



**City of Kannapolis
Planning and Zoning Commission Meeting**

August 16, 2022 at 6:00 pm

Agenda

- 1. Call to Order**
- 2. Oath of Office for Reappointed Commission Members**
- 3. Roll Call and Recognition of Quorum**
- 4. Approval of Agenda**
- 5. Approval of Minutes**
- 6. Watershed Review Board** (the Planning and Zoning Commission will review this item in their capacity of serving as the Watershed Review Board: KDO Article 2, Section 2.3 B.(1)c)
SIA-2022-01 – Special Intensity Allocation – 607 E 13th Street
Consider a request for Special Intensity Allocation for property located at 607 E 13th Street, 653 E 14th Street, and a portion of 650 E 14th Street, further identified as Rowan County Parcel Identification Number(s) 159 367, 159 284 and 159 366. The property comprises approximately 1.25 +/- combined acres and is located within the Lake Concord Watershed Protected Area.
- 7. Cannon Boulevard Corridor Plan Discussion**
- 7. Planning Director Update**
- 8. Other Business**
- 9. Adjourn**



**Watershed Review Board
August 16, 2022, Meeting**

Staff Report

TO: Planning & Zoning Commission (**Watershed Review Board**)
FROM: Boyd Stanley, Assistant Planning Director
SUBJECT: **Case #SIA-2022-01, Special Intensity Allocation**
Applicant: Alan Overcash – Overcash Real Estate

Consider a request for a Special Intensity Allocation (SIA) for the properties located at 607 E 13th St., 653 E 14th St., and a portion of 650 E 14th St. The properties are further identified as Rowan County Parcel Identification Numbers 159 367, 159 284 and 159 366 and is approximately 1.27 +/- combined acres. **This request does not require a public hearing.** As referenced in Section 3.8 of the Kannapolis Development Ordinance, the Planning and Zoning Commission shall serve as the Watershed Review Board.

A. Actions Requested by Planning & Zoning Commission

Consistent with Section 3.8.I.10. of the Kannapolis Development Ordinance (KDO) the Planning and Zoning Commission is appointed to serve as the Watershed Review Board.

1. Motion to approve (deny) Special Intensity Allocation Request.
2. Motion to approve (deny) the Special Intensity Allocation Permit.

B. Required Votes to Pass Requested Actions

Majority present at meeting.

C. Background

Alan Overcash is requesting a Special Intensity Allocation (SIA) to develop property located along N. Cannon Blvd. and E 13th Street as approved in case BOA-2022-09 for a mini warehousing/self-storage leasing facility. The property is also located in the Lake Concord WS-IV Protected Area Watershed and currently zoned GC (General Commercial). There are no proposed changes to the zoning.

The applicant is requesting a SIA to exceed the 24% maximum new impervious (built upon) area permitted in the Lake Concord WS-IV Watershed up to 60%. The maximum permitted is 70% with an SIA. The requested impervious area for this development is 0.76 acres.

Stormwater control is required for all SIA requests in accordance with Section 3.8 of the KDO which states: *“Projects must be presented in the form of a SIA site plan, prepared by a professional engineer, and must minimize built-upon surface area, direct stormwater away from surface waters and incorporate BMPs to minimize water quality impacts.”* Any BMPs proposed will need to be approved by the City Engineer during full site plan review.

With approval of a SIA, the applicant may develop a property with more than 24% impervious surface area, up to a maximum 60% impervious surface area, provided proper stormwater control measures are implemented. The KDO employs a point system, outlining six (6) criteria that are used to evaluate the merits of each SIA request. The potential increase in allowable impervious area is based upon the point ratings for each of these criteria.

The applicant is requesting an increase of 0.76 acres of impervious area, for a total of 33,106 square feet of new impervious.

Prior to development of the property, the project will be required to obtain final site plan approval.

