

- MULTI-SPORT FIELD (#2, #5) WITH ARTIFICIAL TURF**
- SOCCER
 - FOOTBALL
 - LACROSSE
 - FIELD HOCKEY

WESTSIDE PARK MASTER PLAN

City of Kannapolis
Parks and Recreation



June 2019

ACKNOWLEDGMENTS



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PROJECT OVERVIEW / PARK HISTORY

PROJECT OVERVIEW

The secret is getting out that Kannapolis is a charming community and a great place to live. Much like any growing city, leaders can find it a challenge to stay ahead of the growth. Over the past decade Kannapolis has seen steady growth in the downtown area and outlying neighborhoods. As for park development, new recreation opportunities have mainly been limited to the downtown area. New recreation opportunities are needed for all geographic regions of the city in addition to the downtown area to keep pace with demand.

Kannapolis recently completed a comprehensive park and recreation masterplan to identify where new park development will be needed. This masterplan recommended development of new Community and Neighborhood Parks in four different regions around the city. The westside of Kannapolis is one of the recommended areas for development of a new park.

Following the recommendations of the comprehensive master plan the city began looking for land in the western region of Kannapolis that would be suitable for recreation development. During the search for land potential project partners stepped forward and expressed the need for competition sports fields.

Keeping the need for active recreation in mind the city identified several tracts of land along the Rocky River for park development. In 2017 the city purchased 40-acres of land for development of a community park.



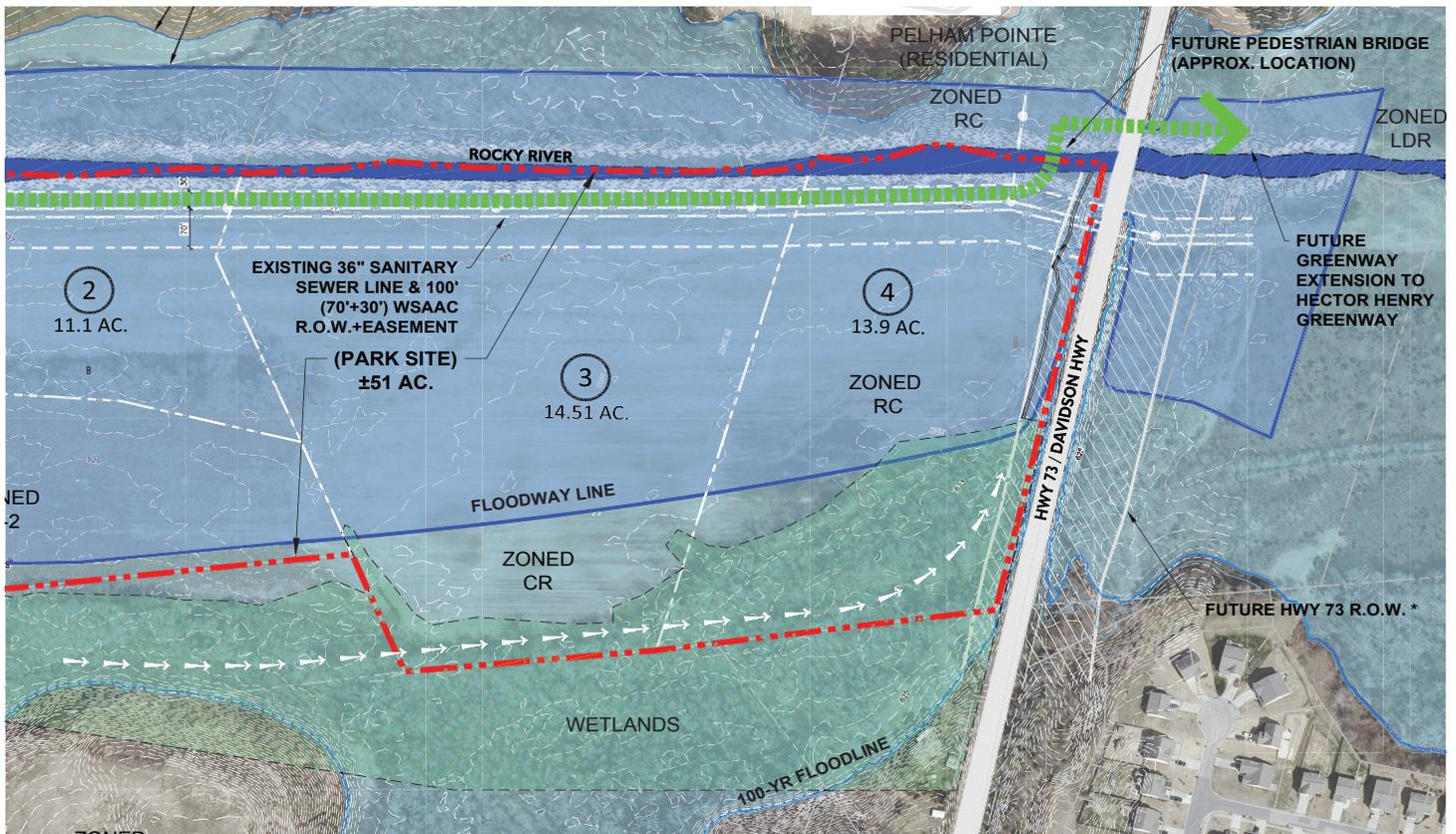
Area Map

PARK HISTORY

The Westside Park site is located at 10480 Davidson Highway in west Kannapolis. Originally farmed by the Shepherd family and formerly used as a sod farm. Today the 40-acre park site is surrounded by residential subdivisions and Christ the King Catholic Highschool. Since the highschool adjoins the park there will be opportunities to develop shared use facilities.

There are several public and private parks and greenspaces in the area. Bradford Park, a large Mecklenburg County owned district park with a focus on competition soccer and baseball is located a few miles west of the site. Developing an active park near Bradford Park will create the opportunity to host larger tournaments in Kannapolis. Up to this point tournaments go to other areas since the Cabarrus County/Kannapolis region have inadequate facilities to host large tournaments. West Branch Nature Preserve is located a couple of miles north of the park. The Rocky River Greenway abuts the park to the north and connects the park to the Nature Preserve and other destinations. A future Rocky River greenway extension to the south will connect the park to the Hector Henry Greenway giving the park access to a continuous 14-mile greenway. This greenway is part of the Carolina Thread Trail, a 15-county regional greenway system.

The City's vision in acquiring this park to serve the citizens of western Kannapolis is to develop a well-rounded park that meets the growing demand for competitive sports fields, expands the greenway system, provides connections to adjacent passive recreation facilities near the park, and to create shared use opportunities with the highschool and affiliated project partners.



Existing Conditions Plan

SITE ANALYSIS: MAN MADE FEATURES

Existing Park Facilities

The park property does not contain any structure or existing facilities.

Existing Utilities

The City of Concord has an existing public 24” water main in Hwy. 601. The City of Kannapolis has an existing public 8” water main along Crusader Way. While both facilities potentially are available to serve the site the smaller 8” water line is more central to the park property. A water line extension and associated easement will be needed from the highschool if this water line is utilized.

Existing sanitary sewer is available to serve the park. The City of Kannapolis has an existing 8” Sanitary Sewer line within a 30-foot easement that flows from Crusader Way (school drive) and bi-sects the park in an easterly direction. The 8” City of Kannapolis sanitary sewer line outfalls into an existing 36” WSACC sanitary sewer line within a 100-foot easement running beside Rocky River. All of the sanitary sewer lines have 4-5’ +/- high elevated manholes.

Archaeological / Historical Sites

No significant cultural/historical sites are known to occur on or near the proposed park area per www.nationalregisterofhistoricplaces.com/NC/Cabarrus accessed on March 21, 2019.

Zoning / Surrounding Land Use

Westside Park is made up of four separate parcels each having different zoning classifications. One parcel is zoned RC (Residential Compact). Two parcels are zoned CR (Countryside Residential). One parcel is zoned C-2 (General Commercial District). The park is surrounded by CR, OI (Office/Residential), and LDR (Low density Residential). According to the present UDO a conditional use permit is required to develop a public park (non-neighborhood type park) for the RC district.

Setbacks

Various setback per the Kannapolis UDO will apply to the project. Setback dimensions vary depending on the zoning classification. The RC zoning classification requires a 20-foot front, 7-foot side yard, and 5-foot rear setback for principal structures. Because the site has multiple parcels with different zoning classifications a more detailed discussion with planning staff should be held to reach agreement on required setbacks.



Existing Sanitary Sewer



Existing Power

Roads / Access

The park is bordered by Hwy. 73 to the south and Christ the King Catholic Highschool to the west. Hwy.73 is major thoroughfare regulated by NCDOT. It is a heavily traveled road with significant traffic volumes. NCDOT is in the process of acquiring right-of-way and designing plans to widen Hwy. 73. The road widening will influence the park along the southern border.

Ideally a new park entrance and park drive from Christ the King Catholic Highschool works well. The existing school drive connects to Hwy.73 and Shiloh Church Road. By strategically installing a gate on the school campus park traffic could easily be routed to and from Shiloh Church Road.

Another option is to negotiate a new entrance with NCDOT from Hwy. 73. Further discussion and study in conjunction with the Hwy.73 road widening project will be needed to identify specific requirements.

SITE ANALYSIS: NATURAL FEATURES

Hydrology

Rocky River, a jurisdictional water, borders the eastern edge of the park. A minimum 50-foot undisturbed stream buffer will be required along Rocky River. The river flows south beside the park and empties into the Pee Dee River in the Norwood area.

Recently FEMA has updated flood maps for Cabarrus County, the entire site is located within the 100-year flood plain or within the floodway of Rocky River. Throughout the park the flood plain is very broad and flat. The UDO will require a floodplain development permit for any park development in the floodplain. It is likely a no-rise study or possibly a CLOMR/LOMR will be needed for park development. The floodplain will influence the park design. Flood prevention strategies will need to be considered for design.

A significant number of wetlands are present within the park and are considered jurisdictional. Any park development should be sensitive to these environmental areas. ECS Carolinas has prepared a wetland delineation for the park. Refer to Appendix "B" for additional information. Portions of the wetland are located both on and off the site. Approximately 8.7+/-acres of wetlands are located



Rocky River borders the Park



Existing Wetlands

on the site. The large wetland area along the western boundary of the park has a hydrological connection to Rocky River.

Rocky River along with the wetland areas provides many benefits to the park such as scenic value, the sound of flowing water, habitat for wildlife, and educational opportunities.

Soils

According to the Cabarrus County soil survey prepared by the USDA Natural Resources Conservation Service the soil composition for the site is comprised of three main soil types (EnB, ChA, and WeA).

ChA - Chewacla sandy loam, 0 to 2 percent slopes, frequently flooded.
Farmland classification: Prime farmland if drained and either protected from flooding.

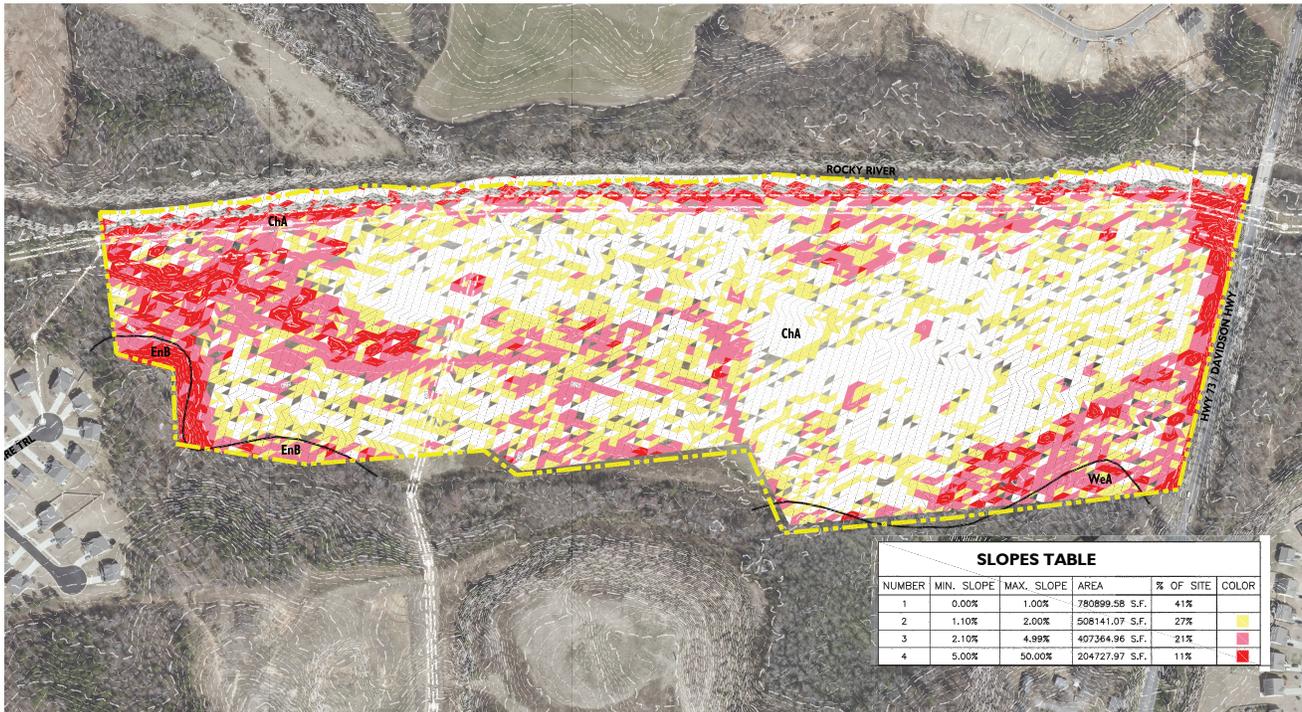
Typical profile: varies from loam to silty clay loam from 0 to 80-inch depth
Depth to water table: 6 to 24 inches, poorly drain
Strength of soil: Low-special engineering required to strengthen soil
Percent of site with this soil type: 98%+/-

EnB – Enon sandy loam, 2 to 8 percent
Farmland classification: Prime farmland.
Typical profile: varies from fine sandy loam to loam from 0 to 80-inch depth
Depth to water table: More than 80 inches, well drained
Strength of soil: Low-special engineering required to strengthen soil
Percent of site with this soil type: 1.4%+/-

WeA - Wehadkee loam, 0 to 2 percent slopes, frequently flooded.
Farmland classification: Not Prime farmland.
Typical profile: varies from loam to sandy loam from 0 to 80-inch depth
Depth to water table: 0 to 12 inches, poorly draining
Strength of soil: Low-special engineering required to strengthen soil
Percent of site with this soil type: 0.6%+/-



Soils Map



Slope Map

The majority of the park is located in an area of existing pasture and open space. Properties associated with the soils will likely require special design considerations to improve drainage (both surface and subsurface) and strength of soils for any proposed infrastructure and recreation activity.

Landform

The topography of Westside park is flat with pockets of steeper slopes along the creek bank of Rocky River. Below is a general summary of slope across the park.

Minimum/Maximum Slope	% of park site
0-1%	41%
1.10-2.00%	27%
2.10-4.99%	21%
5.00-50%	11%

The topography for the site is suitable for recreation uses especially athletic fields. Grading operations will require a small of excavating and filling.

SIGNIFICANT NATURAL COMMUNITIES

Predominant Vegetation

Predominate Vegetation

The park site consists of mostly open grass fields which are routinely mowed during the growing season. It is an ideal site for athletic fields and requires very little clearing. Common species include Fescue, Bermuda, Clover, other native grasses, goldenrod, grama, beggarweed, wildflowers, and weeds.

Small pockets of forest canopy and understory trees are present along Rocky River, the southwest corner of the site, and along the edges of the park boundary. Dominant woodland species include:

- Loblolly Pine
- Yellow Poplar
- American Sycamore
- Sweetgum
- Water Oak
- Willow Oak
- Cherry

Understory Species includes:

- Cottonwood
- Hornbeam
- Alder
- Red Maple

Predominant Wildlife Species

In addition to a diverse vegetative community, the park provides wonderful habitat for a variety of birds and wildlife.

- Cottontail Rabbit
- Bobwhite Quail
- Doves
- Turkey
- Deer
- Meadowlark
- Field Sparrow
- Red Fox
- Grouse
- Woodpecker
- Squirrels
- Opossum
- Ducks
- Geese

Rocky River and wetland area on the site are large enough to support a variety of aquatic and amphibian species. Common species likely to be found at the park include:



Streakbank Vegetation along Rocky River



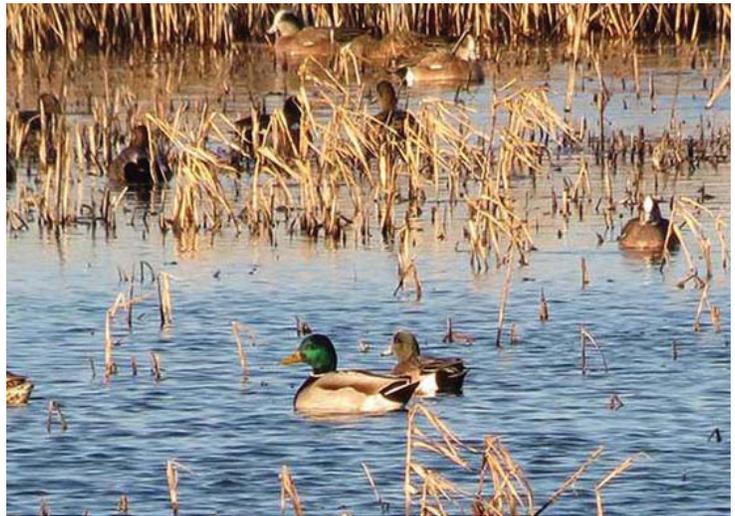
Open Grassed Areas



Wetland Habitat

Catfish
Bass
Bream
Mussels
Pumpkin Sunfish
Turtles
Snakes
Frogs
Lizard

Refer to Exhibit C for additional information.



Wildlife



Wildlife

PREVIOUS PLANNING EFFORTS

2014 - 2024 PARKS AND RECREATION MASTER PLAN FOR KANNAPOLIS

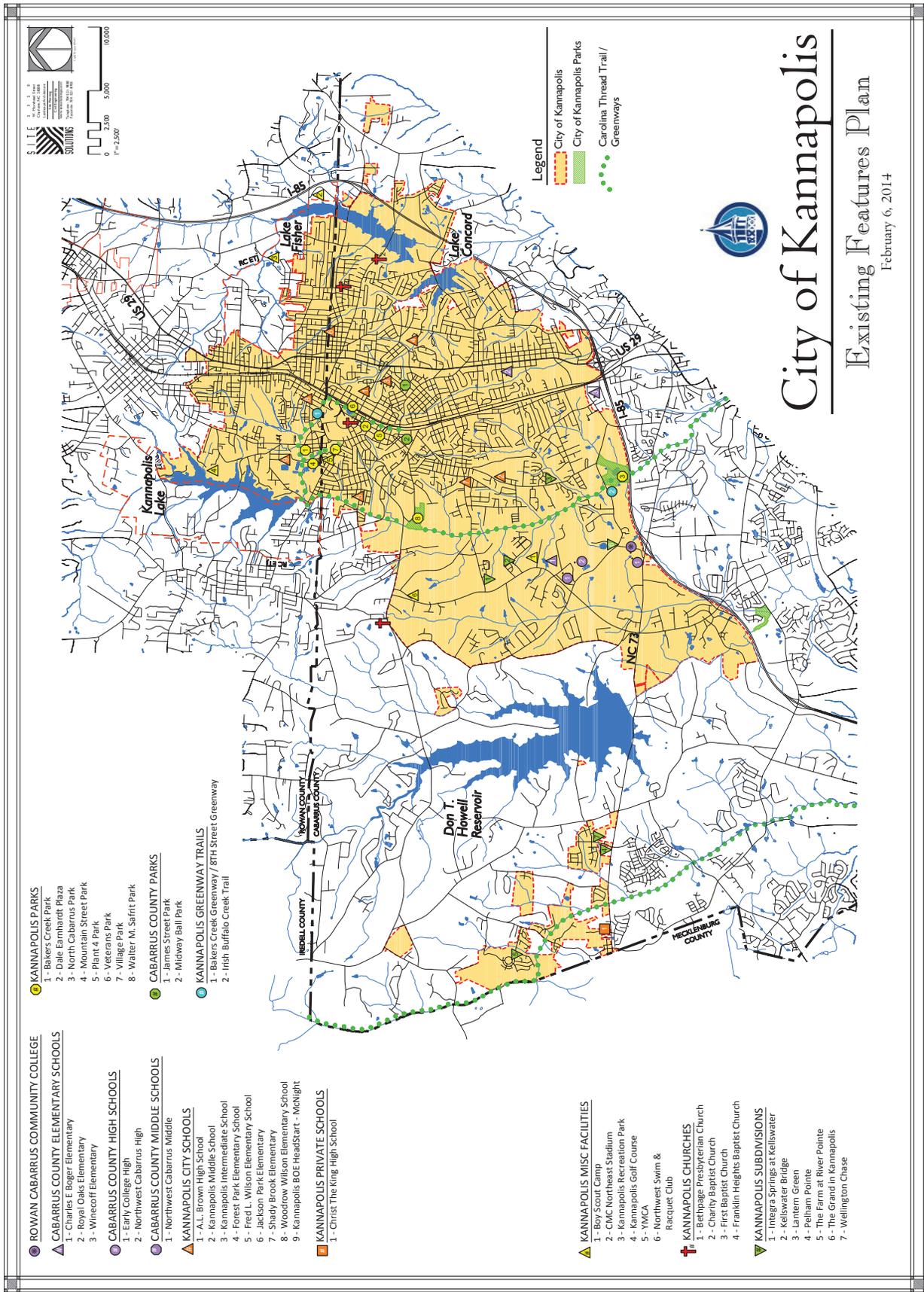
The City's Park and Recreation Master Plan provided assessments and recommendations for its existing park system.

The purpose of the Parks and Recreation Master Plan is to ensure that elected officials, parks and recreation staff, and citizen leaders have a road map to guide decision making and actions and to provide future generations with adequate parks, trails and open space.

The 2014 - 2024 Parks and Recreation Master Plan has made the following recommendations:

- Develop master plans for several of the City's existing and future parks, to include:
 - North Cabarrus Park
 - Village Park Master Plan Update
 - Bakers Creek Park
 - Future Community and Neighborhood Parks
 - Eastside Park
 - Westside Park
 - Forest Park
 - Howel Lake Park
- Public input also emphasised the following facility needs:
 - Adult Baseball
 - Youth Baseball
 - Softball
 - Football
 - Soccer
 - Outdoor Basketball
 - Tennis
 - Volleyball
 - Shuffleboard
 - Horseshoes
 - Picnic Shelters
 - Playgrounds
 - Pedestrian Trails
 - Biking Trails
 - Amphitheatres and Neighborhood Performing Areas

The 2014 - 2024 Comprehensive Plan Capitol Improvement Budget included approximately \$15,562,740 for all of the recommended improvements.



- KANNAPOLIS PARKS**
 - 1 - Bakers Creek Park
 - 2 - Dale Esmarritt Plaza
 - 3 - North Cabarrus Park
 - 4 - Mountain Street Park
 - 5 - Plant 4 Park
 - 6 - Veterans Park
 - 7 - Village Park
 - 8 - Walter M. Saffir Park
- CABARRUS COUNTY PARKS**
 - 1 - James Street Park
 - 2 - Midway Ball Park
- KANNAPOLIS GREENWAY TRAILS**
 - 1 - Bakers Creek Greenway / 8TH Street Greenway
 - 2 - Fish Buffalo Creek Trail

- ROWAN CABARRUS COMMUNITY COLLEGE**
- CABARRUS COUNTY ELEMENTARY SCHOOLS**
 - 1 - Charles E. Boger Elementary
 - 2 - Royal Oaks Elementary
 - 3 - Winesoff Elementary
- CABARRUS COUNTY HIGH SCHOOLS**
 - 1 - Early College High
 - 2 - Northwest Cabarrus High
- CABARRUS COUNTY MIDDLE SCHOOLS**
 - 1 - Northwest Cabarrus Middle
- KANNAPOLIS CITY SCHOOLS**
 - 1 - A.L. Brown High School
 - 2 - Kannapolis Middle School
 - 3 - Kannapolis Intermediate School
 - 4 - Forest Park Elementary School
 - 5 - Fred L. Wilson Elementary School
 - 6 - Jackson Park Elementary
 - 7 - Shady Brook Elementary
 - 8 - Woodrow Wilson Elementary School
 - 9 - Kannapolis BOE HeadStart - McNight
- KANNAPOLIS PRIVATE SCHOOLS**
 - 1 - Christ The King High School

- KANNAPOLIS MISC FACILITIES**
 - 1 - Boy Scout Camp
 - 2 - CMC Norbit Stadium
 - 3 - Kannapolis Recreation Park
 - 4 - Kannapolis Golf Course
 - 5 - YMCA
 - 6 - Northwest Swim & Racquet Club
- KANNAPOLIS CHURCHES**
 - 1 - Bethpage Presbyterian Church
 - 2 - Charity Baptist Church
 - 3 - First Baptist Church
 - 4 - Franklin Heights Baptist Church
- KANNAPOLIS SUBDIVISIONS**
 - 1 - Integra Springs at Kellswater
 - 2 - Kellswater Bridge
 - 3 - Lantern Green
 - 4 - Pelham Pointe
 - 5 - The Farm at River Pointe
 - 6 - The Grand in Kannapolis
 - 7 - Wellington Chase



City of Kannapolis

Existing Features Plan

February 6, 2014

PARK PROGRAM

PROGRAM DESCRIPTION

Taking the information from the site analysis, public workshops, discussion with park staff as well as the system-wide parks and recreation masterplan, the following top ten list of desired activities for the park have been established:

- Multi-Sport Fields
- Greenway/Walking Trails
- Playground
- Soccer Fields
- Baseball/Softball Fields
- Restroom/Concession Building
- Picnic Shelters
- Fitness Stations
- Ultimate Frisbee
- Educational Displays



Multi-Sport Fields

With this program, a Preliminary Master Plan was developed that provided an active park along the river bottom adjacent Rocky River. The new park provides new fields to play ball, trails for walking and running, playgrounds, many other recreation activities and support facilities.

PROGRAM ELEMENTS / PHYSICAL NEEDS

Multi-Sport / Soccer Fields

Public agencies like Kannapolis are seeing greater demand for multi-use sports fields. This became evident in the public workshop after the public ranked multi-sport fields as the highest recreation activity for the park. As sport fields evolve there is increased demand to design fields for multiple uses. Recognizing this trend the Westside Park fields have been designed to accommodate soccer, football, lacrosse, field hockey, and ultimate frisbee.

Due to the proximity of this site to Northern Mecklenburg County, the presence of numerous athletic associations, sports programs, and travel soccer teams, there is very strong demand in the region for a premier tournament level soccer facility that can be used for hosting travel sports teams. The master plan proposes a six field multi-



Baseball / Softball Fields

sport complex which will accommodate both local general recreational level play and travel soccer teams.

The quality of sports turf is an important component of a sports complex. Two of the six fields will have artificial turf. The artificial turf will extend play since the turf is more durable, does not wear out quickly under heavy use, and is easier to maintain. Four fields will be natural turf initially to give visitors a variety of playing surfaces to experience. The multi-sports complex will be lighted to extend play into the night.

The centrally located restroom/ fieldhouse building supports the multi-sport complex.

Trails

The park has a variety of walking trails. The masterplan proposes a one-mile paved walking loop around the park. The walking loop connects to the internal park sidewalk system providing access to each soccer fields as well as the baseball complex. Together the walking trail and sidewalk system have been designed in a stacked loop pattern giving users the flexibility to walk various distances.

The adjacent neighborhood (Waterford) located to the north is connected to the park by an existing segment of the Rocky River Greenway. The adjacent neighborhood (Pelham Pointe) located to the south will be connected to the park by a future extension of the Rocky River Greenway.



Playground

The walking trails in Westside park along the scenic bottom land of the Rocky River provides many obvious benefits which includes promotion of health through active living, preservation of open space for recreation, water management, socialization, relaxation, and personal enjoyment. All trails within the park will be accessible for persons with disabilities.

Baseball / Softball Fields

During the public input process everyone had positive comments about the baseball fields. Considering the close proximity of the high school to the park and the need for a competition high school baseball and softball field the development of these facilities in the park makes sense.

Additionally Bradford Park, a regional park that regularly host large baseball and softball tournaments is less than two miles from Westside Park. Building additional fields at Westside gives Kannapolis the opportunity to partner with other public agencies and the high school to host large regional ball tournaments.

The baseball softball fields have been sized to accommodate players of all ages. The fields will have dugouts, lights, natural turf, and have a centrally located restrooms/ concession building.

A new maintenance building has been tucked away beside the baseball fields to provide storage of maintenance equipment. This facility will make the facility more maintenance friendly by keeping

maintenance operations on site.

Picnic Shelters

Picnic shelters are very popular in Kannapolis. The Parks and Recreation Department has a well organized system of renting picnic shelters to keep track of all shelter rental activity. The Kannapolis community regularly rents shelters for re-unions, parties, and other social gatherings. This park provides a new opportunity for revenue generation. The master plan proposes several new picnic shelters to serve the park. The new picnic shelters will be connected by a series of accessible paths from the parking lot.

Playground

The park proposes two new playgrounds. One large playground serves the soccer complex. It has been located within a cluster of existing trees. The trees will help provide shade for the playground and sitting areas. Another smaller playground has been located near the baseball complex. The playgrounds have intentionally been located near the fields for those visitors who may have an older child playing ball and another child that is too young to play ball. The playground will provide a wide variety of play activities such as slides, swings, climbers, and be divided into age appropriate areas. Play equipment and play surfacing will be designed to meet all accessibility, ASTM, and CPSC requirements.

Educational Displays

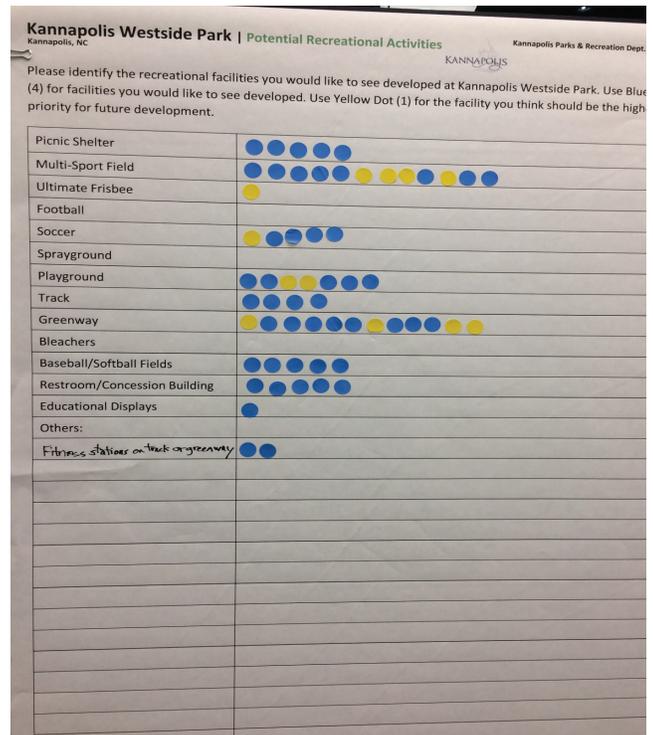
This park site has scenic natural resources such as Rocky River and associated floodplain. The site is surrounded by a large wetland. These natural features provide a unique opportunity for learning. As detailed plans are designed for the park educational displays should be incorporated into each project to promote outdoor learning.

