

Big Darby Accord Advisory Panel

Meeting Agenda
bigdarbyaccord.com

Big Darby Accord Advisory Panel

May 14th, 2024

1:30pm

Judicial Services Building

(Hall of Justice)

369 South High Street

1st Floor, Commissioners Hearing Room

Columbus, OH 43215

1. Roll Call
2. Introduction of Staff
3. Approval of minutes from April 9th, 2024
4. Old Business
 - a. Approval of tabled minutes from February 13th, 2024
 - b. **Tabled Case AP-24-02**
Review for Hilliard rezoning application for proposed single family homes and park space on a 24-acre lot in Hilliard.
Applicant: *Hill Farm II*
Location: City of *Hilliard*
Address: *4427 Ellliot Rd.*
Acreage: +/- 265.8
Zoning: *R-R, Rural Residential*
Request: *Proposal for HCD Hilliard Conservation District Zoning for proposed residential development across 303 single-family lots.*
5. Adjourn to June 11th, 2024

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, April 9th, 2024

The Big Darby Accord Advisory Panel convened at 369 South High Street (Judicial Services Building), in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Tuesday, April 9th, 2024.

Present were:

Anthony Sasson, Acting Chair
John Tetzloff
Melissa Brinkerhoff
Paul Denton
Blythe Price
Brian Gara

Franklin County Economic Development and Planning Department members:

Marcus Duemmel, Planner
Kayla Johnson, Planner
Emmanuel Torres, Assistant Director
Raimere Fitzpatrick, Planning Administrator

City of Columbus Department of Development Planning Division member:

Mosé Lattimore, Associate Planner

City of Hilliard member:

John Talentino, City Planner

Acting Chair Sasson Opened the hearing. The first order of business was the roll call of the members and the introduction of staff.

The next order of business was the approval of the minutes of the February 13, 2024 meeting. A motion was made by Mr. Gara, seconded by Ms. Brinkerhoff, to table the approval of the minutes until the May meeting. The motion passed by a vote of five yeases, zero nos, and one abstention.

The next order of business was to hear Case No. AP-24-02, a review for a Hilliard rezoning application for proposed single-family homes and park space on a 24-acre lot in Hilliard. The case was presented by Mr. Talentino from the City of Hilliard.

After a lengthy discussion between the applicant and members of the panel, the applicant asked to table the case and a motion was made by Mr. Tetzloff, seconded by Ms. Brinkerhoff, to

table the case to the May 14, 2024 meeting. The motion passed by a vote of six yeses, zero nos, and zero abstentions.

Mr. Talentino presented the panel with Hilliard's plan for stream revenue within the Big Darby Accord watershed. Mr. Duemmel provided the Panel with files regarding previously approved cases and their statuses.

There being no further business coming before the Big Darby Accord Advisory Panel, Acting Chair Sasson adjourned the meeting at 2:54 p.m.

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, February 13th, 2024

The Big Darby Accord Advisory Panel convened at 369 South High Street (Judicial Services Building), in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Tuesday, February 13th, 2024.

Present were:

Ashley Hoyer, Chairman
Steven Gordon, Vice-Chairman
Melissa Brinkerhoff
Anthony Sasson
Greg Hart
Margaret Malone
Brian Gara

Franklin County Economic Development and Planning Department members:

Marcus Duemmel, Planner
Kayla Johnson, Planner
Emmanuel Torres, Assistant Director

City of Columbus Department of Development Planning Division members:

Mosé Lattimore, Associate Planner
Mark Dravillas, Planning Division Administrator

Conservation District members:

David Reutter
Kyle Wilson, Assistant Director

Chairperson Hoyer opened the hearing.

The first order of business was roll call of members and the introduction of staff.

The next order of business was approval of minutes of the January 9, 2024 meeting. The minutes were amended to read: "Mr. Sasson requested someone from the City of Columbus speak before the panel regarding a property development that involves funds for the new community authority that would be available for Big Darby Accord purposes." A motion was made by Dr. Gordon, seconded by Ms. Malone, and was passed by a vote of seven yeases, zero nos, and zero abstentions.

The next order of business was to remove case AP-24-01 from the table. A motion was made by Mr. Hart, seconded by Dr. Gordon, and passed by a vote of seven yeases, zero nos, zero abstentions.

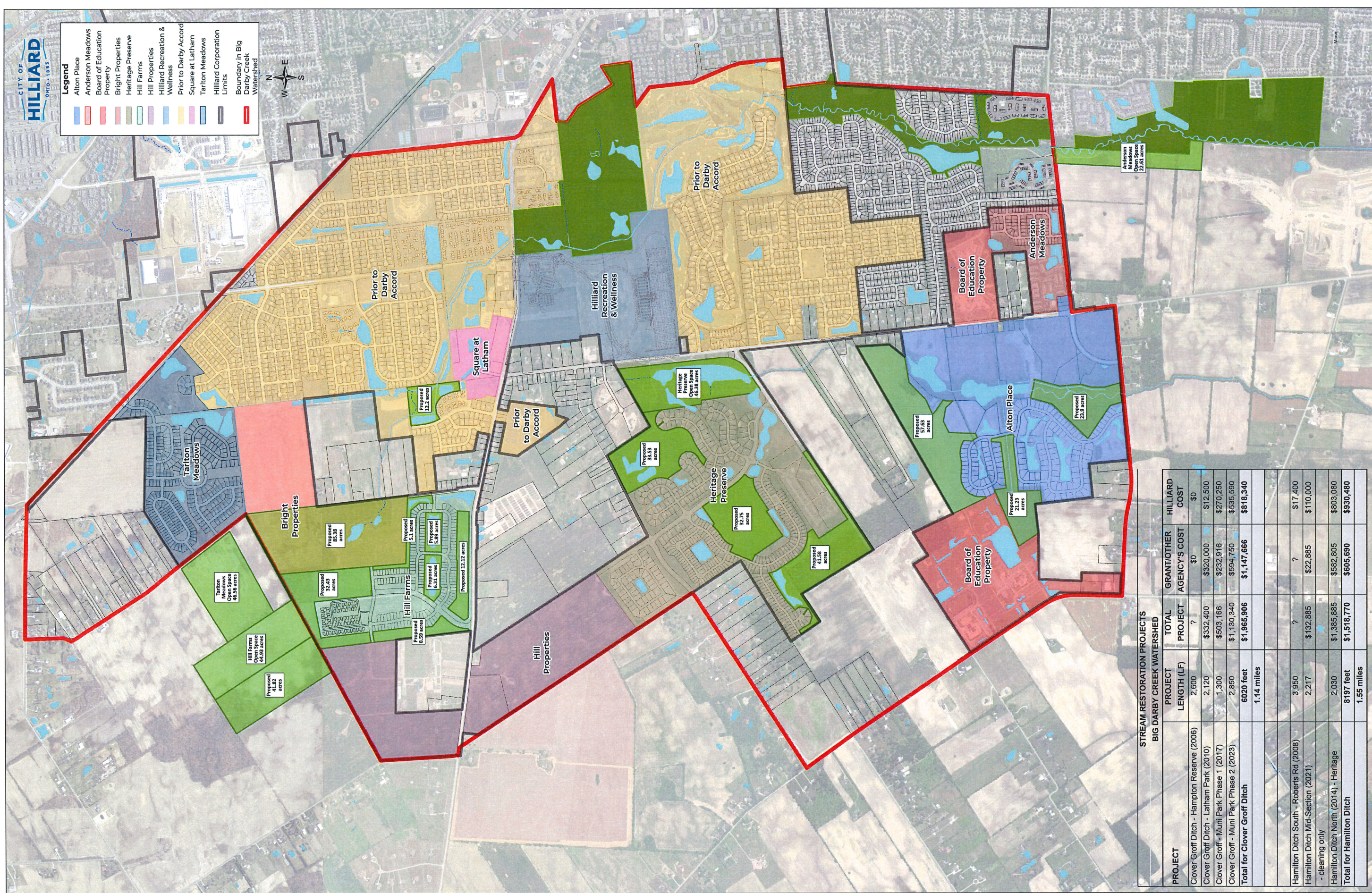
The next order of business was to hear case No. AP-24-01. The applicant was Horsehouse Properties LLC. Appearing to the panel to review a Hilliard site located at 7124 Davis Rd. The applicant was requesting to rezone the rural district to the Planned Low-Density Residential district to allow for the development of a single-family subdivision with eight lots. Staff recommended approval with the following conditions:

1. *The proposed development must comply with the Franklin County Subdivision Regulations.*
2. *The applicant must identify the stormwater best management practices utilized and its functionality to the satisfaction of the Franklin Soil and Water Conservation District and the Franklin County Drainage Engineer's Department. Such practices must be shown in the major subdivision construction plans and approved as appropriate to the development of the site.*
3. *Open space areas must be planted with Ohio native plant species, including grasses, shrubs, and trees and maintained in a natural state. Such plantings must be shown on the major subdivision construction plans and approved by the Franklin Soil and Water Conservation District as being appropriate for the development site.*
4. *Open spaces must be placed in an easement to the benefit of the subdivision's homeowners' association, demarcated with Carsonite posts or fencing harmonious with the agricultural character of the area, and include signage indicating that the area is a "No Disturb" natural area.*
5. *Open spaces must have a conservation easement held by a public entity in perpetuity.*
6. *The property owner must participate in the Big Darby Revenue Program, including a \$2,500 per unit developer contribution and, at the discretion of the county, the creation of a tax increment financing and new community authority.*

After a lengthy discussion between the applicant, members of the Accord Panel, and the Franklin Soil and Water Conservation District, a motion was made by Ms. Malone to adopt staff's six recommended conditions with a seventh additional condition reading: *Site plan shall be altered to provide a minimum of 50 percent open space, which shall be accomplished prior to submission for hearing by the Rural Zoning Commission; and with a modification to condition No. 3 to read, open space areas must be planted with Ohio native plant and maintained in a natural state. Such plantings must be shown on the major subdivision construction plans and approved by the Franklin Soil and Water Conservation District as being appropriate for the development of the site.* The motion was seconded by Mr. Hart and passed by a vote of seven yeases, zero nos, zero abstentions.

Mark Dravillas, planning administrator for the City of Columbus, spoke with the panel to let the members know to reach out to staff at the Economic Development Department with questions regarding new community authority's use of Big Darby Accord funds. Ms. Brinkerhoff asked that staff give reports to the panel about the statuses of approved cases.

There being no further business coming before the Big Darby Accord Advisory Panel, Chairman Hoye adjourned the meeting at 3:14 p.m.



**STREAM RESTORATION PROJECTS
BIG DARBY CREEK WATERSHED**

| PROJECT | PROJECT LENGTH (LF) | TOTAL PROJECT | GRANT/OTHER AGENCY'S COST | HILLIARD COST |
|---|---------------------|--------------------|---------------------------|------------------|
| Clover Groff Ditch - Hampton Reserve (2006) | 2,600 | ? | \$0 | \$0 |
| Clover Groff Ditch - Latham Park (2010) | 2,120 | \$332,400 | \$320,000 | \$12,500 |
| Clover Groff - Muni Park Phase 1 (2017) | 1,300 | \$503,166 | \$232,916 | \$270,250 |
| Clover Groff - Muni Park Phase 2 (2023) | 2,850 | \$1,130,340 | \$594,750 | \$535,590 |
| Total for Clover Groff Ditch | 6020 feet | \$1,965,906 | \$1,147,666 | \$818,340 |
| | 1.14 miles | | | |
| Hamilton Ditch South - Roberts Rd (2008) | 3,950 | ? | ? | \$17,400 |
| Hamilton Ditch Mid-Section (2021) | 2,217 | \$132,885 | \$22,885 | \$110,000 |
| - cleaning only | | | | |
| Hamilton Ditch North (2014) - Heritage | 2,030 | \$1,385,885 | \$592,805 | \$803,080 |
| Total for Hamilton Ditch | 8197 feet | \$1,518,770 | \$605,690 | \$930,480 |
| | 1.55 miles | | | |

Big Darby Accord Advisory Panel

Development Review Checklist

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

Section A: General Information

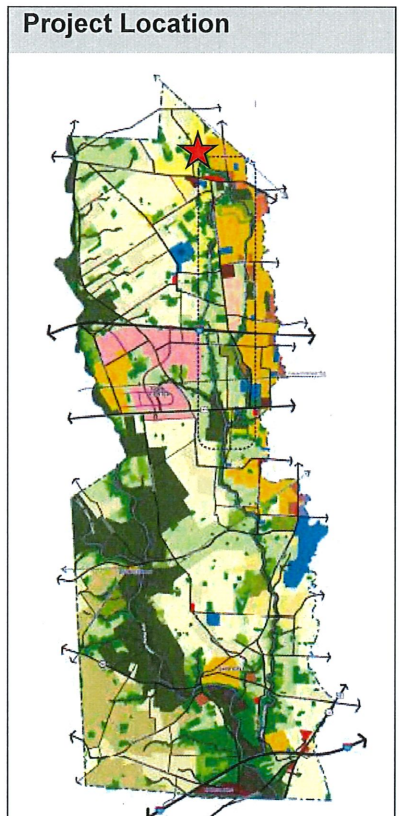
| Project Information | |
|--|--|
| Site Address 4427 Elliott Rd | Parcel IDs(s) 053-000321 & 053-000322 (Hilliard); 120-000335 (Brown TWP); and 01-00669.000 (Union County) |
| Existing Zoning District(s) R-R, Rural Residential (City of Hilliard) and Rural (Brown TWP) | Total Acreage: Gross 265.8 |
| Proposed Zoning District(s) HCD, Hilliard Conservation District | Total Acreage: Net 247.2 |

| Tracking Information |
|-------------------------------------|
| Accord Panel Case # AP-24-02 |
| Jurisdiction Case # PZ-24-11 |

| 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: | 3/13/24 |
| Accord Panel: | 4/11/24 |
| Jurisdiction Commission | 5/13/24 |
| 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 | |



| Zoning Authority | |
|--|--|
| <input type="checkbox"/> Columbus | |
| <input type="checkbox"/> Franklin County | |
| <input type="checkbox"/> Grove City | |
| <input type="checkbox"/> Harrisburg | |
| <input checked="" type="checkbox"/> Hilliard | |
| <input type="checkbox"/> Prairie Township | |

| Subdivision Authority | |
|--|--|
| <input type="checkbox"/> Columbus | |
| <input type="checkbox"/> Franklin County | |
| <input type="checkbox"/> Grove City | |
| <input type="checkbox"/> Harrisburg | |
| <input checked="" type="checkbox"/> Hilliard | |

Section B: Background

Project Description

The site is 265.8 acres and consists of two separate development areas, one (Subarea "A") located at the northeast corner of Scioto Darby Road and Langton Road, and the other (Subarea "B") located on the east and west sides of Elliott Road approximately 3,600 feet north of Scioto Darby Road. The proposal is to rezone approximately 224.4 acres of the site to Hilliard Conservation District (HCD) for residential and park uses. Approximately 41.3 acres of the site will remain in Brown Township and Union County as park land. The site has an existing 100-foot-wide petroleum easement with an existing petroleum line running east-west across the northern edge of the proposed development areas. The site has existing tree rows along the north, east and south boundaries of Subarea B, and along the north, west, and south boundaries of proposed Reserve "C". There are wooded areas at the north end of Reserve "A" and the east end of Reserve "B".

The proposal consists of 303 single-family lots including 121 in Subarea A and 182 in Subarea B. The proposed density is 1.14 dwelling units per acre. Vehicular access to Subarea "A" will be from a full-service access point on Scioto Darby Road and a connection from the adjacent Hill Farm development to the east. Vehicular access to Subarea "B" will be from a full-service vehicular access point on Elliott Road and vehicular connections from existing subdivisions to the north and east. The plans indicate that a total of 186.0 acres (70.0%) of the site will consist of open space and 145.1 acres (54.5%) will be natural open space. Retention ponds are shown in the northwest and southwest corners of Subarea A and in the southeast and north central portions of Subarea B. The proposed plans show 8-foot-wide bike paths along the north side of Scioto Darby Road and the west side of Elliott Road.

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 postponed 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. |
| 4/13/21 | Application #AP-21-1 was approved with conditions by the Big Darby Accord Advisory Panel. |
| 5/13/21 | The Hilliard Planning and Zoning Commission forwarded Application #21-0546LR to City Council with a positive recommendation. |
| 8/23/21 | City Council voted to approve the rezoning ordinance for Application #21-0546LR. |
| 3/1/24 | Application #PZ-24-11 to rezone Hill Distributing Company and Mayfield Holly Bright TTEE properties totaling 265.8 acres was submitted to the City of Hilliard. |

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

There are five areas of Tier 1 land totaling approximately 52.1 acres, and one area of Tier 2 land totaling approximately 31.7 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 70.0 percent of the site (186.0) acres will be open space which exceeds the recommendations in the BDAWMP by a significant amount. Most of the open space is contiguous consistent with the provisions of BDAWMP Section 4.4. Approximately 133.4 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. Wetland shelves within the retention basins will be used to provide storm water quality and quantity control.

Streams and Wetlands Assessment

The site includes the headwaters of the Clover Groff Run and wetlands within Reserves "B" and "C". The size and exact locations of the wetlands have not been verified by the U.S. Army Corps of Engineers or OhioEPA. Existing wetlands will be preserved and the wetland on Reserve "B" will be protected with a 25-foot-wide buffer. All of the 100-year floodplain and the Stream Corridor Protection Zone (SCPZ) on the site is located in Reserve "C" which will be dedicated as open space and owned by the City of Hilliard or Metro Parks.

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. BMPs include retention basins with wetland shelves.

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 145.1 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 Big Darby Accord Watershed Master Plan specifies a density bonus of 15 percent for developments with greater than 60 percent open space. 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.

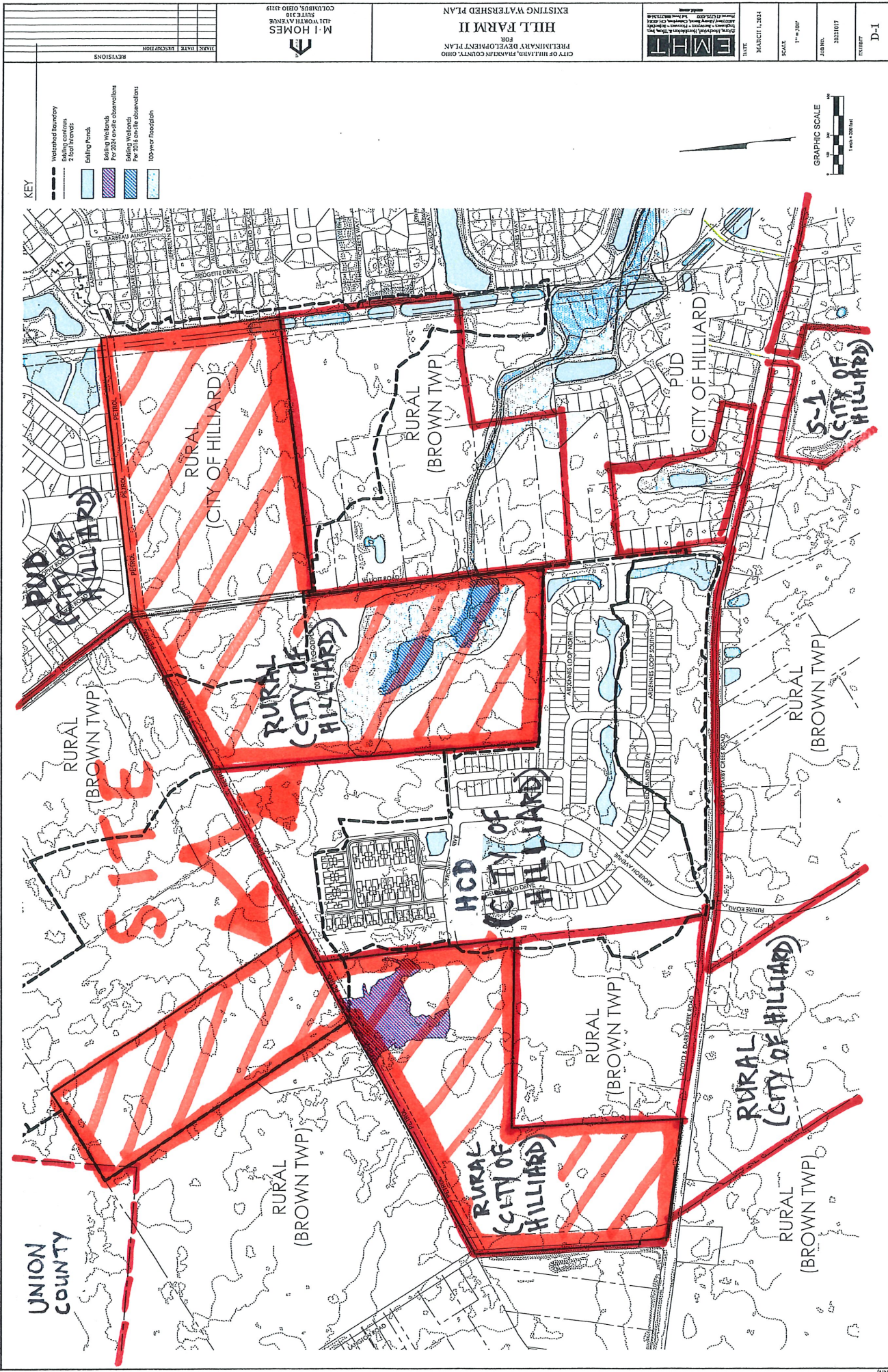
A total of 303 single-family lots are proposed on the 265.8-acre site. The proposed density (1.14 dwelling units per acre) is consistent with the recommended density in the BDAWMP for developments that have more than 60 percent open space. The proposed plan shows 70.0 percent of the site will be open space. The proposed 41.4 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 91.49 acres of park land to the east which has been dedicated as part of the Hill Farm development at the northwest corner of Scioto Darby Road and Elliott Road, and the Tarlton Meadows development on the east side of Elliott Road. The proposed 80.9 acres of park land on the west side of Elliott Road includes the head waters of the Clover Groff Run and two existing wetlands. Providing large areas of contiguous open space/park land is consistent with the recommendations in the BDAWMP and the Hilliard Comprehensive Plan.

Staff finds that the proposed plan conforms to the recommended density in 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 70 percent open space and preserves existing Tier 1 and Tier 2 land. | |
| Streams and wetlands assessment | √ | | | |
| 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 70 percent open space which justifies the proposed density bonus consistent with Section 4.4 of the Plan. | |

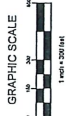
| Staff Recommendation |
|---|
| <p>Staff recommends:</p> <p><input checked="" type="checkbox"/> Approval</p> <p><input checked="" type="checkbox"/> with conditions (see below)</p> <p><input type="checkbox"/> Disapproval</p> |
| <p>Reasons / Conditions:</p> <ol style="list-style-type: none"> Revise the plans to increase the width of the open space along the north and west sides of Subarea A to a minimum of 200 feet. Revise the plans to increase the width of the open space along the south side of Subarea B adjacent to existing single-family residential properties to a minimum of 100 feet. Revise the plans to specify that open space areas along Langton Road, along the east side of Elliott Road, and along the south side of Subarea B that are adjacent to existing single-family residential properties will be restored to woodland with a 5-year maintenance requirement. Demonstrate conformance to the wetland buffer requirements of the Ohio Rainwater and Land Development manual. |
| <p>Checklist prepared by:</p> <p>John Talentino _____ Planning Director _____ 3/11/21 _____ Agency Staff Member Title Date</p> |

ZONING MAP



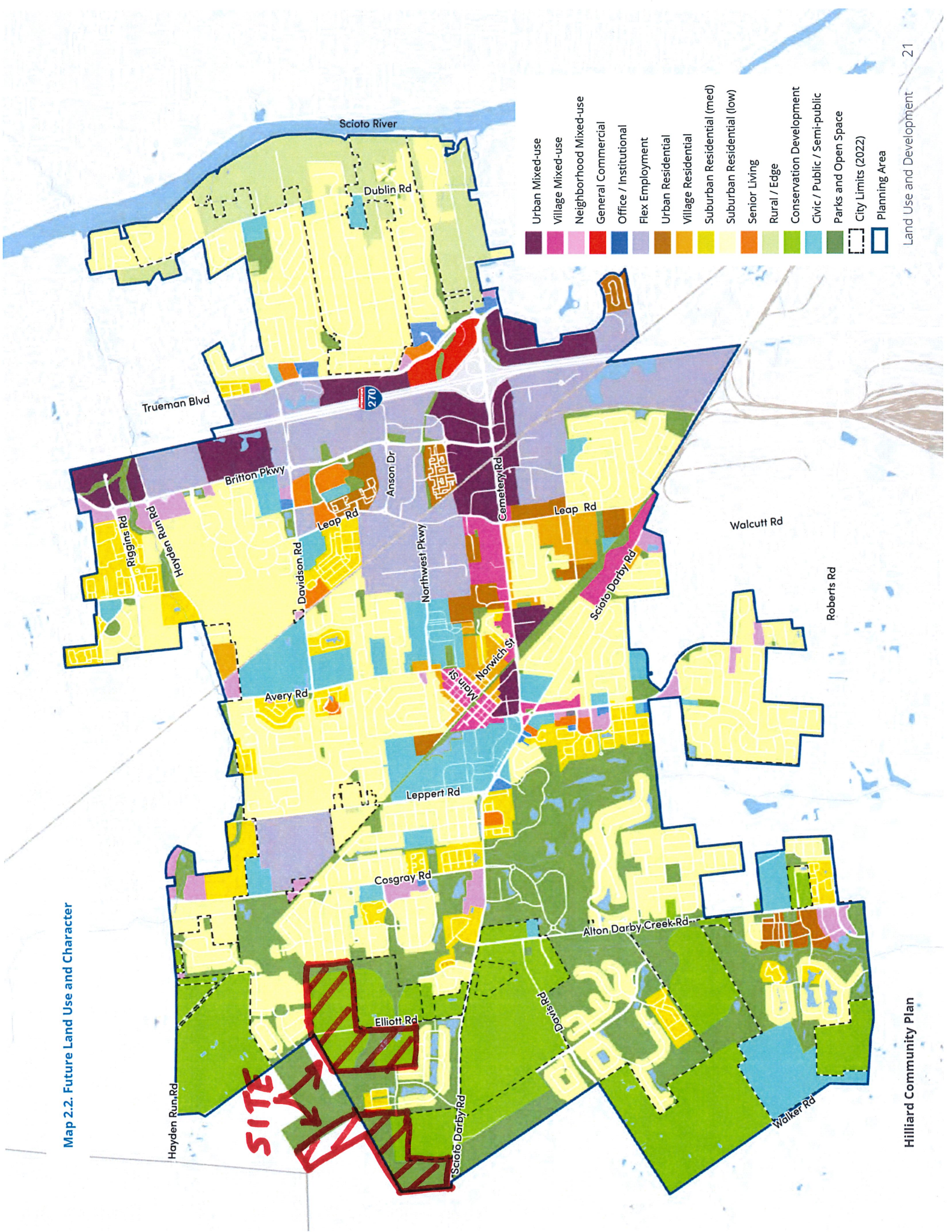
KEY

| | |
|--|---|
| | Unincorporated boundary |
| | 2 foot floodplains |
| | Building Footprints |
| | Building Footprints For 2024 on-site observations |
| | Building Footprints For 2018 on-site observations |
| | 100-year floodplain |



2/22/2024 10:00 AM \\s015hask\p\working\Development\Plan\0-1 Existing Watershed Plan\Map\Hill Farm II\Map\Hill Farm II.dwg (10)

Map 2.2. Future Land Use and Character



Concept Plan

This concept plan generally illustrates potential development areas and a connected greenway system. It assumes that the one thousand acres classified as agriculture today becomes either preserved open space or appropriately developed. The result is that 50% of the total land within the focus area is preserved as open space plus an additional amount of land west of the focus area is also preserved. To achieve that outcome, at least 65% of the remaining developable land within the area will need to be set aside as open space. The amount of development should be considered not only on a site-by-site basis, but for the focus area overall. To keep the entire focus area at or below one dwelling unit per acre, and have a positive fiscal benefit for the city, the remaining developable land should not be all residential. The "conservation development" areas shown are appropriate low-impact employment uses.

