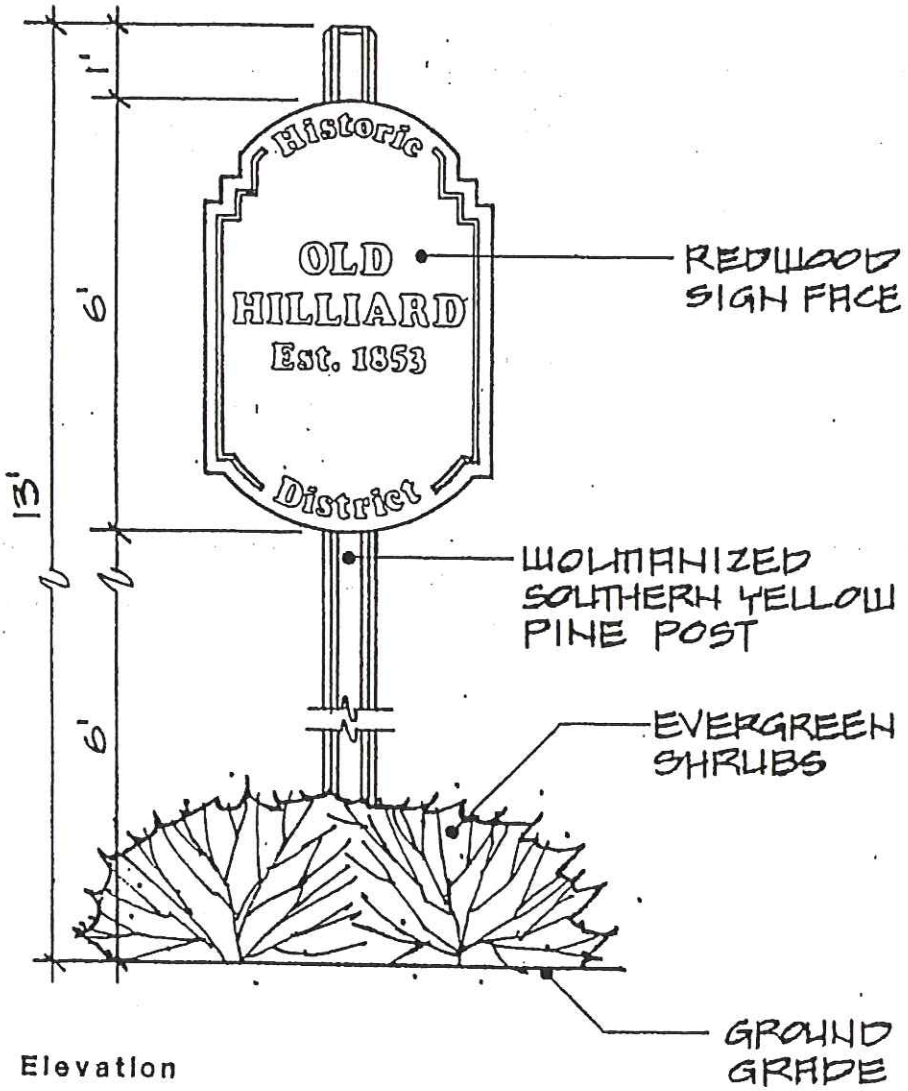
SITE DEVELOPMENT

The site development for the Old Hilliard District should visually connect all of the various architectural styles and periods together to give the District a more unified appearance. Major elements of site development include Streetscape Development, Landscaping, Landscape Maintenance, Fencing and Utilities.

STREETSCAPE DEVELOPMENT

The intent of this section of the guidelines is to reinforce the streetscape already established. This should be done through better district identification signage and landscaping, the development of public areas, the addition of sidewalks and special effects lighting and waste receptacles and outdoor seating.

DISTRICT IDENTIFICATION

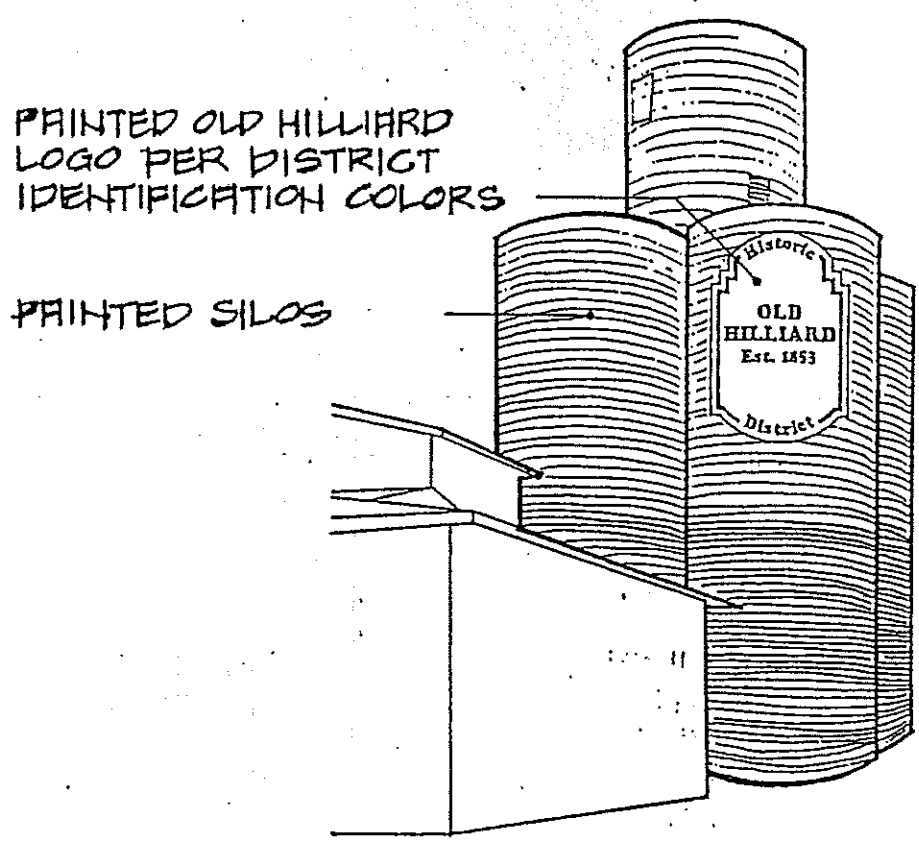


Elevation

DISTRICT IDENTIFICATION

The Old Hilliard District identification signs should be located at the three (3) major District entry locations: the north side of Avery Road and Main Street, the south side of Main and Madison Street and the west side of Norwich Street and Cemetery Road. It is suggested the District be further identified by painting the silos on the north side of Main Street, incorporating the Old Hilliard logo. The following guidelines have been established for the District Entrances:

- The signs should be all wood, stained with a solid color russet stain.
- Lettering should be sandblasted and chiseled for a smooth affect prior to being painted.
- Lettering style should be Cooper Black Condensed in 23 karat gold leaf.
- Signs located at the two (2) District entrances along Main Street should be double-faced.

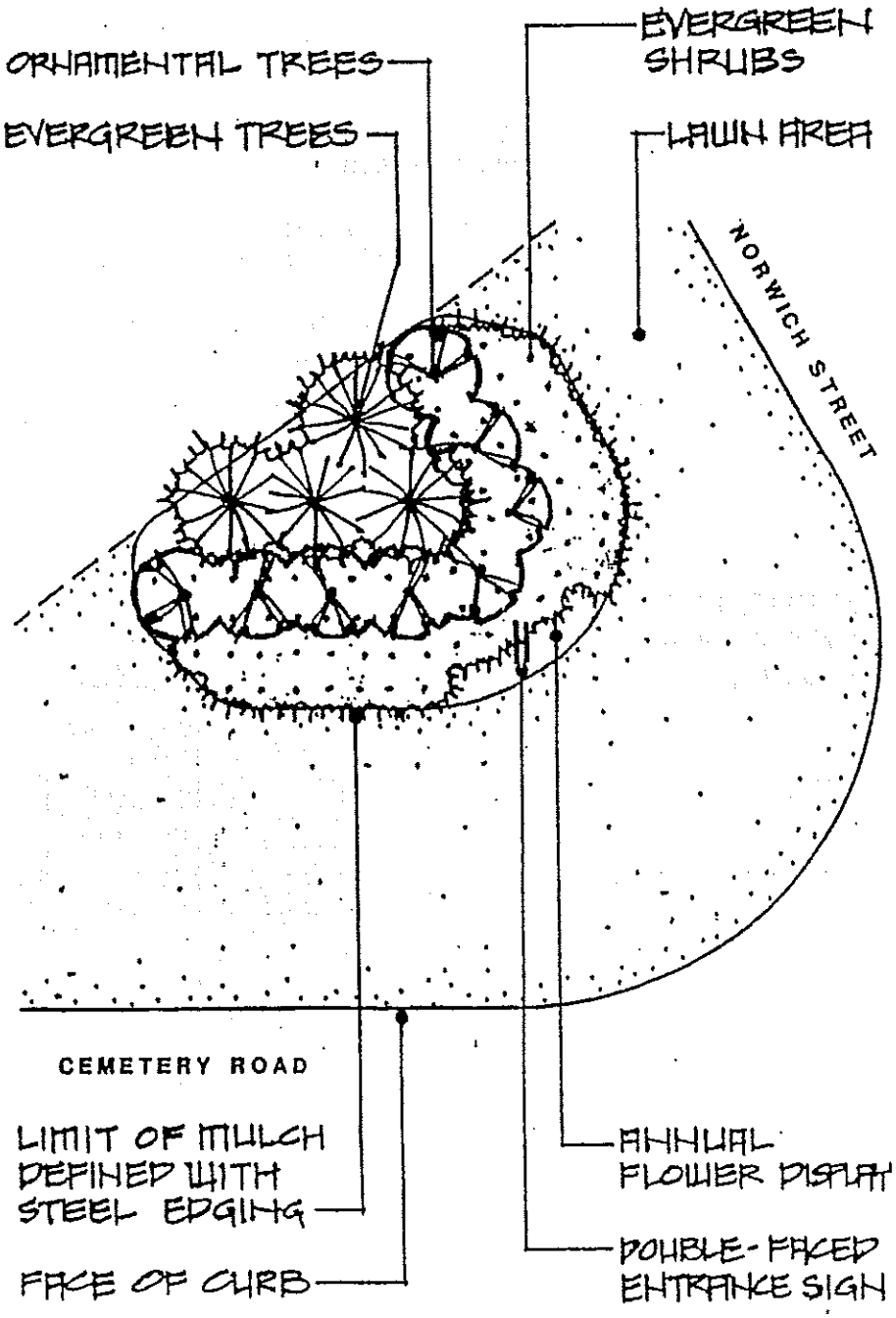


Secondary District Identification

- All entrance signs should be supplemented with plantings complementing the signs.

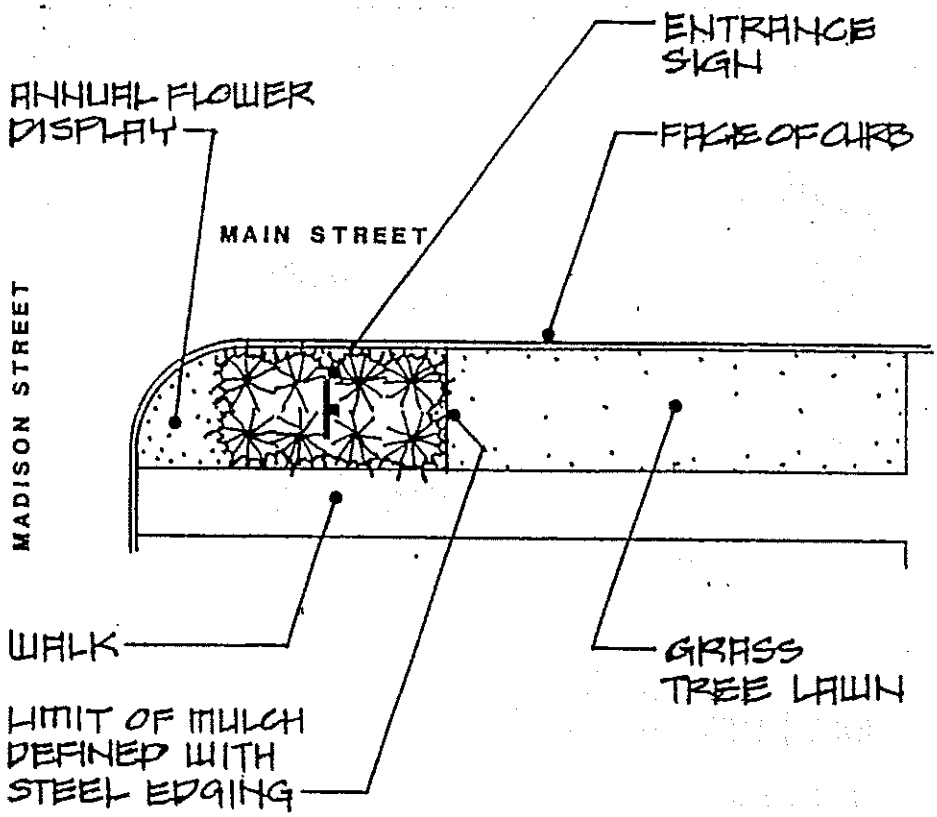
- The use of limestone is not appropriate for the Old Hilliard District entrances.

DISTRICT IDENTIFICATION



Plan View

DISTRICT IDENTIFICATION



Plan View

PUBLIC AREAS

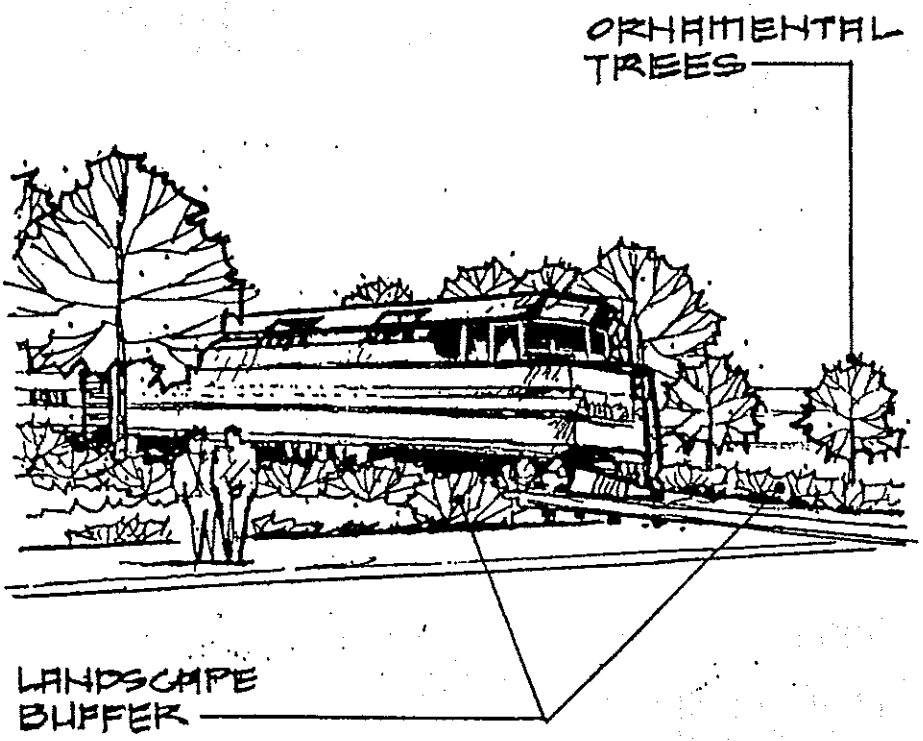
As the Old Hilliard District is rehabilitated there may be areas which may be developed as mini-parks. Other areas should be improved as redevelopment occurs. One of the most critical areas for public improvements is the railroad crossing along Main Street. The change in grade is a dividing factor of the business area of the Old Hilliard District. Suggestions are as follows:

- The railroad grade change should be eliminated along Main Street.