Roads and Parking

In order to develop the park a new park drive must be extended into the site. The masterplan proposes a new park drive from the high school. The high school has an existing drive that connects to both Hwy. 73 and Shiloh Church Road. Having a shared entrance road with the school provides excellent connectivity between the park and school. Traffic is evenly distributed and will flow efficiently and safely.

Additionally the eastern boundary of the site has significant frontage along Hwy. 73. Since NCDOT already is in the process of designing plans to widen Hwy. 73 the city is entering into discussions with NCDOT to provide a new entrance for the park. In this scenario a primary entrance from the high school will be optional.

The masterplan proposes over 400 parking spaces to serve the park. One large centrally located parking lot and a smaller 89 car parking lot to serve the fields on the eastern side of the site.



Program Element Preferences

PUBLIC INVOLVEMENT / RECREATIONAL NEEDS

CONCEPT DEVELOPMENT / PUBLIC INVOLVEMENT

Two separate public workshops were held for Westside Park. The workshops were publicized on the City's webpage.

Each workshop was scheduled for approximately two hours; however, people could arrive and leave the workshop as their schedules would allow, while still having the opportunity to participate to the fullest extent. The public could move individually through "information stations" at their own pace. Park and Recreation staff and the Planning Consultant monitored the stations, noted feedback, and answered questions.

Public Workshop #1

At the first workshop the public viewed site analysis maps, viewed character images of recreation activities (see Exhibit B) and provided input on activities they would like to see at Westside Park.

The first community workshop was held March 19, 2019 from 6-8pm at the Stewart-Haas Racing Shop. Fifteen people attended the workshop. Staff from Benesch (the park planning consultant) and the City's Parks and Recreation Department facilitated the workshop and were available to discuss the project with the attendees.



Public Workshop

The format of the workshop was an informal drop in. Following sign in, attendees were invited to review display boards that provided information on existing conditions information on the site (hydrology, soils, slopes, etc.) and ask questions regarding the site and the City's future to develop the park.

Following their review of the existing conditions information, attendees were invited to consider a list of potential recreational activities that are typically found in a park. The recreational activities list also had a display showing picture examples of the different types of recreational activities to help educate the public on different types of activities and to help generate ideas.

Attendees were given 4 adhesive dots (blue and yellow) and asked to identify the activities that they felt should be included on the park master plan. In addition to providing a list of appropriate facilities/activities, attendees were instructed that they could add any facilities/activities they felt should be included in the plan that were not listed on the display.

Several attendees asked about when the park might be developed. They were informed that the City does have immediate plans for park development. The plan is to complete the Master Plan by Summer 2019 and then apply for grants and seek project partners. Once funding has been secured, plans will be designed, bids solicited, followed by construction. The park would be opened in 2-3 years. Attendees were informed that a second community workshop will be held in four to six weeks.

Generally, everyone attending the workshop was supportive of park development and felt that recreational facilities would be well used by those living in the area as well as students from the Christ the King Catholic Highschool adjoining the park. Several attendees from the school expressed the need for athletic fields.

Based on input from attendees, the following facilities were listed as the top priorities (in order of preference):

1. Greenway/Paved Trails
2. Multi-sport Fields
3. Playground
4. Playground
5. Soccer Fields
6. Picnic Shelter
7. Restrooms/Concession Building
8. Baseball/Softball Field
9. Track
10. Fitness Equipment
11. Ultimate Frisbee
12. Educational Displays

Other activities/facilities receiving less support included a canoe launch, football, and bleachers. The community feels Rocky River is too shallow for paddling. One member of the public expressed support for a competition running track. She mentioned track and field is one of the high school sports that provides scholarships for student athletes. Initially the master plan proposes a track, but it was removed from the program because of flooding concerns and budget purposes.

Overall, the workshop was successful and provided very good information about desired activities and park development concerns. Input from the workshop was used to develop a program for park development and a preliminary plan for the park.

Public Workshop #2

The second community workshop was held May 14, 2019 from 6:30-8:00 pm at the Laureate Center at City Hall. Ten people attended the Workshop. Staff from Benesch (the park planning consultant) and the City's Parks and Recreation Department facilitated the workshop and were available to discuss the project with attendees. Several members of the Parks and Recreation Commission were in attendance.

At the second workshop the public reviewed the final master plan, heard a brief presentation from the Planning Consultant, and provided feedback on the preliminary plans.

One attendee requested that volleyball courts be added to the plan. He represents a local volleyball association in the area and recently heard the volleyball facility at Blythe Landing, a Mecklenburg County facility, will be closing soon. He stated there is a genuine need for volleyball facilities for this area. He both a player and a coach. Park staff noted the request and will keep this in mind the park is developed.

As part of their orientation attendees were informed that the master planning process would be completed by the end of June, with a presentation of the final master plan along with a cost estimate to the Parks &

Recreation Commission. Upon a recommendation from the Parks & Recreation Commission, the plan will be presented to City Council for acceptance and direction.

All attendees were very supportive of the new park and feel it well needed in the area.

Community Survey

An important component of the public input process was an online community survey that was distributed to the citizens of Kannapolis. This survey included a question about desired park development at Westside Park. The full results of the survey is included in the exhibits at the end of this document. 337 responses were recorded.

The returned survey information provided valuable information on the community's desire and interest in new facilities. The following is a summary of the response to the first question:

What type of athletic fields would you like to see in the Westside Park? This park will have a playground, greenway, restrooms, shelters and concessions.

Soccer	60.24%
Baseball	53.41%
Softball	46.59%
Other	31.16%
Football	27.30%
Lacrosse	19.29%

RECREATIONAL NEEDS

The City of Kannapolis recognizes the importance of this park in meeting the recreational needs of the public. The closest park for citizens on the Westside of Kannapolis is more than 10 miles away.

The development program for Westside Park will provide greater access to recreational activities to several large residential subdivisions near the park. Walking by far is the most popular recreational activity.

The master plan meets walking needs by providing a trail system that has multiple walking options of various distances, is safe, user friendly, and attractive. The trail connects to the existing and future Rocky River Greenway and ultimately the Carolina Thread Trail.

The masterplan proposes new tournament quality multi-sport fields. Not only will these fields benefit local league play they will help meet the demand in the region for travel tourism facilities. Several project partners and private sector businesses have expressed interest in teaming with Kannapolis to develop this new sports park.

The masterplan provides new playgrounds, open space, and enhances natural resources. These facilities will encourage people of all ages to enjoy the outdoors.

This development of Westside Park will play a key role in improving the quality of life, generating local economic growth, and help lead to a healthier, stronger Kannapolis. It will make Kannapolis more livable.

MAINTENANCE / OPERATIONS

Operating, maintaining, and managing Westside Park will require additional full time and part time maintenance staff to keep the park safe, attractive, and clean. Duties will include daily lawn and landscape maintenance, building maintenance, and general park operation. Having a maintenance building located on site is essential to minimize travel time for city staff. Hauling equipment and material from South Main Street maintenance facility will be time consuming.

The Kannapolis Parks and Recreation Department will work with youth athletic associations and other project partners to program the ball fields. Ultimately the addition of a sports and event staff person to promote sports and tourism for the facility would be beneficial.

Park activities will primarily be daylight hours, although field rentals may extend operation into some evenings. Gates at all entrance will control use of the park after hours.

Staff will watch the park, provide assistance to visitors regarding the proper use of facilities, and deter acts of vandalism and destruction. Staff will coordinate shelter rentals and concessions.

ENVIRONMENTALLY SENSITIVE CONSTRUCTION / PARK OPERATION

Westside Park provides an important environmental asset to the community by preserving land and water resources. The preservation of existing trees and vegetation improves air quality and water quality. The preservation of existing wetlands, the protection of buffers along Rocky River, greatly reduces stormwater run-off and improves water quality. These natural resources serve as a filtration system for water leaving the surrounding off site residential and commercial areas.

As a public agency, Kannapolis recognizes its role in environmental protection and plans to develop the facilities at Westside Park with minimal environmental impact. While the details for minimizing the environmental impact of park construction and operations will be worked out in subsequent design phases, some of the design principles that will be encouraged include:

- Comply with the Floodplain development ordinance
- Comply with requirements of the Army Corps of Engineers
- Site planning to minimize grading and the removal of existing vegetation
- Balance earth movement to minimize haul off/haul on transportation costs/fuel
- Maintain required buffers along Rocky River and existing wetland areas to protect water quality
- Use local building materials
- Utilize energy efficient lighting
- Select plumbing fixtures that reduce and/or eliminate water use
- Use storm water management facilities (water volume and quality)
- Use low impact paving systems for parking areas, sidewalks, and other paved areas.
- Use sustainable rootzone mixtures in the sports fields
- Use water wise irrigation systems

BUDGET ESTIMATE SUMMARY

The next step in the planning process is to determine order of magnitude cost for proposed improvements. In order to develop project cost, quantity estimates were prepared for all proposed improvements shown on the park master plan. The quantity take-offs (linear foot of trails, square footage of picnic shelters, etc.) were then applied to unit construction cost to develop an order of magnitude cost estimates for park improvements.

The development of a 40-acre park is quite an undertaking. While detailed plans (architectural, grading, drainage, etc.) is beyond the scope of this report, the master plan that has been established provides a basis for preliminary cost estimation.

Using the master plan the anticipated cost of the project (in 2019 dollars) is \$12.9 +/- million. A summary of these costs is provided.



Kannapolis Westside Park Order of Magnitude Budget Estimate

Based on Master Plan

June 24, 2019

Item	Cost
Clearing/Grading/ Erosion Control	\$1,445,913.00
Storm Drainage	\$731,620.00
Parking Improvements	\$735,800.00
Sidewalks /Paved Trail	\$261,475.00
Utilities	\$577,220.00
Park Structures	\$1,043,750.00
Park Furnishings and Amenities	\$356,400.00
Multi-Purpose Fields, 225'X360' (4 Fields) Natural Turf	\$1,879,744.00
Multi-Purpose Fields, 225'X360' (2 Fields) Synthetic turf	\$2,429,720.00
Softball/Baseball Fields	\$810,673.00
Landscape	\$161,310.00
Park Signage	\$70,000.00
General Contingency and Escalation-10+/-%	\$1,050,363.00
Probable Sub-Contractor Budget	\$11,553,988.00
Contractor Overhead, Profit, and General Conditions (12%)	\$1,386,478.56
Probable Total Construction Budget (With Contingency)	\$12,940,466.56

Notes:

Estimate assumes water pressure is adequate.

Estimate includes a small allowance for undercut and replacement fill.

Estimate excludes cost of greenway.



Kannapolis Westside Park

Clearing/Grading/ Erosion Control

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Clearing & Grubbing Wooded Area	acre	1.0	\$8,500.00	\$8,500.00
2	Construction Layout and Mobilization	acre	31.0	\$3,500.00	\$108,500.00
3	Silt Fence	lf	4,200	\$6.00	\$25,200.00
4	Construction Entrance	ea	2	\$2,000.00	\$4,000.00
5	Skimmer Basins	ea	4	\$21,000.00	\$84,000.00
6	Rock Check Dams	ea	21	\$500.00	\$10,500.00
7	Temporary Diversion Ditch	lf	3,500	\$4.00	\$14,000.00
8	Grading With On-Site Material, Cut to Fill, 18" avg.	cy	88,513	\$7.00	\$619,591.00
9	Strip Topsoil, 6"	cy	30,000	\$6.00	\$180,000.00
10	Undercut and Imported Borrow (Fill)	cy	1,500	\$35.00	\$52,500.00
11	Inlet Protection	ea	66	\$150.00	\$9,900.00
12	Fine Grade Roads/ Parking	sy	27,111	\$2.00	\$54,222.00
13	Coir Log Check Dam	ea	20	\$100.00	\$2,000.00
14	Swale Protective Liner	lf	3,500	\$6.00	\$21,000.00
15	Biodegradable Ditch Stabilization Fabric - Single Net	sy	4,000	\$4.00	\$16,000.00
17	Grassing, Fertilizer, Mulch (excluding sportsfields)	acre	10	\$2,800.00	\$28,000.00
18	De-watering System	ls	1	\$100,000.00	\$100,000.00
19	Geogrid	sy	17,000	\$6.00	\$102,000.00
20	Swale and Slope Stabilization	sy	1,000	\$6.00	\$6,000.00
Clearing/Grading/Erosion Control Budget					\$1,445,913.00

Storm Drainage

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Catch Basin/ Yard Inlet	ea	66	\$2,200.00	\$145,200.00
2	Stormwater Detention Pond	ls	2	\$60,000.00	\$120,000.00
3	12" PVC	lf	280	\$35.00	\$9,800.00
4	12" PVC Pipe End Section	ea	0	\$600.00	\$0.00
5	15" RCP	lf	7670	\$40.00	\$306,800.00
6	15" Pipe End Section	ea	2	\$850.00	\$1,700.00
7	18" RCP	lf	1060	\$50.00	\$53,000.00
8	18" Pipe End Section	ea	5	\$1,000.00	\$5,000.00
9	24" RCP	lf	112	\$60.00	\$6,720.00
10	24" Pipe End Section	ea	1	\$1,200.00	\$1,200.00
11	Green Infrastructure	ls	1	\$75,000.00	\$75,000.00
12	Riprap	ton	90	\$80.00	\$7,200.00
Storm Drainage Budget					\$731,620.00

Parking Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	ABC Stone, 6" depth	ton	5,005	\$35.00	\$175,175.00
2	Standard Duty Asphalt, 2" (Parking)	ton	1,835	\$125.00	\$229,375.00
3	ABC Stone, 8" depth	ton	1,832	\$35.00	\$64,120.00
4	Heavy Duty Asphalt, 3" (Entrance Drive)	ton	756	\$125.00	\$94,500.00
5	1'-6" Curb and Gutter	lf	5,105	\$24.00	\$122,520.00
6	Parking Lot Striping / ADA signage	ls	1	\$8,000.00	\$8,000.00
7	Stop signs, Stop bars, Crosswalks	ls	1	\$20,000.00	\$20,000.00
8	Conc. Wheelstops	ea	9	\$150.00	\$1,350.00
9	Reinforced Concrete Dumpster Pad	sy	56	\$60.00	\$3,360.00
10	Steel Bollards	ea	4	\$600.00	\$2,400.00
11	Dumpster Enclosure (screen fence and gate)	ls	1	\$15,000.00	\$15,000.00
Parking Budget					\$735,800.00

Sidewalk/Paved Trail

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Removable Bollards	ea	3	\$800.00	\$2,400.00
2	Light Duty Asphalt-Paved Walking Trail (2")	ton	244	\$125.00	\$30,500.00
3	ABC Stone, 6" Depth-Paved Walking Trail	ton	665	\$35.00	\$23,275.00
4	Concrete Sidewalk	sy	4,106	\$44.00	\$180,664.00
5	Geogrid	sy	4,106	\$6.00	\$24,636.00
Probable Sidewalk/Trail Budget					\$261,475.00