Map 6.15. Big Darby Focus Area Concept Plan

| Existing or Anticipated Land Use | | Future Land Use Concepts | |
|----------------------------------|--------------------------------|--------------------------|---|
| | Suburban Residential (low) | | Connected greenway system |
| | Urban Residential (high) | | Conservation development areas (with additional open space) |
| | Neighborhood Mixed Use | | Street connections |
| | School / Public / Semi-Public | | Roundabout (Potential or anticipated) |
| | Rural Edge | | Key Destinations |
| | Park / Open Space | | Major Streets / Connections |
| | Agriculture | | |
| | Environmentally Sensitive Area | | |

| Land Use Today (2,800 acres) | | Land Use Future (2,800 acres) | |
|------------------------------|------------------------------|-------------------------------|-------------------|
| Rural Edge | Agriculture (or undeveloped) | Preserved Open Space | Developed in City |
| 500 acres (18%) | 1,000 acres (36%) | 650 acres (23%) | 650 acres (23%) |
| Assumed Change (1,150 acres) | | Developed in City | |
| 750ac (65%) | 400ac (35%) | 1,050 acres (37%) | |
| Rural Edge | Preserved Open Space | Outside of Focus Area | |
| 350 acres (13%) | 1,350 acres (50%) | | |





Engineers, Surveyors, Planners, Scientists

January 11, 2024

Ellette R. Schamp, PE
Transportation Engineer
City of Hilliard
3800 Municipal Way
Hilliard, Ohio 43026

Subject: Hill-Bright Tract Traffic Impact Study
Memorandum of Understanding

Dear Ms. Schamp,

This Memorandum of Understanding (MOU) is submitted to document the scope of the above captioned Traffic Impact Study (TIS) as discussed in a meeting held November 20, 2023. Representatives from The City of Hilliard, Franklin County Engineer's Office, EMH&T and M/I Homes of Ohio met to discuss the Hill-Tract Traffic Impact Study project parameters. A current site plan is attached. Following your concurrence, EMH&T will prepare a Traffic Impact Study in accordance with the methodologies and assumptions described below.

Proposed Development & Access Plan

The Hill-Bright tract is a partially developed site located on Scioto & Darby Creek Road primarily between Elliott Road and Langton Road although a portion of the site extends east of Elliott Road abutting the Estates at Hoffman Farms subdivision. Hill Farms, Sections 1 and 2, were previously developed with 229 single family homes by M/I Homes pursuant to a traffic impact study completed in 2018. M/I Homes is in contract to continue developing an additional 128.6 acres of the Hill-Bright Tract site with 289 single family homes as shown on the attached Master Plan.

Two proposed new site access points support the current application. They are located on Scioto & Darby Creek Road, approximately 4,600 feet west of Elliott Road, and on Elliott Road, approximately 4,400 feet north of Scioto & Darby Creek Road. Other proposed access connections include two roadway connections into Tarton Meadows, one to Trophy Road and one to unconstructed Stanbery Road, and a connection to/extension of Percheron Lane in Hill Farms Section 2. The development plan accommodates a previously planned extension of Jeffreyln Drive in the Estates at Hoffman Farms subdivision through the Hill-Bright property to Elliott Road.

The intersection of Cosgray Road and Jeffreyln Drive is envisioned as a single lane roundabout in long range City planning although no improvements are currently programmed. It is assumed that the Alton & Darby Creek Road/Davis Road intersection will remain signalized after Cosgray Road is extended south of Scioto & Darby Creek Road, and that no new signals will be installed in the Study Area.

The Cosgray Road extension project, which extends Cosgray Road south of Scioto & Darby Creek Road to connect to Alton & Darby Creek Road south of Davis Road, is currently under construction and is not expected to be finished before data for this study is collected. The City of Hilliard

provided forecasted traffic volumes for the build out condition of these improvements. These volumes will be combined with the collected traffic volumes to establish background conditions.

The northwest portion of the Hill tract could become part of a Metropark, and currently has a proposed access via Audubon Ave north of Scioto & Darby Creek Road. The park land would be planned as passive space so it would not be expected to generate significant traffic. This study will generate trips for this proposed park similar to the 2018 study, using a linear rate of trips per parking space. The site is strategically located in the regional trail system and this study will identify important non-vehicular connections to promote walking and bicycling.

Intersections to Analyze

Public streets and access points making up the Study Area consist of the following:

- Alton & Darby Creek Road/Scioto & Darby Creek Road
- Elliott Road/Scioto & Darby Creek Road
- Elliott Road/Hayden Run Road
- Audubon Avenue/Scioto & Darby Creek Road
- Langton Road/Scioto & Darby Creek Road
- Cosgray Road/Jeffrelyn Drive
- Alton & Darby Creek Road/Davis Road
- One access to Elliott Road approximately 4,400 feet north of Scioto & Darby Creek Road
- One access to Scioto & Darby Creek Road approximately 4,600 feet west of Elliott Road

Data Collection

Turning movement traffic counts were collected on Tuesday December 5th, and Thursday December 7th, at the following intersections on to establish existing traffic volumes:

- Langton Road/Scioto & Darby Creek Road
- Elliott Road/ Scioto & Darby Creek Road
- Elliott Road/Hayden Run Road
- Cosgray Road/Jeffrelyn Drive
- Audubon Avenue/Scioto & Darby Creek Road

The City of Hilliard has provided turning movement count data for the Alton & Darby Creek Road/Scioto & Darby Creek Road intersection, and the Franklin County Engineer's Office has provided turning movement count data for the Alton & Darby Creek Road/Davis Road intersection.

Trip Generation

Site generated trip ends have been forecasted using data and methodology contained in Trip Generation, 11th Edition (Institute of Transportation Engineers, 2021). Morning and afternoon peak hour traffic volumes are estimated using trip generation rates published for ITE land use code 210 (Single-Family Detached Housing) for the proposed 289 unit development, and for Hill Farms Sections 1 and 2 from the 2018 traffic study.

We have determined vehicular trip ends generated by completion of previously approved Hill Farms Sections 1 and 2 by pro-rating trip generation for the number of unbuilt/unoccupied homesites. Attached is a figure which illustrates 10 homes in Hill Farms Section 1 that have been closed on during the week which the traffic count data was collected. No homes have been sold in Hill Farms Section 2. Trip Generation for the proposed development, and the previously studied Hill Farms Section 1 and Section 2 can be found below in **Table 1** and **Table 2**.

Table 1: Trip Generation – Proposed Site

| Land Use | Units | ITE Code | Time Period | ITE Formula | Total Trips | Trips Entering | Trips Exiting |
|--------------------------------|--------------|----------|-------------|--------------------------|-------------|----------------|---------------|
| Single-Family Detached Housing | 289 units | 210 | ADT | $\ln(T)=0.92\ln(x)+2.68$ | 2680 | 1340 | 1340 |
| | | | AM Peak | $\ln(T)=0.91\ln(x)+0.12$ | 196 | 49 | 147 |
| | | | PM Peak | $\ln(T)=0.94\ln(x)+0.27$ | 269 | 169 | 100 |

Table 2: Trip Generation – Hill Farms Section 1 & 2

| Land Use | Units | ITE Code | Time Period | ITE Formula | Total Trips | Trips Entering | Trips Exiting |
|--|--------------|----------|-------------|--------------------------|-------------|----------------|---------------|
| Single-Family Detached Housing (Hill Farms Section 1) | 159 units | 210 | ADT | $\ln(T)=0.92\ln(x)+2.68$ | 1546 | 773 | 773 |
| | | | AM Peak | $\ln(T)=0.91\ln(x)+0.12$ | 114 | 29 | 85 |
| | | | PM Peak | $\ln(T)=0.94\ln(x)+0.27$ | 154 | 97 | 57 |
| Single-Family Detached Housing (Hill Farms Section 2) | 60 units | 210 | ADT | $\ln(T)=0.92\ln(x)+2.68$ | 632 | 316 | 316 |
| | | | AM Peak | $\ln(T)=0.91\ln(x)+0.12$ | 47 | 12 | 35 |
| | | | PM Peak | $\ln(T)=0.94\ln(x)+0.27$ | 61 | 38 | 23 |

Trip Distribution

Site generated traffic volumes will be assigned to the existing street system similar to what was performed in the 2018 traffic study. There are two separate distributions reflecting the presence or absence of Audubon Avenue south of Scioto & Darby Creek Road as described below. For this study Audubon Ave is projected to be completed by 2032. Trip distribution is as follows:

- 5% to/from the west on Scioto & Darby Creek Road
- 5% to/from the west on Hayden Run Road
- 25% to/from the east on Hayden Run Road
- 40% to/from the east on Scioto & Darby Creek Road

No Audubon Avenue Extension

- 25% to/from the south on Alton & Darby Creek Road

With Audubon Avenue Extension

- 15% to/from the south on Alton & Darby Creek Road
- 10% to/from the south on Audubon Avenue

Traffic Projections

Site generated traffic volumes will be combined with background traffic on the surrounding streets to provide design volumes for analysis. Growth rates will be provided by the Mid-Ohio Regional Planning Commission (MORPC) in this study. The growth rates will be applied to counted volumes to

determine opening year and design year background traffic levels prior to adding background traffic accounting for unoccupied portions of previously approved development in Hill Farms Sections 1 and 2.

Traffic volumes generated by the proposed development will be combined with background traffic volumes to establish opening year (2030) and horizon year (2040) full build traffic volumes for use in traffic analyses. The analysis assumptions for each scenario are as follows:

- Opening Year No Build: 2030
 - Include Cosgray Road Extension
 - Include as background traffic prorated trip generation for the portion of previously approved Hill Farms Sections 1 and 2 that were not occupied at the time traffic counts were completed
- Horizon Year No Build: 2040
 - Include Cosgray Road Extension
 - Include Future Audubon Avenue (anticipated build 2032)
 - Include as background traffic prorated trip generation for the portion of previously approved Hill Farms Sections 1 and 2 that were not occupied at the time traffic counts were completed
 - Include trips for Proposed Metropark
- Opening Year Build: 2030
 - Add proposed site generated trips to No Build
- Design Year Build: 2040
 - Add proposed site generated trips to No Build

Traffic Analyses

Intersection Capacity Analyses

Highway Capacity Software or Synchro 12 will be used to evaluate operational characteristics of Study Area intersections. A minimum intersection level of service (LOS) of E for an intersection that includes provisions for non-motorized users is considered acceptable at locations inside the City of Hilliard. Provisions for non-motorized users are determined by the City of Hilliard to provide a sufficient level of safety based on vehicle traffic volumes, turning movements, sight distance, and vehicle speed. If the intersection does not include provisions for non-motorized users, then a minimum overall LOS of D is considered acceptable. Intersections under the jurisdiction of the Franklin County Engineer are required to meet LOS C to be considered acceptable. If an intersection is deficient based on these criteria, then reasonable and cost-effective improvements will be explored for both the pre-development and post-development conditions.

The pre-development condition will be analyzed to determine whether improvements are needed to reach LOS criteria as a background condition. Once the compliant pre-development condition is established, then the developed condition will be analyzed to determine whether any additional improvements are needed to meet the same criteria when site generated traffic is added to the road network. If poor levels of service are noted at an unsignalized intersection, modern roundabout analysis will be evaluated as an alternative to signalization.

Turn Lane Warrants

Left turn lane warrants will be evaluated at all proposed stop-controlled access driveways pursuant to the requirements set forth in the Location and Design Manual (Ohio Department of Transportation). Lengths of all recommended turn lanes will be determined using storage calculations provided in the Location and Design Manual. Turn lane analysis for City of Hilliard streets will be evaluated using both 35 mph and 45 mph.

A detailed report including applicable figures and tables will be prepared to summarize study methodologies, analysis, findings and recommendations. A non-technical scaled drawing showing all improvements will be provided. Improvements shown will include those identified as impacts in the traffic study and those required because of the development itself such as frontage widening to achieve minimum lane and shoulder width, overlay of the existing street, ditch improvements and shared use paths in the right of way. A trail connectivity map will be provided showing non-vehicular trail and sidewalk provisions, special pedestrian crossing treatments, and off-site links that may or may not be related to site development but that are needed to complete the trail network and connect to existing and planned trail infrastructure.

The report will be submitted to the City of Hilliard and Franklin County Engineers Office for review. Please signify your concurrence with the scope of work outlined herein by signing below and returning this MOU to me. Should you have questions or comments during your review of the MOU or if I may be of further assistance, please contact me at (614) 775-4640.

Sincerely,



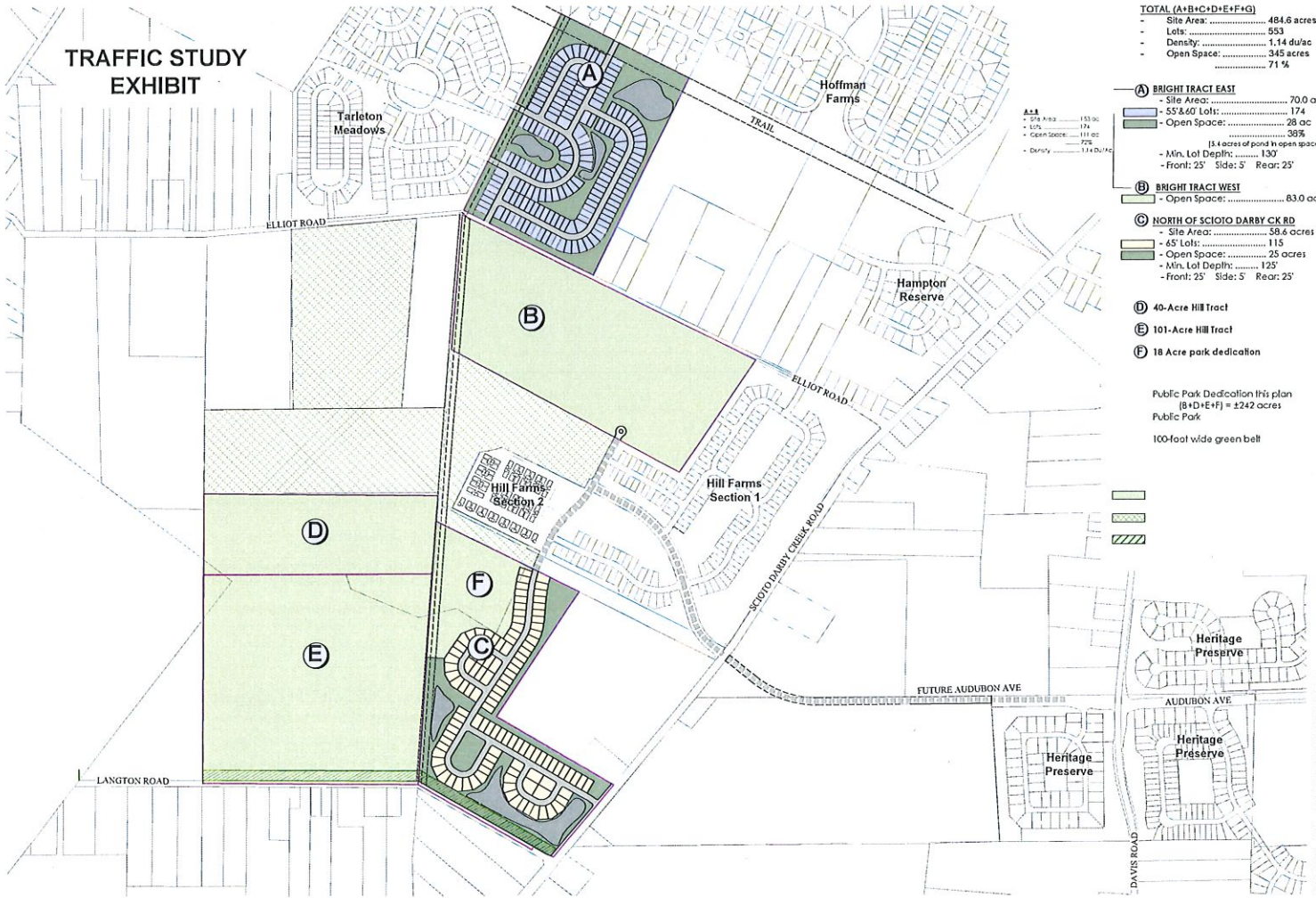
Lawrence C. Creed, Esq., PE
Principal
Director of Traffic Engineering Services

cc: Kristen Mastalski (Franklin County Engineers Office)

ACCEPTANCE AND APPROVAL OF MEMORANDUM OF UNDERSTANDING

| | |
|--|------------------|
| By: <u>Litty Achauf</u> | <u>1/19/2024</u> |
| For the City of Hilliard | Date |
| By: <u>Kristen Mastalski</u> | <u>1/22/2024</u> |
| For the Franklin County Engineers Office | Date |

TRAFFIC STUDY EXHIBIT



ASB

| | |
|--------------|------------|
| • 274 x 92 | 153.00 |
| • 172 | 174 |
| • Open Space | 111 ac |
| • Density | 72% |
| • Density | 1.14 Du/AC |

TOTAL (A+B+C+D+E+F+G)

| | |
|---------------|-------------|
| - Site Area: | 484.6 acres |
| - Lots: | 553 |
| - Density: | 1.14 du/ac |
| - Open Space: | 345 acres |
| | 71 1/2% |

(A) BRIGHT TRACT EAST

| | |
|-------------------------------------|---------|
| - Site Area: | 70.0 ac |
| - 55'x40' Lots: | 174 |
| - Open Space: | 28 ac |
| | 38% |
| - 13.4 acres of ponds in open space | |
| - Min. Lot Depth: | 130' |
| - Front: 25' Side: 5' Rear: 25' | |

(B) BRIGHT TRACT WEST

| | |
|---------------|---------|
| - Open Space: | 83.0 ac |
|---------------|---------|

(C) NORTH OF SCIOTO DARBY CK RD

| | |
|---------------------------------|------------|
| - Site Area: | 58.6 acres |
| - 65' Lots: | 115 |
| - Open Space: | 25 acres |
| - Min. Lot Depth: | 125' |
| - Front: 25' Side: 5' Rear: 25' | |

- (D) 40-Acre Hill Tract
- (E) 101-Acre Hill Tract
- (F) 18 Acre park dedication

Public Park Dedication this plan
 (B+D+E+F) = 1242 acres
 Public Park
 100-foot wide green belt





Map View

Lot Availability

Available

- Homesite (24)
- Quick Move-In Home (8)

Unavailable

- In Contract (57)
- Closed (10)
- Reserved (1)
- Other



Engineers, Surveyors, Planners, Scientists

February 29, 2024

Joel R. West
M/I Homes of Central Ohio, LLC
4131 Worth Avenue, Suite 310
Columbus, OH 43219

Subject: Preliminary Investigation of Bright Tract and Hill Farm in Brown Township, Franklin County, Ohio – EMH&T Job No. 20221017

Dear Joel,

EMH&T conducted a Preliminary Investigation (PI) for Waters of the United States for an approximately 211-acre site, generally located north of Scioto Darby Creek Road, east and west of Elliot Road, and south of Hayden Run Road, in Brown Township, Franklin County, Ohio (Exhibit 1). The property consists of two (2) non-contiguous Franklin County Tax Parcel Nos. 053-000321-00 and 053-000322-00. The study area currently consists of agricultural fields, a woodlot, wooded fencerows, utility easements, and part of a stormwater detention basin.

Literature Review

According to the USGS 7.5' Series *Hilliard, Ohio* quadrangle (USGS, 1974), the elevation of the subject property lies between 940 and 950 feet above sea level (National Geodetic Vertical Datum). As shown on Exhibit 2, no streams, open water symbols, or marsh symbols were mapped for the subject property.

A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA-NRCS, 2018). According to the *Web Soil Survey for Franklin County, Ohio* (NRCS, 2022), four (4) soil types are mapped for the subject property (Exhibit 3A and 3B). The mapped soils are listed in Table 1 along with their hydric status. As shown on the USDA Soils Map (1980), no drainageways or other features are mapped for the site (Exhibit 3C and 3B).

TABLE 1. Hydric Status of Onsite Soils

| Mapped Soil Unit | Map Unit Symbol | Hydric Status | Hydric Inclusions (%) | Location of Hydric Inclusions |
|---|-----------------|-----------------------------------|-------------------------------|--|
| Celina silt loam, 2 to 6 percent slopes | CeB | Non-Hydric with Hydric Inclusions | Brookston (5%) Kokomo (5%) | Depressions |
| Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes | CrA | Non-Hydric with Hydric Inclusions | Kokomo (5%) | Swales, water-lain moraines, depressions |
| Kokomo silty clay loam, 0 to 2 percent slopes | Ko | Hydric | -- | -- |
| Lewisburg-Crosby complex, 2 to 6 percent slopes | LeB | Non-Hydric with Hydric Inclusions | Kokomo (15%) | Depressions |

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) was reviewed for the subject property (FEMA, 2008). According to the FEMA map (Exhibit 4), the entire subject property is documented as an Area of Minimal Flood Hazard (Zone X, Unshaded), meaning it is outside of the 500-year floodplain.

The United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI) online map was reviewed for the subject property (USFWS, 2022). As shown on Exhibit 5, one (1) Palustrine, Unconsolidated Bottom, Intermittently Exposed, Excavated (PUBGx) feature was mapped within the southeast corner of the Bright Tract portion of the study area. This feature was observed as a detention pond during the site investigation. One (1) Palustrine, Forested, Broad-leaved Deciduous, Temporarily Flooded (PFO1A) feature was mapped on the northeastern portion of the Hill Farm section of the study area. EMH&T observed this feature in the field during the site investigation. One (1) Palustrine, Forested, Broad-leaved Deciduous, Seasonally Flooded (PFO1C) feature was mapped along the eastern boundary of the Hill Farm portion of the study area. This feature is most likely associated with the PFO1A feature that was observed during the field investigation. One (1) Palustrine, Emergent, Seasonally Flooded (PEM1C) feature was mapped within the farm field of the Hill Farm study section of the study area. This feature was not observed during the field walkover.

Onsite Findings

EMH&T completed an investigation of the subject property on February 26 and 27, 2024 to identify the location, extent, and quality of any potential wetland or stream features on the site. As noted above, the subject property currently consists of agricultural fields, a woodlot, wooded fencerows, utility easements, and part of a stormwater detention basin. One (1) potential wetland, one (1) constructed stormwater pond, and four (4) wet spots were observed on the subject property. No stream features were observed on the site. The following provides a summary of onsite findings:

Wetland

As depicted on the attached Preliminary Investigation Map (Exhibit 6), one (1) potential wetland (Wetland A) was observed within the forested area on the Hill Farm portion of the study area. The wetland consists of emergent and forested habitat and extends offsite to the north. The wetland has significant disturbance due to current and past agricultural activities. EMH&T did not observe any discreet surface connection between the wetland and any jurisdictional waters. In EMH&T's opinion, Wetland A would likely be classified as a non-jurisdictional wetland.

Pond

As depicted on Exhibit 6, one (1) pond (Pond 1) was observed in the southeast corner of the Bright Tract portion of the study area. Approximately 0.46 acre of Pond A is located onsite, with a portion of it extending offsite to the south. Pond A was constructed in 2004 as a stormwater basin in conjunction with the housing development east of the subject property. Based on field observations, Pond A would likely be classified as a non-jurisdictional pond.

Marginal Wet Areas

Four (4) wet spots (1-4) were observed within the Bright Tract portion of the study area, as shown on the attached Preliminary Investigation Map. All of these areas contained pooled water and hydric soil during the site visit. In historic Google Earth aerial imagery, the areas were successfully planted and farmed most years but some images do show signs of prolonged saturation. It is the opinion of EMH&T that these wet spots areas have not yet developed to the point that they would be considered wetland.

No standing water was observed within the farm field portion of the Hill Farm section of the study area. Row cropping in the field appeared to be mostly successful in 2023. In historic Google Earth aerial imagery, the farm field appeared to be successfully planted and farmed most years with some images that show minimal signs of prolonged saturation.

Joel R. West
RE: Preliminary Investigation of Bright Tract and Hill Farm

February 29, 2024

Recommendations

Based on the evaluation of the subject property, one (1) potential wetland, one (1) potentially non-jurisdictional pond, and four (4) wet spots were observed on the subject property. Only the USACE has the authority to verify and determine the jurisdictional status of surface water features. EMH&T plans to prepare a delineation for the site during the 2024 growing season and submit to the USACE for review.

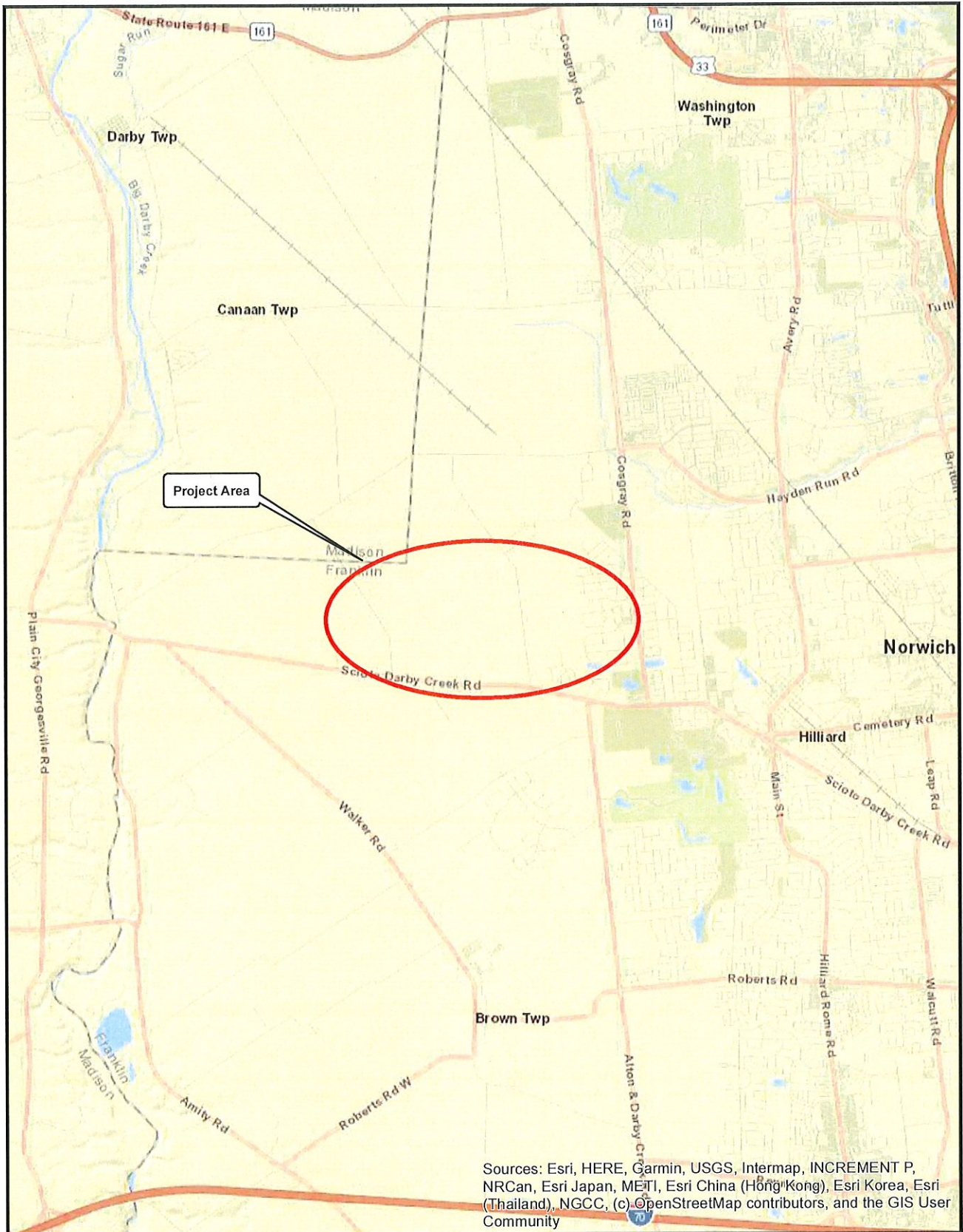
If you have any questions about the content of this letter, please contact me at (614) 775-4515.

