AVERY PLACE--PUD NOTES (12/1/03)

Permitted Uses and Development Standards shall be as established in Chapter 3333, as applicable to the AR-12, Apartment Residential District, except as established herein.

Proposed Development: 84 Two-Family Condominium buildings totaling 168 Dwelling Units. Overall Density Net of Avery Road Right of Way Dedication (80 feet) 5.64 DU/Acre.

The condominium buildings shall be consistent with the elevations depicted on Sheet 9 of the PUD Plan. Primary building materials shall consist of stucco and cultured stone with 30-year dimensional asphalt shingles.

Each Dwelling Unit shall contain not less than 1,800 square feet of "Minimum net floor area for Living Quarters", as defined in Section 3307.19, Letter M, of the Columbus Zoning Code.

5. Applicant has conducted a Traffic Access Study (M-O Partners, 9/30/03) in conjunction with this rezoning application. Subject to approval of final construction drawings by the Division of Transportation, a south bound left turn lane of 265 feet with taper shall be constructed and there shall be a single full turning access point to the site located as depicted, ±660 feet south of the north property line.

6. Street trees and other landscaping shall be required as depicted on the PUD Plan, subject to minor adjustment with final engineering and building placement. Street tree planting is required approximately 40-50 feet on center. Plant Material to the following minimum size at the time of planting: Street Trees--2 ½" caliber, Evergreen Trees--five feet in height, Ornamental Trees-- 1" caliber. All plant material to be well maintained. Dead or diseased plant material to be replaced within 3 months, weather permitting. Mounding may be added to the site. Subject to approval of City Forester, street tree planting may occur in the Avery Road right of way.

7. The Avery Road setback shall be landscaped as depicted and as noted. Identification signage may also be placed in the Avery Road setback in compliance with those set.

8. Subject to the approval of the Division of Refuse, each condominium owner will use individual refuse containers. Refuse collection will be provided by a private hauler.

9. Development shall comply with Chapter 3318, Perimeter Declaration.

10. Sidewalks to be provided along Avery Road, per City of Columbus requirements and specifications.

11. Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15 in accordance with AR-12 standards. Any variance to applicable requirements of the Graphics Code will be submitted to the Columbus Graphics Commission.

12. Site development depicted hereon is subject to final engineering. Minor changes consistent with the site development concept depicted and final engineering may occur.

13. The BZA shall be the forum for any variance(s) to code standards, including any standards established by or depicted hereon.

14. Variances: a) Reduce Avery Road building setback line from 60 feet, as established by A-20 Arterial designation, to setbacks as depicted, b) Perimeter Yard reduced from 25 feet to 20 feet for enclosed porches, subject to the setback of the primary rear wall of each two-family dwelling being 50 feet, c) to permit stack parking in the driveway in front of the garage of each unit, subject to a minimum garage setback of 20 feet from the pavement edge of the internal private street.

15. A private street stub is depicted generally at the southeast corner of the PUD to provide vehicular connection to abutting undeveloped property to the south. If a) the property to the south is not required to provide a street stub for connection to the private street stub depicted on this drawing, developer shall have no obligation to install the street stub or. if already installed, may close or remove the street stub or b) if abutting property to the south is rezoned for a land use other than residential use, developer, at developer's option, may elect to not build, close or remove the street stub. "Developer" shall mean the builder of the condominiums until such time as a condominium association has been formed and shall mean the condominium association after such time as the association has been formed.

PLANT LIST

SYMBOL	QUANTITY	TREE	TYPE	INSTALLED SIZE
	120	DECIDUOUS	ASH	2-1/2" min. cal.
			HONEYLOCUST	
			OAK	
	101	ORNAMENTAL	CRABAPPLE	1-1/2" min. cal.
			HAWTHORN	
			SERVICEBERRY	
	66	EVERGREEN	COLORADO SPRUCE	5'-6' min. ht.
			NORWAY SPRUCE	
			WHITE PINE	

SITE DATA

OVERALL SITE

PROPOSED ZONING	PUD-6
GROSS SITE ACREAGE	41.9 AC.
LESS 60' AVERY RD. R.O.W.	-11.0 AC.
NET SITE ACREAGE	31.1 AC.
TOTAL # UNITS	168 DU'S
OVERALL DENSITY	5.64 DU/AC.
PARKING	4 SP/UNIT
OPEN SPACE REQUIRED	1.25 AC.
OPEN SPACE PROVIDED	21.52 AC.