Kannapolis Westside Park

Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	4" PVC Irrigation Water Line	lf	3600	\$30.00	\$108,000.00
2	2" PVC Domestic Water Line	lf	1853	\$15.00	\$27,795.00
3	2" Domestic Meter Box (service)	ls	1	\$10,000.00	\$10,000.00
4	2" Irrigation Meter (service)	ls	1	\$10,000.00	\$10,000.00
5	8" PVC Fire Water Line	lf	870	\$40.00	\$34,800.00
6	Tapping Fee Allowance	ls	1	\$7,500.00	\$7,500.00
7	Gate Valve, 2"	ea	4	\$750.00	\$3,000.00
8	Tapping Gate Valve	ea	1	\$2,200.00	\$2,200.00
9	RPZ (2) for Potable and Irrigation Water	ls	1	\$12,000.00	\$12,000.00
10	Fire hydrant assembly	ea	1	\$3,600.00	\$3,600.00
11	4" sanitary sewer, gravity line	lf	1153	\$25.00	\$28,825.00
12	Misc. water fittings, supports, bends	ls	1	\$3,500.00	\$3,500.00
13	Electrical services	ls	1	\$100,000.00	\$100,000.00
14	Electrical, Irrigation	ls	1	\$5,000.00	\$5,000.00
15	Sports Lighting - UG branch circuiting up to pole	ls	1	\$200,000.00	\$200,000.00
16	Drinking Fountain (cost is included in restroom building item)	ea	1	\$0.00	\$0.00
17	Misc. sanitary valves, fittings, supports,	ls	1	\$1,500.00	\$1,500.00
18	Sleeving, irrigation	lf	1300	\$15.00	\$19,500.00
			Probable Utilities Budget		\$577,220.00

Kannapolis Westside Park

Park Structures

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Picnic Shelter	ls	6	\$50,000.00	\$300,000.00
2	Restroom/Concession/Field House Building (Soccer Complex)	sf	1415	\$275.00	\$389,125.00
3	Restroom/Concession Building (Baseballfield Complex)	sf	835	\$275.00	\$229,625.00
4	Maintenance Facility	ls	1	\$150,000.00	\$125,000.00
				Park Structures Budget	\$1,043,750.00

Park Furnishings and Amenities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Metal Service Gates	ea	1	\$4,000.00	\$4,000.00
2	Grills, Small, Uncovered, Concrete Pad	ea	6	\$800.00	\$4,800.00
3	Trash cans, metal coated	ea	10	\$1,100.00	\$11,000.00
4	Picnic table, metal coated	ea	18	\$1,200.00	\$21,600.00
5	ADA picnic table, metal coated	ea	6	\$1,300.00	\$7,800.00
6	Benches	ea	6	\$1,200.00	\$7,200.00
7	Shade Structures	ls	1	\$100,000.00	\$100,000.00
8	Playground Allowance	ls	2	\$100,000.00	\$200,000.00
				Park Furnishings/Amenities Budget	\$356,400.00

Softball/Baseball Field, (2 Fields)

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Backstop	ea	2	\$27,000.00	\$54,000.00
2	Sprigs-Bermuda or Temporary Grass	sf	192740	\$0.10	\$19,274.00
3	Soil Amendments - Sand, 12" Depth	cy	5,979	\$35.00	\$209,265.00
4	Soil Conditioners - Organics, 2" Depth	cy	1,000	\$50.00	\$50,000.00
5	Fine Grading	sy	21,415	\$2.00	\$42,830.00
6	Infield Mix - 4" Depth	ton	724	\$100.00	\$72,400.00
7	Infield Sand, 2" Coarse Sand	ton	362	\$32.00	\$11,584.00
8	Infield, Engineering Fabric	sy	3,292	\$2.00	\$6,584.00
9	Turf-1/2" Top Dressing For Infield	ton	82	\$355.00	\$29,110.00
10	Grassing Maintenance	ea	2	\$5,000.00	\$10,000.00
11	Fence-6ht.,9 ga., Galvanized	lf	1,932	\$28.00	\$54,096.00
12	Fence-10 ht. 9 ga. Galvanized	lf	330	\$36.00	\$11,880.00
13	Service gate-6' ht.x12'w, galvanized (Vinyl-Coated)	ea	2	\$1,450.00	\$2,900.00
14	Foul Pole	ea	4	\$1,800.00	\$7,200.00
15	Spectator Bleachers, 5 Row x 21'	ea	4	\$7,000.00	\$28,000.00
16	Bleacher Pad Concrete, Monolithic Style 1,984 sf (4 Pads)	sy	227	\$45.00	\$10,215.00
17	Team Bench, 15'	ea	4	\$1,500.00	\$6,000.00
18	Dugout Concrete Floor, 4"	sy	163	\$45.00	\$7,335.00
19	Dugout Covers	ls	4	\$20,000.00	\$80,000.00
20	Bases & Equipment	ls	2	\$3,000.00	\$6,000.00
21	Irrigation	ls	2	\$30,000.00	\$60,000.00
22	Scoreboard	ls	2	\$16,000.00	\$32,000.00
23	Underdrain System	ea	2	\$50,000.00	\$100,000.00
24	Sportsfield Lighting System	ls	2	\$200,000.00	\$400,000.00
Softball/Baseball Budget					\$810,673.00

Landscape

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Large Trees	ea	60	\$350.00	\$21,000.00
2	Small Trees/Large Shrubs	ea	30	\$175.00	\$5,250.00
3	Medium Shrubs	ea	500	\$45.00	\$22,500.00
4	Small Shrubs	ea	1000	\$25.00	\$25,000.00
5	Groundcover	ea	600	\$15.00	\$9,000.00
6	Grassing	sf	435600	\$0.10	\$43,560.00
7	Irrigation	ls	1	\$35,000.00	\$35,000.00
Landscape Budget					\$161,310.00

Park Signage

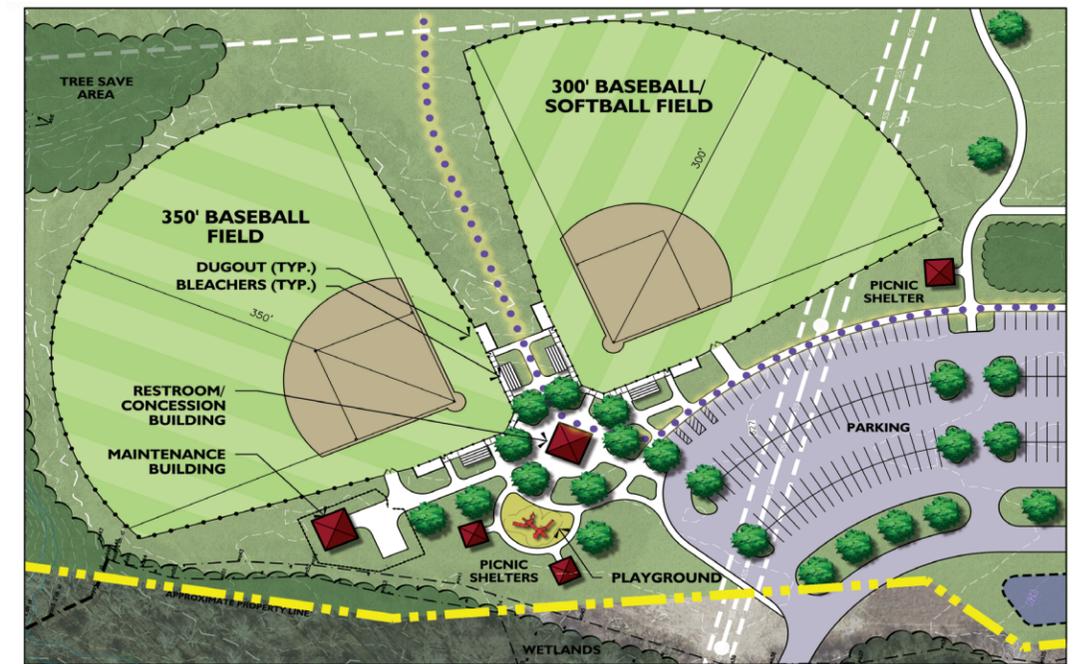
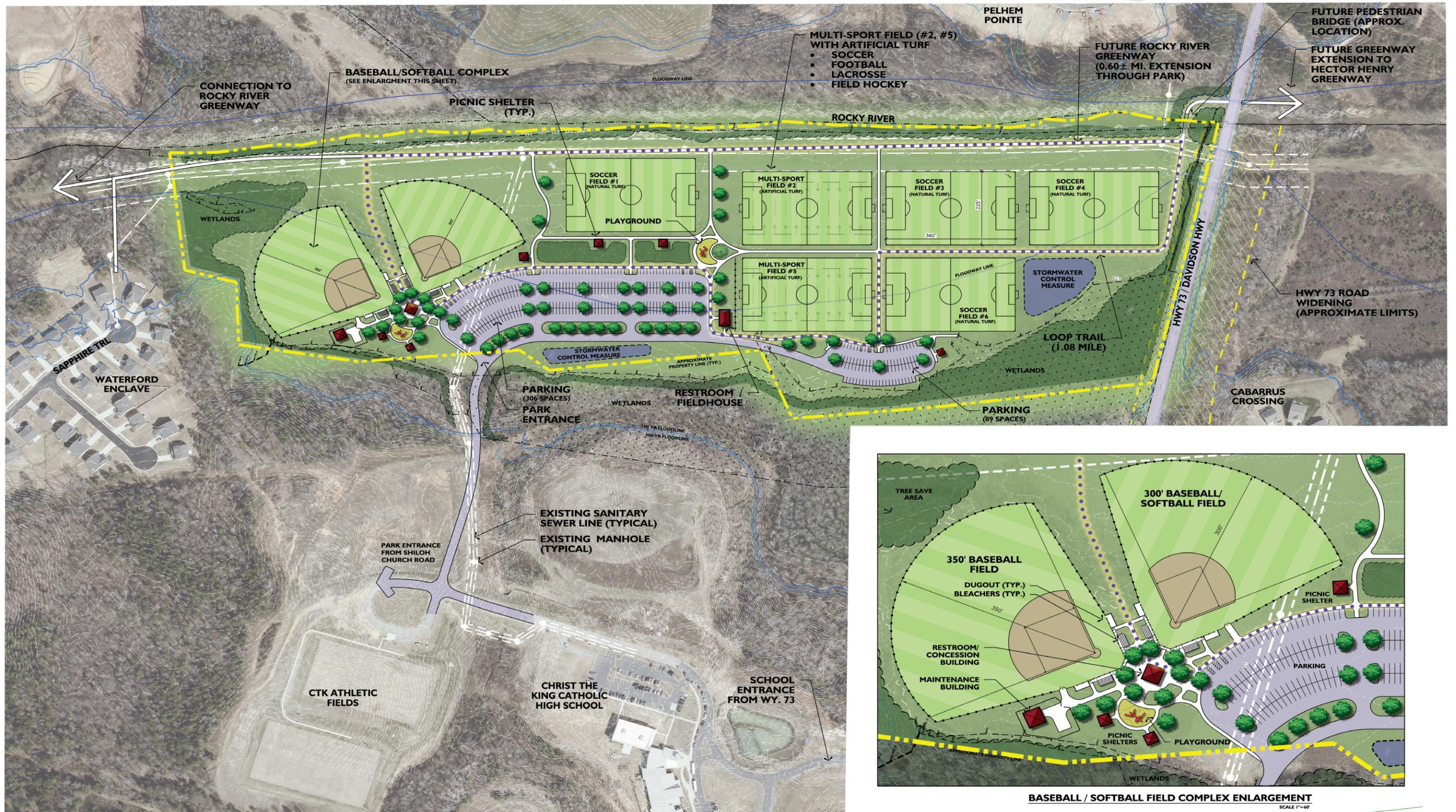
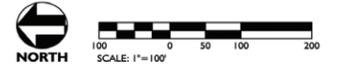
Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Sign Allowance - Regulatory, Facility Identification	ls	1	\$40,000.00	\$40,000.00
2	Main Entrance Sign	ls	1	\$30,000.00	\$30,000.00
Signage Budget					\$70,000.00



EXHIBITS

Kannapolis Westside Park | Preliminary Master Plan

Kannapolis, NC



BASEBALL / SOFTBALL FIELD COMPLEX ENLARGEMENT
SCALE 1"=40'

Kannapolis Westside Park | Example Recreational Activities

Kannapolis, NC

Kannapolis Parks & Recreation Dept. | 03.11.2019



PICNIC SHELTER



MULTI-SPORT FIELD



ULTIMATE FRISBEE



FOOTBALL



SOCCER FIELDS



SPRAYGROUND



SPRAYGROUND



PLAYGROUND



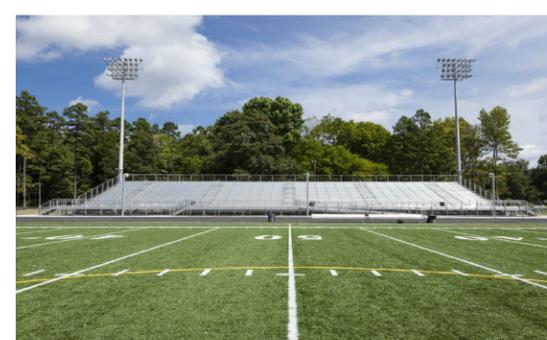
PLAYGROUND



TRACK



GREENWAY



BLEACHERS



BASEBALL/SOFTBALL FIELDS



RESTROOM/CONCESSION BUILDING



RESTROOM/CONCESSION BUILDING

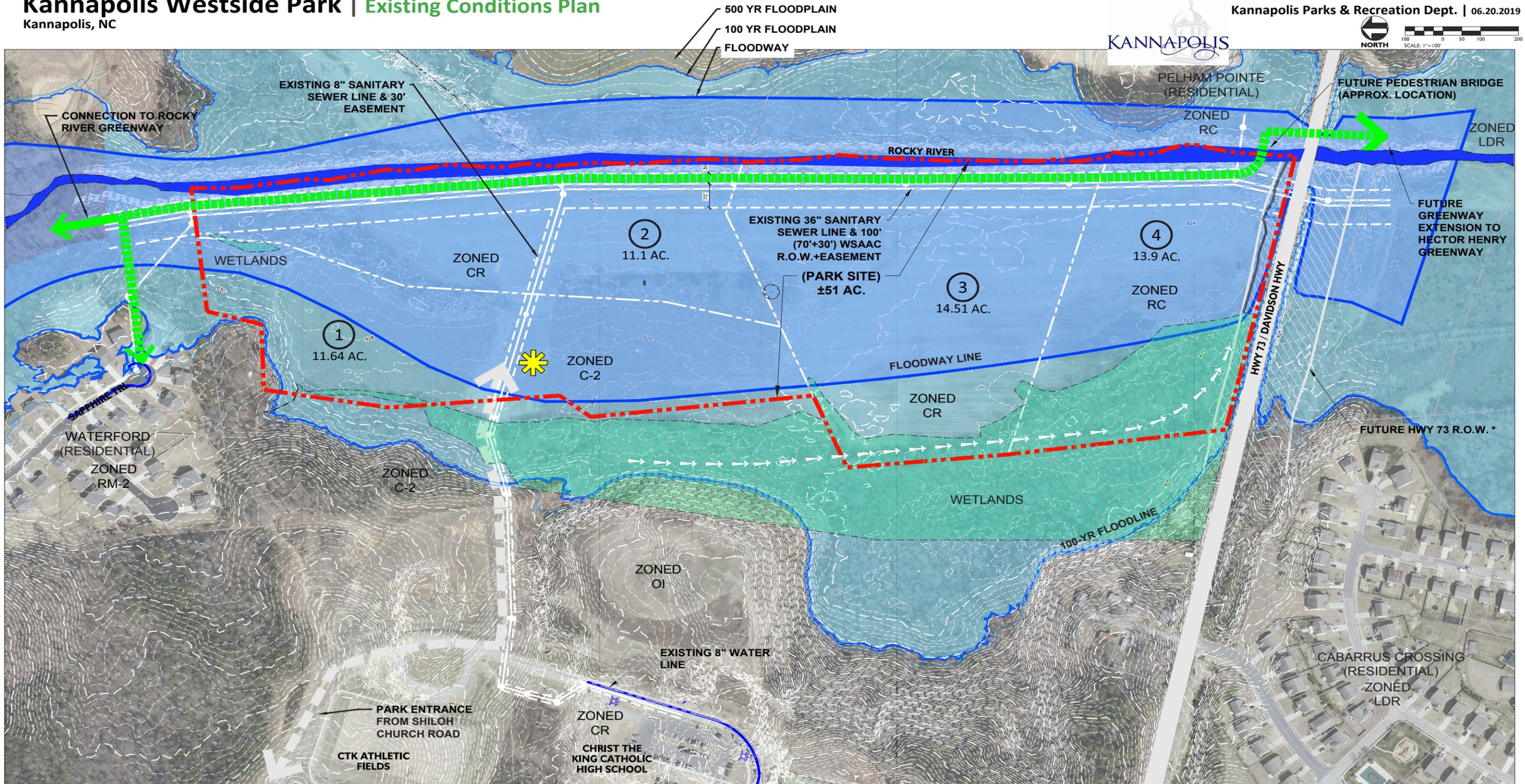


EDUCATIONAL DISPLAYS



Kannapolis Westside Park | Existing Conditions Plan

Kannapolis, NC



LEGEND

-  POTENTIAL PARK ENTRANCE
-  APPROXIMATE PARK BOUNDARY
-  FUTURE GREENWAY
-  EXISTING GREENWAY
-  EXISTING CONTOUR LINE
-  EXISTING SANITARY SEWER LINE
-  EXISTING WATER LINE
-  EXISTING SEWER MANHOLE
-  EXISTING FIRE HYDRANT
-  FLOODWAY
-  100 YEAR FLOOD ZONE
-  500 YEAR FLOOD ZONE
-  WETLANDS
-  DRAINAGE

