

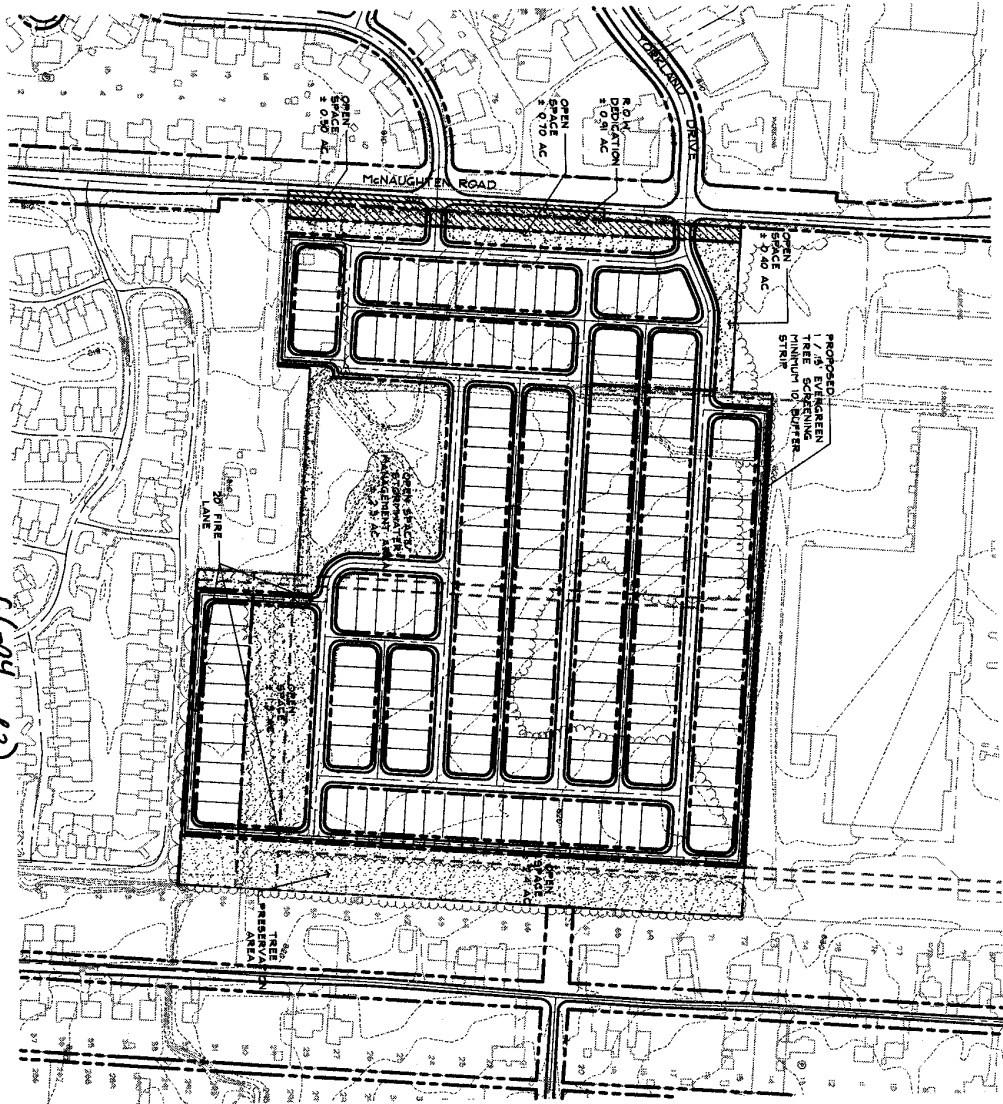


DEVELOPMENT PLAN - PUD-8

DOMINION

Mc NAUGHTEN GREEN

Final Copy (1/23)
Don Bler (1/23)
5-11-04

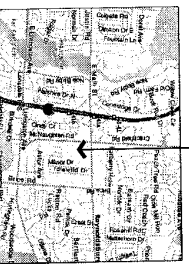


PUD PLAN NOTES:

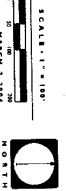
1. THE STREET ALIGNMENT SHALL BE DEVELOPED ACCORDING TO THE PLAN PROVIDED TO THE CITY OF COLUMBUS. THE STREET SHALL BE DEVELOPED TO THE CENTERLINE OF THE STREET. THE STREET SHALL BE DEVELOPED TO THE CENTERLINE OF THE STREET. THE STREET SHALL BE DEVELOPED TO THE CENTERLINE OF THE STREET.
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SITE DATA:

