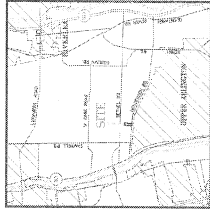


# Slatey Hollow Single Family Condominiums



### LOCATION MAP

**PUD SITE DATA**  
 PLANNING AREA: 1532-2006-019A  
 ADDRESS: 3554 West Henderson Road, Charlotte, NC  
 PROJECT NAME: Slatey Hollow Single Family Condominiums  
 PROJECT USE: Residential  
 PROJECT DATE: 2/24/06  
 PROJECT NUMBER: 1532-2006-019A

**PREPARED BY:**  
 WATCON CONSULTING ENGINEERS, LLC  
 1532 JAMES MONROE DRIVE  
 CHARLOTTE, NC 28205  
 TEL: 704.333.1112

**DATE:** 04/11/2006

**PROJECT:**  
 This drawing is a final site plan and depicts the proposed site development, including the location of all buildings, parking spaces, and other site features. It is prepared in accordance with the requirements of the applicable zoning ordinance and other applicable laws and regulations. It is intended to be used for the purpose of obtaining the necessary permits and approvals for the proposed development.

**NOTES:**  
 1. The site plan is based on the information provided by the applicant and is subject to change without notice. The engineer assumes no responsibility for the accuracy of the information provided.  
 2. The site plan is prepared in accordance with the requirements of the applicable zoning ordinance and other applicable laws and regulations.  
 3. The site plan is intended to be used for the purpose of obtaining the necessary permits and approvals for the proposed development.  
 4. The site plan is prepared in accordance with the requirements of the applicable zoning ordinance and other applicable laws and regulations.

**LEGEND:**  
 Existing trees to be saved  
 New trees to be planted  
 Erosion control  
 Street trees

**DATE:** 04/11/2006

**SCALE:**  
 1" = 40'

**PROJECT NUMBER:** 1532-2006-019A

**PROJECT NAME:** Slatey Hollow Single Family Condominiums

**PROJECT ADDRESS:** 3554 West Henderson Road, Charlotte, NC

**PROJECT USE:** Residential

**PROJECT DATE:** 2/24/06

**PROJECT NUMBER:** 1532-2006-019A



**PUD NOTES**

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18. The site plan is prepared in accordance with the requirements of the applicable zoning ordinance and other applicable laws and regulations.

19. The site plan is prepared in accordance with the requirements of the applicable zoning ordinance and other applicable laws and regulations.

20. The site plan is prepared in accordance with the requirements of the applicable zoning ordinance and other applicable laws and regulations.

*[Signature]*  
 Project Engineer  
 7/12/06

*[Signature]*  
 7/12/06

## NOTES

3558 West Henderson Road

### Z05-019A

- 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 Data Table and as depicted on the PUD Plan drawings. The site will be developed with a maximum of ten (10) detached single-family dwellings without lots as condominium dwelling units offered for sale. The condominium units will not be on separate lots and no lots shall be required. All dwelling unit owners shall be required to participate in a condominium association for the development. All on-site streets shall be private streets. Vehicular access to the site shall be provided from West Henderson Road.
- 2) The development depicted on the PUD drawing is illustrative of the planned development and is subject to adjustment and modification with final engineering and final design. Specific building footprints are illustrative, but all buildings will be detached single-family dwellings and all dwellings shall have side-load garages, generally as depicted on the land plan. All condominium units are permitted patios, porches (open or enclosed) and/ or decks.
- 3) Minimum perimeter building and pavement setbacks shall be: Building Lines - West Henderson Road - 75 feet, Parking/Vehicular Pavement setback from West Henderson Road - 75 feet, Building setback from the present perimeter property lines - min. 15 feet. The perimeter building setback lines shall also establish and satisfy all rear yard requirements. Pavement setback shall not apply to the Henderson Road sidewalk or internal walks. The building setback from the internal private street shall be twenty (20) feet, except as noted on the PUD Plan.
- 4) Open Space shall be provided as depicted on this PUD plan. Open Space Area A shall be planted with annual Rye grass following completion of grading. Planting in Open Space Area A **and B shall correspond to the "Entrance Landscaping Plan", as depicted on sheet 2.** ~~shall consist of a minimum of five (5) hardwood trees (Maple, Oak, for example), five (5) Redbud trees and ten (10) Viburnum shrubs. Plant material shall be randomly placed to simulate a naturalized area and the area shall be maintained as a naturalized area. Developer shall preserve trees of 6" caliper or greater in the west and north setback areas and Open Space A and B, as indicated depicted on the this Plan.~~ Other trees may be preserved subject to actual house footprint, placement and grading requirements. Orange construction fencing shall be placed to delineate the boundary(s) of tree preservation areas prior to starting site grading.
- 5) Stack parking in the driveway of a condominium unit shall be permitted, subject to no parked vehicle blocking or in any way obstructing the sidewalk parallel to the internal private street.
- 6) Street or ornamental trees shall be planted along the internal private street at the rate of not less than two (2) per condominium unit. The trees shall be planted on both sides of the private street at approximately 40 feet on center and may be aligned on opposite sides of the street, or off-set. Trees shall meet the following minimum requirements at time of planting, except where trees are noted as being a larger size at planting: Street trees - minimum 2 ½" caliper, Ornamental trees - 1 ½" caliper, Evergreen Trees - 5 - 6 height. Weather permitting, dead or diseased plant material required by this text shall be replaced within 6 months.
- 7) Street trees shall be planted along West Henderson Road at the rate of approximately one (1) tree per 40 lineal feet. Street tree planting shall be incorporated into the ten (10) foot wide public easement or within the right of way, if permitted.
- 8) The "Minimum Net Floor Area for Living Quarters", as defined in Section 3303.13, Letter M, Columbus Zoning Code, shall be 1,500 square feet per condominium unit. Each condominium unit shall include not less than a 2 car attached garage.
- 9) The development shall comply with the Parkland Dedication Ordinance (PDO), as applicable.
- 10) Utility crossing(s) may be required across perimeter setback/open space/buffer areas and shall be permitted for provision of utilities to the site.
- 11) All residents shall have a private refuse container(s).

- 12) Site lighting shall utilize fully shielded, cut-off light fixtures or decorative luminaire-style fixtures. Building mounted lighting shall be provided by wall mounted fixtures, such as coach lights, attached to the condominium units. All external building mounted light fixtures shall be the same or similar for consistency in appearance and style. All lighting along the private streets and any common area lighting shall be the same or similar for consistency in appearance and style.
- 13) All new utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
- 14) An Entrance feature consisting of low walls and/or fencing and additional landscaping shall be permitted in Open Space Area A ~~and/or on the west side of the private street, subject to a minimum setback from West Henderson Road of twenty (20) feet. A gazebo, bench(s), building of less than 100 sq. ft. or similar decorative features may be included in an entrance feature design, but shall only be located on the west side of the private street in Open Space reserve B.~~ **and B, as depicted on sheet 2, "Entrance Landscaping Plan", and may include a gated entrance, at developer's option. Sidewalks and curb lines as depicted on the "Entrance Landscaping Plan" may be adjusted based on City of Columbus engineering requirements.** If lighting is provided on the entrance feature, it shall be for the purpose of accent lighting only and the lighting shall consist of low ground mounted fixtures that are fully shielded from view with landscaping or other materials.
- 15) The private streets shall be designed with a minimum pavement width of 22 feet. The private street shall have curb on both sides of the pavement.
  - a. Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 ft., no parking shall be permitted on either side of any street within 61 ft. of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted.
  - b. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked 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 owner, developer, and/or Homeowners Association determines, so long as at least one such agreement shall always, at all times be in force for the purposes of enforcements/removal/towing as required above. Towing agreements shall be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract."
  - c. The owners, developer, and/or Homeowners Association 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 and alley/lanes."
  - d. Intersection details concerning turning radii, parking restrictions and intersection configurations shall conform with the Fire Vehicle Access Plan.
- 16) A temporary sales office shall be permitted prior to the development of a model condominium unit(s).
- 17) Graphics shall comply with the Columbus Graphics Code, Title 33, Article 15, of the Columbus City Code in accordance with R-2, Residential district standards. Any variance to the applicable requirement(s) of the Graphics Code shall be submitted to the Columbus Graphics Commission.
- ~~18) 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 R-2, Residential District.~~
- 198) Sidewalks shall be provided in the West Henderson Road right of way or within a public easement on the property, as directed by the Division of Transportation, unless waived in whole or part by the Public Service Department. The internal private street shall have a four (4) foot wide sidewalk on one side of the private street.
- 2019) This PUD is located in flood hazard Zone X, as shown on the Federal Emergency Management Agency Insurance Rate Map Number 39049C0137G, effective August 2, 1995.
- 240) Building materials shall be all natural materials and may include, for example, wood, stone (natural or synthetic), brick, stucco or comparable materials. Hardi-plank, if used, shall only be used as an accent material.

