

**DEVELOPMENT TEXT FOR SYCAMORE GROVE PLANNED RESIDENTIAL  
DISTRICT, TOLLGATE ROAD  
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO**

**August 14, 2020**

Applicant: Rockford Homes, Inc.

Developer: Rockford Homes, Inc. 990 Polaris Parkway, Ste. 200  
Columbus, OH 43240

Engineer/Planner: Todd Faris, Landscape Architect, Faris Planning and Design  
Michael Reeves, PE, Kimley-Horn Engineering

Property: 100.685 acres, 12648 Tollgate Road NW, Pickerington, Ohio  
Mason Family Ltd. (current property owner)

36.814 acres, 12330 Tollgate Road NW, Pickerington, Ohio  
Tollgate Road, Ltd. (current property owner)

Tax Parcel Nos.: 0360088700 (100.65 ac); 0360090010 (36.81 ac)

Notes: In the event a standard, use, provision or requirement is not provided under this planned district text, the standards, use, provisions and requirements set forth in the Violet Township Zoning Resolution as applicable shall apply. The applicant reserves the right to alter the name of the community from "Sycamore Grove" based on further market analysis.

**Exhibit Table:**

- I. Engineering Plan Exhibits
  - Engineering Plan Site Statistics Exhibits Cover Sheets
  - A-1 Existing Conditions and Demolition Plan
  - A-2 Record Survey
  - A-3 Site Plan and Phasing
  - A-4 Utility Plans
  - A-5 and A-6 Sight Distance
  
- II. Development, Illustrative and Landscape Plan Exhibits
  - A-1.1 – Development and Illustrative Plan, including data table, reserves, typical lot and wetlands.

Exhibit B - Tollgate Frontage and Landscape Concept Plan

Exhibit C – Tot Lot Concept Plan

Exhibit D – Tollgate South Gathering Space Concept Plan

Exhibit E – Entry Feature Enlargement

Exhibit F – CBU Locations and Details

III. HOA Deed Restrictions Exhibits

Exhibit A – Pool Fence and Yard Fence Specifications

IV. Miscellaneous Text Exhibits

Exhibit A – Pool Fence and Yard Fence Specifications

Exhibit B – Open Space areas to be fined mowed and succeeding to natural.

Exhibit C - Morrison Sign Company – Model Home Signage Exhibit

**Project Narrative:**

The Sycamore Grove Planned Residential District consists of approximately 137.50+/- acres located east of Tollgate Road NW, south of Mamie Drive and west of Saylor Road to be developed under this uniform zoning text and the accompanying development plans. The northern most parcel (PN 0360088700) consists of 100.685 acres and is herein referred to as Subarea A. The southern-most parcel consists of 36.814 acres (PN 0360090010) and is herein referred to as Subarea B. It is planned that both Subareas are to be developed by Rockford Homes and are subject to this zoning application and the development standards specified herein and on the attached plans. Both parcels are currently zoned R-2, Single Family Residential and are currently farmed, with existing residences and accessory buildings. A stream corridor, woods, wetlands and topographical changes are the natural conditions that characterize the existing site. Plan Exhibit sheet A-1 documents existing conditions and shows existing buildings to be removed, current farmed areas, the stream corridor, wooded areas to be removed and expected to remain and topographical changes on site.

Currently located adjacent to the proposed development are the following:

- To the West – Tollgate Road borders the property, along with existing large lot single-family homes, which are zoned R-2.
- To the North – Large lot single-family homes developed with Mamie Road as the Tollgate Estates subdivision, which is zoned R-2.
- To the South – Undeveloped, wooded acreage, agricultural lands, along with large lot, single-family homes, which are zoned R-2.
- To the East – Subdivision style development across the Liberty Township line named the Executive Estates, which is zoned R-2.

Applicant Rockford Homes is requesting to rezone the property to Planned District-Residential, with a uniform and consistent development plan, text and standards that shall apply to the entire 137.50+/- acre tract and both subareas. The proposed development will consist of 239 detached single-family homes on fee simple lots. The lots will be a minimum of 65' x 130' in Subarea A and 65' x 120' in Subarea B to provide a variety of lots and home sizes. The development will have a gross density of +/-1.74 du/ac and a net density of +/- 1.99 du/ac. All homes shall have a minimum two-car garage. The homes and lot sizes are designed to meet changing demands in the housing market for updated and amenitized homes on more manageable lot sizes with greater common Open Space. Such lot sizes and quality homes equate to value in the market, while allowing the community to structure Open Spaces in larger configurations for more common enjoyment, to preserve natural areas and to buffer neighboring properties. With such lot sizes and development pattern, the percentage of Open Space that is preserved significantly exceeds more traditional large lot development and typical single-family code standards. **As the Subareas are in different ownership currently, they could be developed and built by different developers. However, regardless of the final developer of record for each Subarea, the standards of this development text shall apply uniformly to this planned residential district.**

Acreage	137.50
Number of Lots	239
Gross Open Space Areas/Percentage (Includes ponds E and F, wetlands, buffers and stream corridor.)	70.18+/- acres (51.04%)
Right-of-Way Acres	17.54+/- acres
Net Density	1.99+/- du/ac
Gross Density	1.74+/- du/ac

**Permitted Uses:**

All lots in the development (both Subareas A and B) shall be used for single-family residential purposes and related features and amenities depicted on development plans and shall meet the requirements set forth in this text. Not more than one home is permitted on each lot. No building shall be erected, altered, placed or permitted to remain in any lot that would exceed two and one-half (2-1/2) stories in height or thirty-eight (38) feet from the finish grade of the building. Permitted improvements on lots shall consist of

room additions and structures which include an attached garage, an uncovered, covered and/or enclosed patio, pergolas and yard fences both as specified for individual lots and to protect in-ground swimming pools as needed and as further described herein and in the Declaration of Covenants, Conditions, Easements and Restrictions (the "Homeowners' Association Documents").

The development will consist of development areas, Open Spaces, the natural stream corridor, wooded reserves/no build zones, buffers, entrance way amenities and other features screening the development from the public roadway, paths, mounding and screening, a playground, a community gathering area, and stormwater facilities (ponds) to be owned and maintained by the homeowners' association. The Open Spaces shall be improved as depicted on plans to promote active and passive uses and the enjoyment of natural areas. Open Spaces are further described herein.