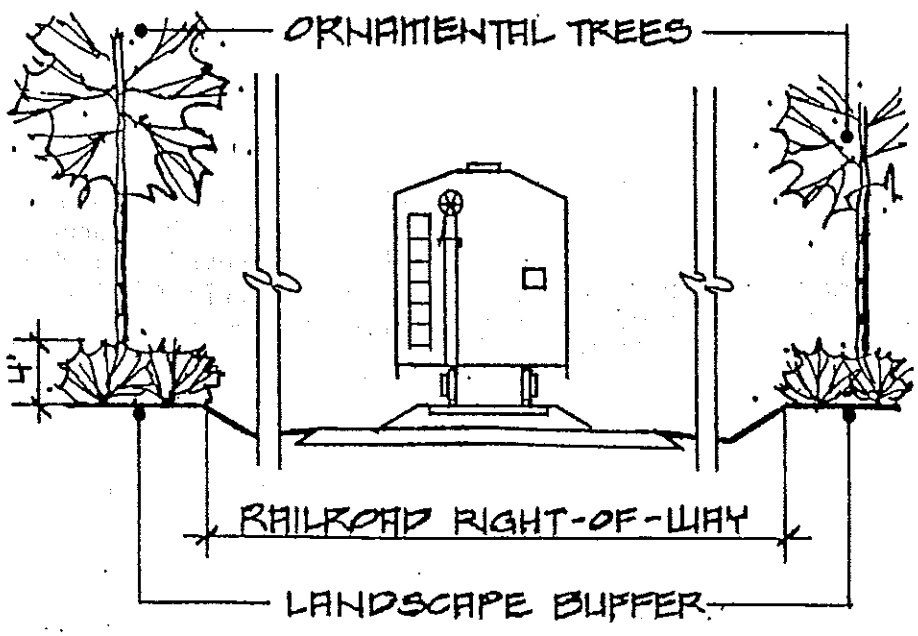
- Street trees should be installed and maintained by the City along all streets, including Wayne and Center Streets.

- Landscaping should be added around utilitarian public use areas such as the water tower at Norwich and Wayne Streets.

PUBLIC AREAS



Rail Park



Rail Park

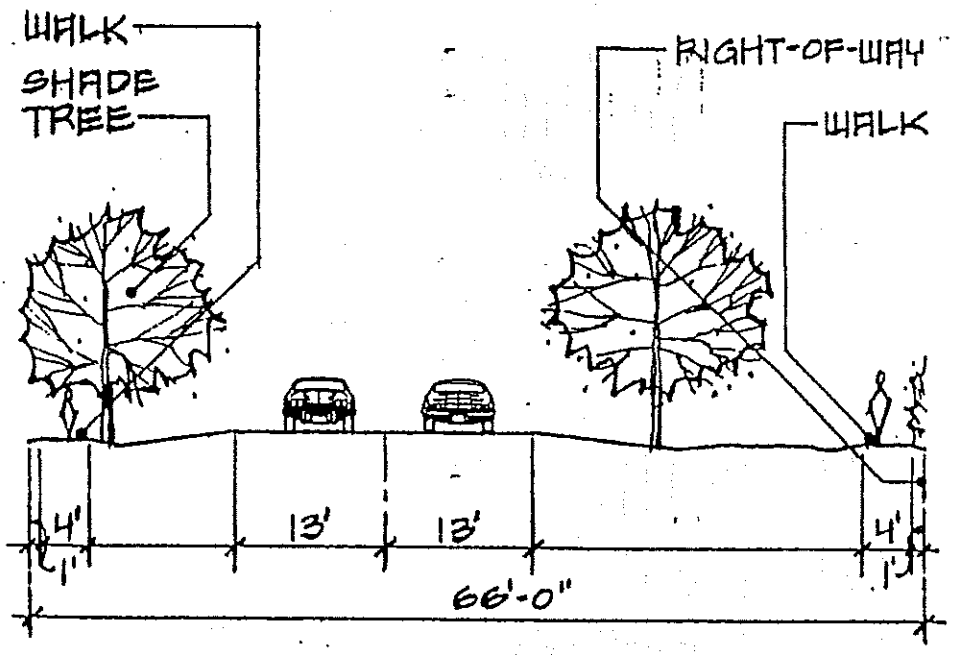
- As Main Street is redeveloped there should be opportunities to develop mini-parks for outdoor seating.

- As redevelopment occurs adjacent to the railroad landscape buffers should be developed adjacent to the railroad as a part of that redevelopment.

SIDEWALKS

It is important within any downtown area to have walkways to encourage people movement through the area. The current standard for sidewalks within the City of Hilliard calls for sidewalks on just one (1) side of the street.

SIDEWALK IMPROVEMENTS



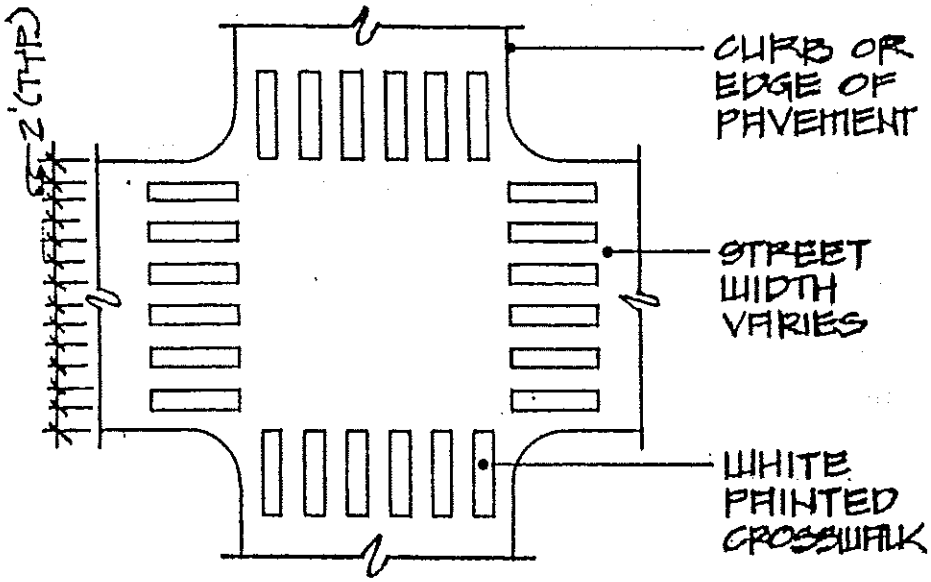
- It is recommended that within the Old Hilliard District walks be developed on both sides of the street.

- All walks within the Old Hilliard District should be ramped for handicap access.

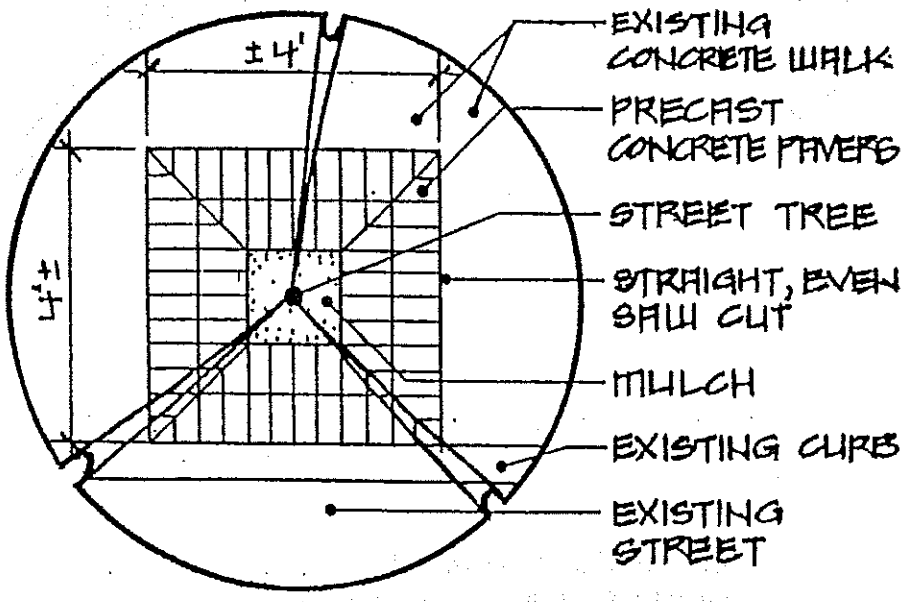
- To encourage pedestrian activity and improve the safety of pedestrians crosswalks should be clearly defined with illustrated bold markings.

- A pre-cast concrete paver should be used around the base of all street trees between Columbia and Wayne Street and Madison Street and Avery Road in the commercial and office area of the District.

SIDEWALK IMPROVEMENTS



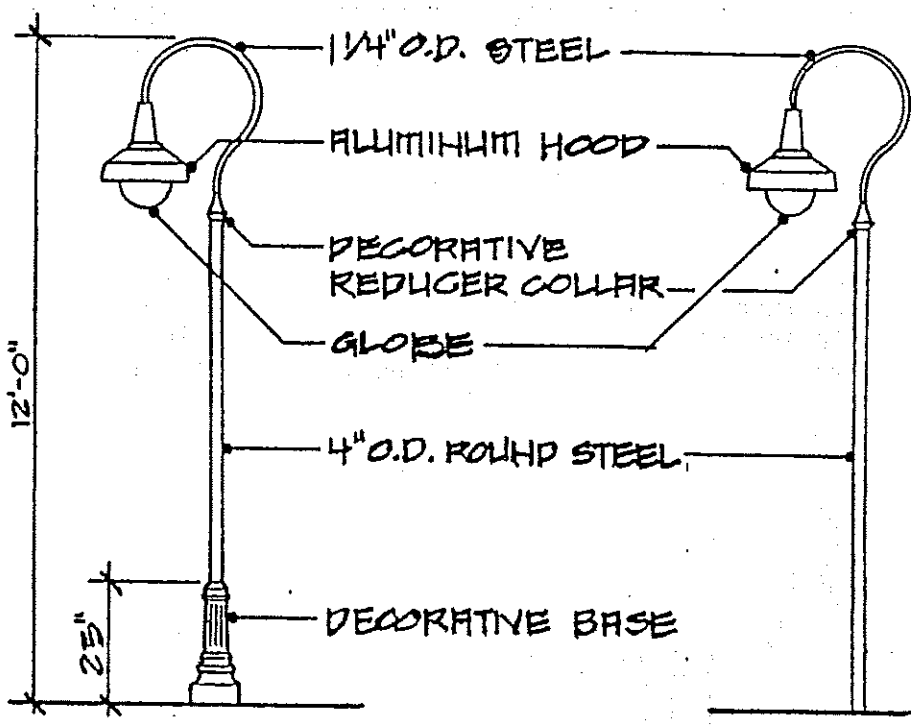
Typical Crosswalk



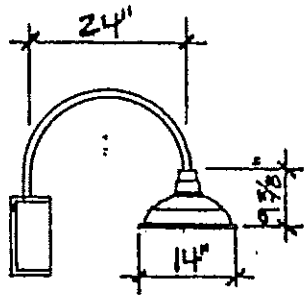
LIGHTING

The street lighting within the District has been upgraded just a few years ago and is quite adequate. However a lighting standard has been suggested for supplemental lighting for mini-parks, commercial parking lot development and building lighting. The fixture style is a reflector style fixture which was commonly used on commercial structures built at the turn of the century. Other exterior lighting suggestions include:

LIGHT FIXTURES



Parking Lot & Mini Park Fixtures



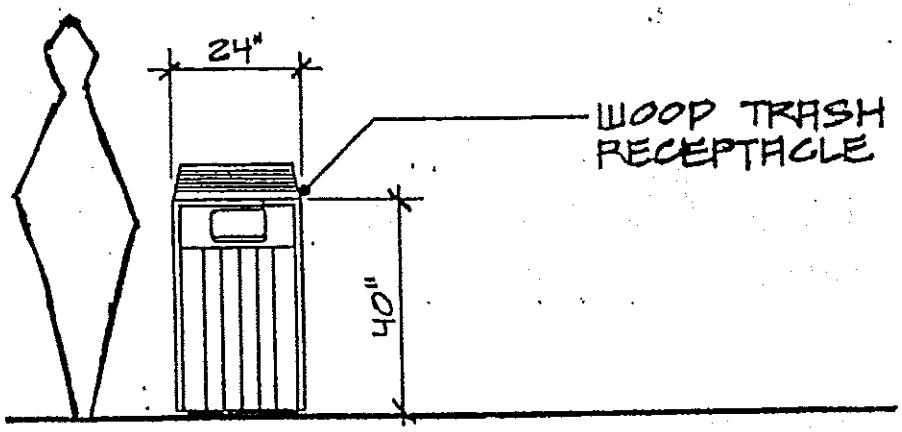
Storefront Fixtures

- All light fixtures should be placed to reflect light away from adjoining properties.
- The exterior lighting additions should provide for the illumination of the building and its grounds.
- Lamp sources for the lighting of buildings and signs should be incandescent or mercury vapor.
- Wall-packet type fixtures or flood lights mounted on commercial or residential structures should be avoided.

- High pressure sodium lighting should be permitted for parking lot lighting only within commercial use areas within the District.

STREET FURNITURE

Appropriate street furniture can enhance the ambiance of an area. The following suggestions have been made to develop standards for waste receptacles and outdoor seating. It is suggested all street furniture should be wood. It has been noted that hitching posts were common at one time along Norwich Street. These should be reinstalled along the street for traffic control. The following summarizes the recommendations for street furniture.



Trash Receptacle

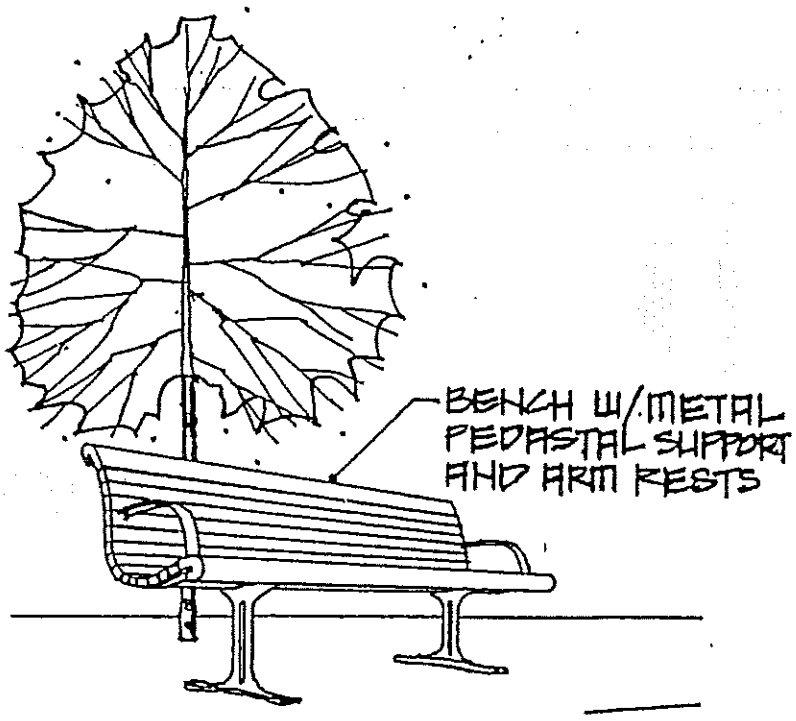
- Street furniture should be incorporated into the commercial use areas of Old Hilliard.

- All wood street furniture should be made of purple-heart lumber; an extremely dense wood.

- To minimize vandalism and theft, all street furniture elements should be secured in place.

