

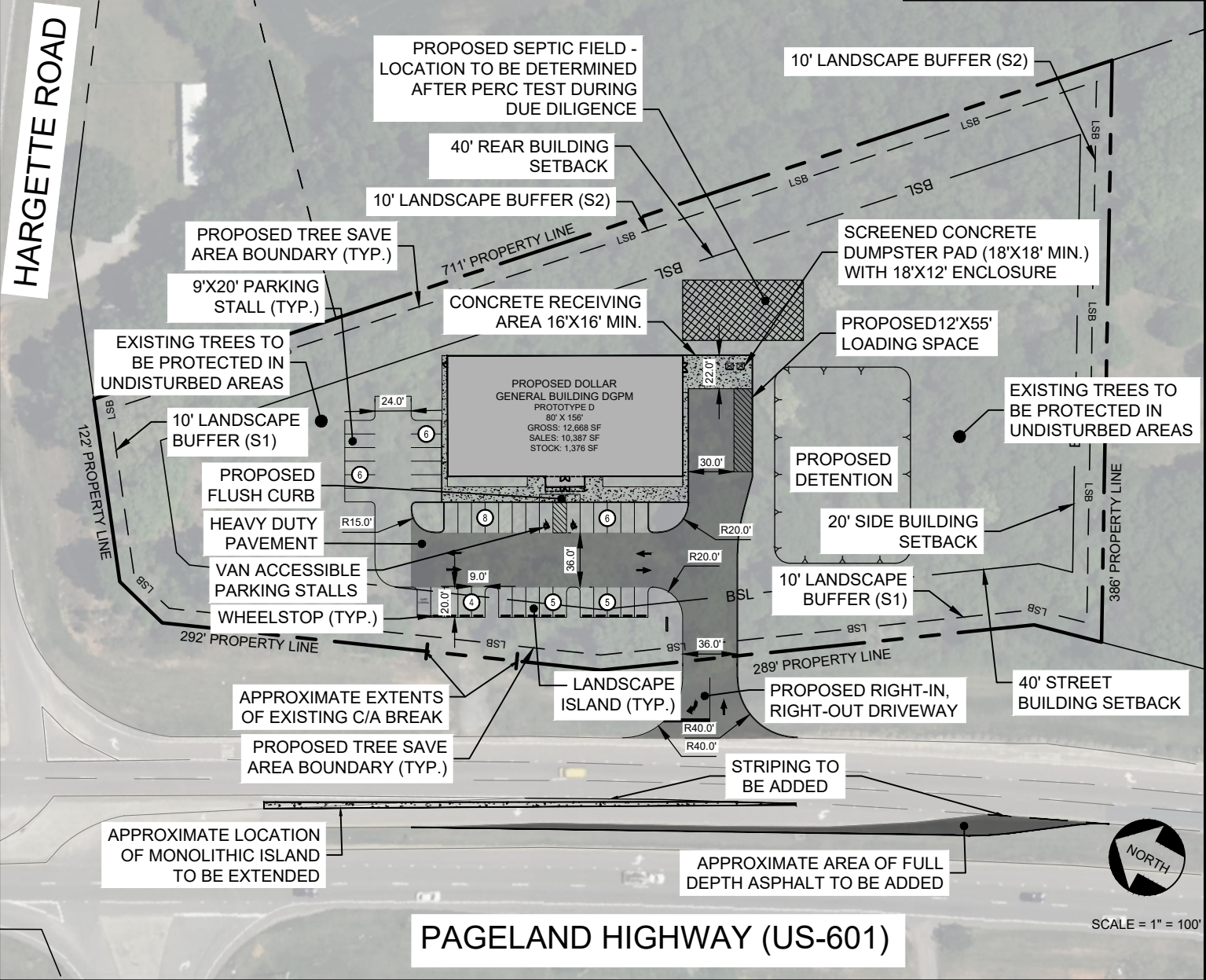
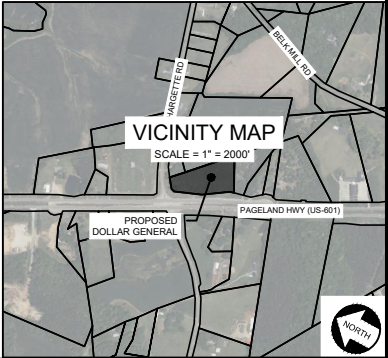
PRELIMINARY SITE PLAN		CITY, STATE - STREET: Monroe, NC - 5501 Pageland Highway		PRELIMINARY SITE PLAN
PROTOTYPE:	D	DEVELOPER	DESIGNER	
BLDG/SALES SF:	12,668 / 10,387	COMPANY: The Keith Corporation	COMPANY: Kimley-Horn	
ACREAGE:	4.19 TOTAL	NAME: Beth Godfrey	NAME: Megan Fitzsimmons, P.E.	
PARKING SPACES:	40	PHONE #: (704) 942-5477	PHONE #: (704) 954-7482	

