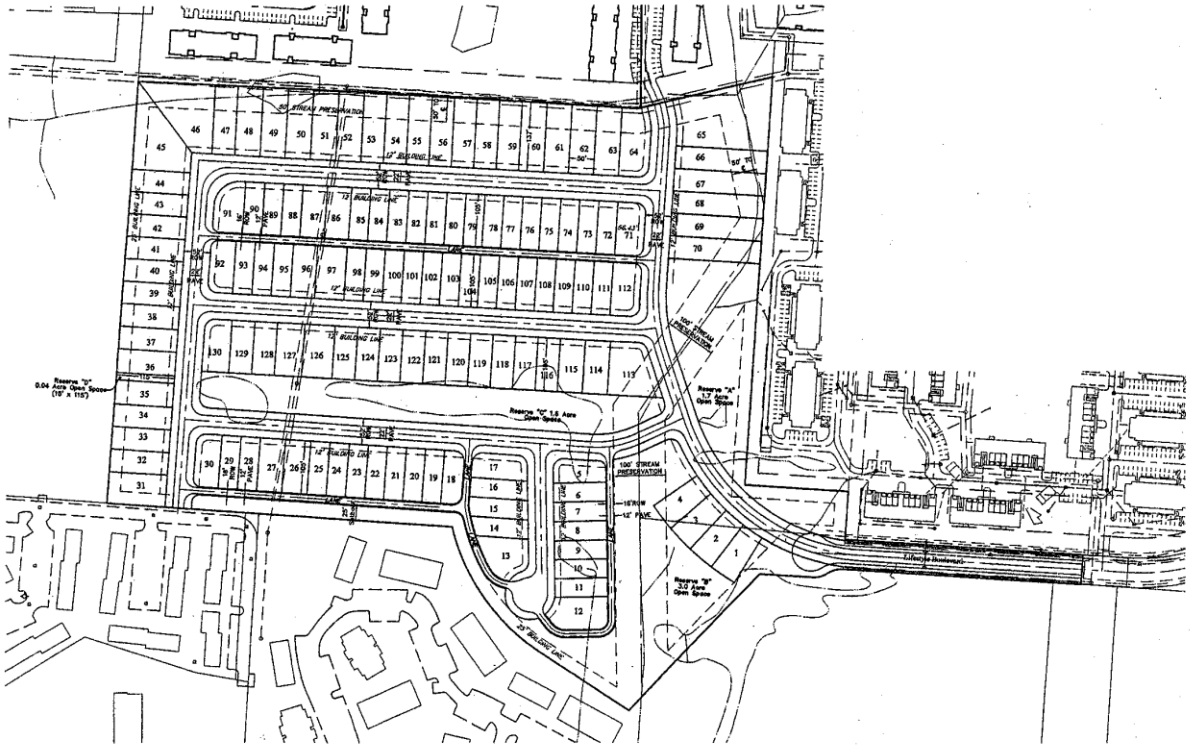
Preliminary PUD Plan

PRESERVE AT ALBANY WOODS



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, GIS OTHER SITE DATA ESTABLISHED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENT 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 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 2.5" CALIPER MINIMUM, AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.

4) DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT CITY OF COLUMBUS STANDARD SPACING.

5) CONCRETE SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ON BOTH SIDES OF THE PRIVATE STREETS, EXCEPT THAT SINGLE-LOADED STREETS, SHALL HAVE SIDEWALKS ON THE HOUSE SIDE OF THE STREET ONLY.

6) THE PRIVATE STREETS SHALL HAVE MINIMUM BUILDING SETBACK OF 12 FEET, MEASURED FROM THE RIGHT OF WAY. PORCHES MAY NOT ENCROACH SETBACK AREAS. MINIMUM SIDE YARD BUILDING SETBACK ON CORNER LOTS SHALL BE 20 FEET MEASURED FROM THE CENTERLINE OF THE STREET. ALL BUILDING SETBACKS SHALL BE A MINIMUM OF 19 FEET MEASURED FROM THE CENTERLINE OF THE LANE.

