

Site Data Table, Standard and PUD notes reproduced from approved PUD-4 development plan.

**LAKES OF WORTHINGTON
DEVELOPMENT STANDARDS
JANUARY 21, 2005**

SITE STATISTICS:

TOTAL ACREAGE: 55.3 AC+/-
SINGLE FAMILY DETACHED: 94
SINGLE FAMILY ATTACHED: 83
TOTAL NUMBER OF LOTS: 177
GROSS DENSITY: 3.20 LOT\ACRE
NET DENSITY: 3.87 LOT\ACRE
REQUIRED OPEN SPACE: 2.54 ACRES+/-
OPEN SPACE PROVIDED: 22.1 ACRES+/-
ZONING PUD - 4

DEVELOPMENT STANDARDS:

VILLAGE HOMES (LOTS 1 THROUGH 53)

LOT SIZE:
MINIMUM WIDTH: 60'
MINIMUM DEPTH: 115'
BUILDING LINE: 25'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 24'
MAXIMUM BUILDING HEIGHT: 35' (Midpoint of roof)

CARRIAGE HOMES (LOTS 54 THROUGH 94)

LOT SIZE:
MINIMUM WIDTH: 50'
MINIMUM DEPTH: 85'
BUILDING LINE: 12'
SIDE YARD SETBACK:
PRINCIPAL BUILDING: 5' Min. -total of 10'
REAR YARD SETBACK:
PRINCIPAL BUILDING: 20'
OUTBUILDING/CORNER LOT/ATTACHED GARAGE: 6'
MAXIMUM BUILDING HEIGHT: 35' (Midpoint of roof)

TOWNHOMES (SINGLE FAMILY ATTACHED)

FEE SIMPLE LOT DEVELOPMENT

LOTS:
MINIMUM WIDTH: 16'
MINIMUM DEPTH: 85'
SETBACKS:
BUILDING LINE:
GARAGE FACING STREET: 20' from the right-of-way or reserve
GARAGE NOT FACING STREET: 12' from the right-of-way or reserve (corner lot)
FRONT YARD SETBACK: 0' (Dwelling units facing onto common areas)
(Opposite garage side)
SIDE YARD SETBACK:
MINIMUM: 0' (Attached units)
MINIMUM BUILDING SEPARATION: 20' (Excluding Open Porches)
BUILDING: (3 to 8 unit buildings)
MINIMUM DWELLING UNIT: 1,100 SQ. FT
MINIMUM UNIT WIDTH: 16 FT
MAXIMUM BUILDING HEIGHT: 45 FT (Midpoint of roof)

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**LAKES OF WORTHINGTON
STANDARD NOTES
JANUARY 21, 2005**

NOTE:

- A. SubArea "B" shall be developed as an Attached Single Family Home Development by the developer and/or his successors and assigns. Streets within said subarea may be public or private. All buildings adjacent to the entry street in Subarea "B" shall face and/or side load entry street and there shall be no parking between said buildings and entry street.
- B. Open Space to be owned & maintained by The Lakes of Worthington Homeowners Association for the purpose of recreation and tree preservation per the 404 Corps permit application. There shall be no privately owned structures constructed in the open space except by The Lakes of Worthington Homeowner's Association. Construction of Utilities shall be permitted in the Open Space.
- C. Sidewalk to be provided along west side of Linworth Road property frontage unless a sidewalk waiver is approved.
- D. A 10' Landscape Buffer shall be provided along the property line adjacent to the City of Worthington Board of Education parcel. Where trees do not exist within buffer, trees shall be planted to provide six trees per 100 feet. Evergreens shall be a minimum of 5' tall and shade trees shall be 2 1/2" caliper minimum.
- E. The existing cemetery shown hereon as Reserve "A" shall have a two rail fence constructed around its perimeter and is to be maintained by The Lakes of Worthington Homeowner's Association.
- F. Street trees shall be planted along the West side of Linworth Road between I-270 and Reserve "A" at a spacing of 40' on center, minimum 2 1/2" caliper.
- G. The developer shall install a northbound left turn lane on Linworth Road at its main entrance subject to the review and approval of the City's Department of Transportation.
- H. All lots/units within SubArea "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.
- I. Easements shown hereon are for purposes of waterline construction. Widths and locations may vary and are subject to the review and approval of the Division of Water.

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**LAKES OF WORTHINGTON
PUD NOTES
JANUARY 21, 2005**

- 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.) The developer shall install one street tree per dwelling unit and three street trees per corner dwelling unit. Street trees shall be 2.5" caliper minimum, and species shall not be mixed on individual streets. Street trees in subarea "B" may extend into common areas to meet lot requirement for street trees.
- 4.) Developer shall install decorative street lamps at regular intervals similar to city of columbus if said streets are public. If said streets are private, coach lights on the individual homes will be provided in place of street lights. The developer reserve the right to install decorative street lamps on private streets in subarea "B"
- 5.) Concrete sidewalks shall be provided by the developer on both sides of public streets, except for single-loaded streets, which shall have sidewalks on the house side of the street only. In subarea "b" sidewalks are constructed in front of each unit and connect to public street sidewalks.
- 6.) All streets as shown in subarea "A" shall be public and shall be at least 26 feet in width. All lanes shall be public and shall be at least 12 feet in width (pavement). Intersection details including turning radii and tapers will comply with the tnd standards on public and private (see standard notes, note "a") streets.
- 7.) On private streets in subarea "B", minimum building setback shall be 32 feet measured from the centerline of the street. Open porches and decks may encroach 5 feet within the setback areas of all private and public streets. Minimum side yard building setback on corner lots shall be 25 feet measured from the centerline of the street with a maximum 5 foot porch and deck encroachment.
- 8.) All streets in subarea "B" that are private, shall be at least 22 feet in width. Intersection details including turning radii and tapers will comply with the tnd standards for 22' wide streets.
- 9.)The developer shall comply with the city of columbus parkland dedication ordinance.
- 10.) All single family homes within subarea "A" shall have a two car garage. A maneuvering area of at least 7', measured from the edge of the lot in subarea "a" or from the edge of a circulation aisle in subarea "B", shall be provided behind all garages. Garage footprints shall not exceed 720 square feet. Garage height shall not exceed 15 feet. In subarea "B" there shall be a two car garage or a one car garage with a parking space in front of the garage provided it is a minimum of 9'x18' space and does not block the circulation aisle.
- 11.) Parking restrictions for private streets in subarea "B" 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.
- 12.) 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.

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13.) Signage regulating parking on private streets in subarea "B" shall be installed consistent with city signage requirements for private streets, and parking requirements (see standard notes, note "A") 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).

14.) Parking in subarea "B" is not allowed anywhere but in garages, on public streets as designated on the zoning clearance drawing, on private streets as set forth in note 11 above, and in driveways where applicable. There will be no parking allowed in lanes. 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.

15.) In subarea "B" 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 bureau upon execution of contract.

16.) In subarea "B" 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.

17.)In Subarea "A", porches may encroach 8 feet within the setback areas of all public streets.