PARKING

There is need to regulate parking within the Old Hilliard District. Unlike development in the newer areas of the City there has not been as much regulation of the location of parking areas in the Old Hilliard area. Many times parking occurs in the front yards of residences. This is especially true of homes along Norwich Street. Hence the appearance of that neighborhood becomes more of a parking lot than one of a residential neighborhood. The following guidelines

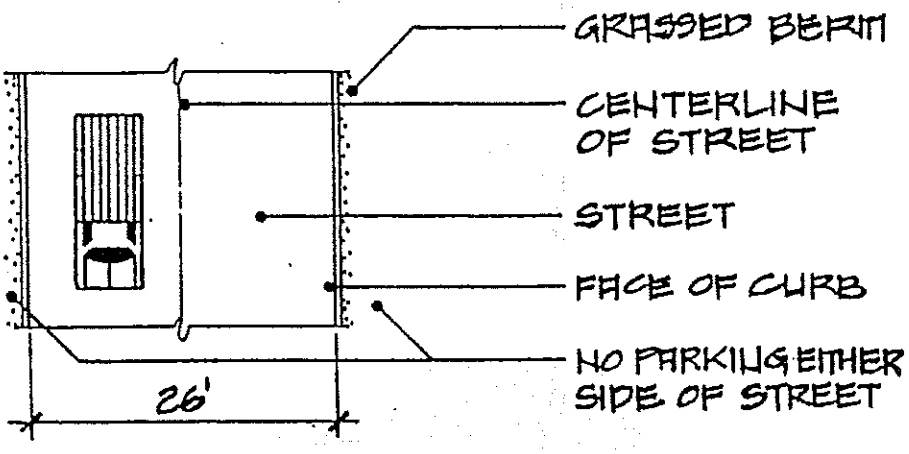


Outdoor Seating

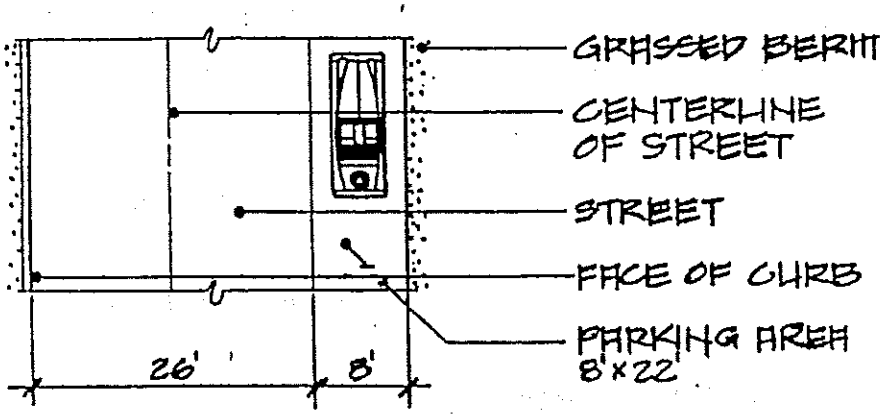
apply to on-street parking, along alleys and off-street.

- Ideally all parking should be located off-street.
- All on-street parking should be 8'-0" wide by 22'-0" long.
- All off-street parking spaces, other than driveways should be 9'x22'.
- Parking for residential structures should be in driveways.
- If it is necessary to have parking in the front yard of a residence it should be behind the right-of-way.
- A minimum front yard setback of twenty (20') feet is required for off-street parking.
- There should be no head-in parking off a public street unless recommended by the City Engineer.
- Where parking occurs within the front yard, such parking should occupy no more than 40% of the front yard.

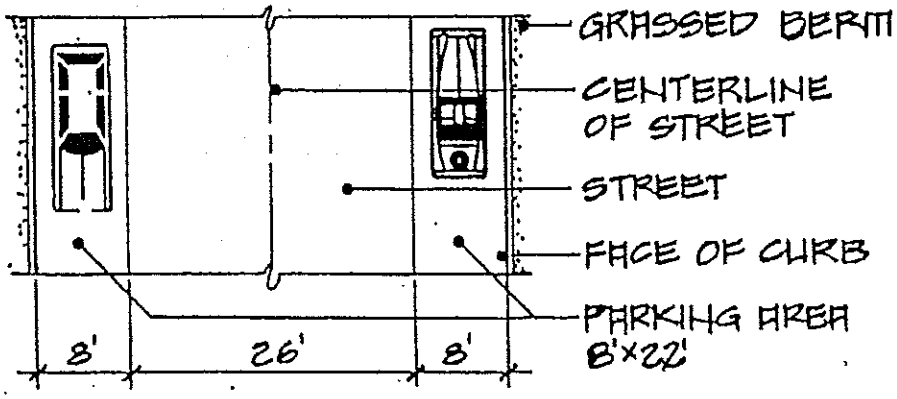
ON - STREET PARKING



Curbed Street



Curbed 1 Side of Street



Curbed 2 Sides

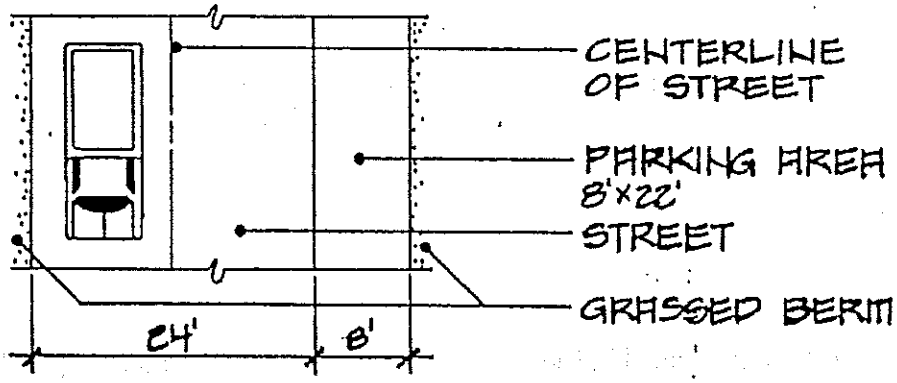
- The surface of any parking area, aisle, driveway or maneuvering area should be hard-surfaced, paved with concrete, asphaltic concrete or other approved hard surface.

- All parking areas should be designed to include adequate drainage.

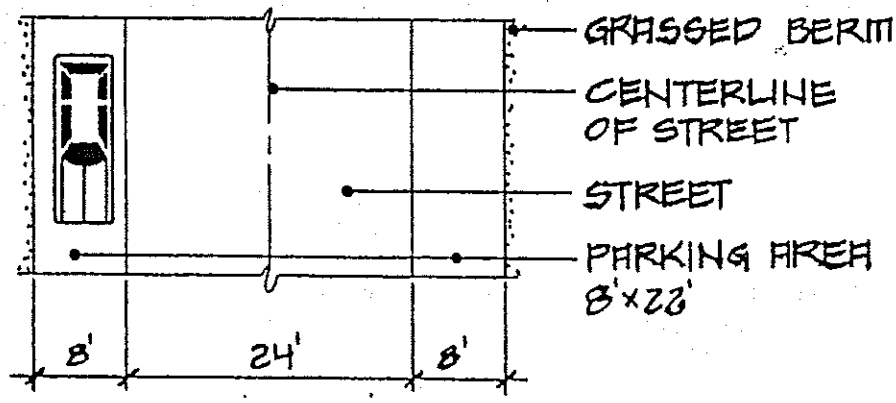
- Head-in parking should be allowed off of alleys subject to the submission of a site plan and landscape buffer plan for the ends of the parking areas.

- Where off-street parking occurs within commercial use areas continuous curb cuts should be eliminated to better define areas for automobiles and those for people and to improve safety within the District.

ON - STREET PARKING



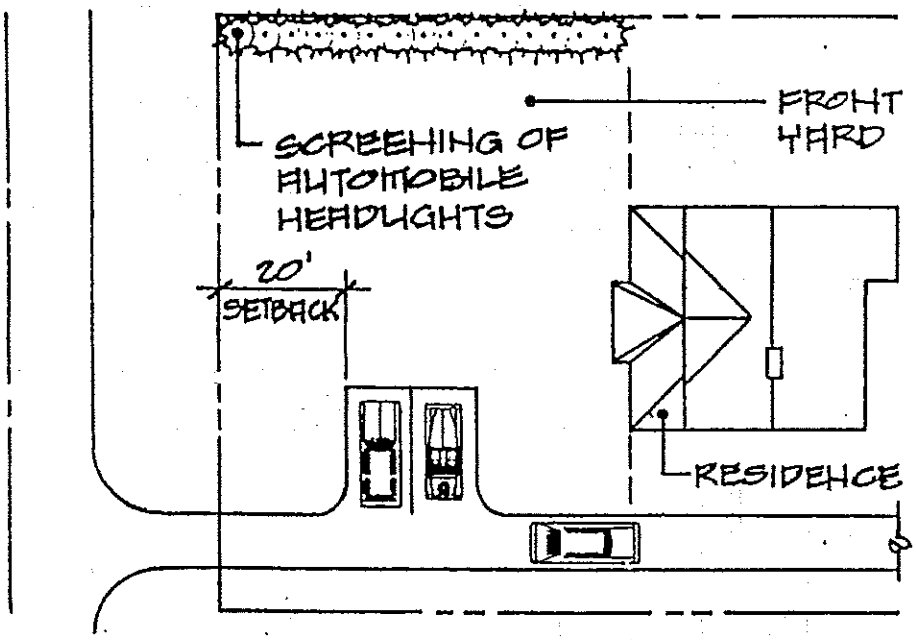
Non - Curbed Street



Non - Curbed Street

- Parallel on-street parking should be permitted on-street subject to the approval of the City Engineer and such parking should meet the suggested guidelines.

- Where parking occurs in the front yard, other than the driveway, it should be screened by planting or gently mounded earth to screen the adjoining property from headlight glare.



Off-Street Parking

LANDSCAPING

It was not until the last half of the nineteenth (19th) century that landscaping became a more significant part of site development. Street trees have been utilized in virtually all historical landscapes since colonial times. Early gardens commonly included vegetables and herbs. Shrubbery was quite minimal and trees were often scattered. Varieties and types of plants were rather limited until the last half of the nineteenth century.

In the 1860's the lawn mower was introduced. The mower transformed yards from being tufted, irregular patches which were cut by a lawn scythe three (3) to four (4) times a year to their current manicured state. Commercial landscapes historically were always treated quite simply with emphasis on trees. Early residential landscapes were often designed with soft, curving forms. However, during the period between 1900 and 1930 the landscapes became more structured and axial in arrangement.

Landscaping in Old Hilliard today should be used to physically and visually tie the varied areas and architecture together. Emphasis should be more on what happens between the buildings with landscaping providing the much needed visual and physical linkages. All plant material should be located so views toward the residence or business is considered as well as views from inside the structure. Planting design for residential properties should preserve the largest expanse of uninterrupted lawn as possible. Larger trees and shrubs should be planted furthest from the center of the lawn with smaller materials facing down in front of the larger material.

Landscaping guidelines are recommended only. However all property owners must adhere to the Hilliard Landscape Ordinance. Landscaping for single-family residential properties only will not require review by the Old Hilliard Commission except for hedges and screening within five (5') feet of the right-of-way or property line. All street trees should require review and approval by the Old Hilliard Commission and a permit issued by the City. No landscaping should be allowed to grow over thirty-two (32") inches in height above driveway grade within ten (10') feet of the intersection of a driveway and street right-of-way line or thirty (30') feet from a street intersection.

HISTORICAL PLANTS

The following is a listing of plants that were used in the landscape when many of the structures in Old Hilliard were built. The period between 1850 to 1900 was a time when there were numerous species and varieties introduced into the horticultural industry. Plants with large textured leaves, flowers, weeping specimens, fruit trees and the introduction of ornamental grasses occurred during this time period. Plants, especially shrubbery, was often used to hide the high foundation walls. The list includes authentic plants for recreating landscapes for properties built between 1850-1900. It does not mean every plant listed should be used in Old Hilliard. A second list of Recommended Plant Material may be used for landscaping within Old Hilliard.

SHADE TREES: 1850-1900

Scientific Name	Common Name
Acer platanoides	Norway Maple
Acer platanoides 'Schwedleri'	Swedler Maple
Acer rubrum	Red Maple
Aesculus carnea	Red Flowering Horse Chestnut

Aesculus hippocastanum	Horse Chestnut
Catalpa bignonioides	Common Catalpa
Fagus grandiflora	American Beech
Fraxinus excelsior	European Ash
Ginkgo biloba	Ginkgo
Gleditsia tricanthos	Honey Locust
Gymnocladus dioicus	Kentucky Coffee Tree
Juglans californica	California Black Walnut
Liriodendron tulipifera	Tulip Tree
Populus nigra	Lombardy Poplar
Quercus alba	White Oak
Quercus borealis	Red Oak
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus robur	English Oak
Tilia americana	American Linden
Tilia tomentosa	Silver-Leaved Linden
Ulmus americana	American Elm
Ulmus parvifolia	Chinese Elm
Ulmus pumila	Siberian Elm

EVERGREEN TREES: 1850-1900

Scientific Name	Common Name
Picea glauca	American White Spruce
Picea pungens	Blue Spruce
Pinus cembra	Swiss Stone Pine
Pinus nigra	Austrian Pine
Tsuga canadensis	Canadian Hemlock

ORNAMENTAL TREES: 1850-1900

Scientific Name	Common Name
Acer palmatum	Japanese Maple
Carpinus betulus	European Hornbeam
Cercis chinensis	Chinese Redbud
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Crataegus crus-galli	Cock-spur Hawthorn
Elaeagnus angustifolia	Russian Olive
Koelreuteria variety	Koelreuteria
Magnolia soulangiana	Saucer Magnolia
Magnolia stellata	Star Magnolia
Malus species	Flowering Crabapple
Oxydendrum arboreum	Sour-wood
Phellodendron amurense	Amur Cork-Tree
Prunus species	Double Flowering Plums
Prunus sargentii	Sargent Cherry
Prunus subhirtella pendula	Weeping Higan Cherry

Salix babylonica	Weeping Willow
Zelkova serrata	Graybark Elm

SHRUBS: 1850-1900

Scientific Name	Common Name
Aesculus parviflora	Bottlebrush Buckeye
Berberis thunbergii	Japanese Barberry
Buxus microphylla	Little-leaf Box
Chaenomeles japonica	Dwarf Japanese Quince
Chaenomeles lagenaria	Flowering Quince
Cotoneaster horizontalis	Rock Spray
Deutzia gracilis	Slender Deutzia
Euonymus alatus	Winged Euonymus
Euonymus kiautschovica	Spreading Euonymus
Forsythia suspensa	Weeping Forsythia
Hamamelis virginiana	Witch Hazel
Hydrangea paniculata grandiflora	Peegee Hydrangea
Hypericum patulum	St. John's-wort
Ilex crenata	Japanese Holly
Juniperus communis depressa	Irish Juniper
Juniperus horizontalis	Creeping Juniper
Juniperus procumbens	Procumbens Juniper
Juniperus sabina	Savin Juniper
Juniperus sabina tamariscifolia	Tamarix Juniper
Juniperus squamata	Himalayan Juniper
Juniperus virginiana	Red Cedar
Ligustum amurense	Amur Privet
Lonicera fragrantissima	Winter Honeysuckle
Lonicera maacki	Amur Honeysuckle
Lonicera tartarica	Tartarian Honeysuckle
Mahonia aquifolium	Oregon Holly-Grape
Philadelphus coronarius	Sweet Mock-Orange
Pinus mugo	Mugho Pine
Pinus mugo mughus	Dwarf Mugho Pine
Pinus strobus nana	Dwarf White Pine
Rhododendron catawbiense	Catawba Rhododendron
Rhododendron kaempferi	Torch Azalea
Rhododendron maximum	Rosebay Rhododendron
Rhus aromatica	Fragrant Sumac
Rosa species	Climbing & Hardy Roses
Rosa multiflora	Multiflora Roses
Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
Spiraea thunbergii	Thunberg Spirea
Syringa amurensis japonica	Japanese Tree Lilac
Syringa persica	Persian Lilac
Syringa vulgaris	Double Lilac
Taxus baccata	English Yew
Taxus cuspidata	Japanese Yew
Taxus cuspidata 'Nana'	Dwarf Japanese Yew

Viburnum lantana	Wayfaring Tree
Viburnum opulus	European Cranberry Bush
Viburnum tomentosum	Japanese Snowball
Weigela florida	Rosy Weigela
Yucca filamentosa	Adam's Needle

VINES & GROUND COVERS: 1850-1900

Scientific Name	Common Name
Aguga reptans	Carpet Bugle
Campsis radicans	Trumpet Creeper
Clematis jackmanii	Jackman Clematis
Pachysandra terminalis	Japanese Spurge
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Vinca minor	Trailing Vinca
Wisteria floribunda	Japanese floribunda

FLOWERS & GRASSES: 1850-1900

Scientific Name	Common Name
Alyssum saxatile	Golden Tuft
Anemone japonica	Japanese Anemone
Aster species	Aster
Chrysanthemum species	Chrysanthemum
Dahlia species	Dahlia
Delphinium species	Delphinium
Ferns	Ferns
Gaillardia	Gaillardia
Helianthus	Double Perennial Sunflower
Hemerocallis flava	Day Lily
Hemerocallis thunbergii	Late Daylily
Hosta sieboldii	Plantain Lily
Iberis gibraltica	Gibraltar Candytuft
Iris species	Iris
Lilium species	Lily
Narcissus species	Daffodil
Oenothera species	Primrose
Papaver species	Poppy
Pennisetum ruppellii	Fountain Grass
Petunias	Petunias
Phalaris arundinacea 'Picta'	Ribbon Grass
Phlox species	Phlox
Ricinus communis	Castor-Oil Plant
Scilla species	Scilla
Sedum acre	Common Stone-Crop
Trillium species	Trillium

RECOMMENDED PLANT MATERIALS

The nursery industry is continually introducing new varieties of plant materials. Hence the following list is not necessarily an absolute list. It may be necessary to update or review the recommended materials as new varieties are introduced. The following plant materials are suggested for use within the Old Hilliard District.