D. Fiscal Considerations

None

E. Policy Issues

Per Section 3.8.I.9 of the KDO, the percentage of built upon area for a SIA shall be determined by the Special Intensity Allocation Point System (Table 3.8.I (9) b.2(d)). The accumulation of points is based on six categories. **Based on staff’s analysis of the request, the following points are recommended for the proposed project:**

- Tax Base Increase of \$1,000,000 to \$1,999,999: **50 points**
- 1 full-time job created: **15 points**
- Community Value: To be determined by Watershed Review Board-**Applicant is requesting 75 points**
- Retail Trade Type of Industry: **10 points**
- Revitalization of Existing Development: **50 points**
- Energy Reduction/Conservation Measures: **0 points**

Total Points Recommended by Staff: 125

Total Additional Points requested by Applicant: 75

Scoring between 200-249 Special Intensity Allocation points allows for the potential impervious (built upon) area to be increased from 24% to up to 60% of the undeveloped pervious surface area within the property. As proposed, the applicant is requesting approval to develop a total of 60% of the undeveloped pervious area, which is equal to 0.76 acres. Based on the staff recommended allocation of points and assuming the 75 additional Community Value points are granted, the applicant would be able to increase the allowed impervious coverage for this site from 24% up to the requested total of 60% as requested.

If the SIA is approved, the developer will be allowed an increase of 0.76 acres of impervious area. The balance that can be allocated by SIA in the Lake Concord WS-IV Protected Area Watershed is currently 184.37 acres Should this SIA be approved, the additional 0.76 acres of impervious area would be

allocated from the allowed acreage to be developed in the Lake Concord WS-IV Protected Area Watershed leaving a balance of 183.61 acres.

F. Legal Issues

None

G. Staff Recommendation and Alternative Courses of Action

The Planning and Zoning Commission may choose to approve or deny the Special Intensity Allocation as presented.

The request and attached site plan meet the criteria of approval for a Special Intensity Allocation. The grading of the site and the installation of an approved filter system will treat stormwater before it is discharged from the site.

Staff recommends approval of a Special Intensity Allocation of 0.76 acres in the Lake Concord WS-IV Protected Area Watershed for the property located at 607 E 13th St., 653 E 14th St., and a portion of 650 E 14th St.

The following actions are required to approve the requested SIA for Case # SIA 2022-01:

1. Per Table (Table 3.8.I (9) b.2(d)), assign sufficient points to allow for the requested increase in impervious coverage from 24% to 60%.
2. Motion to approve Special Intensity Allocation request
3. Motion to approve the Special Intensity Allocation Permit

Should the Commission not assign sufficient points to allow for the requested increase in impervious coverage from 24% to 60%, motions to deny the SIA request and permit should be adopted.

I. Attachments

1. SIA Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Preliminary Site Plan
6. SIA Permit (If approved)

J. Issue Reviewed By:

- Assistant City Manager
- City Attorney
- Planning Director



**Planning and Zoning Commission and Board of Adjustment
General Application Form
(Not for Site Plan Review Submittals)**

Type of Action Requested (Check One):

- | | | | |
|------------------------|-------|----------------------------------|-------------------------------------|
| Variance | _____ | SIA Application | <input checked="" type="checkbox"/> |
| Conditional Use Permit | _____ | Nonconformity Adjustment | _____ |
| Subdivision Exception | _____ | Watershed Boundary Modification | _____ |
| Zoning Text Amendment | _____ | Zoning Map Amendment | _____ |
| Appeal | _____ | Conditional Zoning Map Amendment | _____ |

Applicant: Overcash Real Estate Owner: Robert J. Phillips, et. al.
 Address: 164 Dale Earnhardt Blvd Address: 602 S. Beaver Street
Kannapolis, NC 28083 Landis, NC 28088
 Telephone: 704-305-1020 Telephone: _____
 Email: overcasha@gmail.com Email: _____

Legal relationship of applicant to property owner: Under contract to purchase the property


Property Location/Address: 607 E. 13th Street, corner of 13th St. and N Cannon Blvd

Tax Parcel Number: 159-367 Zoning District: C2 Acreage of Site: 1.27
159-284
159-366

Requesting Zoning (if applicable): _____

Alan Overcash Robert Phillips & Gail Phillips by Robin Olsen POA

Applicant Name (Print) _____
 DocuSigned by:  Alan Overcash 6/20/2022
 Applicant Signature & Date

Property Owner Name (Print) _____
 DocuSigned by:  Robert Phillips & Gail Phillips by Robin Olsen 6/20/2022
 Property Owner Signature & Date

The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee(s), and one (1) copy of any required site plan for staff review must be submitted by the deadline. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: _____ Receipt # _____
 Application No.: _____ Date Submitted (Complete): _____



SPECIAL INTENSITY ALLOCATION APPLICATION

The Planning Commission acting as the Watershed Review Board is authorized to approve Special Intensity Allocations (SIAs). The Commission may grant an SIA of up to 70% (seventy percent) built-upon area on all or part of the land area of a project based on the criteria for approval. An SIA must minimize built-upon surface area, direct stormwater away from the surface waters, and incorporate best management practices (BMPs) to minimize water quality impacts. A plan must be submitted in the form of a SIA site plan, and must be prepared by a Professional Engineer.

