

**SUBAREA D1:**

Subarea D1 is located adjacent to Subareas B3 and B4, and north of Proposed Road "E". The site is +/- 4.2 Acres. Upon final approval of this PUD zoning at City Council this park will be dedicated to the City of Hilliard. This subarea shall be developed with the construction of either Subarea B3 and/or B4. The design of the park shall be reviewed at Final Development Plan. There shall be site amenities included as part of this subarea such as, but not limited to, fountains, gazebos, walking paths.

**I. Permitted Uses**

1. The following uses shall be permitted within this subarea: Public and private utilities, walking/hiking paths, similar and support uses for the aforesaid.

**II. Unit Types**

1. N/A

**III. Development Standards**

1. N/A

**D1.01 Density, Height, Lot and/or Setback Commitments**

1. N/A

**D1.02 Access, Loading, Parking and/or Traffic Related Commitments**

1. There shall be no vehicular access to this subarea, only pedestrian access.
2. Walking/hiking paths shall be installed throughout this subarea.

**D1.03 Architectural Standards**

1. N/A

**D1.04 Buffering, Landscaping, Open Space and/or Screening Commitments**

1. All areas not used for buildings or pavement shall be landscaped at a minimum with lawn. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in Hilliard Codified Ordinances Chapters 917, 921 and 1331. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.

**D1.05 Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments**

1. N/A

**D1.06 Graphics and Signage Commitments**

1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191.
2. The development shall utilize standard City of Hilliard street and regulatory signage. Other signage may be used subject to approval by the City of Hilliard Graphics Commission.

**D1.07 Miscellaneous Commitments**

1. Utilities: All utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Provided, however, that the existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened.