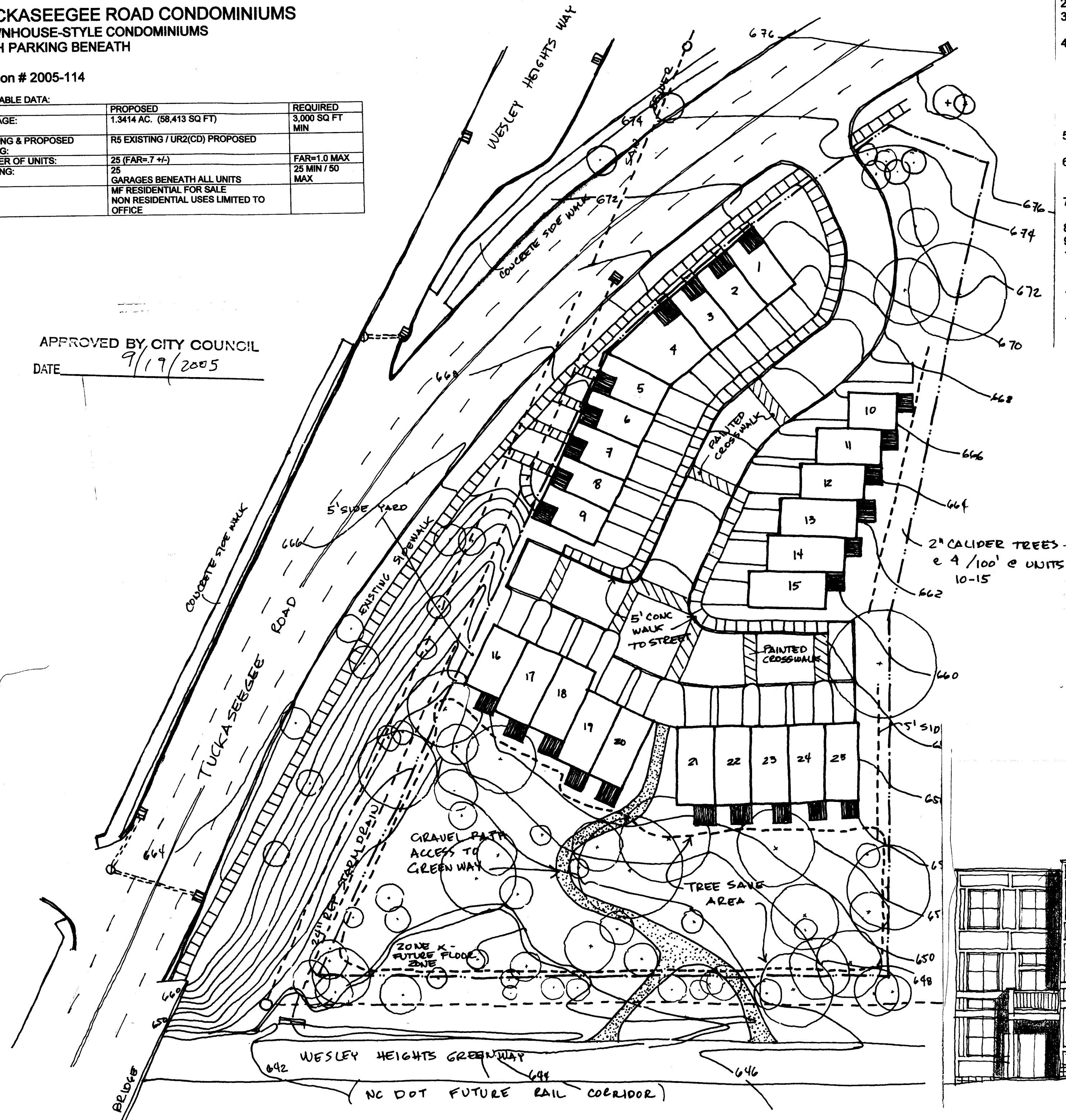


**TUCKASEEGEE ROAD CONDOMINIUMS
TOWNHOUSE-STYLE CONDOMINIUMS
WITH PARKING BENEATH**

Petition # 2005-114

SITE TABLE DATA:		
	PROPOSED	REQUIRED
ACREAGE:	1.3414 AC. (58,413 SQ FT)	3,000 SQ FT MIN
EXISTING & PROPOSED ZONING:	R5 EXISTING / UR2(CD) PROPOSED	
NUMBER OF UNITS:	25 (FAR=7 +/-)	FAR=1.0 MAX
PARKING:	25 GARAGES BENEATH ALL UNITS	25 MIN / 50 MAX
USE:	MF RESIDENTIAL FOR SALE NON RESIDENTIAL USES LIMITED TO OFFICE	

APPROVED BY CITY COUNCIL
DATE 9/17/2005



- Notes:
1. YARDS & HEIGHTS AS PER ORDINANCE
 2. SCALE: 1"=30'
 3. THIS DRAWING IS THE PROPERTY OF O'BRIEN ARCHITECTURE. NO USE PERMITTED WITHOUT WRITTEN CONSENT.
 4. PETITIONER SHALL TIE-IN TO EXISTING STORM WATER SYSTEM(S). HE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING. ALL UNITS ALONG TUCKASEEGEE ROAD TO HAVE DIRECT PEDESTRIAN ACCESS TO THE SIDEWALK ON TUCKASEEGEE ROAD.
 5. ALL UNITS TO HAVE ACCESS TO TUCKASEEGEE ROAD ON A 5' WIDE MINIMUM WALKWAY.
 6. 2" CALIPER TREES TO BE PROVIDED BEHIND UNITS 10-15 AT MINIMUM 4 TREES PER 100'. THE ONLY PORTION OF THE UNITS ADJOINING THE 10' REAR YARD ARE 1-STORY DECKS. UNITS 10-15 STAGGER BACK AWAY FROM THE REAR YARD.
 7. STORM WATER WILL EMPTY DIRECTLY INTO THE FLOOD PLAIN - DETENTION IS NOT REQUIRED AND WOULD NECESSITATE REDUCTION OF THE TREE SAVE AREA.
 8. NON-RESIDENTIAL USES SHALL BE LIMITED TO OFFICES ONLY.
 9. STREET TREES WILL BE PROVIDED PER THE ORDINANCE.
 10. WHERE NOT PROHIBITED BY GRADE, AN 8' MINIMUM PLANTING STRIP AND 6' MINIMUM SIDEWALK WILL BE PROVIDED ALONG TUCKASEEGEE ROAD. PLANTING STRIP MAY TRANSITION TO 8' WIDE WHERE NECESSARY.
 11. SLOPE ALONG TUCKASEEGEE ROAD TO BE FILLED AS REQUIRED TO MANAGE STORM WATER PER COORDINATION WITH CDOT.
 12. SIDE ELEVATIONS OF UNITS 16 AND 25 WILL HAVE WINDOWS AND WILL NOT BE BLANK WALLS.