Applicant: Overcash Real Estate Owner: Robert J. Phillips, et. al.

Address: 164 Dale Earnhardt Blvd Address: 602 S. Beaver Street

Kannapolis, NC 28083 Landis, NC 28088

Telephone: 704-305-1020 Telephone: _____

Email: overcasha@gmail.com Email: _____

Legal relationship of applicant to property owner: Under contract to purchase the property

Address or Location of Property seeking SIA: 607 E. 13th Street, corner of 13th St. and N Cannon Blvd

Tax Parcel Number: 159-367, 159-284, 159-366 Zoning District: C2 Acreage of Site: 1.27

Select Watershed Location

Lake Fisher WS-IV Protected Area

Lake Concord WS-IV Protected Area

Kannapolis Lake WS-III Balance of Watershed

Percent of Built-Upon Area Requested for SIA: 60%

Acreage of Built-Upon Area Requested for SIA: 0.759 ac

CRITERIA FOR APPROVAL

The Watershed Review Board will determine the criteria for approval based on Table 4.16-4 of the Kannapolis Unified Development Ordinance. Planning staff will work with the applicant to determine the total points for a project. The table is a point based system and is as follows:

Table 4.16-4 Special Intensity Allocation Point System

| Categories Used for SIA Consideration | Potential Points | | | | | | | | | | |
|---|------------------|--------------------------------|--|------------------|----------|------------------|----------|------------------|----------|--------------|----------|
| 1. Tax Base Increase <i>(estimated tax value of completed project)</i> | | | | | | | | | | | |
| \$200,000 - \$500,000 | 15 | | | | | | | | | | |
| \$500,000 - \$999,999 | 25 | | | | | | | | | | |
| \$1,000,000 to \$1,999,999 | 50 | | | | | | | | | | |
| \$2,000,000 or more | 75 | | | | | | | | | | |
| 2. Full-time Jobs Created | | | | | | | | | | | |
| 1 - 10 | 15 | | | | | | | | | | |
| 11 - 25 | 25 | | | | | | | | | | |
| 26 or more | 50 | | | | | | | | | | |
| 3. Community Value (determined by Watershed Review Board) | | | | | | | | | | | |
| | up to 150 | | | | | | | | | | |
| 4. Type of Industry | | | | | | | | | | | |
| Retail Trade | 10 | | | | | | | | | | |
| Office / Institutional | 10 | | | | | | | | | | |
| Industrial / Manufacturing | 20 | | | | | | | | | | |
| Research & Development / Medical | 20 | | | | | | | | | | |
| 5. Revitalization of Existing Development | | | | | | | | | | | |
| | 50 | | | | | | | | | | |
| 6. Energy Reduction / Conservation Measures | | | | | | | | | | | |
| 10-20% Increase in Landscaping (above UDO) | 50 | | | | | | | | | | |
| > 20% Increase in Landscaping (above UDO) | 75 | | | | | | | | | | |
| Bioretention Applications | 75 | | | | | | | | | | |
| LEED Certification | 100 | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Potential Impervious Allowance</th> </tr> </thead> <tbody> <tr> <td>100 - 149 points</td> <td>40% imp.</td> </tr> <tr> <td>150 - 199 points</td> <td>50% imp.</td> </tr> <tr> <td>200 - 249 points</td> <td>60% imp.</td> </tr> <tr> <td>> 249 points</td> <td>70% imp.</td> </tr> </tbody> </table> | | Potential Impervious Allowance | | 100 - 149 points | 40% imp. | 150 - 199 points | 50% imp. | 200 - 249 points | 60% imp. | > 249 points | 70% imp. |
| Potential Impervious Allowance | | | | | | | | | | | |
| 100 - 149 points | 40% imp. | | | | | | | | | | |
| 150 - 199 points | 50% imp. | | | | | | | | | | |
| 200 - 249 points | 60% imp. | | | | | | | | | | |
| > 249 points | 70% imp. | | | | | | | | | | |

The right to develop a SIA shall terminate with the loss of the right to develop due to the expiration of a Zoning Compliance Permit or Building Permit. In such cases, allocated acreage or unused allocated acreage shall be returned to the total acreage eligible for allocation.

This application must be filed with the Planning and Zoning Department the first Friday of the month preceding the month of the meeting. The Planning Commission meets the first Wednesday of each month at 6:00pm unless otherwise scheduled.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Alan Overcash


 Applicant Name (Print)

Robert Phillips & Gail Phillips by Robin Olsen POA

 Property Owner Name (Print)

DocuSigned by:
  6/20/2022

 Applicant Signature & Date

DocuSigned by:
 6/20/2022

 Property Owner Signature & Date

Required as part of Special Intensity Allocation Submittal:

- ™ SIA Site Plan prepared by Professional Engineer
- ™ Fee: Please refer to fee schedule on the City’s website to determine applicable fees. Fees are nonrefundable and help to cover administrative and notification costs.

PLANTING PREPARATION

GENERAL

A. Pre-Construction Meeting: If requested, schedule a pre-construction meeting with the Owner and Consultant at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

PRODUCTS

B. Topsoil: Fertile, friable soil containing less than 5% total volume of the combination of subsoil, refuse, roots larger than 1 inch diameter, heavy, sticky or stiff clay, stones larger than 2 inches in diameter, noxious seeds, sticks, brush, litter, or any substances deleterious to plant growth. Naturally occurring topsoil to be used if possible. If imported topsoil is used, it must meet the following criteria:
1. Soil texture: USDA loam, sandy clay loam or sandy loam with clay content between 15 and 25%. And a combined clay/silt content of no more than 55%.
2. pH value shall be between 5.5 and 7.0.
3. Percent organic matter (OM): 2.0-5.0%, by dry weight.
4. Soluble salt level: Less than 2 mmho/cm.
5. Soil chemistry suitable for growing the plants specified.
D. Compost: Blended and ground leaf, wood and other plant-based material, composted for a minimum of 9 months and at temperatures sufficient to break down all woody fibers, seeds and leaf structures, free of toxic material at levels that are harmful to plants or humans. Source material shall be yard waste trimmings blended with other plant or manure-based material designed to produce Compost high in fungal material.
E. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea.
F. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium.
G. Chelated Iron: Commercial-grade FeEDDHA for dicots and woody plants, and commercial-grade FeDTPA for ornamental grasses and monocots.
H. Lime: ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent.

SITE PREPARATION

A. It is the responsibility of the Contractor to be aware of all surface and subsurface conditions, and to notify the Consultant, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.
B. Soil Testing: It is recommended that existing soils for planting shall be tested for nutrients, trace materials, pH and organic content. Tests shall be taken in each distinct planting area. Proper soil testing procedures can be found at https://www.ncagr.gov/agronomi/pdffiles/basics.pdf. Soil Tests shall include the following:
1. pH and buffer pH.
2. Percent organic content by oven dried weight.
3. Nutrient levels by parts per million including: phosphorus, potassium, magnesium, manganese, iron, zinc and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil for optimum growth of the plantings specified.
4. Soluble salt by electrical conductivity of a 1:2 soil water sample measured in Milliohm per cm.
5. Cation Exchange Capacity (CEC).
C. All utilities and other sub-surface improvements or requirements should be in place before starting soil amendments.
D. Remove all construction debris and material including any construction materials from the subgrade. Remove all existing plants, root thatch, and non-soil debris from the surface of the soil.
E. All soil grading, tilling and loosening must be completed at times when the soil moisture is below field capacity. Allow soil to drain for at least two days after any rain event more than 1 inch in 24 hours, or long enough so that the soil does not make the hand muddy when squeezed.
F. Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope approximately parallel to the finished grade.

TURF AREAS - SOIL AMENDMENTS

A. If rough grades are compacted smooth, till or disk at least 6 inches to decompact and fracture the soil surface.
B. Spread Compost or Topsoil on the surface of the fractured soil. Topsoil or compost shall be imported if not available on the site. Minimum quantities shall be as defined below unless otherwise directed by Consultant or Owner.
a. Lawn - Seeded: 4" of Topsoil or 3" of Compost
b. Lawn - Sodded: 3" of Topsoil or 2" of Compost
C. Work the Compost or Topsoil into the loosened subsoil. Smooth out grades to conform to final grading plan. The Contractor shall compensate for soil settlement and thickness of selected mulch or sod when establishing final grades in planting areas.

PLANTING BEDS - SOIL AMENDMENTS

A. Till or disk the rough graded soil surface at least 6 inches, or as required by other regulatory requirements.
B. Spread 3" of Compost or 4" of Topsoil on the surface of the tilled soil. Topsoil or compost shall be imported if not available on the site. Minimum quantities shall be as defined below unless otherwise directed by the Consultant or Owner.
C. Add chemical adjustments as recommended by the soil tests.
D. Till or disk the Topsoil or Compost into the loosened subsoil.
E. Smooth out soils to conform to grading plans. Utilize hand equipment, small garden tractors with rakes, or small garden tractors with buckets with teeth for fine grading to keep surface rough without further compaction. Do not use the flat bottom of a loader bucket to fine grade, as it will cause the finished grade to become overly smooth and/or slightly compressed.
F. Soils shall have a density to the depth of the modification, after completion of the loosening, between 75 and 82% of maximum dry density standard proctor. Compact Amended Soils after tilling as required to achieve this density.
G. Maintain moisture conditions within the Amended Soils during installation or modification to allow for satisfactory compaction. Suspend operations if the Amended Soil becomes wet. Apply water if the soil is overly dry.
H. Fine grade the finish surface of all planted areas to meet the grades shown on the drawings. The Contractor shall compensate for soil settlement and thickness of selected mulch or sod when establishing final grades in planting areas.
I. Do not pass motorized equipment over previously installed and compacted soils. If soils are subsequently re-compact to levels greater than the above requirements, the soils must be re-loosened to the allowable density rates identified above.
J. Provide for positive drainage from all areas toward the existing inlets, drainage structures and or the edges of planting beds. Adjust grades as directed to reflect actual constructed field conditions of paving, wall and inlet elevations. Notify the Consultant in the event that conditions make it impossible to achieve positive drainage.
K. Fill all dips and remove any bumps in the overall plane of the slope. The tolerance for dips and bumps in shrub and ground cover planting areas shall be a 2 inch deviation from the plane in 10 feet. The tolerance for dips and bumps in lawn areas shall be a 1 inch deviation from the plane in 10 feet.
L. All Planting Soil and Irrigation work shall be completed and accepted prior to the installation of any plants.
M. Once installation is complete, wash all soil from pavements and other structures.

PLANTS

QUALITY ASSURANCE

A. Installer Qualifications: A qualified landscape installer with at least five years' experience on projects of a similar scope whose work has resulted in successful establishment of plants.
B. Applicable Specifications and Standards: Where conflicts occur between standards, the most stringent of the standards shall apply.
1. Town of Pineville and Mecklenburg County Ordinances
2. American Standard for Nursery Stock, ANSI Z60.1, latest edition.
C. Plant Material Observation: Consultant may observe plant material for compliance with requirements for genus, species, variety, cultivar, size, and quality. Consultant may reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

SUBMITTALS

A. Plant Materials: Provide quantities, sizes, quality, and sources for plant materials to Consultant at least seven days in advance of delivery to site.
B. Plant Photographs: Include color photographs in digital format of each required species and size of plant material as it will be furnished to Project. Take photographs from an angle depicting true size and condition of the typical plant to be furnished. Include a scale rod or other measuring device in each photograph.
C. Organic Mulch: 1-quart (1-L) volume of mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch. Each sample shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup.
D. Mineral Mulch for Gravel Strip: 2 lb (1.0 kg) volume of gravel required in a sealed plastic bag labeled with source of gravel. Sample shall be typical of the lot of material to be delivered and installed on-site; provide an accurate indication of color, texture, and makeup of the material.

FIELD CONDITIONS

A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.

B. Planting Restrictions: Plant during one of the following periods unless otherwise approved by Owner or Consultant. Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.

- 1. Deciduous Trees and Shrubs: March 1 - May 30 or September 15 - December 1. Oak (Phellos), tupelo (Nyssa) and beech (Fagus) shall be planted only in the spring.
2. Evergreen Trees, Shrubs, Groundcover and Perennials: March 1 - May 15 or September 15 - November 15.

PRODUCTS

A. Plant Material: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List indicated on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch (19 mm) in diameter; or with stem girdling roots are unacceptable.
B. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following. Selection to be as shown on plans or approved by Consultant.
1. Double-shredded hardwood.
2. Mini pine bark nuggets (for flat areas only).
3. Pine straw.
C. Gravel Mulch: Clean washed river rock, washed free of loam, sand, clay, and other foreign substances, 1-3" in size, grey colors.