Cluster mailbox locations are permitted subject to USPS regulations, local Postmaster approval and subject to review by the zoning officer at the time of final development plan. Preliminary cluster mailbox locations and details are shown on Exhibit F.

Home occupation uses may be permitted in accordance with the provisions of the Violet Township Zoning Resolution.

Well-maintained, on-lot vegetable gardens for personal, household consumption are permitted under standards described herein.

**Model Homes:**

Up to two model homes per subarea (four total model homes with two each in both Subareas A and B) shall be permitted as uses during the development and sales periods in the Sycamore Grove Planned District. Usage of the model homes in the respective subareas shall terminate when the zoning certificates of compliance have been issued for ninety percent (90%) of the lots within each subarea. In addition to the construction of model homes within the development, the applicant will limit the associated signage for model homes to one sign per model home not to exceed twelve (12) square feet. The sign shall not be located closer than ten (10) feet from the edge of the right-of-way and landscaped at the base. Permitted model home signage specifications are included in Morrison Sign Company Exhibit C under this text as provided.

**Prohibited Uses:**

No other structure including detached accessory buildings with the exception of those listed as permitted uses herein shall be constructed, erected, placed or permitted to remain upon any lot or in any common area, Open Space, buffer area or no build zone, as defined herein, that are owned by the Homeowners' Association and regulated under community covenants and deed restrictions. The word "structure" as used herein includes anything on a lot which may affect the appearance of such lot, including but not

limited to, an above-ground swimming pool, barn, greenhouse, coop, cage, animal run, storage shed, outbuilding, house trailer, or any other temporary or permanent improvement on such lot. No temporary storage unit shall be allowed on any lot, except that temporary portable storage units that are related to home remodeling shall be allowed for a period not to exceed two weeks to facilitate such remodeling. However, notwithstanding the foregoing, above ground yard fences or those safety fences associated with in-ground pools are specifically defined as permitted uses within this text.

No building shall be located on any lot outside the established front building setback line under this text or nearer to a side yard line than the minimum building setback lines shown on the recorded plat; provided however, if the appropriate governmental authority shall grant a variance to such setback lines, then the requirements hereof may be modified. No portion of any lot nearer to any street than the building setback lines shown on the recorded plat shall be used for any purposes other than that of a lawn. Nothing herein contained, however, shall be construed as preventing the use of such portion of the lots for walks, drives, planting of trees or shrubbery, growing of flowers or other ornamental plants, or for small statuary, entrance ways, fountains or similar ornamentations for the purpose of beautifying said lots.

No trade or commercial activity shall be conducted upon any lot except for permitted Home Occupations with a Conditional Use Permit, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners to any of said lots in the Subdivision. **Commercial agricultural production and uses are prohibited on any lot or Open Space area in developed phases and after the overall site is fully developed. Ongoing crop planting and harvesting operations may continue within undeveloped phases as the site transitions from current farming to final development in phases.**

**However, well maintained gardens for personal consumption are permitted but must be located in the rear yard at least ten feet from an adjoining lot line. Agricultural uses such as raising of chickens, poultry, or any other livestock shall be prohibited.**

Notwithstanding the foregoing, the developer, its successors and assigns, may perform its development activities within the subdivision and the developer may maintain a home sale model within the subdivision and may conduct sales activities from such model in accordance with the requirements and provisions of the Violet Township Zoning Resolution Section 3AA8(E)(1).

## **Utilities/Public Service**

### **Utilities:**

All utilities shall be underground except for telephone and cable pedestal and electric transformers. All utilities shall be constructed in accordance with the engineering drawings approved by Fairfield County Engineer.

**Waterline:**

An existing water line is in place on the east side of Tollgate Road maintained by Fairfield County Utilities that will provide service to the site.

**Sanitary Sewer:**

The proposed sanitary sewer to serve the Sycamore Grove planned district is located adjacent to Sycamore Creek on Fairfield County Parcel 0360090033 owned by Ignacio Castellanos adjacent to Refugee Road. An existing 18-inch sewer was extended to the north side of Refugee Road. A proposed 15-inch sewer will connect to the existing manhole and route through an easement to the southwest corner of Subarea B. The sewer will extend through the development to serve Subareas A and B. (See utility plan Exhibits A-4)

**Storm Water Facilities, Controls and Drainage:**

Existing drainage generally flows from northeast to southwest on the northern parcel (Subarea A) and from the north to the southeast and southwest on the southern parcel (Subarea B). Four retention ponds are proposed in the western portion of Subarea A, with one additional pond incorporated into the large central Open Space. Two ponds are located at the southern portion of Subarea B. Preliminary storm water calculations, sizing and design are depicted in plan Exhibits, and are subject to adjustment based on the outcome of the zoning process and final regulatory and engineering approval by the Fairfield County Engineer's office. (See utility plan Exhibits A-4)

All storm water retention ponds shall be constructed by the developer and shall include the installation of a safety ledge within the ponds as approved by the Fairfield County Engineer's Office and/or in compliance with any adopted subdivision regulations. All storm water sewer structures and storm water retention ponds shall be a part of the drainage maintenance district per the Fairfield County Subdivision Regulations. Every storm water retention pond shall have a minimum of one (1) fountain or bubbler located within each pond for aeration. Plan Exhibits detail which ponds will include fountains or bubblers. (See illustrative site plan, A-1.1) The storm water retention ponds, facilities, lines, structures and fountains/bubblers shall be maintained by the HOA.

**Safety Services:**

Fire and EMS service shall be provided by Violet Township Fire Department and law enforcement shall be provided by the Fairfield County Sheriff.

Note on utility locations and no build zones: The no build zone designations in this text and on development plans are subject to the allowance for the placement of utilities, street and utility crossings, storm water facilities, and tree plantings, along

with ongoing maintenance as necessary but no build areas shall be restored after such placement and otherwise be kept in a natural state.