Sincerely,

Robert F. Milligan
Director of Environmental Services
Principal

EXHIBITS

Path: J:\20221017\GIS\Environmental\Exhibit 1 - Location Map.mxd



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

**Hill and Bright Tracts
Location Map
Exhibit 1**

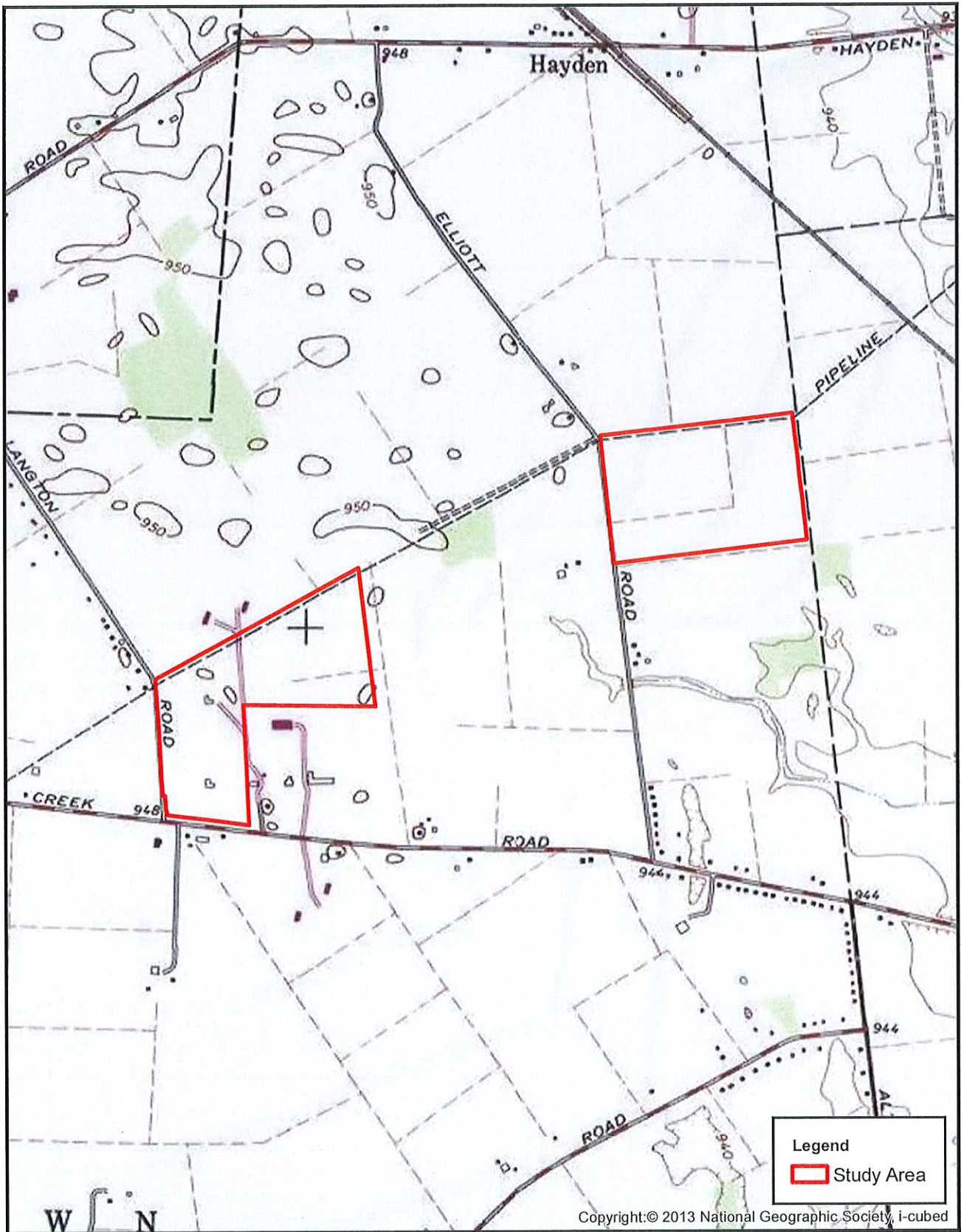



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Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

SCALE: 1" = 1 mile





Legend
 Study Area

Copyright: © 2013 National Geographic Society, i-cubed

Path: J:\2022\1017\GIS\Environmental\Exhibit 2 - USGS NEW.mxd

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CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

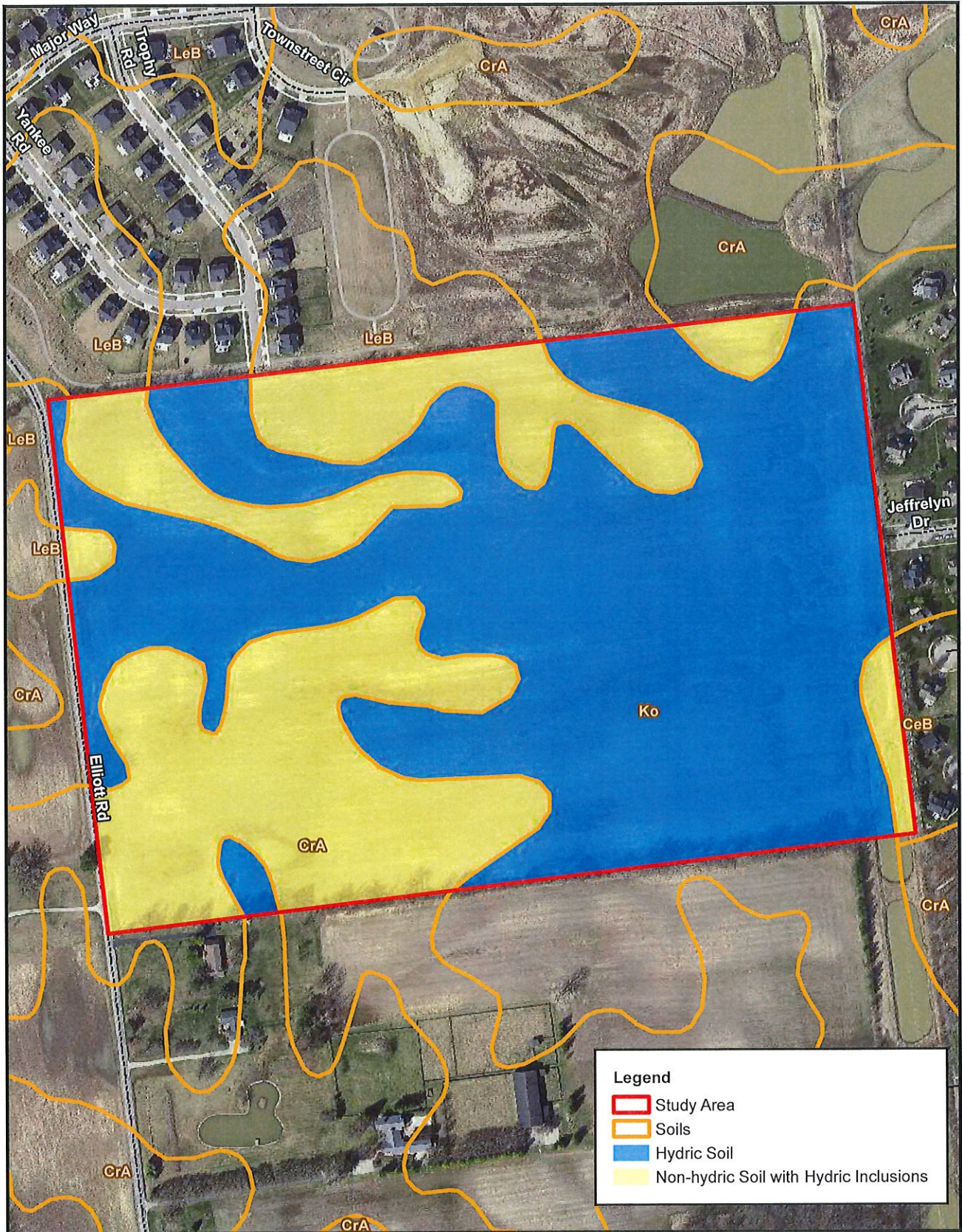
**Hill and Bright Tracts
 USGS Topographic Map
 Exhibit 2**



Source: USGS: Hilliard, Ohio Quadrangle, 1974



Path: J:\2022\1017\GIS\Environmental\Exhibit 3A - Soils Map.mxd



Legend

- Study Area
- Soils
- Hydric Soil
- Non-hydric Soil with Hydric Inclusions

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CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

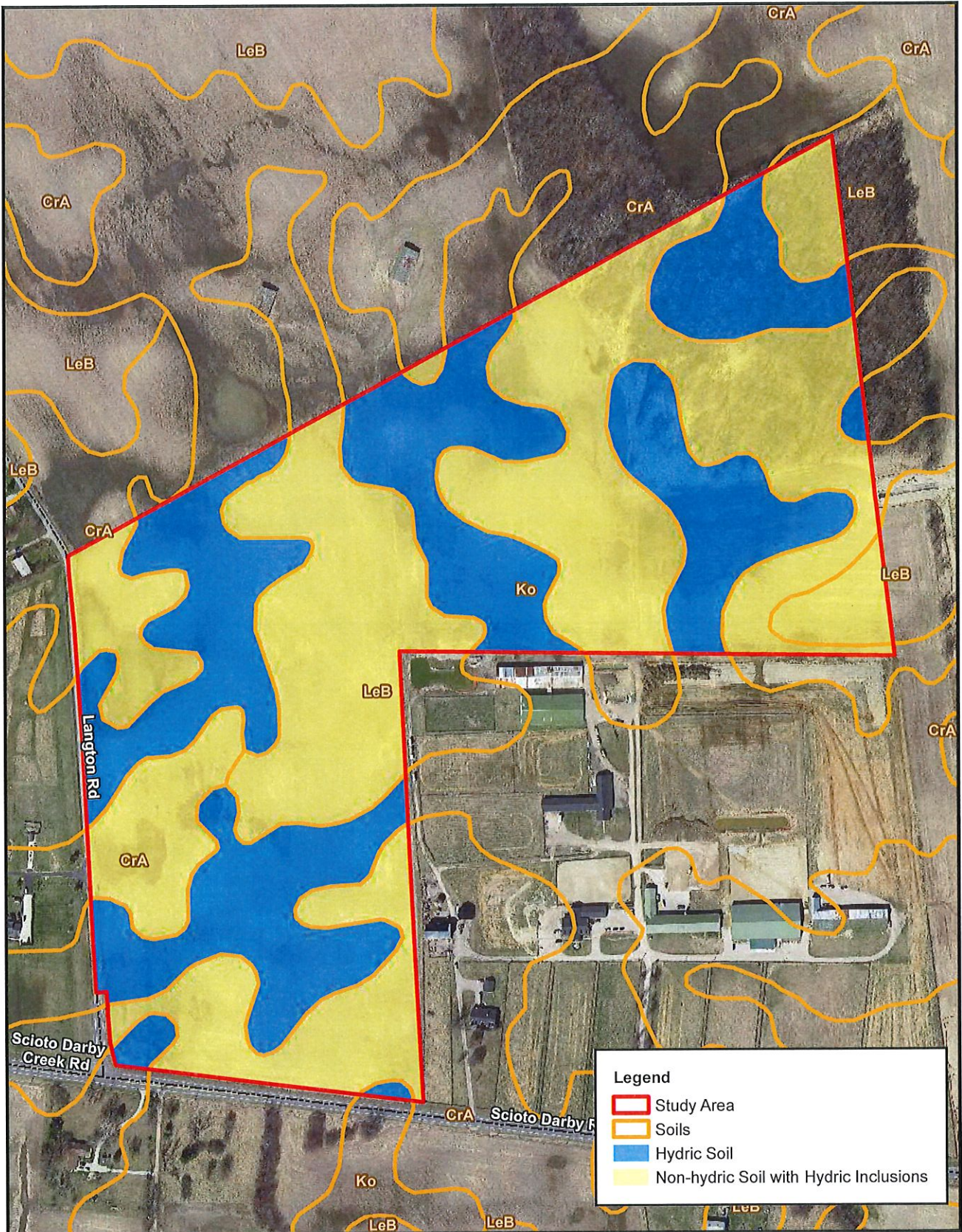
Hill and Bright Tracts Area A
Soil Survey of Franklin County
Exhibit 3B

SCALE: 1" = 400'

0 175 350 700 Feet

Source: Soils - NRCS, 2023
 Aerial - City of Columbus, 2023

Path: J:\2022\1017\GIS\Environmental\Exhibit 3A - Soils Map.mxd



Legend

- Study Area
- Soils
- Hydric Soil
- Non-hydric Soil with Hydric Inclusions

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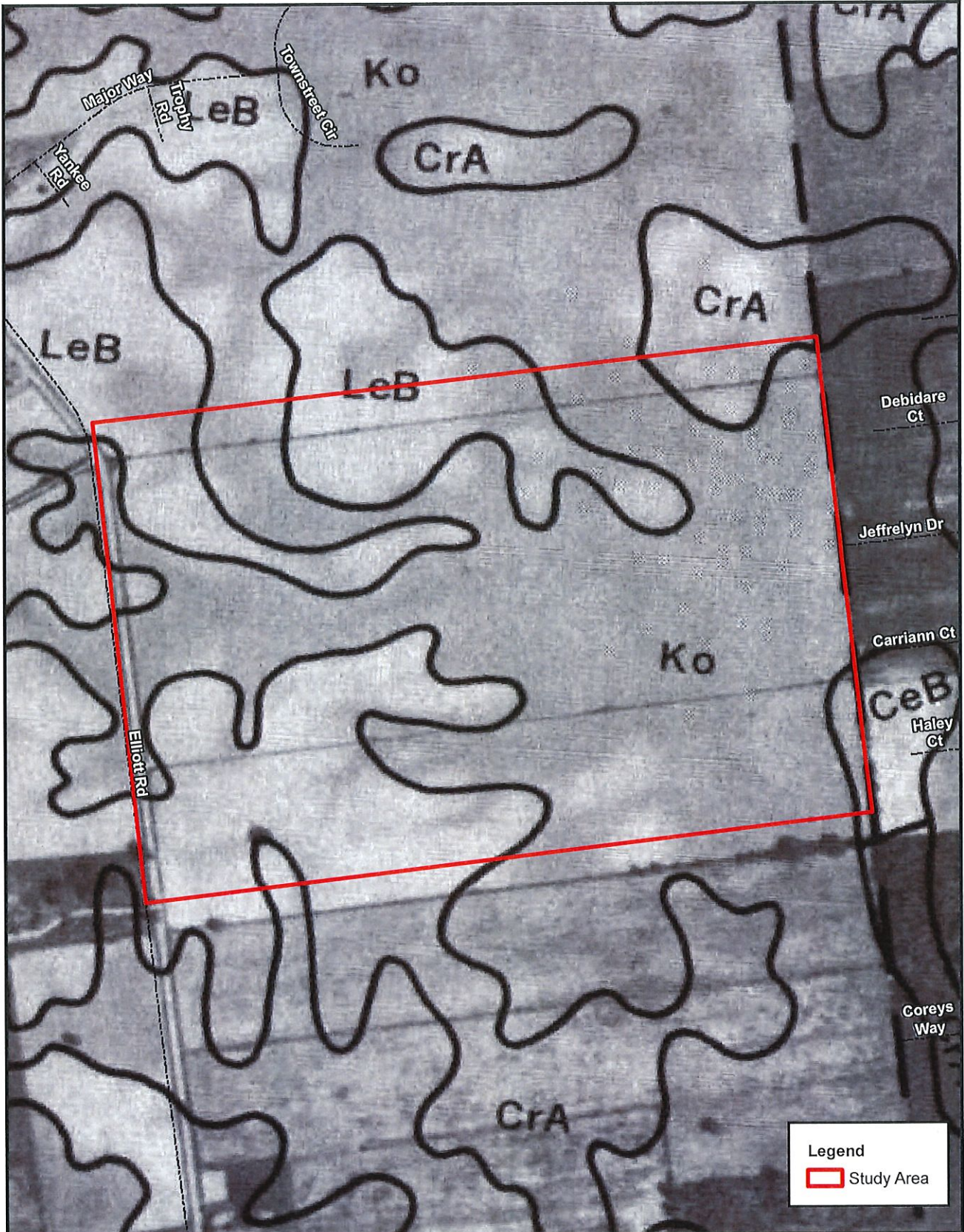
CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

Hill and Bright Tracts Area C
Soil Survey of Franklin County
Exhibit 3B


SCALE: 1" = 400'

0 200 400 800 Feet

Source: Soils - NRCS, 2023
 Aerial - City of Columbus, 2023



Path: J:\20221017\GIS\Environmental\Exhibit 3A - Soils Map.mxd

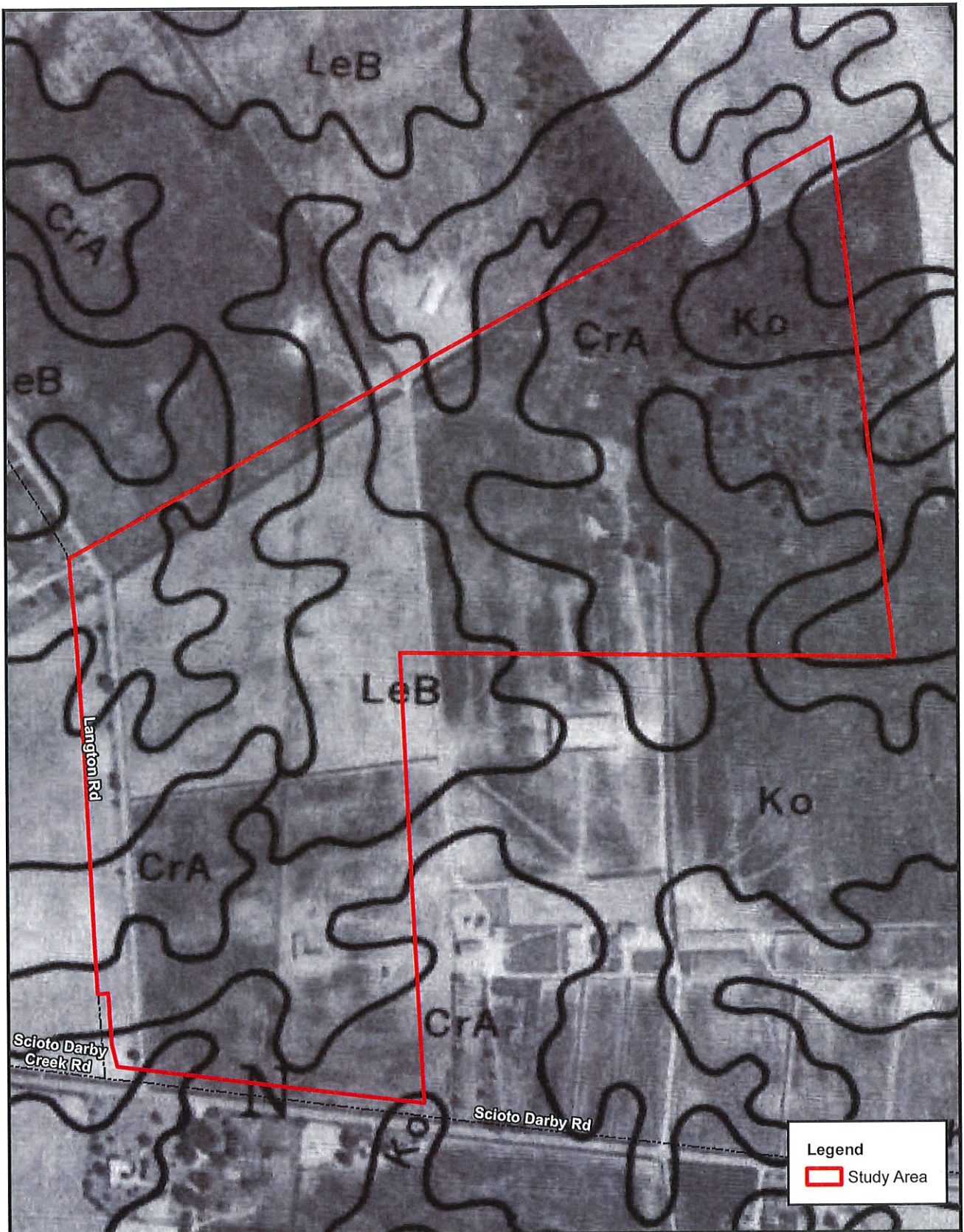
Legend
 Study Area


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CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
Hill and Bright Tracts Area A
Soil Map
Exhibit 3C
 SCALE: 1" = 400'
 0 200 400 800 Feet


 Source: Soils - USDA 1980

Path: J:\2022\1017\GIS\Environmental\Exhibit 3A - Soils Map.mxd



Legend
 Study Area

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CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
Hill and Bright Tracts Area C
Soil Map
Exhibit 3D
 SCALE: 1" = 400'
 0 200 400 800 Feet


 Source: Soils - USDA 1980



Legend

Study Area

Flood Hazard Zones

Zone Type

- Floodway
- Zone AE: 100 year floodplain with base flood elevations determined.
- Zone X (shaded): 500 year floodplain
- Zone X (unshaded): Areas outside the 500 year floodplain

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SCALE: 1" = 450'

0 300 600 1,200 Feet

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

Hill and Bright Tracts

Flood Insurance Rate Map

Exhibit 4

Source: Aerial - City of Columbus, 2023; Floodplain - FEMA

Path: J:\020221\DT\GIS\Environmental\Exhibit 5 - FRM.mxd



Path: J:\020221\017\GIS\Environmental\Exhibit5 - NWI.mxd
 Engineers • Surveyors • Planners • Scientists
 3033 Howe Afbay Road, Columbus, OH 43264
 Phone: 614.773.4300 Fax: 614.773.3145
 emh.com



SCALE: 1" = 450'
 0 300 600 1,200 Feet

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 Hill and Bright Tracts
 National Wetland Inventory Map
 Exhibit 5

Source: Aerial - City of Columbus, 2023, NWI Features - FWS, 2022





PHOTOGRAPHS



Engineers, Surveyors, Planners, Scientists



Photograph No. 1 – View of Wetland A (emergent) within Hill Farm portion of the study area
(EMH&T, 2/27/2024)



Photograph No. 2 – View of Wetland A (forested) within Hill Farm portion of the study area
(EMH&T, 2/27/2024)



Engineers, Surveyors, Planners, Scientists



Photograph No. 3 – View of Pond 1 within Bright Tract portion of the study area
(EMH&T, 2/26/2024)



Photograph No. 4 – View of Wet Spot 1 within Bright Tract portion of the study area
(EMH&T, 2/26/2024)



Photograph No. 5 – View of Wet Spot 2 within Bright Tract portion of the study area
(EMH&T, 2/26/2024)



Photograph No. 6 – View of Wet Spot 3 within Bright Tract portion of the study area
(EMH&T, 2/26/2024)



Engineers, Surveyors, Planners, Scientists



Photograph No. 7 – View of Wet Spot 4 within Bright Tract portion of the study area
(EMH&T, 2/26/2024)



Photograph No. 8 – View of farm field within Hill Farm portion of the study area
(EMH&T, 2/26/2024)



Engineers, Surveyors, Planners, Scientists



Photograph No. 9 – View of farm field within Hill Farm portion of the study area
(EMH&T, 2/26/2024)



November 22, 2016

Mr. Doug Tailford
 Land Supervisor
 M/I Homes of Central Ohio, LLC
 3 Easton Oval, Suite 310
 Columbus, Ohio 43219

**Subject: Preliminary Investigation – Bright Tract in Brown Township, Franklin County, Ohio;
 EMH&T No. 2016-1176**

Dear Doug,

EMH&T conducted a Preliminary Investigation (PI) for Waters of the United States for the approximately 151 acres of land that is located along the west side of Elliott Road, approximately ¼ mile north of Scioto and Darby Creek Road in Brown Township, Franklin County, Ohio (Exhibit 1). The subject property consists of active agricultural land, including farm barns and sheds, and a wooded/vegetated corridor. This letter has been written for your use and is not intended to be shared with permitting agencies.

Literature Review

As shown on Exhibit 2, the elevation of the site ranges from 930 to 950 feet above sea level (National Geodetic Vertical Datum) according to the USGS 7.5' Series *Hilliard, Ohio* quadrangle (USGS, 1974). No streams, marshes or open water features were mapped on the site. One (1) low-lying area on the southeastern portion of the site is depicted. This low-lying area is shown connecting to a mapped stream located east of Elliott Road on an adjacent property.

A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation (USDA-SCS, 1985). As shown on the *Web Soil Survey* for Franklin County, Ohio (Exhibit 3A), Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes (CrA) and Lewisburg-Crosby complex, 2 to 6 percent slopes (LeB) are mapped as non-hydric soils with hydric inclusions in Franklin County, Ohio. Kokomo silty clay loam, 0 to 2 percent slopes (Ko) is mapped as a hydric soil in Franklin County, Ohio. The mapped soils are listed in Table 1 along with their hydric status. According to the Franklin County Soil Survey (USDA, 1980) (Exhibit 3B), one (1) drainageway is mapped on the southeastern portion of the site. No other drainageways, marsh symbols, or open water features are mapped for the site.

TABLE 1. Hydric Status of Onsite Soils

| Mapped Soil Unit | Hydric Status | Hydric Inclusions (%) | Location of Hydric Inclusions |
|---|------------------|-----------------------|-------------------------------|
| Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes (CrA) | Partially-hydric | Kokomo, drained 5% | Depressions |

TABLE 1. Hydric Status of Onsite Soils (Continued from previous page)

| Mapped Soil Unit | Hydric Status | Hydric Inclusions (%) | Location of Hydric Inclusions |
|---|------------------|-----------------------|-------------------------------|
| Lewisburg-Crosby complex, 2 to 6 percent slopes (LeB) | Partially-hydric | Kokomo 15% | Depressions |
| Kokomo silty clay loam, 0 to 2 percent slopes (Ko) | Hydric | - | - |

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) was reviewed for the site (FEMA, 2015). As shown on Exhibit 4, the site partially within Zone X (unshaded), which are areas mapped outside the 500-year floodplain. The southeastern portion of the site lies in Zone A, which are areas mapped within the 100 year floodplain with no base flood elevations determined.

As shown on Exhibit 5, the United States Fish and Wildlife Service’s (USFWS) National Wetland Inventory Map (NWI) for the *Hilliard, Ohio* quadrangle was reviewed for the site (USFWS, 2015). Two (2) Palustrine, Emergent, Persistent, Seasonally Flooded (PEM1C) features, one (1) Palustrine, Emergent, Persistent, Temporary Flooded (PEM1A) feature, one (1) Palustrine, Emergent, Persistent, Semipermanently Flooded (PEM1F) feature, and one (1) Palustrine, Forested, Broad-Leaved Deciduous, Seasonally Flooded (PFO1C) feature are mapped on the southern portion of the site. No other NWI features are mapped on the site.

Onsite Findings

EMH&T completed an investigation of the site on November 11, 2016. The site consists of active agricultural land, including farm barns and sheds, and a wooded/vegetated corridor. A drainage system was observed extending through the southern portion of the site from northwest to southeast. This system drains into a culvert beneath Elliott Road and into an off-site ditch that eventually connects to Clover Groff Run. The drainage system consists of several features including a farm ditch, and wooded/emergent wetland.

The drainage system begins at the west-central portion of the site as a potential non-jurisdictional farm ditch. A drain tile outfall was observed at the beginning of the ditch. The first section of the drainage system consists of a fully vegetated, eroded, ditch with *Phalaris arundinacea* (reed canary grass) along the ditch corridor. The farm ditch continued for approximately 685 linear feet, before eventually losing definition and draining into a potentially jurisdictional wetland (North Wetland). The vegetated ditch regains definition at the southeastern corner of the wetland and extends southeast. This channel was also a fully vegetated, eroded ditch that flows for approximately 245 linear feet. The ditch then connects to another potentially jurisdictional wetland cell (South Wetland). The ditch regains definition for approximately 70 linear feet before entering a culvert and extending beneath Elliott Road into an adjacent, off-site ditch. Drain tiles were observed on-site, adjacent to the culvert. The off-site ditch connects to Clover Groff Run, a tributary of Big Darby Creek.

The on-site ditch, which flows for approximately 1,000 linear feet, appears to have been excavated a low area on the site for drainage purposes. During the site visit, this feature was fully vegetated and did not exhibit an ordinary high water mark (OHWM). Drain tiles were constructed

Mr. Doug Tailford, M/I Homes of Central Ohio, LLC
RE: Preliminary Investigation – Bright Tract

November 22, 2016

to drain the farm fields into the ditch which conveys runoff to the eastern adjacent property. The historical map resources used for this investigation do not show a stream on the site. Based on the field observations and the historical mapping, we can make an argument that the farm ditch is not a jurisdictional stream. The U.S. Army Corps of Engineers (USACE) will make a final decision on the jurisdictional status of this farm ditch.

Two (2) potentially jurisdictional wetlands, the North Wetland and the South Wetland, are located on the subject property. The wetlands are estimated to be 2.25 acres and 2.5 acres, respectively. These features were observed to contain wetland plants, hydric soils, and hydrology. The USACE would consider these features to be Jurisdictional Waters of the United States due to their connection to Clover Groff Run, a named stream. The wetlands were both observed to be partially emergent and partially forested. In addition, two (2) potentially non-jurisdictional marginal wet areas were observed along the farm ditch. These areas contained hydric soils and were vegetated with reed-canary grass. Reed-canary grass is considered a wetland plant by the USACE, although it is also found in upland areas adjacent to ditches. These marginal wet areas cover approximately one (1) acre of the subject property. EMH&T will make an argument that these features are not wetland, although the USACE will make the final decision on their jurisdictional status.

Pictures of these features are located in the Photographs Section. Approximate boundaries for surface water features are shown in Exhibit 6. These features were drawn based on our field observations, and have not been flagged or surveyed.

Recommendations

Based on EMH&T's evaluation of the site, one (1) potentially non-jurisdictional ditch, two (2) potentially jurisdictional wetlands, and two (2) marginal wet areas that may not be considered jurisdictional are located on the subject property. Based upon review of the current concept plan, there does not appear to be a need to impact any of these features, as they are all avoided within a large reserve area. Therefore, no stream or wetland permitting should be necessary at this site.

If you have any questions about the content of this letter, please contact me at (614) 775-4515.

