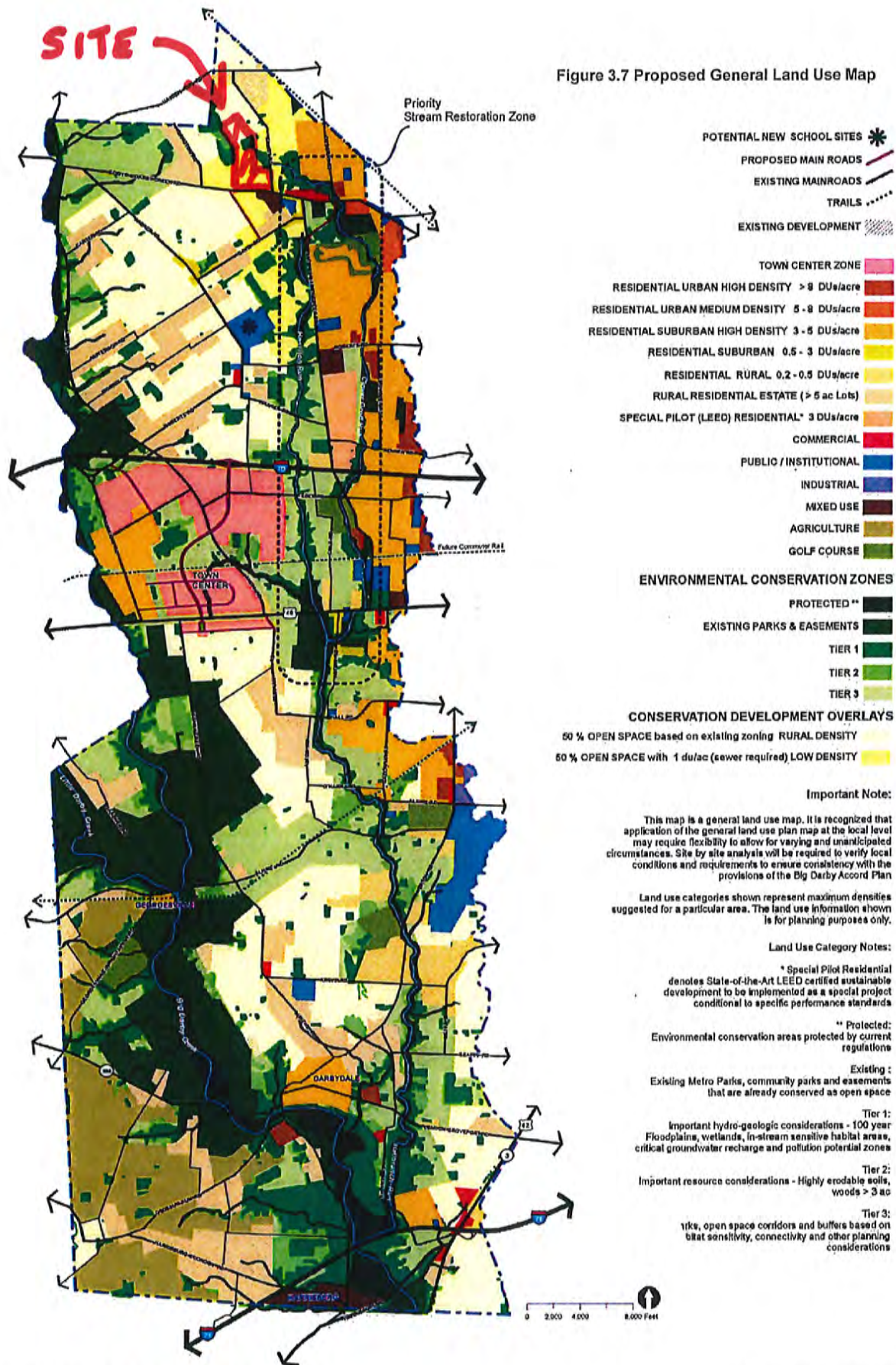
Gross Density:	1.11 Du/Ac. (Includes Tier 1 & 2 Land)
Net of Rights-of-way:	1.24 Du/Ac.
Net of Rights-of-way, Open Space Area:	5.47 Du/Ac.

Aerial Photo



Zoning Map





Big Darby Accord Advisory Panel

Applicant Checklist and Submittal Requirements

Revised 4/22/08

About the Panel

The Big Darby Accord Advisory Panel is an eleven-member body appointed by communities within the planning area. The Panel reviews zoning and development applications for compliance with the Big Darby Accord's goals and policies and provides recommendations to the Accord's member jurisdictions.

Project Information
Project Name Hill Farm
Project location Scioto Darby Creek Road at Elliott Road
Checklist Completed by Douglas Turney, PE, CFM

Instructions

Please complete this form. The form provides guidance to applicants with projects that require Accord Panel review.

An application package for the Panel consists of 4 required components

1. Existing conditions site map
2. Conceptual site plan
3. Site data table
4. Applicant's checklist

Note: Incomplete application packages will not be scheduled for Accord Panel review and will be returned to the applicant. For additional information (including meeting dates and timeline) please contact the jurisdiction in which the project is located.

1. Existing Conditions Site Map: Required Elements

Instructions: Submit a map that details existing conditions of the subject site. Include each element listed below.

Map size: 24" x 36"

Map extent: Subject site plus 300' surrounding the subject site

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Scale: 1"=300' minimum

Surface water Elements

- ☐ Watershed and subwatershed boundaries
- ☒ Surface water locations including perennial, intermittent, ephemeral streams
- ☒ Floodway and 100-year floodplain
- ☐ Wetlands: jurisdictional and agricultural
- ☒ Drainage patterns
- ☐ Field tile locations
- ☒ Groundwater recharge / pollution protection zones
- ☐ Wellhead protection zone
- ☐ Stream water quality (EPA assessment)
- ☒ Stormwater management facilities (on-site & nearby)
- ☐ Water quality monitoring points
(Site-level and, any OEPA within 300' of subject site and nearest Ohio EPA downstream and upstream monitoring sites)

Utility and Roadway Elements

- ☐ Existing septic systems
- ☐ Existing wells
- ☒ Existing utilities and easements
- ☒ Existing roads and rights-of-way

Land Elements

- ☒ Soil types including location of hydric soils (if present)
- ☒ Topography and 2-foot contours
- ☒ Wooded areas
- ☒ Open space / natural Areas
- ☐ Significant wildlife habitat
- ☒ Existing easements
- ☐ Easement planting and management plan

Other Elements

- ☒ Political jurisdiction boundaries
- ☒ Existing zoning of surrounding parcels
- ☐ Nearby recreation and community facilities
- ☐ Other historical, natural or cultural resources

Big Darby Accord Advisory Panel

2. Conceptual Site Plan: Required Elements

Instructions: Submit a conceptual site plan showing the elements listed below

Map size: 24" x 36".

Map extent: Subject site

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Scale: 1"=200' minimum

Physical Elements

- ☒ Property lines
- ☒ Setbacks / build-to lines
- ☒ Building footprint
- ☐ Parking areas
- ☒ Proposed roadways
- ☒ Proposed utilities and easements
- ☒ Adjacent street names and access points
- ☒ Adjacent zoning and land uses
- ☒ Vicinity map and north arrow

Environmental Elements

- ☒ Floodway and 100-year floodplain
- ☐ Stream corridor protection zone area
- ☐ SCPZ permanent on-site designation (method/design)
- ☐ LID techniques: location and type
- ☒ Stormwater BMPs: location and type
- ☐ Water quality monitoring points
- ☐ Planting areas: location, size, species
- ☒ Location of stormwater recharge zone

3. Site Data Table: Required Elements

Instructions: Submit a table with the following data listed. Include the table as a separate document or list the data on the conceptual site plan.