**Design Standards for the Development:**

- Subarea A 100.685 ac; 174 Total Lots  
65' x 130' (minimum)
  
- Subarea B 36.814 ac; 65 Total Lots  
65' x 120' (minimum)
  
- Lot Size
  - Minimum Lot Width (at the Building Line) Sixty-Five (65)
  - Minimum Lot Areas 8,450 square feet (Subarea A)  
7,800 square feet (Subarea B)
  
- Building Setbacks
  - Front (Building Line) 30 feet
  
  - Minimum Side Yard 7.5 feet each side for 15 feet total
  
  - Minimum Rear Yard 25 feet
  
- Minimum Home Size
  - One-story 1,550 square feet (excluding garage)
  - Two-story 1,800 square feet (excluding garage)
  
- Maximum Lot Coverage 45%
  
- Maximum Building Height 38 feet
  
- Driveway Setback 2 feet minimum

**Architectural Standards:**

- Exterior Finishes for all Homes: All homes shall have exterior finishes consisting of brick, stone, cultured stone, wood, stucco, cementitious fiber siding, Hardie Plank and vinyl siding with a nominal thickness of 0.42 gauge or foam backed “Crane Board” or similar materials. Model homes shall include 25% natural and/or masonry treatments on front elevations in order to demonstrate the mix of materials expected in the community.

- Exterior Paint Colors: Earth tones and neutral colors shall predominate as the overall color scheme for the homes, and on exteriors for the siding, doors, shutters, fascias, cornices, soffits and miscellaneous trim, however, accent colors that are complementary and/or are part of an overall architectural style shall also be permissible.
- Porches: Front porches shall be encouraged, but not required, on the homes based on their architectural style. Garages may extend up to two feet forward from the front plane of the living space of the homes, but this shall only be allowed in cases where a porch is also utilized that is at least two-thirds as wide as the home measured against the width of the front living space of the home. When a porch is included that is less than at least two-thirds as wide as the front living space of the home, or no porch is utilized, the garages shall be even with the front plane of the home or recessed behind the front plane of the home.
- Chimneys: Direct vent and cantilevered chimneys are permitted as well as wood burning fireplaces with a foundation. All chimneys shall be constructed of exterior finishes allowed by the home.
- Windows: Windows located on all four sides of the house must be treated in the same manner as the windows at the front of the house. All windows shall be traditional single, fixed, double hung or casement style.
- Shutters: Shutters shall be used judiciously and not on every window. Exterior shutters shall be painted and may be solid paneled (raised panel) or louvered.
- Garages and Driveways: All homes shall have a minimum of two (2) car attached garage. All homes will have a minimum of four (4) parking spaces on each lot, two (2) within the garage and two (2) in front of the garage on driveways. Driveways shall have a minimum depth of 20 feet from the face of the garage to the public right-of-way.
- Shingles: All homes shall have dimensional type shingles.
- Skylights and Roof-top Solar Panels: Skylights in the roof and roof-top solar panels are permitted provided they are not located at the front façade of the home and are not visible from the street.
- Gutters and Downspouts: Gutters and downspouts may be constructed of extruded aluminum. All drainage from the gutters and downspouts shall be underground and either taken to the street or other drainage facilities subject to the approval of Fairfield County. Walkouts may have rear downspouts which drain to the rear yard swales.

- Mailboxes: Central mailbox locations shall be incorporated into the development plan in available Open Space as generally depicted on development plans, (see Exhibit F) subject to postal regulations and review at the final development plan stage with the township zoning officer.
- House Numbers: House numbers shall be located consistently throughout the development, clearly on the front of the homes (or on attached garages) and in a location readily visible from the street.
- Note: The home elevation examples submitted with this PRD application are meant to be illustrative of the type and style of homes that comply with the standards of the zoning text and could be built at Sycamore Grove. However, such home elevations are examples only, and are subject to change, refinement, customization, substitution and/or upgrading as customer and market demands evolve. Whether the home elevations are built as shown, or other models and elevations are chosen and built, all homes constructed shall meet the standards of and comply with this PRD development text.

**Miscellaneous Standards:**

- Homeowners' Association: Every owner of a lot shall be required to become a member in a forced funded homeowners' association. (HOA) The homeowners' association responsibilities are set forth in general terms in this text and shall be further detailed within the Declaration of Covenants and Restrictions at the time of the final development plan approval when development and engineering details are finalized. The HOA duties include but shall not be limited to: enforcing deed restrictions; collecting and budgeting fees to carry on its responsibilities; ownership, maintenance and protection of Open Spaces, including all common and community areas, wooded areas, wetlands, and stream corridors; enforcing "no build zones"; maintaining playground and community amenities, storm water ponds, entry features and related foliage, and to maintain street trees when the responsible homeowner fails to do so. Sample declarations and deed restrictions are attached to this application and are meant to be illustrative of the HOA's duties, and scope of authority. The final Declaration of Covenants and Restrictions shall be revised as necessary and reviewed by the Violet Township Trustees upon zoning approval, and at the time of final development plan approval, and prior to their recording at the Fairfield County Recorder's Office.
- Utility Meters/HVAC: All utility meters shall not be located in the front of the lot, but shall be located at the side or rear of the structure, and shall be located a minimum of 5 feet from the front façade. HVAC condensers and similar mechanical fixtures shall be located at the rear of the home and shielded from the street.

- **Trash Containers:** Trash containers shall be stored within the garage or outside in an area that is screened. In no case shall they be stored or located within the front of the house.
- **Fencing on Lots:** Pool fencing shall be permitted on lots, which is required by law to surround an in-ground swimming pool. Such fencing shall be in accordance with the Violet Township Zoning Resolution. Such pool fencing is specified in deed restrictions Exhibit A, and generally shall enclose an area not in excess of two (2) times the water surface of an in-ground swimming pool. Pool fences shall be constructed of metal or aluminum with a black finish. Other backyard fencing is permitted on lots as yard and security fencing not to exceed forty two (42) inches in height and designed as equestrian style, wood smooth board, (one inch by six inch boards), with three rails as specified in deed restrictions Exhibits, with optional wire mesh back, left natural or stained black. Fences may not extend closer to the street line than the front yard building setback line. On corner lots, fences shall not extend closer to the street than the building line. Any pool fencing and on-lot fencing shall be constructed of the style in accordance with the homeowners' association documents and specifications. (See deed restrictions Exhibit A) No chain link fences are permitted. Fencing shall not obstruct or impede the drainage and/or flood routing on the lot. Fencing on lots is subject to further regulations, requirements and restrictions by the Fairfield County Engineer with regard to platted easements and/or the prohibition of structures including fencing within such easements.
- **Swimming Pools and Spas/Hot Tubs:** Above ground swimming pools shall be prohibited. All swimming pools must be in-ground construction and fenced in accordance with the requirements and provisions of the Violet Township Zoning Resolution. No spa/hot tub measuring more than fifty (50) square feet shall be constructed or maintained above the finished grade of the Subdivision. Spas/hot tubs maybe permitted as long as they are fenced and screened from the adjoining property owners. All swimming pools and spas/hot tubs shall be located in the rear yard and no closer than fifteen (15) feet from the rear and side yard property lines in accordance with the requirements and provisions of the Violet Township Zoning Resolution. Swimming pools and spas shall be drained, refilled and maintained in accordance with the requirements and provisions of the Violet Township Zoning Resolution.
- **Pergolas on individual lots:** A pergola is a garden feature detached from the house forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice, and is defined as a permitted use on lots within this planned district. Pergolas maybe constructed in the rear of the lot, but not within the applicable side and rear yard setbacks.