Sincerely,

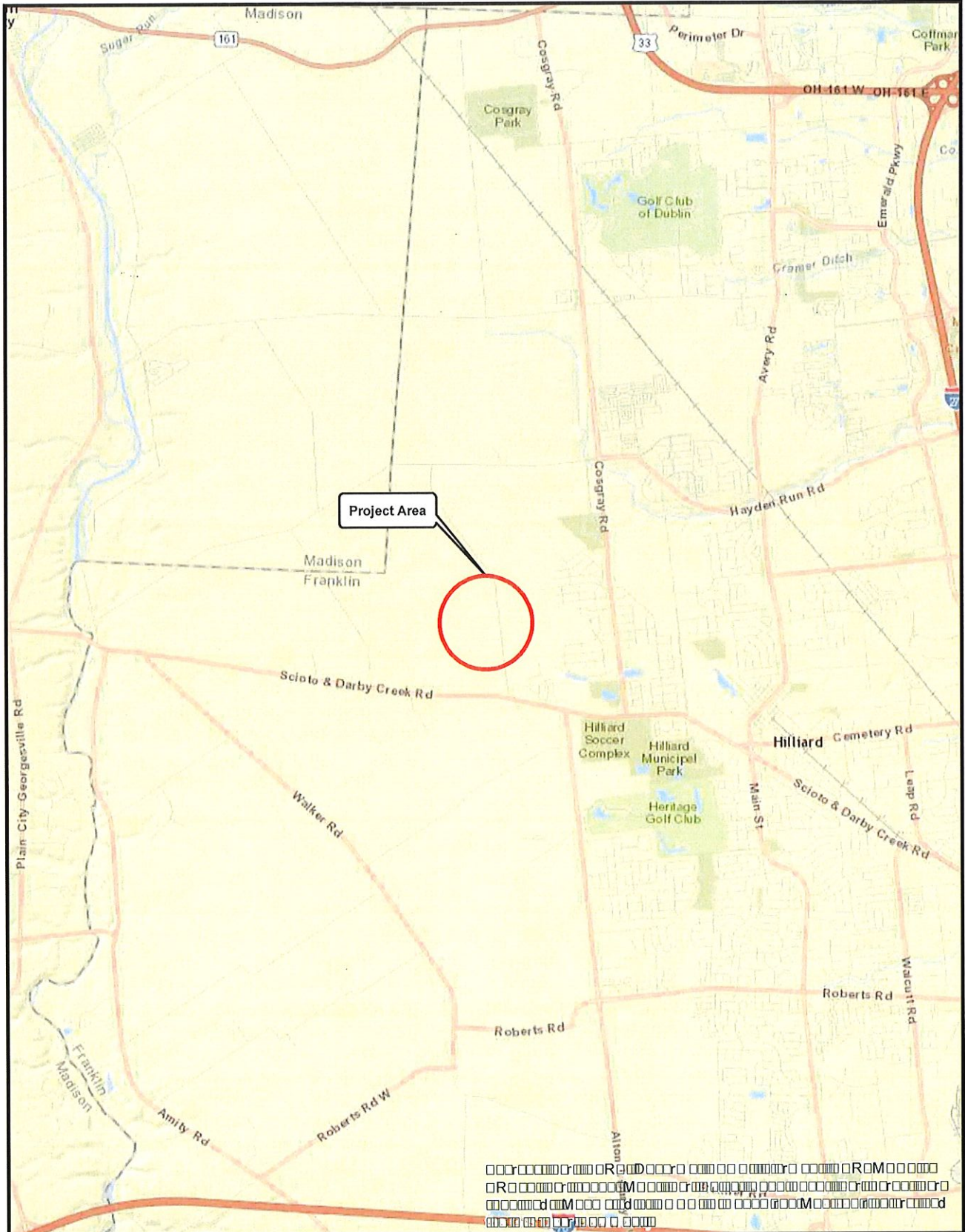


Robert F. Milligan
Director of Environmental Services
Principal

Enclosures

cc: Jeff Strung, EMH&T

EXHIBITS



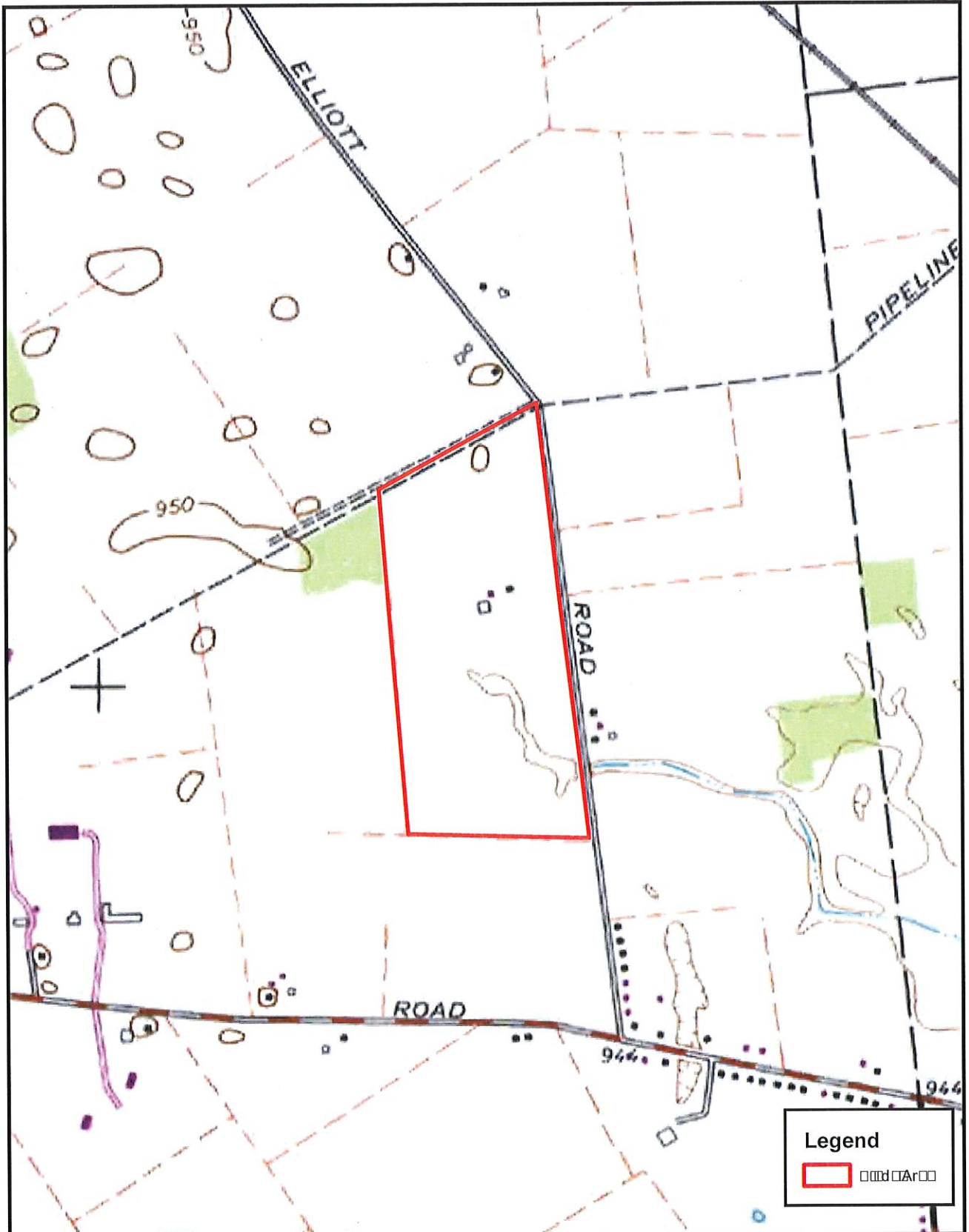
EMH&T

Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

**Bright Tract
 Location Map
 Exhibit 1**





Legend

□□□□□□□□

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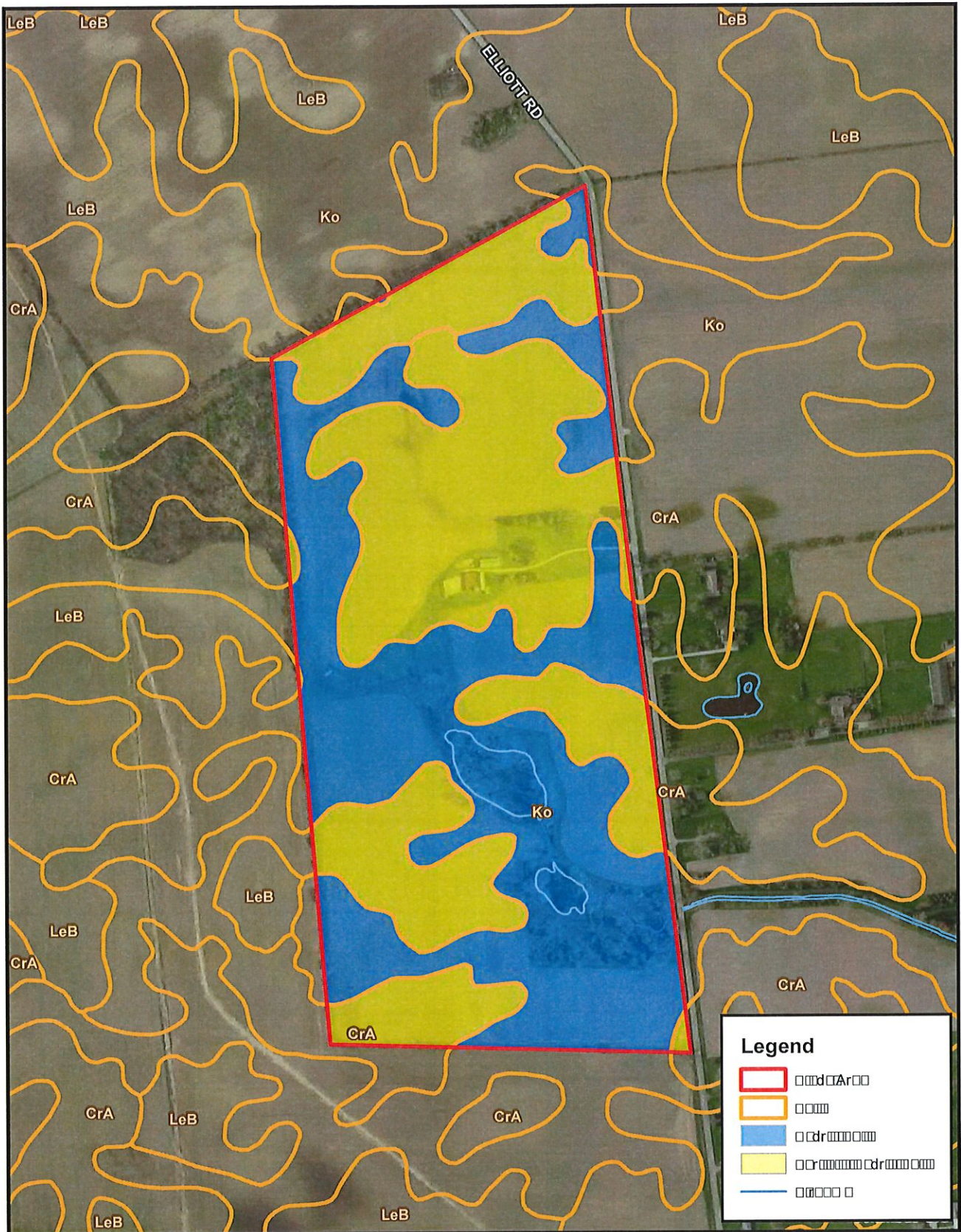
emht.com

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Bright Tract
 USGS Topographic Map
 Exhibit 2



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Legend

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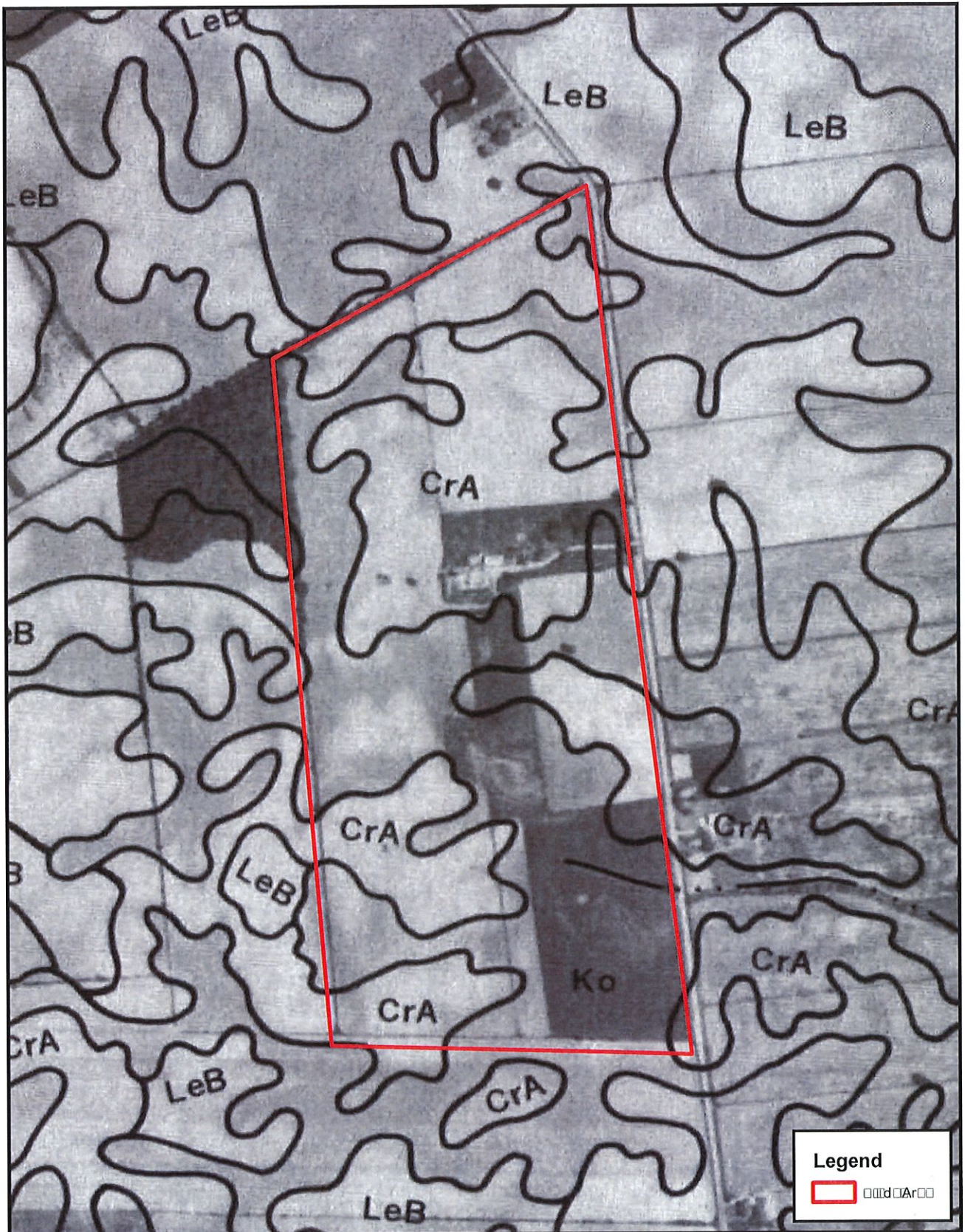
emht.com

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Bright Tract
 Soil Survey of Franklin County
 Exhibit 3A



0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000




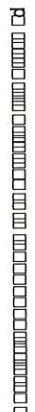
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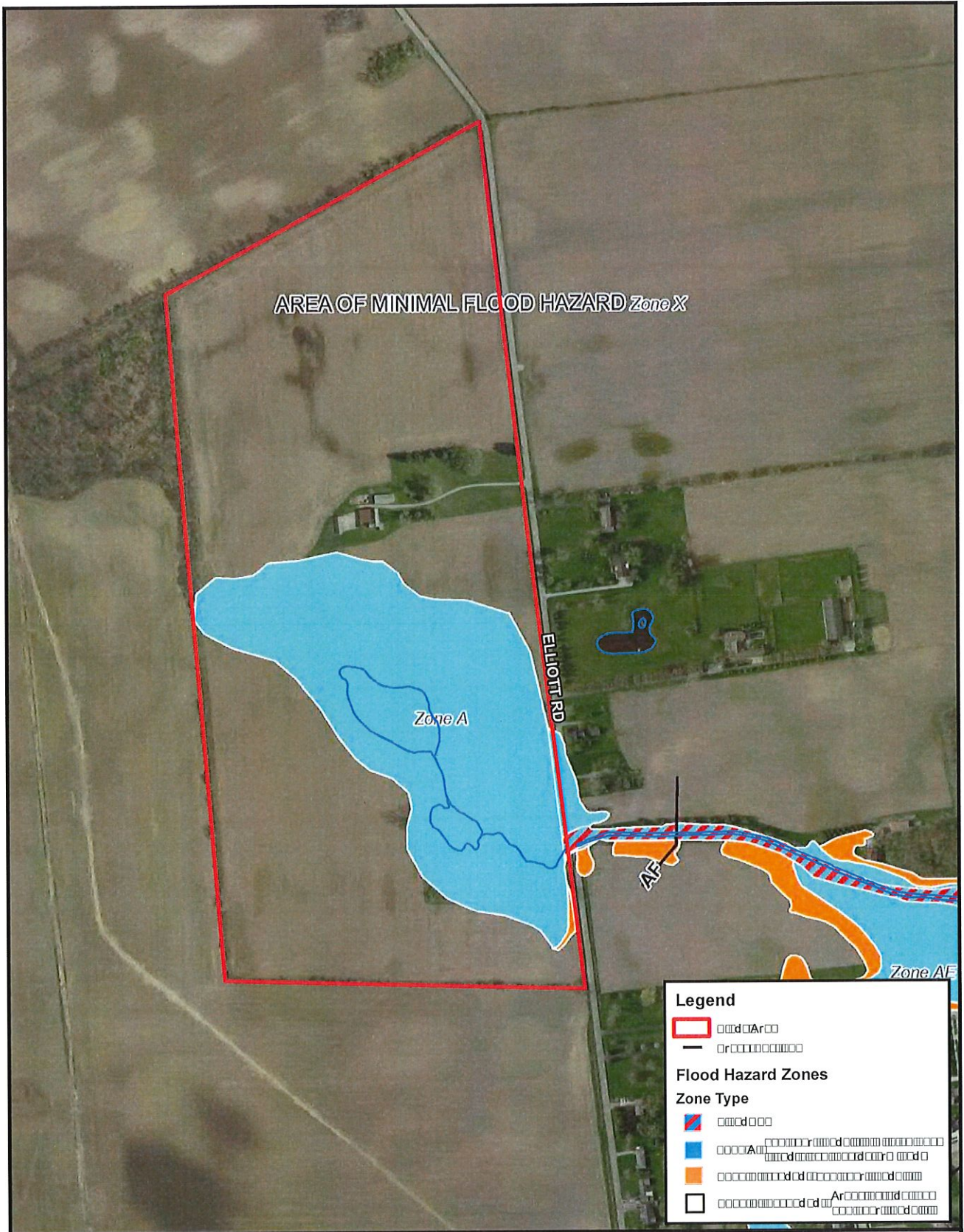
 

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Bright Tract
 Soil Map
 Exhibit 3B







0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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 Phone: 614.775.4500 Toll Free: 888.775.3648
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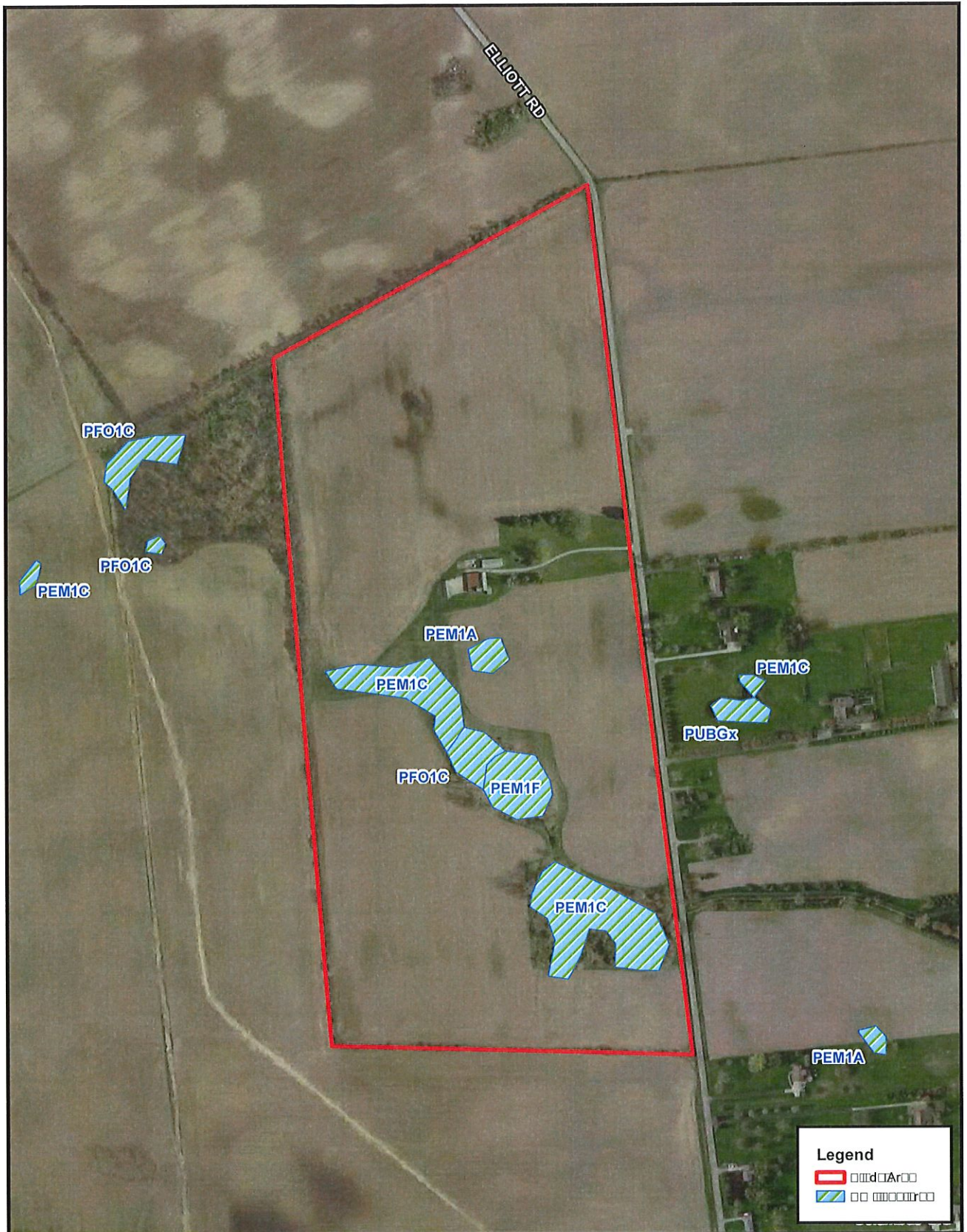
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**Bright Tract
 Flood Insurance Rate Map
 Exhibit 4**



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100





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0 100 200 300 400 500 600 700 800 900 1000

Bright Tract
 National Wetland Inventory Map
 Exhibit 5

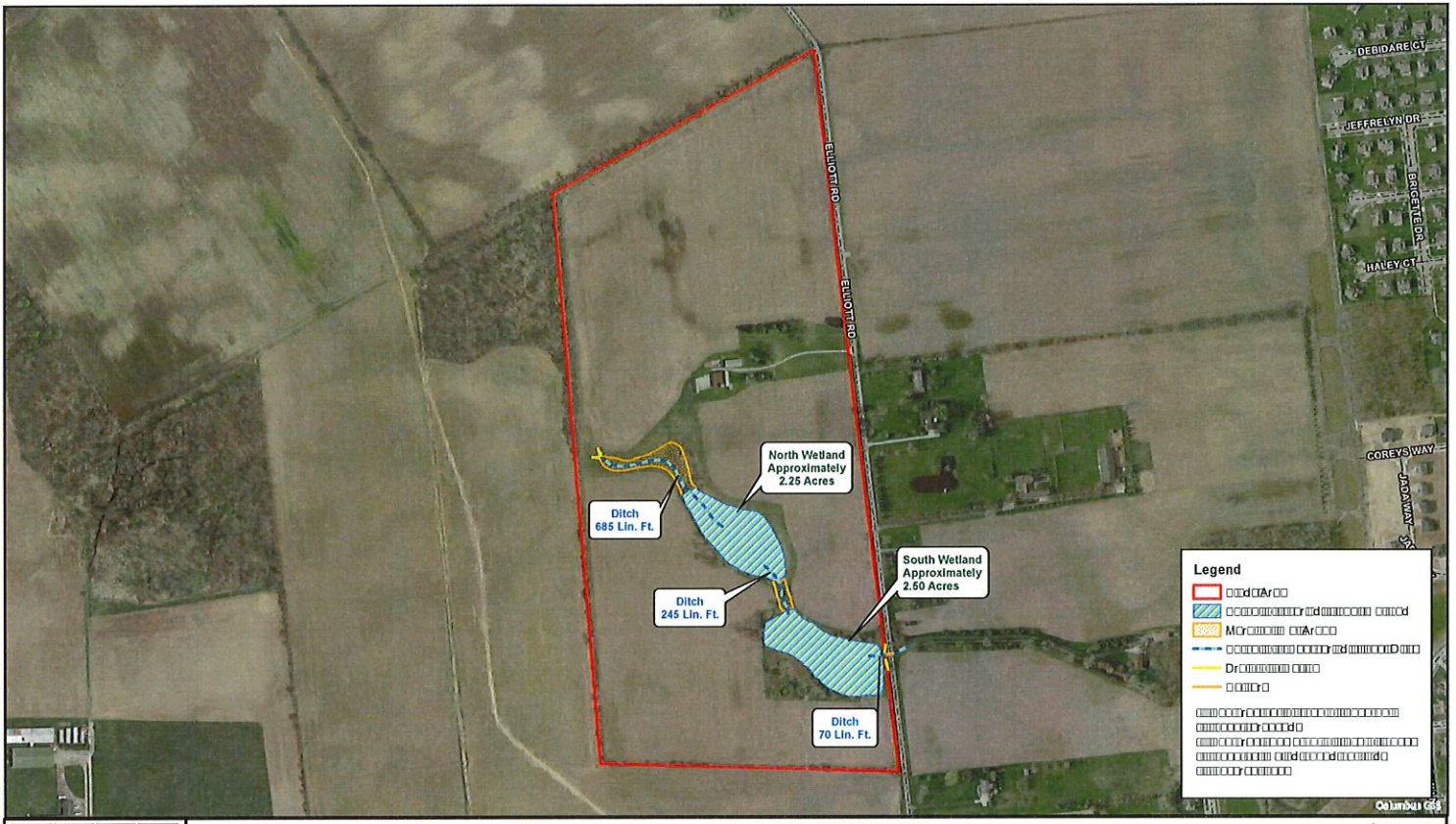


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Legend

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- 00 00000000





Legend

| | |
|--|--------------------|
| | Property Boundary |
| | North Wetland |
| | South Wetland |
| | Ditch 685 Lin. Ft. |
| | Ditch 245 Lin. Ft. |
| | Ditch 70 Lin. Ft. |
| | Other Ditch |
| | Other Wetland |
| | Other Area |

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**Bright Tract
 Preliminary Investigation Map
 Exhibit 6**



PHOTOGRAPHS



Photograph 1

View of potentially non-jurisdictional ditch at its beginning, facing north
(EMH&T 11/10/16)



Photograph 2

View of potentially non-jurisdictional ditch and adjacent marginal wet areas, facing north
(EMH&T 11/10/16)



Photograph 3

View of ditch losing definition in the north wetland, facing north.

