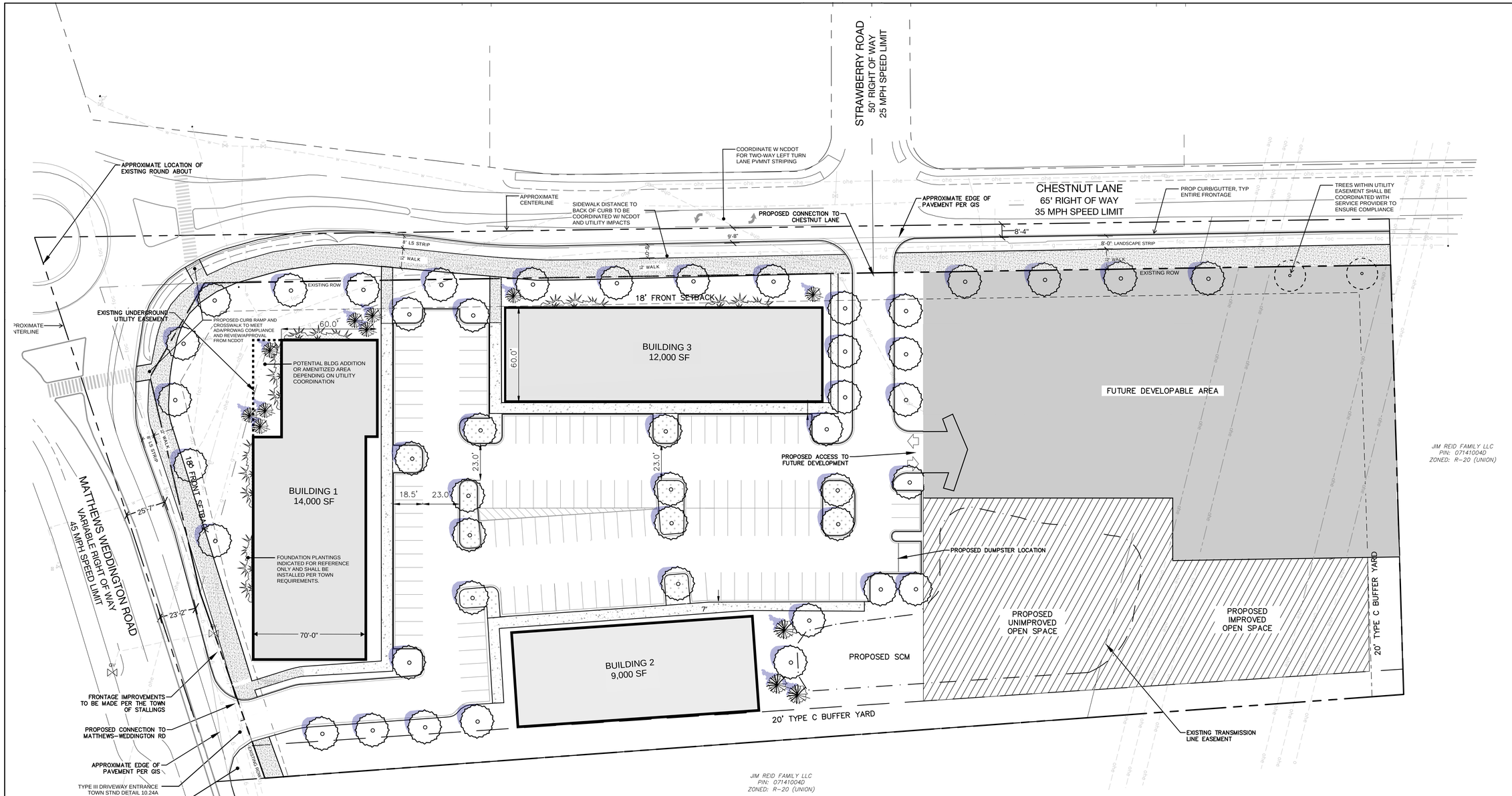


SITE PLAN LEGEND:

- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE
- LIGHT DUTY CONCRETE / CONCRETE SIDEWALK
- COMMON OPEN SPACE
- PROPOSED BUILDING

NOTES:

1. PARKING REQUIRED WILL INCREASE BASED ON FUTURE DEVELOPMENT.
2. TOTAL OPEN SPACE IS 10% OF THE TOTAL SITE AREA AND SHALL REMAIN REGARDLESS OF FUTURE DEVELOPMENT.
3. LAND USED FOR STORM WATER RETENTION PROVIDED SUCH LAND IS NATURAL IN APPEARANCE AND IS NOT SEPARATELY FENCED IS AN ACCEPTABLE FORM OF UNIMPROVED OPEN SPACE.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	07141003
TOTAL SITE AREA:	5.862 AC (255,349 SF)
EXISTING ZONING:	R-20 (UNION COUNTY)
PROPOSED ZONING:	MU-2 (TOWN OF STALLINGS)
BUILDING LOT TYPE:	WORKPLACE LOT AND BUILDING TYPE FOR OFFICE BUILDINGS HIGHWAY LOT TYPE AND BUILDING TYPE STANDARDS FOR OFFICE BUILDINGS
SETBACKS FOR WORKPLACE OFFICE BUILDINGS:	
FRONT:	10'-18' FROM CURB
CORNER:	REPLICATES FRONTAGE
SIDE:	VARIES BASED ON BUFFER REQUIREMENTS
SETBACKS FOR HIGHWAY OFFICE BUILDINGS:	
FRONT:	12'-115' FROM STREET ROW
SIDE:	VARIES BASED ON BUFFER REQUIREMENTS

DEVELOPMENT SUMMARY CONT

BUILDING GFA:	
BUILDING 1:	14,000 SF
BUILDING 2:	9,000 SF
BUILDING 3:	12,000 SF
FUTURE DEV:	UP TO 10,000 SF
TOTAL SF PROPOSED:	UP TO 45,000 SF
VEHICULAR PARKING FOR UP TO 45,000 SF	
MINIMUM REQUIRED:	68 SPACES (1.5 / 1,000 SF)
MAXIMUM PERMITTED:	225 SPACES (5 / 1,000 SF)
OPEN SPACE:	
REQUIRED:	.59 AC (10% OF TOTAL SITE AREA)
UNIMPROVED:	.295 AC (5% OF TOTAL SITE AREA)
IMPROVED:	.295 AC (5% OF TOTAL SITE AREA)
PROPOSED:	PER ORDINANCE

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

URBAN DESIGN PARTNERS
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nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

10/06/2025

Brian Rollar
Proj-X, Inc.
5623 Royal Troon Road
Charlotte, NC 28277

Chestnut Lane Mixed Use

Rezoning Site Plan

UNION COUNTY, NC

NO.	DATE:	BY:	REVISIONS:
			submittal #1 / 2025-10-15
			submittal #2 / 2026-01-19 / staff comment revisions
			REVISED 2026-02-12 / PLAN ADJUSTMENTS

Project No: 25-CLT-085
Date: 10.06.2025
Sheet No:

RZ-1.0