

109 West Third Street  
Charlotte NC 28202  
704/372-6665

*Approved by  
Council  
7/16/93  
82-56*

PERFORMANCE STANDARDS

- SIZE OF SITE: 6 ACRES.
- 50% PERMITTED DENSITY: 101 UNITS.
- HOME (C) PERMITTED BY THIS PLAN: 56 TOWNHOUSES OR FLATS FOR SALE (REDUCED FROM 60 BY 45 UNITS).
- MAXIMUM 4 UNITS/BUILDING (QUADRANGLES).
- QUADRANGLES WILL BE DESIGNED AND BUILT WITH A TRADITIONAL DESIGN INTEGRATING AS MUCH BRICK AS POSSIBLE.
- PARKING HOME (C) PERMITTED BY THIS PLAN: AS PER ZONING REQUIREMENTS. 2.25 SPACES/UNIT WOULD BE APPROPRIATE.
- MINIMUM OF 10% OF PARKING AREA DEDICATED TO LANDSCAPING.
- DRIVEWAYS AND YARD AREAS LANDSCAPED WITH TREES, GRASS, AND SHRUBS.
- BUILDINGS ALONG TANTILLA CIRCLE/NEWELL-HICKORY GROVE ROAD TO BE ORIENTED TO THE STREET.
- ALL SERVICE AREAS ORIENTED AWAY FROM STREET AND SHIELDED FROM STREET VIEW.
- PARKING WOULD OCCUR ON INSIDE OF SITE. ONE ACCESS DRIVE OFF NEWELL-HICKORY GROVE ROAD WILL BE PROVIDED.
- SCREENING WILL BE PROVIDED AT ALL LOCATIONS TO MEET OR EXCEED ORDINANCE STANDARDS.
- SIGNAGE SHALL MEET ZONING REQUIREMENT AND BE COMPATIBLE WITH BUILDINGS AND LANDSCAPING.
- PERMITTED USES: RESIDENTIAL USES FOR SINGLE-FAMILY HOMES, MULTIFAMILY RESIDENTIAL USES, SWIMMING POOL AND/OR ANY OTHER ACCESSORY USES GENERALLY PERMITTED IN THE ZONING ORDINANCE.
- ALL UNITS FOR SALE.

BRADSHAW PROPERTY

Project 8206  
Drawn RJR  
Checked  
Date 4 NOV 82  
Not released for construction  
Jenkins-Peer Architects copyright © 1981  
REVISED 10 FEBRUARY 1983  
REVISED 8 MARCH 1983  
REVISED 15 MARCH 1983  
REVISED 21 MARCH 1983

SITE PLAN 1"=50'