7) ALL STREETS SHALL BE PRIVATE AND SHALL BE AT LEAST 33 FEET IN WIDTH. ALL LANES SHALL BE PRIVATE AND SHALL BE AT LEAST 12 FEET IN WIDTH. INTERSECTION DETAILS INCLUDING TURNING RADII AND TAPERS WILL COMPLY WITH THE TRD STANDARDS FOR 33' WIDE STREETS AND 12' LANES. THE STREETS AND LANES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8) MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 6 FEET, EXCEPT FOR PERMITTED ENCROACHMENTS (BAY WINDOWS AND CHIMNEYS) WHICH MAY, IF CLOSER THAN 6 FEET, HAVE TO BE CONSTRUCTED TO MEET CERTAIN FIRE CODE RATINGS.

9) ABUTTING LOTS MAY HAVE A SHARED DRIVEWAY. ANY SUCH DRIVEWAY SHALL HAVE A MINIMUM WIDTH OF 12 FEET. VEHICLES MAY BE MANEUVERED ACROSS THE LOT LINE.

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 HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE HOMEOWNER'S ASSOCIATION.

11) THE BOARD OF ZONING ADJUSTMENT (BZA) SHALL BE THE VENUE TO VARY DEVELOPMENT STANDARDS INCLUDING ANY AND ALL SPECIFIC SITE DEVELOPMENT STANDARDS DEPICTED ON THIS SITE PLAN.

12) RESERVES "A" THROUGH "E" OF THE PRESERVE AT ALBANY WOODS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF OPEN SPACE.

13) GARAGE DOOR OPENING(S) FACING THE STREET FRONTAGE SHALL NOT EXCEED 48% OF THE WIDTH OF THE HOUSE.

14) HOMES OF SUBSTANTIALLY SIMILAR DESIGN SHALL BE STAGGERED SO THEY ARE NOT NEXT TO OR DIRECTLY ACROSS THE STREET FROM EACH OTHER.

15) UTILITY METERS, AIR-HANDLING EQUIPMENT ETC., SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE FRONT FACADE OF THE BUILDINGS.

16) UTILITIES OTHER THAN SANITARY, STORM SEWER, WATER, AND GAS SHALL BE LOCATED AT THE REAR OF THE LOTS.

17) ALL PRINCIPAL BUILDINGS (HOMES) SHALL HAVE A FRONT DOOR OPENING DIRECTLY TO THE FRONTAGE LINE ON A PRINCIPAL THOROUGHFARE.

18) ALL TRASH CONTAINERS SHALL BE STORED AT THE SIDE OR REAR YARD OF THE HOUSE AND/OR WITHIN THE GARAGE.

19) MINIMUM NET LIVING AREA FOR EACH UNIT: 1100 SQUARE FEET; EACH DWELLING SHALL HAVE, AT A MINIMUM, A TWO-CAR GARAGE.

Finial Copy
Don Bierly
11/21/03

11/21/03

SITE STATISTICS:

TOTAL ACREAGE	29.2 AC ±
45' Lots (No Alleys)	75
38' Lots (Alleys)	55
TOTAL LOTS	130
DWELLING UNITS/ACRE	4.5 UNITS/ACRE
OPEN SPACE PROVIDED	6.3 AC±

DEVELOPMENT STANDARDS:

Single Family Residential
Building Line — 12' Minimum
Side Yard Setback — 3' Minimum, 6' total
(Encroachments up to a maximum of two feet shall be allowed within the sideyard setback for bay windows and chimneys.)

PUD-B PLAN
FOR
PRESERVE AT ALBANY WOODS

BY:

EMH&T
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
ONE MILL STREET
DELAWARE, OHIO 43015
(614)975-3330

GRAPHIC SCALE
0 50 100 200
1"=100'

MARCH 5, 2003
MAY 1, 2003 REVISED
MAY 21, 2003 REVISED
NOVEMBER 17, 2003 REVISED
NOVEMBER 21, 2003 REVISED

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