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COMPANY NAME:

Duncan Court
 Charlotte, NC

PROJECT NAME:

Rezoning Plan
 Petition No. 2004-56
 For Public Hearing

Revision	Date	Description
1	04-02-04	PER STAFF REVIEW COMMENTS
2	05-28-04	PER STAFF REVIEW COMMENTS
3	06-15-04	PER PLANNING COMMISSION COMMENTS
4	06-16-04	
5	06-25-04	
6	07-09-04	PER CMPC COMMENTS

JOB NO.:

CAD File:

duncan-site

Sheet Title:

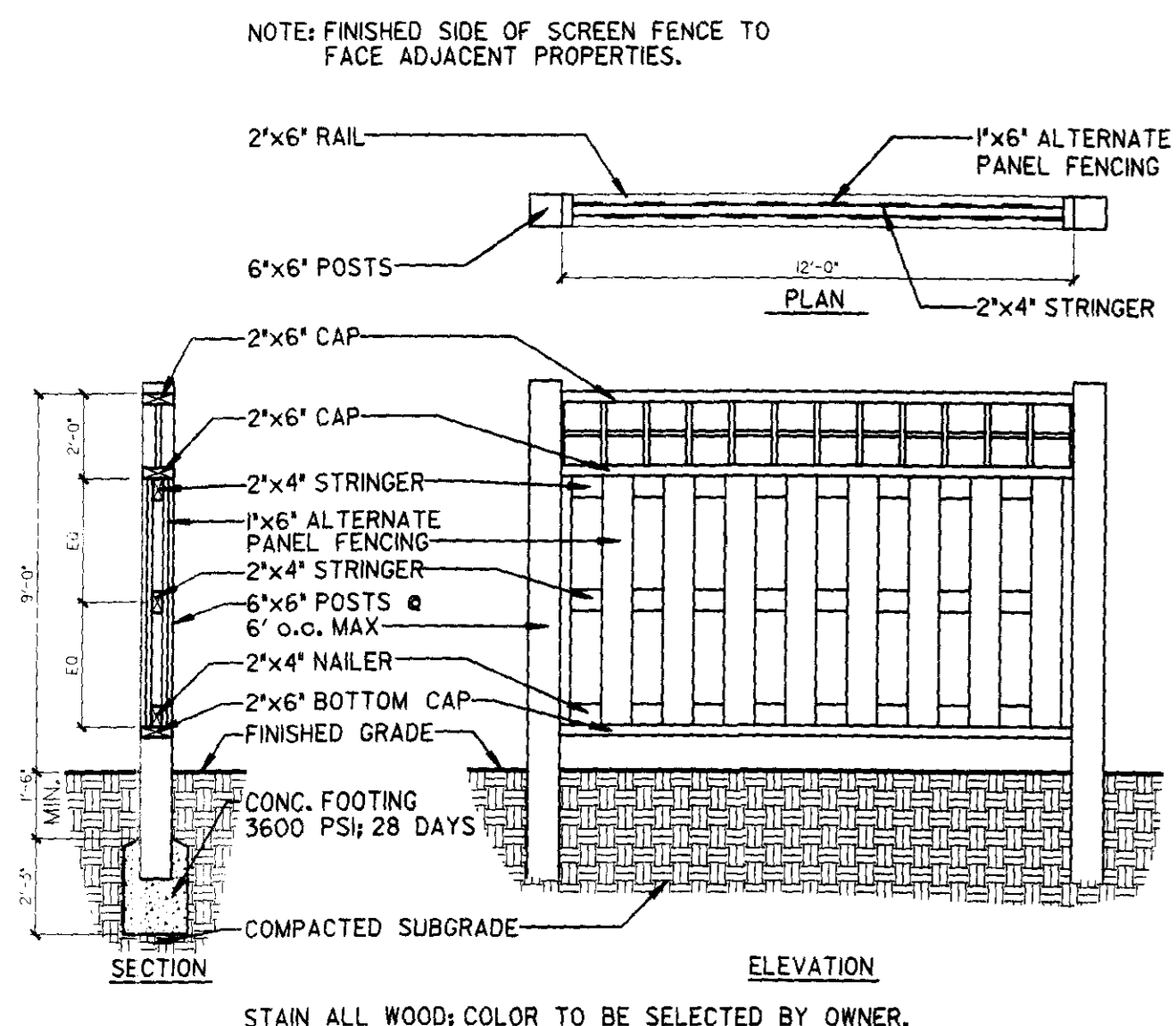
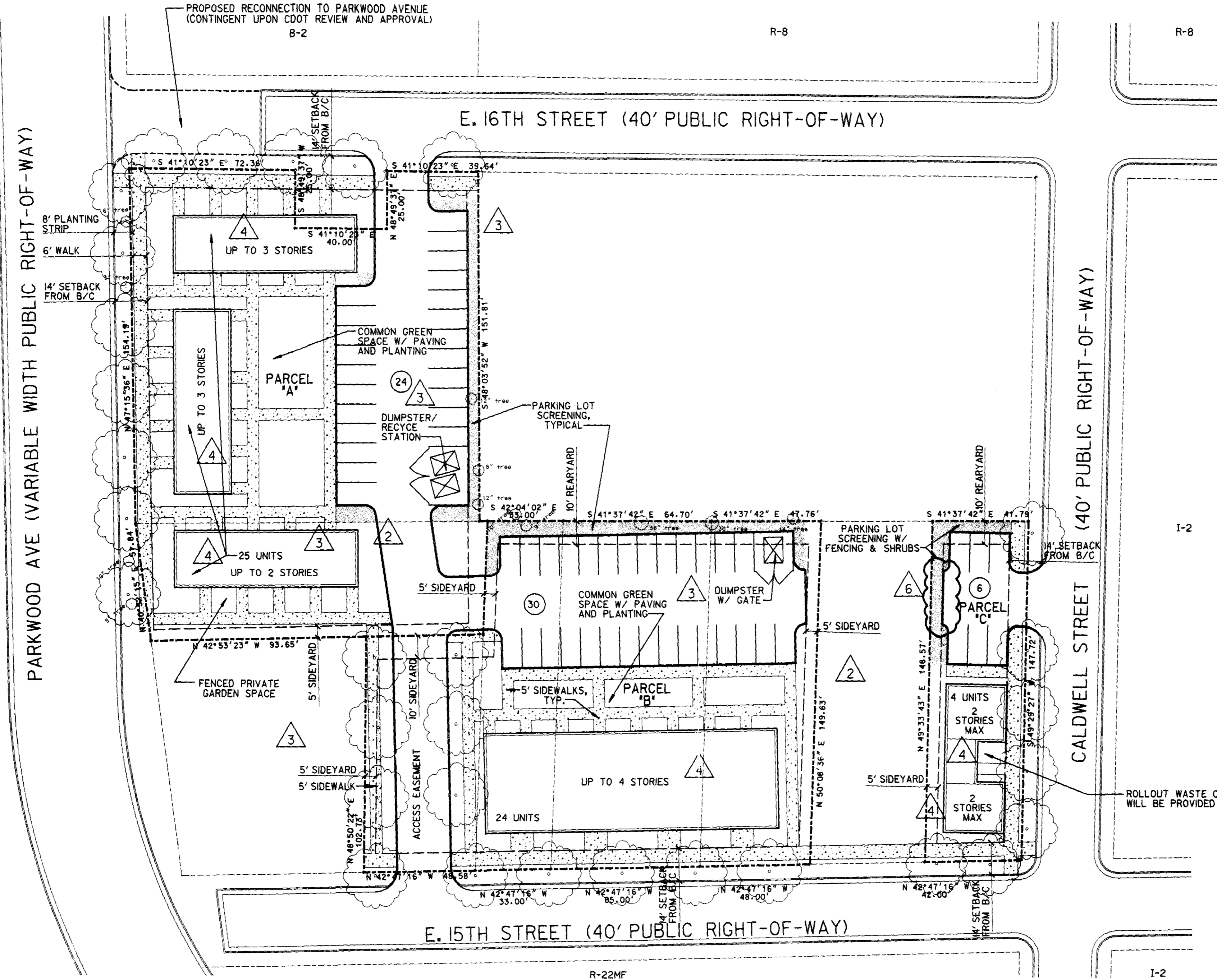
SITE PLAN