Plants which were listed under historical materials may be used for single family homes, but may require more care than those on the recommended materials listing. The flowers noted under historical materials are recommended for Old Hilliard.

Plants should be selected based on their suitability to a particular environmental situation such as winds or exposures, hardiness, eventual size, growth characteristics, insect and disease resistance and availability. Plants which require excessive maintenance such as spraying or pruning should be avoided.

Scientific Name	Common Name	Height
SHADE TREES:		
Acer platanoides varieties	Norway Maple	45'+
Acer rubrum varieties	Red Maple	45'+
Acer saccharum varieties	Sugar Maple	45'+
Fraxinus americana varieties	White Ash	45'+
Fraxinus pennsylvanica varieties	Green Ash	45'+
Gleditsia triacanthos inermis varieties	Thornless Honeylocust	45'+
Liquidambar styraciflua	American Sweetgum	45'+
Platanus acerifolia 'Bloodgood'	Bloodgood Planetree	45'+
Quercus coccinea	Scarlet Oak	45'+
Quercus imbricaria	Shingle Oak	45'+
Quercus palustris	Pin Oak	45'+
Quercus robur	English Oak	45'+
Quercus rubra	Red Oak	45'+
Quercus shumardii	Shumard Oak	45'+
Tilia cordata	Little Leaf Linden	30'-45'
Tilia euchlora	Crimean Linden	45'+

EVERGREEN TREES:

Picea abies	Norway Spruce	45'+
Picea glauca	White Spruce	45'+
Picea pungens	Colorado Spruce	45'+
Pinus nigra	Austrian Pine	45'+
Pinus resinosa	Red Pine	45'+
Pinus sylvestris	Scotch Pine	45'+

ORNAMENTAL TREES:

Amelanchier canadensis	Shadblow Serviceberry	10'-25'
Betula nigra	River Birch	10'-25'
Carpinus betulus	European Hornbeam	10'-25'
Cercis canadensis	Eastern Redbud	10'-25'
Cornus florida	Flowering Dogwood	10'-25'
Crataegus crusgalli	Cockspur Hawthorn	10'-25'
Crataegus phaenopyrum	Washington Hawthorn	10'-25'
Malus species	Crabapples	10'-25'
Prunus cerasifera 'Thundercloud'	Thundercloud Plum	10'-25'
Pyrus calleryana varieties	Callery Pear	25'+

SHRUBS:

Chaenomeles species	Flowering Quince	3'-6'
Cotoneaster apiculata	Cranberry Cotoneaster	3'
Cotoneaster dammeri 'Skogsholmen'	Skogsholmen Cotoneaster	3'
Cotoneaster divaricata	Spreading Cotoneaster	6'
Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	4'-6'
Euonymus fortunei varieties	Winter Creeper Euonymus	4'
Hamamelis vernalis	Vernal Witchhazel	6'-10'
Juniperus chinensis varieties	Chinese Juniper	4'-8'
Juniperus horizontalis varieties	Horizontal Junipers	2'-3'
Ligustrum obtusifolium 'Regalianum'	Regal Border Privet	4'-6'
Pinus mugho mughus	Mugho Pine	3'-6'
Pyracantha coccinea 'Lalandi'	Laland Firethorn	6'
Taxus cuspidata varieties	Japanese Yew	4'-8'
Taxus media varieties	Anglojap Yew	3'
Viburnum burkwoodi	Burkwood Viburnum	6'
Viburnum carlcephalum	Snowball Viburnum	8'
Viburnum carlesii	Korean Spice Viburnum	4'-6'
Viburnum dentatum	Arrowwood Viburnum	10'-15'
Viburnum dilatatum	Linden Viburnum	8'

Viburnum juddii	Judd Viburnum	5'
Viburnum plicatum 'Mariesii'	Marie Doublefile Viburnum	10'-15'

VINES AND GROUND COVERS:

Euonymus fortunei	Wintercreeper Euonymus	1'-2'
Euonymus fortunei 'Coloratus'	Purpleleaf Winter-creeper Euonymus	1'-2'
Hedera helix 'Thorndale'	Thorndale English Ivy	1'
Pachysandra terminalis	Japanese Pachysandra	1'
Parthenocissus tricuspidata 'Lowi'	Low's Boston Ivy	Vine

PLANT MATERIALS NOT RECOMMENDED

The following plants are not recommended for use within the Old Hilliard District. Plants noted with an * may be used for single-family residential landscapes.

Scientific Name	Common Name
TREES:	
Abies species	Fir
Acer negundo	Box Elder
Acer saccharinum	Silver Maple
Aesculus hippocastanum	*Horsechestnut
Ailanthus altissima	Tree-of-Heaven
Betula pendula	European Birch
Catalpa sepciosa	Catalpa
Celtis occidentalis	Hackberry
Chamaecyparis species	False Cypress
Crataegus oxyacantha 'Pauli'	Paul's Scarlet Hawthorn
Juniperus virginiana	Eastern Red Cedar
Liriodendron tulipifera	Tulip Tree
Morus alba	White Mulberry
Pinus strobus	*Eastern White Pine
Populus species	Poplars
Robinia pseudoacacia	Black Locust
Salix species	Willows
Sorbus aucuparia	European Mountain Ash
Ulmus species	Elms
SHRUBS:	
Abelia grandiflora	*Glossy Abelia
Berberis species	*Barberry
Forsythia species	*Forsythia
Rosa species	*Rose
Spiraea species	*Spiraea

PLANT STANDARDS

Since landscaping is such an important part of the rehabilitation of Old Hilliard, it is important to define certain standards for plant materials. The standards include initial size standards for nursery grown plant material, standards for the size of plant materials at the time of planting, spacing for plant material and recommended time of year to plant materials to reduce plant mortality.

NURSERY STANDARDS

The following are generally accepted standards for plant materials as issued by the American Association of Nurserymen. The standards should be used as a guide for the Old Hilliard Commission and those who wish to develop in the area for better quality control of landscape materials.

PLANT SIZES

To insure the survival of landscape plantings, the following minimal sizes are recommended at the time of planting. Shade and ornamental trees are measured by caliper of diameter around the trunk six (6") or twelve (12") inches above the ground level. All plant material should be balled and burlapped or container grown. All balled and burlapped material should have a minimum ball size width of eleven (11") inches per caliper inch.

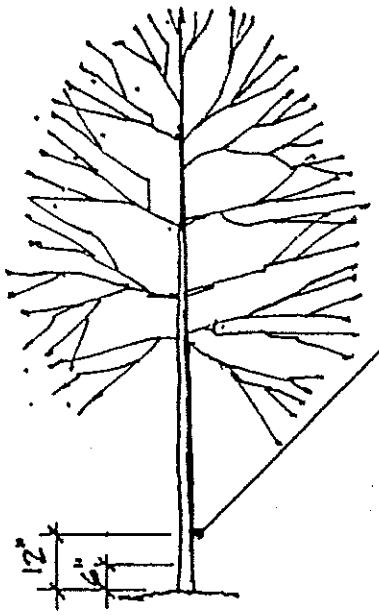
- Shade Trees - 2" caliper.
- Evergreen Trees - 5' in height.
- Ornamental Trees - 1 1/2" - 1 3/4" caliper with 6' height.
- Shrubbery - 24" height or spread.
- Ground Cover - 2 year pots.

PLANT SPACING

Because plants are often planted too far apart to ever achieve their intended effect, plant spacing will vary based on the final selection and effect desired. The following is a general guide for plant spacings and is established for best screening effects.

- Street Trees - 40'-60' on center.

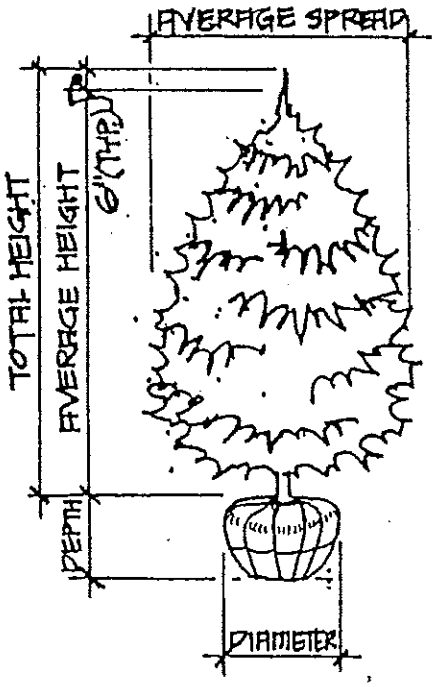
PLANT SIZE STANDARDS



CALIPER MEASUREMENT SHALL BE 6 INCHES ABOVE GROUND LEVEL FOR MATERIAL 4" OR LESS

IF OVER 4" IN CALIPER TAKE MEASUREMENT AT 12 INCHES ABOVE GROUND LEVEL

Shade & Ornamental Tree
Size Standard



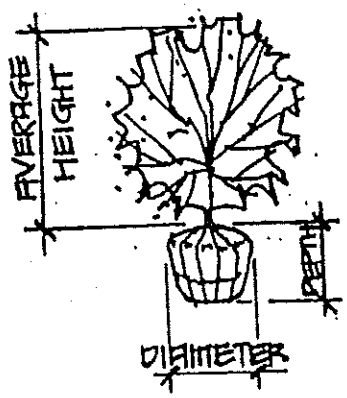
RATIO OF HEIGHT TO SPREAD SHOULD BE NO LESS THAN 5 TO 3 FOR TREES

AVERAGE HEIGHT IS USED TO DETERMINE SIZE

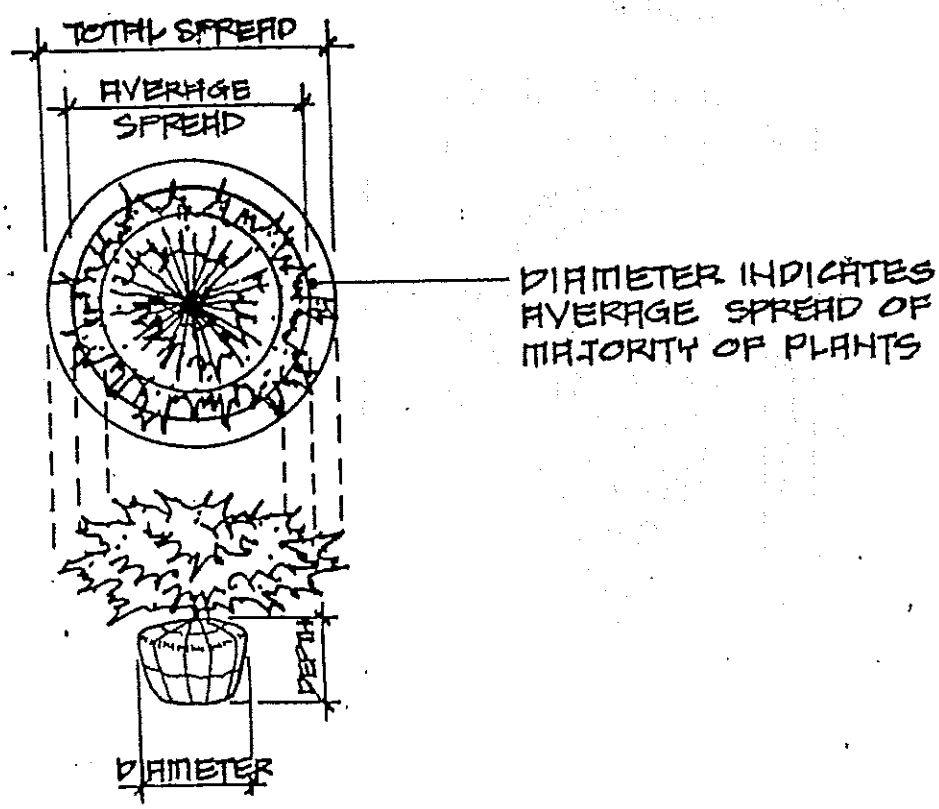
Evergreen Tree / Upright Evergreen Shrub
Size Standard

- Shade Trees - As desired.
- Evergreen Trees - 10'-12' on center.
- Ornamental Trees - 12'-30' on center.
- Shrub Materials (3' height at maturity or less) - 3 1/2'-4' on center.
- Shrub Materials (above 3' in height at maturity) - 4'-5' on center.

PLANT SIZE STANDARDS

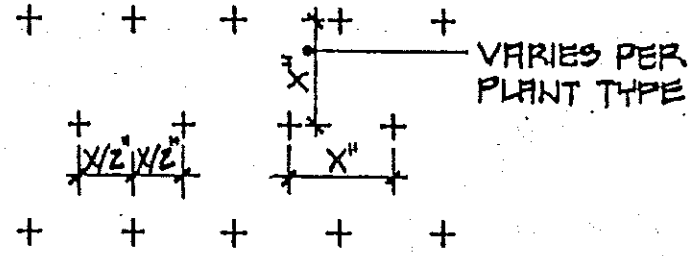


Deciduous Shrub



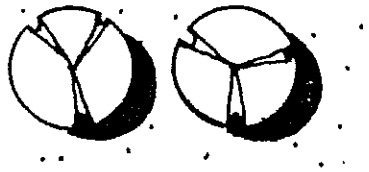
Spreading Evergreen Shrub

PLANT SPACING



Ground Cover Planting Detail

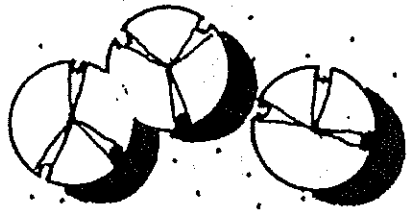
PLANT COMPOSITION AND SPACING



EVEN NUMBERS OF PLANTS TEND TO SPLIT COMPOSITION

ODD NUMBERS TEND TO UNIFY COMPOSITION

USE PLANTS IN ODD NUMBERS (1,3,5,7, ETC) VERSUS EVEN NUMBERS.

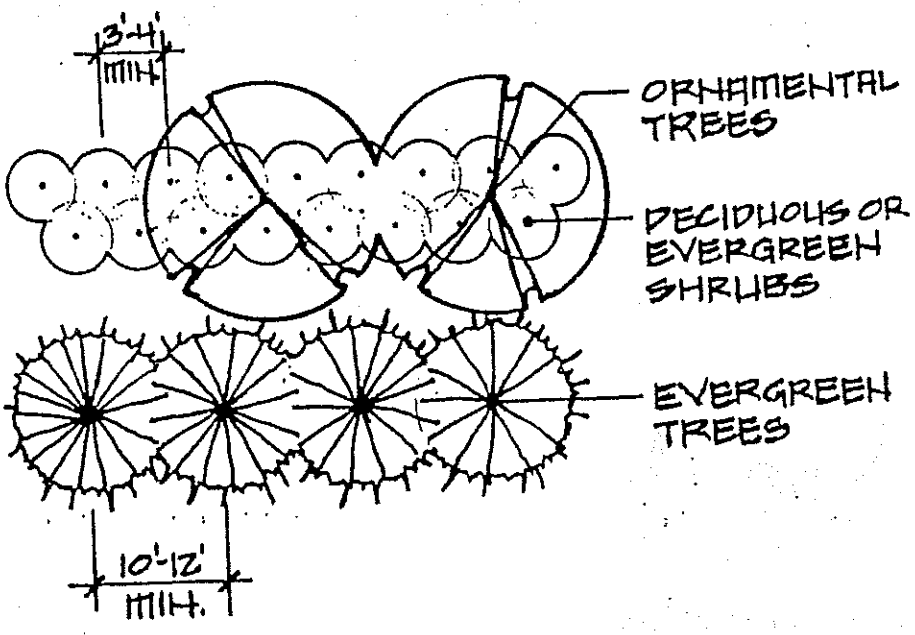


PLANTING TIME SCHEDULE

To ensure better quality control and better landscaping results, it is recommended no landscaping should occur at any times other than those listed below. Plants may be planted at other times than those noted. However, the property owner should realize there is more maintenance required or there may be a higher risk involved in plant liveability and guarantees. All plants whether purchased and planted by the owner or contracted planting should be guaranteed for one (1) year after final acceptance.