221) A total of twenty (20) 8 - 10 foot tall evergreen trees shall be planted in or adjacent to the west setback, with particular emphasis on tree planting in the area adjacent to Lots 1 - 4, inclusive, of the Brynwood Subdivision to the west, as illustrated on the Plan.

232) A six (6) foot wood opaque fence will be installed parallel to the west property line adjacent to Lots 1 - 3, inclusive, of the Brynwood Subdivision, abutting the site to the west. The fence shall be installed within the 15 foot setback area, generally at or near the property line, subject to actual field location at the time of construction.

243) A storm water catch basin shall be located near the west property line of the site in the area adjacent to Lots 1 or 2 of Brynwood Subdivision, located abutting the site to the west. This storm water catch basin will be included in the design of the storm water system for the development and installed at the time of construction of the storm water system. The exact location of this storm water catch basin shall be determined with final engineering and shall be depicted on the site plan submitted for a Certificate of Zoning Clearance.

254) A minimum of 16 evergreen trees (5'-6' tall at planting) shall be planted along the east side of the internal street as depicted.

**25) The 2.724 Acre property is partially located in Tax Districts 580 (Arlington) and 590 (Dublin). The tax parcels of the two taxing districts cannot be combined. The 2.74 Acres depicted hereon as a single development shall be treated as a single development for all zoning purposes regardless of the tax district line.**

**26) New Trees shall be planted as follows in the locations depicted by symbols # 1 - # 9, inclusive, as follows: #1) Quercus imbricaria, 7 - 8" caliper; #2) Acer saccharum, 11 - 12" caliper; # 3) Quercus coccinea, 9 - 10" caliper; #4) Acer saccharum, 10 - 11" caliper; #5) Liriodendron, 8" caliper; #6) Quercus bicolor, 6 - 7" caliper; #7) Liriodendron 7" caliper; #8) Quercus bicolor, 6 - 7" caliper; #9) Acer saccharum, 11 - 12" caliper. Within the tree types specified, the location of specific trees may be changed.**