PUD Development Plan

AVERY PLACE

prepared for: FM Development

November 11, 2003

Donald Plank 12/19/03
DONALD PLANK, Attorney for Applicant Date

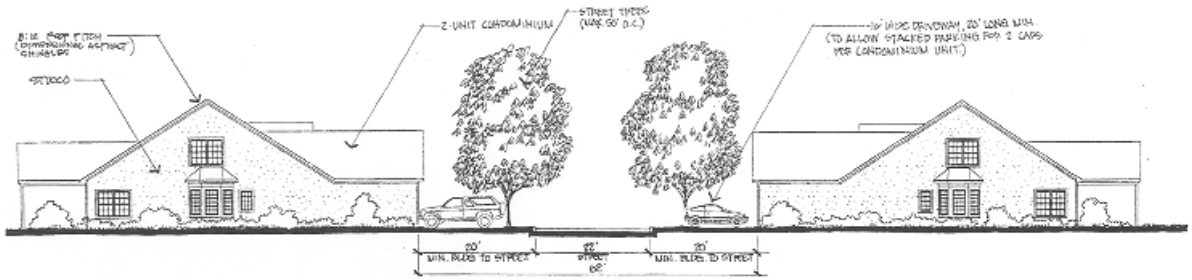
NORTH

SCALE: 1" = 40'

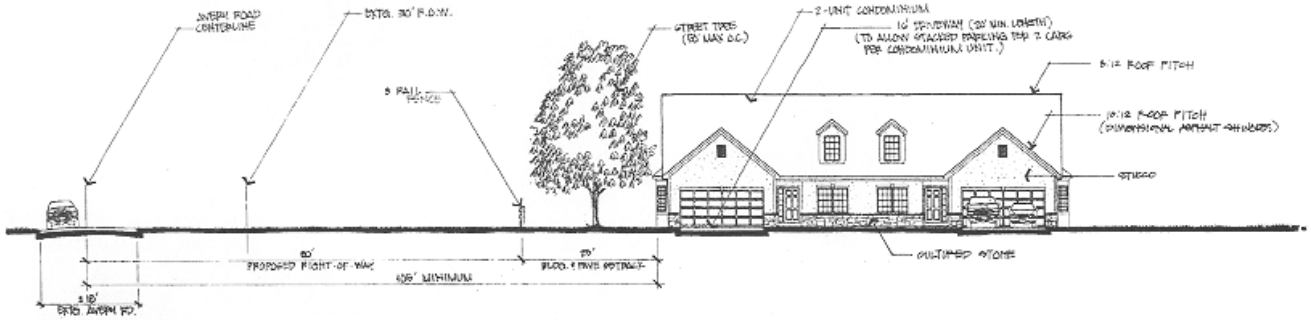
Z03-005 (Sheet 1 of 2)

Final Received by Shannon J Pine 12/19/03

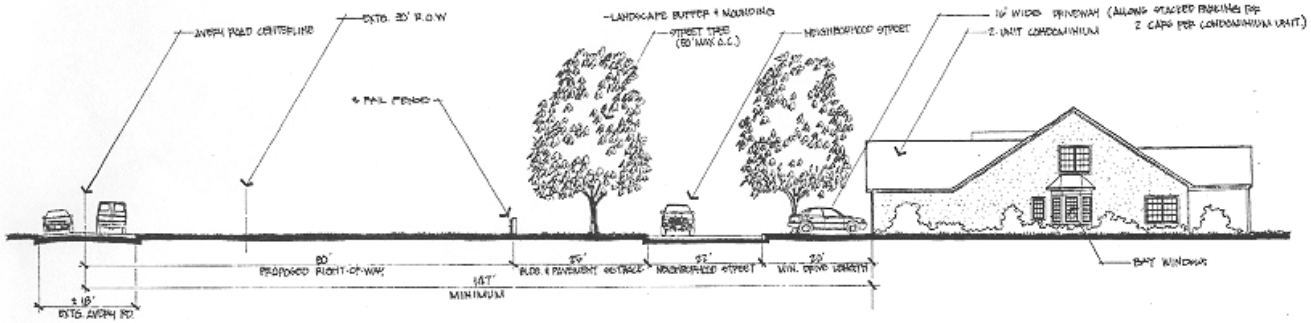
SECTION A
Typical Neighborhood Street



SECTION B
View North Along Avery Rd.,
Frontage at Building #25



SECTION C
View North Along Avery Rd.,
Frontage at Building #23



Illustrative Sections

AVERY PLACE

prepared for: FM Development

November 3, 2003

Donald Plank 12/15/03
DONALD PLANK, Attorney for Applicant Date

NORTH

SCALE: 1/8" = 1'

Z03-005 (Sheet 2 of 2)

Final Received by Shannon L Pine 12/19/03