SITE PREPARATION

A. Prepare planting area according to "Planting Preparation" specifications. Before planting, obtain Consultant's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.
B. Lay out plants at locations as shown on plan. Stake locations of individual trees and shrubs and outline areas for multiple plantings.
C. Planting Pits: Excavate circular planting pits.
1. Excavate planting pits with sides sloping inward at a 45-degree angle. Excavations with vertical sides are unacceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
2. Excavate approximately three times as wide as B&B rootball or planter pot diameter.
3. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
4. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
D. Obstructions: Notify Consultant if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
1. Hardpan Layer: Drill 6-inch diameter holes, 24 inches apart, into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.
E. Drainage: Notify Consultant if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.
F. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

GENERAL PLANT INSTALLATION

A. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
B. Roots: Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.
C. Balled and Burlapped Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.
1. Backfill: Existing modified planting soil. See Planting Preparation Specifications.
2. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root balls. Do not use planting stock if root ball is cracked or broken before or during planting operation.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Continue backfilling process. Water again after placing and tamping final layer of soil.
D. Container-Grown Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.
1. Backfill: Existing modified planting soil. See Planting Preparation Specifications.
2. Carefully remove root ball from container. Scarify the root mass. If the roots are girdling, use a sharp spade to chop off the edges of the perimeter of the soil mass.
3. Place the plant in the hole, and backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Continue backfilling process. Water again after placing and tamping final layer of soil.
E. Slopes: When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.
F. Root-Ball Stabilization: Install at-grade stabilization system to secure each new tree by the root ball unless otherwise indicated.
1. Wood Hold-Down Method: Place 18" vertical stakes against side of root ball and drive them into subsoil; place 2"x2" horizontal wood hold-down stake across top of root ball and screw at each end to one of the vertical stakes.
G. Shovel-Cut Edging: Separate mulched areas from turf areas with a 45-degree, 4- to 6-inch-deep, shovel-cut edge. All bed lines shall be cut with a smooth consistent edge. Bed lines shall follow the lines shown on the planting plans.
H. Mulch: Apply 2-inch average thickness of organic mulch over whole surface of planting area, and finish level with adjacent finish grades. Do not place mulch within 3 inches (75 mm) of trunks or stems. Ensure that mulch is confined to planting beds.
I. Keep labels on all plants until acceptance of plant material by Consultant.
J. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.
K. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.
L. All plant material shall be guaranteed by the Contractor to be in good, healthy, and flourishing condition for a period of 1 year from the date of substantial completion. Contractor agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within the specified warranty period.
M. Contractor shall be responsible for all care and routine maintenance of the plant material until substantial completion of project, to include irrigation and mowing. For multi-phased projects, this care may also include seasonal items such as fertilization and pest control.

TURF AND GRASSES

GENERAL

A. Pre-Construction Meeting: If requested, schedule a pre-construction meeting with the Owner and Consultant at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction, and project work schedule.

PRODUCTS

A. Grass Seed: Seed shall be fresh, clean, dry, new-crop seed complying with Association of Official Seed Analysts' (AOSA) "Rules for Testing Seeds" for purity and germination tolerances. Variety of seed shall be as specified on plans or approved by the consultant or Owner.
B. Seed Quality: Provide seed of grass species as listed below based on solar exposure, with not less than 85 percent germination, not less than 95 percent pure seed, and not more than 0.5 percent weed seed:
Warm-Season Grasses: Full Sun: As directed by Consultant or Owner.
Cool-Season Grasses:
1. Sun and Partial Shade: Proportioned by weight as follows:
1) 85 percent turf-type tall fescue (Festuca arundinacea).
2) 15 percent Kentucky bluegrass (Poa pratensis).
3) 10 percent perennial ryegrass (Lolium perenne).
4) 10 percent redtop (Agrostis alba).
2. Shade: Proportioned by weight as follows:
1) 50 percent chewings red fescue (Festuca rubra variety).
2) 35 percent rough bluegrass (Poa trivialis).
3) 15 percent redtop (Agrostis alba).
C. Seed Varieties: A blended mix comprised of a minimum of three different cultivars of each species must be used. At least 50% of the contents shall consist of NC State (NCSU) high-performing cultivars. The most recent list can be found at https://content.ces.ncsu.edu/top-performing-tall-fescue-and-kentucky-bluegrass-cultivars.
D. Turfgrass Sod: Sod shall be Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects. Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.
E. Seed Certification Submittal: Provide certification for each seed mixture for turfgrass seed and/or sod. Include identification of source and name and telephone number of supplier.