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Acreage statements: developed areas

- ☒ Site area: gross
- ☒ Roadways and rights of way
- ☒ Site area: net of rights-of-way
- ☒ Zoning districts: area for each district
- ☒ Residential land use area
- ☒ Non-residential land use area

Acreage statements: open space

- ☐ Stream corridor protection zone area
 - ☐ Other preservation and no-disturb zones
 - ☐ Open space: total
- Consisting of:*
- ☐ Natural areas (including SCPZ)
 - ☐ Active recreation area
 - ☐ Stormwater management facilities area
 - ☐ Other area

Density calculations

- ☒ Density: gross
- ☒ Density: net of rights-of-way
- ☒ Density: net of rights-of-way, open space areas

Open space calculations

- ☒ Open space requirement percentage

Include a table showing the following calculations. The areas named below must be consistent with the acreage statements to the left

Area	Divided by:
<input checked="" type="checkbox"/> Open space: total	Site area: gross
<input checked="" type="checkbox"/> Open space: total	Site area: net of rights-of-way
<input type="checkbox"/> SCPZ area	Site area: net of rights-of-way
<input type="checkbox"/> Natural areas (including SCPZ)	Site area: net of rights-of-way
<input checked="" type="checkbox"/> Active recreation area	Site area: net of rights-of-way
<input checked="" type="checkbox"/> Stormwater mgmt. facilities area	Site area: net of rights-of-way
<input type="checkbox"/> Natural areas (including SCPZ)	Open space: total
<input checked="" type="checkbox"/> Active recreation area	Open space: total

Big Darby Accord Advisory Panel

4. Applicant's Checklist: Required Elements

Instructions: Complete the table below. Information provided should demonstrate how your proposal complies with the goals and policies of the Big Darby Accord. Please identify and explain any variation from the Accord Plan.

If you include a separate document instead of completing the table below, *each requirement below must be addressed in the order listed.*

Conservation

Requirement (BDA reference)	Details/Comments
If land is proposed for development that is Tier 1 through 3, specify what types of development is being proposed for these areas?	Based on the Big Darby Land Use Environmental Conservation Zones there are four areas classified as Tier 1 and Tier 2. There are three areas totaling approximately 17.6 acres of Tier 1 and one area totaling approximately 4.9 acres of Tier 2 and all of the areas will be preserved. See Exhibit "G-3"
What Tier 1 land is being protected and how is it being protected (3.1)?	All of the Tier 1 area is being preserved within open spaces in perpetuity as well as a conservation easement.
What Tier 2 Land is being protected and how is it being protected (3.1)?	All of the Tier 2 area is being preserved within open spaces in perpetuity as well as a conservation easement.
What Tier 3 Land is being protected and how is it being protected (3.1)?	n/a
Are wooded areas greater than 3 acres being preserved and how will they be protected (3.1.1)?	Yes, with conservation easements
How much open space is being provided? Will the open space provided be based on the minimum of 10 acres per 1,000 residents? Note: this includes any tiered land that is being preserved. (5.16)?	The proposed development is within the Big Darby Accord Conservation Development Overlay and therefore fifty percent of the development is required to be in open space, 102.3 acres. However, the development provides for 142.9 acres of open space (69.8 %). According to the 2010 US Census the average family size for the City of Hilliard is 3.5 people per household which requires 8.0 acres (229 dus. x 3.5) / 1000 x 10 = 8.0 acres
How will the open space be connected within site?	The majority of the open spaces will be contiguous with an interconnected trail system which will connect not only the internal open spaces, but also to a regional network that will someday connect Heritage Rail Trail to the north and Hilliard Bradley High School to the south. The internal trail system will have a public access easement over the trail to allow access.
How will the open space link with off-site open space (5.4.2)?	See Exhibits "E-6" Open Space and Pedestrian Connectivity Plan and "E-7" Regional Open Space Plan
How will the open space be permanently protected (4.3)? Describe: easements, dedication, etc.	The 77.4 acres at the northern portion of the development will be in a conservation area and will be donated to a public body, either the City of Hilliard or Metro Parks. All of the other open space will be owned and maintained by the Hill Farm Homeowners Association. The open space that are being utilized for groundwater recharge will also be in a conservation easement.
What plant species are native and non-invasive (4.3)?	Plantings within the open spaces will be native when necessary. Wetland shelves within the retention basins will include plant material that is conducive to wet conditions as well as native plants. The street trees for the development incorporate the recommend trees within the City of Hilliard Tree Manual.
Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)?	The 77.4 acres of open space along the northern portion of the development will be owned and maintained by either the City of Hilliard or Metro Parks. The privately owned open space within the development will be owned and maintained by a forced and funded homeowners association in which all of the homeowners within the development will be required to belong.
Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)?	Maintenance and establishment of plantings within the open spaces will meet the City of Hilliard standards

Streams and Wetlands

Requirement (BDA reference)	Details/Comments
Have all the wetlands (agricultural) been identified in conjunction with NRCS (4.2.2)?	There are no wetlands on the site
Have all the wetlands (non-agricultural) been identified in conjunction with Army Corps of Engineers and OEPA (4.2.2)? Please indicate category of each wetland.	n/a
Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)?	n/a
If identified wetlands will be impacted, explain status of permit and plans for mitigation. The Accord recommends mitigation within the Accord planning area (4.2.2)	n/a
Will the development provide a wetland protection plan during the construction phase (4.2.2)?	n/a
How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)?	The proposed development does not impact the 100 year floodplain

Big Darby Accord Advisory Panel

How does the project incorporate stream restoration (3.6)?	No streams are located on the site.
How does the project incorporate site monitoring of water quality?	Monitoring will be performed in accordance with City of Hilliard and the OEP criteria.
Are any streams located on the site? If so, indicate stream use designation and attainment status.	No
Does any portion of the project fall within the Stream Corridor Protection Zone? If yes, how has it been calculated and how will it be protected? (4.2.1)?	No
What are the proposed uses and ownership for the SCPZ (4.2.1)?	n/a
Stormwater Best Management Practices	
Requirement (BDA reference)	Details/Comments
Are the detention (quantity) controls adapted from the critical storm method (4.7.1)?	Yes, the City of Hilliard Stormwater Design Manual requires use of the critical storm method for peak flow rate control.
Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)?	Yes, a significant amount of land is being converted from row crop to meadow / urban grasses as well as reforestation. The land use change provides sufficient groundwater recharge credits to mitigate the proposed impervious surfaces.
Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)?	The SWPPP will provide sediment basins to control construction site runoff and the meet the Ohio EPA Standards as stated in the Big Darby Creek Construction Permit.
What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)?	During construction, sampling of effluent from sediment basins will be conducted to insure that the effluent meets Ohio EPA standards. Each detention basin in the post-developed condition will be sampled at intervals to be determined by the City of Hilliard. Parameters to be tested include TSS, phosphorus, and nitrogen.
Were BMPs selected through the site planning process, please describe your approach (4.8.1)?	Based on a conventional storm sewer design, the BMP's selected needed to be able to handle large areas and have low maintenance and good aesthetic value. The locations were based on the natural flow pattern of the site to reduce the amount of earthwork that would be required. Infiltration practices were considered but due to the large areas tributary to each basin, bioretention basins are not recommended for tributary areas over 5 acres. Infiltration basins were also not recommended due to the existing soil types having low permeability and potential difficulties with keeping a consistent water level and overall aesthetics.
How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)?	Due to the flatness of the site, wet basins are proposed throughout the site to reduce storm sewer sizes and lengths, and keep grading of the site to a minimum. Some of the basins will incorporate wetland features to enhance treatment and aesthetics.
How are the BMPs consistent with Low Impact Development principles (3.5.2)?	The onsite stormwater management plan for the development does not incorporate Low Impact Development principles.
List BMPs that will be utilized on the project below: (3.8.3)	Wet detention basins will be utilized to provide stormwater quality and quantity control. Several vegetative swales have been incorporated into the stormwater master plan to allow disconnected storm water system.
Sewer System	
Requirement (BDA reference)	Details/Comments
What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)?	The development will be served by centralized sewer service. The development falls within an existing tributary area for centralized gravity sewer service to the City of Columbus. Adequate downstream capacity is available to accommodate a portion of the proposed improvements.
How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)?	n/a
Does the project provide measures for site-level monitoring (4.9.2)?	No
Revenue	
Requirement (BDA reference)	Details/Comments
Is Tax Increment Financing in place or planned (5.5.4)?	No
Is a New Community Authority in place or planned (5.5.4)?	Yes
Has a developer contribution been applied (financial) (5.5.4)?	Yes, a \$2,500 fee per residential unit rooftop will be conveyed to the City of Hilliard