Issue Date:

February 23, 2004

Sheet Number:

RZ-1



WOOD FENCE DETAIL
 SCALE: 3/8" = 1'-0"

SITE TABULATION

TAX PARCELS - 081-061-03, 081-061-04, 081-061-05, 081-061-06, 081-061-08, 081-061-13 AND 081-061-14
 ACREAGE - 1.442
 EXISTING ZONING - B-2, R-22MF
 PROPOSED ZONING - UR-2(CD)
 PROPOSED USE - UP TO 52 TOWNHOMES AND TOWNHOME-STYLE CONDOMINIUMS FOR SALE

SITE REQUIREMENTS

SETBACK - 14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
 SIDE YARD - 5'
 REAR YARD - 10'
 F.A.R. - 1.0
 MAXIMUM HEIGHT - 40' FOR PARCELS A & C; THE HEIGHT LIMIT FOR PARCEL B IS 50', NOT TO EXCEED 4 STORIES. THE SIDE AND REAR YARDS WILL BE INCREASED IN ACCORDANCE WITH SECTION 9.406(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 MINIMUM LOT WIDTH - 20'
 PARKING REQUIRED - 1 SPACE MINIMUM, 2 SPACES MAXIMUM PER UNIT UP TO 53 UNITS = 53-106 SPACES REQUIRED
 PARKING PROVIDED - 60
 MAXIMUM # OF STORIES - 4

REZONING NOTES

- THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS DEPICTED ON THIS PLAN AND THOSE OUTLINED IN THE CITY OF CHARLOTTE ZONING ORDINANCE (CCZO).
- THE SITE WILL COMPLY WITH ALL CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
- THE SITE IS NOT LOCATED WITHIN A REGULATED FLOODPLAIN.
- THERE ARE NO S.W.I.M. BUFFERS ASSOCIATED WITH THIS PROPERTY.
- DETENTION WILL BE PROVIDED ON EACH SITE IF THE IMPERVIOUS AREA EXCEEDS 20,000 SF. PARCELS A, B & C FOR STORM WATER PURPOSES WILL BE TREATED AS INDIVIDUAL PROJECTS.
- ALL SIGNAGE WILL COMPLY WITH THE CITY OF CHARLOTTE SIGN ORDINANCE.
- THE SITE PLAN SHOWN IS CONCEPTUAL ONLY; THE ACTUAL PLACEMENT AND SIZE OF THE BUILDINGS, PARKING AND GREEN SPACE MAY BE MODIFIED DURING SUBSEQUENT DESIGN PHASES, SUBJECT TO SECTION 6.207(2).
- PROPOSED PARKING OR MANEUVERING WILL NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS AND STREETS.
- FREE STANDING LIGHT POLES SHALL NOT EXCEED 15'. ALL EXTERIOR LIGHTS SHALL BE CAPPED. NO WALL-PAKS WILL BE ALLOWED.
- TRASH WILL BE COLLECTED IN A DUMPSTER FOR PARCEL A AND IN ROLL-OUT CONTAINERS FOR PARCELS B & C.
- PROPOSED USE SHALL BE RESIDENTIAL.
- COMPACT PARKING SPACES SHALL NOT EXCEED 25% OF THE TOTAL # OF SPACES.
- UNITS WILL FRONT OR SIDE PUBLIC STREETS.
- AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG THE PROJECT FRONTAGE ALONG ALL PUBLIC STREETS. A VARIANCE MAY BE REQUESTED TO VARY THE REQUIRED WIDTHS.
- A 6' MINIMUM SIDEWALK WILL BE PROVIDED FROM EACH UNIT TO TIE INTO THE PUBLIC SIDEWALK. PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE FOR SIDEWALK DISTANCE SUBJECT TO STREET SCAPE SECTION 9.407(4).

APPROVED BY CITY COUNCIL
 DATE 7/19/04