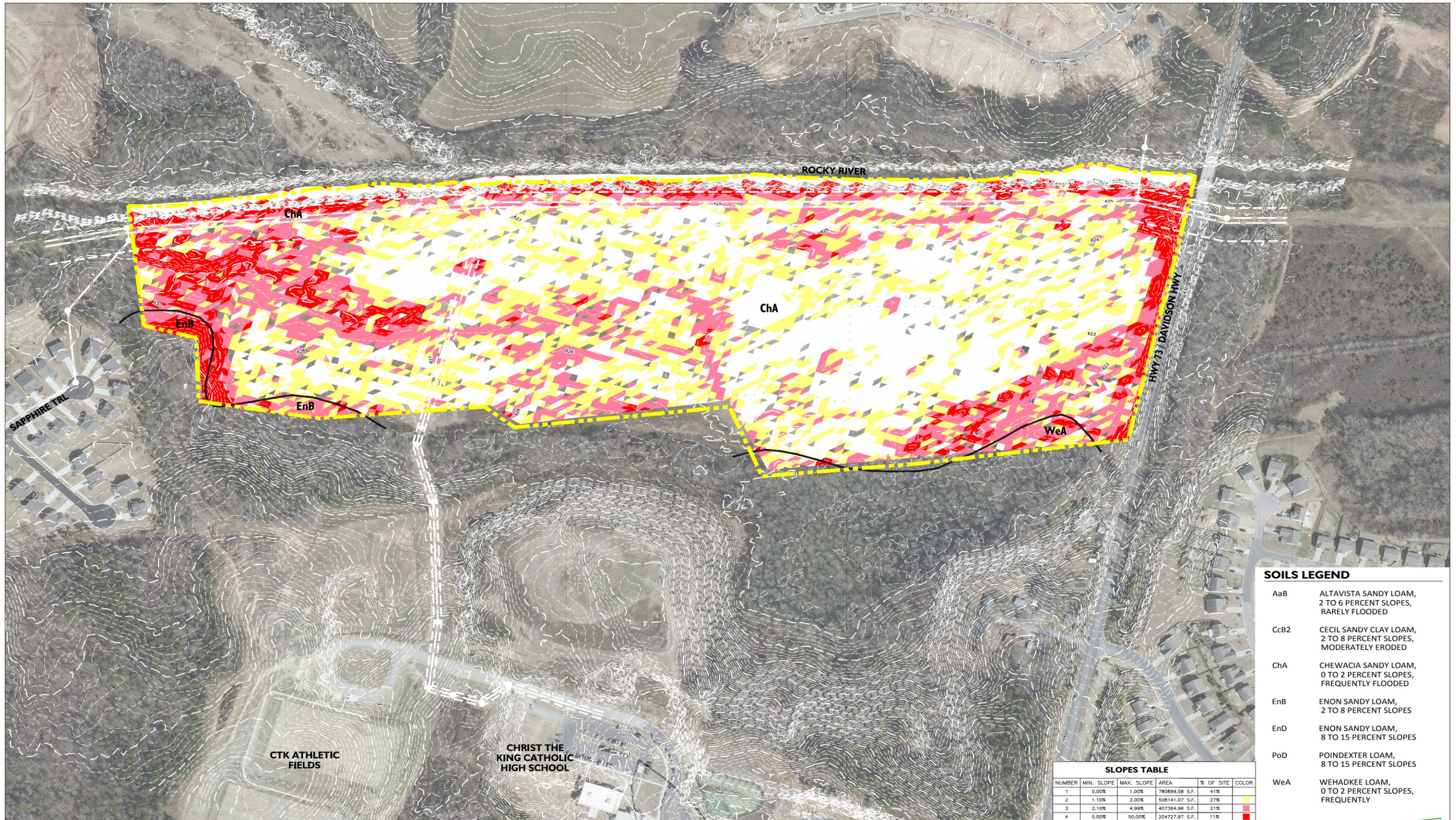
ZONING

- C-2 GENERAL COMMERCIAL DISTRICT
- CR COUNTRYSIDE RESIDENTIAL
- LDR LOW DENSITY RESIDENTIAL
- OI OFFICE/RESIDENTIAL
- RC RESIDENTIAL COMPACT

PARCEL NO.	PIN	PROPERTY OWNER NAME	AC.
1	4672720217	CATHOLIC DIOCESE CHARLOTTE NC	11.64
2	4672723348	CITY OF KANNAPOLIS	11.108
3	4672715203	CITY OF KANNAPOLIS	11.512
4	4672715203	CITY OF KANNAPOLIS	13.9

*PER PUBLIC MEETING MAP TIP PROJECT R-5706





SOILS LEGEND

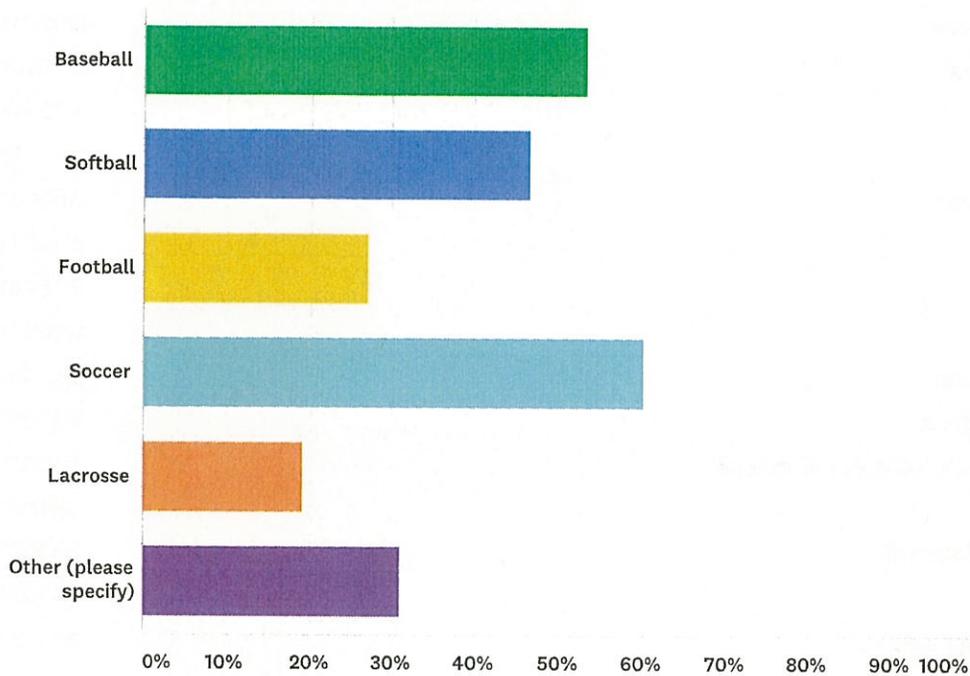
- AaB ALTAVISTA SANDY LOAM, 2 TO 6 PERCENT SLOPES, RARELY FLOODED
- CcB2 CECIL SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED
- ChA CHEWACIA SANDY LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
- EnB ENON SANDY LOAM, 2 TO 8 PERCENT SLOPES
- EnD ENON SANDY LOAM, 8 TO 15 PERCENT SLOPES
- PoD POINDEXTER LOAM, 8 TO 15 PERCENT SLOPES
- WeA WEHADKEE LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY

SLOPES TABLE					
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA	% OF SITE	COLOR
1	0.00%	1.00%	780899.58 S.F.	41%	White
2	1.10%	2.00%	508141.07 S.F.	27%	Yellow
3	2.10%	4.99%	407364.96 S.F.	21%	Pink
4	5.00%	50.00%	204727.97 S.F.	11%	Red

Kannapolis New Park Survey

Q5 What type of athletic fields would you like to see in the westside park?
 This park will have a playground, greenway, restrooms, shelters, and concessions. (This is the park off of N.C. 73).

Answered: 337 Skipped: 1



ANSWER CHOICES	RESPONSES	
Baseball	53.41%	180
Softball	46.59%	157
Football	27.30%	92
Soccer	60.24%	203
Lacrosse	19.29%	65
Other (please specify)	31.16%	105
Total Respondents: 337		

#	OTHER (PLEASE SPECIFY)	DATE
1	basketball	3/26/2019 4:16 AM
2	None. Unless they are only used during the day	3/25/2019 1:57 PM
3	Any	3/25/2019 10:43 AM
4	Disc Golf	3/25/2019 10:41 AM
5	walking trails and dog receptacles	3/25/2019 10:18 AM
6	Track-straight lane	3/24/2019 9:21 PM
7	Disc golf	3/21/2019 8:22 AM

Kannapolis New Park Survey

8	WHATEVER IS MOST NEEDED	3/20/2019 10:25 PM
9	Horseshoes	3/20/2019 9:30 PM
10	Basketball	3/20/2019 7:24 PM
11	I have no opinion on this.	3/20/2019 4:45 PM
12	No preference	3/20/2019 3:58 PM
13	no opinion. I am not familiar with this area	3/20/2019 2:18 PM
14	doesn't matter	3/20/2019 11:45 AM
15	Minature golf	3/20/2019 10:59 AM
16	Rugby	3/20/2019 10:25 AM
17	Disc Golf	3/19/2019 5:17 PM
18	Volleyball net	3/18/2019 11:59 AM
19	Tennis	3/18/2019 8:35 AM
20	Disc golf	3/16/2019 6:08 PM
21	Frisbee	3/16/2019 2:29 PM
22	Tennis courts.	3/16/2019 2:27 PM
23	Ultimate frisbee	3/16/2019 10:15 AM
24	This park will not be located near me	3/13/2019 10:47 PM
25	Disc Golf	3/11/2019 9:30 PM
26	Tennis, Basketball	3/11/2019 9:14 PM
27	Tennis	3/11/2019 9:12 PM
28	Putt putt golf please.	3/11/2019 5:07 PM
29	Basketball courts	3/10/2019 9:37 PM
30	Tennis	3/10/2019 5:20 PM
31	Disc Golf	3/10/2019 4:44 PM
32	Tennis	3/10/2019 4:37 PM
33	Rugby	3/10/2019 4:05 PM
34	Basketball	3/10/2019 1:08 PM
35	Skateboard park	3/10/2019 10:00 AM
36	volleyball & horseshoes & disc golf	3/9/2019 9:50 AM
37	Tennis	3/8/2019 10:14 PM
38	Dog park	3/8/2019 8:32 PM
39	volleyball	3/8/2019 7:21 PM
40	None	3/8/2019 3:10 PM
41	Tennis	3/8/2019 11:49 AM
42	Tennis Courts	3/7/2019 8:16 PM
43	Basketball	3/7/2019 5:47 PM
44	Beach/Hardcourt Volleyball; Disc Golf	3/7/2019 5:43 PM
45	Basketball	3/7/2019 3:27 PM
46	None	3/7/2019 1:27 PM
47	Shuffelboard	3/7/2019 12:49 PM
48	Disc Golf	3/7/2019 11:44 AM

Kannapolis New Park Survey

49	none	3/7/2019 11:31 AM
50	Street hockey	3/7/2019 9:25 AM
51	Basketball courts	3/7/2019 7:34 AM
52	Basketball tennis	3/7/2019 5:33 AM
53	Even here a dog park would be lovely	3/7/2019 4:12 AM
54	Playground, splash park, something for younger siblings to do during games	3/7/2019 2:25 AM
55	Volleyball	3/7/2019 1:00 AM
56	Mini golf	3/7/2019 12:54 AM
57	Volleyball	3/7/2019 12:39 AM
58	Tennis	3/7/2019 12:27 AM
59	400m Track	3/6/2019 11:59 PM
60	None... this park will be nuisance to our neighborhood	3/6/2019 11:26 PM
61	Frisbee golf	3/6/2019 11:25 PM
62	Walking trails - there is already a park on 73 for these sports. May want to consider the baseball fields that are about two miles away. Disappointed that Kannapolis is not considering walking trails and passive park space like Fisher Farm in Davidson.	3/6/2019 11:23 PM
63	Hockey	3/6/2019 11:21 PM
64	Tennis, track, obstacle course	3/6/2019 11:19 PM
65	Basketball courts	3/6/2019 11:14 PM
66	Track	3/6/2019 11:06 PM
67	Basketball	3/6/2019 11:04 PM
68	Basketball	3/6/2019 10:43 PM
69	Skate park	3/6/2019 10:10 PM
70	basketball courts! teter ball	3/6/2019 9:59 PM
71	Legit don't care about fields	3/6/2019 9:32 PM
72	I feel we have enough parks	3/6/2019 9:30 PM
73	Hockey, Tennis	3/6/2019 9:09 PM
74	N/a	3/6/2019 9:05 PM
75	Tennis, volleyball	3/6/2019 8:50 PM
76	Frisbee golf	3/6/2019 8:42 PM
77	Tennis	3/6/2019 8:40 PM
78	Ice hockey	3/6/2019 8:35 PM
79	Rope course	3/6/2019 8:05 PM
80	Basketball	3/6/2019 7:28 PM
81	Volleyball	3/6/2019 7:09 PM
82	Basketball	3/6/2019 7:04 PM
83	Tennis	3/6/2019 6:47 PM
84	Large outdoor Yoga Matl	3/6/2019 6:44 PM
85	a bicycle off road course.	3/6/2019 6:30 PM
86	Hockey rink	3/6/2019 6:20 PM
87	Tennis courts/pickleball	3/6/2019 6:17 PM

Kannapolis New Park Survey

88	Basketball	3/6/2019 6:16 PM
89	Hockey Street or Roller	3/6/2019 6:06 PM
90	Basketball Court	3/6/2019 6:00 PM
91	Volleyball	3/6/2019 5:42 PM
92	Rugby	3/6/2019 5:41 PM
93	Tennis Courts	3/6/2019 5:30 PM
94	No more parks.	3/6/2019 5:29 PM
95	Tennis courts	3/6/2019 5:22 PM
96	Tennis courts	3/6/2019 5:20 PM
97	Basketball and tennis.	3/6/2019 5:10 PM
98	Fishing	3/6/2019 5:10 PM
99	None!!!	3/6/2019 4:59 PM
100	Volleyball	3/6/2019 4:48 PM
101	Splash pad	3/6/2019 4:48 PM
102	no prefrence	3/6/2019 12:52 PM
103	Volleyball/ sand pit	3/5/2019 9:40 PM
104	Basketball and disc golf	3/5/2019 4:30 PM
105	Disc golf	3/4/2019 5:37 PM

Kannapolis New Park Survey

Q6 What other amenities would you like to see at the westside park?