(EMH&T 11/10/16)



Photograph 4

View of north wetland cell, facing north

(EMH&T 11/10/16)



Photograph 5

View of ditch between the north wetland and south wetland, facing south
(EMH&T 11/10/16)



Photograph 6

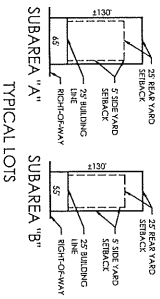
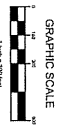
View of the south wetland, facing north
(EMH&T 11/10/16)



Photograph 7
View of the south wetland cell, facing north.
(EMH&T 11/10/16)



Photograph 8
View of culvert conveying drainage beneath Elliot Road and into Clover Groff Ditch, facing south.
(EMH&T 11/10/16)



DEVELOPMENT STANDARDS

SUBAREA 'A' (10/18/2013)

- MINIMUM LOT FRONTAGE: 45 FEET
- MINIMUM LOT DEPTH: 110 FEET
- MINIMUM FRONT YARD SETBACK: 25 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 25 FEET
- MINIMUM FRONT PORCH SETBACK: 25 FEET
- MINIMUM FRONT PORCH DEPTH: 25 FEET
- MINIMUM FRONT PORCH WIDTH: 5 FEET
- MINIMUM FRONT PORCH HEIGHT: 4 FEET

SUBAREA 'B' (10/18/2013)

- MINIMUM LOT FRONTAGE: 45 FEET
- MINIMUM LOT DEPTH: 110 FEET
- MINIMUM FRONT YARD SETBACK: 25 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 25 FEET
- MINIMUM FRONT PORCH SETBACK: 25 FEET
- MINIMUM FRONT PORCH DEPTH: 25 FEET
- MINIMUM FRONT PORCH WIDTH: 5 FEET
- MINIMUM FRONT PORCH HEIGHT: 4 FEET

NOTES:

- USE ROUNDCORNER ASSUMPTION
- LANGSTON ROAD: 20' FROM CENTERLINE TO BUILDING ROW
- SCOVIO & DARRYL CREEK ROAD: 20' FROM CENTERLINE TO BUILDING ROW
- ELLETT ROAD: 20' FROM CENTERLINE TO BUILDING ROW

LAND USE:

TOTAL ACRES: 118.3 ACRES

SUBAREA: 117.9 ACRES

RESERVE PARK: 117.9 ACRES

PROJECT AREA: 111.7 ACRES

PROJECT AREA: 11.0 ACRES (9.4, 1.6)

NUMBER OF HOMES: 121

RESERVE 'A' PARK: 141.3 ACRES

RESERVE 'B' PARK: 141.3 ACRES

RESERVE 'C' PARK: 141.3 ACRES

RESERVE 'D' PARK: 141.3 ACRES

RESERVE 'E' PARK: 141.3 ACRES

RESERVE 'F' PARK: 141.3 ACRES

RESERVE 'G' PARK: 141.3 ACRES

RESERVE 'H' PARK: 141.3 ACRES

RESERVE 'I' PARK: 141.3 ACRES

RESERVE 'J' PARK: 141.3 ACRES

RESERVE 'K' PARK: 141.3 ACRES

RESERVE 'L' PARK: 141.3 ACRES

RESERVE 'M' PARK: 141.3 ACRES

RESERVE 'N' PARK: 141.3 ACRES

RESERVE 'O' PARK: 141.3 ACRES

RESERVE 'P' PARK: 141.3 ACRES

RESERVE 'Q' PARK: 141.3 ACRES

RESERVE 'R' PARK: 141.3 ACRES

RESERVE 'S' PARK: 141.3 ACRES

RESERVE 'T' PARK: 141.3 ACRES

RESERVE 'U' PARK: 141.3 ACRES

RESERVE 'V' PARK: 141.3 ACRES

RESERVE 'W' PARK: 141.3 ACRES

RESERVE 'X' PARK: 141.3 ACRES

RESERVE 'Y' PARK: 141.3 ACRES

RESERVE 'Z' PARK: 141.3 ACRES

SITE STATISTICS:

TOTAL GROSS AREA: 277.4 ACRES

TOTAL ACRES FOR FUTURE ROW: 34.8 ACRES (SEE NOTE 1)

TOTAL ACRES FOR FUTURE ROW: 282.9 ACRES (17.7 + 4.0)

TOTAL NUMBER OF LOTS: 303

GROSS DENSITY: 1.11 UNITS/ACRE

OFFER SPACE REQUIRED: 118.0 ACRES (100%)

OFFER SPACE PROVIDED: 118.0 ACRES (100%)

TOTAL PARKLAND: 141.3 ACRES

RESERVE 'A' PARK: 141.3 ACRES

RESERVE 'B' PARK: 141.3 ACRES

RESERVE 'C' PARK: 141.3 ACRES

RESERVE 'D' PARK: 141.3 ACRES

RESERVE 'E' PARK: 141.3 ACRES

RESERVE 'F' PARK: 141.3 ACRES

RESERVE 'G' PARK: 141.3 ACRES

RESERVE 'H' PARK: 141.3 ACRES

RESERVE 'I' PARK: 141.3 ACRES

RESERVE 'J' PARK: 141.3 ACRES

RESERVE 'K' PARK: 141.3 ACRES

RESERVE 'L' PARK: 141.3 ACRES

RESERVE 'M' PARK: 141.3 ACRES

RESERVE 'N' PARK: 141.3 ACRES

RESERVE 'O' PARK: 141.3 ACRES

RESERVE 'P' PARK: 141.3 ACRES

RESERVE 'Q' PARK: 141.3 ACRES

RESERVE 'R' PARK: 141.3 ACRES

RESERVE 'S' PARK: 141.3 ACRES

RESERVE 'T' PARK: 141.3 ACRES

RESERVE 'U' PARK: 141.3 ACRES

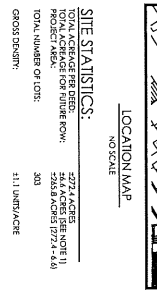
RESERVE 'V' PARK: 141.3 ACRES

RESERVE 'W' PARK: 141.3 ACRES

RESERVE 'X' PARK: 141.3 ACRES

RESERVE 'Y' PARK: 141.3 ACRES

RESERVE 'Z' PARK: 141.3 ACRES



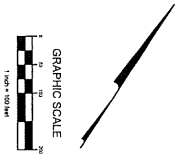
REVISIONS

| NO. | DATE | DESCRIPTION |
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| | | |
| | | |
| | | |

EMHT
 Environmental Management & Technology, Inc.
 1000 North Main Street, Columbus, OH 43215
 Phone: 614.778.4300 Fax: 614.778.4301

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 COVER SHEET AND LOCATION MAP

M I HOMES
 4311 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219



C-3

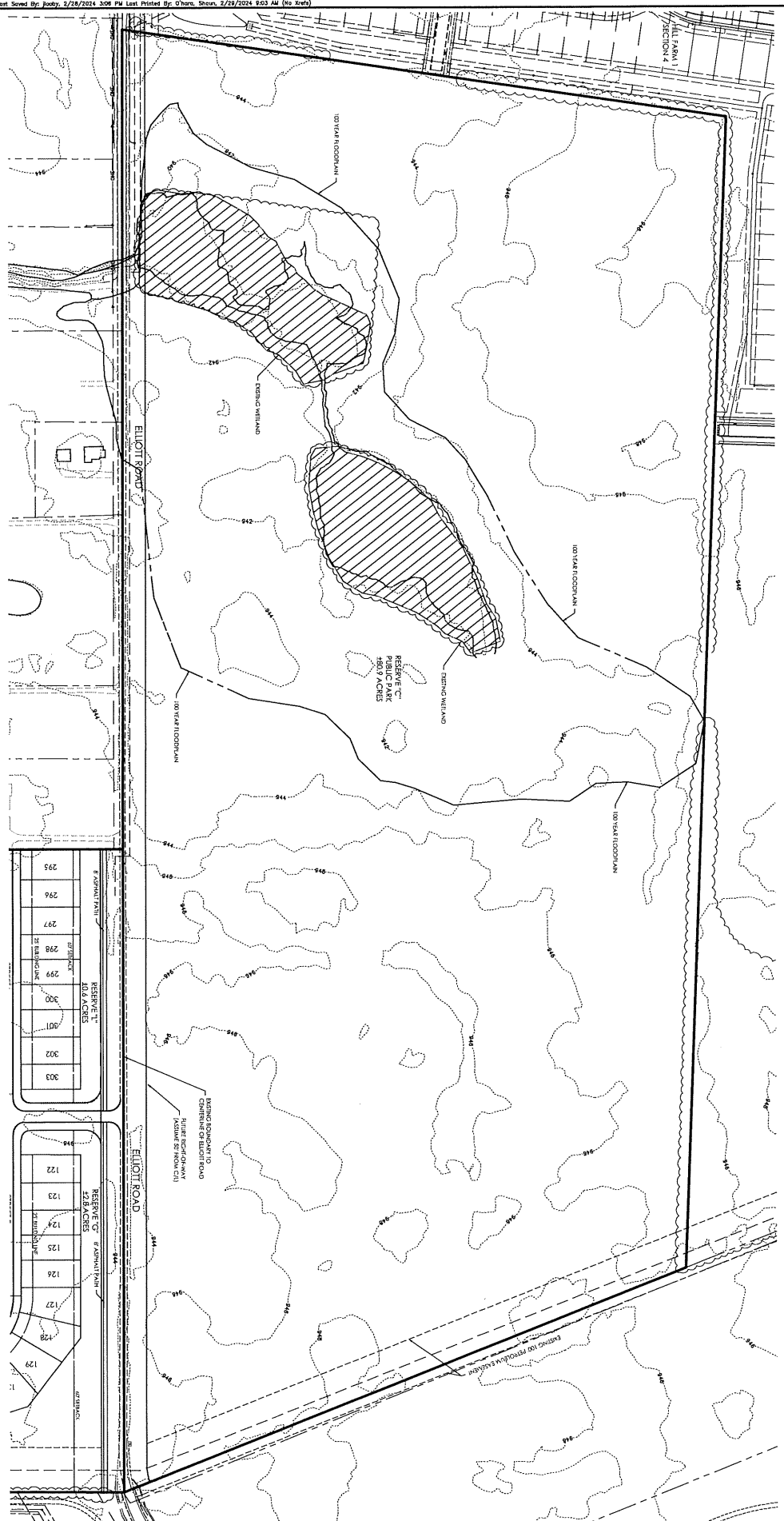
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| SCALE | 1" = 100' |
| PROJECT NO. | 20221017 |
| REVISIONS | |

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 Environmental Management & Technology, Inc.
 440 New Albany Road, Columbus, OH 43260
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 www.emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 SITE PLAN

M I HOMES
 431 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
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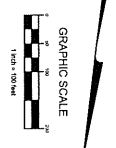
RESERVE 'T'
10.0 ACRES

| | |
|-----|---------------|
| 295 | 27' (30.0 FT) |
| 296 | 27' (30.0 FT) |
| 297 | 27' (30.0 FT) |
| 298 | 27' (30.0 FT) |
| 299 | 27' (30.0 FT) |
| 300 | 27' (30.0 FT) |
| 301 | 27' (30.0 FT) |
| 302 | 27' (30.0 FT) |
| 303 | 27' (30.0 FT) |

RESERVE 'C'
42.8 ACRES

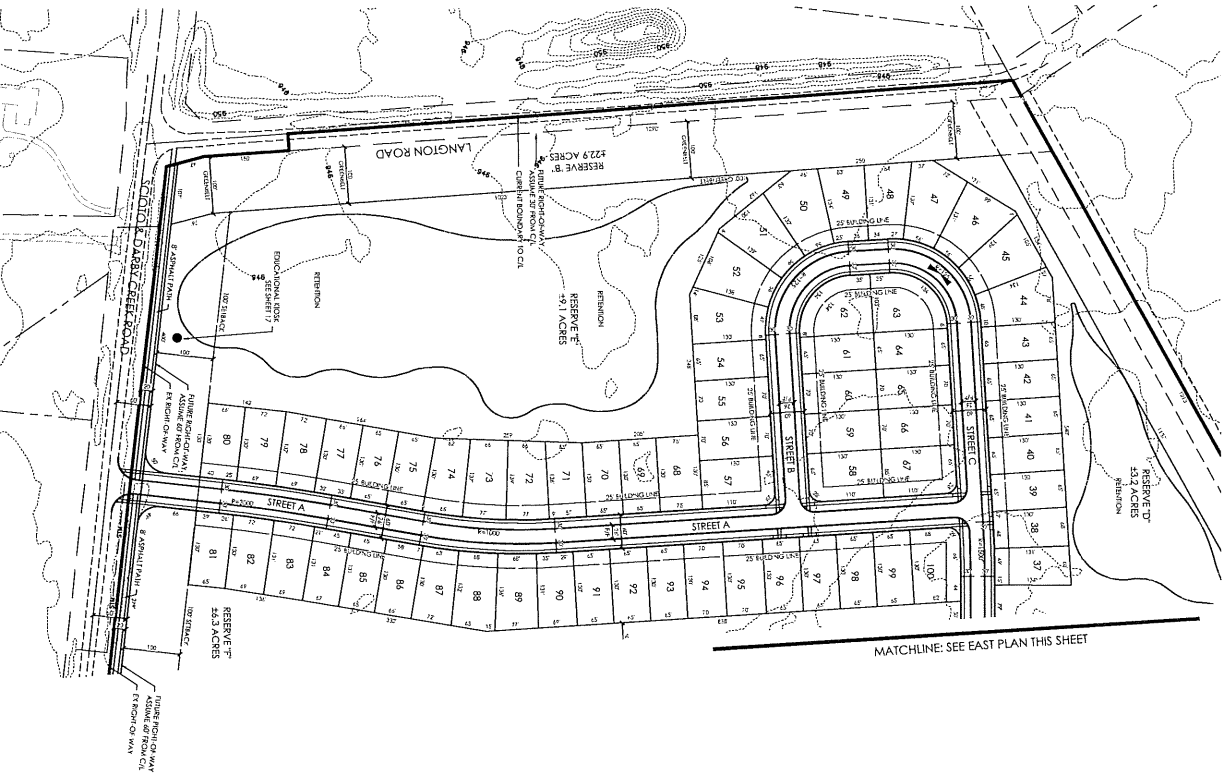
| | |
|-----|---------------|
| 122 | 24' (27.0 FT) |
| 123 | 24' (27.0 FT) |
| 124 | 24' (27.0 FT) |
| 125 | 24' (27.0 FT) |
| 126 | 24' (27.0 FT) |
| 127 | 24' (27.0 FT) |
| 128 | 24' (27.0 FT) |
| 129 | 24' (27.0 FT) |

The existing wetlands depicted on this site plan were identified by the Environmental Scientist's field observations. The size of each wetland was determined by the Army Corps of Engineers or OMBWA.



| <p>EMHT Peter McWhorter, Woodson & Tison, Inc. Engineers & Surveyors 600 New Albany Road, Columbus, OH 43260 Phone: (614) 772-6400 Fax: (614) 772-6400</p> | <p>CITY OF HILLIARD, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR HILL FARM II SITE PLAN</p> | | <p>M I HOMES 431 WORTH AVENUE SUITE 310 COLUMBUS, OHIO 43219</p> | <p>REVISIONS</p> <table border="1"> <tr><th>MARK</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> | MARK | DATE | DESCRIPTION | | | | | | | | | |
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| <p>DATE: MARCH 1, 2024</p> <p>SCALE: 1" = 400'</p> <p>JOB NO: 20231017</p> <p>NUMBER: C-4</p> | | | | | | | | | | | | | | | | |

1 WEST PLAN

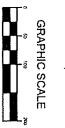


MATCHLINE: SEE WEST PLAN THIS SHEET

2 EAST PLAN



The existing wetlands depicted on this plan are based on the best available information. Their size or exact location may not be verified by the Army Corps of Engineers or USFWS.

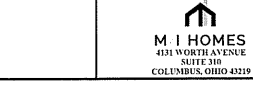


C-5

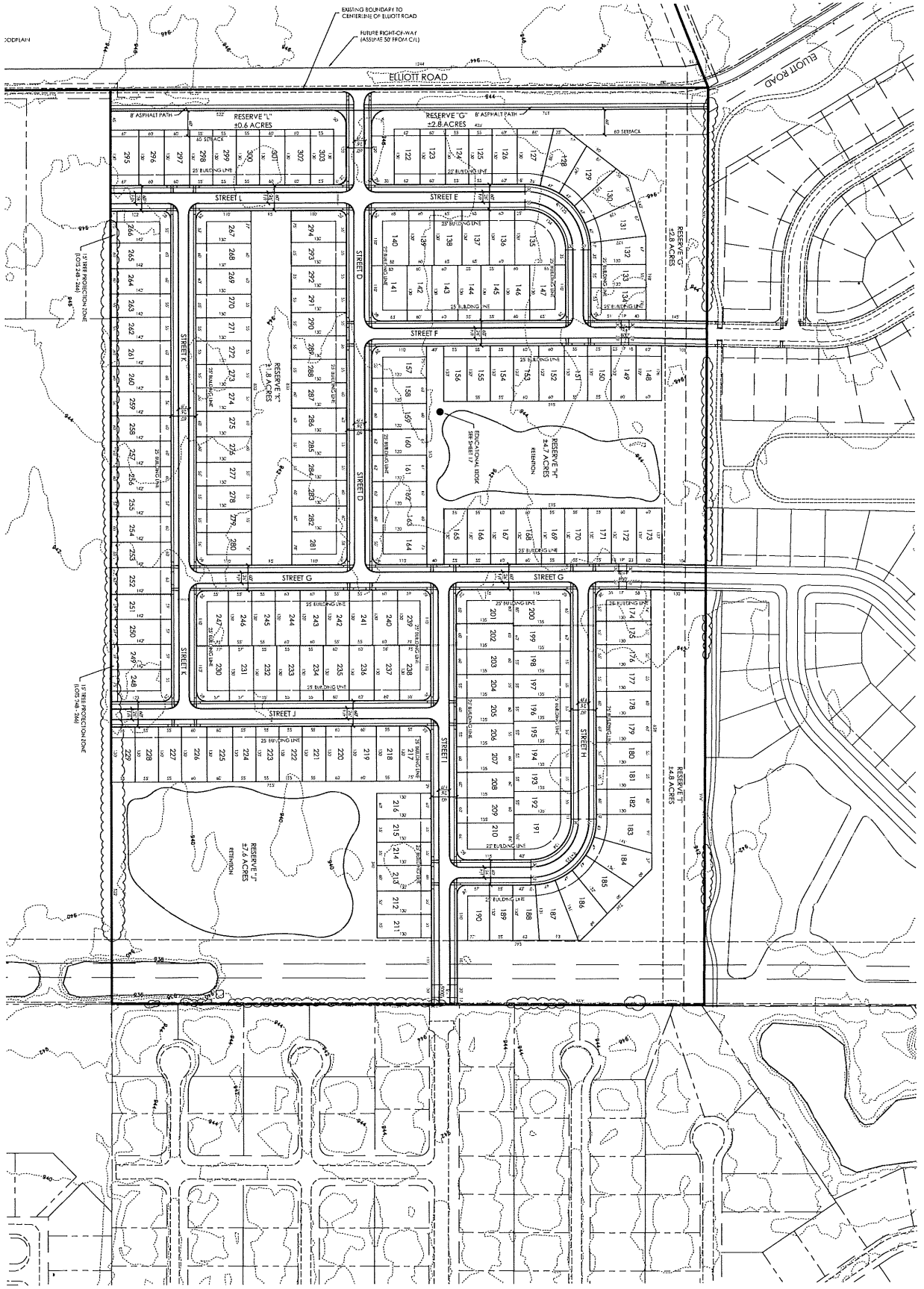
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| SCALE | 1" = 40' |
| MARK | MARK 1, 2024 |
| JOB NO. | 2021017 |
| EXPIRES | |



CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
HILL FARM II
SITE PLAN



| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
| | | |
| | | |
| | | |



GRAPHIC SCALE
1" = 100'
0 100 200 300 400 500 600 700 800 900 1000

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4400 New Albany Road, Columbus, OH 43230
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www.emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
HILL FARM II
SITE PLAN

M I HOMES
431 NORTH AVENUE
SUITE 100
COLUMBUS, OHIO 43219

| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
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Sheet: C-6

DATE: MARCH 1, 2024
SCALE: 1" = 100'
JOB NO: 20221017
EXPIRES:



DATE: MARCH 1, 2024
 SCALE: 1" = 200'
 SHEET NO.: 20221017

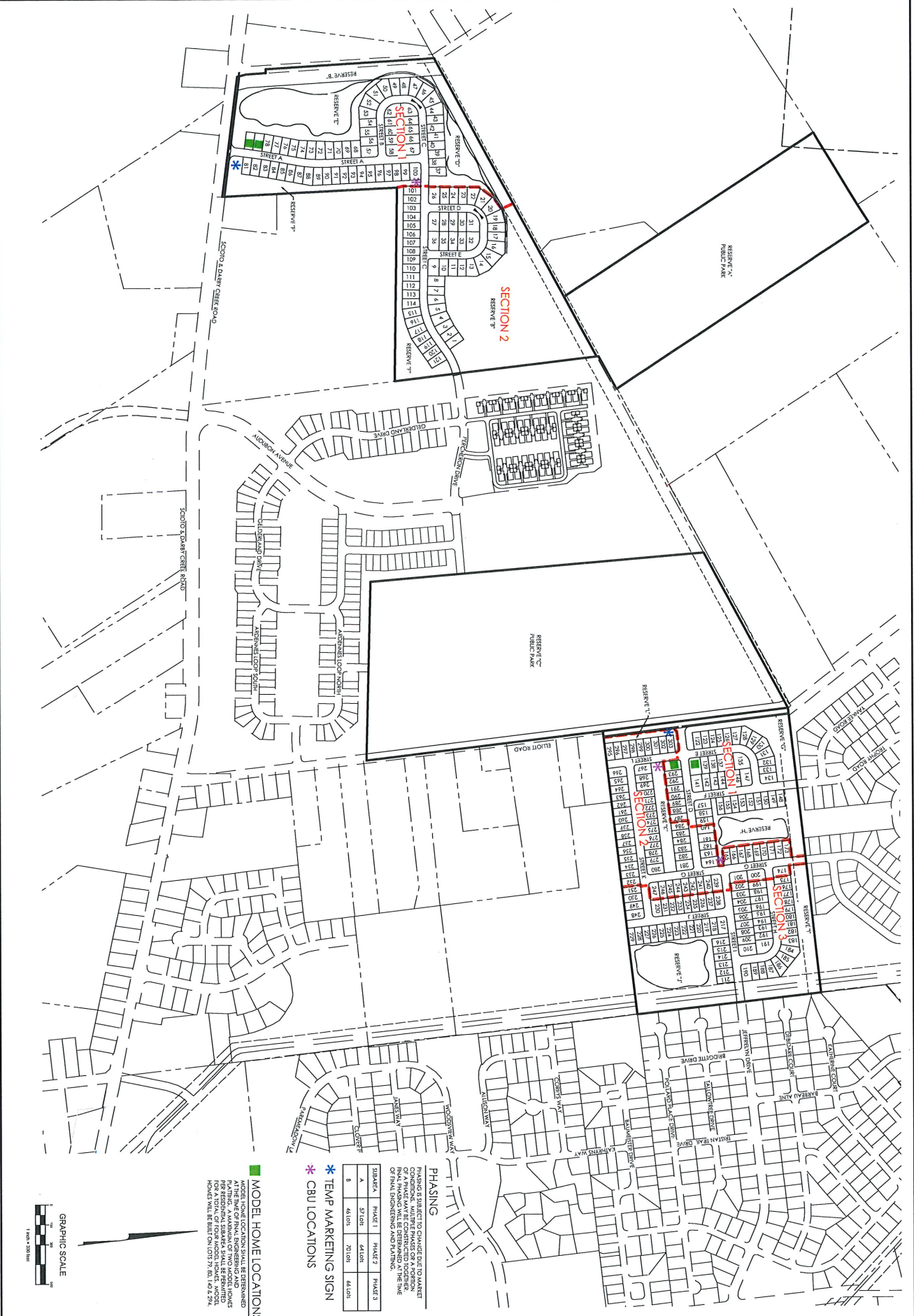
EMHT
 ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
 4800 New Albany Road, Columbus, OH 43254
 Phone: 614.724.6800 Fax: 614.724.6801
 www.emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 ILLUSTRATIVE SITE PLAN

M I HOMES
 4311 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

| REVISIONS | |
|-----------|------------------|
| MARK | DATE DESCRIPTION |
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EXHIBIT C-7



MODEL HOME LOCATIONS
 ARE INDICATED BY GREEN SQUARES. THE LOCATION OF MODEL HOMES IS SUBJECT TO CHANGE DURING THE PHASING PROCESS. A MAXIMUM OF TWO MODEL HOMES FOR A PHASE, OR FOUR MODEL HOMES, MODEL HOMES WILL BE BUILT ON LOTS 77, 81, 142 & 274.

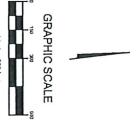
*** TEMP MARKETING SIGN**

*** CBU LOCATIONS**

PHASING

PHASING IS SUBJECT TO CHANGE DUE TO MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE DUE TO MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE DUE TO MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE DUE TO MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE DUE TO MARKET CONDITIONS.

| PHASE | PHASE 1 | PHASE 2 | PHASE 3 |
|-------|---------|---------|---------|
| A | 27.0% | 44.0% | 44.0% |
| B | 44.0% | 20.0% | 44.0% |



| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
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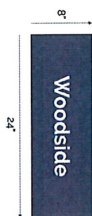
Sail Flags



Open A-Frame



Model Name



Site Rules Sign



Construction Trailers Signs

Order from M/I JV



Multi-Color Subcontractor Signs

Order from M/I JV



Parking Lot Sign

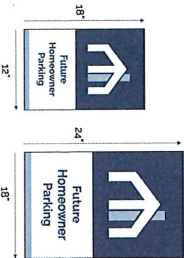


Window Panel Signs

Order from M/I JV



Parking Sign



| REVISIONS | | |
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| MARK | DATE | DESCRIPTION |
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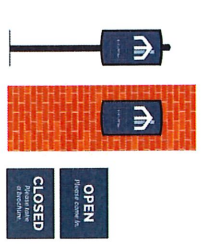
M/I HOMES
433 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
HILL FARM II
MODEL HOME SIGNAGE

EMHT
2024
March 11, 2024

DATE: 2/29/2024
SCALE: AS SHOWN
JOB NO.: 20231017
DRAWING: C-9

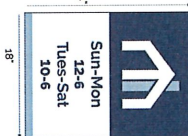
Brochure Box



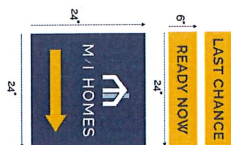
CAZ & Danger Signs



Hours Sign



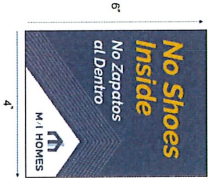
Directionals & Riders



Permanent Community Sign



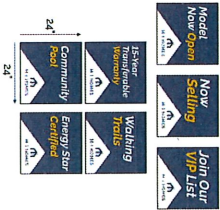
Interior Disclaimer Signs



Temporary Community Sign



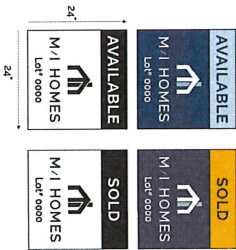
Burmas



Information Sign



Lot Signs



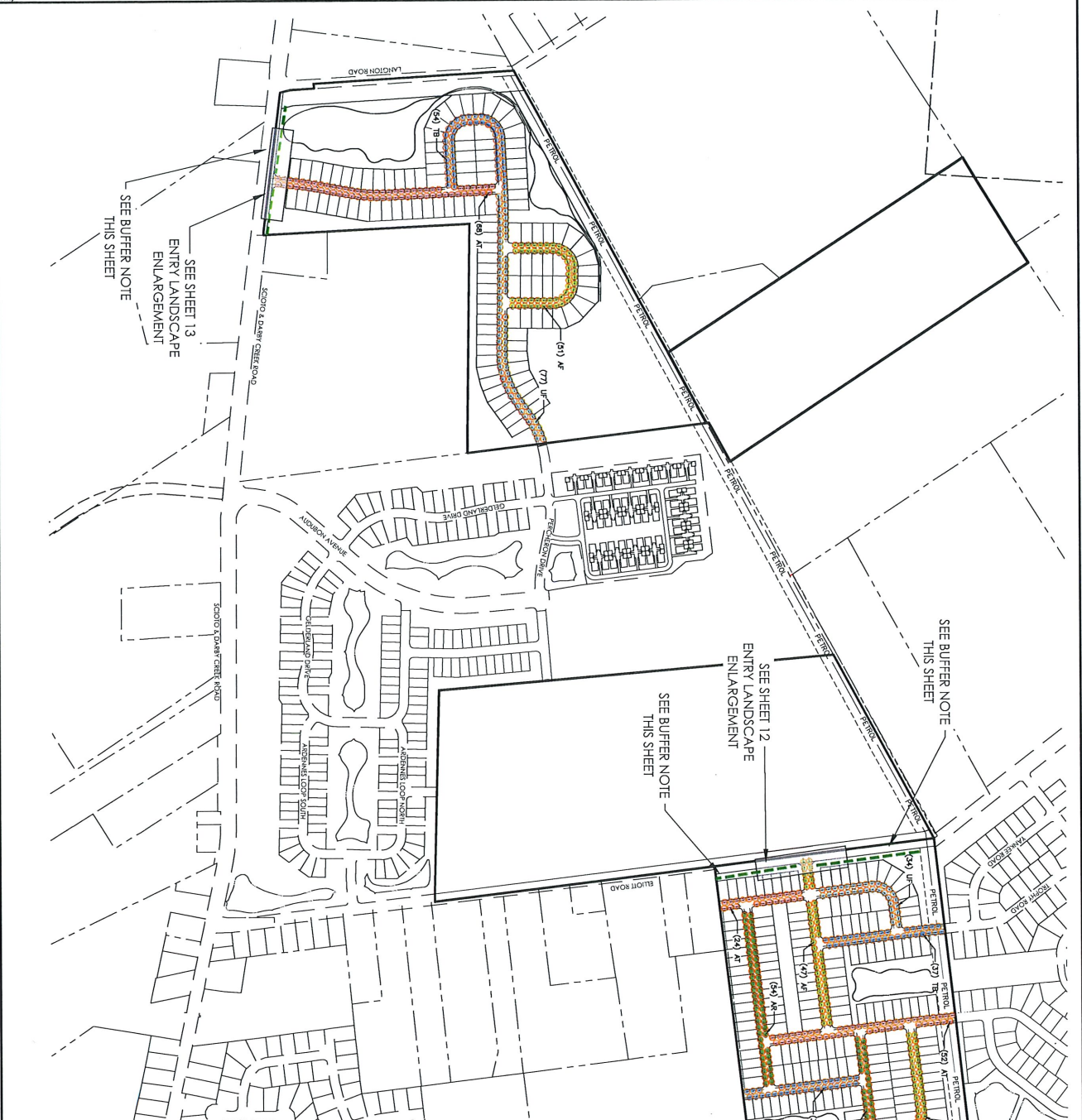
| REVISIONS | | |
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M/I HOMES
431 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN FOR
HILL FARM II
MODEL HOME SIGNAGE

EMHT
2024
MARCH 1, 2024

SCALE: 1/8" = 1'-0"
DATE: 2/22/2024
ENVELOPE: C-10



PLANT SCHEDULE STREET TREE

| SPACING | SIZE | CITY | SPACING/SCALE | COMMON NAME | GENUS/COMMON NAME | SIZE | CONDITION |
|---------|------|------|---------------|---------------------|-------------------|-----------|-----------|
| 142 | 142 | None | 1:120 | Fremont 'Savio Day' | None | 2.5" Col. | SAB |
| 98 | 98 | None | 1:120 | None | None | 2.5" Col. | SAB |
| 144 | 144 | None | 1:120 | None | None | 2.5" Col. | SAB |
| 120 | 120 | None | 1:120 | None | None | 2.5" Col. | SAB |
| 111 | 111 | None | 1:120 | None | None | 2.5" Col. | SAB |

- BUFFER - EXISTING FENCE:**
1. Buffer shall be provided adjacent to any existing fence along the property line to height of 6 feet plus 6 inches.
 2. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.
 3. Buffer shall be planted with trees and shrubs.
 4. Buffer shall be planted with trees and shrubs.
 5. Buffer shall be planted with trees and shrubs.
 6. Buffer shall be planted with trees and shrubs.
- ELMORE ROAD:**
1. Buffer shall be provided north of Elmore Road at 21' wide.
 2. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.
 3. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.
 4. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.
 5. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.

