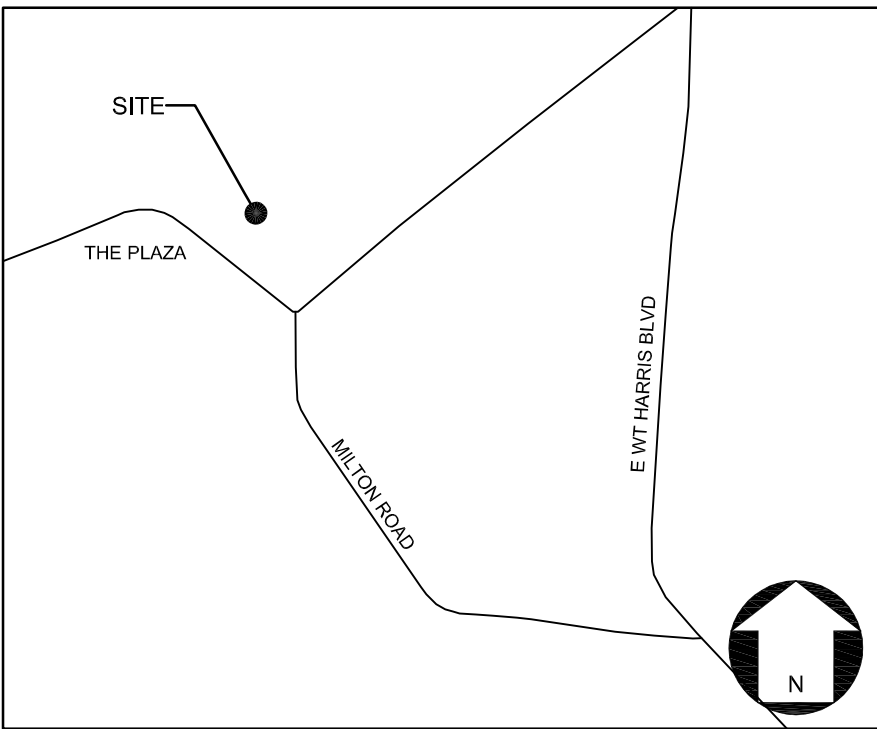
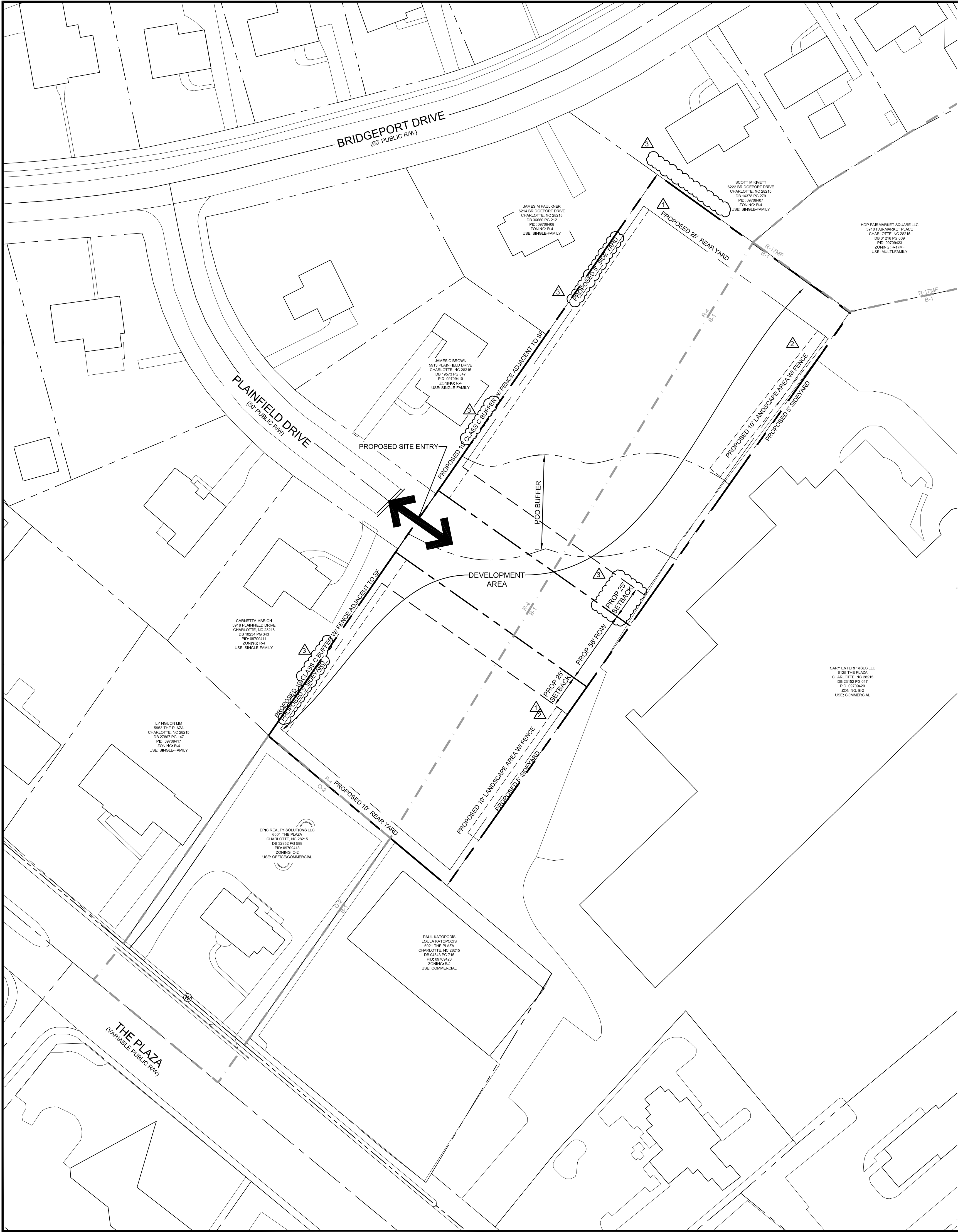