Answered: 336 Skipped: 2

#	RESPONSES	DATE
1	Dog park	3/26/2019 7:04 PM
2	dog park	3/26/2019 1:39 PM
3	Walking trails	3/26/2019 6:11 AM
4	mini zoo	3/26/2019 4:16 AM
5	Bike path	3/25/2019 8:52 PM
6	None	3/25/2019 3:14 PM
7	restrooms concessions	3/25/2019 2:46 PM
8	Greenway trail. Having ball fields with an entrance off of Shiloh church road is an awful idea. The traffic you will be creating for an already growing and congested area will make it difficult for area residents to leave their subdivision. Please find property somewhere else or entrance should be off of 73.	3/25/2019 1:57 PM
9	N/A	3/25/2019 1:50 PM
10	Turf fields	3/25/2019 1:01 PM
11	Walking/running trails	3/25/2019 11:57 AM
12	Disc Golf	3/25/2019 11:40 AM
13	N/A	3/25/2019 10:43 AM
14	?	3/25/2019 10:42 AM
15	NA	3/25/2019 10:41 AM
16	Basketball court, tennis court	3/25/2019 10:36 AM
17	Nothing else	3/25/2019 10:25 AM
18	would prefer the entrance and exit to the park to be a turning lane off of davidson highway - shiloh church is a one way winding road and traffic due to Christ the King is already building.	3/25/2019 10:18 AM
19	Swimming pool or public access for swimming in the lake	3/25/2019 10:09 AM
20	None	3/25/2019 10:06 AM
21	Water features	3/25/2019 10:04 AM
22	None	3/24/2019 9:21 PM
23	Emergency call stations Grills near the picnic shelters A space for biking as well as a separate space for skating and skateboarding	3/23/2019 6:10 PM
24	Sanitary restrooms that are checked frequently	3/22/2019 11:11 PM
25	Family oriented activities	3/22/2019 9:00 AM
26	Plenty of benches and a few swinging benches	3/21/2019 8:28 PM
27	Target archery range	3/21/2019 7:15 PM
28	Greenway connection Bike path	3/21/2019 6:34 PM
29	Na	3/21/2019 4:35 PM
30	Na	3/21/2019 4:13 PM
31	Pickle Ball courts	3/21/2019 12:37 PM
32	Grilling Stations	3/21/2019 10:37 AM

Kannapolis New Park Survey

33	none	3/21/2019 8:22 AM
34	fore square, horseshoes	3/21/2019 8:00 AM
35	If it has a lake, a dock to fish from.	3/21/2019 6:20 AM
36	SHADE, SAND VOLLEYBALL, COMMUNITY GARDEN	3/20/2019 10:25 PM
37	Horseshoes	3/20/2019 9:30 PM
38	Concession stand, first aid station	3/20/2019 9:08 PM
39	Exercise area	3/20/2019 9:04 PM
40	None	3/20/2019 8:28 PM
41	Healthy food stands	3/20/2019 7:24 PM
42	Lake	3/20/2019 6:29 PM
43	The above amenities sound sufficient. Thanks again for working for us and for asking for our input! Carla Efird	3/20/2019 4:45 PM
44	Charcoal grills	3/20/2019 4:14 PM
45	No preference	3/20/2019 3:58 PM
46	Be innovative!	3/20/2019 3:28 PM
47	no opinion. I am not familiar with this area	3/20/2019 2:18 PM
48	NA	3/20/2019 1:37 PM
49	Volley Ball Court	3/20/2019 12:55 PM
50	Golf Tennis Volleyball Skateboarding	3/20/2019 12:39 PM
51	dog park	3/20/2019 11:45 AM
52	Combined - gallery to highlight historical community events or to use for community meetings, family centered activities sponsored by -DSS/CHA/Atrium.	3/20/2019 10:59 AM
53	Lighted athletics fields, sidewalk to get there	3/20/2019 10:54 AM
54	walling paths	3/20/2019 10:50 AM
55	skate park	3/20/2019 10:46 AM
56	Some game areas for elderly like horseshoes, shuffle board and badminton or tennis.	3/20/2019 10:44 AM
57	Rec center for arts and crafts Amphitheater for entertainment Pond for fishing	3/20/2019 10:25 AM
58	Frisbee Golf	3/20/2019 10:25 AM
59	Tennis / volleyball courts Restrooms Walking / biking trails	3/19/2019 8:20 PM
60	n/a	3/19/2019 5:23 PM
61	Community Gardens	3/19/2019 5:17 PM
62	Nothing else	3/19/2019 5:04 PM
63	N/a	3/19/2019 4:25 PM
64	Bike paths	3/19/2019 4:11 PM
65	Walking trails	3/19/2019 4:02 PM
66	Not sure	3/18/2019 5:34 PM
67	none	3/18/2019 5:24 PM
68	scenic places to sit by the river, attractive landscaping	3/18/2019 5:17 PM
69	Restrooms, mini golf	3/18/2019 5:12 PM
70	Not sure. Restrooms though	3/18/2019 11:59 AM
71	Tennis	3/18/2019 8:35 AM

Kannapolis New Park Survey

72	not sure	3/17/2019 3:21 PM
73	Restrooms & Concession facilities	3/17/2019 2:33 PM
74	Paddle boats	3/16/2019 6:08 PM
75	Restrooms near playground Shaded benches or bench swings	3/16/2019 4:40 PM
76	none	3/16/2019 4:09 PM
77	Disc golf course would be awesome!!	3/16/2019 2:52 PM
78	N/A	3/16/2019 2:29 PM
79	Anything that can be afforded.	3/16/2019 2:27 PM
80	Miniature golf	3/16/2019 1:07 PM
81	A big playground!	3/16/2019 11:22 AM
82	Staff/security at ALL parks riding on patrol.	3/16/2019 10:24 AM
83	Pickle ball courts	3/16/2019 10:15 AM
84	Na	3/16/2019 10:13 AM
85	I probably would not use this park as much as the Eastside park.	3/15/2019 10:44 AM
86	Bike trail.	3/15/2019 7:39 AM
87	N/A	3/15/2019 7:28 AM
88	No preference	3/13/2019 10:47 PM
89	Looks like you covered them.	3/13/2019 7:51 PM
90	Disc golf	3/11/2019 10:53 PM
91	Mini golf	3/11/2019 10:38 PM
92	Playground	3/11/2019 9:30 PM
93	Disc Golf, Horseshoes, Mountain Bike Course	3/11/2019 9:14 PM
94	Skating area	3/11/2019 9:12 PM
95	A splashpad for kiddos!	3/11/2019 5:07 PM
96	NA	3/11/2019 2:02 PM
97	Frisbee golf	3/11/2019 1:00 PM
98	Full Size(MLB sizing) Baseball fields are in need around this area.	3/11/2019 11:17 AM
99	N/a	3/11/2019 9:01 AM
100	Nature area	3/11/2019 6:54 AM
101	Dog park	3/11/2019 6:37 AM
102	I don't know.	3/11/2019 1:34 AM
103	Fishing, theater area	3/10/2019 11:19 PM
104	Really nice playground with toddler area and separate area for older kids, splash pad, shaded areas/shelters, paved areas for roller skating/biking	3/10/2019 9:37 PM
105	None	3/10/2019 8:41 PM
106	Bathrooms	3/10/2019 8:34 PM
107	Camping	3/10/2019 8:02 PM
108	.	3/10/2019 6:14 PM
109	Na	3/10/2019 6:07 PM
110	Wildfire / habitat signs	3/10/2019 5:54 PM
111	Walking trails	3/10/2019 5:33 PM

Kannapolis New Park Survey

112	Tennis courts	3/10/2019 5:20 PM
113	Running trails	3/10/2019 5:09 PM
114	Disc golf	3/10/2019 4:44 PM
115	Dog Park	3/10/2019 4:39 PM
116	concessions	3/10/2019 4:39 PM
117	Tennis	3/10/2019 4:37 PM
118	Disc golf	3/10/2019 4:10 PM
119	Calisthenics Park - pull up bars, parallel bars... Etc	3/10/2019 4:06 PM
120	N/A	3/10/2019 4:05 PM
121	Splash pad	3/10/2019 1:08 PM
122	Adult playground	3/10/2019 11:05 AM
123	Dog park	3/10/2019 10:46 AM
124	Skateboarding mountain biking	3/10/2019 10:00 AM
125	N/a	3/9/2019 11:48 PM
126	A SPLASH PAD FOR THE KIDS... please!!!!!!!!!!	3/9/2019 9:15 PM
127	Walking trails and ample parking.	3/9/2019 8:48 PM
128	None	3/9/2019 6:05 PM
129	Dog park	3/9/2019 5:06 PM
130	skateboard park	3/9/2019 9:50 AM
131	Dog park	3/9/2019 7:04 AM
132	Trail	3/8/2019 10:14 PM
133	Hockey, dog park, walking trail	3/8/2019 8:32 PM
134	walking trails	3/8/2019 7:21 PM
135	Continue work on the Rocky River Greenway and the connection to Concord's greenway! What's taking so long??	3/8/2019 3:51 PM
136	Different walking trails	3/8/2019 3:44 PM
137	None	3/8/2019 3:10 PM
138	Disc golf course	3/8/2019 2:46 PM
139	Concessions	3/8/2019 11:49 AM
140	exercise trail	3/8/2019 9:04 AM
141	Tennis courts and Basketball courts	3/8/2019 2:05 AM
142	?	3/7/2019 9:46 PM
143	playground	3/7/2019 9:34 PM
144	Fishing	3/7/2019 8:43 PM
145	Restrooms	3/7/2019 8:16 PM
146	Nice restrooms and plenty of trails	3/7/2019 5:47 PM
147	Carolina Thread Trail access and jogging/biking paths (like Frank Lisk).	3/7/2019 5:43 PM
148	Indoor meeting space	3/7/2019 4:24 PM
149	Vending machines	3/7/2019 3:27 PM
150	Bicycle path	3/7/2019 2:59 PM
151	A running track	3/7/2019 2:55 PM

Kannapolis New Park Survey

152	I would like for the city to have a balance between renting the spaces for leagues and tournaments and having open access.	3/7/2019 1:49 PM
153	Really good coffee :)	3/7/2019 1:44 PM
154	None	3/7/2019 1:27 PM
155	Sandpit.	3/7/2019 12:56 PM
156	Restrooms be like Matthews sportsplex!!!	3/7/2019 12:51 PM
157	Concessions and better handicap access.	3/7/2019 12:49 PM
158	Refreshment stand	3/7/2019 12:36 PM
159	Greenway bike trail for families.	3/7/2019 12:23 PM
160	Walking trail	3/7/2019 12:19 PM
161	N/A	3/7/2019 12:07 PM
162	Lots and lots of walking trails.	3/7/2019 11:54 AM
163	Walking path	3/7/2019 11:44 AM
164	open grass areas	3/7/2019 11:31 AM
165	Tennis courts	3/7/2019 10:52 AM
166	A recreation building for small events.	3/7/2019 10:42 AM
167	Ice rink for hockey or deck hockey rink	3/7/2019 10:38 AM
168	Walking trails, picnic shelters, playground, exercise stations/path, track.	3/7/2019 9:25 AM
169	Refreshments	3/7/2019 9:18 AM
170	Horse Shoe courts and basketball courts	3/7/2019 9:16 AM
171	Swings paddle boats	3/7/2019 8:02 AM
172	Walking trails	3/7/2019 7:34 AM
173	Bike path	3/7/2019 7:33 AM
174	tennis	3/7/2019 7:21 AM
175	N/a	3/7/2019 6:59 AM
176	Ropes	3/7/2019 5:33 AM
177	Again, dog park. I sound like a broken record but it is getting old driving so far for one	3/7/2019 4:12 AM
178	NA	3/7/2019 4:06 AM
179	There is a huge need in this area of the community for a park similar to Eastside. We don't need just open fields. Please include a large playground, walking trails, and consider a splash park. The closest one to us is in the Village Park and that is far!	3/7/2019 2:25 AM
180	None	3/7/2019 1:10 AM
181	Exercise stations	3/7/2019 1:00 AM
182	A pool	3/7/2019 12:54 AM
183	Disc golf	3/7/2019 12:39 AM
184	Tennis	3/7/2019 12:27 AM
185	Waterslide	3/7/2019 12:01 AM
186	Lighted tennis courts (i.e Edgemore park in Mooresville), exercise playground equipment (i.e. 1st ward park in Charlotte),	3/6/2019 11:59 PM
187	Picnic area ! Playground	3/6/2019 11:38 PM
188	None	3/6/2019 11:36 PM
189	WiFi	3/6/2019 11:33 PM

Kannapolis New Park Survey

190	Sidewalks, field lighting, adequate parking	3/6/2019 11:26 PM
191	None... finish the greenway and that's it.	3/6/2019 11:26 PM
192	Mini golf	3/6/2019 11:26 PM
193	Playground/splash pad	3/6/2019 11:25 PM
194	Passive space	3/6/2019 11:23 PM
195	Dog park	3/6/2019 11:21 PM
196	Walking trails	3/6/2019 11:20 PM
197	Splash pad	3/6/2019 11:19 PM
198	Walking path	3/6/2019 11:19 PM
199	Bike trails, walking path, splash pad, shaded areas to sit	3/6/2019 11:19 PM
200	Bike path	3/6/2019 11:17 PM
201	Basketball	3/6/2019 11:16 PM
202	Clean bathroom	3/6/2019 11:14 PM
203	Tennis courts	3/6/2019 11:13 PM
204	See above	3/6/2019 11:13 PM
205	Playground, walking trails	3/6/2019 11:10 PM
206	Splash pad, air conditioned shelter, special needs playground	3/6/2019 11:06 PM
207	Walking paths	3/6/2019 11:05 PM
208	Sandbox	3/6/2019 11:04 PM
209	Splash pad	3/6/2019 11:03 PM
210	Splash pad	3/6/2019 11:00 PM
211	Larger picnic shelter for 100 maybe more	3/6/2019 10:59 PM
212	Na	3/6/2019 10:58 PM
213	N/A	3/6/2019 10:45 PM
214	Baby playground	3/6/2019 10:43 PM
215	Disc Golf	3/6/2019 10:40 PM
216	Would never use this park. It would be too far away from home.	3/6/2019 10:32 PM
217	Volleyball area Tennis court	3/6/2019 10:21 PM
218	None, stop wastefully spending money.	3/6/2019 10:20 PM
219	NA	3/6/2019 10:19 PM
220	Walking/bike trails	3/6/2019 10:17 PM
221	Same as above, playground equipment accessible for children.	3/6/2019 10:12 PM
222	Ropes course	3/6/2019 10:10 PM
223	Dog park	3/6/2019 10:01 PM
224	running trail. mindfulness maze pathway. space for yoga in the park	3/6/2019 9:59 PM
225	N/a	3/6/2019 9:50 PM
226	Dog park	3/6/2019 9:46 PM
227	Adult only areas	3/6/2019 9:43 PM
228	Concession	3/6/2019 9:42 PM
229	A pond to feed ducks	3/6/2019 9:40 PM
230	Party rental rooms	3/6/2019 9:34 PM