Big Darby Accord Advisory Panel

Has a developer contribution provided (in-kind) (5.5.4)	Yes, a portion of the property is being donated to the City of Hilliard as a park or to Metro Parks
Overall	
Requirement (BDA reference)	Details/Comments
How is the proposed Land Use consistent with the Big Darby Accord Plan. If not consistent with the Accord's land use plan, specify how land use it differs from the Accord Plan (3.3)?	The development in general meets the intended land use within the Big Darby Accord Plan as a Conservation Development by incorporating more than 50% of the gross area as open space owned and maintained by a public entity or by a private homeowners association. As outlined in the Darby Accord the intended use is single family residential at a density of 1 unit per acre. The development incorporates significant infrastructure issues such as the provision of central sewer and water, a series of interconnected trail systems within the open spaces, open spaces with significant road frontage as focus of the development and the creation of a variety of housing types clustered within the development meets the requested density incentives for an overall gross density of 1.11 units per acre.
Is the proposed density consistent with Big Darby Accord Plan (3.3)?	No. The Bid Darby Accord recommends a gross density of 1 dwelling unit per acre and the proposed development has 1.11 units per acre which are less than the existing densities located within the city of Hilliard in the surrounding areas. The development meets the desires of the City of Hilliard by incorporating a variety of housing types while exceeding the Big Darby Accord open space requirements as well as ground water recharge requirements by converting the existing agricultural land to meadow and reforestation.
Does the project conserve a minimum of 50% of land as open space (4.4)? (Conservation Development area only)	The proposed development exceeds the required 50% open space, 102.3 acres, by providing 142.9 acres which is 69.8%
How does the project incorporate LID principles? Please list all LID techniques to be used. (3.5.2)	The development has clustered the lots to reduce the length of impervious roadway and to provide a large active park to the City of Hilliard as well as a series of interconnected open space areas within the development.
How does the project incorporate the Town Center Principles (4.6)? (Town Center area only)	n/a
Does the site incorporate LEED Principles (3.4)? (Required in LEED area)	Yes, erosion and sediment control as well as the principles of protect or restore habitat. Single-family homes will be Energy-star compliant.
Does the project incorporate the required public facilities? How will schools, fire, police service be provided? (5.3.3)?	Yes, Hilliard Schools, Hilliard Police, and Hilliard and Norwich Township Fire.
How will the project provide overall trail linkages (4.11)?	The development incorporates a series of trails within the open spaces that not only serve the residences of the development but the entire area by creating several linkages to the existing and proposed trail systems to the north, south and east of the development. The development will also utilize sidewalks throughout that will be connected to the trail system.
How will the project provide the required transportation improvements (4.10)?	The project will provide traffic improvements deemed necessary by the City of Hilliard.

Developed Areas Acreages:

Site Area Gross:	204.6 acres
Roadways & rights-of-ways:	19.8 acres
Net Site Area (less Rights-of-Way):	184.8 acres
Residential land use area:	61.7 acres
Non-Residential land use area:	142.9 acres

Open Space Consists of:

Natural Areas including existing trees:	79.4 acres	
Manicured Open Space: (less Active Rec. Area)	46.8 acres	
Active Rec. Area (Tot lot):	0.6 acres	
Stormwater Management Area:	16.1 acres	
Other Area:	0.0 acres	
Open Space total:	142.9 acres	(w/o R/W)

Right of Way Only:

Gross Area:	19.8 acres
Stormwater Management Area:	0 acres
Open Space including sidewalks:	11.3 acres
Pavement Area:	8.5 acres
Modified Open Space Total:	154.2 acres

Open Space Calculations (w/o open space and stormwater areas within R/W):

<u>Area:</u>	<u>Divided by:</u>	<u>%</u>
Open Space Total	Site Area: gross	70%
Open Space Total	Site Area: net rights-of-way	77%
SCPZ area	Site Area: net rights-of-way	0%
Natural Area (including existing tress)	Site Area: net rights-of-way	43%
Active Recreation Area	Site Area: net rights-of-way	>1%
Stormwater Management Area	Site Area: net rights-of-way	9%
Natural Area (including existing trees)	Open Space: total	55%
Active Recreation Area	Open Space: total	>1%

Modified Open Space Calculations (w/ open space and stormwater areas within R/W):

<u>Area:</u>	<u>Divided by:</u>	<u>%</u>
Open Space Total	Site Area: gross	75%
Open Space Total	Site Area: net pavement	79%
SCPZ area	Site Area: net pavement	0%
Natural Area (including existing trees)	Site Area: net pavement	40%
Active Recreation Area	Site Area: net pavement	>1%
Stormwater Management Area	Site Area: net pavement	8%
Natural Area (including existing trees)	Open Space: total	51%
Active Recreation Area	Open Space: total	>1%

Density:

Gross Density:	1.11 Du/Ac. (Includes Tier 1 & 2 Land)
Net of Rights-of-way:	1.24 Du/Ac.
Net of Rights-of-way, Open Space Area:	5.47 Du/Ac.

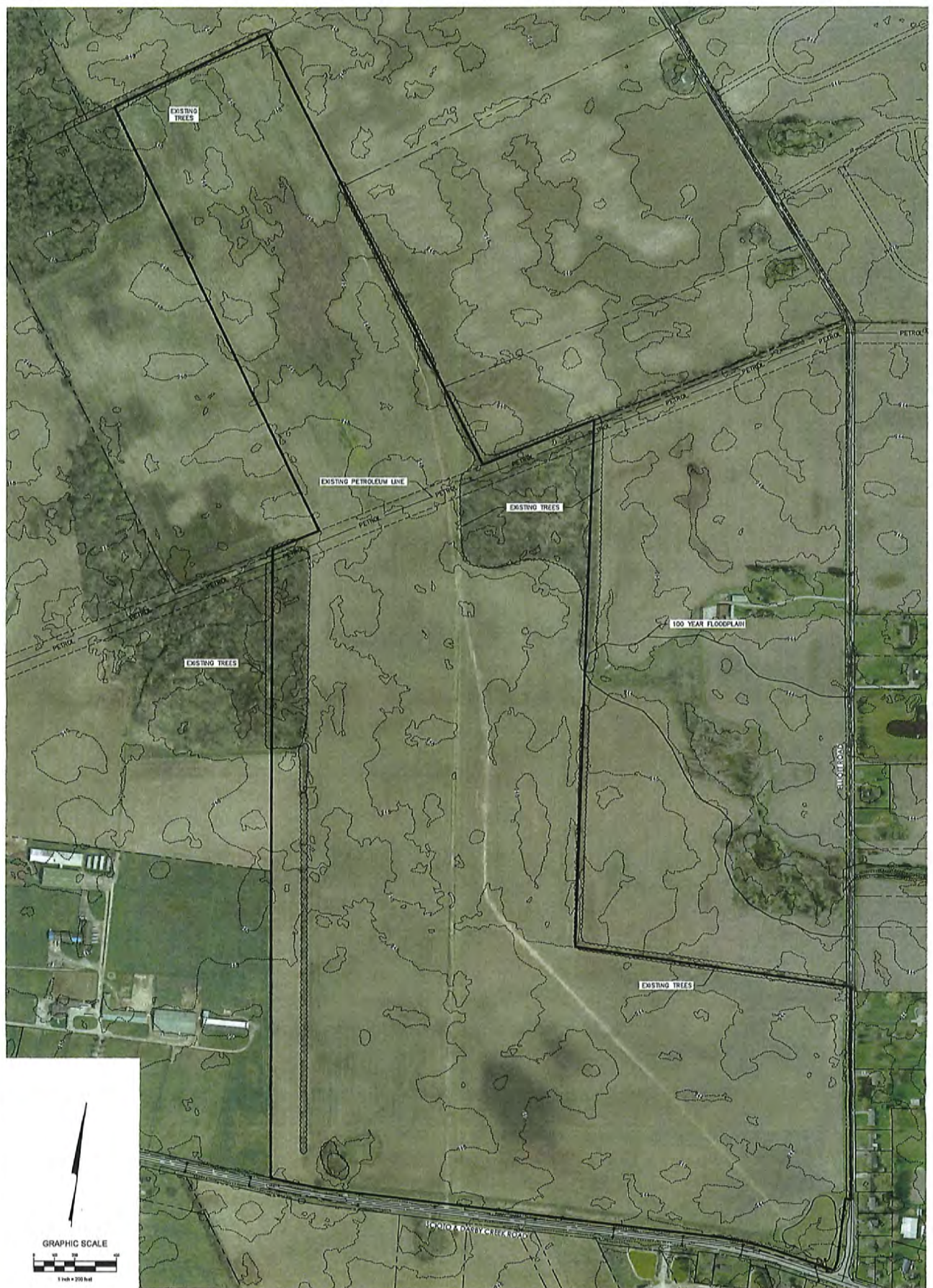


EXHIBIT "C-1"

