

September 24, 2015
MGP Retail Consulting Grocery Store
2825 Dale Earnhardt Blvd
Kannapolis Engineering Department
Recommended Conditions
15501-18

The following conditions are recommended for the MGP Retail Consulting Grocery Store located at 2825 Dale Earnhardt Blvd.

1. Streams and wetlands shall be identified by a qualified person and all buffers shown in accordance with Article 4 of the Kannapolis UDO. Construction of buildings, roads, and other structures must comply with RSOD Buffer requirements or be relocated.
2. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and BMP's. Stormwater BMP's cannot be constructed in the undisturbed buffer.
3. The FDC and hydrants shall comply and be approved by the Fire Department.
4. The Fire Department shall have access to the building and therefore, AutoTurn shall be run with a CAD drawing file supplied by the developer/engineer.
5. Water and sewer main extensions will be required for this project. The developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.
6. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement.
7. Easements for Sanitary Sewer lines, Water lines, and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line.
8. Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
9. There is an existing sewer line that runs through the site. The sewer and easement shall be shown on the plans. The developer shall be responsible for diverting/abandoning the sewer as needed in accordance with City and WSACC standards.
10. The water for this site shall connect to either the 12" water line on the west side of Dale Earnhardt Blvd or the 8" water line that connects to Windingbrook Dr.
11. Provide documentation for construction and the access easement agreement to the site, as the driveway connects through the adjacent property.
12. The rezoning plan shows a proposed traffic signal. NCDOT will need to review and approve the recommended improvements indicated by the Traffic Impact Study.
13. The developer shall construct sidewalk with a planting strip along their road frontage of Dale Earnhardt Blvd. The sidewalk shall match the existing sidewalk that is located between the site's access driveway and Jaycee Rd.
14. The applicant shall apply for a driveway permit from NCDOT.
15. Right-of-way dedication shall be required per the Comprehensive Transportation Plan (CTP), as the right-of-way for Dale Earnhardt Blvd shall be a total of 110'.
16. The construction of the stormwater treatment and stormwater detention systems that require a connection to the existing NCDOT drainage system and possibly a modification of the existing storm drainage system must be approved by NCDOT prior to site plan approval.
17. If the Board of Adjustment issues an order to relocate the watershed boundary on the site, the developer will be allowed to construct impervious surfaces that exceeds the 24% built upon area development restriction for a portion of the site that is currently located within the Lake Concord watershed.

Complying with the above comments does not relieve the Developer of the responsibility of complying with any and all local, state, or federal regulations concerning this development.