SITE NOTES

1. SITE IS LOCATED IN UNION COUNTY, NC AND IS ZONED RA-40. REZONING WILL BE REQUIRED FOR THE PROPOSED USE.
2. SITE PLAN WILL FULLY COMPLY WITH ALL OF THE PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE
3. ACCORDING TO UNION COUNTY PUBLIC WORKS, WATER IS ACCESSIBLE TO THIS SITE ALONG HARGETTE ROAD AND SANITARY SEWER IS NOT AVAILABLE. A SEPTIC SYSTEM IS PROPOSED IN PLACE OF THE COUNTY SANITARY SEWER CONNECTION. THE DEVELOPER IS EXPECTED TO INSTALL TAP(S) UNDER UNION COUNTY WATER INSPECTION AFTER APPROVAL. SUBMITTAL OF DEVELOPMENT SKETCH PLAN WILL START PROCESS FOR WATER SERVICE REQUEST.
4. ONSITE LANDSCAPING SHOULD FOLLOW UNION COUNTY LANDSCAPING, SCREENING, AND LIGHTING REQUIREMENTS IN ARTICLE 55 OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
5. PROPOSED LANDSCAPE ISLANDS ARE REQUIRED TO HAVE A MINIMUM 1 SHADE TREE AND 4 SHRUBS. SOIL TO BE REPLACED WITH GARDEN SOIL TO A DEPTH OF 2 FT.
6. EXISTING TREES TO ONLY BE CLEARED IF NECESSARY.

SITE DATA

NAME OF DEVELOPMENT: DOLLAR GENERAL MONROE, NC
 PHYSICAL STREET ADDRESS: 5501 PAGELAND HWY, MONROE, NC 28112
 PARCEL NUMBER: 04015003
 EXISTING ZONING: RA-40
 PROPOSED ZONING: B-4
 TOTAL ACRES OF PARCEL: 4.2 ACRES
 TOTAL DISTURBED AREA: 4.2 ACRES
 REQUIRED PARKING: 32 SPACES (1 PER 400 SF GFA)
 PROPOSED PARKING: 39 SPACES (2 HANDICAP)
 OWNER CONTACT INFO: TKC LAND DEVELOPMENT II, LLC
 704-365-6000, TSTETSON@THEKEITHCORP.COM, BGODFREY@THEKEITHCORP.COM
 ENGINEER CONTACT INFO: KIMLEY-HORN
 980-771-2918, KYLE.KARABIAK@KIMLEY-HORN.COM
 DEVELOPER CONTACT INFO: TKC LAND DEVELOPMENT II, LLC
 704-365-6000, TSTETSON@THEKEITHCORP.COM, BGODFREY@THEKEITHCORP.COM



Drawing name: K:\CHL_PRJ\018596 TKC\080 DG Pageland Monroe NC\02 - DWG\Exhibit\01 Concepts\Dollar General - Pageland Monroe, NC.dwg SITE - AERIAL by: Kyle Karabiac Apr 25, 2025 11:29am