HILL FARM

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

EXISTING
CONDITIONS PLAN

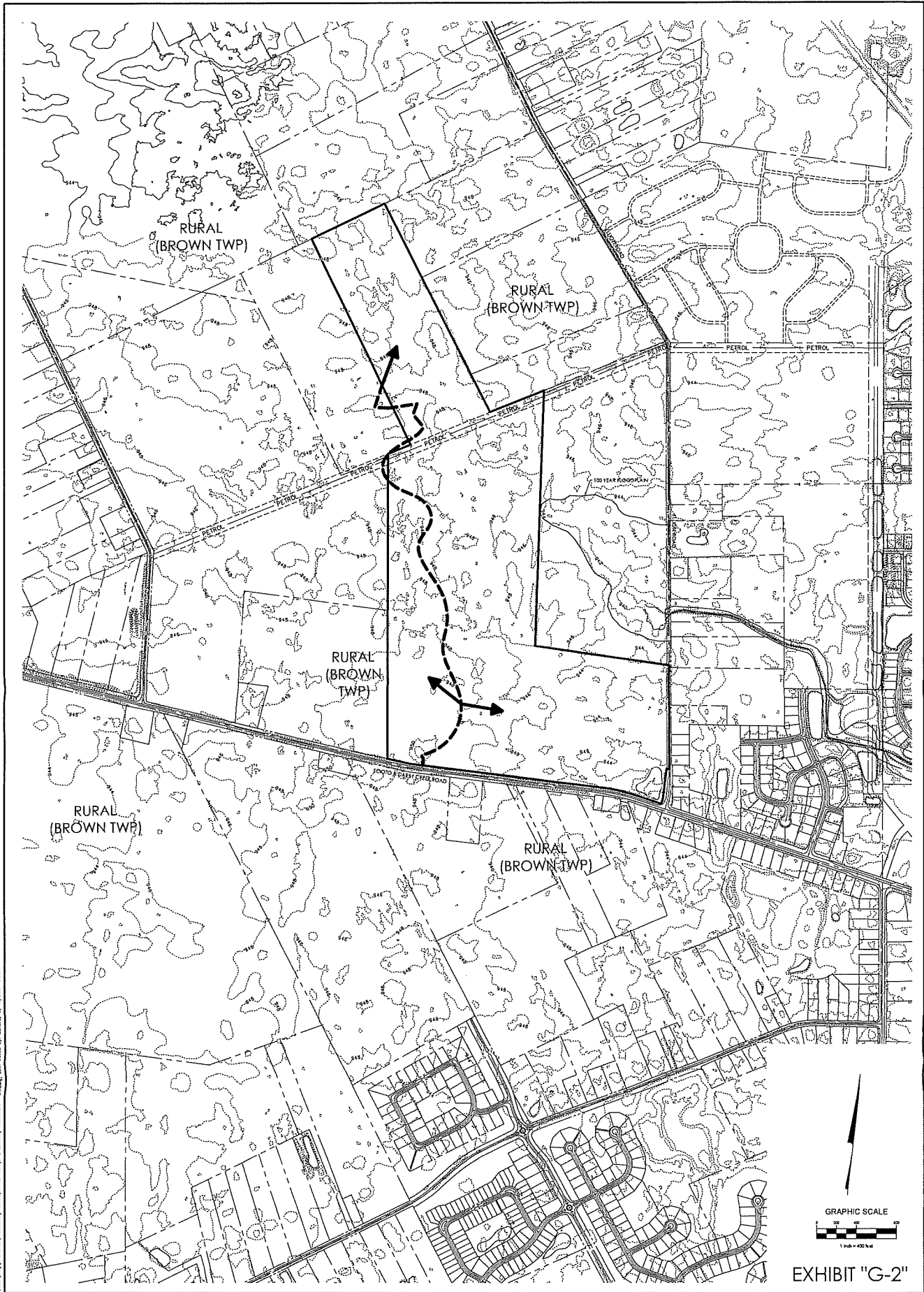
PREPARED FOR:



PREPARED BY:



DATE	MARCH 8, 2021
#FVLED:	
#FVLEI:	
#FVLEM:	
#FVLSD:	
#FVLES:	
#FVLEO:	



A:\2021\00000\Map\GIS\Brown\Watershed\Plan\G-2 Existing Watershed Plan.dwg, Last Saved By: unknown, 3/17/2021 2:55 PM



EXHIBIT "G-2"

HILL FARM
CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

EXISTING
WATERSHED PLAN

PREPARED FOR

M/I HOMES
mihomes.com
4151 HIGHWAY 100, SUITE 100
COLUMBUS, OHIO 43219

PREPARED BY

EMHT
ENGINEERING, MECHANICAL, HYDROLOGICAL & TERRAIN, INC.
1400 New Albany Road, Columbus, OH 43206
PHONE: 614.779.4500 FAX: 614.779.4501
www.emht.com

DATE	MARCH 2, 2021
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
REVIEWED	



HILL FARM

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

POST-DEVELOPMENT GROUND WATER RECHARGE-2

PREPARED FOR:



1111 NORTH AVENUE, SUITE 100
COLUMBUS, OHIO 43260

PREPARED BY:



1111 NORTH AVENUE, SUITE 100
COLUMBUS, OHIO 43260

DATE	REVISION
11/11/2011	1
11/11/2011	2
11/11/2011	3
11/11/2011	4
11/11/2011	5
11/11/2011	6
11/11/2011	7
11/11/2011	8
11/11/2011	9
11/11/2011	10


[illegible]


Passive Open Space to be converted from agricultural farm ground to meadow consisting of 20.5 Acres. These areas are also being utilized for the required ground water recharge for the Big Darby Watershed. The Meadow will be planted with the Mead Short Grass IV seed mix by Ohio Profile Nursery or a similar seed mix to be determined at final engineering.

BOTANICAL NAME	COMMON NAME	% OF AREA
<i>Pinus palustris</i> Mill.	Longleaf Pine	35.23%
<i>Quercus laevis</i> Willd.	Water Oak	23.05%
<i>Quercus virginiana</i> Mill.	Live Oak	23.05%
<i>Quercus falcata</i> Mill.	Winged Live Oak	18.71%

Proposed retention basin will incorporate a meandering wetland shelf. The developer intends to construct and plant a wetland shelf within a stormwater retention basin. Herbaceous plugs would be planted at 3 x 3 foot spacing within an area less than 6 inches deep. The wetland shelf would be planted from the list of native herbaceous wetland plants below. Approximately 1.2 acres in the wetland shelf is to be planted, which equates to approximately 7,311 herbaceous plugs installed.

