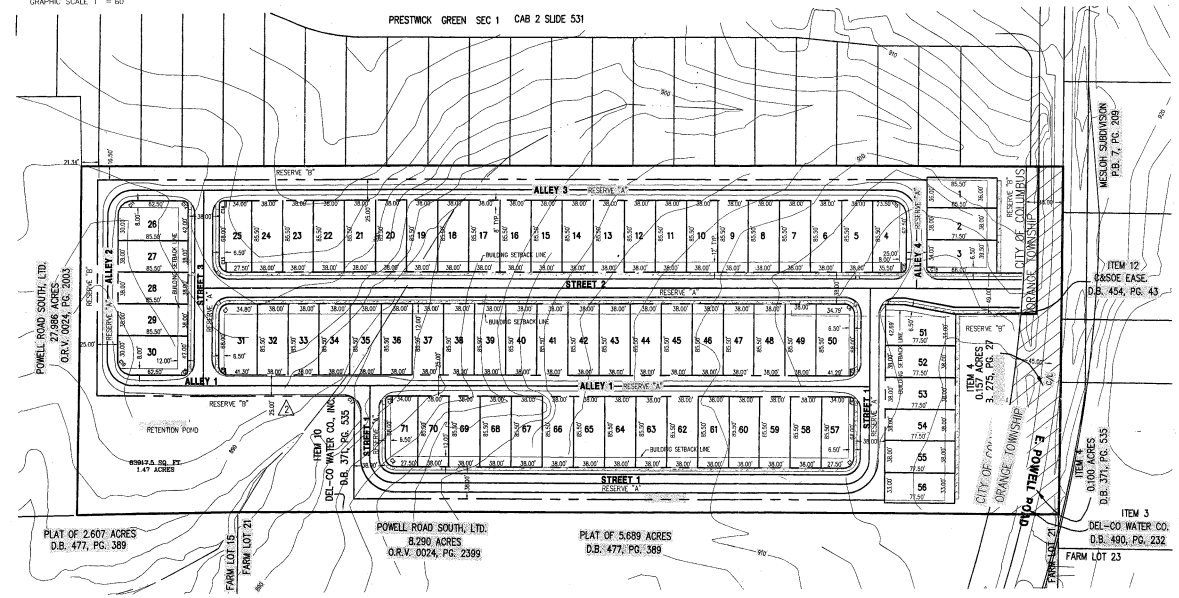
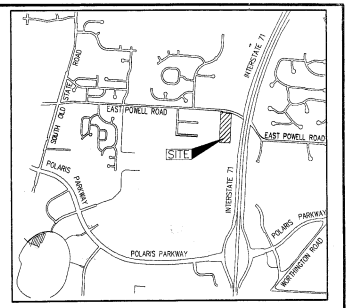
P.U.D. DEVELOPMENT PLAN FOR: ⚠

EAST POWELL ROAD

LOCATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE BEING PART OF FARM LOTS 15 AND 21, SECTION 4 , TOWNSHIP 3, RANGE 18 UNITED STATES MILITARY LANDS.





LOCATION MAP
NO SCALE

NOTES:

NOTE "A": NO DETERMINATION HAS BEEN MADE BY THE BUILDING SERVICES DIVISION, CITY OF COLUMBUS AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE PRELIMINARY PLAT OF EAST POWELL ROAD DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "B": RESERVE "B" IS TO BE OWNED AND MAINTAINED BY THE EAST POWELL ROAD HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF OPEN SPACE. UNTIL SUCH HOMEOWNER'S ASSOCIATION IS FORMED THE DEVELOPER WILL MAINTAIN THE RESERVES.

NOTE "C": AGRICULTURAL RECOUPMENT: GRANTOR BEING THE DULY AUTHORIZED REPRESENTATIVE OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREES THAT GRANTOR WILL INDEMNIFY THE CITY OF COLUMBUS FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

NOTE "D": EAST POWELL ROAD IS IN FLOOD HAZARD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0240 J, EFFECTIVE DATE APRIL 21, 1999.

NOTE "E": ALL CONTOURS SHOWN HEREON ARE TWO FEET INTERVALS.

NOTE "F": ALL STREETS AND ALLEYS ARE PRIVATE UNLESS OTHERWISE NOTED.

NOTE "G": RESERVE "A" IS TO BE OWNED AND MAINTAINED BY THE EAST POWELL ROAD HOMEOWNER'S ASSOCIATION AS PRIVATE STREETS, AND ALLEYS FOR VEHICULAR AND PEDESTRIAN ACCESS. UNTIL SUCH HOMEOWNER'S ASSOCIATION IS FORMED THE DEVELOPER WILL MAINTAIN THE RESERVE. ALL PRIVATE DRIVES, 28' ROADWAY EASEMENT AND 22' PAVEMENT SHALL PROHIBIT PARKING ON ONE SIDE OF THE STREET. ALL PRIVATE ALLEYS, 25' ROADWAY EASEMENT AND 12' PAVEMENT SHALL PROHIBIT PARKING ON BOTH SIDES.