Pergolas are prohibited in the front or side of the house. Pergolas maybe constructed within six (6) inches of the house.

- **Antennas:** Television and radio antennas including dish-type satellite signal receiving earth station over twenty-four (24) inches in diameter shall be prohibited on the exterior of any house or building, except as otherwise governed and/or provided under federal regulations. No towers of any kind, including, but not limited to, television, radio and/or microwave towers, shall be erected, placed or maintained on any lot in the Subdivision. Any antennas not prohibited above shall none the less be placed in such a manner so as to be hidden from sight from ground level.
- **Recreational Equipment:** Recreation equipment, including but not limited to swing sets, slides, jungle gyms and other similar equipment shall be permitted on lots only if such equipment is not located within the front, side or rear yard setbacks.
- **Vehicles Not in Use:** Inoperable vehicles shall be stored within an enclosed structure and not outside.
- **Pleasure and Utility Vehicle and Equipment Parking and Storage:** No truck, trailer, boat, camper, or other recreational vehicles, commercial vehicles (including commercial vehicles used for daily commuting) or utility vehicles and equipment, including mowers, tractors, and other lawn or garden equipment, shall be parked or stored on any lot unless it is in a garage; provided, however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed seventy-two (72) hours in any period of thirty (30) days. The word "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as an automobile vehicle by an owner of a lot and his/her family. Parking in mowed, grassed or other unimproved or undesignated parking areas is prohibited.
- **Waste Disposal:** No lot shall be used or maintained as dumping ground for rubbish, trash, scrap or used materials, debris and similar items. Trash, garbage or other waste shall not be kept except for composting of organic material/waste or in a sanitary container. All composting areas or equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and screened from view from the street and abutting properties. Composting of organic material/waste shall be limited to an area no larger than thirty (30) square feet, shall be restricted to covered containers/enclosed compost structures and not located any closer than within (ten) 10 feet of any adjoining property line.

- Outside Storage: No open storage of trash, debris, scrap or used materials, equipment, building materials or similar materials shall be stored or maintained on any lot in the Subdivision.
- Tree Lawns: Tree lawns located within the street right-of-way between the edge of pavement of the street and the street right-of-way shall be maintained by the contiguous lot owner. Tree lawns will be planted with grass.
- Street Trees:
  - a. Street trees shall be required on both sides of internal streets spaced at the average rate of one (1) tree per thirty-five (35) feet. At least one (1) tree shall be planted and maintained between the front façade of each home and the public sidewalk, uniformly located not less than five (5) feet from the edge of right-of-way to meet street tree commitments.
  - b. All street trees shall be 2.5 inches in caliper measured six (6) inches above the grade at installation.
  - c. Street trees/front yard trees shall be maintained by the contiguous lot owner or the HOA when there is not a contiguous lot owner. In the event a tree is removed, dies or is damaged, the lot owner shall replace such tree during the current planting season or, if such removal or damage occurs during winter months, during the next planting season, with tree(s) of a like number and variety. The HOA shall be secondarily responsible for this maintenance standard should the homeowner with the initial responsibility not perform this function. After providing written notice, the HOA may replace such removed, dead or damaged trees and charge the homeowner a reasonable fee for such services.

Lot owners shall be responsible for all maintenance and clean up associated with such street trees, which maintenance and clean up shall be completed within a reasonable time.

- Multi-Purpose Asphalt Paths: All asphalt paths within the Open Spaces shall be maintained by the HOA.
- Sidewalks: All sidewalks in the front or the side of the homes shall be maintained by the individual lot owners. Sidewalks that are adjacent to Open Spaces shall be maintained by the homeowners' association. Sidewalks within rights-of-way or to be used in public spaces shall be five (5) feet in width or otherwise shall meet county development standards and subdivision design specifications.

A private sidewalk will be connected from the front door or porch of the home to either the driveway or public sidewalk within the road right-of-way. These sidewalk connections from the front door or porch to the driveway or public sidewalk are to be maintained by the lot owner.

- Driveways: Driveways shall be eighteen (18) feet or less in width at right-of-way line. Sideloaded driveways shall be setback at least two (2) feet from the property line.
- Wetland Buffers: Wetlands buffers shall be provided for all wetlands required to be retained under the U.S. Army Corps of Engineers or OEPA permits. The buffer areas shall have a width not less than 25 feet, measured from the edge of the designated wetland, once established. The buffer area shall not be disturbed other than as is necessary to establish a natural landscape. During the development process, wetlands may be altered as allowed and in compliance with federal and state permitting regulations. Final wetlands delineation shall be subject to U.S. Army Corps of Engineers or the OEPA permitting. Wetland buffer and impact Exhibits are included with this rezoning application (engineering Exhibit A-1.1 and A-3), but are meant only to demonstrate a preliminary evaluation at this stage and are subject to further wetlands delineation and permitting requirements at the final engineering stage of development, prior to final platting. Similarly, wetlands or wetlands buffers shown on lots only represent preliminary evaluations, and current location, as well as the intent is to preserve all wetlands, subject to final delineation and exact location determinations. Lots may be shifted with final engineering plans to protect wetlands or wetland buffers once exact locations are surveyed. **No wetland buffer shall be located within any lot area within this planned district.**

