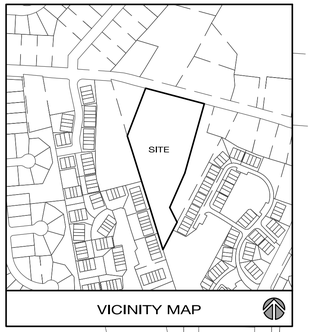
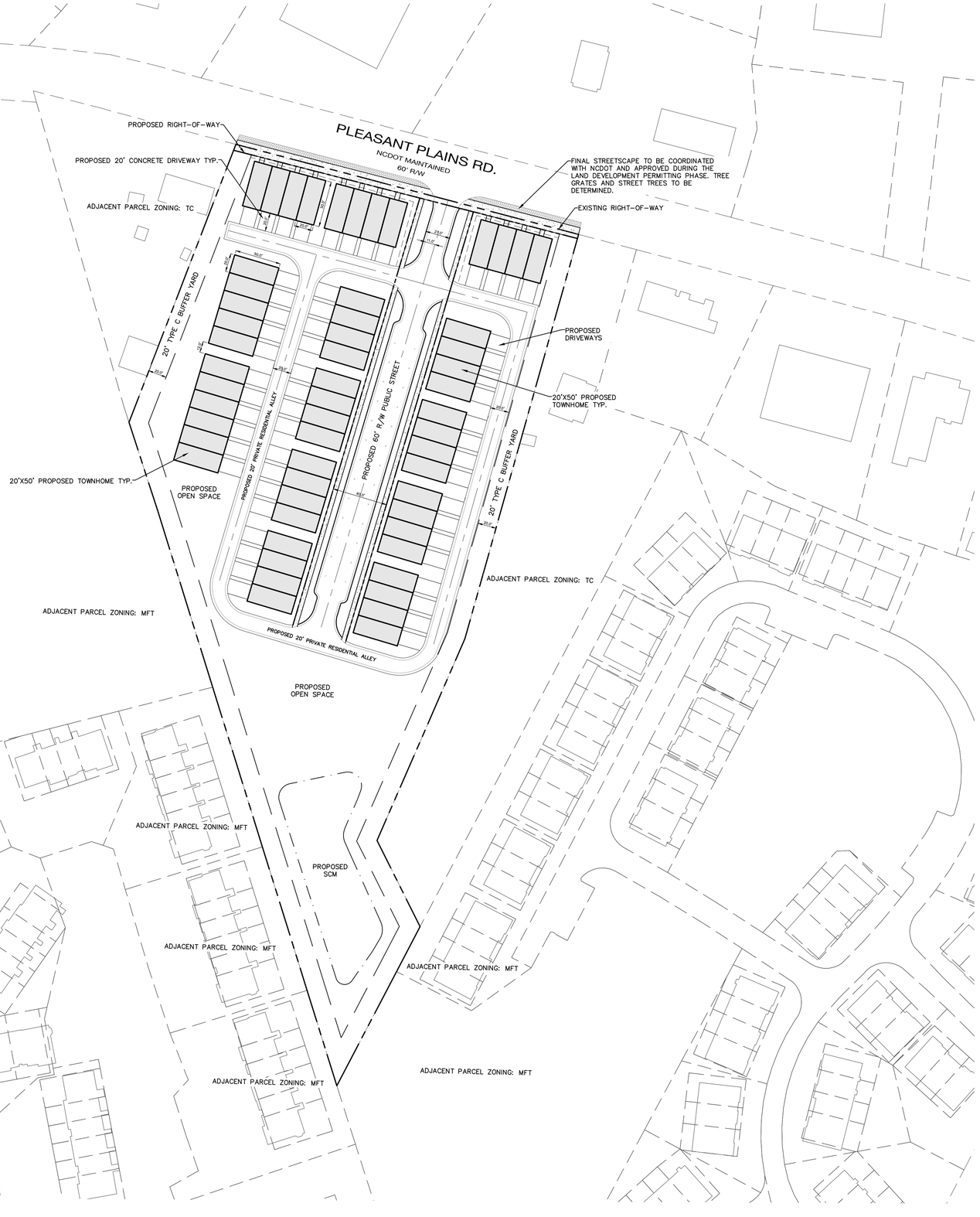
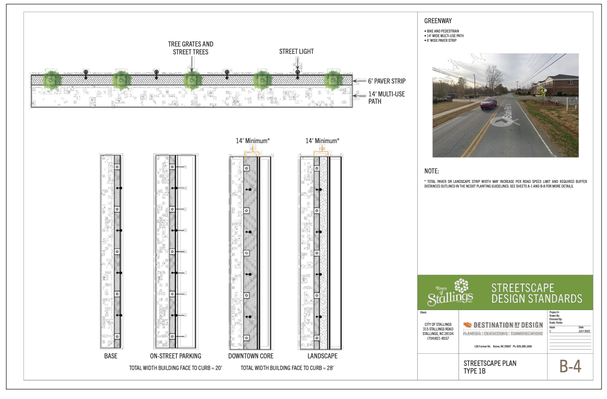


VICINITY MAP



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	07129303A (UNION COUNTY)
TOTAL SITE AREA:	6.017 AC (262,101 SF)
EXISTING ZONING:	TC
PROPOSED ZONING:	CZ-TC
LOT REQUIREMENTS:	
LOT SIZE:	0 SF
LOT WIDTH:	0'
BUILD TO LINE:	0'-10' OFF EDGE OF SIDEWALK
REAR YARD SETBACK:	8'
SIDE YARD SETBACK:	0'
BUILDING SEPARATION:	12'
PROPOSED USE:	
DWELLING, ATTACHED HOUSE:	
20'X50':	
TOTAL: UP TO 60 UNITS	
VEHICULAR PARKING:	
REQUIRED:	
TOWNHOMES:	
MINIMUM:	1 DRIVEWAY SPACE PER UNIT
PROPOSED:	
TOWNHOMES:	2/ UNIT + (12 - 24) ON-STREET PARKING + 7 AMENITY SPACES



GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

URBAN DESIGN PARTNERS
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p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

04/18/2025

40 Homes, LLC
Josh Jolley
4607 Bonner Rd
Matthews, NC 28104

3732 Pleasant Plains Residential

Rezoning Site Plan

3732 Pleasant Plains Rd, Stallings, NC 28104

NO.	DATE:	BY:	REVISIONS:
1	3/18/26		REZONING SITE PLAN REVISIONS

Project No: 24-CLT-276

Date: 12-15-2025

Sheet No:

RZ-1.0