NOTE "H": A TEMPORARY SALES/MARKETING OFFICE AND PARKING FOR SALES OFFICE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME SAID PURPOSE IS NO LONGER NEEDED. AT SUCH TIME THE SALES OFFICE AND PARKING AREA WILL BE REMOVED AND THE AREA WILL BE DEVELOPED TO CONFORM TO THE REST OF THE SITE.

NOTE "I": NO PARKING ON EITHER SIDE OF THE STREET WITHIN 25' OF INTERSECTION.

NOTE "J": SANITARY SERVICE FOR THIS SITE IS TO BE OBTAINED FROM THE 8" STUB FROM PRESTWICK GREEN SUBDIVISION, SECTION 2 LOCATED ON THE SOUTHWEST CORNER OF THE SITE (RECORD PLAN 9972).

P.U.D. NOTES:

DETACHED SINGLE FAMILY DWELLINGS

1. PERMITTED USES AND DEVELOPMENT STANDARDS SHALL BE AS ESTABLISHED IN CHAPTER 3332, RESIDENTIAL DISTRICTS, AS APPLICABLE TO THE R-2, RESIDENTIAL DISTRICT, EXCEPT AS NOTED IN THESE PUD NOTES, THE SITE AND LOT DATA TABLE AND AS DEPICTED ON THIS PUD DEVELOPMENT PLAN.
2. THE STREET ALIGNMENTS AND LOTS/RESERVES 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 THAT DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THIS DEVELOPMENT PLAN UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.
3. A TEMPORARY SALES/MARKETING OFFICE AND PARKING FOR SALES OFFICE IS PERMITTED AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME SAID PURPOSE IS NO LONGER NEEDED. AT SUCH TIME THE SALES OFFICE AND PARKING AREA WILL BE REMOVED AND THE AREA WILL BE DEVELOPED TO CONFORM TO THE REST OF THE SITE.
4. THE DEVELOPER SHALL INSTALL ONE STREET TREE PER LOT AND THREE STREET TREES PER CORNER LOT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 2" CALIPER MINIMUM AT TIME OF INSTALLATION.
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.
7. BUILDING SETBACK LINES SHALL BE MEASURED FROM THE LOT LINES AND SHALL BE AS NOTED IN THE SITE AND LOT DATA TABLE. PORCHES ARE NOT PERMITTED TO ENCROACH INTO ANY BUILDING SETBACK.
8. ALL STREETS SHALL BE PRIVATE AND SHALL BE AT LEAST 22 FEET IN WIDTH WITHIN 38' ROADWAY RESERVE. ALL ALLEYS SHALL BE PRIVATE AND SHALL BE AT LEAST 12 FEET IN WIDTH WITHIN A 25' ROADWAY RESERVE. INTERSECTION DETAILS INCLUDING TURNING RADII AND TAPERS WILL ⚠ COMPLY WITH THE TND STANDARDS FOR 22' WIDE STREETS AND 12' LANES AS SHOWN ON THE STANDARD INTERSECTION DETAILS DATED 1/2/04 AS PREPARED BY SCHMIDT LAND DESIGN.
9. GARAGES, WHICH MAY BE EITHER ATTACHED OR DETACHED, SHALL BE PROVIDED OFF ALLEYS, EXCEPT LOTS 51-56 INCLUSIVE) AND SHALL PROVIDE AT LEAST 2 ENCLOSED SPACES PER DWELLING. A MANEUVERING AREA OF 18.5' SHALL BE PROVIDED BEHIND ALL GARAGES AND THIS MANEUVERING AREA SHALL INCLUDE THE ALLEY. GARAGE FOOTPRINTS SHALL NOT EXCEED 720 SQUARE FEET. GARAGE HEIGHT SHALL NOT EXCEED 15 FEET. IF DETACHED GARAGES ARE BUILT, PROVISIONS OF SECTION 3332.38(E) SHALL NOT APPLY.
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 ASSOCIATION SHALL BE ESTABLISHED BY THE RULES AND REGULATIONS OF THE HOMEOWNER ASSOCIATION.
11. THE DEVELOPMENT SHALL COMPLY WITH THE PARKLAND DEDICATION ORDINANCE.
12. AN ENTRANCE FEATURE, LANDSCAPING AND DEVELOPMENT IDENTIFICATION SIGNAGE MAY BE LOCATED IN THE AREAS DESIGNATED AS RESERVE 'B' ADJACENT TO POWELL ROAD.
13. GRAPHICS SHALL COMPLY WITH THE COLUMBUS GRAPHICS CODE, TITLE 33, ARTICLE 15, OF THE COLUMBUS CITY CODE IN ACCORDANCE WITH R-2 DISTRICT STANDARDS. ANY VARIANCE TO THE APPLICABLE REQUIREMENT OF THE GRAPHICS CODE SHALL BE SUBMITTED TO THE COLUMBUS GRAPHICS COMMISSION.
14. 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.

