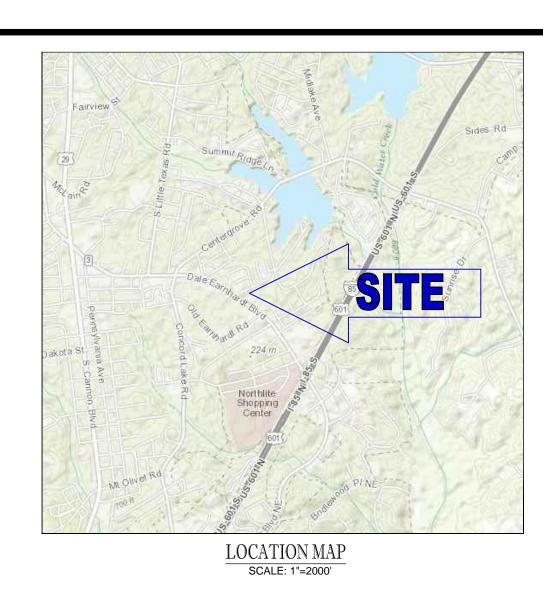


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CONCEPT PLAN GENERAL NOTES

1. THIS PLAN IS BASED ON A COMBINATION OF CABARRUS COUNTY GIS AND FILED RUN SURVEY DATA.

2. THE SCHEMATIC SITE PLAN IS PREPARED FOR SCHEMATIC PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION, INCLUDING SURVEY, GEOTECHNICAL CONDITIONS, AND INPUT FROM OTHER REGULATORY AGENCIES.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC SITE PLAN, THESE DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE KANNAPOLIS UNIFIED DEVELOPMENT ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THIS SITE. HOWEVER THE CONFIGURATIONS, PLACEMENTS, SIZE OF BUILDING FOOTPRINT, AND PARKING AREAS SHOWN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, WITHIN THE LIMITS SET FORTH BY THE ORDINANCE.

THE PURPOSE OF THIS ZONING MAP AMENDMENT APPLICATION IS TO ALLOW FOR THE DEVELOPMENT OF AN APPROXIMATE 36,200 SQUARE FOOT GROCERY STORE OR SIMILAR RETAIL USE AT 2825 DALE EARNHARDT BLVD. THE APPLICANT WISHES TO AMEND THE EXISTING ZONING FOR THE SUBJECT PARCEL BY APPLYING SPECIFIC CONDITIONS TO THE SUBJECT PROPERTY WHILE LEAVING THE ZONING DISTRICT AS C2-CZ. THE SPECIFIC ITEMS THAT THE APPLICANT IS REQUESTING TO BE AMENDED ARE AS

THE PRINCIPAL BUILDING MAY OCCUR WITHIN 60' OF THE DALE EARNHARDT BLVD. RIGHT-OF-WAY AND MAY OCCUR BEYOND 275' FROM THE DALE EARNHARDT BLVD. RIGHT-OF-WAY.

THE MAXIMUM HEIGHT FOR THE PRINCIPAL BUILDING SHALL BE A MAXIMUM OF 35 FEET

OPERATION SHALL NOT BE 24 HOURS PER DAY.

PERMITTED USES

PROJECT AREA WOULD BE BOUND BY THE SCHEMATIC REZONING PLAN TO HAVE A PERMITTED USE AS GROCERY OR SIMILAR

TRANSPORTATION

THE PROPOSED SITE PLAN SHOWS ONE FULL MOVEMENT ACCESS DRIVEWAY OFF OF DALE EARNHARDT BLD. THE EXACT LOCATION AND DESIGN DETAIL OF THE DRIVEWAY WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS AND WILL BE SUBJECT TO MODIFICATIONS REQUIRED FOR APPROVAL BY THE CITY OF KANNAPOLIS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN OF THIS SITE.

SCREENING AND LANDSCAPED AREAS

AT A MINIMUM, SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS SPECIFIED IN CHAPTER 7 OF THE CITY UNIFIED DEVELOPMENT ORDINANCE.