Stream Buffer/Stream Corridor Protection: A riparian buffer shall be provided along the entire length and on both sides of the perennial stream channel identified on development plans. The buffer area shall have a width not less than fifty (50) feet, measured from the stream bank. The identified stream is located within areas designated as Open Space and the no build zone as shown on development plans.(Exhibit A-3) This buffer area shall be restricted from development, subject to permissible street crossing and utility placement, and managed to promote growth of vegetation indigenous to the area and capable of maintaining the structural integrity of the stream banks. The stream buffer is placed in designated Open Space accessible for public use for passive and active recreation and is a preserved natural site amenity as defined in code section 3V3-02 ( C )(1). **No buildable portion of any lots will include the stream corridor protection zone. The stream corridor protection zone will be designated on the final plat as a no build and no disturb zone.**

- No Build Zones - In general, “no build zones” and/or “no disturb zones” mean that most perimeter and other Open Space areas, (the perimeter portions of reserves A, I, the perimeter portions of reserve G, and most of reserve C away from Tollgate Road) and the stream corridor protection setback of fifty (50) feet on either side of the stream as shown on development plans (engineering Exhibit A-3) in portions of reserves A, C and D are to be left in a natural state and/or allowed to revert to a natural state after the development period. Within no build zones no structures and no alterations of any kind may be permitted, except those necessary for the development process as specifically provided for herein. Healthy trees in these areas are to be undisturbed, with the allowance for the removal of dead, dying or hazard trees in keeping with good forestry practices. The no build zone designations in this text and on development plans are subject to the allowance for the placement of utilities, street, pedestrian and utility crossings, storm water facilities, and tree plantings, along with ongoing maintenance as necessary but no build areas shall be restored after such placement and otherwise be kept in a natural state. (See engineering Exhibit A-3 for no build zone areas.) No build zones are to be owned and maintained by the HOA. During the sales process, the applicant and/or developer of record for each Subarea will disclose via a Notification Addendum that certain lots border or are near the designated Stream Corridor Protection Zone, that this is a no-disturb and no-build zone, encroachments and alterations are prohibited and violations of this area are subject to enforcement under the HOA documents and the approved zoning for the property.
  
- Lighting:
  - a. Street Lights: The developer shall install street lights within the development that complies with the requirements of the Fairfield County Subdivision Regulations. The cost of the electricity shall be paid for and the street lights shall be maintained by the HOA.
  - b. Entry lighting: Low-voltage shielded up-lighting may be located within entry reserves as accent lighting for the entry sign and landscaping.
  - c. Exterior Home Lighting: Low-voltage shielded up-lighting may be used on the exterior of the home and landscaping as accent lighting. Outdoor lighting for safety, security and walkways to and from the home shall be cut-off shielded down-lighting.

- **Vacant Lots:** All unplatted, undeveloped and/or vacant lots that have been platted shall be mowed and maintained during the development period prior to their being developed, unless used as agricultural in case of unplatted areas. Such lots and areas shall be kept free of debris and no construction materials shall be stored on the vacant lots, provided however, these construction materials may be staged within proximity to the construction trailer provided such area is not visible from public view. Agricultural uses of the areas of the property that are not yet subject to a final plat may continue to be used for such agricultural activity. No platted lot may be used for agricultural purposes other than the exception herein for gardens for household consumption.
- **Easements:** Structures including fences and pergolas are not permitted within platted easements.
- **Phasing:** The developers anticipate moving forward with the first phase in 2020 or early 2021. The subdivision will generally develop in five (5) separate phases of approximately 45 to 60 homes on average built and sold per year for approximately six (6) years. The number of homes built per year and the total development period may change due to market conditions. The subdivision will generally be constructed beginning from the west to east as phases are added. (See engineering Exhibit A-3 for proposed phase lines). Agricultural uses of the areas of the property that are not yet subject to a final plat may continue to be used for such agricultural activity. Any existing structures, including houses or barns and their associated improvements, such as walkways and driveways, shall be removed in their entirety as development proceeds. All existing septic and wells will be abandoned per the regulations of the Fairfield County Department of Health.

**Circulation/Vehicular and Pedestrian:**

- **Vehicular Access:** The development will have two (2) vehicular access street connections, both to the west from Tollgate Road. The northern access is limited to a Right-in/Right-out design. Internal street connections connect the northern and southern development subareas and future stub streets are provided to the south and east.
- **Pedestrian:** The development consists of sidewalks on both sides of the street installed per county development standards where placed in rights-of-way or unless otherwise noted on the development plan. All sidewalks in the public right-of-way shall meet county subdivision regulations and standard designs. A five (5) foot wide multi-purpose asphalt path is depicted on development plans and shall be installed as generally depicted along Tollgate Road for future connection. Paths connect the playground and central Open Space to the sidewalk system in Subarea A in four directions. A concrete path connects the community gathering area in Subarea B and the central Open Space to the sidewalk system in four

directions. All sidewalks in the front or side of homes shall be maintained by the individual lot owners. Sidewalks and paths that are adjacent to or located within Open Spaces shall be maintained by the homeowners' association.

### **Open Spaces:**

The development includes Open Spaces consisting of 70+/- acres and 51+/-% of the site on a gross basis. As noted on engineering cover sheet site statistics Exhibits, acreages for stormwater basins E and F, and the stream corridor are included in this Open Space calculation. All Open Spaces, including all Open Space reserves, facilities within Open Spaces, ponds, storm water facilities, playground equipment, entry features, natural areas, community amenities and anything within such reserves and areas are to be owned and maintained by the HOA after the development period and conveyed by the developer to the HOA at such time when ninety percent (90%) of the homes are transferred to lot owners. The Open Spaces, and areas such as the stream corridor, are intended for passive and active recreational uses and enjoyment of preserved natural features, as well as to establish and protect trees, wooded areas, wetlands, stream corridors, other natural features. The main purpose of perimeter Open Space is to provide buffers for neighboring properties and preserve trees and other natural features. Much of the perimeter areas and stream corridor are to be enforced as no build zones as detailed above and on engineering plan Exhibit A-3.