- SCOTTS CANYON ROAD:**
1. Buffer shall be provided north of Scotts Canyon Road at 21' wide.
 2. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.
 3. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.
 4. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.
 5. Buffer shall be 100 feet wide and shall be planted with trees and shrubs.



EMHT
 100 S. Main Street, Columbus, OH 43260
 Phone: 614.725.0300 Fax: 614.725.0300

M I HOMES
 4101 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43229

REVISIONS

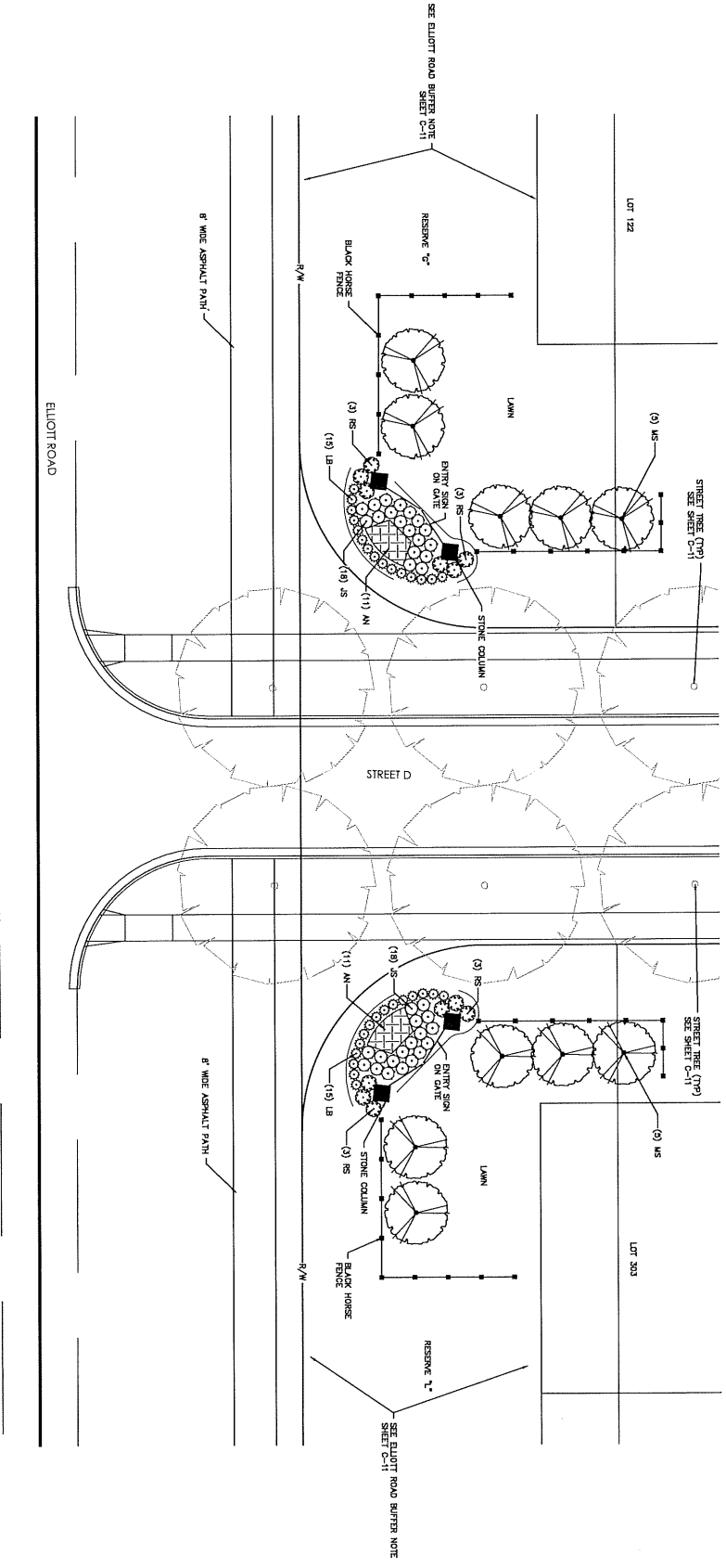
| MARK | DATE | DESCRIPTION |
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CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN FOR
HILL FARM II
 OVERALL LANDSCAPE PLAN

SCALE
 1" = 400'

DRAWING
 20231017

ENCLOSURE
 C-11



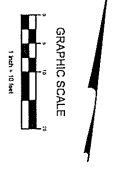
Entry Enlargement
 (Elliott Road)
 Scale: 1" = 10'

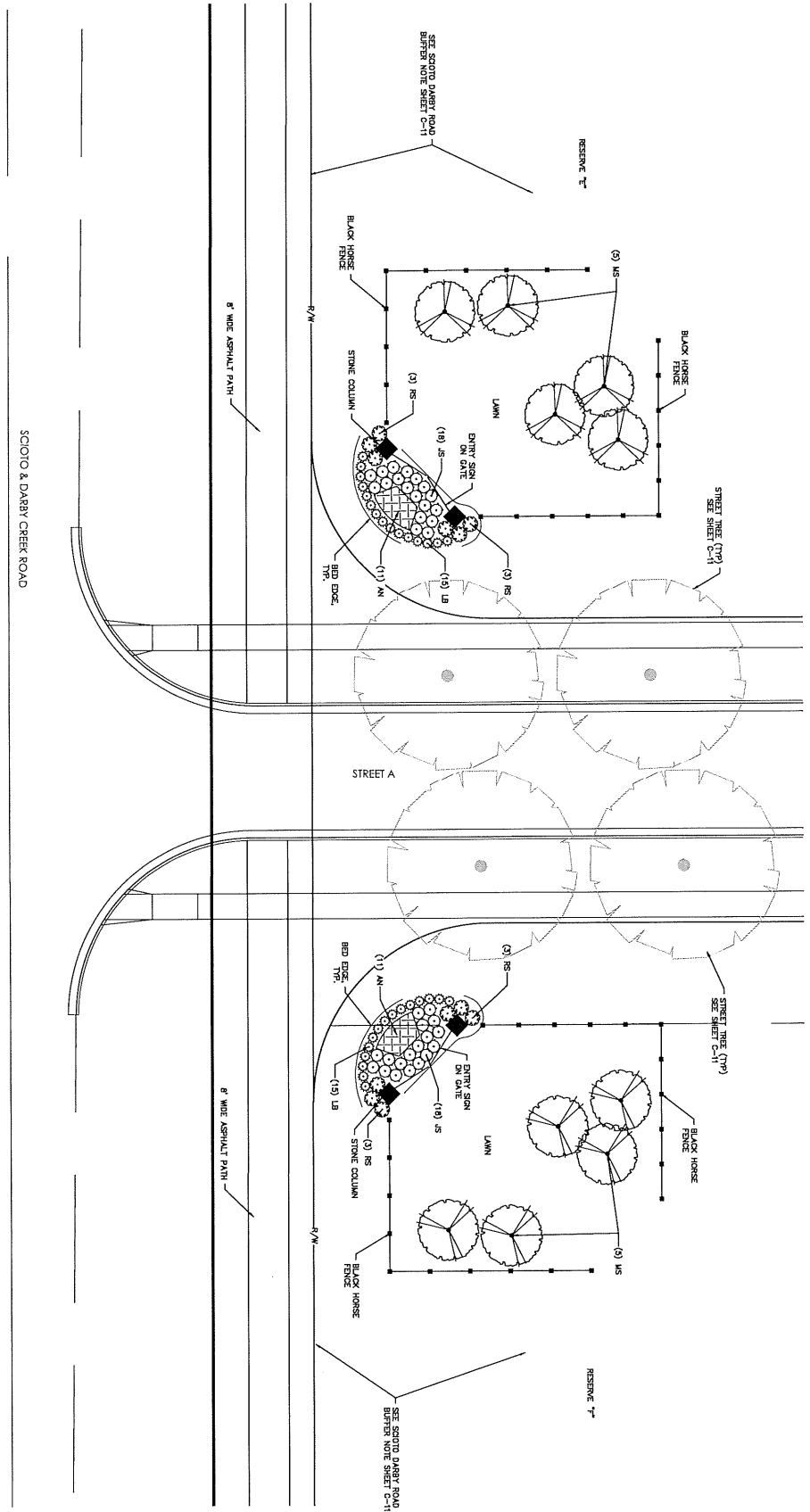
PLANT SCHEDULE ELLIOTT ROAD ENTRY FEATURE

| SYMBOL | CODE | QTY | SPERMAL NAME | COMMON NAME | SIZE | CONDITION |
|--------|------|-----|--------------------------------|------------------------|---------|-----------|
| | MS | 10 | Meda x Spring Snow | Spring Snow Crab Apple | 2' Cal. | BBB |
| | MS | 30 | Judipera alabamica 'Sargentii' | Sargent Judop | #3 | Cont. |
| | LS | 20 | Ulmus minor 'Big Blue' | Big Blue Ulm | 24" Ht. | Cont. |
| | RS | 12 | Rosa x 'Sunny Knockout' | Sunny Knockout Rose | #3 | Cont. |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 02/29/2024 | Revised |





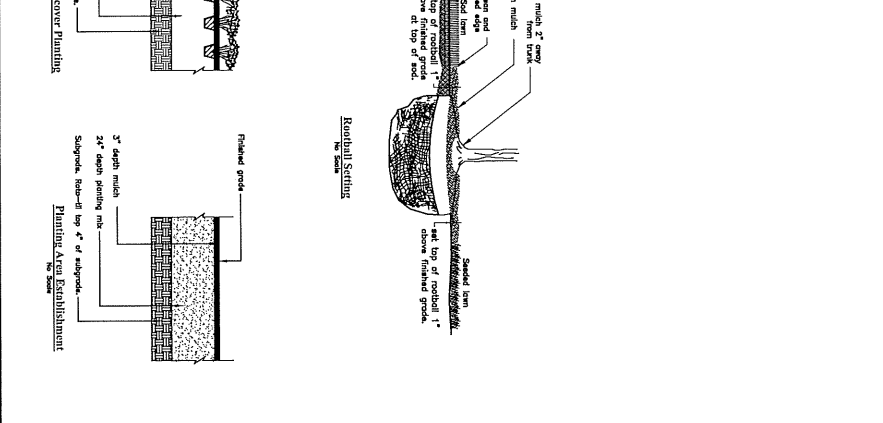
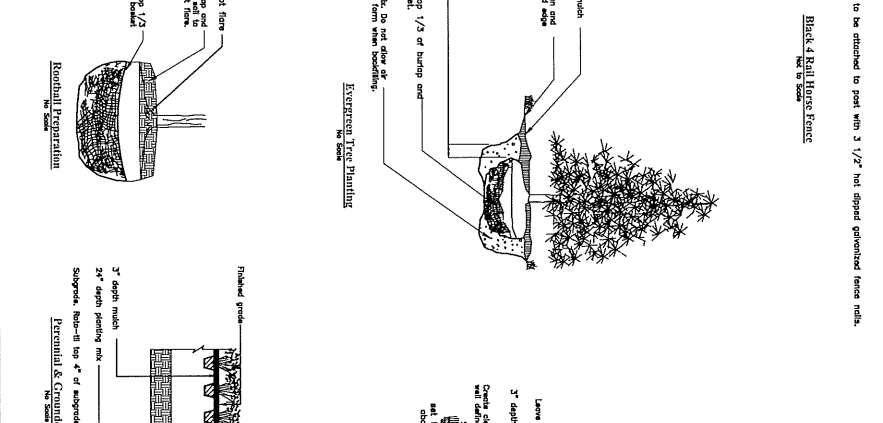
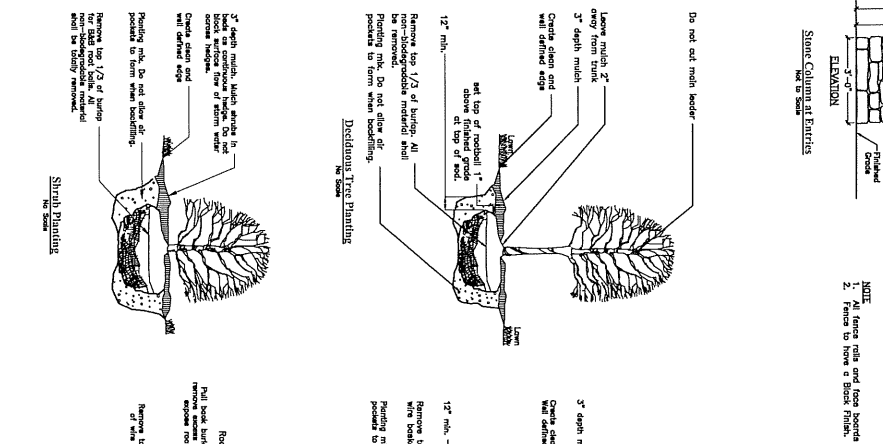
Entry Enlargement
Scotio & Darby Creek Road
Sheet 1 of 1

PLANT SCHEDULE SCOTIO & DARBY CREEK ROAD

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|--------|------|-----|------------------------------|------------------------|----------|----------------|
| | US | 10 | Male x 'Spring Snow' | Spring Snow Crab Apple | 2" Cal. | B&B |
| | RS | 30 | Japanese alternate 'Sargent' | Sargent's Juniper | 3" | Cont. |
| | JS | 30 | Udorp masoni 'Big Blue' | Big Blue Yucca | 24" H. | Cont. |
| | LB | 30 | Udorp masoni 'Big Blue' | Big Blue Yucca | 24" H. | Cont. |
| | AN | 12 | Rowe x 'Sentry Rowland' | Sentry Rowland Rose | 3" | Cont. |
| | GT | | SPONCHILLIANCE | SPONCHILLIANCE | 3" | SPONCHILLIANCE |
| | AN | 22 | Annual Clover | Annual Clover | 24" dia. | 24" dia. |

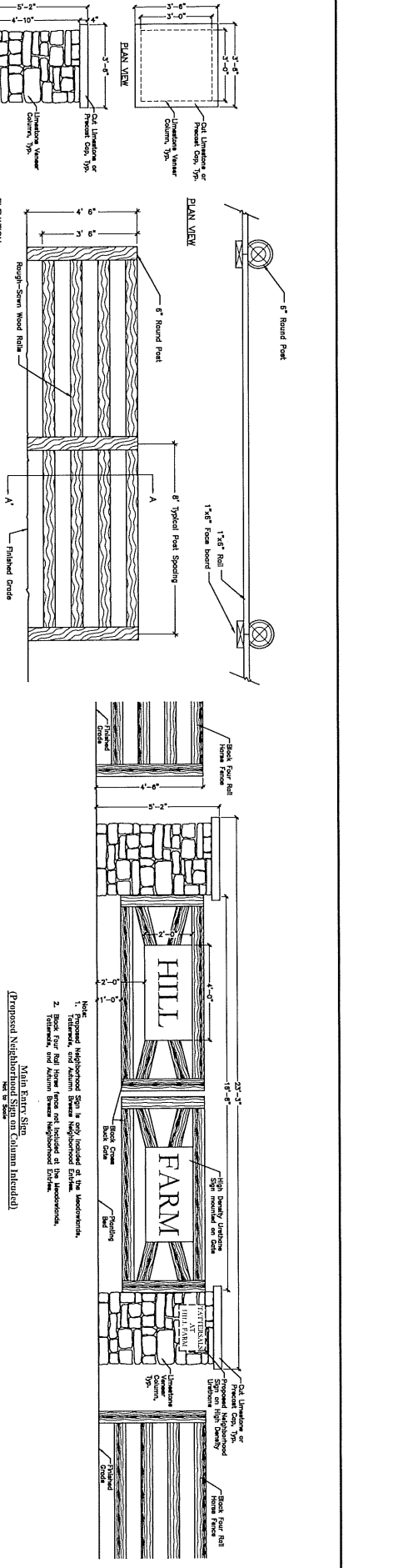


| <p>C-13</p> | <p>DATE: MARCH 1, 2024</p> | <p>EMHT Environmental Management & Technology, Inc. 2400 New Albany Road, Columbus, OH 43224 Phone: 614.272.6450 Fax: 614.272.1348</p> | <p>CITY OF HILLIARD, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR HILL FARM II ENTRY LANDSCAPE ENLARGEMENTS</p> | <p>M I HOMES 111 WORTH AVENUE SUITE 310 COLUMBUS, OHIO 43219</p> | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | MARK | DATE | DESCRIPTION | | | | | | | | | | | | |
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| <p>DESIGNER: 20221817</p> | <p>SCALE: 1" = 10'</p> | <p>PROJECT: HILL FARM II</p> | <p>DATE: MARCH 1, 2024</p> | <p>PROJECT: HILL FARM II</p> | | | | | | | | | | | | | | | | |



GENERAL NOTES

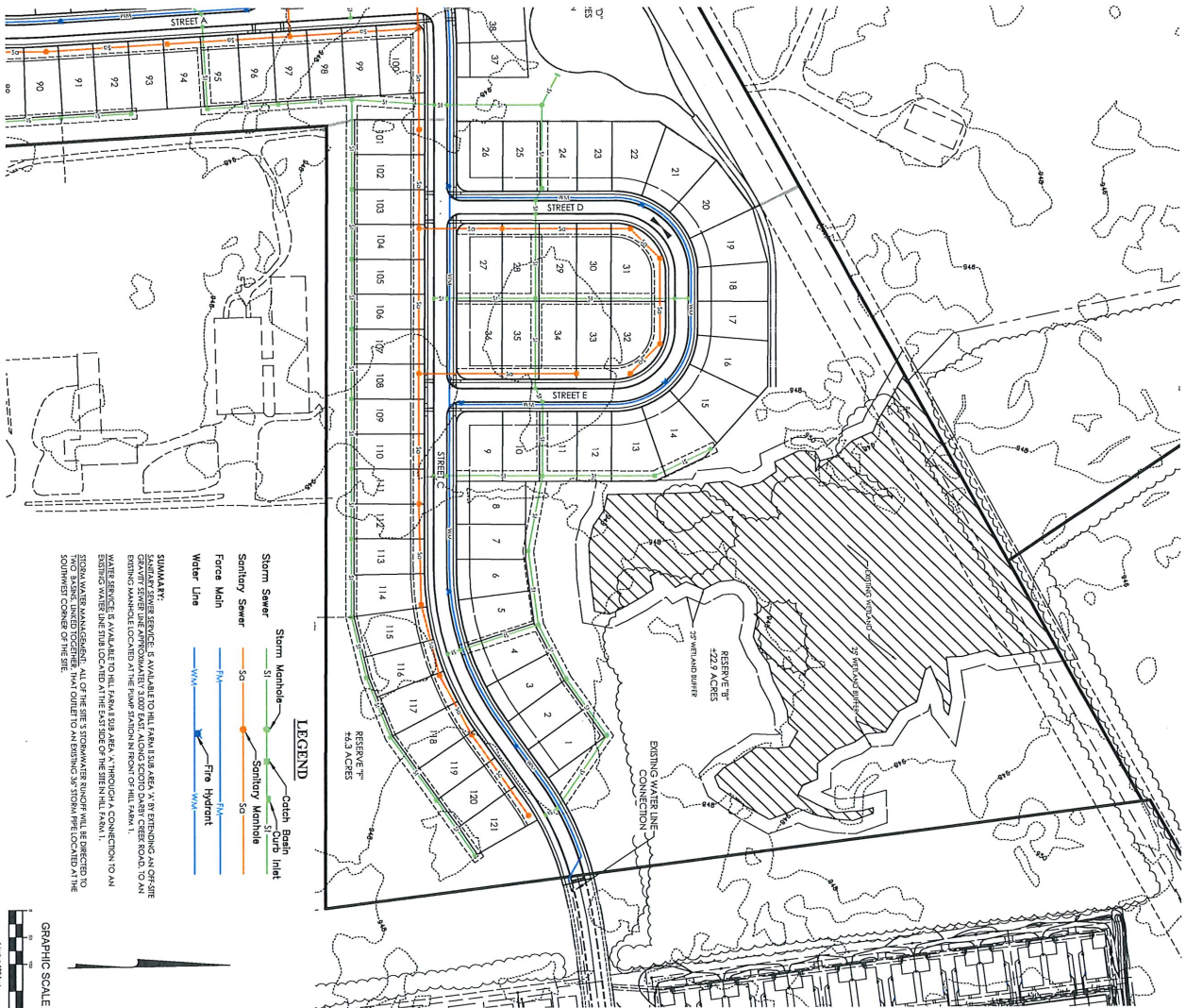
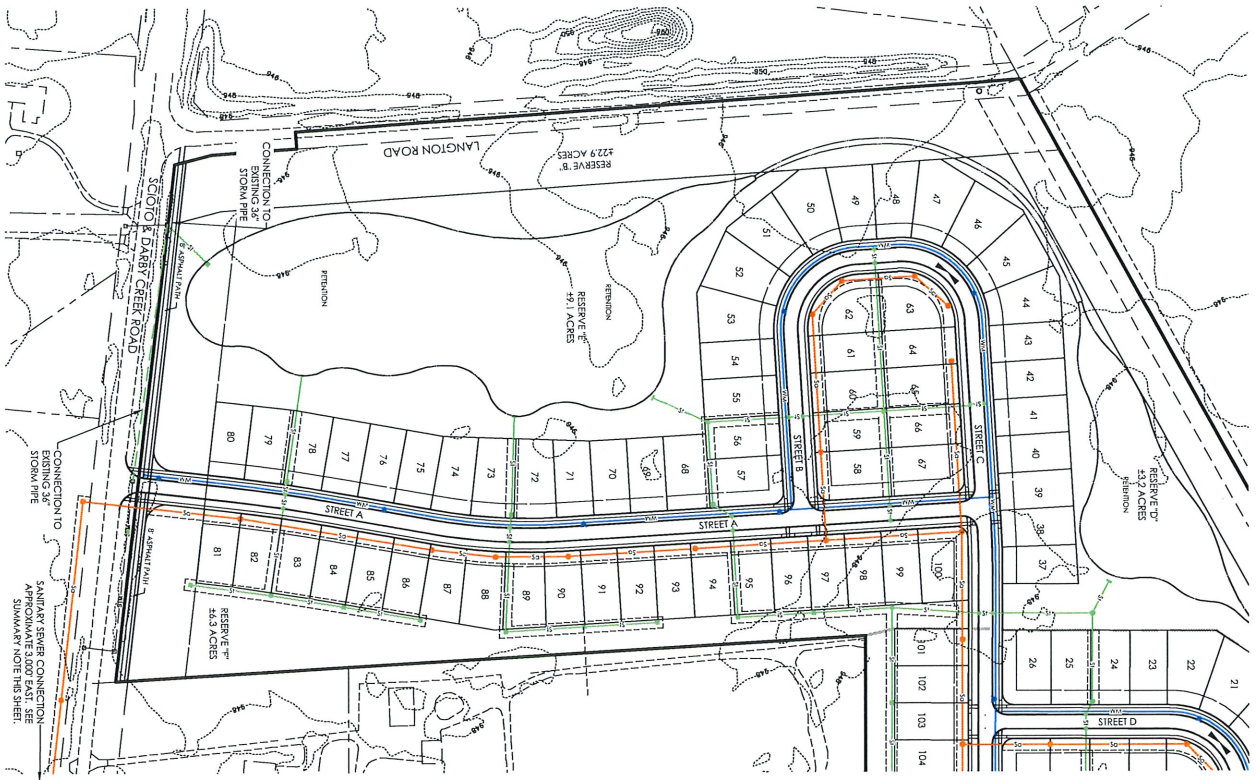
1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, location, utility location and depth provided by the engineer. The contractor shall be responsible for marking all utility lines.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stocks and shall be certified in the state of Ohio and equal or exceed the standards set in the American Standard for Nursery Stocks.
3. Substitutions shall be permitted based on plant availability, availability and price. Substitutions shall be based on plants of similar appearance and price. Substitutions shall be approved in writing by the landscape architect.
4. Confirm location of all utilities and subsurface drains prior to plant.
5. A pre-installation conference shall be conducted prior to planting operations.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
7. Landscape planting to be installed in accordance with the following:
8. Landscape planting shall be installed in accordance with the following:
 - a. All plants shall be planted at the same time.
 - b. All plants shall be planted in the same manner.
 - c. All plants shall be planted in the same manner.
 - d. All plants shall be planted in the same manner.
9. The contractor shall be responsible for providing and installing all necessary irrigation equipment, including, but not limited to, mainline, valves, and emitters.
10. All plants shall be planted in the same manner.
11. Planting beds shall be covered with pre-emergent herbicide applied at product label rate.
12. Bed edges shall be smooth, consistent, hand troweled 6" deep and "v" shaped along outside edges. All excavated material shall be removed from the bed.
13. All planting bed edges to be smooth, consistent, hand troweled 6" deep and "v" shaped along outside edges. All excavated material shall be removed from the bed.
14. All planting bed edges to be smooth, consistent, hand troweled 6" deep and "v" shaped along outside edges. All excavated material shall be removed from the bed.
15. Plants shall be placed a minimum of 3' from sidewalks and curbs.
16. Plants shall be placed a minimum of 3' from sidewalks and curbs.
17. Plants shall be placed a minimum of 3' from sidewalks and curbs.
18. Plants shall be placed a minimum of 3' from sidewalks and curbs.
19. Plants shall be placed a minimum of 3' from sidewalks and curbs.
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31. Plants shall be placed a minimum of 3' from sidewalks and curbs.
32. Plants shall be placed a minimum of 3' from sidewalks and curbs.
33. Plants shall be placed a minimum of 3' from sidewalks and curbs.
34. Plants shall be placed a minimum of 3' from sidewalks and curbs.
35. Plants shall be placed a minimum of 3' from sidewalks and curbs.



