

PUD NOTES

- 1) Permitted Uses and Development Standards shall be as established in Chapter 3333, Apartment Residential District, as applicable to the AP-12, Apartment Residential District, except as noted in these PUD Notes, the Site Data Table and as depicted on the PUD Plan drawings. The site will be developed with condominium dwelling units offered for sale. The condominium buildings units will not be on separate lots and all on-site streets shall be private streets. Vehicular access to the site shall be provided by easement on adjacent property to the north front to Harten Road. The 3.5+ acre PUD site presently does not front on a public street. There shall be no frontage requirement applicable to either the entire PUD tract, individual buildings or individual condominium units. The PUD plan depicts a mix of two family and four family buildings which shall be permitted by approval of this PUD plan.
- 2) The development depicted on the PUD drawings is illustrative of the planned development, but is subject to adjustment and modification with final engineering and final design. Building footprints are illustrated and may be adjusted with final design. Patios/decks are illustrated on each condominium unit, but the illustration is not intended as a specific commitment that all or any of the condominium units will have a patio/deck area not in the illustrative depiction intended to conform to a specific size or location of the patios/decks.
- 3) Perimeter building and pavement setbacks shall be provided as depicted on this PUD plan. The perimeter setbacks depicted hereon shall satisfy all requirements of Section 3333.255. The development may be developed in phases, at developer's option. If developed in phases, there shall be no required perimeter yard setback from any internal phase line(s) or internal property line(s) other than the current, existing perimeter property line of the 3.5+ acre tract. Perimeter yard shall only be applicable to the current perimeter property line of the current 3.5+ acre tract.
- 4) Open Space shall be provided as depicted on this PUD plan. Trees shall be preserved in the north and west 20' setbacks depicted, subject to normal maintenance, and removal of dead or diseased trees, crossing the north setback for the emergency vehicle access and utility crossing(s).
- 5) Stack parking in the driveway of a condominium unit in front of the garage of each condominium unit garage shall be permitted, subject to the garage door being no less than eighteen (18') feet from the edge of pavement of the internal drive.
- 6) Street or ornamental trees shall be planted along internal private streets at the rate of 1 per condominium unit. Landscaping shall be provided in open space areas, as depicted on this PUD plan. Trees shall meet the following minimum requirements at time of planting: Street trees - minimum 2 1/4" caliper. Ornamental trees - 1 1/2" caliper. Evergreen Trees - 5 - 6 height.
- 7) The development shall comply with the Portland Dedication Ordinance (PDO).
- 8) Utility crossing(s) may be required across perimeter setback/open space/buffer areas and shall be permitted for provision of utilities to the site.
- 9) Subject to approval of a Dumpster Waiver, refuse collection shall be provided by private hauler. All residents shall have a private refuse container.
- 10) Site lighting shall utilize fully shielded, cut-off light fixtures, or lantern or decorative luminaire fixtures. Pole mounted lighting shall not exceed 12' in height. All external building mounted light fixtures shall be the same or similar for consistency in appearance and style.
- 11) A minimum of 20% of the total exterior area of the walls of each building, net of windows and doors, shall be brick veneer.
- 12) Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15, of the Columbus City Code in accordance with AP-12, Apartment Residential District standards. Any variance to the applicable requirement(s) of the Graphics Code shall be submitted to the Columbus Graphics Commission. Any condominium identification sign shall be monument style.

LANDSCAPE MOUNDING 36" HIGH PLACED FOR HEADLIGHT SCREENING

PROP. LINE 592.9'

- 13) The Columbus Board of Zoning Adjustment shall be the body to hear requests for variances, except as a variance may pertain to graphics, to development standards established by this PUD Plan or to applicable standards of the AP-12, Apartment Residential District.
- 14) Parking:
  - a. 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 association.
  - b. Parking is not to be allowed anywhere but in garages, as designated on the site plan, on streets as set forth in note "a" above, and in driveways where applicable. There will be no parking allowed in alleys, in conjunction with note "a" 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.
  - c. The owner, developer and/or the association of homeowners must establish and maintain an agreement(s) with private towing company(s), which agreement(s) authorize the private towing company(s) to remove/allow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s), for any time/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always be in force for the purposes of enforcement/removal/towing as required above.
  - d. Towing agreements shall be filed with the Division of Fire, Fire Prevention Bureau upon execution of contract.
  - e. The owner, developer, or the association of homeowners, as applicable, shall designate the City of Columbus as an authorized agent for the sale 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.
- 15) The PUD plan depicts certain off-site improvements, as follows: new sidewalk to Harten Road, traffic control bollards and signage and an emergency vehicle access drive. The off-site improvements shall be completed prior to the issuance of the first Certificate of Occupancy for a condominium dwelling unit.