

PRELIMINARY SITE PLAN

CITY,STATE - STREET:
Monroe, NC - 5501 Pageland Highway

PROTOTYPE:	D	DEVELOPER	DES
BLDG/SALES SF:	12,668 / 10,387	COMPANY:	The Keith Corporation
ACREAGE:	4.19 TOTAL	NAME:	Beth Godfrey
PARKING SPACES:	40	PHONE #:	(704) 942-5477

DESIGNER _____ DATE: _____

PRELIMINARY SITE PLAN

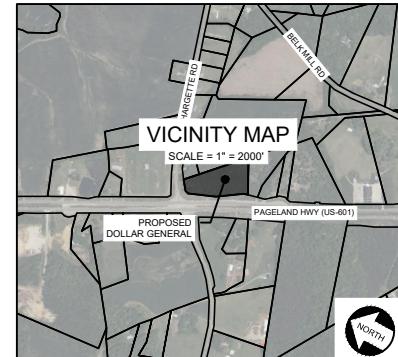
SITE NOTES

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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.KARABIAC@KIMLEY-HORN.COM
DEVELOPER CONTACT INFO:	TKC LAND DEVELOPMENT II, LLC 704-365-6000, TSTETSON@THEKEITHCORP.COM , BGODFREY@THEKEITHCORP.COM



This site plan illustrates the layout for a proposed building and associated infrastructure on a property bounded by Hargette Road and 122' Property Line to the west, and 386' Property Line to the east. The plan shows the following key features:

- Proposed Building:** PROPOSED DOLLAR GENERAL BUILDING DGPM PROTOTYPE D, 80' x 156', GROSS: 12,668 SF, SALES: 10,387 SF, STOCK: 1,376 SF.
- Parking and Loading:** 9'x20' PARKING STALL (TYP.), 10' LANDSCAPE BUFFER (S2) along the 711' PROPERTY LINE, and a PROPOSED 12'x55' LOADING SPACE.
- Access and Setbacks:** 40' REAR BUILDING SETBACK, 20' SIDE BUILDING SETBACK, and 40' STREET BUILDING SETBACK.
- Landscaping and Buffers:** 10' LANDSCAPE BUFFER (S1) along the 122' PROPERTY LINE and 386' PROPERTY LINE, and a 10' LANDSCAPE BUFFER (S2) along the 711' PROPERTY LINE.
- Utilities and Infrastructure:** CONCRETE RECEIVING AREA 16'x16' MIN., PROPOSED FLUSH CURB, HEAVY DUTY PAVEMENT, VAN ACCESSIBLE PARKING STALLS, WHEELSTOP (TYP.), APPROXIMATE EXTENTS OF EXISTING C/A BREAK, and PROPOSED TREE SAVE AREA BOUNDARY (TYP.).
- Other Features:** PROPOSED SEPTIC FIELD - LOCATION TO BE DETERMINED AFTER PERC TEST DURING DUE DILIGENCE, PROPOSED DETENTION, LANDSCAPE ISLAND (TYP.), STRIPING TO BE ADDED, APPROXIMATE AREA OF FULL DEPTH ASPHALT TO BE ADDED, and APPROXIMATE LOCATION OF MONOLITHIC ISLAND TO BE EXTENDED.
- Environmental and Protection:** EXISTING TREES TO BE PROTECTED IN UNDISTURBED AREAS.
- Orientation:** A compass rose indicates the direction of North.

PAGELAND HIGHWAY (US-601)

SCALE = 1" = 100'