Kannapolis New Park Survey

231	Cool stuff like at Lake Fisher! This is the one closest to me (we are *barely* in Mooresville) and I would totally go to this park if it had a playground, fitness trail, and other non-sport amenities. Otherwise, we'd skip it.	3/6/2019 9:32 PM
232	No comment	3/6/2019 9:32 PM
233	none	3/6/2019 9:30 PM
234	Tennis courts	3/6/2019 9:16 PM
235	Dog walk	3/6/2019 9:13 PM
236	Hockey, Tennis, Workout stations (pull-up bars, etc)	3/6/2019 9:09 PM
237	Free/cheap classes for adults trying to get in shape Late hours with increased police presence Obstacle course similar to the ninja warrior for working out	3/6/2019 9:05 PM
238	Fishing puers	3/6/2019 8:50 PM
239	Food and drinks	3/6/2019 8:45 PM
240	Not for west side park but a dog park downtown in the new construction/loop areas would be incredible	3/6/2019 8:42 PM
241	A garden and a zero area (similar to Dan Nicholas Park).	3/6/2019 8:40 PM
242	Not sure	3/6/2019 8:35 PM
243	Bike trails	3/6/2019 8:16 PM
244	Playground, walking path, shelter	3/6/2019 8:10 PM
245	Rope course	3/6/2019 8:05 PM
246	None	3/6/2019 7:58 PM
247	Splash pad, playground	3/6/2019 7:56 PM
248	Bath house	3/6/2019 7:38 PM
249	Walking trails.	3/6/2019 7:36 PM
250	Tennis, Basketball	3/6/2019 7:33 PM
251	Walking trail	3/6/2019 7:32 PM
252	Basketball hoops	3/6/2019 7:31 PM
253	Can't think of anything	3/6/2019 7:28 PM
254	Dog park	3/6/2019 7:27 PM
255	Na	3/6/2019 7:26 PM
256	Water fill stations, running / bike lanes	3/6/2019 7:17 PM
257	.	3/6/2019 7:09 PM
258	Disc golf	3/6/2019 7:04 PM
259	Na	3/6/2019 7:04 PM
260	Finish the greenway! Extension north and south is LONG overdue!!!!!!	3/6/2019 6:58 PM
261	Turf fields would be huge for the community, plus they could be rented to sports organizations to generate income.	3/6/2019 6:53 PM
262	Basketball Court	3/6/2019 6:47 PM
263	A playground, walking trails.	3/6/2019 6:47 PM
264	Bicycles	3/6/2019 6:44 PM
265	Ability to will to it without driving.	3/6/2019 6:42 PM
266	Since this park will be very close to our home, we would prefer a playground, splash pad, and even paddle boats here. There are athletic fields in this area already. This area also desperately needs a library. We hope the new park does not connect to the walking trail at the Waterford neighborhood.	3/6/2019 6:42 PM

Kannapolis New Park Survey

267	Place for drone flying	3/6/2019 6:41 PM
268	Accessible playground	3/6/2019 6:34 PM
269	A bicycle course	3/6/2019 6:30 PM
270	Sand volleyball	3/6/2019 6:30 PM
271	Nothing else	3/6/2019 6:22 PM
272	Not sure	3/6/2019 6:21 PM
273	Hammocks	3/6/2019 6:20 PM
274	NA	3/6/2019 6:20 PM
275	Zip line- rock wall- sand box	3/6/2019 6:20 PM
276	Playground	3/6/2019 6:18 PM
277	Shaded playground, beautiful spots for photographers, trash cans, bike/running path Please!!	3/6/2019 6:17 PM
278	Skate park	3/6/2019 6:16 PM
279	Basketball courts	3/6/2019 6:14 PM
280	Basketball, volleyball and tennis	3/6/2019 6:13 PM
281	Tennis	3/6/2019 6:11 PM
282	Disc golf	3/6/2019 6:07 PM
283	Splashpad	3/6/2019 6:06 PM
284	RESTROOMS	3/6/2019 6:05 PM
285	Splash pad, playground, walking trails	3/6/2019 6:04 PM
286	Disc golf	3/6/2019 6:00 PM
287	Bathrooms	3/6/2019 5:57 PM
288	Again Turf would be a great addition to the playground area.	3/6/2019 5:52 PM
289	No sure	3/6/2019 5:51 PM
290	Putt putt golf	3/6/2019 5:50 PM
291	Playground area	3/6/2019 5:44 PM
292	None	3/6/2019 5:42 PM
293	N/A	3/6/2019 5:41 PM
294	Dog park	3/6/2019 5:40 PM
295	Walking trail along river connected to greenway at Waterford and moss creek neighborhoods	3/6/2019 5:39 PM
296	Walking track	3/6/2019 5:37 PM
297	Mountain biking	3/6/2019 5:36 PM
298	Paved walking trails instead of the lose gravel.	3/6/2019 5:35 PM
299	Mountain Biking Trails	3/6/2019 5:35 PM
300	Tennis Courts	3/6/2019 5:30 PM
301	Please don't add any more parks. The taxes are too high in our community.	3/6/2019 5:29 PM
302	Disc golf, at either or both locations	3/6/2019 5:22 PM
303	None	3/6/2019 5:21 PM
304	Frisbee golf	3/6/2019 5:21 PM
305	Playground and disc golf	3/6/2019 5:20 PM
306	Disk golf course	3/6/2019 5:19 PM
307	Places to run	3/6/2019 5:15 PM

Kannapolis New Park Survey

308	skatepark	3/6/2019 5:15 PM
309	Walking trail - it's near the greenway	3/6/2019 5:12 PM
310	Concession stand	3/6/2019 5:11 PM
311	Grilling area for parties	3/6/2019 5:10 PM
312	Bike trails.	3/6/2019 5:10 PM
313	Fishing	3/6/2019 5:10 PM
314	Accessible playground equipment for all children.	3/6/2019 5:08 PM
315	None	3/6/2019 5:08 PM
316	Tennis	3/6/2019 5:03 PM
317	Jogging trail.	3/6/2019 5:01 PM
318	.	3/6/2019 5:01 PM
319	Walking trail	3/6/2019 4:59 PM
320	Playground, dog park, splash pad. This location is FAR closer to the our neighborhood and our area is really lacking in these types of famil friendly spaces.	3/6/2019 4:58 PM
321	Area for dogs.	3/6/2019 4:56 PM
322	R/C track	3/6/2019 4:52 PM
323	Disc golf! Not in the same horrible conditions as Veterans Park though.	3/6/2019 4:49 PM
324	None	3/6/2019 4:48 PM
325	Grill for bbq, FENCED in playground for toddlers, shady covering over playground and sitting areas (trees or structures), small paved bike path for young kids, Gaga ball pit	3/6/2019 4:48 PM
326	merry go round	3/6/2019 2:33 PM
327	walking trails	3/6/2019 12:52 PM
328	Outdoor grills	3/5/2019 9:40 PM
329	N/A	3/5/2019 9:06 PM
330	N/A.	3/5/2019 7:34 PM
331	Unsure	3/5/2019 5:12 PM
332	Disc golf and basketball.	3/5/2019 4:30 PM
333	None at this time.	3/5/2019 3:55 PM
334	Fishing	3/4/2019 10:02 PM
335	Workout stations.	3/4/2019 9:38 PM
336	Take advantage and add value to lake front park. We travel 30 mins for Jetton park in Cornelius for the beautiful views, nice walk and play ground. We travel 45 min to lake Norman state park for a quick getaway during the summer and a swim at the beach on the lake. Can there be a beach for sand play and views even if there is no swimming?	3/4/2019 7:48 PM



April 5, 2019

Mr. Jeff Ashbaugh, PLA
Alfred Benesch & Company
2359 Perimeter Pointe Parkway, Suite 350
Charlotte, NC 28208

Reference: Wetland Delineation Report
Westside Park
US Highway 73
Kannapolis, Cabarrus County, North Carolina
ECS Project No. 49-8953

Dear Mr. Ashbaugh:

ECS Southeast, LLP (ECS) is pleased to submit this report of wetland delineation for the above-referenced site. This report summarizes our findings and recommendations for the project study area (PSA).

Background

The site is located along US Highway 73 in Kannapolis, Cabarrus County, North Carolina. The site consists of six parcels, which are identified as Cabarrus County Parcel Identification Numbers (PIN) 4672706651000 (~113.9 acres), 46727152030000 (~14.51 acres), 46727233480000 (~11.10 acres), 46727202170000 (~11.64 acres), 46726178650000 (~1.2 acres), and a portion of PIN 46725270190000 (~12 acres of ~99.7 acre parcel).

Wetlands are defined by the U.S. Army Corps of Engineers (USACE) and the United States Environmental Protection Agency (EPA) as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions." In order for an area to be classified as wetland, hydrophytic vegetation, hydric soils, and wetland hydrology indicators must be present described in the 1987 "Corps of Engineers Wetlands Delineation Manual" and the appropriate Regional Supplement.

Literature Review

ECS reviewed the United States Geological Survey (USGS) Topographic Map, the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey for Cabarrus County, the National Hydric Soils list for Cabarrus County, the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Map, the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), and the Geologic Map of North Carolina to obtain information regarding the PSA.

- The USGS Topographic Map, Cornelius, NC Quadrangle (Figure 2) does not depict surface waters within the PSA. Rocky River is depicted along the eastern boundary of the PSA. Based on the topography, surface waters flow generally east across the PSA.
- The USDA-NRCS Web Soil Survey for Cabarrus County (Figure 3) depicts the soils on the site as being mapped as Chewacla sandy loam (ChA), Enon sandy loam (EnB), and Wehadkee loam (WeA). Chewacla sandy loam and Wehadkee loam are listed as hydric soils for Cabarrus County.
- ECS reviewed the FEMA FIRM Service Center website. The PSA is depicted on FIRM panel 3710467200L, dated November 15, 2015 (Figure 4). A majority of the PSA is located in Zone AE, an area inside the 1% annual chance floodplain. Areas within this zone have been determined to be inside the 1% probability of flooding, which is known as the 100-year floodplain, and where base flood elevations have been established. The northwest corner of the PSA is located in Zone X. Zone X is defined as areas determined to be outside the 0.2% annual chance flood event.
- ECS reviewed the USFWS NWI Map of the PSA (Figure 5). The map depicts multiple freshwater forested/shrub wetlands (PFO1A and PFO1C). The Rocky River is also depicted along the eastern PSA boundary.

Site Reconnaissance

Mr. David Valentine of ECS conducted the site reconnaissance on March 13, 2019. During the reconnaissance, the PSA was observed for evidence of ponds, streams, and wetlands. One stream (stream SA) and two wetlands (wetland WA and WB) were delineated within the PSA. Rocky River is located along the eastern boundary and was not delineated. Ponds were not observed within the PSA. The stream had a well-defined bed and bank, moderate sinuosity, and base-flow at the time of the reconnaissance. The wetlands exhibited hydrology indicators, hydrophytic vegetation, and hydric soils.

Figures 6-8 are based on our field notes and GPS data and should be used for preliminary planning purposes. The features depicted on Figures 6-8 have not been verified by the USACE or the NCDEQ-DWR, and have not been surveyed. Extent and location of features identified are subject to change during agency verification.

General Discussion

Section 404 of the Clean Water Act regulates the discharge of dredge and fill materials into waters of the United States (lakes, rivers, ponds, streams, etc.), including wetlands. Waters of the United States include the territorial seas, navigable coastal and inland lakes, rivers and streams, intermittent streams, and wetlands. Activities which are normally regulated under Section 404 include the placement of fill for construction of roadways; residential, commercial or industrial structures; and the construction of water retention ponds along tributaries. The EPA and the U.S. Army Corps of Engineers jointly administer the Section 404 program. Section 401 of the Clean Water Act grants each state the authority to approve, condition, or deny any Federal permits that could result in a discharge to State waters.

Streams, ponds, and wetlands are regulated by the USACE and the NCDWR. Permits are required prior to impacting wetlands or open waters, including ponds, lakes, and perennial or intermittent streams. Mitigation and stormwater management plans will be a condition of permits issued for the site. Buffers may be required adjacent to streams and water bodies.

For impacts to one-half acre or more of wetlands/waters or to 300 linear feet or more of perennial stream channel, an individual permit (IP) may be required.

An IP requires a habitat analysis, alternative site analysis, project justification, plans to avoid and minimize impacts, and a proposed mitigation plan. Depending on the habitat analysis and the extent of impacts, and Environmental Impact Statement may be required by the USACE. An IP allows for a public comment period and may require 4 to 18 months to obtain depending on conditions arising during the USACE review and public comment period.

Watershed Classification/Buffer Requirements

State Riparian Buffer Requirements

The PSA is located in the Yadkin Pee-Dee River Basin. Surface waters within the Yadkin Pee-Dee River Basin are not subject to State mandated riparian buffers.

Stormwater Requirements

Rocky River is classified as C waters, Waters protected for uses such as secondary recreation, fishing, wildlife, fish consumption, aquatic life including propagation, survival and maintenance of biological integrity, and agriculture. Secondary recreation includes wading, boating, and other uses involving human body contact with water where such activities take place in an infrequent, unorganized, or incidental manner. ECS also reviewed the NCDWR online stormwater permitting map to determine jurisdiction of NCDWR stormwater regulations. According to the online permitting map, it appears the site is located in an area designated as Local Phase II Permitting Authority.

ECS recommends consultation with a civil engineer to determine if mandatory vegetative buffers and/or regulated development (impervious surfaces) setbacks are required for the site in addition to those mentioned above.

Wetland Delineation Report
Westside Park
US Highway 73
Kannapolis, Cabarrus County, North Carolina
ECS Project No. 49-8953

Closure

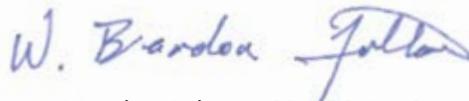
ECS appreciates the opportunity to provide wetland services for your project. Please contact us at (704) 525-5152 if you have any questions concerning this report.