Prior to the Open Spaces being transferred to the HOA they will be maintained by the developer. The Open Spaces will remain as Open Space in perpetuity with effective protections and enforcement rights as reflected in covenants and deed restrictions, this text and/or included on plat commitments.

The improvements/amenities located within the Open Spaces shall be constructed at such time as the phase or section that includes each Open Space is developed and platted. These shall include the entry features and improvements along Tollgate Road and other enhancements to buffer areas depicted as plan commitments, the playground area depicted in Subarea A, Reserve E and the community gathering patio and green space depicted in Subarea B, Reserve G.

To the extent possible the developer intends to maintain the existing tree rows and woods located along the perimeter of the entire development and property, within the stream corridor setback, and other areas, subject to final engineering, street and utility locations, grading and storm and sanitary sewer placement and maintenance. Outside of the areas designated for removal as depicted on engineering Exhibit A-1, wooded areas are expected to remain subject to the allowances noted in this text. Exact tree stands, trees and natural locations to be preserved within no build zones are to be delineated on final development plans as they are subject to such utility installation and crossings determined at the time of final engineering.

In Subarea A, trees are also to be maintained along the eastern and portions of the southern and northern property lines as buffers to neighboring owners and subject to "no

build zone” provisions as identified in development plans, on final plats and within deed restrictions. Installations along Tollgate Road and the western border area of Subarea B against the existing Myers property, which are more managed and “manicured” in appearance, are not included in the no build zone designation. The commitments for both the Tollgate Road improvements and Subarea B western property buffer are detailed within this text and depicted on development plans. (See Exhibits B, E, D and A-1.1 the illustrative plan Exhibit.) In general, internal Open Spaces and portions of the entry and Tollgate Road areas are to be fine mowed to allow turf areas for active recreation and in some cases to allow access.

After the completion of the development infrastructure, and subject to ongoing utility maintenance needs, the existing trees, shrubs and plantings in common areas and all reserves shall be maintained by the HOA and shall not be disturbed or removed except for dead or decayed trees that pose a danger to the health, safety and welfare to the public and homeowners.

The placement of structures by homeowners, temporary or permanent of any kind, or other installations such as bridges, paths, recreational equipment, gardens, sheds, or storage, or any other alterations, changes in grading, tree removal, the dumping of yard waste or anything else, shall be prohibited in any common area, Open Space, wetlands, the stream corridor, established buffer areas and no build zones, as defined herein. This provision is not meant to include the committed improvements of paths, bridges or recreational structures to be installed by the developer. Wood bollards, painted black and of at least 36” in height and 4”x4” in width shall be placed at the rear lot corners of Lots 74 and 91 bordering Reserve A in order to delineate common Open Space from owner’s lots. **During the sales process, the applicant and/or developer of record for each Subarea** will disclose via a Notification Addendum that certain lots border or are near the designated Stream Corridor Protection Zone, that this is a no-disturb and no-build zone, encroachments and alterations are prohibited and violations of this area are subject to enforcement under the HOA documents and the approved zoning for the property

Such prohibitions shall be enforced by the Homeowners’ Association and regulated under community covenants and deed restrictions.

### **Perimeter Property Buffers**

#### **Subarea A:**

100-foot perimeter buffer and no build zone along the northern property line.

100-foot buffer along the eastern and the eastern most portion of the southern property line, where existing tree buffers are to be maintained as no build zones.

The Tollgate Road frontage treatment as depicted on landscape plan Exhibits B and E.

#### **Subarea B:**

50-foot perimeter buffer and no build zone along the southern property line.

A minimum 75-foot perimeter buffer and no build zone along the eastern property line. The buffer widens to greater than 75 feet outside of Lots 52 through 57.

A uniform 75-foot buffer, which includes mounding, fencing and plantings as depicted on detail plan Exhibits, established along the western property line with the existing Myers property. (See Exhibits A-1.1 and D)

Note: The no build zone designations in this text and on development plans are subject to the allowance for the placement of utilities, street, pedestrian and utility crossings, storm water facilities, and tree plantings, along with ongoing maintenance as necessary but no build areas shall be restored after such placement and otherwise be kept in a natural state. (See engineering Exhibit A-1-.1 and site plan sheet A-3 for no build zone areas.)

### **General Commitments within Open Spaces:**

**Tollgate Road Rural Character:** Along Tollgate Road, several commitments are made to increase interest, screen the homes from the road and maintain a rural character. An asphalt path shall be installed in a meandering pattern between undulating serpentine mounds averaging two to three feet in height. A black cross-buck fence with a double bottom rail is to be installed with lengths as depicted on plan Exhibits. The fence run is broken every 100 feet with stone columns installed with real stone and not pre-cast concrete elements. The mounds are to be planted with ornamental flowering shrubs and trees to provide a mix of colors for both fall and spring seasonal interest. Buffering techniques and drifts of evergreen and deciduous trees, along with mound placement are utilized to screen the backs and sides of homes from the public view from Tollgate Road. From the road view Lots 1, 4, 15, 16, 17, 18, 19, 20 and 21 are substantially screened with this approach. Flowering ornamental trees and shrubs frame an opening in the rail fence between entry streets to provide views of the featured pond along the road. (See Exhibits B and E, as well A-1.1)

**Entry Features:** Community entry features include yard arm signage on stylized stone columns with cupolas (four total, two each at both entry streets) connecting to the cross-buck fence and stone columns treatment running the length of Tollgate Road. Mass plantings of flowering shrubs and perennials frame the entry areas at both entries to provide seasonal color. The entry features are reminiscent of earlier, rural community designs. (See Exhibits B, E)

**Playground description:** Subarea A, Reserve E is designed with playground equipment for younger children and mowed green spaces for more active recreation. In addition to the playground equipment, the area includes tree and shrub plantings, privacy mounds, benches, and paths connecting in four (4) directions as depicted on plan Exhibits A-1.1, and C.

**Community Gathering Area:** Subarea B, Reserve G features a concrete patio with seat walls and views to both an active recreational green space and a large pond with a

fountain. Butterfly gardens, mounding and trees and other plantings provide interest and privacy to frame the gathering area. Connecting paths to the community's sidewalk system are provided. (See Exhibit D)

### **Open Space Descriptions and Purposes:**

Subarea A includes Reserves A through F amounting to +/- 47.24 acres Open Space (46.90%) as depicted on development plan Exhibits and engineering site statistics cover sheets. The reserves include passive and active Open Spaces for recreational uses, ponds, entry features, natural areas, preserved buffer areas and active play areas to be enjoyed by the residents and permanently owned and maintained by the HOA.

