

**TOWNE PARK PUD-8 DATA TABLE AND NOTES** (reproduced from PUD-8 plan titled, "Towne Park," dated March 14, 2005 and signed by Jeffrey L. Brown, Attorney for the Applicant.

**SITE STATS:**

Total residential acreage: 61.88 Acres  
Single-family detached dwelling units: 235  
Single-family attached dwelling units: 116  
Maximum number of dwelling units: 351  
Gross Density: 5.7 dwelling units/Acre  
Net Density: 5.8 dwelling units/Acre  
Required Open Space: 6.1 Acres  
Open Space Provided: 10.8 Acres  
Zoning: PUD-8

**DEVELOPMENT STANDARDS:**

**SINGLE FAMILY DETACHED (SUBAREA "A")**

Lot Size:

Minimum Width: 44'  
Minimum Depth: 100'  
Building Line: 20' Minimum (3' Porch Encroachment)  
Side Yard Setback: 3' Minimum (8' Total)  
Rear Yard Setback: 20' Minimum  
Maximum Building Height: 35' (Midpoint of Roof)  
Minimum Net Floor Area for Living Quarters: 1,200 Square Feet

**SINGLE FAMILY ATTACHED - TOWNHOMES (SUBAREA "B")**

Fee Simple Lot Development

Lots:

Minimum Width: 16'  
Minimum Depth: 85'

Setbacks:

Building line: (5' Stoop Encroachment)  
Dwelling Unit with Garage Facing Street: 20' from the reserve  
Dwelling Unit with Garage not Facing Street: 12' from the reserve

Side yard setback:

Minimum: 0' (attached units)  
Minimum Building Separation: 20'

Rear Yard Setback:

Minimum: 15'  
Building: (3 to 8 unit buildings)  
Minimum Net Floor Area for Living Quarters: 1,100 Square Feet  
Minimum Building Width: 16'  
Maximum Building Height: 45' (Midpoint of Roof)

**STANDARD NOTES:**

NOTE "A": Sub-area "B" shall be developed as an Attached Single Family Home Development by the developer and/or his successors and assigns.

NOTE "B": Open Space to be owned & maintained by the owner, developer, or the association of homeowners for the purpose of passive recreation. There shall be no privately owned structures constructed in the open spaces except by the association of homeowners within Open Spaces "A" and "B" which maybe active recreation. Construction of utilities and/or stormwater facility shall be permitted in the Open Space.

NOTE "C": A 20' Landscape Buffer shall be provided in the rear of the lots that back to the existing CPD District. Trees shall be planted to provide six trees per 100 feet with a mix of three evergreen, one ornamental and two shade trees. Evergreen trees shall be a minimum of 5' tall, ornamental trees shall be a 1.5" caliper and shade trees shall be 2.5" caliper. A 20' landscape buffer along Interstate 270 and McCutcheon Road shall consist of evergreen trees a minimum 5' tall in height at time of installation and shall also be planted six trees per 100 feet. Refer to PUD Note 17 for the maintenance and replacement requirements. The 20' Landscape Buffer shall be a No-Build-Zone that does not exclude utilities. The existing trees along Stelzer Road shall be preserved to the greatest extent possible. Gaps within the tree mass which are created due to construction shall be filled in with one evergreen tree per 20 feet.

NOTE "D": The developer shall install the following improvements subject to the review and approval of the City Department of Transportation:

- a) Widen Stelzer Road for a northbound right turn lane at its southern most access point.
- b) Revise the southbound two-way left turn lane pavement markings on Stelzer Road to accommodate an exclusive southbound left turn lane.
- c) Widen McCutcheon Road to provide for an eastbound right turn lane at its eastern most access point.
- d) Widen McCutcheon Road to provide for a westbound left turn lane at its eastern most access point.
- e) The developer shall contribute \$27,315.00 to the City of Columbus at the time of development as its share of the cost of an eastbound right turn lane at the intersection of Stelzer Road and McCutcheon Road.

NOTE "E": All lots/units within Sub-areas "A" and "B" will have individual trash pickup from the City of Columbus Division of Refuse subject to review and approval of the City of Columbus Division of Refuse.

NOTE "F": At the time of final platting, the applicant shall contribute \$45,000 to the County Engineer for its Stelzer Road improvement project. If the County receives more funding for the improvement, then the applicant's contribution shall be decreased proportionally to the additional funding.

NOTE "G": Each dwelling in Sub-area "A" shall have a basement option. Building materials in Sub-area "A" shall be vinyl siding, vinyl shake and/or aluminum wrap individually or in any combination thereof. These dwellings shall also have natural material accent options.