TURF AREA PREPARATION

A. Prepare planting area according to "Planting Preparation - Turf Areas" specifications. Before seeding or sodding, obtain Consultant acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading. For sod, reduce elevation of planting soil to allow for soil thickness of sod.
B. Add any chemical adjustments as recommended by the soil tests.
C. Moistened prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
SEEDING
A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h).
B. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
C. Do not use wet seed or seed that is moldy or otherwise damaged.
D. Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer.
E. Sow seed at a total rate of 5 to 8 lb/1000 sq. ft. (2.3 to 3.6 kg/92.9 sq. m).
F. Rake seed lightly into top 1/8 inch (3 mm) of soil, roll lightly, and water with fine spray.
G. Protect seeded areas with erosion-control mats where indicated on Drawings; install and anchor according to NCDOT 1631.

SODDING

A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1 1/2 inches (38 mm) below sod.

SATISFACTORY TURF

A. Turf installations shall meet the following criteria as determined by Consultant:
Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 5 by 5 inches (125 by 125 mm).
Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.
C. Contractor shall be responsible for all care and routine maintenance of the turf until substantial completion of Project, to include irrigation and mowing. For multi-phased projects, this care shall also include seasonal items such as fertilization and pest control.



605 LEXINGTON AVENUE, SUITE 301 CHARLOTTE, NC 28203 P/ 704-749-1432 www.orsborn-eng.com

LANDSCAPE NOTES AND SPECIFICATIONS FOR 607 E 13TH STREET SELF-STORAGE KANNAPOLIS, NC 28083

OVERCASH REAL ESTATE 1641 DALE EARNHEARDT BLVD KANNAPOLIS, NC 28083

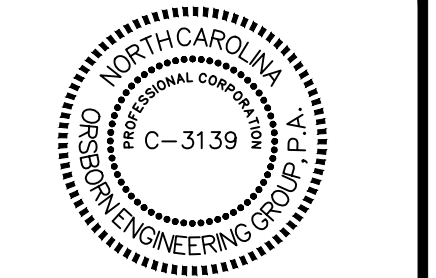


Table with 10 columns and 2 rows for REVISIONS and DATE.

JOB # 22032 DATE: 06/17/2022 SCALE: 1"=20' DRAWN BY: JMB APPROVED BY: JCO

L4.2

June 26, 2022 12:47pm By: jmbk PL22032_607 E 13th Street Self Storage (Dwg)22032_L4.1 - LAND PLAN.dwg



Vicinity Map

Case Number: SIA-2022-01
Applicant: Overcash Real Estate
607 E 13th St.