- Balled & Burlapped Material — March 1 to June 1 or October 1 to December 1

BUFFER LANDSCAPING



Planting Schedule

- Evergreen Material	September 1 to October 15
- Deciduous Material	March 1 to June 1 or October 1 to December 1
- Ground Cover	Spring Only
- Seeded Lawns	April 1 to June 1 August 15 to October 1
- Sodded Lawns	March 15 to October 15

PLANT INSTALLATION

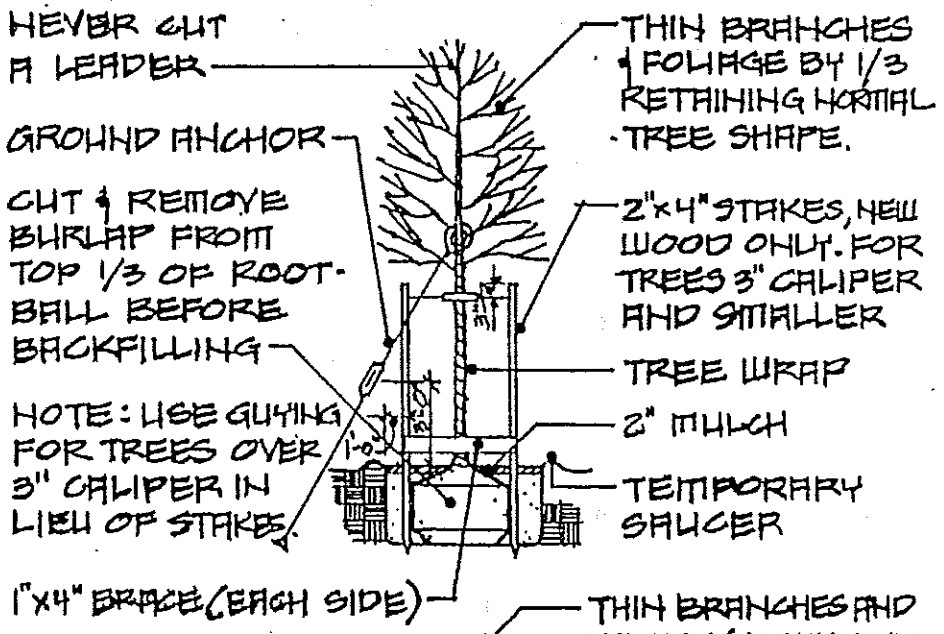
Many times size, quality and timing are excellent, but the plant material is installed incorrectly. Trees should be planted at least four (4") to six (6") inches above grade. The soil beneath the root ball should be at or above natural compaction to prevent settling. Other important installation techniques are depicted in the accompanying details.

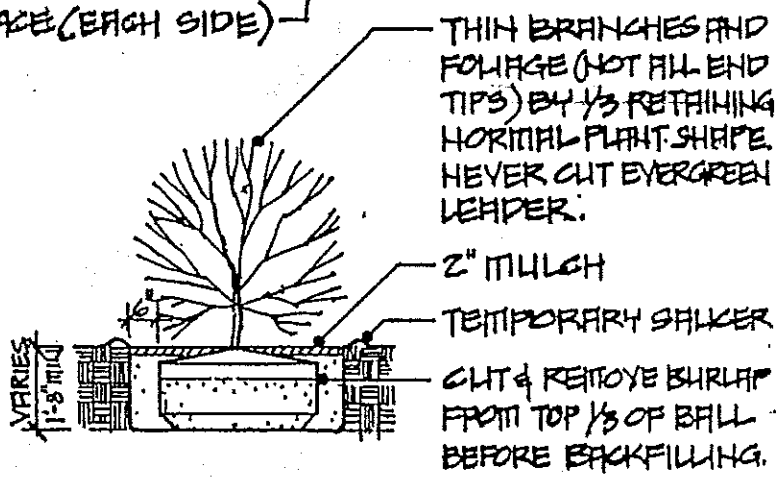
OUTDOOR STORAGE/SERVICE AREAS

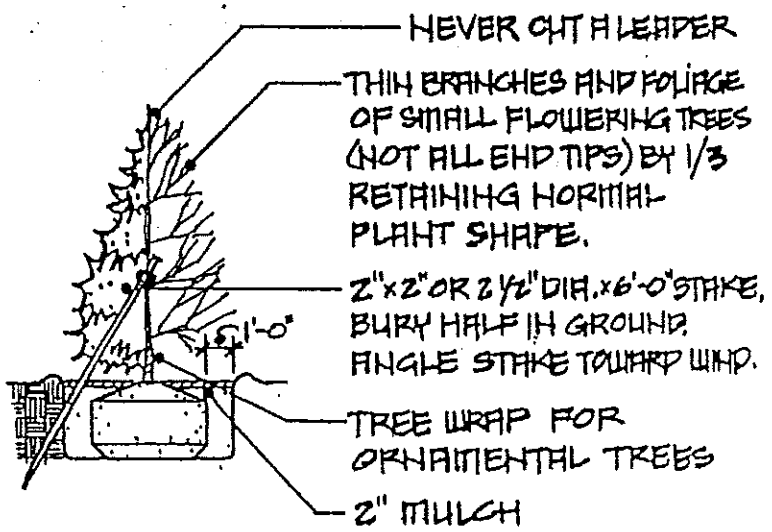
It is essential to control outdoor storage within the Old Hilliard District. The following guidelines have been established for the District.

- Storage of mobile vehicles/campers should be in

PLANTING DETAILS







a garage.

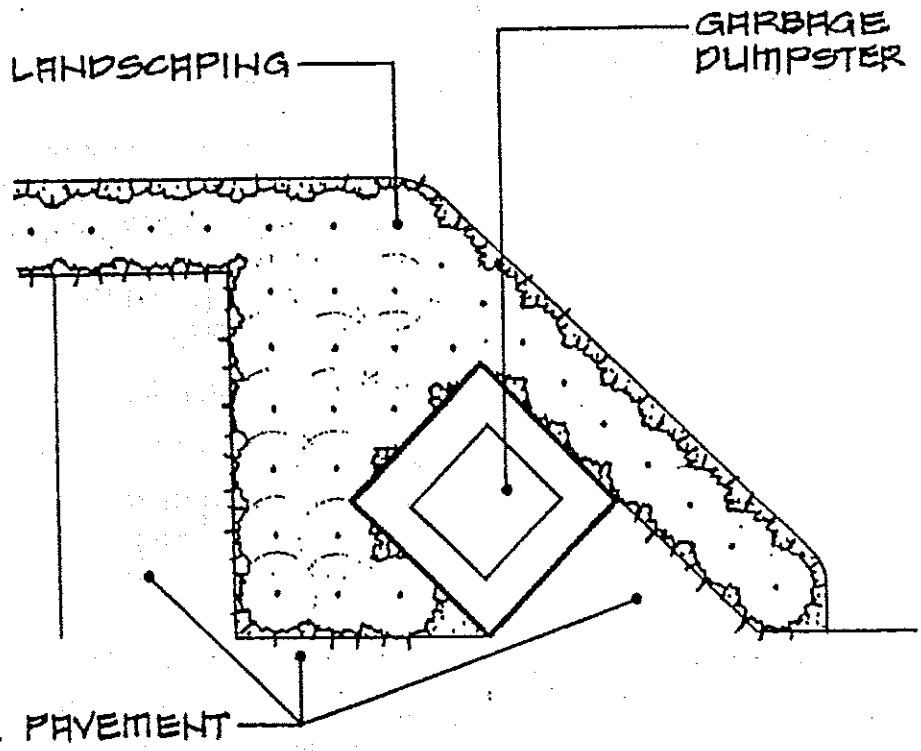
- Storage should not be permitted in any front or side-yard setbacks.

- Storage of any materials is recommended in the rear of buildings.

- The height of stored materials should not exceed the height of screening.

- All loading, delivery and service areas should not front onto a public street.

Screening for trash dumpsters



- Outside storage should be obscured from view by opaque fencing, screening or landscaping of 100% opacity.

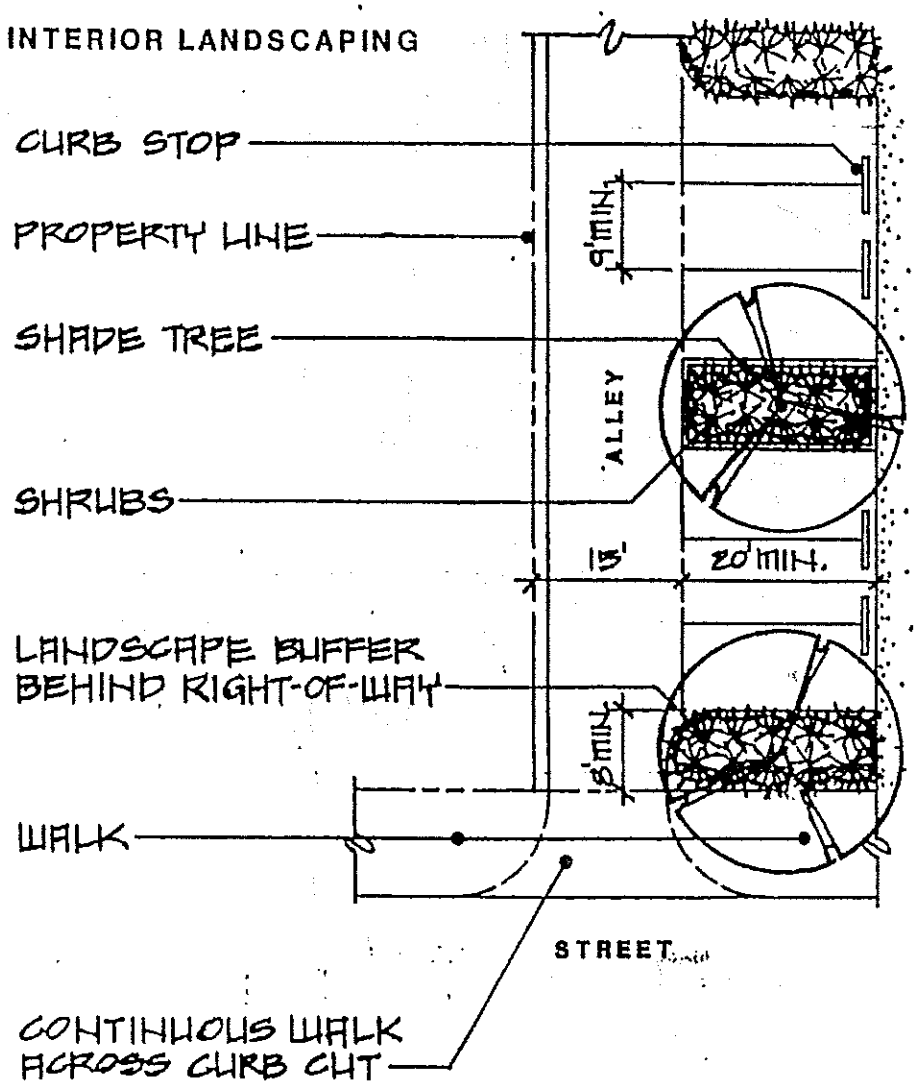
- All storage areas subject to vehicular use should be paved with a hard surface material, crushed rock or other dust free surface.

- Unsafe storage of waste or hazardous material that creates a pollution threat or a fire hazard or is an attraction to rodents or insects should not be permitted unless it meets local fire or other codes.

- All trash containers or receptacles should be screened on three (3) sides in all commercial or office uses. The height of such screening should be at least six (6') feet. If plant materials are used for screening the material should reach this height within five (5) years of planting.

INTERIOR LANDSCAPING

To improve the visual appearance of the community it is recommended landscaping be incorporated into the interior areas of parking lots. This is especially recommended for commercial and office uses. Such landscaping should include planting in the middle of parking along alleys, or shrub and tree plantings within a parking lot. The purpose for interior landscaping is to reduce glare and heat and to visually reduce and break up large expanses of pavement.



- The layout and design of interior landscaping should be at the discretion of the property owner.

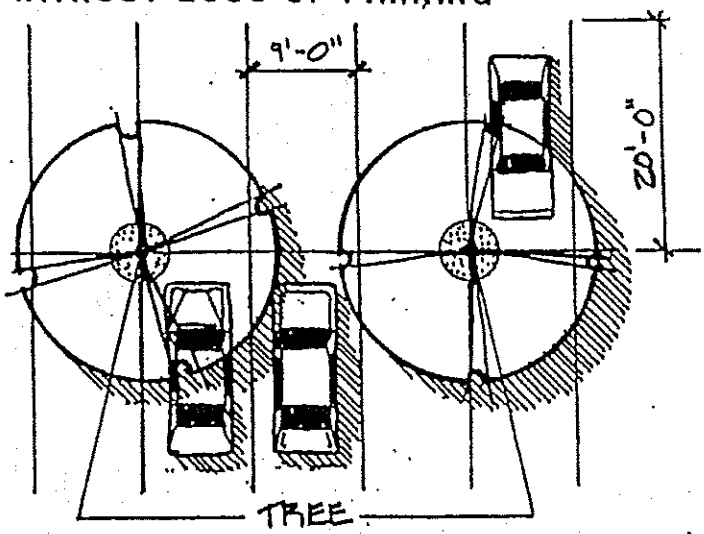
- Shade trees may be added to parking areas without losing parking spaces as illustrated.

- The minimum soil area or impervious surface area per tree should be sixteen (16) square feet.

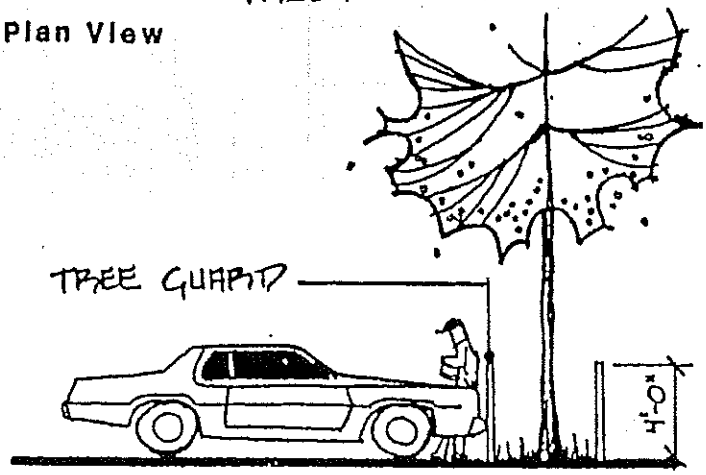
- All planting areas within parking areas should be curbed for ease of maintenance, better traffic control and to protect the plantings.

- Interior landscaping should include a combination of any of the following: shade or ornamental trees or shrubs.

INTERIOR LANDSCAPING WITHOUT LOSS OF PARKING



Plan View



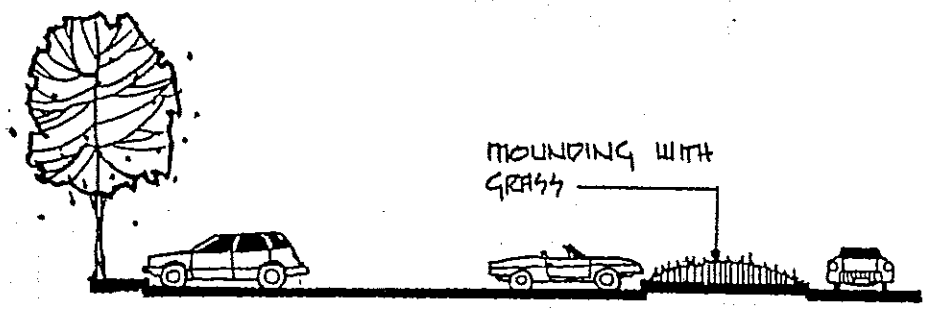
Elevation

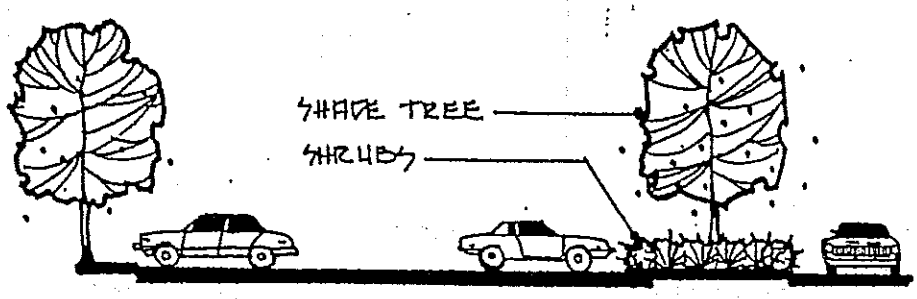
PERIMETER LANDSCAPING

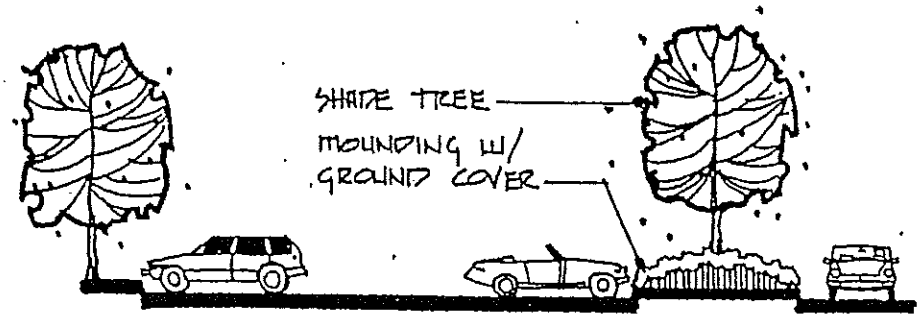
Perimeter landscaping is sometimes referred to as buffer landscaping. Perimeter landscaping may include earthen mounding, the planting of shade or ornamental trees and shrubs collectively or individually or mounding and planting. Where vehicular use areas occur for commercial or office or preexisting industrial uses, landscaping should be installed, repaired, replaced and maintained as noted below.

- Parking areas for commercial and office uses should have perimeter landscaping.

PERIMETER LANDSCAPING TECHNIQUES







- Evergreen shrubs for parking lot screening are preferred.

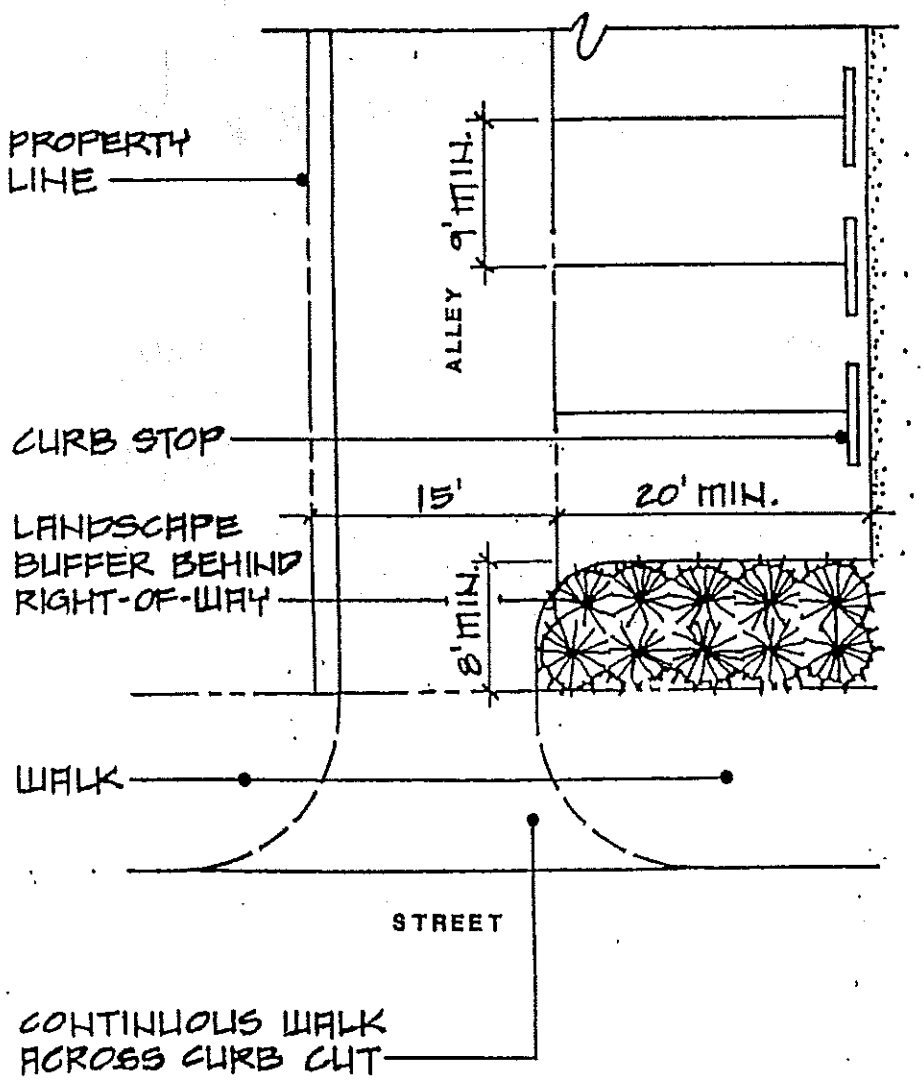
- The perimeter of existing warehousing or industrial use areas should have perimeter landscaping.

- Plants, at the time of installation, should be a minimum height of two (2') feet.

- Landscaping should have, during full foliage, a minimum opacity of seventy-five (75%) percent.

- Where parking for commercial or office uses occurs along alleys the end of all parking areas should have perimeter landscaping.

PERIMETER LANDSCAPING

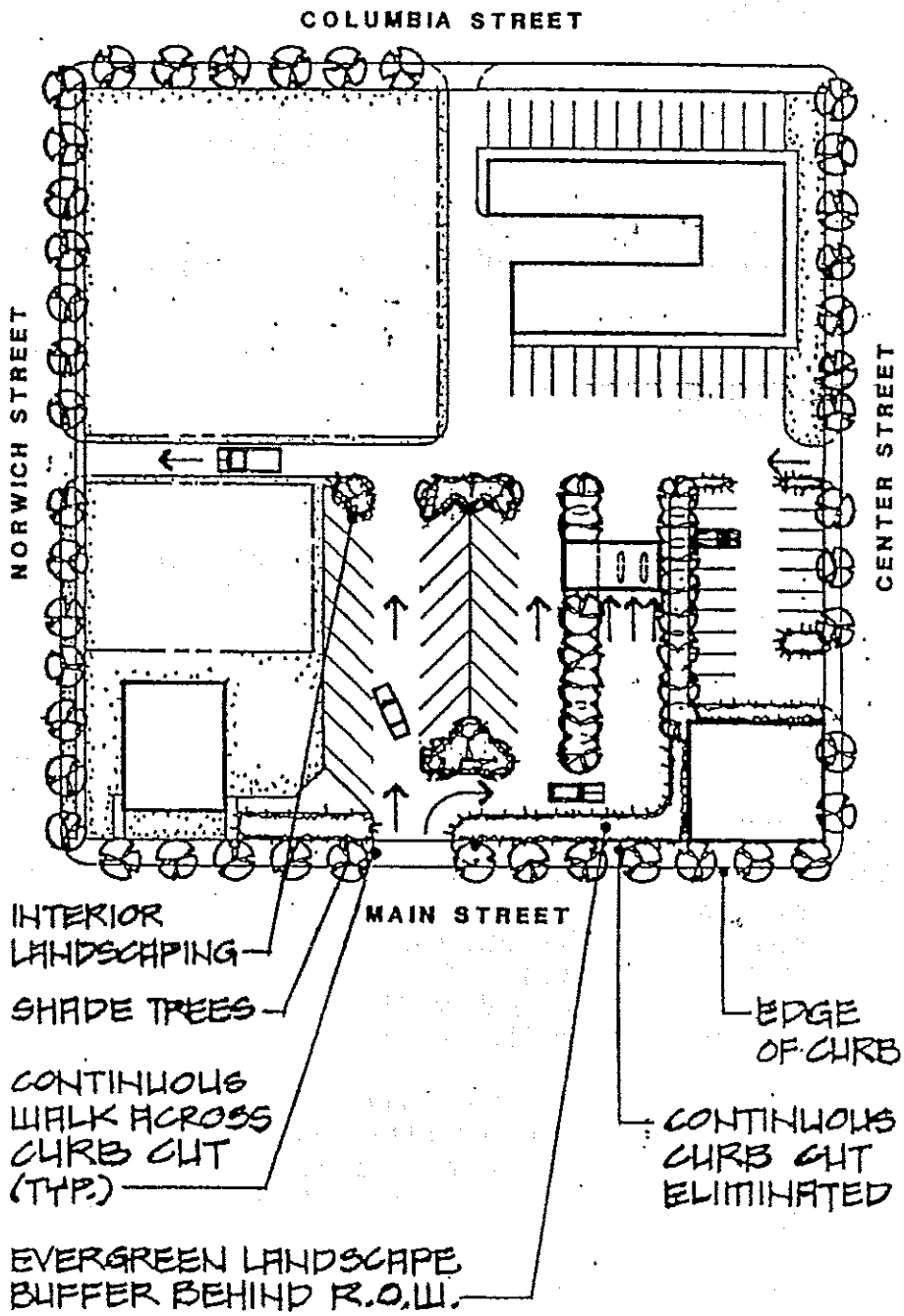


- A landscape buffer should be required between any residential or commercial use or between any commercial and industrial use.

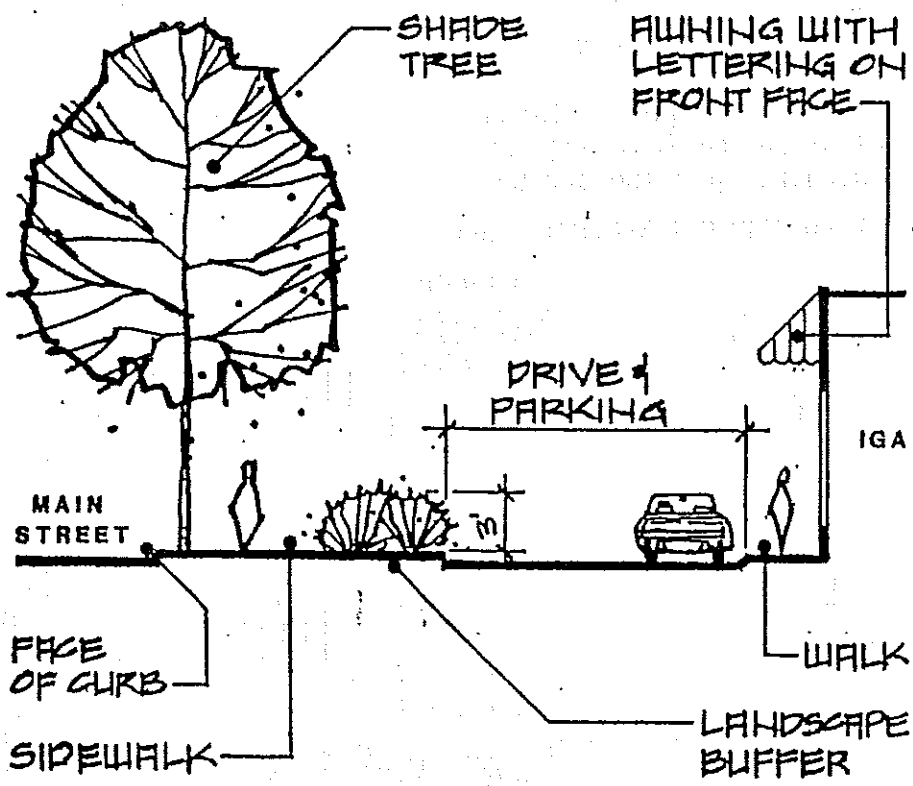
LANDSCAPE MAINTENANCE

The proper maintenance of landscaping involves planting design, replacement of losses, weeding and mulching, pruning and watering. Far too often planting

PERIMETER LANDSCAPING



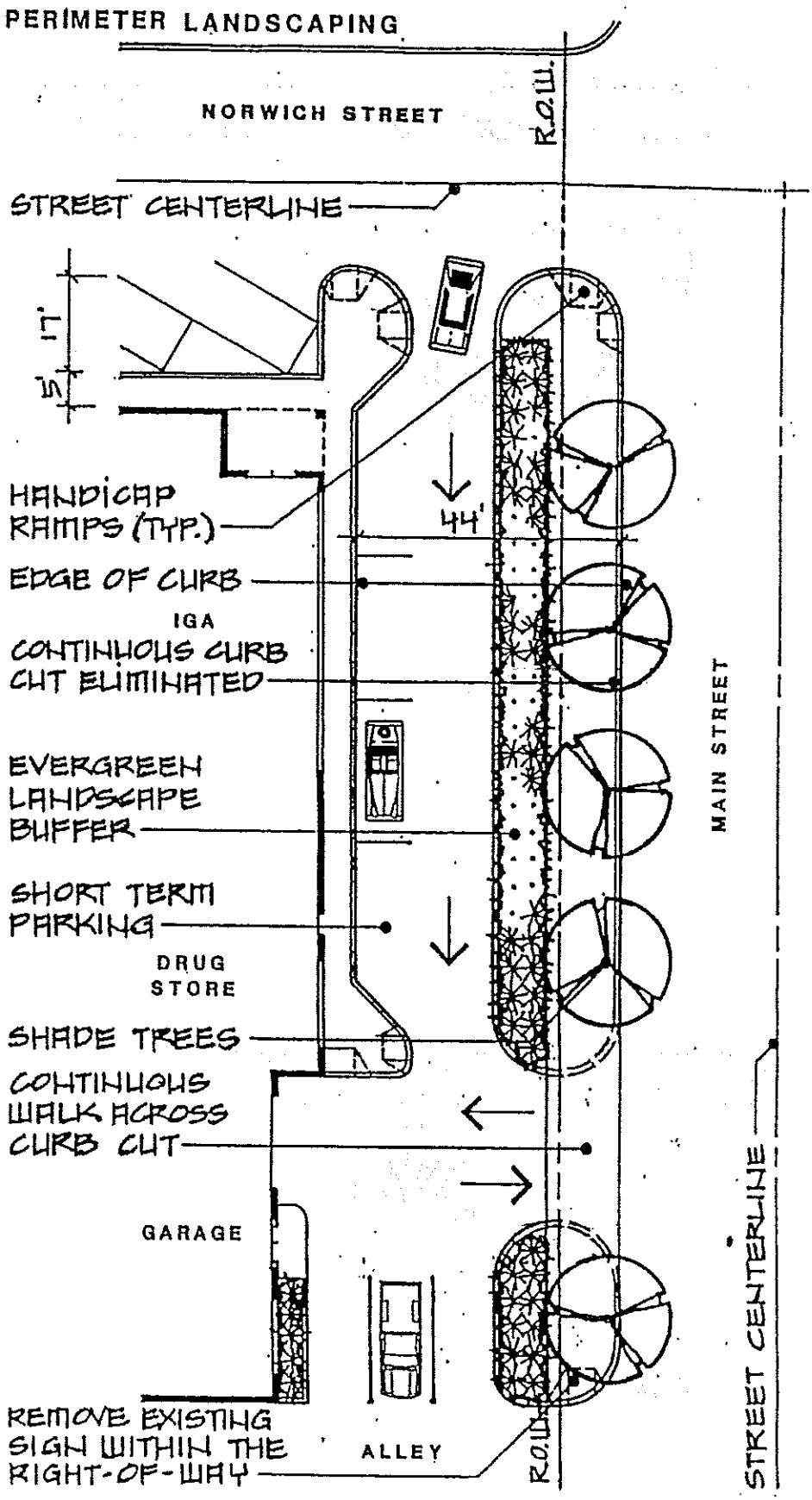
PERIMETER LANDSCAPING



design involves the placement of singular plants arranged in a scattered fashion. Not only is plant survival increased when similar plants are grouped together, but it usually is a better design.

