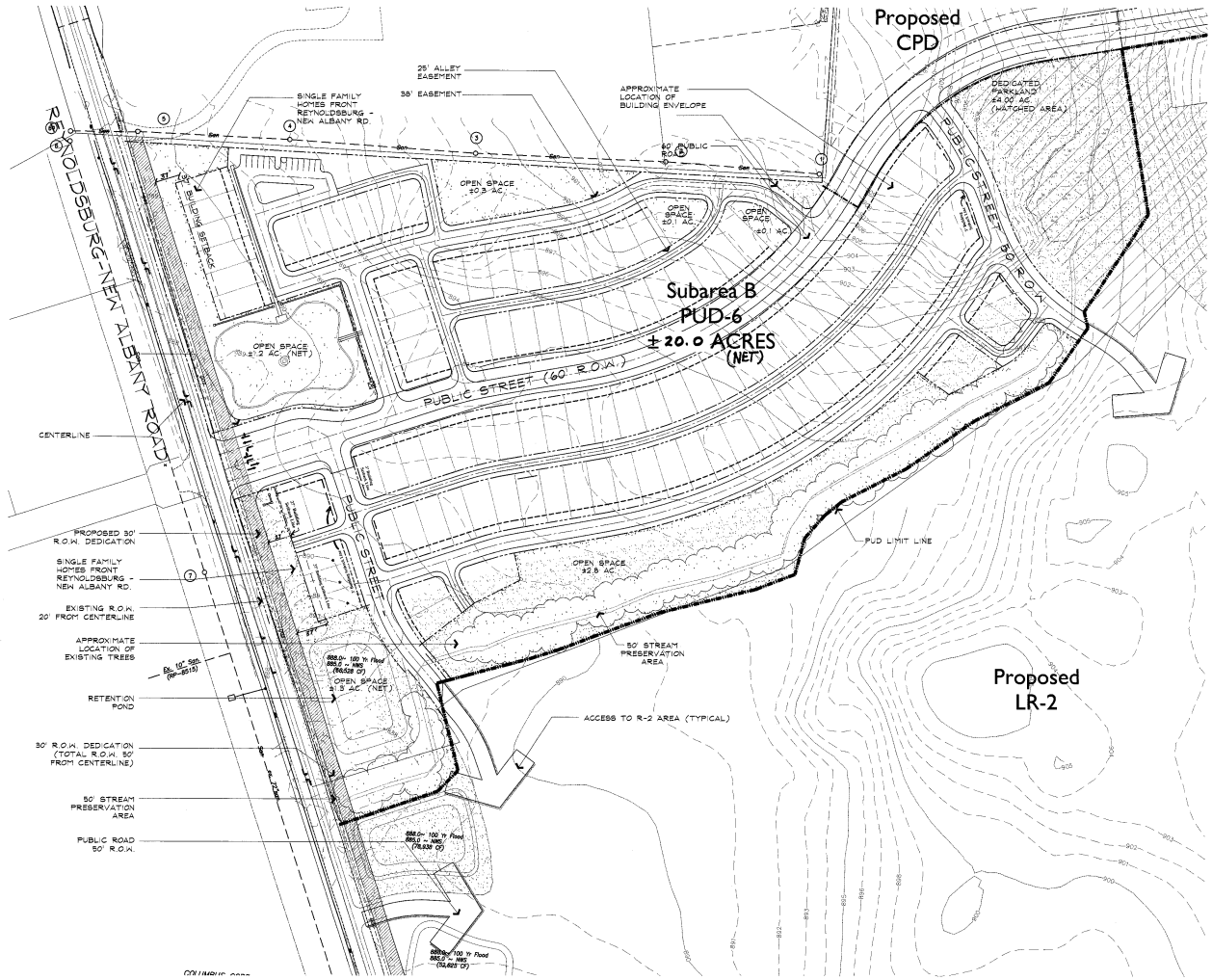

PUD PLAN NOTES:

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 PLANNING DIRECTOR OR 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. SINGLE-FAMILY DWELLINGS MAY BE DEVELOPED ON PLATTED LOTS OR AS DETACHED CONDOMINIUMS.
3. 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.
4. 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 AS SHOWN ON THE DEVELOPMENT PLAN. STREET TREES SHALL BE 2 1/2" CALIPER MINIMUM, AND SPECIES SHALL NOT BE MIXED ON INDIVIDUAL STREETS.
5. DEVELOPER SHALL INSTALL DECORATIVE STREET LAMPS AT REGULAR INTERVALS SIMILAR TO CITY OF COLUMBUS STANDARD SPACING.
6. 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. SIDEWALKS SHALL BE PROVIDED ON PUBLIC STREETS IN COMPLIANCE WITH COLUMBUS CITY CODE.
7. ON PRIVATE STREETS, MINIMUM BUILDING SETBACK SHALL BE 51 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. THE SETBACK FROM PUBLIC ROADS SHALL BE 12' MEASURED FROM THE RIGHT-OF-WAY LINE. THE SETBACK ALONG LANCASTER AVE. WILL BE A MINIMUM OF 27' FROM PROPOSED RIGHT OF WAY.
8. ALL STREETS, OTHER THAN THOSE NOTED ON THE PLANS, SHALL BE PRIVATE AND SHALL BE AT LEAST 22 FEET IN WIDTH. ALL ALLEYS SHALL BE PRIVATE AND SHALL BE AT LEAST 12 FEET 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.
9. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 6 FEET, OR LESS AS OTHERWISE PERMITTED BY THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE.
10. 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: 10%, BUILDING COVERAGE: 60%.
11. GARAGES SHALL BE PROVIDED OFF ALLEYS AND SHALL PROVIDE AT LEAST 2 ENCLOSED SPACES PER DWELLING UNIT. A MANEUVERING AREA OF 18.5' SHALL BE PROVIDED BEHIND ALL GARAGES. GARAGE FOOTPRINTS SHALL NOT EXCEED 720 SQUARE FEET. GARAGE HEIGHT SHALL NOT EXCEED 15 FEET. GARAGE MAY BE ATTACHED OR DETACHED. GARAGE ACCESS FROM STREET FOR LOTS DENOTED BY.
12. 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.
13. 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.
14. 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 3321.15(A)(10).

SITE DATA

PROPOSED ZONING:	PUD-6
TOTAL PUD SITE ACREAGE:	±23.1 AC.
LESS INTERNAL PUBLIC R.O.W.:	±2.5 AC.
LESS REYNOLDSBURG-NEW ALBANY RD. R.O.W.	±0.5 AC.
NET PUD AREA:	±20.0 AC.
DWELLING UNITS:	106 UNITS
DENSITY:	5.30 DU/AC
OPEN SPACE REQUIRED:	1.95 AC.
OPEN SPACE PROVIDED:	±7.6 AC.

Sub-Area B -- Preliminary PUD Development Plan

DOMINION Homes THE BEST OF EVERYTHING

REYNOLDS CROSSING

May 11, 2004

Signature: Richard C. Bohm, Esq. Date: 5/11/04 Signature: Donald Plank, Esq. Date: 5/11/04

NORTH

SCALE: 1" = 60'

330 W Spring St. Suite 101
Columbus, OH 43215
Phone: 614.255.1264
Fax: 614.255.9999
www.sherlockgc.com