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00'	18.85'	16.97'	N 41°59'47" W	90°00'00"
C2	12.00'	18.85'	16.97'	N 48°00'13" E	90°00'00"
C3	5.50'	8.64'	7.78'	N 41°59'47" W	90°00'00"
C4	5.50'	8.64'	7.78'	N 48°00'13" E	90°00'00"
C5	5.50'	8.64'	7.78'	N 41°59'47" W	90°00'00"
C6	12.00'	18.85'	16.97'	N 48°00'13" E	90°00'00"
C7	12.00'	18.85'	16.97'	N 41°59'47" W	90°00'00"
C8	5.50'	8.64'	7.78'	N 48°00'13" E	90°00'00"
C9	5.50'	8.64'	7.78'	N 41°59'47" W	90°00'00"
C10	12.00'	18.85'	16.97'	N 48°00'13" E	90°00'00"
C11	17.50'	27.49'	24.75'	N 41°59'47" W	90°00'00"
C12	5.50'	8.64'	7.78'	N 48°00'13" E	90°00'00"
C13	12.00'	18.85'	16.97'	N 48°00'13" E	90°00'00"
C14	5.50'	8.64'	7.78'	N 41°59'47" W	90°00'00"
C15	17.50'	27.49'	24.75'	N 48°00'13" E	90°00'00"
C16	5.50'	8.64'	7.78'	N 41°59'47" W	90°00'00"
C17	5.50'	8.64'	7.78'	N 48°00'13" E	90°00'00"
C18	5.50'	8.64'	7.78'	N 48°00'13" E	90°00'00"

LEGEND

—LOT LINES
—000— —EXISTING CONTOURS
—EXISTING STREAM
⚠

Z03-063

P.U.D. SITE AND LOT DATA:

TAX DISTRICT/PARCELS: 27-31842403015000, 31842403016000, 31843101002000, 31842403017000
EXISTING ZONING: R, RURAL (ANNEXATION)
PROPOSED ZONING: P.U.D.-8, PLANNED UNIT DEVELOPMENT
PROPOSED USE: SINGLE-FAMILY DWELLINGS ON PRIVATE STREETS

TOTAL ACREAGE: 10.90± ACRES (CITY OF COLUMBUS)
RIGHT-OF-WAY DEDICATION: 0.03± ACRES
NET ACREAGE: 10.87± ACRES

RESERVE A (PRIVATE STREET/ALLEY SYSTEM): 3.71± ACRES
RESERVE B (OPEN SPACE): 2.25± ACRES

DENSITY:
MAXIMUM NUMBER OF LOTS: 71
DENSITY: 6.530 UNITS/NET ACRE

LOT STANDARDS (MIN.):
LOT AREA: 3,075 SQ. FT.
LOT WIDTH: 35 FT.

SETBACK LINES AND YARDS:
FRONT: 12 FT., EXCEPT CORNER LOTS, WHICH SHALL BE PERMITTED A 6.5 FT. BUILDING SETBACK ADJACENT TO A STREET AND 8' BUILDING SETBACK WHEN ADJACENT TO AN ALLEY ON THE SIDE OF EACH CORNER LOT
MINIMUM SIDE YARD: 3 FT.
TOTAL SIDE YARD: 6 FT.
REAR YARD (MIN.): 10%
BUILDING COVERAGE (MAX.): 55%

OPEN SPACE:
⚠ REQUIRED OPEN SPACE:
750 SQ. FT. PER UNIT X 71 LOTS = 1.22 ACRES
OPEN SPACE PROVIDED: 2.25± ACRES

SIDEWALKS:
SIDEWALKS WILL BE PROVIDED ALONG E. POWELL RD. TO PROVIDE CONNECTIVITY TO THE EAST AND WEST

AREA TO BE DEDICATED FOR COUNTY R/W

Donald Plank
Donald T. Plank, Attorney for Applicant

1/29/04
Date

WINE & ASSOCIATES, INC.
* Contact Office
Dayton, Ohio
937.431.1004
* Delaware, Ohio
740.363.6792
Marion, Ohio
740.383.8187
Sidney, Ohio
937.492.7636

DATE 11/13/03 CAD FILE
JOB NO. 03-396-01 APPROVED

EAST POWELL ROAD
P.U.D. DEVELOPMENT PLAN ⚠
DOMINION HOMES INC.
5501 FRANTZ RD.
DUBLIN, OHIO
(614) 761-6000

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