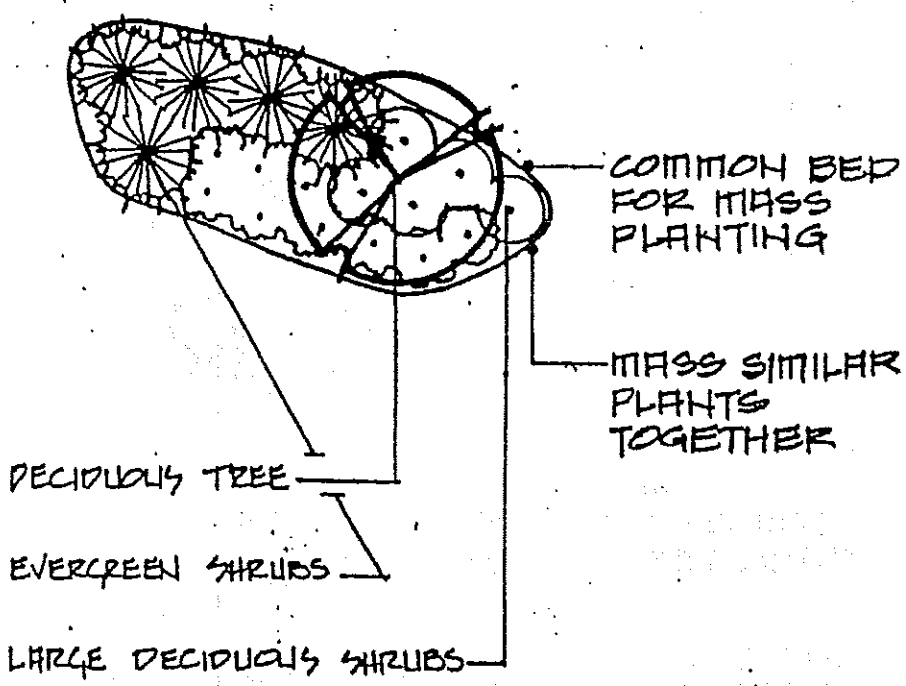
Pruning is an important part of landscape maintenance. The purpose of pruning is to maintain a plant's general shape, maintain the mass effect of the plant grouping and maintain the critical plant size. All dead wood should be removed and misshapen or dangerous branches overhanging roads or buildings should be removed. Damaged or decayed areas or branches and stems should be removed. All cuts should be left smooth and clean. Irregularities on branches and untrimmed stubs lead to the formation of cavities and thus shorten the life of plants.

Watering is especially needed the first year of plantings to successfully establish newly planted material. Watering may be necessary in succeeding growing seasons in periods of drought or high temperatures. The following schedules give basic guidelines for watering lawns or plantings. The watering schedule should be adapted when significant natural rainfall occurs. Overwatering can drown plants, causing death. Plants will grow better if the surface dries slightly

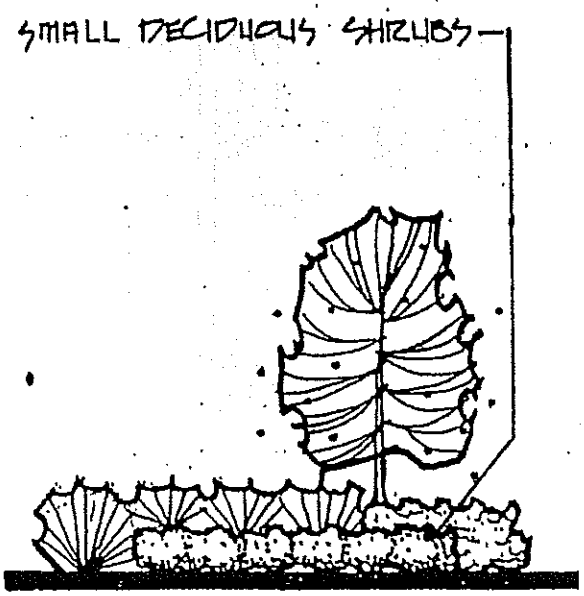

PERIMETER LANDSCAPING
NORWICH STREET
R.O.W.
STREET CENTERLINE
17'
5'
HANDICAP RAMPS (TYP.)
44'
EDGE OF CURB
IGA
CONTINUOUS CURB CUT ELIMINATED
EVERGREEN LANDSCAPE BUFFER
SHORT TERM PARKING
DRUG STORE
SHADE TREES
CONTINUOUS WALK ACROSS CURB CUT
GARAGE
REMOVE EXISTING SIGN WITHIN THE RIGHT-OF-WAY
ALLEY
R.O.W.
MAIN STREET
STREET CENTERLINE

before the next watering.

APPROPRIATE PLANT MASSING

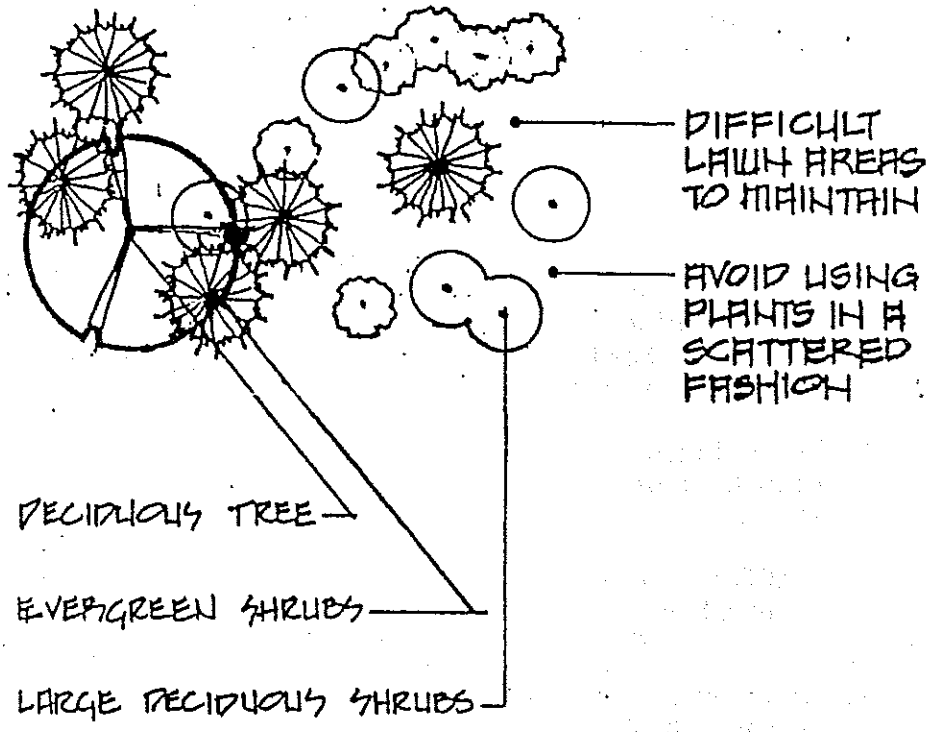


Plan View

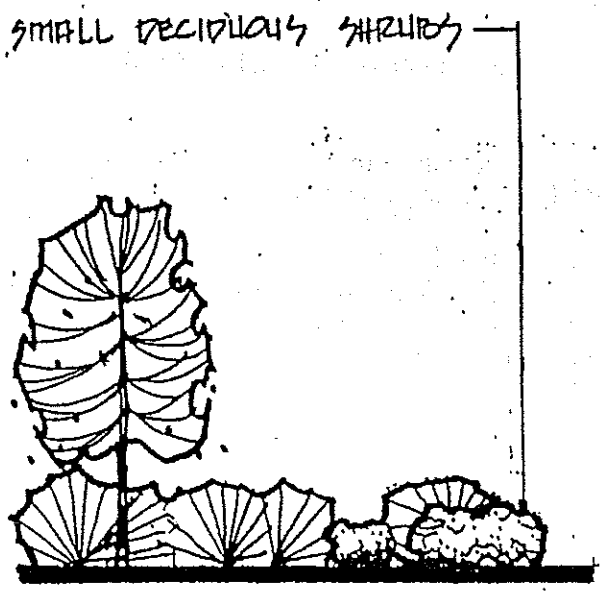


Elevation

INAPPROPRIATE PLANT MASSING



Plan View



Elevation

WATERING GUIDELINES

ITEM	ESTIMATED FREQUENCY	QUANTITY
1. Sod & Seed	Every 2-3 days in spring & fall or daily in summer	Enough to saturate soil 2"-3" deep

NOTE: Watering of grass is necessary (1) until the sod roots (usually the first 3-4 weeks) and (2) during periods of drought or high temperatures. Seed or sod bed should not be allowed to dry out or crack.

2. Trees (shade, pine & flowering trees	Every 10-14 days	Saturation of soil ball 6"-8" deep

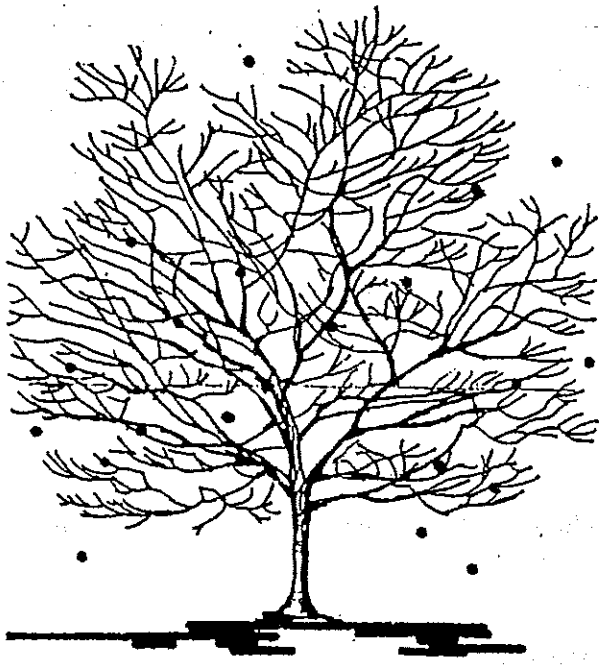
NOTE: Trees shall be watered in mid to late November.

3. Small evergreens, shrubs & ground covers	Every 10-14 days	Saturation of soil 4"-6" deep

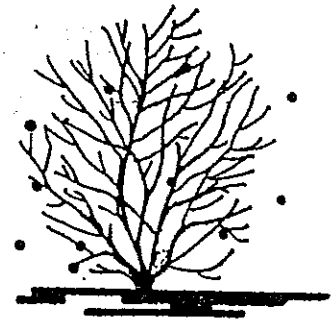
NOTE: Shrubs should be watered in mid to late November.

- All landscaping should be maintained free of refuse and debris.
- All planting beds should be maintained free of weeds.
- Weeds and grass on any site over six (6") inches should not be permitted.
- Plant material used for screening or commercial properties which does not survive should be replaced by an owner within six (6) months after material dies. Nothing herein should apply to annuals or perennials.
- All landscaping should be maintained in a healthy state equal in appearance and size to the original installation.
- A minimum of two (2") inches of hard-wood mulch should be maintained in all landscaping beds for commercial and office uses. Mulch larger than 1/4" in diameter should be avoided.

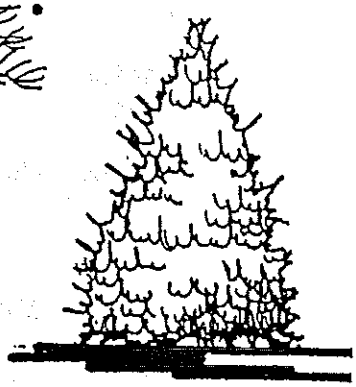
PRUNING



NATURAL FORM

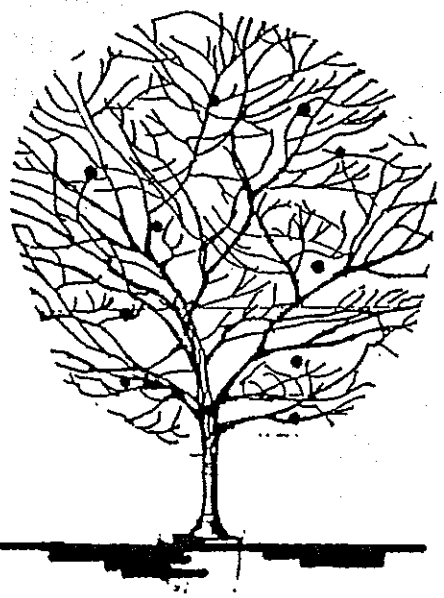


NATURAL FORM

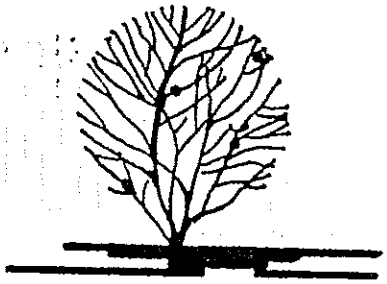


NATURAL FORM

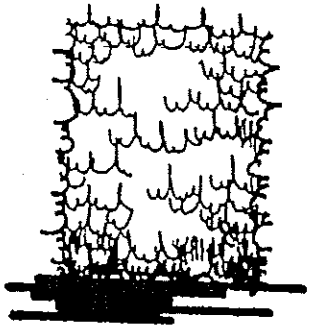
Appropriate



SHEARED FORM



SHEARED FORM



SHEARED FORM

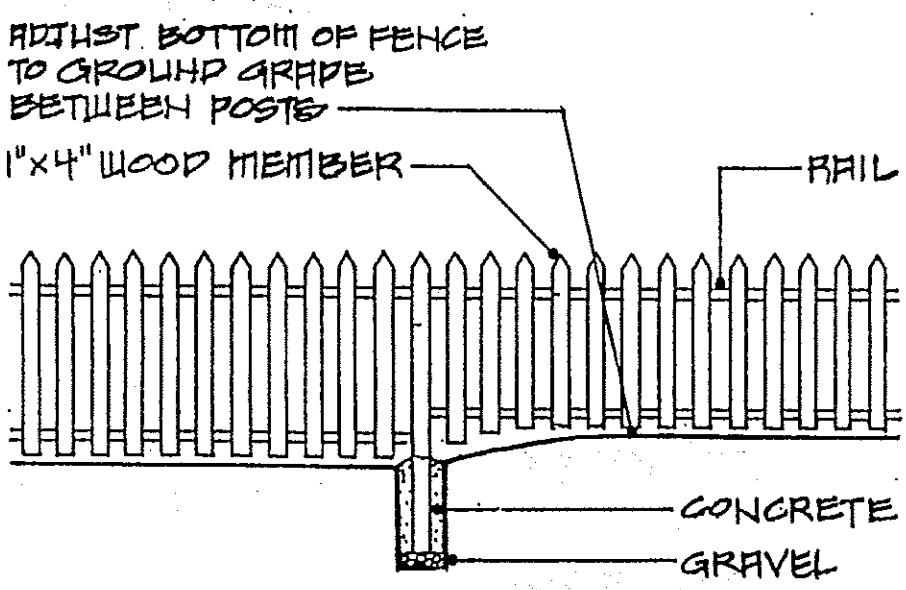
Inappropriate

FENCING

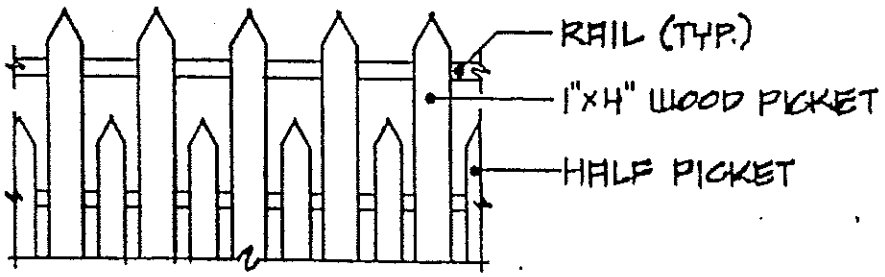
Fence means any free-standing structure composed of wood or other material erected to enclose or partially enclose or divide any premise for purposes of confinement, screening, partitioning or decoration. No fence should be erected within the Old Hilliard District unless the owner has applied to the Commission for approval.

- No fence should exceed a height of six (6') feet.
- Fencing should be restricted to rear and side yards.
- Fencing should be located six (6") inches within the property line.