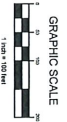
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CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 LANDSCAPE DETAILS

M I HOMES
 1311 WORTH AVE.
 SUITE 310
 COLUMBUS, OHIO 43219



- LEGEND**
- Storm Manhole
 - Sanitary Manhole
 - Force Main
 - Water Line
 - Storm Manhole - Catch Basin
 - Sanitary Manhole - Catch Basin
 - Force Main - Catch Basin
 - Water Line - Catch Basin
 - Storm Manhole - Curb Inlet
 - Sanitary Manhole - Curb Inlet
 - Force Main - Curb Inlet
 - Water Line - Curb Inlet
 - Fire Hydrant
- SYMBOLS:**
 Storm Manhole: Circle with 'SM'
 Sanitary Manhole: Circle with 'SM'
 Force Main: Line with 'FM'
 Water Line: Line with 'WL'
 Storm Manhole - Catch Basin: Square with 'SM'
 Sanitary Manhole - Catch Basin: Square with 'SM'
 Force Main - Catch Basin: Square with 'FM'
 Water Line - Catch Basin: Square with 'WL'
 Storm Manhole - Curb Inlet: Circle with 'SM'
 Sanitary Manhole - Curb Inlet: Circle with 'SM'
 Force Main - Curb Inlet: Circle with 'FM'
 Water Line - Curb Inlet: Circle with 'WL'
 Fire Hydrant: Square with 'FH'



C-16

DATE: MARCH 1, 2024
 SCALE: 1" = 100'

EMHT
 Engineering, Mapping, Technology & Design, Inc.
 4401 New Albany Road, Columbus, OH 43224
 Phone: 614.777.6500 Fax: 614.777.3146
 www.emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 UTILITY PLAN

M I HOMES
 4311 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

| REVISIONS | | |
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| MARK | DATE | DESCRIPTION |
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Wetland Enhancement & Wetland Shrub



MEADOW

1. TO BE RECEIVED AND MAINTAINED BY THE DEVELOPER OR MAINTENANCE COMPANY'S PROVIDED ON HIS OWN TIME TO THE DEVELOPER.
2. THE TOPING WILL BE DONE ON THE SAME AREA AS SHOWN ON THE PLAN. LOCATION HAVE NOT BEEN VERIFIED BY THE ASSET CORPS OF ENGINEERS OR OTHERS.
3. THE TOPING SHALL BE USUALLY A CONTINUOUS TO REPRESENT THE EXACT SPECIFICATIONS AND PLANS SHALL BE A PART OF THE FINAL DRAWINGS AND CONSTRUCTION DESIGN.



Meadow Grass & Reinstatement Area



Educational Kiosk

LEGEND

| | |
|---------------------------------------|------------------------------------|
| [Tan Box] | RESTORATION AREA (see sheet D-5) |
| [Light Green Box] | MEADOW GRASS AREA (see sheet D-5) |
| [Light Green Box with Diagonal Lines] | MEADOW GRASS AREA (see sheet D-5) |
| [Dark Green Box with Diagonal Lines] | WETLAND SHRUB AREA (see sheet D-5) |
| [Medium Green Box] | MANAGED OPEN SPACE |
| [Dotted Pattern Box] | EXISTING TREES |

EXHIBIT C-18

SCALE: 1" = 40'

DATE: MARCH 1, 2024

EMHT Inc. 4310 Northgate Blvd. Columbus, OH 43219
Phone: (614) 775-4500 Fax: (614) 775-5446
www.emht.com

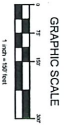
CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
HILL FARM II
OPEN SPACE & LANDSCAPE ENLARGEMENTS

M I HOMES
4311 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

| REVISIONS | | |
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| MARK | DATE | DESCRIPTION |
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SUBAREA A: ELEVATION TREATMENT PLAN

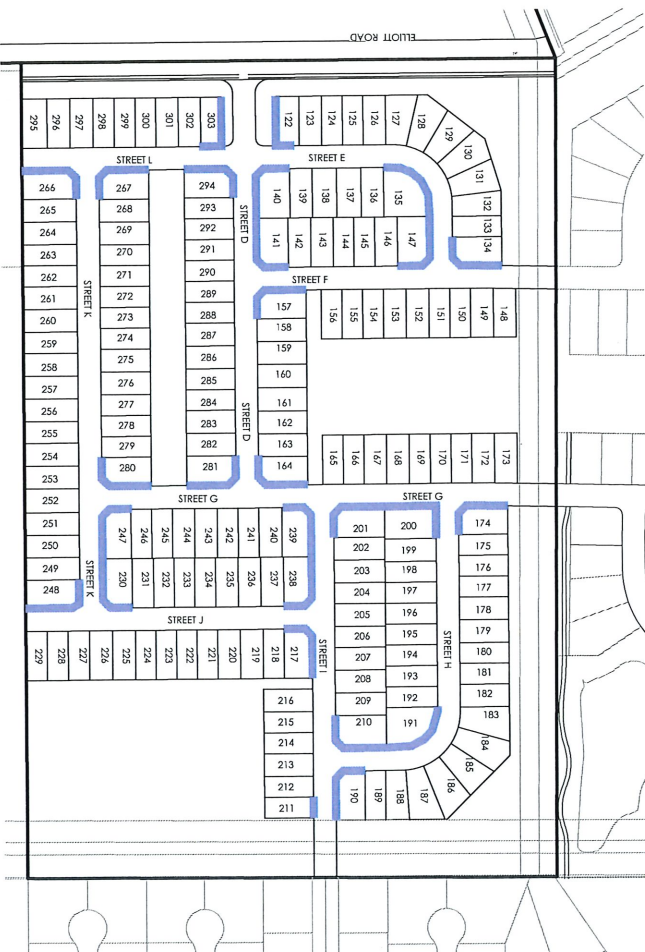
SCALE: 1"=150'



GRAPHIC SCALE

SUBAREA B: ELEVATION TREATMENT PLAN

SCALE: 1"=150'



LEGEND:

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).

| <p>EMHT ENGINEERS ARCHITECTS INTERIORS & DESIGN, INC. 180 New Albany Road, Columbus, OH 43260 Phone: 614.776.6200 Fax: 614.776.6246 emht.com</p> | <p>CITY OF HILLIARD, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR HILL FARM II ARCHITECTURAL ELEVATION TREATMENTS</p> | <p>M I HOMES 411 WORTH AVENUE SUITE 310 COLUMBUS, OHIO 43219</p> | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REVISIONS | | | MARK | DATE | DESCRIPTION | | | | | | | | | | | | |
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| <p>DATE: MARCH 11, 2024 SCALE: 1"=150' DRAWN: 20231017 EXHIBIT: C-19</p> | | | | | | | | | | | | | | | | | | | | | |

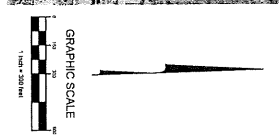


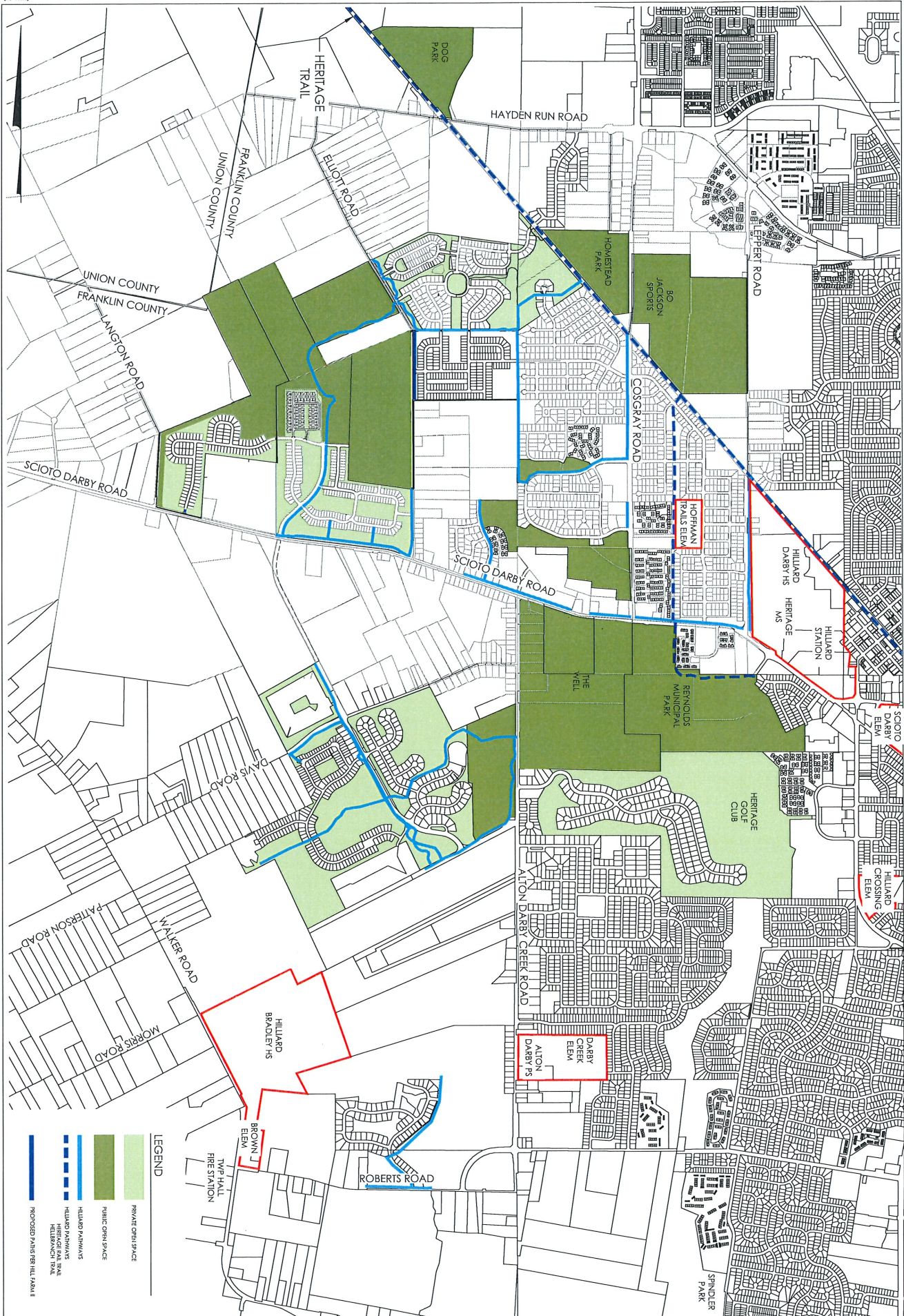
EXHIBIT
C-20
 DATE
 2023/07
 SCALE
 1" = 300'
 PROJECT
 MARCH 1, 2024

EMHT
 ENGINEERS ARCHITECTS SURVEYORS PLANNERS & DESIGNERS
 4800 New Albany Road, Columbus, OH 43230
 Phone: 614.774.4200 Fax: 614.774.4244
 www.emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 SITE PLAN ON AERIAL

M I HOMES
 4131 WORTH AVENUE
 SUITE 300
 COLUMBUS, OHIO 43219

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
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LEGEND

| | |
|----------------------|--------------------------------|
| [Green Swatch] | PRIVATE OPEN SPACE |
| [Light Green Swatch] | PUBLIC OPEN SPACE |
| [Blue Swatch] | WALKWAY |
| [Blue Swatch] | BIKEWAY |
| [Blue Swatch] | WHEELCHAIR PATHWAY |
| [Blue Swatch] | HERITAGE TRAIL |
| [Blue Swatch] | HERITAGE TRAIL |
| [Blue Swatch] | PROPOSED PARKING TRAIL PARK II |

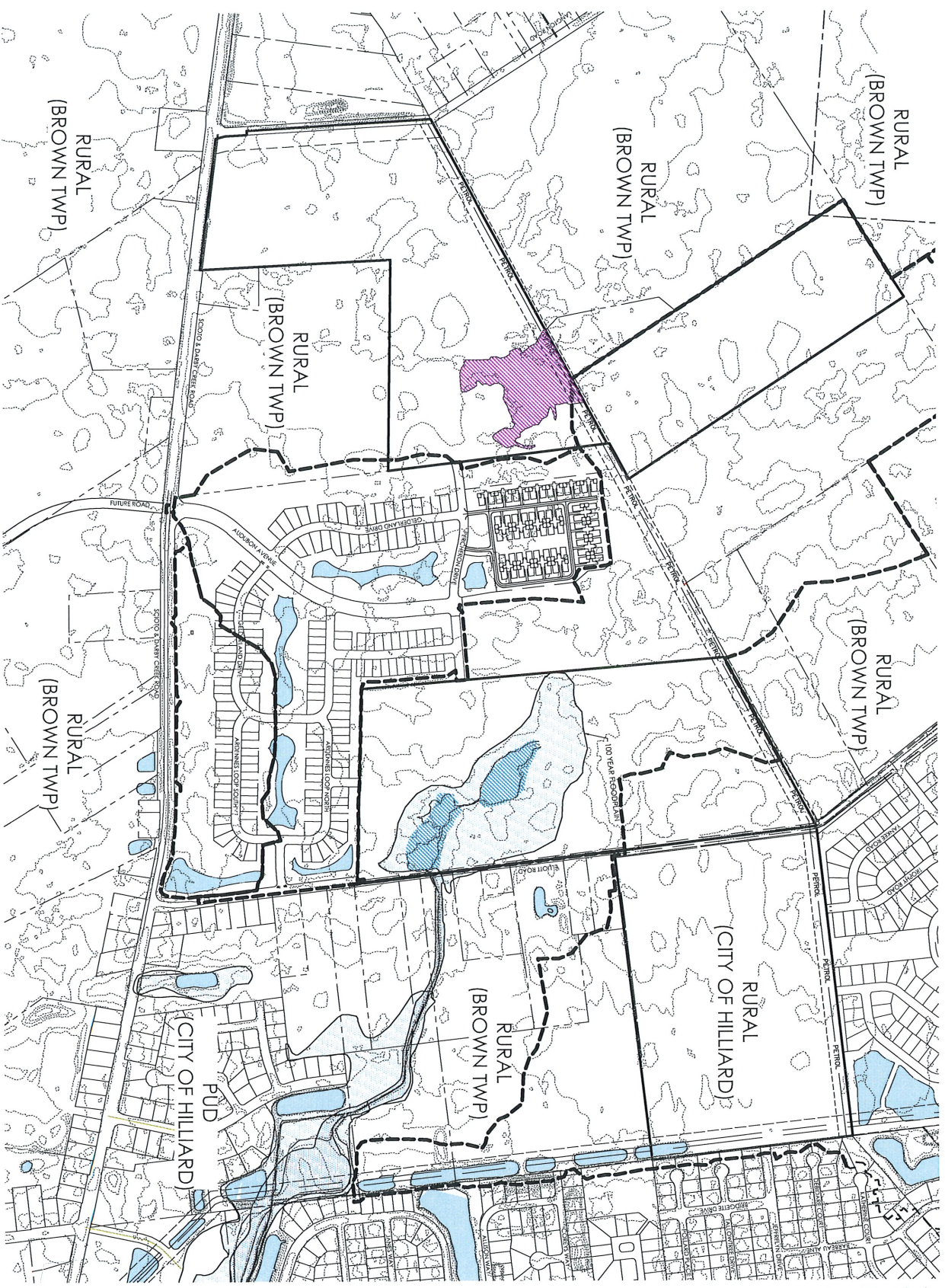
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|---------|----------------|
| DATE | MARKET 1, 2024 |
| SCALE | AS SHOWN |
| JOB NO. | 20221017 |
| EXHIBIT | C-21 |

EMHT
 Environmental Management & Technology, Inc.
 480 New Albany Road, Columbus, OH 43204
 Phone: 614.776.4400 Fax: 614.776.1548
 www.emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 REGIONAL OPEN SPACE PLAN

M I HOMES
 131 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
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KEY

- Warranted boundary
- Existing contour
- 2 foot fence
- Building pads
- Existing Wetlands
- For 2024 grade elevations
- For 2018 grade elevations
- 100-year floodplain

D-1

DATE: MARCH 1, 2024
 SCALE: 1" = 200'
 JOB NO.: 20221017

EMHT
 Environmental Management & Technology, Inc.
 480 New Albany Road, Columbus, OH 43260
 Phone: 614.775.6400 Fax: 614.775.6448
 www.emht.com

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 EXISTING WATERSHED PLAN

M I HOMES
 431 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

| REVISIONS | | |
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| MARK | DATE | DESCRIPTION |
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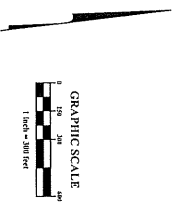
Pre-Development Condition

| Area | Recharge (Bv/yr) | Recharge (A-ft/yr) |
|-------------------|------------------|--------------------|
| Row Crops | 241.9 | 1353.6 |
| Urban Grass | 16.7 | 92.8 |
| Pavement | 0 | 0.0 |
| Existing Wetlands | 11.3 | 62.5 |
| Total | 270.9 | 1408.9 |

AREA OF ANALYSIS

Leb - Levee/Catchment all items - 2 to 6 ft
 Urban - 1 to 2 ft
 C/A - Center of all items - 0 to 2 ft
 Row Crops - 0 to 2 ft
 Wetlands - 0 to 2 ft
 From Table 1 - Annual Average Estimated Total Groundwater Recharge of Ohio By Farm Use: OH-CD00002

The existing wetlands depicted on this exhibit are based on an exact location have not been verified by the Army Corps of Engineers or OH-CD00002.



| <p>EMHT ENGINEERING, MECHANICAL & ARCHITECTURE 5000 W. STATE ST. SUITE 200 COLUMBUS, OH 43260 PHONE: 614.762.7500 WWW.EMHT.COM</p> | <p>CITY OF HILLIARD, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN 101 HILL FARM II PRE-DEVELOPMENT GROUND WATER RECHARGE-1</p> | <p>M I HOMES 4131 WORTH AVENUE SUITE 100 COLUMBUS, OHIO 43219</p> | <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | | | | | | | | | |
|--|---|---|--|-----|------|-------------|--|--|--|--|--|--|--|--|--|
| | NO. | DATE | DESCRIPTION | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| <p>DATE: MARCH 1, 2024 SCALE: 1" = 30' SHEET NO: 20231017 EXHIBIT: D-3</p> | | | | | | | | | | | | | | | |



LEGEND

AREA OF ANALYSIS

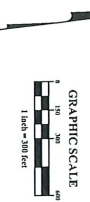
Lebb - Land Use Change All Items - 2 to 8 ft
 slopes - Type "D" soils
 CFA - Contaminated All Items - 0 to 2.5 Slopes - Type "C/D" soils
 Assumed "D" soils per table A-1 of Ohio EPA Form No. OHC00003
 Ko - Existing 8 ft or less - 1 to 3.5 Slopes - Type "C/D" soils
 Assumed "D" soils per table A-1 of Ohio EPA Form No. OHC00003
 From Table A-1 - Annual Average Expected Total Groundwater
 Recharge of Ohio EPA Form No. OHC00003

LAND USE

- 1839 AC Single Family (Medium Density)
- 2079 AC Open Space (Managed)
- 4945 AC Open Space (Wildwood)
- 8314 AC Recreation
- 2127 AC Existing Trees
- 1124 AC Recreation Buffer / Wetland Buffer
- 8117 AC Existing Wetlands

Post-Development Condition

| Urban Grass (Managed) | Urban Grass (Managed) | Urban Grass (Managed) | Urban Grass (Managed) |
|-----------------------|-----------------------|-----------------------|-----------------------|
| Acres | Recharge (Inches) | Recharge (Ac-ft) | Recharge (Ac-ft) |
| 20.9 | 12.7 | 265.4 | 265.4 |
| 60.9 | 2.6 | 60.0 | 60.0 |
| 21.7 | 14.6 | 316.8 | 316.8 |
| 136.5 | 14.6 | 1965.6 | 1965.6 |
| 22.4 | 0 | 0 | 0 |
| 222.5 | | 3252.3 | 3252.3 |





ENHANCEMENT LEGEND:

Private Open Space to be converted to meadow and reforestation. This area is being utilized for the development of the site. The developer intends on providing meadow/ reforestation of the 31+ acre Open Space from the former Hill Farm to City. Hill Farm will be partitioned into the following parcels: approximately 200 acres will be partitioned into parcels which conform with 1/2, 1/4 acre zoning boundary which is required to approximately 7,200 square feet.

| DESCRIPTION | AREA (ACRES) | PERCENTAGE OF TOTAL |
|--------------------|--------------|---------------------|
| Private Open Space | 31.4 | 100% |
| Wetland | 1.2 | 4% |
| Riparian Wetland | 1.8 | 6% |
| Other | 0.0 | 0% |
| TOTAL | 33.4 | 100% |

| DESCRIPTION | AREA (ACRES) | PERCENTAGE OF TOTAL |
|------------------|--------------|---------------------|
| Wetland | 1.2 | 4% |
| Riparian Wetland | 1.8 | 6% |
| Other | 0.0 | 0% |
| TOTAL | 3.0 | 100% |

| DESCRIPTION | AREA (ACRES) | PERCENTAGE OF TOTAL |
|------------------|--------------|---------------------|
| Wetland | 1.2 | 4% |
| Riparian Wetland | 1.8 | 6% |
| Other | 0.0 | 0% |
| TOTAL | 3.0 | 100% |

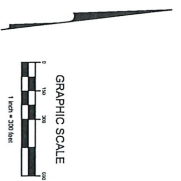
The wetlands located within the project area consist of a combination of riparian wetlands, sedge/straw wetlands, and portions of the wetlands. The developer will enhance and restore wetlands, riparian wetlands, and sedge/straw wetlands. The wetlands will be enhanced and restored through the use of various methods including, but not limited to, the following: (1) revegetation with native species; (2) installation of silt traps; (3) installation of erosion control structures; (4) installation of sediment traps; (5) installation of water control structures; (6) installation of water control structures; (7) installation of water control structures; (8) installation of water control structures; (9) installation of water control structures; (10) installation of water control structures.

See Section 2.8.1.6 of the Development Plan for additional information.

Other / Lawn

Existing Trees (18.77 Acres)

The aerial wetland map used on this wetland map was prepared by an Ohio Environmental Scientist. Field verifications have been conducted and have not been verified by the Ohio Environmental Scientist.



| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
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| | | |

M I HOMES
431 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
HILL FARM II
BIG DARBY WATERSHED ENHANCEMENT PLAN

EMHT
Diane, Mechwart, Hordickson & Tapp, Inc.
100 New Albany Road, Columbus, OH 43264
Phone: 614.778.8800
emht.com

DATE: MARCH 1, 2024
SCALE: 1" = 200'
JOB NO.: 20231017
EXHIBIT: D-5

HILL FARM III

1000 Hill Road, Ohio



HILL FARM II
TABLE OF CONTENTS

Preliminary Development Plan: Planned Unit Development District (PUD)

1. Authorization Letters
2. HCD Evaluation Criteria
3. Development Plan Text
4. Submittal Statements

Exhibit A-1:..... Adjacent Owners and Addresses

Exhibit B

- Sheet 1:..... Zoning Descriptions
- Sheet 2:..... Zoning Plat

Exhibit C

- Sheet 1..... Existing Conditions Plan
- Sheet 2..... Cover Sheet and Location Map
- Sheet 3-6..... Site Plan Enlargements
- Sheet 7..... Illustrative Site Plan
- Sheet 8..... Phasing Plan and Model Home Plan
- Sheet 9-10..... Model Home Signage Plan
- Sheet 11..... Overall Landscape Plan
- Sheet 12-13..... Entry Landscape Enlargements
- Sheet 14..... Landscape Details
- Sheet 15-16..... Utility Plan
- Sheet 17..... Open Space & Pedestrian Connectivity Plan
- Sheet 18..... Open Space & Landscape Enlargements
- Sheet 19..... Architectural Elevation Treatments
- Sheet 20..... Site Plan on Aerial
- Sheet 21:..... Regional Open Space Plan

Exhibit D

- Sheet A:..... Big Darby Accord Check List
- Sheet B:..... Site Data Table
- Sheet 1:..... Existing Watershed Plan
- Sheet 2:..... Big Darby Accord Land Use Plan
- Sheet 3:..... Big Darby Accord Groundwater Recharge Plan – Pre Development
- Sheet 4:..... Big Darby Accord Groundwater Recharge Plan – Post Development
- Sheet 5:..... Big Darby Watershed Enhancement Plan

Exhibit E:..... Traffic MOU

Exhibit F:..... Architectural Elevations

Exhibit G:..... Hill Farm Declaration of Covenant / Deed Restrictions

Exhibit H:..... Preliminary Jurisdictional Waters Assessment 2024
..... Preliminary Jurisdictional Waters Assessment 2016

Exhibit I:..... Environmental, Social and Governance

Developer / Builder:

Josh Barkan
M/I Homes of Central Ohio, LLC
4131 Worth Avenue, Suite 310
Columbus, Ohio 43219
Phone: (614) 418-8608

Attorney:

Thomas L. Hart
Painter and Associates
5029 Cemetery Rd,
Hilliard, Ohio 4302
Phone: (614) 319-3306

Engineer, Planner & Landscape Architect:

Joseph E. Looby
EMH&T
5500 New Albany Road
Columbus, Ohio 43054
Phone: (614) 775-4706

Hilliard Community Plan page 147

Potential development evaluation criteria

Proposed development in the Big Darby Area should be evaluated with respect to the following attributes.

Each development should exhibit at least 10 of the 15 attributes.

Fiscal Impact

1. Incorporates an employment or mixed-use component
 - High quality housing facilitates employment growth in the Hilliard area.
 - Attracting and retaining prosperous families in high value housing in Hilliard fuels local spending and support of local retail, commercial and professional services.
 - \$178+ million in real estate value provides significant property tax revenue for schools and levy agencies above the average value of homes in the community.
 - City and community services are supported by:
 - Additional water and sewer tap fees - \$5,816 per home, \$1.762MM total
 - \$2,500 per home impact fees - \$757,500 total
 - 5 mill NCA charge per home over 30 years for community needs.
 - NCA millage will amount to approximately \$312,000 per year at full build out and +/- \$9.3MM over the 30-year life of the NCA for community facilities.
 - Such NCA revenue is not collected from older, existing homes and relieves pressure on municipal budgets when funding community infrastructure or services.
 - Provides 145.1 +/- acres of public open space at no cost to the City.
2. Supporting infrastructure, land use pattern, and environmental factors don't negate the location
 - Hill Farm II will add and utilize existing infrastructure that is proximate to existing developments in a manner that is more efficient than if such development is added elsewhere in Hilliard.
 - Hill Farm II matches the existing land use pattern with large open space set aside.
 - All applicable Big Darby Accord requirements are met or exceeded.
 - These factors support Hill Farm II rather than negate it.

Open Space

3. Preserves and connects existing natural systems that extend through multiple properties
 - Establishes 100 ft wide greenbelt along Langton Road in Subarea A
 - Establishes buffers for existing developments and housing along the north and east boundaries of Subarea B
 - Preserves 21.7 acres of woods and tree rows in reserves A and B

- The balance of reserve A is to be planted for reforestation (31.4+/- acres)
 - 94.5+/- acres are to be planted with native meadow grasses throughout the site
4. Prohibits modifications to existing natural systems
 - Permanently protects the Clover Groff Run headwaters, preserves landmark trees and significant wetlands within floodplains in reserve C
 - Protects Tier One woods in reserves A and B
 - Enhances existing wetlands and adds new wetland shelving for water quality
 5. Locates new open spaces adjacent to abutting open spaces to create a continuous greenbelt
 - Continues the aggregation of connected open spaces by adding 186+/- total acres to be combined with Hill Farm I and Tarlton Meadows open spaces to allow a total contiguous greenbelt of 263.6+/- acres
 - Adds green buffers on boundary of Subarea B and 100-foot-wide buffer reserve B
 6. Includes trail connections and trailheads at locations that logically connect to adjacent properties
 - See Exhibits C-17 and C-21 for added multi-use paths and public sidewalks on both sides of all streets
 7. Implements off-site trail and open space connections
 - Links and allows connections to open spaces from Hill Farm I and Tarlton Meadows with new Hill Farm II open spaces to allow the contiguous greenbelt. See Exhibits C-17 and C-21.

Infrastructure

8. Incorporates compact site design approaches
 - Limits developed residential area to 74.45+/- acres out of 265.8+/- acres while committing 186+/- acres to permanent open space. (70%)
9. Location is adjacent to existing development to reduce infrastructure costs
 - The site is adjacent to Hill Farm I, Tarlton Meadows and an older development to the east in a manner that limits new utility and street runs.

Environmental

10. Incorporates low impact site and building design techniques
 - Homes are clustered to minimize the footprint of the project site, resulting in less impervious surfaces and reducing the impact to the existing conditions.
 - See documents attached to Hill Farm II application: "M/I HOMES ENVIRONMENTAL AND SUSTAINABLE DESIGN AND PRESERVATION PRINCIPLES" and "WHOLE HOME-ENERGY EFFICIENCY PERFORMANCE STANDARDS"

11. Reduces off-site stormwater impacts by incorporating appropriate water quality measures
 - Added wetlands shelving in all ponds improves water quality and natural filtration (2.7+/- acres and 10,650 plants added)
 - Existing Wetland enhancements and plantings improve water quality and natural filtration (4.8+/- acres and 5,800 plants added), if not owned by the City of Hilliard or another public park operator.
 - Meadow and reforestation support groundwater recharge (125.9+/- total acres)

Community Facilities

12. Dedicates land for the future site of a public facility (school, fire station, etc.)
 - 145.1 acres of natural and permanent green space to be utilized as a public park.