NOTE "H": Developer shall install a sidewalk along its McCutcheon Road frontage. An existing sidewalk is located along Stelzer Road in conjunction with the Stelzer Road improvements.

NOTE "I": The layout within Sub-area "B" is conceptual and is subject to modification in accordance with the PUD Development Plan. The existing trees along the western boundary of Sub-area "B" shall be preserved to the greatest extent possible. Construction fencing shall be installed coincidental to the tree drip line prior to construction activities. Gaps within the tree mass which are created due to construction shall be filled in with one evergreen tree per 20 feet.

NOTE "J": All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or next planting season, whichever occurs first.

NOTE "K": All water lines and services shall be master metered.

**PUD 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 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.) Within Sub-area "A" the developer shall install one street tree per lot and three street trees per corner lot. Street trees shall be installed at regular intervals. Within Sub-area "B" the developer shall install one tree per lot and three trees per corner lot. Due to the number of curb cuts within Sub-area "B" only, street trees shall be installed at regular intervals to the greatest extent possible. If the required number of trees can not be utilized specifically for street trees within Sub-area "B", the developer shall use said trees within other areas of Sub-area "B". Street trees shall be 2.5" caliper minimum and the species shall not be mixed on individual streets.

4.) Developer shall install decorative street lamps per Columbus City Code along the public street access to the CPD district as shown hereon. Coach lights on the individual homes will be provided in place of street lights for all private streets.

5) Concrete sidewalks shall be provided by the developer on both sides of all private streets, except for single-loaded streets, which shall have sidewalks on the house side of the street only. Within Sub-area "B" sidewalks will allow for pedestrian access through the development and will connect to the sidewalks within Sub-area "A".

6) All streets as shown shall be private, unless otherwise noted hereon, and shall be at least 22 feet in width or otherwise shown hereon. Intersection details including turning radii and tapers will comply with the TND standards on public and private streets.

7) 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.

8) **SETBACKS:**

a. **SUBAREA "A"**

The minimum building setback from all private streets within Sub-area "A" shall be 45 feet from the centerline of the street. A minimum side yard building setback on corner lots shall be 45 feet from the centerline of all private streets. Porches may encroach 3 feet within the building setback of all private streets.

b. **SUBAREA "B"**

The minimum building setback from all private streets within Sub-area "B" shall be 42 feet from the centerline of the street. A minimum side yard building setback on corner lots shall be 34 feet from the centerline of all private streets. Stoops may encroach 5 feet within the building setback of all private streets.

- 9) The developer shall comply with the City of Columbus parkland dedication ordinance. In lieu of the required parkland dedication the developer shall pay to the City of Columbus Recreation and Parks Department \$71,814.60 at the time of final platting.
- 10) All single family homes within Sub-area "A" shall have a two car garage. Within all of Sub-areas "A" and "B" the garage footprints shall not exceed 720 square feet and the garage height shall not exceed 15 feet. In Sub-area "B" there shall be a two car garage or a one car garage with a parking space in front of the garage a minimum of 9'x18' which does not block the sidewalk or circulation aisle.
- 11) Parking restrictions shall be controlled by appropriate signage displayed within the development. Parking shall be limited to one side of the street if said street is less than 26' in width or both sides of the street if said street is 26' or wider. 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. The final design/layout of all onsite parking is subject to review and approval of the transportation division.
- 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 Division of Fire, Fire Prevention Bureau consistent with Columbus City Code 3320.15 (a) )10).
- 13) Parking is not allowed anywhere but in garages, on private streets as designated on the zoning clearance drawing, on streets as set forth in Note 11 above, and in driveways where applicable. In conjunction with Note 11 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.
- 14) 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 associated with private streets. 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.
- 15) 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.
- 16) Public street access to the proposed commercial CPD district parcel located at the southeast corner of Stelzer and McCutcheon Roads extends from Stelzer road to the CPD district access road as shown hereon with cross hatching subject to final review and approval of the transportation division.
- 17) Landscape buffers located in Sub-area "a" south and east of the CPD district and adjacent to Interstate 270, shall be maintained by individual lot owners. The replacement of trees or any other landscaping materials located within these buffers shall be the responsibility of the owner, developer or the association of homeowners. Landscape buffers located within the open spaces/ common areas of Sub-areas "A" and "B" shall be maintained by the homeowner's association. Tree and landscaping material replacement within the open space/common areas shall be the responsibility of the owner, developer or the association of homeowners.