### **Reserve Details and Purposes:**

Reserve A +/-24.55 acres – Includes a portion of the stream corridor and 100-foot wide stream setback, a 100-foot perimeter buffer on the northern eastern and southern property lines controlled as a no build zone, three existing wetlands protected and enhanced with buffering, and a turf grass area between lots off roads E and C, all within Subarea A. The portion of Reserve A along Tollgate Road includes a walking path, mounding, trees and other plantings and entry feature details, as depicted on development plan Exhibits. Wood bollards of at least 36” in height and 4”x4” in width shall be placed at the rear lot corners of lots 74 and 91 in Reserve A in order to delineate common Open Space from owner's lots. (See Exhibits A-1.1, A-3, B and E).

Reserve B: +/- 2.02 acres – Includes Tollgate Road entry features, a pond feature framed by mounding and plantings, and accessible from the walking path along Tollgate Road and between the two (2) entry streets. (See Exhibits A-1.1, A-3 and B)

Reserve C: +/- 8.13 acres – This area includes Tollgate Road mounding, path, fencing and plantings, a 100-foot stream corridor buffer, ponds B and C, an existing wetlands with buffering, as well as a 100-foot perimeter buffer maintained as a wooded and natural no build/disturb zone against the neighboring property. (See Exhibits A-1.1 and A-3.)

Reserve D: +/- 6.24 acres – This area includes large pond D with a fountain, and a 100-foot stream corridor protection zone, an existing wetlands with buffering and natural no build/no disturb zone behind lots. (See Exhibits A-1.1 and A-3.)

Reserve E: +/-8.71 acres – This area includes the playground described above and depicted in plans (Exhibit C), benches, mounds, connecting paths in four (4) directions and mowed active recreation turf areas. The path system surrounds two-thirds of the large basin.

Reserve F: +/-0.07 acres – This Open Space area is to be maintained as mowed turf to provide space between lot lines and active recreation area. (See Exhibit A-3)

### **Subarea B:**

Reserves G, H and I amount to +/-19.20 acres Open Space (52.2%) as depicted on development plan Exhibits that includes passive and active Open Spaces to be enjoyed by residents, ponds with fountains or bubbler features, significant perimeter buffers and fencing for neighboring owners and a community gathering area, all to be permanently owned and maintained by the HOA.

### **Reserves Details and Purposes:**

Reserve G: +/-8.9 acres – Includes the community gathering space with features described above and large pond F, which includes a fountain, as well as a 50-foot perimeter and tree preservation buffer along the neighboring property to the south. (See landscape Exhibit D.) There are significant street views to the features of this Open Space area from the street system. The reserve also includes a 75-foot buffer for the neighboring property to the west (existing Myers parcels). This buffer includes a high mound of an average of eight (8) feet, significant tree and shrub plantings incorporated into the mounding and a three-rail wood fence of rural character extending along the entire Myers parcel property line from north to south. The fence continues to partially extend to the west along the southern Myers property line toward Tollgate Road until existing topography creates a physical barrier. (See A-1.1.)

Reserve H: +/-4.18 acres – This area includes mowed Open Space between rear lot lines that is designed for active play with a pedestrian path connecting in four (4) directions. The turfed area is accessible from sidewalks on road D. (See engineering Exhibit A-3)

Reserve I: +/- 7.38 acres - This area includes pond G, along with a protected wetlands and 75-foot (minimum) and 50-foot buffer areas between lot lines and the eastern and southern neighboring properties, respectively. (See Exhibit A-3)

### **Open Space Notes:**

Trees, shrubs and plantings in landscaped areas installed during the development period, including along Tollgate Road, within entry features or all internal common and reserve areas, and along the perimeter buffer with the Myers property in Subarea B shall be replaced with a like number and variety and maintained as needed by the HOA to address dead or diseased plant material.

Several stormwater ponds are accessible via paths or sidewalks and/or accessible based on turf grass treatment around them in conjunction with path or walk access. Ponds A and B are path and/or sidewalk accessible in Subarea A. Pond E is surrounded on two-thirds of its border by an adjacent pedestrian path. Pond F includes path access and significant aesthetic treatments to incorporate pond views as a water feature into programmed community Open Space. Only ponds E and F are included in Open Space calculations in this text or as shown on engineering or landscape cover sheets under site statistics.

Flood plains, and floodway areas are limited on this site, but excluded from Open Space calculations. The stream corridor protection setback that is established with a 50-foot

buffer on either side of the on-site stream, is located in designated Open Space, is restricted from development as a no build zone per 3V3-02 (2), and is to be preserved as a natural site amenity after the development period for both active and passive recreation, and public use.

All Open Space and reserve areas have been measured preliminarily and are subject to minor adjustment based on final engineering and surveying required for plat creation.

### **Divergences from District Standards:**

#### **I. Divergence from 3V3-02 (D)(1): Arrangement of Areas:**

This section calls for perimeter lots within the planned district to conform to the dimensions of lots previously developed or platted in a neighboring, contiguous property or existing subdivision [3V3-02 (D)(1)]. The properties contiguous to the subject property generally conform to R-2 zoning standards. Where a 100-foot landscape buffer is provided, along with a no build zone deed restriction over such perimeter buffer as noted on the recorded plat, the requirements of section 3V3 02 (D)(1) are relaxed as specified under 3V3 02 (D)(4). Outside of the 100-foot perimeter buffer areas, the applicant is requesting divergences from the requirements of 3V3-02 (D)(1) to allow the lot arrangement and dimensions specified below and on plan Exhibits for the following lots:

- For the eastern property perimeter of Subarea B (Lots 52 to 57 inclusive: A total of six (6) lots on the eastern perimeter of Subarea B.) A minimum perimeter buffer of 75 feet is maintained between property lines in this area, with the nearest off-site dwelling located at a significant distance.
- For the southern property perimeter of Subarea B (Lots 17 and 65; A total of two (2) lots on the southern perimeter of Subarea B.) A minimum perimeter buffer of 50 feet is maintained between property lines in this area, with the nearest off-site dwelling located at a significant distance.
- For the western property perimeter of Subarea B (Lots 1 to 13 inclusive; Thirteen (13) total lots on the western perimeter of Subarea B.) A minimum perimeter buffer of 75 feet is maintained between property lines in this area, with a substantial buffer of mounds, trees, landscaping and fencing to be installed based on conversations with the neighboring property owner.

**Justification:** The overall perimeter buffers of the proposed community are substantial and compare favorably with other recent township development approvals. Where subdivision development pre-exists, the most substantial buffers are provided. On the northern perimeter border of Subarea A, the development plan calls for a 100-foot landscape buffer and no build zone, which meets code – 3V3-02 (D)(4). The 100-foot buffer creates substantial distances between the proposed homes and the existing Mamie Drive homes. The closest home is

approximately 240 feet from the Sycamore Grove rear lot lines, with most homes being more than 350 feet or more in distance. In addition, the committed Open Space buffer is restricted as a no build zone within Sycamore Grove, so the distance and natural areas between the Sycamore Grove lot lines and the perimeter property line are to be maintained. 100 foot or greater buffers are maintained with the other property perimeter borders on the balance of Subarea A.

In Subarea B, on the eastern and southern property perimeters, where a 75-foot buffer and a 50-foot buffer are provided respectively any existing residences are substantial distances from the property line and existing woods screen much of those properties from the site. On the western property perimeter, the developer has committed to substantial mounding of 8 feet in height, as well as tree screening as depicted in plan Exhibits and the installation of three-rail, 42-inch wood fencing to buffer the current neighboring property on the Sycamore Grove side of the property line. Overall, in Subarea B, utilizing a combination of adequate buffers and screening techniques allows the site plan to deliver significant internal Open Spaces and a community gathering area, while still providing for the necessary storm water ponds areas and protecting existing high-quality woods.

## **II. Lot Dimensions Divergence:**

Divergences are requested from the provisions of the Zoning Resolution standards from the current underlying R-2 lot dimensions as follows:

- Minimum front setback of fifty (50) feet diverged to minimum of thirty (30) feet
- Minimum rear setback of fifty (50) feet diverged to a minimum of twenty-five (25) feet
- Minimum side yard setback of fifteen (15) feet for all lots is diverged to seven and a half (7-1/2) feet each side yard for a total of fifteen (15) feet.
- Minimum lot width of one hundred twenty (120) feet is diverged to a minimum of sixty-five (65) feet as depicted.
- Minimum lot size of 30,000 square feet is diverged to a minimum of 8,450 square feet in Subarea A (130 foot depths) and minimum of 7,800 square feet in Subarea B (120 foot depths).
- Maximum lot coverage is permitted up to 45% for buildings to allow deeper ranch footprints for morning rooms and garage bump-out options.

**Justification:** The lot width standards, setbacks, yard requirements, and lot coverage under this development plan and text interrelate and are written consistent with the inherent flexibility of planned district law to enable this community to concentrate development in specific areas in order to allow the maximization of perimeter Open Space, the preservation of natural and greater than typical common areas on this unique site.

Section 3V1-01, the Objectives for Planned Residential Districts under the Township Zoning Resolution supports this approach by encouraging a reduction in lot dimensions, yards and setbacks when specific goals are met:

- a.) “a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards and building setbacks and acre requirements”
- b.) “a more useful pattern of Open Space and recreation areas...”
- c.) “a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns.”
- d.) “a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.”

The plan for Sycamore Grove achieves all these planned district code objectives, and thus justifies adjustments in base lot standards. The lot sizes offered provide an alternative to traditional large lot development that meets market demand, while still maintaining and exceeding area home values. Much greater Open Space is provided (over three times greater) compared with traditional large lot sites and code specified Open Space of 15%. Natural tree stands and existing vegetation, woods, wetlands, sloped topography and the existing stream corridor are preserved and protected off private lots in keeping with section 3V1-01(c). It is significantly more efficient and cost effective over time to maintain and service the development of lots that are clustered, with shorter street, sewer and storm water lines and other utility runs than what it takes to manage the equivalent number of homes in the large lot development that drives inefficient maintenance costs.

The Sycamore Grove plan is also contemplated under section **3V3-02(E) Yards**, which states, “Unless otherwise provided on Development Plan and the Subdivision Plat...”, meaning planned district plans and texts may specify other than typical code district standards as have been proposed under this text and the development plan. This approach to lot and yard dimensions meets the goals of creating appropriate buffers for neighboring properties, conserving and protecting existing natural areas and providing a passive and active recreation system for the common enjoyment of residents. The preservation of perimeter and common Open Space in this manner benefits existing neighboring properties and community residents alike. This approach also benefits the community in providing a unique site plan that far exceeds the code required 15% Open Space by providing almost 51% Open Space and a total of of 70+/- Open Space acres on a gross basis. Such Open Space percentages above code requirements can only be achieved with smaller lot sizes that are also consistent with changing market demands

and the needs of today's homebuyers whose most precious commodity is time. These buyers seek to trade large yard spaces and required maintenance effort and cost for other endeavors and the enjoyment of common and natural areas.

Section 3V1-01 has been utilized and lot standards different than base code have been approved previously in such township developments as Meadowmoore Reserve, the Estates at Lake Forest and Heron Crossing. In the case of Meadowmoore Reserve, 30-foot front setbacks and 7-1/2 foot side yards were approved for a substantial portion of that development, the same as is being requested at Sycamore Grove. Meadowmoore saw the approval of divergences in lot width and rear yard setbacks as well. In comparison, the Meadowmoore plan committed to 20% Open Space. The Estates at Lake Forest included many of the same or comparable lot standards as Sycamore Grove, but produced approximately 11% Open Space on site.

The significant Open Space, which substantially exceeds the code standard, is the main reason and rationale for the lot dimension divergences as proposed. Substantial perimeter Open Space buffering for neighbors and significant internal Open Spaces can be set aside under the Sycamore Grove plan by allowing lot sizes that the market supports and home buyers desire to limit their maintenance time and costs. Such an approach does not sacrifice property value. The developer projects average starting price points at \$350,000 and higher, which exceeds the current township average home value, as well as average home and property values on the perimeter of this subject site.

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