PROPOSED ZONING:	PUD-8
TOTAL ACREAGE:	±30.01 ACRES
R.O.W. DEDICATION:	±1.91 AC
NET ACREAGE:	±29.1 ACRES
DWELLINGS:	177 HOMES
NET DENSITY:	6.08 DU/AC
OPEN SPACE REQUIRED:	±3.0 AC
OPEN SPACE PROVIDED:	±7.6 AC (23%)



Signature
5-11-04

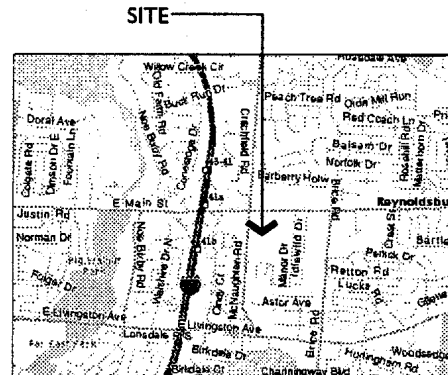


PUD PLAN NOTES:

1. THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, HOWEVER THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENTS UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
2. HOMES MAY BE USED AS MODEL HOMES FOR THE PURPOSE OF MARKETING AND SALES. A MANUFACTURED MODULAR BUILDING OR A MODEL HOME WITH PARKING, MAY BE USED AS A SALES OFFICE DURING THE DEVELOPMENT OF THE PROJECT AND THE CONSTRUCTION OF HOMES THEREIN.
3. THE DEVELOPER SHALL INSTALL ONE STREET TREE PER DWELLING UNIT AND THREE STREET TREES PER CORNER DWELLING UNIT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2-1/2" CALIPER MINIMUM, AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
4. DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPACING.
5. CONCRETE SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ON BOTH SIDES OF PRIVATE STREETS, EXCEPT FOR SINGLE-LOADED STREETS, WHICH SHALL HAVE SIDEWALKS ON THE HOUSE SIDE OF THE STREET ONLY.
6. ON PRIVATE STREETS, MINIMUM BUILDING SETBACK SHALL BE 31 FEET MEASURED FROM THE CENTERLINE OF THE STREET. PORCHES MAY NOT ENCROACH SETBACK AREAS. MINIMUM SIDE YARD BUILDING SETBACK ON CORNER LOTS SHALL BE 25.5 FEET MEASURED FROM THE CENTERLINE OF THE STREET AND 20.5 FEET MEASURED FROM THE CENTERLINE OF THE ALLEY.
7. ALL STREETS SHALL BE PRIVATE AND SHALL BE AT LEAST 22 FEET IN WIDTH. ALL ALLEYS SHALL BE PRIVATE AND SHALL BE AT LEAST 12 FEET (EXCEPT AS NOTED ON PLAN) IN WIDTH. INTERSECTION DETAILS INCLUDING TURNING RADII AND TAPERS WILL COMPLY WITH THE TND STANDARDS FOR 22' WIDE STREETS AND 12' LANES AS DEPICTED ON SHEET 2 OF THE DEVELOPMENT PLAN.
8. THE DEVELOPER SHALL COMPLY WITH THE CITY OF COLUMBUS PARKLAND DEDICATION ORDINANCE.
9. GARAGES SHALL BE PROVIDED OFF ALLEYS AND SHALL PROVIDE AT LEAST 2 ENCLOSED SPACES PER DWELLING UNIT. A MANEUVERING AREA OF AT LEAST 20' SHALL BE PROVIDED BEHIND ALL GARAGES. GARAGE FOOTPRINTS SHALL NOT EXCEED 720 SQUARE FEET. GARAGE HEIGHT SHALL NOT EXCEED 15 FEET. IN AREAS WHERE A PARKING SPACE CANNOT BE MAINTAINED BEHIND THE GARAGE DUE TO THE DEPTH OF THE HOUSE, A SEPARATE PARKING SPACE SHALL BE CREATED TO THE SIDE OF THE GARAGE WITH A MANEUVERING AREA OF AT LEAST 20'.
10. PARKING RESTRICTIONS SHALL BE CONTROLLED BY APPROPRIATE SIGNAGE DISPLAYED WITHIN THE DEVELOPMENT AND SHALL INCLUDE THAT PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET AND THAT NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF ANY STREET WITHIN 25' OF STREET INTERSECTIONS. FIRE HYDRANTS SHALL BE LOCATED ON THE SIDE OF THE STREET WHERE NO PARKING IS PERMITTED. ENFORCEMENT BY THE CONDOMINIUM / HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE CONDOMINIUM / HOMEOWNER ASSOCIATION.
11. THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE BODY TO HEAR ANY AND ALL VARIANCE REQUESTS LIMITED TO ONLY SITE DEVELOPMENT STANDARDS, INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS INCLUDED IN AND DEPICTED ON THIS PLAN.
12. SIGNAGE REGULATING PARKING SHALL BE INSTALLED CONSISTENT WITH CITY SIGNAGE REQUIREMENTS FOR PRIVATE STREETS, AND PARKING REQUIREMENTS SHALL BE ENFORCED THROUGH AN AGREEMENT BETWEEN THE ASSOCIATION OF HOMEOWNERS AND A PRIVATE TOWING COMPANY. SUCH AGREEMENT, TOGETHER WITH THE ASSOCIATION'S GOVERNING DOCUMENTS, SHALL BE FILED WITH THE CITY CONSISTENT WITH COLUMBUS CITY CODE 3320.15(A)(10).
13. DEVELOPER WILL INSTALL CONCRETE SIDEWALK ALONG MCNAUGHTEN ROAD AND WILL PROVIDE WALKS TO CONNECT FROM THE PUBLIC SIDEWALK TO THIS DEVELOPMENT AT BOTH ENTRANCES ON MCNAUGHTEN ROAD ON ONE SIDE EACH.
14. SINGLE-FAMILY DWELLINGS MAY BE DEVELOPED ON PLATTED LOTS OR AS DETACHED CONDOMINIUMS.
15. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 6 FEET.
16. IF LOTS ARE PLATTED, THE FOLLOWING MINIMUM STANDARDS SHALL APPLY: LOT WIDTH: 36 FEET, LOT AREA: 3,000 SQ. FT., FRONT BUILDING SETBACK: 12 FEET, SIDE YARD: 3 FEET, TOTAL SIDE YARD: 6 FEET, REAR YARD 3', MAXIMUM BUILDING COVERAGE: 60 %.
17. ONE TOT LOT TO BE LOCATED IN AN OPEN SPACE AREA (EXACT LOCATION TO BE DETERMINED AT THE TIME OF DEVELOPMENT)
18. APPLICANT SHALL INSTALL A SOUTH BOUND LEFT TURN AT EVERY STREET INTERSECTION AND A RIGHT TURN LANE AT THE NORTHBOUND, SOUTHERN INTERSECTION, SUBJECT TO THE REVIEW OF THE CITY'S DIVISION OF TRANSPORTATION.
19. FOR THE PURPOSE OF ZONING CLEARANCE THE TAX PARCELS WHICH MAKE UP THIS SITE SHALL BE CONSIDERED AS ONE OVERALL DEVELOPMENT.
20. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES, AS DESIGNATED ON THE SITE PLAN, ON STREETS AS SET FORTH IN NOTE 10 ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE. THERE WILL BE NO PARKING ALLOWED IN ALLEYS. IN CONJUNCTION WITH NOTE 10 ABOVE, THE OWNER, DEVELOPER, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE ASSOCIATION OF HOMEOWNERS) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO PARKING ZONES.
21. THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT (S) WITH PRIVATE TOWING COMPANY(S), WHICH AGREEMENTS AUTHORIZE THE PRIVATE TOWING COMPANY(S) TO REMOVE/TOW ANY VEHICLES PARKING IN RESTRICTED AREAS. THERE MAY BE ONE OR MORE SUCH AGREEMENTS WITH ONE OR MORE TOWING COMPANY (S), FOR ANY TIMES/LENGTHS, TERMS, ETC., AS THE ASSOCIATION DETERMINES, SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS AT ALL TIMES BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/ REMOVAL/TOWING AS REQUIRED ABOVE. TOWING AGREEMENTS SHALL BE FILED WITH THE DIVISION OF FIRE, FIRE PREVENTION BUREAU UPON EXECUTION OF CONTRACT.
22. THE OWNER, DEVELOPER, OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSES OF ENFORCEMENT OF PARKING RESTRICTIONS AND THE ISSUANCE OF CITATIONS AND/OR REMOVAL OF VEHICLES PARKED IN VIOLATION OF POSTED PARKING RESTRICTIONS ON PRIVATE STREETS OR ALLEYS.

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LOCATION MAP N.T.S.