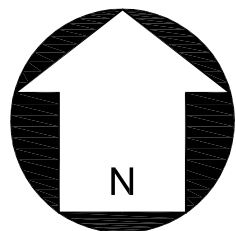
P:\2022 Jobs\22015 - 6001 The Plaza - Urban Trends\CAD\Sketch Planning\22015 RZ Base GIS.dwg



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA:	
SITE AREA:	12.09 ACRES
TAX PARCELS:	09709418 (PARTIAL)
WATERSHED:	BRIAR CREEK
EXISTING ZONING:	B-1, R-4
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT
PROPOSED USES:	TOWNHOMES
PROPOSED UNIT COUNT:	26 UNITS
DENSITY PROPOSED:	12.45 DUA
F.A.R.:	1.0 MAX.
PROPOSED F.A.R.:	0.58
MIN. FRONT SETBACK:	14' FROM BOC
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
MAX. BUILDING HEIGHT ALLOWED:	45'
TREE SAVE REQUIRED:	13,655 SF (15% OF SITE)
TREE SAVE PROVIDED:	15% MIN
USABLE COMMON OPEN SPACE REQUIRED:	9,103 SF (10%)
USABLE COMMON OPEN SPACE PROVIDED:	10% MIN
PARKING REQUIRED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	UG DETENTION
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
1	12/12/22	ADD	REVISIONS PER CITY COMMENTS
2	1/18/23	MDL	REVISIONS PER CITY COMMENTS
3	3/7/23	LHS	REVISIONS PER CITY COMMENTS

PLAINFIELD DRIVE TOWNS
CHARLOTTE, NC
URBAN TRENDS REAL ESTATE, INC.
227 W 4TH STREET, SUITE 100
CHARLOTTE NC 28202

TECHNICAL
DATA SHEET

PETITION NO. 2022-109

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

Date: 12/12/2022

Project Number: 22015

Sheet Number:

RZ-1

PETITION NO. 2022-109

Project Manager: MR

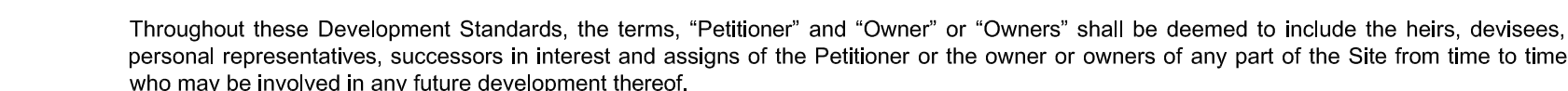
Drawn By: I H

Date: 12/12/2021

Project Number: 220

Sheet Number:

SHEET # 02 OF 02



REVISIONS:

No.	Date	By	Description
1	12/12/22	ADD	REVISIONS PER CITY COMMENTS
2	1/18/23	MDL	REVISIONS PER CITY COMMENTS
3	3/7/23	LHS	REVISIONS PER CITY COMMENTS