Housing

13. Incorporates a variety of housing types within a single Development
 - Two housing types and variable lot sizes are offered to complement multiple housing types offered at Hill Farm I.
14. Incorporates neighborhood concepts that would be distinctive to Hilliard
 - A community with 70% open space and that is adjacent to other large, connected open spaces is unique to Hilliard.
15. Includes an affordability component
 - Provides market value housing at HCD allowable density that is well below average City density.

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

M/I Homes of Central Ohio, LLC

March 1, 2024

The Hill Farm II 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 four legal parcels currently owned by the Hill Distributing Company and the Bright Family Trusts, as follows:

- Hill Distributing Company – Franklin Co. Parcel # 053-000322-00 (Subarea A)
- Hill Distributing Company – Franklin Co. Parcel # 120-000335-00 (Res. A – open space)
- Hill Distributing Company – Madison Co. Parcel # 01-00669.000 (Res. A – open space)
- Bright Family Trusts – Franklin Co. Parcel # 053-000321-00 (Subarea B)
- Bright Family Trusts – Franklin Co. Parcel # 053-000321-00 (Res. C – open space)

The parcels and proposed development are located north of Scioto Darby Creek Road, east of Langton Road and east of Elliott Road, with dedicated open spaces north of the petroleum easement and west of Elliott Road. This application covers approximately 265.8 +/- acres. Of this total, 74.45 +/- acres are proposed for residential land use areas. A total of 186.0 +/- acres (or 70.0%) of open space are established with this application, including a 100' greenbelt along the western boundary for the City to pursue its vision of connectivity and conservation. Much of this acreage is to remain in its current natural state, including woods and tree lines, wetlands, the headwaters of the Clover Groff Run, and green space reserves adjacent to development areas that are to be permanently preserved. Other areas are to be converted from current agricultural uses to meadows and/or reforested areas totaling 133.4 +/- acres. The open space total includes 145.1 +/- acres of natural areas and permanent green space acreage (Reserves A, B and C) to be dedicated to public ownership as parkland. Another 40.9 +/- acres of open spaces are within or adjacent to development areas 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 two (2) Subareas (A and B) and eleven (11) open space reserves which are identified and located on the Preliminary Development Plans.

| | |
|---------------------------------------|--------------------------------------|
| Subarea A | 75.65 +/- acres |
| Single Family Lots (65'x130') | 121 |
| Minimum Lot Area | 8,450 sf |
| Minimum Lot Frontage at Building Line | 65 ft |
| Minimum Front Yard Setback | 25 ft |
| Minimum Side Yard Setback | 5 ft (total 10 ft between buildings) |
| Minimum Rear Yard Setback | 25 ft |
| Subarea B | 67.9 +/- acres |
| Single Family Lots (55'x130') | 182 |
| Minimum Lot Area | 7,150 sf |
| Minimum Lot Frontage at Building Line | 55 ft |
| Minimum Front Yard Setback | 25ft |
| Minimum Side Yard Setback | 5 ft (total 10 ft between buildings) |
| Minimum Rear Yard Setback | 25 ft |

Reserves A, B and C (145.1 +/- acres), as depicted on Exhibit C-2 will be open space dedicated or deeded to the City of Hilliard or another public park operator to be owned, maintained and preserved as a public park and permanent open space, as provided under an approved Developer's Agreement executed with the City. 41.3 +/- acres making up reserve A (current Franklin Co. Parcel # 120-000335-00 and a portion of Madison Co. Parcel # 01-00669.000, north of the petroleum easement) are subject to Hilliard Zoning Code provisions under this HCD/PUD and are 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)(5)(E) "To further the concept of a greenbelt around the western side of Hilliard and recreational opportunities for residents, open space that is not immediately proximate to a development may be permitted. Additionally, all off-site open space shall be Naturalized Open Space."] 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 Subareas A and B.

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 with development standards as specified herein and on the preliminary development plans attached hereto.
 - ii. Privately maintained open spaces, 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 Developer's 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 303. All units are detached single-family homes. Lots per sub-area are further depicted on site plans and within this text.

Total developable acreage is 265.8 +/- acres which yields a gross density of 1.1 dwelling units per acre. Total open space is 186.0 +/- acres or 70.0% for the entire site, exceeding the Big Darby Accord requirements and meeting the updated 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 1.1 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 186.0+/- acres (or 70.0%). This meets the code requirements of the HCD chapter 1115 and exceeds Big Darby Accord standards. No other housing development filed within the HCD has included 70% open space.

ii. **Sustainable and conservation design enhancements, 1115.04 (e) (6) B (3) include:**

The installation of 2.7+/- acres of wetlands shelving improvements to four proposed retention basins, which equates to 10,650 herbaceous plants installed, and enhances water quality and filtration.

The Open Space in Reserve C is intended to be owned and maintained by the City of Hilliard or another public park operator and preserved as a public park and permanent open space. The City or another park operator shall be solely responsible for designing and implementing their own plan for enhancement / preservation and the conversion of land from its current agricultural use. Additionally, the City or another park operator are solely responsible for receiving the necessary approvals from the required regulatory agencies and or the City of Hilliard, at their expense. If M/I Homes or another developer is the owner of Reserve C, the enhancement plan depicted in Exhibit D-5 shall be completed.

The conversion of 125.9+/- acres of current agricultural farm ground to meadow and/or reforested areas to improve groundwater recharge and native plant species enhancement. This adds approximately 9,420 bareroot, native Ohio trees to be planted at 300 trees per acre in enhanced areas (31.4+/- acres) and converts 94.5+/- acres from agricultural use to native meadow.

Homes are clustered to minimize the footprint of the project site, resulting in less impervious surfaces and reducing the impact to the existing conditions.

21.7+/- acres of existing trees and tree rows are to be protected.

Other conservation design details include:

- Permanently protecting the Clover Groff Run headwaters, preserving landmark trees and significant wetlands within floodplains in reserve C
- Preserving Tier One woods in reserve A
- Preserving Tier One woods in reserve B

- Protecting tree preservation zones along south property line of Subarea B
- Establishing a 100 ft wide green buffer along Langton Road in Subarea A
- Providing buffers for existing established communities along the north and east boundaries of Subarea B.
- Limiting developed area to 74.45+/- acres out of 265.8+/- acres while committing 186+/- acres to permanent open space. (70%)

Central to the Darby Accord and HCD principles, the protection of critically sensitive headwaters, existing woods, wetlands, and wetlands enhancement, tree rows, and the conversion of farmed acreage to meadow/reforestation supports significant improvement of ground water recharge throughout the site compared with existing conditions as documented in exhibit materials.

- iii. **Sustainable design – Strategic Land Aggregation and future Public Park ownership.** The previous Hill Farm I development aggregated 77.4+/- acres of open space to be permanently set aside and protected as public parkland. The Hill Farm II adds 186.0+/- acres of overall open space, and 145.1+/- acres that is to be conveyed for public parkland. As this proposed open space is adjacent to both existing Hill Farm I parkland and the 46.6+/- acres open space previously set aside for permanent public park use under the Tarlton Meadows community, significant public land aggregation is achieved. This means that all three sites have aggregated approximately 263.6+/- acres public open space through cooperation with Hilliard and in furtherance of Hilliard Community Plan and Big Darby Accord Watershed Master Plan goals. The majority of this public land aggregation has come from the Hill Farm. (See Exhibit C-17)

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 belt corridor” with a variety of outdoor and parks and recreation opportunities.

In particular, the Hill Farm II application aggregates and connects new and existing public open spaces, along with permanently protecting key environmental assets, such as Tier One woods, the headwaters of the Clover Groff Run and wetlands. These actions support greater watershed protection.

- iv. **Sustainable design of regional infrastructure** The Hill Farm II development includes and facilitates 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 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 C-15 and C-16)

3. Lot sizes, Setbacks and Side Yards:

| | |
|---------------------------------------|--------------------------------------|
| Subarea A | 118.3 +/- acres |
| Single Family Lots (55'x120') | 121 |
| Minimum Lot Area | 8,450 sf |
| Minimum Lot Frontage at Building Line | 65 ft |
| Minimum Front Yard Setback | 25 ft |
| Minimum Side Yard Setback | 5 ft (total 10 ft between buildings) |
| Minimum Rear Yard Setback | 25 ft |

| | |
|---------------------------------------|--------------------------------------|
| Subarea B | 154.1 +/- acres |
| Single Family Lots (65'x130') | 182 |
| Minimum Lot Area | 7,150 sf |
| Minimum Lot Frontage at Building Line | 55 ft |
| Minimum Front Yard Setback | 25ft |
| Minimum Side Yard Setback | 5 ft (total 10 ft between buildings) |
| Minimum Rear Yard Setback | 25 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 are as follows:

Subarea A - Minimum Square Foot Range – 1,500 Ranch, 1,800 Two-Story

Subarea B - Minimum Square Foot Range – 1,440 Ranch, 1,600 Two-Story

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 Homes

- i. Representative architecture planned for these subareas are illustrated in the example building elevations on Exhibit F included with this zoning submittal. Architecture in these subareas shall be “four-sided” and conform to the following minimums set forth herein.
- ii. “Four-sided” architecture shall mean:
 - o Blank facades shall not be permitted.
 - o All sides of the house shall be articulated with a minimum of at least one (1) design element from the list below (except in High Impact Areas where a minimum of two (2) elements shall be required).
 - o The 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:
 - o Brick Veneer
 - o Stone/cultured stone or stone veneer
 - o Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone)
 - o Wood lap siding, composite lap siding and cedar shake siding (painted or stained)
 - o Vinyl siding with a gauge of .04 minimum thickness
 - o Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass.
- v. Roofs

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

vi. Chimneys

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

vii. Architectural Encroachments in Side Yard Setbacks

- 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 and concrete pads for garage service doors may also encroach up to three (3) feet into side yard setbacks.
- 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 C-19.

“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 feet 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 depicted on Exhibit Sheet C-19

6. Landscaping and Screening

- a. See attached detailed landscape plans as shown on the site plan exhibits. (Exhibits C-11, C-12, C-13 and C-14) 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 D-5).
 - Tree whip plantings. (see Exhibit D-5)
 - "Natural succession areas" may be planted with initial native plants and be managed for succession to woodlands and meadow. (see Exhibit D-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 D-5 and C-18)
 - Wetland shelves are to be incorporated within and around the edges of storm water management retention facilities. (See Exhibit D-5)
 - The Open Space in Reserve C is intended to be owned and maintained by the City of Hilliard or another public park operator and preserved as a public park and permanent open space. The City or another park operator shall be solely responsible for designing and implementing their own plan for enhancement / preservation and the conversion of land from its current agricultural use. Additionally, the City or another park operator are solely responsible for receiving the necessary approvals from the required regulatory agencies and or the City of Hilliard, at their expense. If M/I Homes or another developer is the owner of Reserve C, the enhancement plan depicted in Exhibit D-5 shall be completed.
 - Ornamental plantings of native and adapted plants along roadways and near entry features. (see Exhibits C-11, C-12, C-13 and C-14)
 - 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 the 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 D-2 and C-18
 - All Tier 1 and Tier 2 areas are to be preserved and protected with conservation easements are depicted on preliminary development plan Exhibit D-2.
 - 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 the 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 Exhibit C-11)
 - Street trees along all streets shall be permitted to vary in species from one street to another.
 - Street trees along roads shall be permitted, with City Engineer approval, to be planted with variable spacing within the right-of-way and, on either side of the sidewalk, if provided, so as to allow clustering and an informal arrangement. Tree quantities shall be determined with 1 tree required per 50 lineal feet of eligible street frontage.
 - At time of installation, all street trees shall have a clear canopy height of at least five feet above the ground for traffic safety purposes.
 - Within the right-of-way of local streets and within any provided sidewalk and landscape easement the developer/builders may install massings of ornamental shrubs, grasses, perennials, or rain gardens, provided that they do not obstruct sight-distance at intersections, encroach upon pedestrian facilities, or obstruct pedestrian visibility, and subject to approval by the City Engineer.
- c. Screening:
- Mounding shall be provided within the setback along Elliott Road and Scioto Darby Road, as well as areas designated for "Mounding and Landscaping" as shown on the site plans, landscape plans Exhibit C-11.
 - 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 D-5, plant material shall be installed with a minimum size requirement at installation as follows:
 - Deciduous trees: 2.5-inch caliper
 - Evergreen trees: 6 feet height
 - Ornamental trees: 1 ½ inch caliper (single-stem) or 6 feet height (multi-stem)
 - Evergreen and deciduous shrubs used for purpose of screening: 24-inch height and spread
 - All other evergreen and deciduous shrubs: 2-gallon container

7. Additional Development Commitments

- a. Preservation and enhancement of natural ecosystem
- i. Significant improvements to site's environmental performance can be expected when compared to current agricultural 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 D-5 and D-6)
- b. Open Space Commitments
- i. Open spaces for the Hill Farm II meet the code requirements of 1115.04 (e)(6)(B)(1). There is a total of +/-186.0 acres of open space (70%). Of this acreage, 145.1 +/- acres will be dedicated to the City and owned by the City of Hilliard or another park system operator. Prior to final development plan approval, the developer shall work with the City Forester and Planning Staff to develop and submit a 5-year planting and management plan for the natural open space areas to ensure appropriate native species are planted, to prevent the intrusion of invasive species, and identify an appropriate management entity during such period. The other open spaces amounting to 40.9 +/- acres are within subareas as identified on the preliminary plan will be owned and maintained by the Hill Farm II Homeowner's Association or sub-associations. A total of +/-74.45 acres are to be residential land use areas out of the +/-265.8 acres total site.
 - ii. The site is designed to be part of a future continuous greenbelt which allows this community to connect 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 C-15)

- iii. Entry features, including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the private open spaces.
 - iv. Private Open Space shall generally match the theme and character of the overall open space landscape (See Exhibits C-17 and C-18). 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, tree plantings along pathways, reforestation and meadow planting in former farmed areas and protection of existing wetlands, woods and tree rows are incorporated into open spaces as depicted on plan sheets.
 - v. 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.
 - vi. 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 C-17 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, if applicable. Final 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.
 - vii. All existing wetlands within the site area, if any, are intended to be preserved, with the addition of wetlands enhancements plantings. Wetlands are to be verified by the developer pursuant to state and federal regulatory requirements and procedures at the time of final engineering and prior to final plat approval. The developer shall demonstrate conformance to the wetland buffer requirements of the Ohio Rainwater and Land Development manual where it applies to wetlands encountered on-site or to buffer off-site wetlands if applicable. No site improvements, grading, or disturbance shall be permitted within 25 feet of a wetland delineated boundary, except for wetland enhancement plantings or multi-use paths as described in and shown on the development plan.
 - viii. Headwater sources and 100-year floodplains that exist on the site shall be protected in their natural state, see exhibit sheets D-1 and D-5 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 section 1187.6 (b)(2) requires the provision of 10 acres parkland for every 1000 people that the development will create. Hilliard census data documents an average of 3.5 persons per single-family household, requiring a minimum of 10.6 acres to meet this standard.

- $(303 \text{ conventional single-family dwelling units} \times 3.5 / 1000) \times 10 = 10.6 \text{ acres required}$

The proposed plan exceeds this requirement by approximately 134.5 acres providing 145.1+/- acres to be publicly dedicated open space, with additional private open spaces provided for resident use in Subareas A and B via publicly accessible multi-use paths and sidewalks running through the site and amounting to 40.9+/- 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 two 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 site access in Subarea A, and at the entrance to Subarea B from Elliott Road, 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 Exhibits C-9 and C-10. In addition, the temporary marketing signage approved and in service under the Hill Farm I PUD is hereby approved to be allowed to remain in place for the balance of the Hill Farm II development period.

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

i. The Hill Farm II is expected to be built 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 C-8 detail.

Upon receipt of the appropriate and necessary approvals, including engineering, site development is anticipated to commence in early-to-mid 2025 with phased construction generally following the attached Phasing Plan Exhibit C-8, subject to

adjustments for final engineering. Home construction in initial phases of sub-areas would follow in fall of 2025. 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 from past experience and 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" or other 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.
- 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.
- viii. All sidewalks shall be not less than 5 feet wide in Subareas A and B. Sidewalks are to be installed on both sides of the public streets within all Subareas as depicted on the preliminary development plan exhibits (See Exhibit C-17). 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 5 foot or 8-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.

- 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.
 - All multi-use paths shall be installed with asphalt as depicted on plan Exhibit C-17.
 - 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.
 - 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, required and self-funded Homeowners' Association (HOA) or sub-associations, which shall be established and shall own and maintain all private open spaces and facilities within Subareas A and B 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 areas as shown in the plans 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 engineering and platting. Up to two model lots/homes are permitted in each residential subarea, for a maximum of 4 model homes 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/or utility improvements, 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, the 145.1+/- acres of parkland, including the acreage north of the petroleum easement, shall be dedicated to the City, or other public park operator, as directed by the City and subject to the Developer's Agreement with permanent deed restrictions and/or subject to a permanent conservation easement to ensure the acreage remains public parkland.
- iv. 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;
 - Eliminate curb and gutter where feasible to promote disconnection of impervious areas and allow runoff to flow through vegetation before being conveyed to the regional stormwater features;
 - 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 64
 - 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 pre-drywall and Second is done at finish of the home
 - RESNET / Ekotrope 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”
- HVAC
 - 92% energy efficient furnaces
 - Whole house humidifier
- 14 SEER air conditioners on all homes
 - SEER – Seasonal Energy Efficiency Rating
 - 14 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-13 high density for 2x4 walls and R-15 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 batted since it is a common area of leakage
- Lighting – ENERGY STAR qualified LEDs or pin-based lighting in 80% of fixtures
- Reinforced Poured Concrete Walls
- Tuff n'Dry Basement Waterproofing System
- Superior Subfloors – LP TopNotch 350 Durable Sub-Flooring

- 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

VIII AND IX: STATEMENTS - HILL FARM II HCD/PUD APPLICATION MARCH 2024

VIII. PREVIOUS APPLICATION: No previous application has been filed for the subject parcels in the last two years.

IX. STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity.

The proposed development is consistent with the area development pattern of low-density residential housing such as a continuation of the Hill Farm I site, as well as such developments as Tarlton Meadows and Heritage Preserve, but with greater open space and lower density.

STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan.

The proposed development meets the Comprehensive Plan. Page 144 of the Plan depicts a Concept Plan for the subject property with conservation development and a connected greenway system—matching the plan provided with the Hill Farm II application.

The proposed development meets the Comprehensive Plan by providing low density housing at 1.1+/- du/ac. This supports Plan requirements and is the lowest density to date in the Hilliard Conservation District. This is accomplished by limiting development to compact, lower impact areas. Open space also meets plan expectations and code requirements at a record 70% overall and 50% naturalized open space. The plan also meets key Big Darby Accord, Comprehensive Plan and HCD principles by permanently protecting the headwaters of the Clover Groff Run (Tier One Area), wetlands, landmark trees and related natural areas in reserve C from future development. This preservation is important to improving overall stream water quality. By completing meadow plantings and reforestation in large portions of previously farmed acreage, the proposed development will restore natural areas, reintroduce native species, and support greater ground water recharge. The site plan limits impervious surfaces, saves wooded areas and tree rows, and adds native plantings and wetlands shelving to ponds. Compact development areas mean less street lengths and utility runs and lower the City's long-term infrastructure costs.

High quality residential development, such as the Hill Farm II supports quality of life and economic vitality in the City by providing the "rooftops" and attracting successful families

who drive commercial development and support job growth. "Houses are where jobs go to sleep at night". This economic fact has never been more critical in the region as housing opportunities fall behind job openings. This reality means the continued availability of housing cannot be separated from the balance of the economy under any realistic broader evaluation. Negative fiscal analysis that seeks to isolate housing as only a function of municipal balance sheets is narrowly focused to produce predetermined conclusions. Such conclusions ignore that economic growth, housing access and quality of life are inexorably linked and balancing these necessities is impossible without decent, market relevant housing opportunities. In the dynamic economy of Hilliard and the Central Ohio Region, a key question for many competitive employers is "where can our employees live." For each job created, an additional housing unit is needed in the regional economy. Job creation and housing opportunities define the quality of life and character of any community, with one supporting the other. In this way, Hill Farm II will continue to support employment opportunities in Hilliard, as well as the positive fiscal results that come from balanced, overall economic growth supporting both local governments and families. There are very limited opportunities for individuals or families to move up, move in, or move back in to Hilliard. Graduates of the Hilliard School system are forced to look in to other suburban communities.

In terms of positive fiscal impacts and additional community benefits, each home in the Hill Farm II community will pay significant sewer and water tap fees (\$1.762MM), a \$2,500 impact fee charge to defray city services costs (\$757,500 total) and 5 mills per year for 30 years under the Hilliard New Community Authority Development Program, estimated to be \$9.3MM over the 30-year period. Such additional fees and charges are not paid by existing Hilliard residents in older developments and demonstrate how new development contributes more to addressing its own impact than existing residential. The expected higher than community average home values for the two styles of homes to be sold at Hill Farm II at an average of \$667,000 for Subarea A homes and \$537,000 for Subarea B, also provide greater property tax revenues for Hilliard schools and other levy agencies than average homes in the area and Hilliard proper.

The Hill Farm II should be prioritized for development as called for under the Comprehensive Plan because the high-quality housing proposed in a conservation style development will support and allow local job growth, with the "rooftops" and population facilitating local commercial expansion. Hill Farm II provides a mix of lots sizes and a variety of housing types when integrated with the proximate Hill Farm I community. It would be contrary to conservation design principles and create duplicative and costly infrastructure and maintenance costs to force the Hill Farm II development to be located away from the existing Hill Farm I. Other community benefits of Hill Farm II include the

furtherance of the connected greenbelt concept, recreational, conservation of sensitive Tier One lands, and educational enhancements as documented within this application.

STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site.

Regional multi-use paths, local paths and a sidewalk network throughout the site allow pedestrians to traverse the entire development and connect to its open spaces. The site and its path system facilitate connection to the regional path network and furthers the concept of aggregating larger contiguous open spaces into a “greenbelt” system when all area sites and facilities are completed.

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 II |
| Project location | Langton and Elliott Roads north of Scioto Darby |
| 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

| <i>Area</i> | <i>Divided by:</i> |
|--|---------------------------------|
| <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 checked="" type="checkbox"/> SCPZ area | Site area: net of rights-of-way |
| <input checked="" 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 checked="" 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 | |
|---|--|
| <p>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.</p> <p>If you include a separate document instead of completing the table below, <i>each requirement below must be addressed in the order listed.</i></p> | |
| 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 six areas classified as Tier 1 and Tier 2. There are five areas totaling approximately 52.1 acres of Tier 1 and one area totaling approximately 31.7 acres of Tier 2 and all of the areas will be preserved. See Exhibit "D-2" |
| What Tier 1 land is being protected and how is it being protected (3.1)? | All of the Tier 1 areas will be preserved within open spaces in perpetuity and/or conservation easements. |
| What Tier 2 Land is being protected and how is it being protected (3.1)? | All of the Tier 2 areas will be preserved within open spaces in perpetuity and/or conservation easements. |
| 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, within open space and/or 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, or 132.9 acres. The total open space dedicated will be 70%, or 186 acres. According to the 2020 US Census the average family size for the City of Hilliard is 2.59 people per household which requires 8.0 acres $(303 \text{ dus.} \times 2.59) / 1000 \times 10 = 7.8 \text{ acres}$ |
| How will the open space be connected within site? | See Exhibits "D-2" that shows other open space areas nearby as well as existing and proposed paths. |
| How will the open space link with off-site open space (5.4.2)? | See Exhibits "D-2" that shows other open space areas nearby as well as existing and proposed paths. |
| How will the open space be permanently protected (4.3)? Describe: easements, dedication, etc. | The 145.1 acres shown in Reserves A, B, and C 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 II Homeowners Association. |
| 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 145.1 acres of open space in Reserves A, B, and C will be owned and maintained by either the City of Hilliard or Metro Parks. The remaining open space will be owned and maintained by the City of Hilliard and 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)? | No |
| 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. | The existing wetlands depicted on Exhibits D-2 – D-5 are based on an EMHT Environmental Scientist's recent field observations. Their size or exact location have not been verified by the Army Corps of Engineers or OhioEPA. Verification from these agencies will be presented to the Accord as soon as its available, and the Developer is committed to taking appropriate actions should the verification differ from the field observation presented in this application. |
| Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)? | The known wetlands, identified on Exhibit D-5, will be preserved. In addition, the wetland on Reserve B will be protected by a 25' wide buffer. |
| 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) | The concept plan (based upon the recent EMH&T wetlands investigation) does not impact any wetlands. |
| Will the development provide a wetland protection plan during the construction phase (4.2.2)? | Yes |

Big Darby Accord Advisory Panel

| | |
|--|--|
| How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)? | All of the existing 100 year floodplain area is located in Reserve C, that will be dedicated open space and not impacted by development. |
| How does the project incorporate stream restoration (3.6)? | No streams are being impacted and no restoration is being done |
| 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)? | Yes, portions of Reserve C are within a FEMA Zone A boundary |
| What are the proposed uses and ownership for the SCPZ (4.2.1)? | The SCPZ will be owned and maintained by either the City of Hilliard or Metro Parks |

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. See Exhibits D-3, D-4 and D-5 |
| 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)? | 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 with wetland shelves will be utilized to provide stormwater quality and quantity control. |
| | |
| | |
| | |

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 |

Big Darby Accord Advisory Panel

| | |
|--|--|
| 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 |
| 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 dedicating 70% of the project area to open space to be owned and maintained by City of Hilliard, Metro Parks and/or a Homeowners Association. As outlined in the Darby Accord. The intended use is single-family residential with varying lot sizes at a density of 1.1 unit per acre. |
| Is the proposed density consistent with Big Darby Accord Plan (3.3)? | No. The Big Darby Accord recommends a gross density of 1 dwelling unit per acre and the proposed development has 1.1 units per acre; however, less than the existing densities located within the city of Hilliard and 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, or 132.9 acres, by providing 186 acres which is 70% |
| 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 will also utilize sidewalks throughout that will connect to open space areas and existing and proposed trails nearby. |
| How will the project provide the required transportation improvements (4.10)? | The project will provide traffic improvements deemed necessary by the City of Hilliard. |

SITE DATA TABLE:

ACREAGE STATEMENTS: Developed Areas

Site Area Gross:-----±272.4 acres per deeds
 Future right-of-ways:-----±6.6 acres (see note 1)
 Proposed right-of-ways:-----±18.6 acres (see note 2)
 Site Area Net of R/W:-----±247.2 acres (272.4 – 6.6 – 18.6)
 Project Area:-----±265.8 acres (272.4 - 6.6)

Zoning district:-----Hilliard's Planned Unit Development (PUD) under Hilliard's Conservation District Development Standards (HCDR)

Each area:-----Subarea A: 117.0 acres
 Subarea B: 148.8 acres

Residential Land Use Area:-----±78.38 acres (33.35 +45.03)
 Non-residential land use area:-----±187.32 acres (83.55 +103.77)

ACREAGE STATEMENTS: Open Space

Stream corridor protection zone areas-----±21.97 acres: 100-year floodplain (see note 3)
 Other preservation and no-disturb zones:-----±3.5 acres: 100-foot-wide Green Belt
 -----±2.0 acres: 25' wetland buffer
 Open Space Total-----±186.0 acres (70% pf project area)
 • Natural Areas-----±145.1 (Reserves A, B, C)
 • Active Recreation-----0
 • Stormwater Management Facilities-----±12.4
 • Other areas-----±40.9 (HOA maintained)

DENSITY CALCULATIONS:

Total number of lots:-----±303
 Gross Density:-----±1.1 units/acre (303 / 265.8)
 Density minus R/W:-----±1.22 (303 / 265.8 – 18.6)
 Net Development Area:-----±60.9 acres (Project area – (R/W + open space)
 265.8 – (18.6+186)
 Net Density:-----±4.97 du/net acre (303 / 90.9)

OPEN SPACE CALCULATIONS

| AREA | | | % |
|-------------------|-----------------|---------------|------|
| Open Space | OS ÷ Gross Area | 186 ÷ 265.8 | 70% |
| Open Space | OS ÷ net of R/W | 186 ÷ 247.2 | 75% |
| SCPZ Area | OS ÷ net of R/W | 21.97 ÷ 247.2 | 8.9% |
| Natural Areas | OS ÷ net of R/W | 145.1 ÷ 247.2 | 59% |
| Active Recreation | OS ÷ net of R/W | none | 0 |
| Storm Water | OS ÷ net of R/W | 12.4 ÷ 247.2 | 5.0% |
| Natural Areas | OS ÷ net of R/W | 145.1 ÷ 186 | 78% |
| Active Recreation | OS ÷ net of R/W | none | 0 |

Notes:

1. Future right-of-way assumptions:
 - a. Langton Road: 30' from centerline to existing right-of-way
 - b. Scioto Darby Creek Road: 20' from existing row to future right-of-way
 - c. Elliott road: 50' from centerline to future row
2. Total of proposed streets within subareas A and B assuming 60' r/w widths.
3. Does not include wetlands within the 100-year floodplain