E 13TH ST

N CANNON BLVD

N CANNON BLVD

EBENEZER RD

N MAIN ST
N RIDGE AVE

13TH ST

E 11TH ST

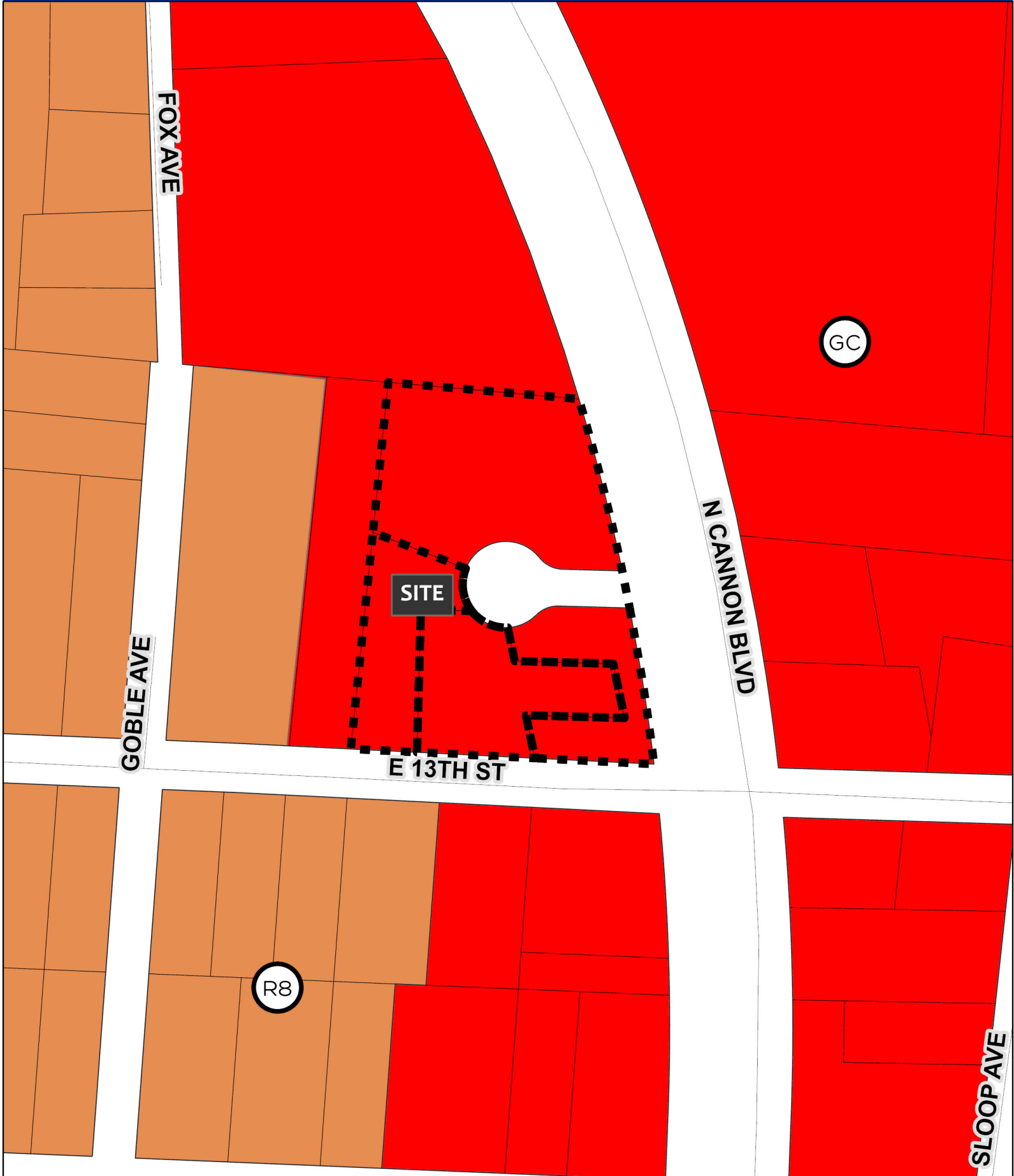


Kannapolis Current Zoning

Case Number: SIA-2022-01

Applicant: Overcash Real Estate

607 E 13th St.





Kannapolis 2030 Future Land Use Map

Case Number: SIA-2022-01
Applicant: Overcash Real Estate
607 E 13th St.





**SPECIAL INTENSITY ALLOCATION PERMIT
SIA-2022-01**

607 E 13th St., 653 E 14th St., and a portion of 650 E 14th St.

The Kannapolis Watershed Review Board, pursuant to Section 3.8 of the Kannapolis Development Ordinance, approved a Special Intensity Allocation (SIA) for the described use, subject to the following condition(s):

Use: Mini Warehousing/Self-Storage Leasing Facility

Description of Property: Located at 607 E 13th Street, 653 E 14th Street, and a portion of 650 E 14th Street, the property is further identified as Rowan County Parcel Identification Numbers 159 367, 159 284 and 159 366.

Watershed District: Lake Concord WS-IV Protected Area

Acreage Allocated for Development: .76 acres

The Watershed Review Board has found the subject parcels to meet the criteria as described in Table 3.5.1(9)b.2(e). of the Kannapolis Development Ordinance (KDO):

- Tax Base Increase of \$1,000,000 to \$1,999,999: **50 points**
- Full time jobs Created of 1-10: **15 points**
- Community Value: **75 points**
- Retail Trade Type of Industry: **10 points**
- Revitalization of Existing Development: **50 points**
- Energy Reduction/Conservation Measures: **0 points**

Total Points Awarded: 200

The SIA Permit is contingent upon the developer installing a bio-retention pond on the final site plan. This condition is perpetually binding upon the subject property.

The right to develop an SIA shall terminate with the loss of the right to develop due to the expiration of a Zoning Compliance Permit or Building Permit.

The SIA Permit was approved by the Watershed Review Board of the City of Kannapolis, North Carolina on the 16th day of August 2022.

Chris Puckett, Chairman
Planning & Zoning Commission

Pam Scaggs, Recording Secretary
Planning & Zoning Commission