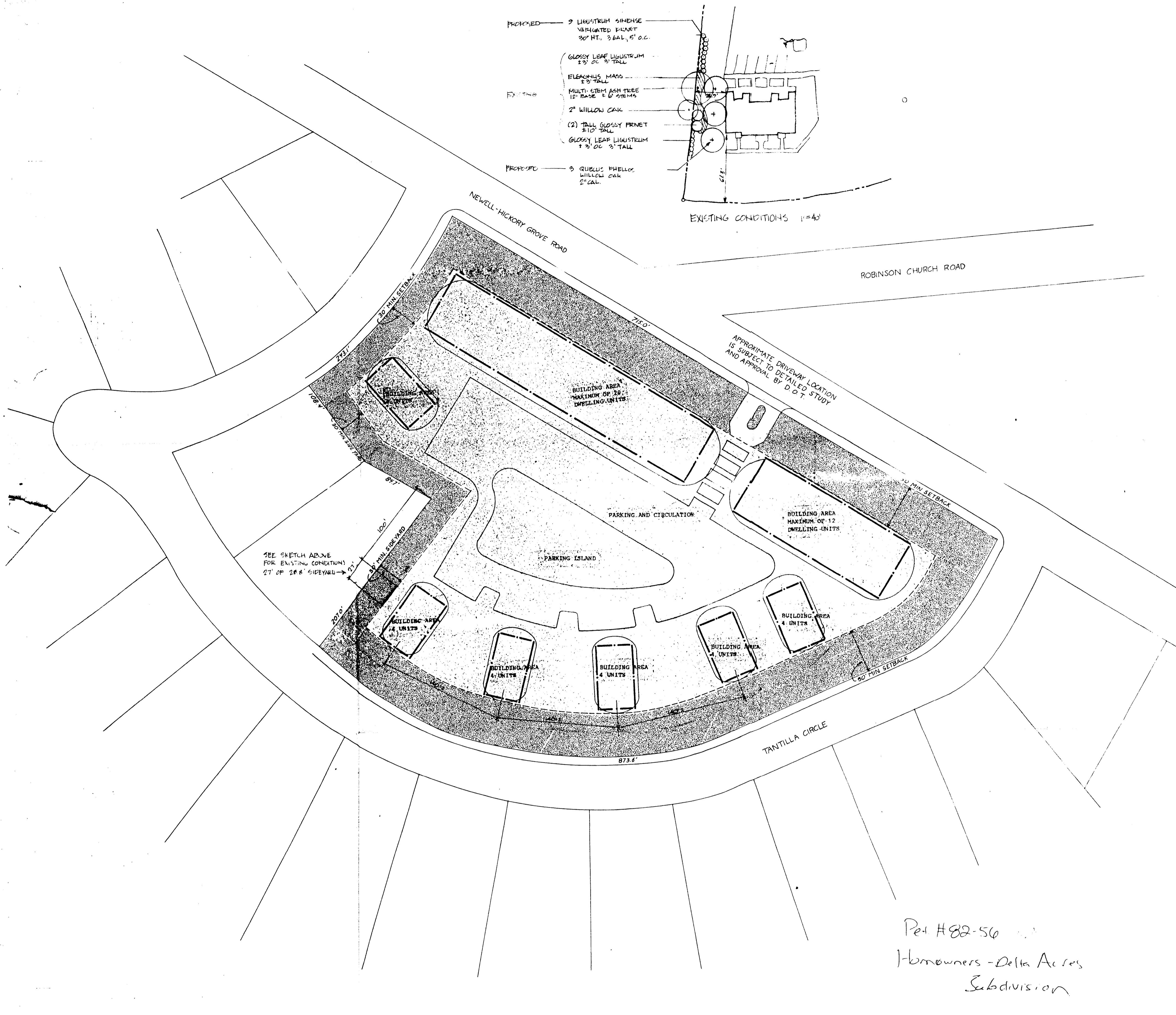
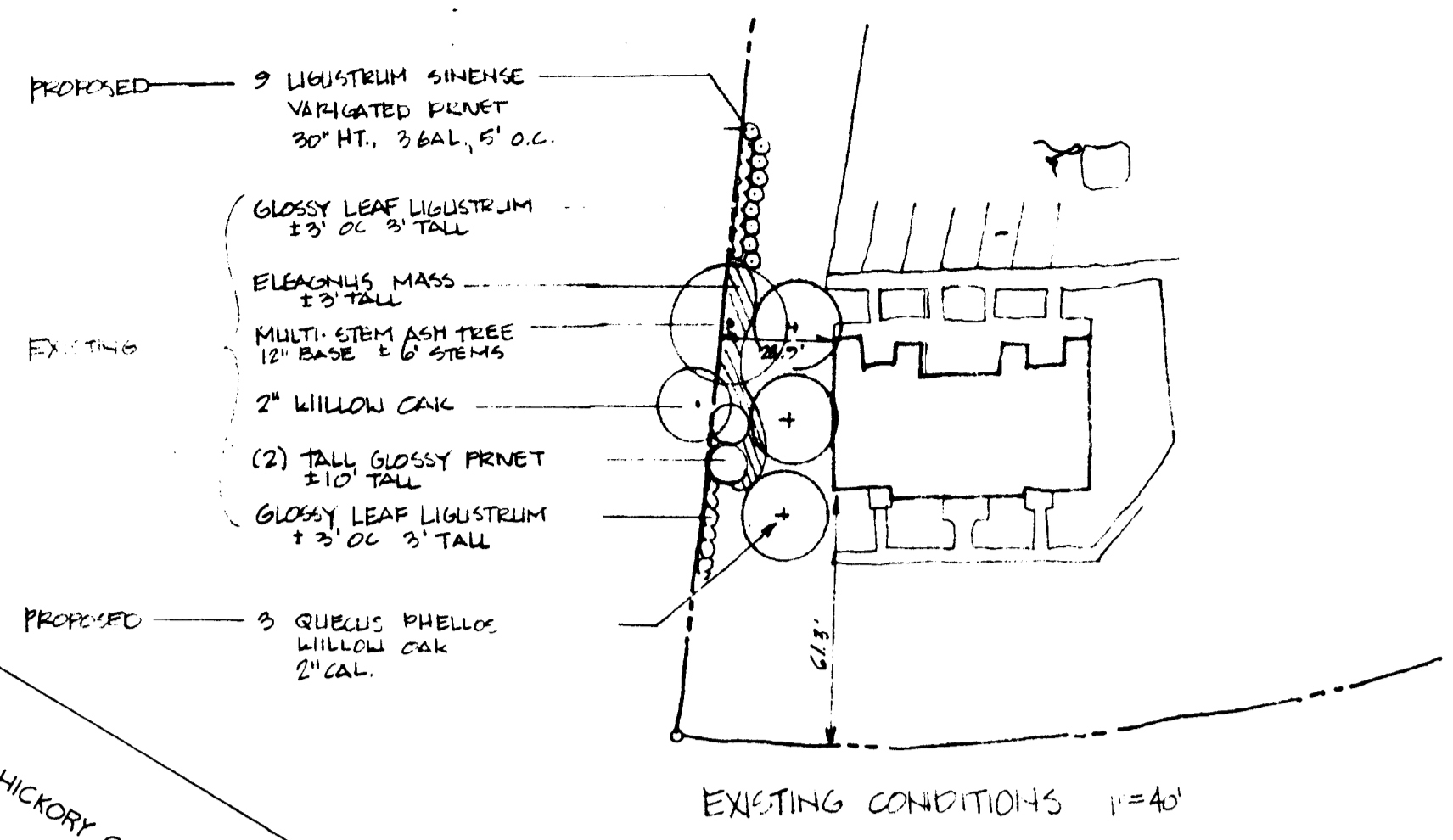
ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: *all*  
BY: MARTIN R. CRAMTON, JR.