ROTUNDA NAME	COMMON NAME
<i>Alnus subcordata</i>	Broad-leafed Alder
<i>Falcaria vulgaris</i>	Arise Arise
<i>Portula caerulea</i>	Portulaca
<i>Euphorbia hirsuta</i>	Arise Arise
<i>Euphorbia hirsuta</i>	Arise Arise
<i>Salicaria integrifolia</i>	Salicaria
<i>Salicaria integrifolia</i>	Salicaria

 Grass / lawn

 Gold Tint 50% Minimum of 2 Improved varieties of Turf-type tall fescue such as Querc, Inferno, Arid 3, Pike, Somerset IS or Tifton 15 10% Improved variety of Kentucky bluegrass such as Hustle, BlueChip, Utopia or Baron 10% Improved variety of Perennial Ryegrass such as Caddishead, Golfkeeper or Haven DS

 Living trees



EXHIBIT "G-5"

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

BIG DARBY WATERSHED ENHANCEMENT PLAN

PREPARED FOR:



PREPARED BY:

[illegible]

Hill Farm Planned Unit Development Text under Hilliard Conservation District Development Standards

M/I Homes of Central Ohio, LLC

March 2, 2021

The Hill Farm PUD is a planned district under Chapter 1115 of the Hilliard Codified Ordinances (Hilliard Conservation District or HCD) presented by M/I Homes of Central Ohio, LLC to the City of Hilliard. The site consists of two legal parcels currently owned by the Hill Distributing Company, as follows:

- Hill Distributing Company – Parcel 053-000322
- Hill Distributing Company – Parcel 120-000335 (open space)

The parcels and proposed development are located north of Scioto Darby Creek Road, between Langton Roads and Elliott Roads. This application covers approximately 204.6+/- gross acres. Of this total, 61.7+/- acres are proposed for housing development and right-of-way. A total of 142.9+/- acres (or 69.8%) are to remain as and/or are to be converted to open space, including green space reserves adjacent to development areas, woods and tree lines that are to be undisturbed and permanently preserved and public park spaces that are adjacent to other publicly dedicated land. The open space total includes 77.4+/- acres of permanent green space acreage to be dedicated to public ownership. Much of this acreage will be converted from the current farming use to meadow and/or reforested. Approximately 44.4+/- acres of this green space, north of the petroleum easement. Another 65.5+/- acres of open spaces are within the development area, and are to be owned and maintained by a required and funded homeowner's association.

For the purposes of this HCD, the site will be divided into four (4) subareas which are identified and located on the Preliminary Development Plans.

Sub-Area 1 ("Smart")	81.7+/- acres
Single Family Lots (55'x120')	134
Minimum Lot Area	6,600 sf
Minimum Lot Frontage at Building Line	55 ft
Minimum Front Yard Setback	25 ft
Minimum Side Yard Setback	5 ft (total 10 ft between buildings)
Minimum Rear Yard Setback	25 ft

Sub-Area 2 ("Signature")	28.4+/- acres
Single Family Lots (65'x120')	35
Minimum Lot Area	7,800 sf
Minimum Lot Frontage at Building Line	65 ft
Minimum Front Yard Setback	25ft
Minimum Side Yard Setback	5 ft (total 10 ft between buildings)
Minimum Rear Yard Setback	25 ft

Sub-Area 3 Retreat (Detached Condominiums: Empty Nester Patio Homes)	17.1+/- acres
Total Units	60
Minimum Frt. Setback from Pavement	26 ft
Minimum Side Setback from Pavement.	20 ft
Minimum Building Separation	12 ft

Sub-area 4	77.4+/- acres Public Park
-------------------	---------------------------

Sub-area 4 (77.4+/- acres) will be open space dedicated or deeded to the City of Hilliard to be owned, maintained and preserved as a public park and permanent open space by the City, as provided under an approved Developer's Agreement executed with the City. 44.4+/- acres within sub-area 4 (current parcel 120-000335, north of the petroleum easement) are subject to Hilliard Zoning Code provisions under this HCD/PUD, and included in this development text and application as its submission counts toward density and open space calculations under Hilliard zoning procedures. [See 1115.04 (e)(4) "Required open space may be located off site, provided it is within the Darby Accord Planning Area."] This development plan is presented and intended to be developed by M/I Homes, which will be the builder of the new homes offered in sub-areas 1, 2 and 3.

General Commitments

Unless otherwise specified in the submitted plans, drawings or in this written text, the development standards of Chapter 1115 of the Codified Ordinances of the City of Hilliard shall apply and govern this PUD. 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 platted as lots or developed under condominium legal requirements with development standards as specified herein and on the preliminary development plans attached hereto.

- ii. Privately maintained open spaces, children's playground equipment, community garden, conservation education kiosks, and multi-use paths as depicted on the preliminary development plans attached hereto.
 - iii. Public open spaces and public multi-use paths proposed to be dedicated to public use as indicated in this text and depicted on the preliminary development plans attached hereto.
 - iv. Storm water management facilities and wetlands shelving as depicted on the preliminary development plans attached hereto. Such facilities shall be owned and/or maintained as directed by the City under the Development Agreement referenced below in section 7 (J) (iii).
2. Total number dwelling units, unit types, site density and method used to calculate density:
- a. Total lot count is permitted at 229. All units are detached single-family homes or condominiums. Lots per sub-area are further depicted on site plans and within this text.
- Total site acreage is 204.6 +/- acres which yields a gross density of 1.11 dwelling units per acre. Total open space is 142.9+/- acres or 69.8% for the entire site, exceeding both the Big Darby Accord requirements and the Hilliard Conservation District Code.
- b. Density Bonuses: Under section 1115.04 (e) (6) the gross acreage and open space acreage/percentages of the District are applied to the density bonus provisions of the code as the method to calculate density and reviewed by Planning Commission. Per code, additional increments of density bonuses above base density of 1.0 unit per acre may be earned and approved based on certain criteria and circumstances related to individual development proposals on a case by case basis. The following criteria and conditions associated with this development plan support density bonuses for this Hilliard Conservation District at a density of 1.11 dwelling units per acre to be reviewed by the Hilliard Planning staff and Planning and Zoning Commission based on consistency with the zoning code and Big Darby Accord Watershed Master Plan provisions for open space and Tier 1 and Tier 2 Conservation Zones:
 - i. **Open space acreage** is 142.9+/- acres (or 69.8%) or more than 19.0% over the required 50% open space required under chapter 1115 HCD and Big Darby Accord standards.
 - ii. **Sustainable and conservation design enhancements, include:** The addition of 1.3 acres of wetlands shelving improvements to proposed retention basins, which equates to 7,311 herbaceous plants installed; the addition of a vegetative swale in Reserve "B"; the conversion of 20.5+/- acres of agricultural farm ground to meadow around sub-area 2 for passive open space, which includes the planting of a prairie grass seed mix; the reforestation and establishment of meadow in the portions of the open space area in sub-area 4, north of the petroleum easement, (44.4+/-) which are currently farmed. All

portions of sub-area 4 are to be publicly dedicated as parkland. Approximately 300 bareroot, native Ohio trees will be planted per acre in enhanced areas and over 43.4 acres overall are converted from agricultural use to forest and/or meadow, which equates to 13,020 trees installed.