~~July 13, 2005~~

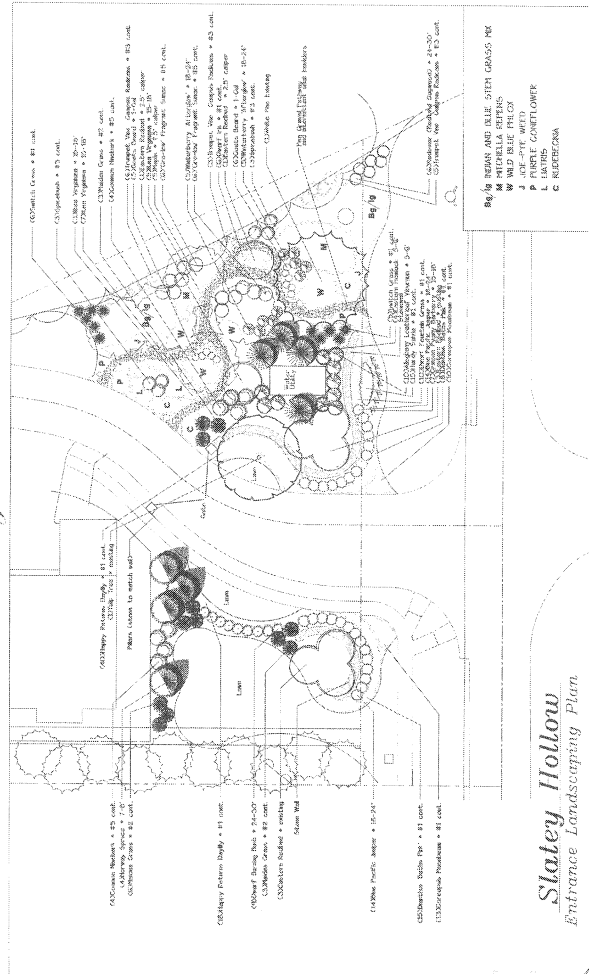
**July 12, 2006**

# Slatery Hollow

## Single Family Condominiums


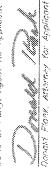


### Slatery Hollow



### Slatery Hollow

#### Entrance Landscaping Plan

 7/12/06  
 Date: \_\_\_\_\_  
 7/12/06  
 Date: \_\_\_\_\_  
 David B. Panch, Architect for Applicant  
 David Panch, Architect for Applicant

PREPARED BY  
**WATSON**  
**CONSULTING ENGINEERS, LLC**  
 1500 EASTERN BLVD., SUITE 200  
 HOUSTON, TEXAS 77058  
 (713) 233-1234  
 FAX: (713) 233-1235  
 www.watsoneng.com  
 DATE: 10/12/2006



Hitt, Dana

---

**From:** David Perry [dave@daveperryco.com]  
**Sent:** Tuesday, August 22, 2006 11:15 AM  
**To:** Hitt, Dana  
**Subject:** FW: 3558 W. Henderson Rd. ( Slatey Hollow)

Dana:

FYI re: Slatey Hollow and Northwest Civic Association review.

Dave Perry  
The David Perry Company  
Zoning/Real Estate Development Consultants  
145 East Rich Street, 3rd Floor  
Columbus, OH 43215

*NOTE: The Post Office has asked us to include "3rd Floor" in our address, as noted in the signature block, above. We have experienced a delay in mail delivery for mail without the "3rd Floor" notation. Please update your records for our address. Thank you.*

(614) 228-1727 (office)  
(614) 228-1790 (fax)  
[dave@daveperryco.com](mailto:dave@daveperryco.com)

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**From:** Rlisko1035@cs.com [mailto:Rlisko1035@cs.com]  
**Sent:** Thursday, August 17, 2006 6:51 PM  
**To:** CRPresutti@Columbus.gov; gjlestini@columbus.gov  
**Cc:** David Perry; dplank@plankbrahm.com  
**Subject:** 3558 W. Henderson Rd. ( Slatey Hollow)

At the meeting of the Northwest Civic Association on August 2, I presented to the Board that all the landscaping for 3558 W. Henderson was completed and both the neighbors and I (representing NWCA) were very satisfied with the results. I then posed the question as to whether anyone on the Board had an objection to allowing a couple of permits being issued to the developer to start construction of a house or two before the amendment to this rezoning is heard by City Council in September. There were no objections. I feel very confident that Mr. Doug Davis has learned a very hard lesson from this whole experience.

I want to thank you and your staff for all their assistance during this long process. Rosemarie Lisko, NWCA

8/28/2006



# PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # Z05-019A

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following  
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the  
subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Medfirst Development II, Ltd. 4612 Sawmill Road Columbus, Ohio 43220 # of Employees: 0 Contact: Doug Davis (614)326-7265	2.
3.	4.

SIGNATURE OF AFFIANT

*Donald Plank*

Subscribed to me in my presence and before me this 16th day of August, in the year 2006

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

My Commission Expires:

11-05-08

*This Project Disclosure Statement expires six months after date of notarization.*



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08