TANTILLA VILLAS  
PROPOSED SITE PLAN  
AMENDMENT

DATE: JULY 7, 1993  
AMENDMENT SUBMITTED BY:  
AUGUST 17, 1993 - REVISED PER CITY PLANNING COMMENTS

DESIGN RESOURCE GROUP, PA  
500 EAST BRIDLEWOOD  
SUITE 100  
CHARLOTTE, NC 28203  
PH 704 343-0808  
FAX 704 343-9300



*Pet #82-56  
Homeowners - Delta Acres  
Subdivision*

CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION  
INTER-OFFICE COMMUNICATION

DATE: September 14, 1993  
TO: Robert Brandon  
Zoning Administrator  
FROM: *Martin R. Cramton, Jr.*  
Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative approval for Petition No. 82-56 by Homeowners of Delta Acres subdivision, Tax Parcel #099-291-01

Attached is a revised master plan for the above mentioned rezoning petition. The plan has been revised to reduce the 30.0 side yard along Tantilla Circle to 28.8 for 27 feet to allow a portion of an existing building to remain. Since the portion of the existing building that encroaches into this side yard is used for storage and is the windowless side of the building and the encroachment does not reduce the side yard beyond the minimum for the district I am administratively approving this revised plan. The revised plan does call for additional landscaping along this property line to help buffer the building from the adjacent property owner. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/KHM:sls