All told, nearly 63.9+/- acres are converted from their current agricultural uses to meadow, new forest, vegetative swales, wetlands and other natural enhancements. Central to the Darby Accord principles, this conversion supports significant improvement of ground water recharge throughout the site compared with existing conditions as documented in exhibit materials. Additionally, +/-15.5 acres of existing tree rows, woods and/or Tier 1 and 2 areas are preserved to be added to reforested acreage to create an eventual 58.9+/- acres of woods and tree-lines. (See Exhibits G-4 and G-5)

- iii. **Sustainable design – Strategic Land Aggregation and future Public Park ownership.** The Hill Farm plan aggregates 77.4+/- acres of open space to be permanently set aside, conveyed and protected as public parkland, with Reserve L, sub-area 4 proposed to be conveyed to the City, for their ownership and possible aggregation with additional public parkland. The 77.4+/- acres is contiguous to and connected via the regional multi-use path with the 46.6+/- acres open space to the northeast that was previously identified and set aside for permanent open space and public park use under the Tarlton Meadows rezoning. This establishes significant potential for north to south green space and regional multi-use path connectivity and provides additional recreation and park access opportunities for both Hilliard and area residents. With the existing municipal park and soccer complex to the east and the Prairie Oaks Metro Park to the west, the opportunity is afforded to transform additional land along Scioto Darby Creek Road to create a "green corridor" with a variety of outdoor and parks and recreation opportunities.
- iv. **Sustainable design of regional infrastructure** includes installation of regional multi-use path connections to the existing and approved regional path system from housing sub-areas throughout the development. The community has been designed to create continuous and integrated open spaces which hold the potential to connect to other subdivision open spaces and/or public park spaces to the north, south and east. On a regional level, this creates potential for the strategic pedestrian and multi-use path connectivity from the Homestead Park and Heritage Rail Trail at Cosgray Road, through the Tarlton Meadows development and the publicly owned open space to the west of Elliott Road, to the south and the Heritage Preserve community. This provides the potential for a continuous loop of 8+/- miles of multi-use path that connects to the east through existing municipal park and school properties back to the Heritage Rail Trail. A southern branch of the multi-use path, ultimately connecting the Homestead Park to Bradley High School also becomes possible under this strategic multi-use connection plan. In addition, the path system provides a key link to the west toward future potential connection to the Prairie Oaks Metro Park. Internal private open spaces, sidewalks and multi-use paths are integrated throughout the site for easy access to the regional path system. (See Exhibits E-6 and E-7)

- v. **Sustainable design of regional infrastructure includes** construction of both regional road components to support future connectivity and contributing to regional centralized sewer and water service upgrades that are keys to environmental improvement in the Big Darby Accord watershed. Portions of an arterial road (the Audubon Extension) that with additional future development will connect to the existing subdivisions to the north through the site and to the Heritage Preserve community to the south are to be constructed and include the dedication of right-of-way for future roundabout(s) with this development in accordance with the City's Thoroughfare Plan. In addition, improvements or contributions are planned for Elliott Road and the Elliott Road intersection at Hayden Run Road consistent with the findings of the Traffic Impact Study conducted by the developer with both the City Engineer's and County Engineer's review and approval and subject to a completed Developer's Agreement. Off-site sanitary sewer and water line improvements are also planned that will serve the community beyond the development itself. This includes installing a third pump at the existing Hoffman Farms pump station and making improvements to existing pumps and control panels. (See sheet documenting Regional Improvements and Traffic Impact Study to be attached)

3. Lot sizes, Setbacks and Side Yards:

Sub-area 1 ("Smart")	81.7 +/- acres
Single Family Lots (55'x120')	134
Minimum Lot Area	6,600 sf
Minimum Lot Frontage at Building Line	55 ft
Minimum Front Yard Setback	25 ft
Minimum Side Yard Setback	5 ft (total 10 ft between buildings)
Minimum Rear Yard Setback	25 ft

Sub-area 2 ("Signature")	28.4 +/- acres
Single Family Lots (65'x120')	35
Minimum Lot Area	7,800 sf
Minimum Lot Frontage at Building Line	65 ft
Minimum Front Yard Setback	25ft
Minimum Side Yard Setback	5 ft (total 10 ft between buildings)
Minimum Rear Yard Setback	25 ft

Sub-area 3 ("Retreat")	17.1 +/- acres
Condominiums: Empty Nester Patio Homes	60
Min. front Setback from Pavement	26 ft
Min. Side Setback from Pavement	20 ft
Minimum Building Separation	12 ft

*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.

****For other permissible side yard encroachments, see Section 5 (a)(vii.) below – “Architectural Encroachments in Side Yard Setbacks”

4. Minimum/Maximum residential living areas and height requirements.

- a. The minimum/maximum ranges for living areas of the single-family homes and condominiums are as follows:

Sub-Area	Sub-Area Name	Minimum S.F. Range
1	Smart	Ranch 1440
		2-Story 1600
2	Signature	Ranch 1500
		2-Story 1800
3	Retreat	1500

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

5. Architectural Requirements and Standards

- a. All Single-Family and Empty Nester Patio Homes (Retreat/Condominiums)

- 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).

- 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 .04 minimum thickness
 - 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.

- o Cantilevered chimneys shall be prohibited.
- o Chimneys on exterior elevations shall extend to grade level.

vii. Architectural Encroachments in Side Yard Setbacks

- o Architectural features, such as eaves and other such features that do not include a foundation beneath them may encroach up to three (3) feet into side yard setbacks. Window wells may also encroach up to three (3) feet into side yard setbacks.
- o To be permissible as encroachments within side yard setbacks, architectural features shall be constructed to meet fire rating standards under the building code.

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: Decorative hinges, windows, or other architectural accents, etc. may be used on 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. 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. Specific Lot Standards and Additional Architectural Requirements

The following additional requirements and design features shall be incorporated into homes on the specific identified lots as further defined and established below and as illustrated on the Elevation Treatment Plan Exhibit.

"High Impact Areas" – Front elevations shall include a front porch of a size consistent with the scale of the house. The garage of the homes shall be recessed behind face of the porch unless the garage is side-loaded or the home includes a full front porch. Full front porches are defined as 100 square feet or more. Garages shall not extend more than 3' in front of a full front porch. Homes shall include four-sided architectural features on all sides, as defined in section 5 (a).

High Impact Area Lots are as depicted on Exhibit Sheet I-2

6. Landscaping and Screening

- a. See attached detailed landscape plans as shown on the site plan exhibits. (Exhibits E-1, E-2, E-3, E-4, E-5, G-4 and G-5) Final planting and seeding plans shall be provided at final development plan.
- b. Landscaping may include and/or may address the following standards:
 - Seeding for native grasses, forbs, and/or sedges or appropriate mixes (see Exhibit G-5).
 - Tree whip plantings. (see Exhibit G-5)
 - "Natural succession areas" may be planted with initial native plants and be managed for succession to woodlands and meadow. (see Exhibit G-5)
 - Areas surrounding housing development 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. (see Exhibits G-5 and E-6)
 - Wetland shelves are to be incorporated within and around the edges of several storm water management retention facilities. (See Exhibit G-5)
 - Ornamental plantings of native and adapted plants along roadways and near entry features. (see Exhibit E-1)
 - 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 1121. 02(d), 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:
 - Tier 1 protected woods, tree rows and groupings are identified on Exhibits G-3, G-4, and G-5.
 - All Tier 1 (17.6 acres) and Tier 2 (4.9 acres) areas are to be preserved and protected with conservation easements are depicted on preliminary development plan exhibits.
 - Subject to roadway and utility construction, the developer/builder shall make reasonable, good faith efforts to preserve existing healthy trees on site during construction.
 - Tree replacement shall meet city code requirements. Replacement quantities and locations shall be determined at time of final development plan approval. Preliminary tree removal and preservation areas are indicated on landscaping plans, with Tier One designations identified.

- Street Trees:
 - Street trees shall be required along single-family 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 all sub-areas, 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. (See Exhibits E-1, E-2, and E-3)
 - 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 Scioto-Darby-Creek Road, and along the Audubon Extension connecting various sub-areas, as well as areas designated for "Mounding and Landscaping" as shown on the site plans, landscape plans exhibit sheets . (See Exhibits D-3, E-1, E-2, E-3, E-4)
 - 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.
 - Field placement of mounding shall insure positive drainage conditions.
- 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.
- Unless otherwise stated in the Big Darby Watershed Enhancement Plan Exhibit "G-5", plant material shall be installed with a minimum size requirement at installation as follows:
 - o Deciduous trees: 2.5 inch caliper
 - o Evergreen trees: 6 feet height
 - o Ornamental trees: 1 ½ inch caliper (single-stem) or 6 feet height (multi-stem)
 - o Evergreen and deciduous shrubs used for purpose of screening: 24 inch height and spread
 - o 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 activities with the inclusion of the proposed wetlands enhancement, ground water recharge strategies, vegetative swales, street tree plantings and reforestation/meadow re-establishment. (See Exhibits G-4 and G-5)

b. Open Space Commitments

i. Open Space Reserves

Reserve	Description	Owner
RESERVE "A" ±2.9 AC	Turf grass, entry feature, multi-use path, tree stand	HOA
RESERVE "B" ±21.7 ACRES	Multi-use path, mounding, turf grass and entry features, vegetative swale, ponds, educational kiosk	HOA
RESERVE "C" ±5.9 ACRES	Pond, turf grass	HOA
RESERVE "D" ±6.9 ACRES	Pond, turf grass, mounds	HOA
RESERVE "E" ±2.6 ACRES	turf grass, tree stand	HOA
RESERVE "F" ±2.2 ACRES	Turf grass, multi-use path, mounding	HOA
RESERVE "G" ±8.8 ACRES	Turf grass, pond, mounding, tot lot, multi-use path, community garden	HOA
RESERVE "H" ±9.0 ACRES	Meadow, multi-use path and tree line.	HOA
RESERVE "I" ±0.7 ACRES	Turf grass	

