TUCKASEEgee ROAD CONDOMINIUMS
TOWNHOUSE-STYLE CONDOMINIUMS
WITH PARKING BENEATH

Petition # 2005-114

ARcAlE: 1.344 AC (5,350 SQ FT)
EXISTING & PROPOSED
ACRES OF UNITS: 12
PARKING: 25

SITE TABLE DATA
PROPOSED REQUIRED
ACREAGE: 1.344 AC (5,350 SQ FT) 1,000 SQ FT
EXISTING & PROPOSED
ACRES OF UNITS: 12
PARKING: 25

Notes:
1. YARDS & HEIGHTS AS PER ORDINANCE
2. SCALE 1"/100'
3. THIS DRAWING IS THE PROPERTY OF O'BRIEN ARCHITECTURE. NO USE PERMITTED WITHOUT WRITTEN CONSENT.
4. PETITIONER SHALL TIE-INTO EXISTING STORM WATER SYSTEMS. HE/PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF SERVICE DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS 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 2 WIDE MINIMUM WALKWAY.
6. 2" CALIBER 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 GRACE, AN 8' MINIMUM PLANTING STRIP AND 6' MINIMUM SIDEWALK WILL BE PROVIDED ALONG TUCKASEEgee ROAD. PLANTING STRIP MAY TRANSITION TO 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 10 & 25 WILL HAVE WINDOWS AND WILL NOT BE BLANK WALLS.

APPROVED BY CITY COUNCIL
DATE 7/7/2005

1/7/2005

REPRESENTATIVE ELEVATION ALONG TUCKASEEgee ROAD
SUBJECT TO CHANGE & REVISION

N.1/4 W.1/4 CLAY HILLS ROAD
NO DOT FUTURE RAIL CORRIDOR