

PUD PLAN NOTES:

1. THE STREET ALIGNMENTS SHALL BE DEVELOPED AS SHOWN 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 DEVELOPMENT OR THE DIRECTOR'S DESIGNEE MAY APPROVE ADJUSTMENTS TO THE STREET ALIGNMENTS 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 WITH PARKING 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 TWO STREET TREES PER CORNER DWELLING UNIT. STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS. STREET TREES SHALL BE 1 1/2" CALIPER, MINIMUM.
4. ON PRIVATE STREETS FOR DETACHED SINGLE FAMILY HOMES, THE MINIMUM BUILDING SETBACK SHALL BE 20 FEET MEASURED FROM THE CENTERLINE OF THE STREET. MINIMUM SIDE YARD BUILDING SETBACK ON CORNER LOTS SHALL BE 20 FEET MEASURED FROM THE CENTERLINE OF THE STREET AND 20 FEET MEASURED FROM THE CENTERLINE OF THE ALLEY.
5. PRIVATE STREETS SHALL BE AT LEAST TWENTY-TWO (22) FEET IN WIDTH. ALL ALLEYS SHALL BE PRIVATE AND SHALL BE AT LEAST TWELVE (12) FEET IN WIDTH. INTERSECTION DETAILS, INCLUDING TURNING RADII, WILL COMPLY WITH THE CITY OF COLUMBUS STANDARDS FOR 22' WIDE STREETS AND 12' LANES AS DEPICTED ON SHEET 2 OF THE PRELIMINARY DEVELOPMENT PLAN.
6. GARAGES SHALL PROVIDE AT LEAST 2 ENCLOSED SPACES PER DWELLING UNIT. A MANEUVERING AREA OF AT LEAST 20' SHALL BE PROVIDED BEHIND ALL GARAGES. GARAGE FOOTPRINTS SHALL NOT EXCEED 720 SQUARE FEET. GARAGE HEIGHT SHALL NOT EXCEED 15 FEET.
7. THE STRUCTURE IDENTIFIED ON THE PLAN AS "CH" IS A CLUBHOUSE THAT MAY INCLUDE CHANGING ROOMS, RESTROOMS, AND SPACE FOR RESIDENTS TO MEET AND GATHER, AND MAY ALSO BE USED AS A SALES OFFICE FOR THE SALE OF HOMES DURING THE DEVELOPMENT OF THE PROJECT. THE CONFIGURATION OF THE CLUBHOUSE AND ADJACENT POOL AND DECK AREA IS REPRESENTATIONAL AND MAY BE MODIFIED OR ADJUSTED AT TIME OF CONSTRUCTION.
8. 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 61' OF STREET INTERSECTIONS AND 42' WITHIN ALLEY 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.
9. 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 CONDOMINIUM/HOMEOWNER ASSOCIATION 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).
10. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES, AS DESIGNATED ON THE SITE PLAN, ON STREETS AS SET FORTH IN NOTE 8 ABOVE, AND IN DRIVEWAYS WHERE APPLICABLE. THERE WILL BE NO PARKING ALLOWED IN ALLEYS IN CONJUNCTION WITH NOTE 8 ABOVE, THE OWNER, DEVELOPER, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE CONDOMINIUM/HOMEOWNER ASSOCIATION) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO PARKING ZONES.
11. THE OWNER, DEVELOPER AND OR THE CONDOMINIUM/HOMEOWNER ASSOCIATION 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. 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.
12. THE OWNER, DEVELOPER, OR THE CONDOMINIUM/HOMEOWNER ASSOCIATION, 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 OR ALLEYS.
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. DWELLINGS MAY BE DEVELOPED AS CONDOMINIUM(S).
15. SETBACK FROM PUBLIC ROADS TO SINGLE FAMILY HOMES SHALL BE A MINIMUM OF 25'.
16. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE AT LEAST 6 FEET.
17. PERIMETER SETBACKS SHALL BE AS SHOWN ON THE PLAN.
18. SIDEWALKS WILL BE INSTALLED ALONG PUBLIC STREET FRONTAGE AND ON AT LEAST ONE SIDE OF EACH PRIVATE STREET WITHIN THE DEVELOPMENT.