PICKET FENCE DETAILS

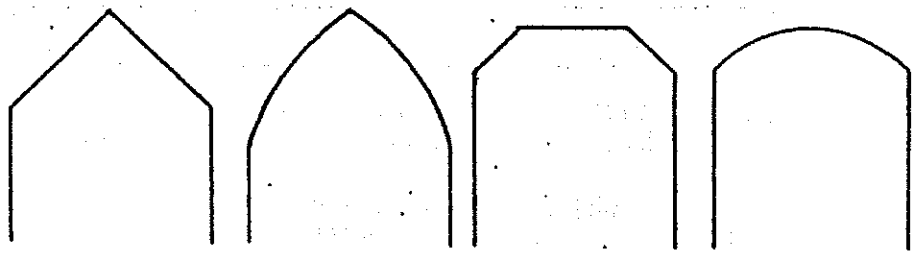


Elevation



Enlarged Detail

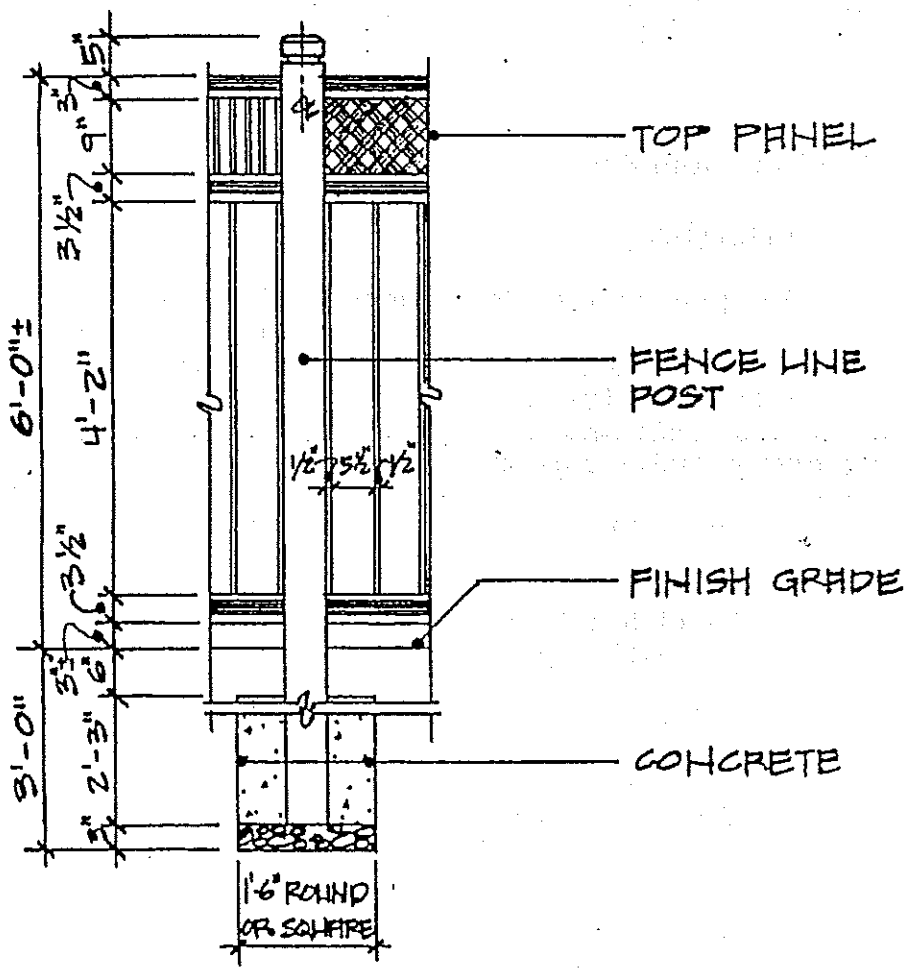
PICKET TYPES



Common Picket | American Gothic | Clipped Corners | Rounded Top

- Gates should match fencing in design, material, height and color.
- Chain link fencing or cyclone fencing and barbed wire fences should be prohibited.

PRIVACY FENCE

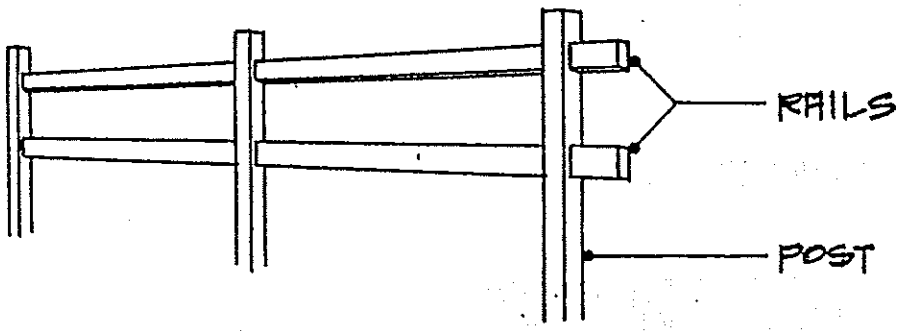


- For purposes of determining the fence height, the measurement should commence at the surface of the ground.

- When fences are constructed they should extend to within six (6") inches of the ground grade.

- Fencing which is finished only on one (1) side should be constructed with the finished side out.

- Wood fencing, as illustrated, is most appropriate for development within Old Hilliard. All wood members should be painted or stained an opaque stain to match or complement the colors used on the main structure.



Post and Rail Fence

UTILITIES

The placement and/or allowance of numerous utility type items can destroy the basic intent of design guidelines, especially in a historic district such as Old Hilliard. Overhead wires should be discouraged. All applicants must comply with City ordinances for satellite dishes/antennas.

- No antennas should be visible from the front or side streets.

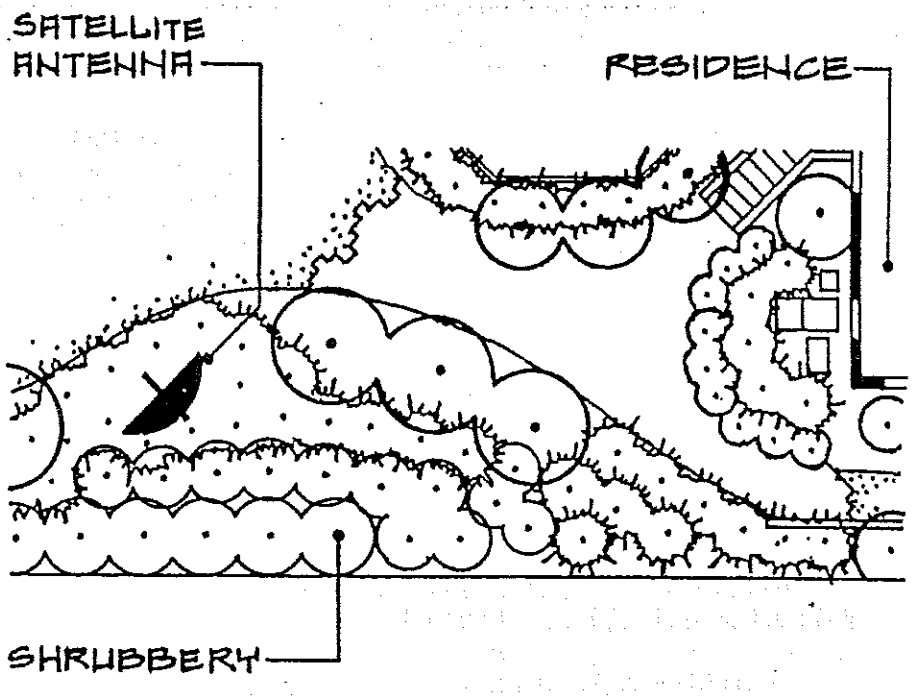
- No dish antennas should be mounted on roofs of any buildings or porches.

- Television and radio antennas should be located to be as inconspicuous as possible.

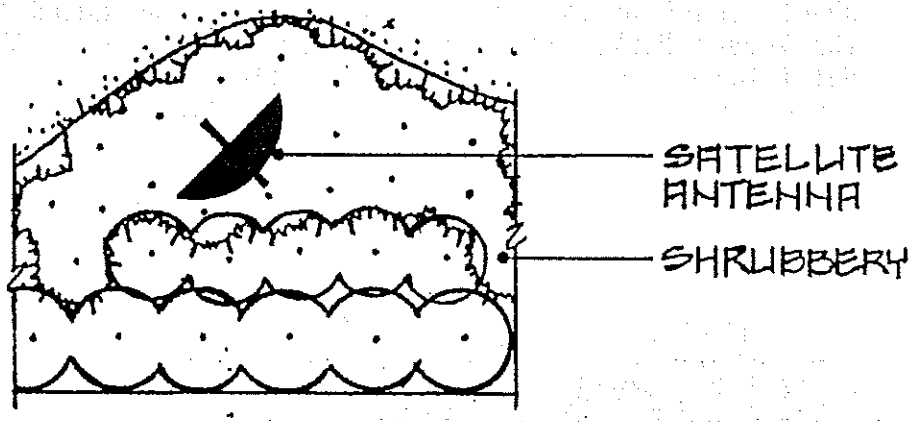
- Commercial communications tower and antennas should be prohibited in the Old Hilliard District.

- Use of air conditioning units of the window type on the fronts of residential and commercial buildings should be avoided.

LANDSCAPING TECHNIQUE FOR ANTENNAS



Plan View



Enlarged Plan

- No antennas should be placed in the area between the front building setback line and any structure.
- All meter boxes and other utilitarian items should be painted to blend with the adjoining wall material.
- All new on-site electric utility, cable television lines and all other communication and utility lines should be placed underground.

- Antennas which are located in side or rear yards should be landscaped at the base in order to blend with the environment and mitigate their impact.

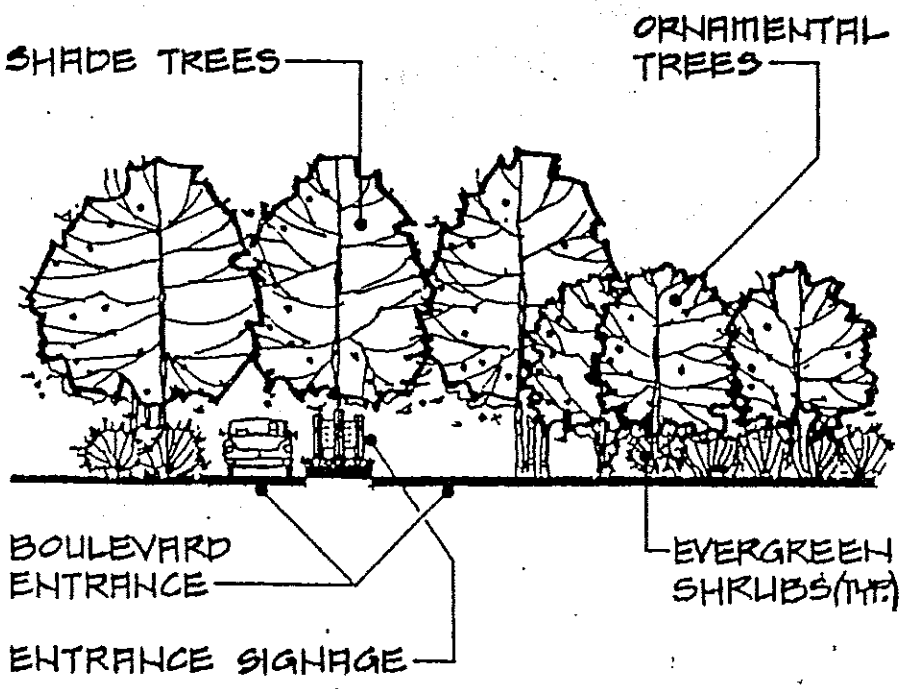
- Any air conditioners/heating equipment or antennas placed on the roof of a commercial building should be located to be hidden from view from the street. Screening should be of materials to harmonize with the building.

WEAVER PARK

Weaver Park is an important part of the Old Hilliard Area. As such, the continuation of its current physical development should continue. To date, virtually all of the buildings within the Park are original buildings which have been moved to the Park. The exception is the Museum, which is a new structure. As buildings and other site development continues the following guidelines should be followed.

BUILDING DEVELOPMENT

The policy of having only original buildings should continue for any additional buildings added to the Weaver Park. Where new structures are added the detailing and architecture should follow the previously discussed guidelines for infill construction.



Weaver Park

SITE DEVELOPMENT

As the Old Hilliard District is rehabilitated the need for improved site development should become more apparent. It is recommended the Weaver Park site improvements be concentrated in three (3) main areas: entrances, edge definition and exterior lighting.

ENTRANCE

There is need for new signage for Weaver Park, especially at the Avery Road/Main Street entrance. This entrance should involve the cooperation of the Franklin County Fair Board as well as the Northwest Franklin County Historical Society. Guidelines include:

- Removal of all co-op signage.
- New entrance identification signage.
- Addition of landscaping at the main entrance.
- Extension of the center island area for better traffic control.
- Reduction in the amount of paved area. Parking for Weaver Park needs to be better defined.

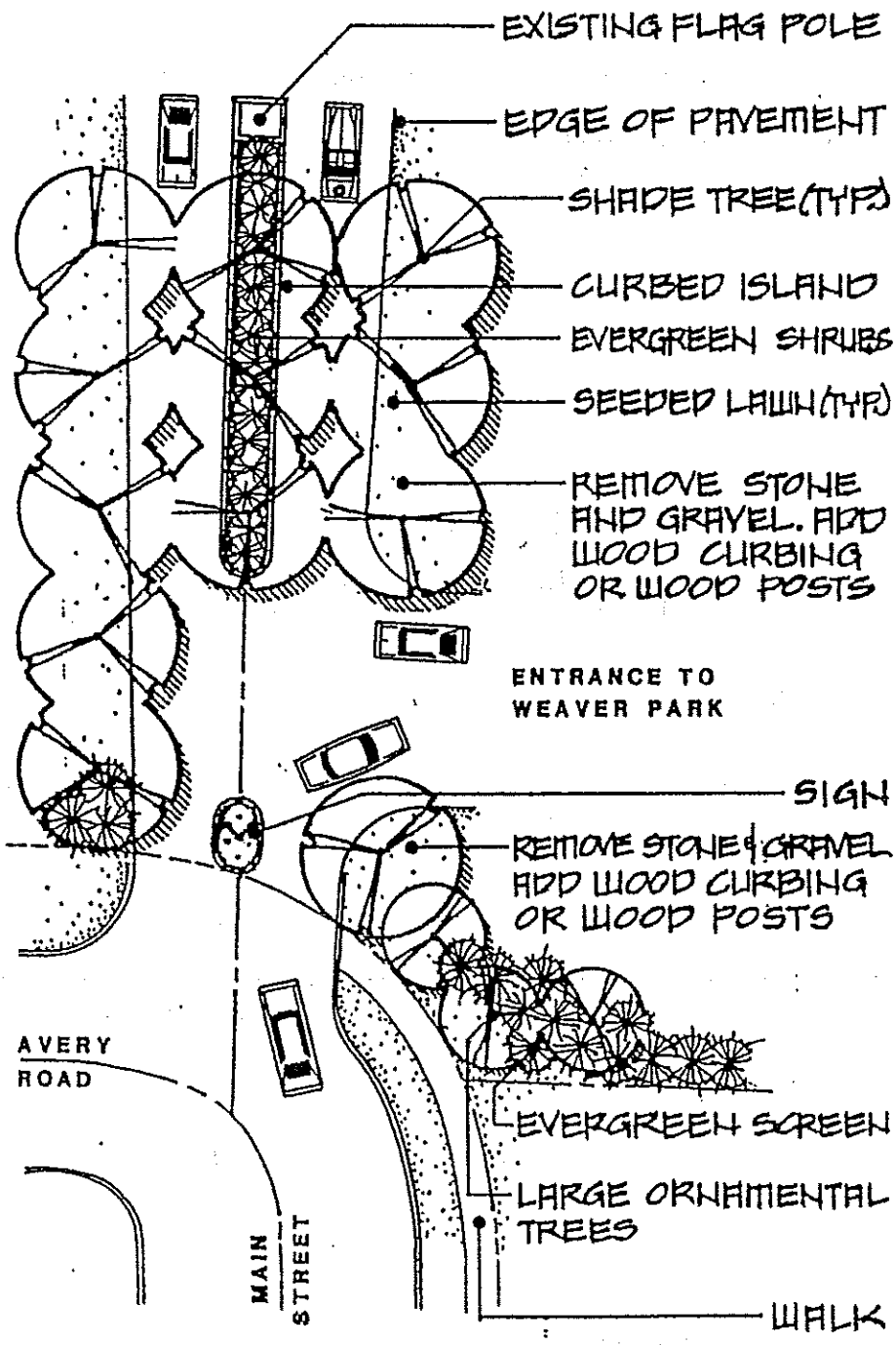
EDGE DEFINITION

Improved landscaping is as important in Weaver Park as it is in any other location within Old Hilliard. Landscaping should be primarily concentrated along the periphery or edge of the Park. The following guidelines are recommended.

- The use of cyclone fencing should be avoided.
- An alternative to the cyclone fencing should be the post and rail fence with or without landscaping.
- A landscape buffer should be developed along the western property line to screen the Park from adjoining commercial uses.

LIGHTING

Exterior lighting needs to be improved at Weaver Park. It is suggested the Park adopt the fixtures suggested under the Streetscape section of these guidelines for all exterior lighting.



Weaver Park Entrance & Edge Definition