RESERVE "J" ±4.1 ACRES	Turf grass and pond	HOA
RESERVE "K" ±0.7 ACRES	Turf grass	HOA
RESERVE "L" ±77.4 ACRES	Tier One Woods, Meadow, Future Audubon and Path Extensions, educational kiosks Public Park Conveyance	City/Public Park Operator

- ii. Open spaces for the Hill Farm exceed the code requirements of 1115.04 (e)(4). There is a total of +/-142.9 acres of open space (69.8%). Of this acreage, 77.4+/- acres will be dedicated to the City and owned by the City of Hilliard or another park system operator. The other open spaces amounting to 65.6+/- acres are within subareas as identified on the preliminary plan will be owned and maintained by the Hill Farm Homeowners Association or sub-associations. In the post development period, +/-58.9 acres will be wooded or reforested to woods. A total of +/-61.7 acres are to be developed out of the +/-204.6 acre total site.
- iii. The site is designed to be part of a future continuous greenbelt which connects this community to the Heritage Rail Trail and the Homestead Park and also allows eventual eastern connections to Old Hilliard, southern connections to Bradley High School and western connection to Prairie Oaks Metro Park. Internal private open spaces, sidewalks and multi-use trails are connected to the regional system. (See Exhibit E-6)
- iv. Entry features, including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the private open spaces.
- v. Private Open Space shall generally match the theme and character of the overall open space landscape (See Exhibits D-3, E-2, E-3, E-4 and E-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, use of vegetative swales, tree plantings along pathways, reforestation and meadow planting and protection of existing woods and tree rows 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 subject to city staff approval and shown on the Final Development Plan.

- vii. Regional multi-use paths as depicted on site plans shall be publicly owned and maintained and shall be installed by the developers/builders as the community develops or as otherwise indicated and based on the phasing with each phase of development. Other non-regional paths are to be privately owned and maintained as delineated on plan exhibits. 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 Exhibit E-6 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. Paths shall be permitted to be built as boardwalks around sensitive areas, such as wetlands. Final design, details, and widths specifications shall be designed in accordance with the Hilliard Design Manual/conservation standards or as approved by the City Engineer and subject to minor adjustment prior to the approval of the Final Development Plan.
 - viii. All existing wetlands within the site area, if any, are intended to be preserved. (At the time of this application submission, there are currently no known wetlands on the site in areas to be developed.) 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, or 100-year floodplains exist on the site. See exhibit sheets C-1 and G-2 for existing topography and drainage patterns.
- 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 8.015 acres to meet this standard. However, it is recognized that empty nester patio homes produce an average of 1.5 to 2.0 persons per unit, supporting a revised recreational acreage need of 8 acres:
 - $(169 \text{ conventional single-family dwelling units} \times 3.5 / 1000) \times 10 = 5.9$ acres required
 - $(60 \text{ empty nester condos} \times 3.5 / 1000) \times 10 = 2.1$ acres required.

The proposed plan exceeds this requirement by nearly 69 acres providing +/- 77.4 acres to be publicly dedicated open space, with additional private open spaces provided for resident use in each sub-area via publicly accessible

multi-use paths running through the site and sidewalks and amounting to 65.5+/- acres.

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 prior to the time of final development plan approval.
- ii. Up to three temporary marketing signs not to exceed 32 square feet in sign face each shall be permitted during the construction and sales periods at the entries to the development near the intersection of Scioto Darby Creek Road and the Audubon Extension, and at the entrance to the development from Elliott Road, as well as at the corner of Elliott and Scioto Darby Creek Roads in compliance with Chapter 1129 or as otherwise approved by Planning Commission prior to the time of the final development plan approval. Such temporary marketing signage is generally depicted on exhibit D-6 and E-1.

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

- i. The Hill Farm is expected to build out over a period of 6 to 8 years, depending on many factors including the availability of sanitary sewer taps, overall economic conditions, demand for new housing, interest rates, etc.
- ii. Phasing and absorption – See Exhibit D-5 detail.

Upon receipt of the appropriate and necessary approvals, including engineering, site development is anticipated to commence in early-to-mid 2022 with phased construction generally following the attached Phasing Plan Exhibit D-5, subject to adjustments for final engineering. Home construction in initial phases of sub-areas would follow in summer of 2022. The balance of the site will be developed based upon the market driven sales 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. The roadway commitments and improvements by the developer, shall be consistent with the updated Traffic Impact Study submitted to and approved by the City. All construction of such improvements shall be approved by the City Engineer.

- iii. The developer and City expect to negotiate a Developer's Agreement covering necessary off-site and/or on-site infrastructure improvements per the outcome of a traffic impact study and coordination with the County Engineer. City impact fees and new community authority financing may be considered for developer reimbursements of "regional" infrastructure that serves City needs or needs of City residents and other property owners beyond the subject development, in a manner similar to past City policies and practices and as approved by City Council.
- iv. All streets and rights-of-way internal to the site shall be built by the developer/builder and/or publicly dedicated and shall meet the requirements of the Hilliard Design Manual and its specific standards relating to the Hilliard Conservation District. Street and right-of-way widths shall be based on lot widths consistent with the Design Manual, conservation district specifications, and subject to City Engineer approval. Notwithstanding the foregoing, portions of the future extension of Audubon Avenue and the rights-of-way for the future roundabout(s) to be built by others at Scioto Darby Creek Road and Audubon Avenue and for a potential additional roundabout to the north adjacent to sub-areas 1 and 2 are noted on plan sheet D-3 to show right-of-way dedication required with this development plan. The limits of and details of such right-of-way needs shall be determined at the time of the final development plan and final engineering. The design elements of Audubon Avenue are beyond what is needed to serve the current development and the proposed 229 lots. The actual design and construction of these elements are to be based on future development.
- 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 for the conservation district where applicable, 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 and gutters are provided along single-family lot frontage and all other roadways, with the exception of the Audubon Extension, which shall be built with open ditches for drainage.
- viii. All sidewalks shall be not less than 5 feet wide in Sub areas 1 and 2 and four feet wide in Sub area 3. Sidewalks are to be installed on both sides of the public streets within all sub-areas as depicted on the preliminary development plan exhibits (See Exhibit D-3 and E-6). Where there are "un-loaded" or "single loaded" public streets, in lieu of sidewalks on both sides of the street, where homes are not located along a stretch of roadway, sidewalks may be replaced by 8 foot or 10 foot wide multi-use asphalt paths which either run along the road or through adjacent open space areas as depicted in plan exhibits, consistent with the Hilliard Design Manual/conservation district standards.

