

Tassel Ridge

Development & Design Manual



Contents

PROJECT INFO	3
LAND USE & DENSITY CALCULATIONS.....	4
DIMENSIONAL STANDARDS	5
ARCHITECTURAL STANDARDS	7
OPEN SPACE STANDARDS.....	8
TRANSPORTATION STANDARDS.....	9
RESOURCE MANAGEMENT ALLOCATION.....	10



Project Info

Site Address.....5900 Duncan Cook Rd.

PIN #.....0646398124

Property Owner.....Duncan Cook Holdings LLC

Developer.....Gander Development

Development Consultants.....Adcock Law Firm
Curry Engineering Group
Exult Engineering

Future Land Use Designation.....Residential Neighborhood

Current Zoning.....RR - Rural Residential

Proposed Zoning.....SR(CD) - Suburban Residential Conditional District

Current Land Use.....Agricultural

Proposed Land Use.....Single Family Residential



Land Use

Allowable Uses Detached Single Family Residential

Recreational Uses*

Residential Accessory Uses**

* Recreational uses shall be limited to those associated with residential amenities

** Accessory uses are limited to those uses and structures listed in UDO 3.4.2 and meeting the dimensional standards there in.

Density Calculations

Gross Property Ac. 122.294 Ac

ROW Dedication 2.077 Ac

Net Property Ac. 120.217 Ac

Max. Units 246

Max Density 2.046 DU/Ac



Dimensional Standards

Lot Mixing	
Total # Lots	246 Lots
Lots > 12,000 SF	75 (30%)
Lots > 10,000 SF	77 (31%)
Lots > 7,500 SF	95 (39%)
Lot Standards	
Min Lot Widths*	60' on double loaded streets with driveway from street
	50' on single loaded streets with driveway from street
Min Lot Widths*	45' with driveway access from alley
	* Measured at Setback Line
Min Setbacks*	15' Front Setback
	7.5' Side Setback
	10' Side Street setback
	25' Rear Setback
	25' Front Garage Setback
Min Setbacks*	15' Alley Garage Setback
	*Setbacks apply to both primary and accessory structures



Dimensional Standards

Building Height	
Primary Residential Structures	35' Maximum
Accessory Residential Structures	25' Maximum
Amenity Structures	45' Maximum
Finished Floor Elevation *	
Min Elevation above Sidewalk	1.25'
Max Elevation above Sidewalk	4.75'
* Elevation above Sidewalk does not apply to garage	
Driveway Dimensions	
Min width at Street ROW	10'
Max width at Street ROW	18'
Min Length from Street	25'
Min Length from Alley	15'



Architectural Standards

Roofing	
Material Options	Architectural Asphalt Shingles, Standing Seam Metal
Structure	8" Eaves Minimum
Character Elements	Must Include One of the Following: Dormer Gable & Valley Chimney
Facade	
Material Options	Wood, Fiber Cement, Brick, Cultured or Natural Stone
Fenestration	Street-facing windows must include 2 of the following: Shutters Divided or Simulated Divided Light Sills & Lintels 4" of more in height Window Planter Boxes on Ground Floor Windows
Entryway	Street-facing doors must include 1 of the following: Sidelights Transom Windows Craftsman Style Paneling
Garage Doors	Street-facing garage doors shall use carriage style paneling and include 2 of the following: Windows in Upper Panels Craftsman Hardware Decorative Light Fixtures



Open Space Standards

Open Space Quantity Standards (30% Total)	
Tree Preservation Area	20%
Active Recreation Area	5%
Flexible Open Space Area	5%
Open Space Performance Standards	
Tree Preservation Area	<p>1st Priority: Environmentally sensitive areas including wetlands, stream buffers, and steep slopes</p> <p>2nd Priority: Buffers adjacent to established residential properties</p>
Active Recreation Area	<p>Active recreational uses shall include the following:</p> <ul style="list-style-type: none"> Amenity center with workout facility Pool with sun shelf or splash pad Dog park Nature Trails/Private Greenways Playground
Buffer Performance Standards	
Perimeter Buffers	<p>Where no tree coverage exists within the proposed perimeter buffer areas adjacent to established residential properties, the buffer shall consist of a minimum of 75% of evergreen shrubs</p> <p>The quantity of plantings shall be enhanced above and beyond the UDO standards in accordance with the standard detail shown on the Masterplan Landscape Sheet.</p>



Transportation Standards

TIA Recommended Improvements	
Traffic Lights	Intersection of Buckhorn Duncan & Duncan Cook Rd
Turn Lanes	Install South-bound Left Turn Lane at Duncan Cook Rd ^{Buckhorn Duncan} & Sumit Creek Drive

Town Standard Requirements
Widen Duncan Cook Rd Along Frontage of Property Line to have 2 West Bound Lanes & Width for half of a future median Divider