THE PETITIONER SHALL PROVIDE A TYPE III LANDSCAPE BUFFER WITH DIMENSIONS OF SAID BUFFERS IN EXCESS OF ORDINANCE REQUIREMENTS WHERE THE SITE ABUTS ADJACENT RESIDENTIAL USES AS SHOWN ON PLAN.

A 60' MINIMUM PARKING SETBACK WILL BE PROVIDED BETWEEN THE REAR OF THE DEVELOPMENT AND THE ADJACENT RESIDENTIAL COMMUNITY TO THE NORTH IN CONFORMANCE WITH THE 50' MINIMUM SETBACK.

A 7' TALL WOODEN OPAQUE FENCE SHALL BE PROVIDED ALONG ALL ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPING STANDARDS

INTERIOR LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY. LIGHT TRESPASS SHALL BE MINIMIZED AT PROPERTY LINES.

ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS IN EFFECT AT TIME OF PERMITTING. GENERAL SIGN LOCATION HAS BEEN PROVIDED ON THE PLAN HOWEVER EXACT LOCATION AND ORIENTATION IS SUBJECT TO CHANGE.

NO TRESPASSING SIGNS SHALL BE INSTALLED TO THE REAR OF THE SITE IN ACCORDANCE WITH THE ORIGINAL REZONING

NOISE LEVELS SHALL COMPLY WITH ALL CITY OF KANNAPOLIS ORDINANCE LEVELS

THE PETITIONER SHALL COMPLY WITH ALL CITY OF KANNAPOLIS AND STATE OF NORTH CAROLINA ORDINANCES IN REFERENCE TO

SIZE & TYPE OF YARDS:

- TYPE 2 AGAINST CHURCH (O-I) PROPERTY TO NORTH. 10' W/FENCE REQUIRED. FENCE AND 10' PROVIDED NORTH OF FENCE. ALL LANDSCAPING TO BE PROVIDED BETWEEN FENCE AND ADJACENT PROPERTY.
- TYPE 3 AGAINST GARY SHARPE (RE) PROPERTY TO NORTH. 15' W/FENCE REQUIRED. ALL LANDSCAPING TO
- BE PROVIDED BETWEEN FENCE AND ADJACENT PROPERTY. • TYPE 3 AGAINST CARPENTER & FRITZ (RE) PROPERTIES TO EAST. 15' W/FENCE REQUIRED. 70'+ PROVIDED
- W/FENCE. 35'-55' PROVIDED EAST OF FENCE.
- TYPE 3 AGAINST MCGEE (RE) PROPERTIES TO SOUTH. 15' W/FENCE REQUIRED. 90' PROVIDED W/FENCE. 19' -75' PROVIDED SOUTH OF FENCE.

CATEGORY 3 AGAINST PARKING AREA. 12' REQUIRED. SEE PLAN FOR ADDITIONAL DETAIL

 PARKING LOT PERIMETER PROVIDED AS MIX OF TREES AND PROPERTY RETAINING WALL. • PARKING SECTIONS NOT TO EXCEED 35 SPACES WITHOUT TREE OR BUILDING WALL ENCLOSURE. EXCEPTION

REQUESTED PER 7.6.2 TO ALLOW FOR FIRE ACCESS.

• PROVIDED FOR BY PARKING LOT YARDS, PER 7.7.A.2.

• TWO LOADING SPACES ARE PROVIDE FOR IN THE LOADING DOCK AREA. THESE SPACES ARE SUFFICENT TO SERVE 40,000 SF OF GLA PER SECTION 8.4.2 OF THE UDO.

REVISIONS COMMENT



NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

DRAWN BY: CHECKED BY: SCALE:

REZONING PLAN

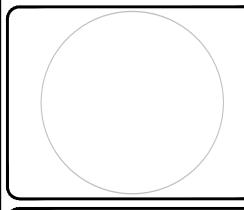
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RETAIL CONSULTING

LOCATION OF SITE 2825 DALE EARNHARDT BLVD CITY OF KANNAPOLIS CABARRUS COUNTY NC, 28083



CHARLOTTE, NC 28208 Phone: (980) 272-3400 Fax: (980) 272-3401 NC@BohlerEng.com



SHEET TITLE:

RZ-1

SHEET NUMBER: