

## 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 RADI 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.