- o 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.
 - o All multi-use paths shall be installed with asphalt as depicted on plan Exhibit E-6, except the 8-foot path along the east side of Audubon Avenue may be crushed limestone consistent with the City Engineer's specifications.
 - o 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.
 - o Pedestrian and bicycling safe-crossings shall be installed at grade across where multi-use paths cross streets or intersections as indicated on development plan exhibits in order to connect the multi-use path segments on both sides of each roadway. Final design of such safe-crossings shall meet the requirements of the Hilliard Design Manual and/or be approved by the City Engineer.
- h. Lighting – Shall be designed in accordance with the engineering standards in the Hilliard Design Manual/conservation district specifications for cut-off type fixtures. (Chapter 10 Lighting Section 10.2 City of Hilliard Public Street Lighting Policy, Residential Subdivisions.) Street and pedestrian lighting standards shall be as follows:
 - One fixture shall be located at each street intersection and pedestrian crossings only, 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 developer shall provide pedestrian lighting with a height of 12 to 14 feet where applicable in priority crossing locations along the shared-use paths with the approval of the City Engineer. Constant foot-candle light levels shall not be required.
 - 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.
- i. Ownership of Open Space.
 - Common open space within the development shall be owned and maintained by a private Homeowners' Association (HOA) or sub-associations, which shall be established and shall own and maintain all private open spaces and facilities within sub-areas 1, 2 and 3 as applicable. Within open spaces, retention ponds

may be dedicated to the City of Hilliard, to be owned and maintained by the City subject to such action being directed by the City Attorney and/or provided under the Development Agreement referenced below. The proposed park area as shown in sub-areas 3 and 4 shall be dedicated to the City, and utilized as a City park or a park operated by another public park operator, as specified under the Developer's Agreement. (See j below)

j. Miscellaneous

- i. Model Homes: Individual lots/homes may be used as model homes for the purpose of marketing and sales. Model home locations are to be determined at the time of final development plan. Up to two model lots/homes are permitted in each subarea in order to facilitate ongoing sales. Notwithstanding anything to the contrary in the Code, the Developer may commence construction of its model homes to be located within the first phase of the development prior to approval of a final plat by the City. Construction of the model homes may occur in advance of, or in conjunction with, installation of infrastructure for the subdivision, provided that no occupancy permit shall be issued for the model homes until such time as the City has conditionally accepted infrastructure to serve the phase of development of the neighborhood in which the model home is located. 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. Compliance with Hilliard Design Manual: The proposed development will comply with all requirements of the Hilliard Design Manual and the specific standards for the Hilliard Conservation District where applicable, except as otherwise set forth herein or as approved by the City Engineer.
- iii. Future Agreements: Concurrent with final zoning consideration, the developer shall enter into a Developer's Agreement with the City for the property covered by this application that is to be conveyed for future public parkland spaces to the City, to be utilized as a City park or a park operated by another public park operator, and for other future civic uses, as well as to set infrastructure and/or financial commitments covering road and sanitary sewer and water line construction, regional multi-use paths and other improvements. The form of the Development Agreement is to be as directed by the City Law Director. In addition, prior to the issuance of any building permit the 77.4+/- acres of parkland in sub-areas 3 and 4, including the acreage north of the petroleum easement, shall be dedicated to the City, as directed by the City with permanent deed restrictions and/or subject to a permanent conservation easement to insure the acreage remains public parkland.
- iv. The public infrastructure installed to serve the site shall be phased in such a manner as to match and not exceed the quantities proportionate and equal to the number of sanitary sewer taps actually available to serve the site, and the developer shall not be required to install road, sewer, water or other infrastructure over and above what is needed to support and service its planned development. . The preceding sentence is subject to change should the City and developer determine that additional sewer taps beyond two hundred and twenty nine (229) become available, additional infrastructure

installation in a proportion beyond the then number of available taps is necessary and/or the parties otherwise agree under the Development Agreement that the developer shall be reimbursed for such infrastructure construction beyond the available sewer tap limit.

v. Supplemental Development Text Information – See Attached:

Exhibit X – M/I Homes Environmental and Sustainable Design and Preservation Principles

Exhibit Y – M/I Homes Energy Efficiency Performance Standards

NOTE: Both Exhibits X and Y are subject to change over time based on factors, including but not limited to; company policies, changes in development standards, technology, energy standards, equipment, materials and building techniques and efficiencies, and governmental regulations.

EXHIBIT X

M/I HOMES ENVIRONMENTAL AND SUSTAINABLE DESIGN AND PRESERVATION PRINCIPLES

- Impose wetland setbacks and buffers to protect wetland resources;
 - Cluster homes away from sensitive natural features and trees;
 - Design a variety of housing products to make efficient use of lot space and to preserve more open space;
 - Use narrower streets and reduce setbacks to limit impervious surfaces and to decrease stormwater runoff;
 - Install a variety of stormwater features or implement best management practices to reduce the rate and volume of stormwater runoff;
 - Utilize extensive erosion control measures to protect natural features during land development and home construction;
 - Plant native trees and landscaping to replace vegetation lost during the construction process; and
 - Integrate open space elements into the neighborhood to help protect the natural features of the site.
- The development process for M/I Homes communities shall generally include the following preservation efforts:
 - Reduced energy use via tree and vegetation shading of buildings to decrease demand for air conditioning;
 - Improved air quality and lower greenhouse gas emissions: By reducing energy demand, trees and vegetation, both preserved and incorporated into developments decrease the production of associated air pollution and greenhouse gas emissions.
Preserved and planted trees also remove air pollutants and store and sequester carbon dioxide;
 - Enhanced stormwater management and water quality: Vegetation reduces runoff and improves water quality by absorbing and filtering rainwater;
 - Reduced pavement maintenance: Tree shade can slow deterioration of street pavement, decreasing the amount of maintenance needed;
 - Improved quality of life: Trees and vegetation provide aesthetic value, habitat for many species, and to provide a natural sound barrier.

EXHIBIT Y

WHOLE HOME -ENERGY EFFICIENCY PERFORMANCE STANDARDS

- HERS Index – Home Energy Rating System
 - The lower the number the better
 - Similar to miles per gallon rating for a vehicle
 - A home built to standard 2006 building codes has a rating of 100
 - A home with a 70 rating would have a 30% energy savings over a standard home
 - M/I Homes averages a HERS Index score of 58
 - Independent third-party audit on each M/I Home by Cornerstone
 - 10% of all home ratings are reconfirmed by public utility audits
 - First test is performed at predrywall and Second is done at finish of the home
 - ENERGY STAR v2.0 Thermal Bypass Checklist is used for verification of standards
- 15 year transferable structural warranty
- Duct Blaster test is performed to ensure proper sealing of ductwork
 - Duct joints are sealed with a mastic
 - Vents are sealed and then system is pressurized
 - 17% heat loss in typical ductwork installation
- Blower Door test is used to determine the HERS Index score.
 - Pulls air out of the home at an equivalent of a 20 mph outside wind
 - Determines how well the house is sealed
 - Calculation is based on data comparison to an imaginary “reference home”
- 4” furnace filter (MERV 11) is used on all homes vs. the typical 1” wide filter
 - Can pull out as much as 85% of the impurities in the air
 - A typical house goes through as much as 100 air exchanges each day
- HVAC
 - 95% energy efficient furnaces
 - Whole house humidifier
- 16 SEER air conditioners on all homes
 - SEER – Seasonal Energy Efficiency Rating
 - 13 SEER is minimal code requirement
 - These units operate at 30-50% less energy than the typical A/C unit
- PEX water supply tubing
 - Stands for Cross-linked Polyethylene
 - Uses about 25% fewer connections than copper or CPVC tubing
 - Flexibility means shorter runs which in turn means hot water quicker
 - Installs quicker and cleaner than copper or CPVC products
- Insulation
 - Attic – R-38 on the slopes and R-49 blown-in for flat ceiling
 - Walls – R-15 high density for 2x4 walls and R-21 high density for 2x6 walls
 - Raised heel height trusses allow for full insulation without compressing material

- All wall board connections to the attic are gasketed
 - Band boards are foamed since it is a common area of leakage
- Appliances – 100% ENERGY STAR if supplied by M/I Homes
- Lighting – ENERGY STAR qualified CFLs, LEDs or pin-based lighting in 80% of fixtures
- Reinforced Poured Concrete Walls
- Tuff n'Dry Basement Waterproofing System
- Superior Subfloors
- Tyvek House Wrap
 - Weather-tight “envelope” allows the house to breathe
 - Helps protect from air and water intrusion
- Flash Shield Reinforced Stainless Steel Gas Line
 - Highest lightning resistance of any CSST on the market

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