Sincerely,

ECS SOUTHEAST, LLP



David E. Valentine, REM
Senior Project Manager

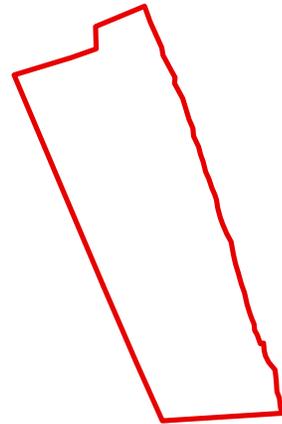


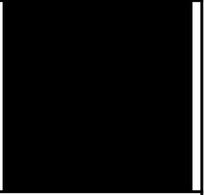
W. Brandon Fulton, LSS, PSC, PWS
Environmental Principal

Attachments: Figure 1 – Site Location Map
Figure 2 – USGS Topographic Map
Figure 3 – USDA Soil Survey
Figure 4 – FEMA Flood Zone Map
Figure 5 – National Wetlands Inventory Map
Figures 6-8 – Approximate Waters of the U.S. Location Map
Site Photographs

Legend

 Project Study Area



Client: 

Project:

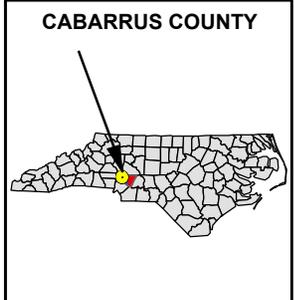
WESTSIDE PARK SITE

US HIGHWAY 73
KANNAPOLIS
CABARRUS COUNTY
NORTH CAROLINA

Title:

**SITE LOCATION
MAP**

1 inch = 0.25 miles



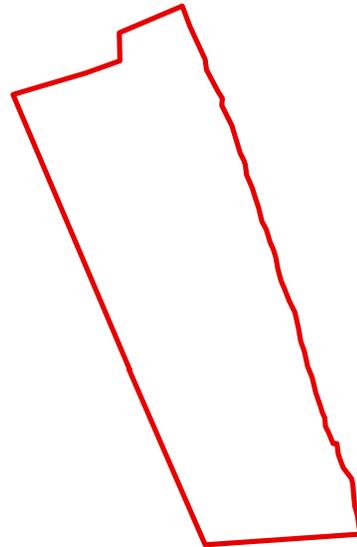
Drawn By: JMK	Checked By: DEV
Approved By: WBF	Date: 04/5/2019

ECS Project No.
49:8953

FIGURE 1

Legend

 Project Study Area



Client: 

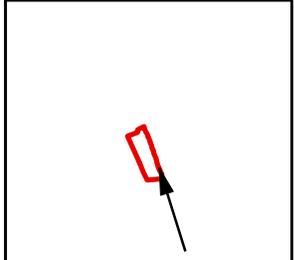
Project:

WESTSIDE PARK SITE

US HIGHWAY 73
KANNAPOLIS
CABARRUS COUNTY
NORTH CAROLINA

Title: **USGS
TOPOGRAPHIC
MAP**

**DATED: 1993
CORNELIUS, NC
7.5X7.5 MINUTE**



PROJECT STUDY AREA

Drawn By: JMK	Checked By: DEV
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Approved By: WBF	Date: 04/5/2019
---------------------	--------------------

ECS Project No.
49:8953



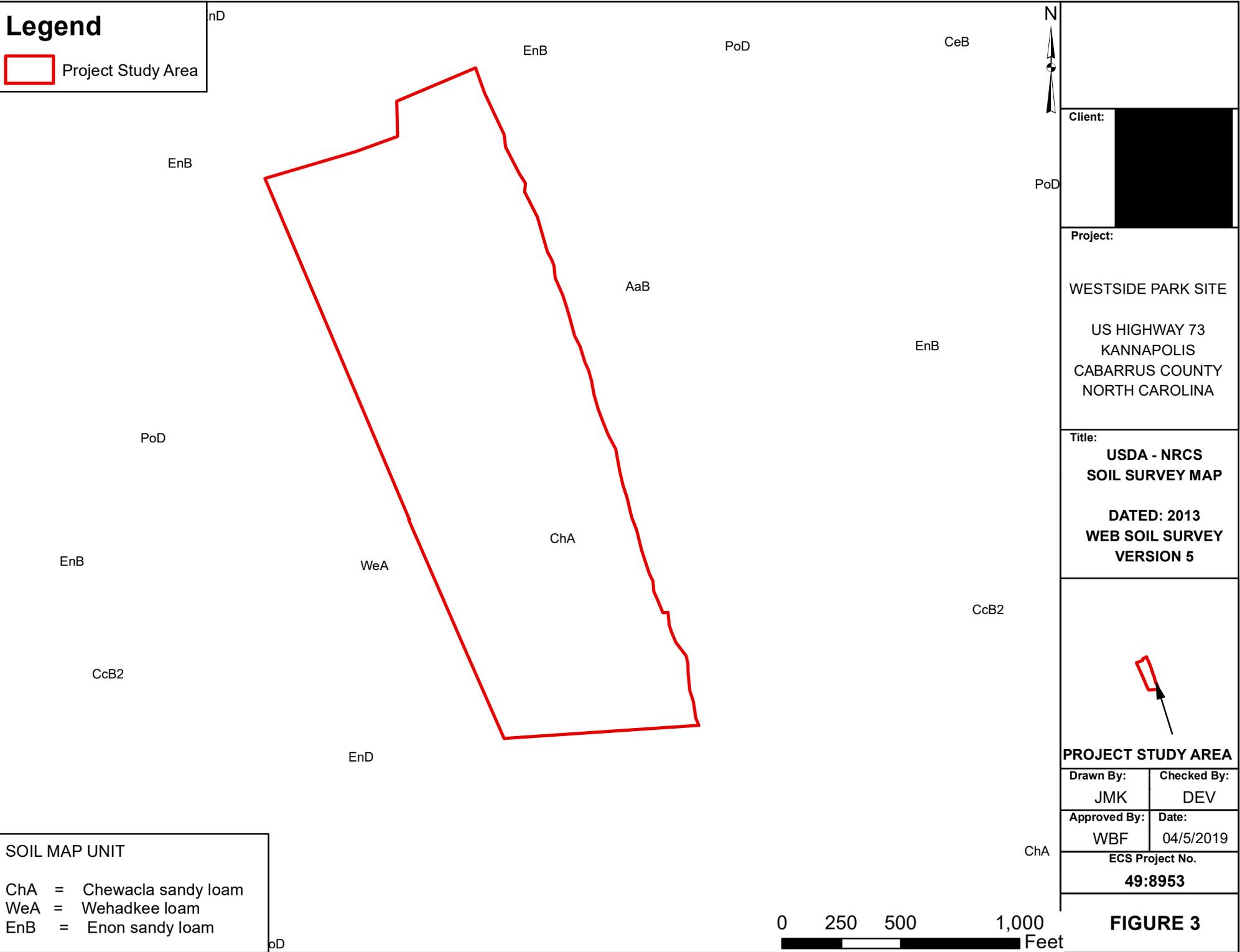
FIGURE 2

Legend

 Project Study Area

SOIL MAP UNIT

ChA = Chewacla sandy loam
WeA = Wehadkee loam
EnB = Enon sandy loam

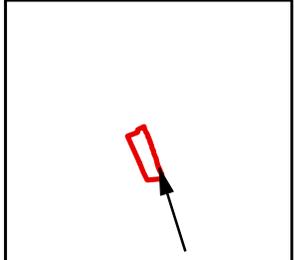


Client: 

Project:
WESTSIDE PARK SITE
US HIGHWAY 73
KANNAPOLIS
CABARRUS COUNTY
NORTH CAROLINA

Title:
**USDA - NRCS
SOIL SURVEY MAP**

**DATED: 2013
WEB SOIL SURVEY
VERSION 5**



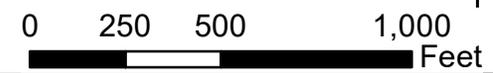
PROJECT STUDY AREA

Drawn By: JMK	Checked By: DEV
------------------	--------------------

Approved By: WBF	Date: 04/5/2019
---------------------	--------------------

ECS Project No.
49:8953

FIGURE 3



Legend

 Project Study Area

Flood Zone

 AE

 X

AE

X

X

X

AE

X

X

AE

AE

X

X

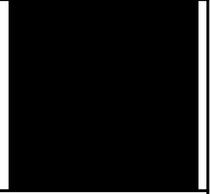
AE

X

X



Client:



Project:

WESTSIDE PARK SITE

US HIGHWAY 73
KANNAPOLIS
CABARRUS COUNTY
NORTH CAROLINA

Title:

**FEMA - NFHL
FLOOD ZONE MAP**

**DATED: 11/15/2018
ID: 3710467200L
CABARRUS COUNTY**



PROJECT STUDY AREA

Drawn By:

JMK

Checked By:

DEV

Approved By:

WBF

Date:

04/5/2019

ECS Project No.

49:8953



FIGURE 4

Legend

 Project Study Area

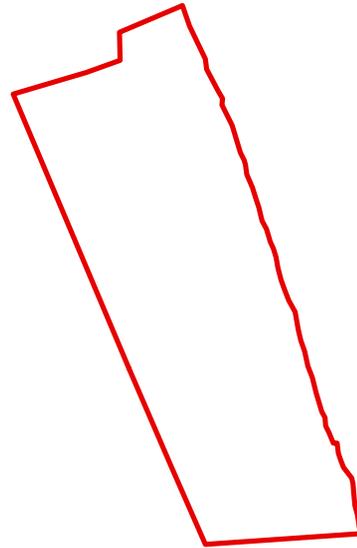
Wetland Type

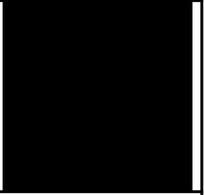
 Freshwater Emergent Wetland

 Freshwater Forested/Shrub Wetland

 Freshwater Pond

 Riverine



Client: 

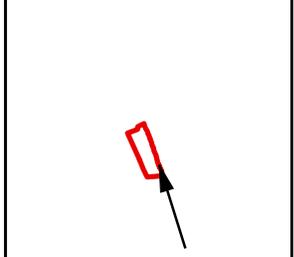
Project:

WESTSIDE PARK SITE

US HIGHWAY 73
KANNAPOLIS
CABARRUS COUNTY
NORTH CAROLINA

Title:

**USFWS
NATIONAL WETLANDS
INVENTORY MAP**



PROJECT STUDY AREA

Drawn By: JMK	Checked By: DEV
------------------	--------------------

Approved By: WBF	Date: 04/5/2019
---------------------	--------------------

ECS Project No.
49:8953



FIGURE 5

Legend

- Project Study Area
- Rocky River
- Potential Wetland Waters of the US (Wetland)
- Potential Non-Wetland Waters of the US (Stream)
- Culvert



Client: [REDACTED]

Project:
WESTSIDE PARK SITE

US HIGHWAY 73
KANNAPOLIS
CABARRUS COUNTY
NORTH CAROLINA

Title:

**STREAM/ /WETLAND
LOCATION MAP**

NOTES:

1. JURISDICTIONAL WATERS OF THE US WERE DELINEATED BY ECS ON MARCH 13, 2019.

2. FEATURES DEPICTED ON THIS MAP HAVE NOT BEEN VERIFIED BY THE USACE AND NCDWR AND ARE SUBJECT TO CHANGE.

3. THIS MAP SHOULD BE USED FOR PRELIMINARY PLANNING PURPOSES.

Drawn By: JMK	Checked By: DEV
Approved By: WBF	Date: 04/5/2019

ECS Project No.
49:8953



FIGURE 6

Legend

- Project Study Area
- Rocky River
- Potential Wetland Waters of the US (Wetland)
- Potential Non-Wetland Waters of the US (Stream)
- Culvert



Client: [REDACTED]

Project:
 WESTSIDE PARK SITE
 US HIGHWAY 73
 KANNAPOLIS
 CABARRUS COUNTY
 NORTH CAROLINA

Title:
**STREAM / WETLAND
 LOCATION MAP**

NOTES:
 1. JURISDICTIONAL WATERS OF THE US WERE DELINEATED BY ECS ON MARCH 13, 2019.
 2. FEATURES DEPICTED ON THIS MAP HAVE NOT BEEN VERIFIED BY THE USACE AND NCDWR AND ARE SUBJECT TO CHANGE.
 3. THIS MAP SHOULD BE USED FOR PRELIMINARY PLANNING PURPOSES.

Drawn By: JMK	Checked By: DEV
Approved By: WBF	Date: 04/5/2019

**ECS Project No.
 49:8953**

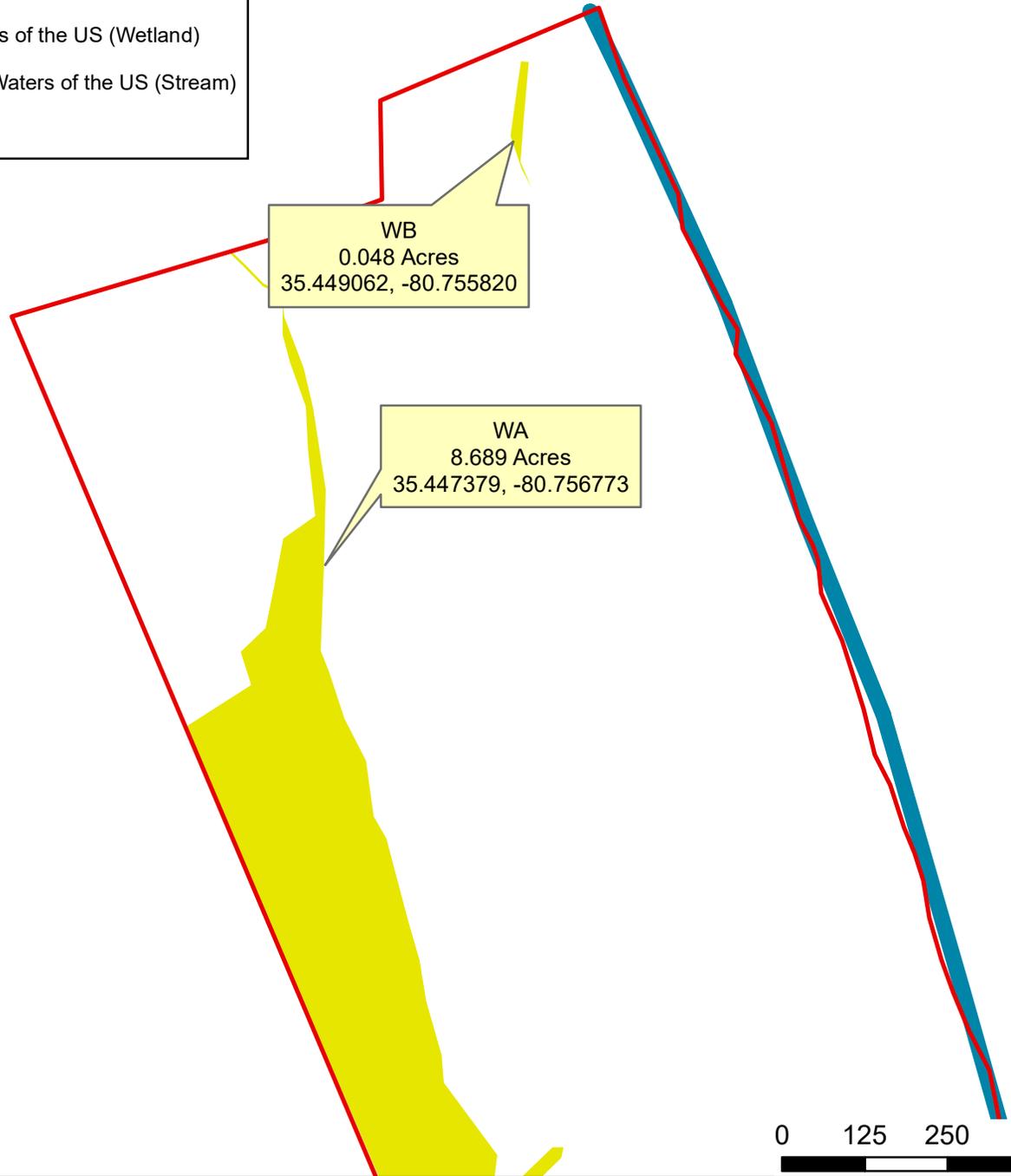


FIGURE 7

Legend

-  Project Study Area
-  Rocky River
-  Potential Wetland Waters of the US (Wetland)
-  Potential Non-Wetland Waters of the US (Stream)
-  Culvert



Client: 

Project:
WESTSIDE PARK SITE

US HIGHWAY 73
KANNAPOLIS
CABARRUS COUNTY
NORTH CAROLINA

Title:
**STREAM / WETLAND
LOCATION MAP**

NOTES:
1. JURISDICTIONAL WATERS OF THE US WERE DELINEATED BY ECS ON MARCH 13, 2019.
2. FEATURES DEPICTED ON THIS MAP HAVE NOT BEEN VERIFIED BY THE USACE AND NCDWR AND ARE SUBJECT TO CHANGE.
3. THIS MAP SHOULD BE USED FOR PRELIMINARY PLANNING PURPOSES.

Drawn By: **JMK** Checked By: **DEV**

Approved By: **WBF** Date: **04/5/2019**

ECS Project No.
49:8953

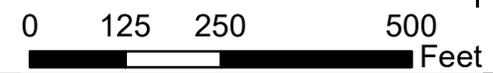
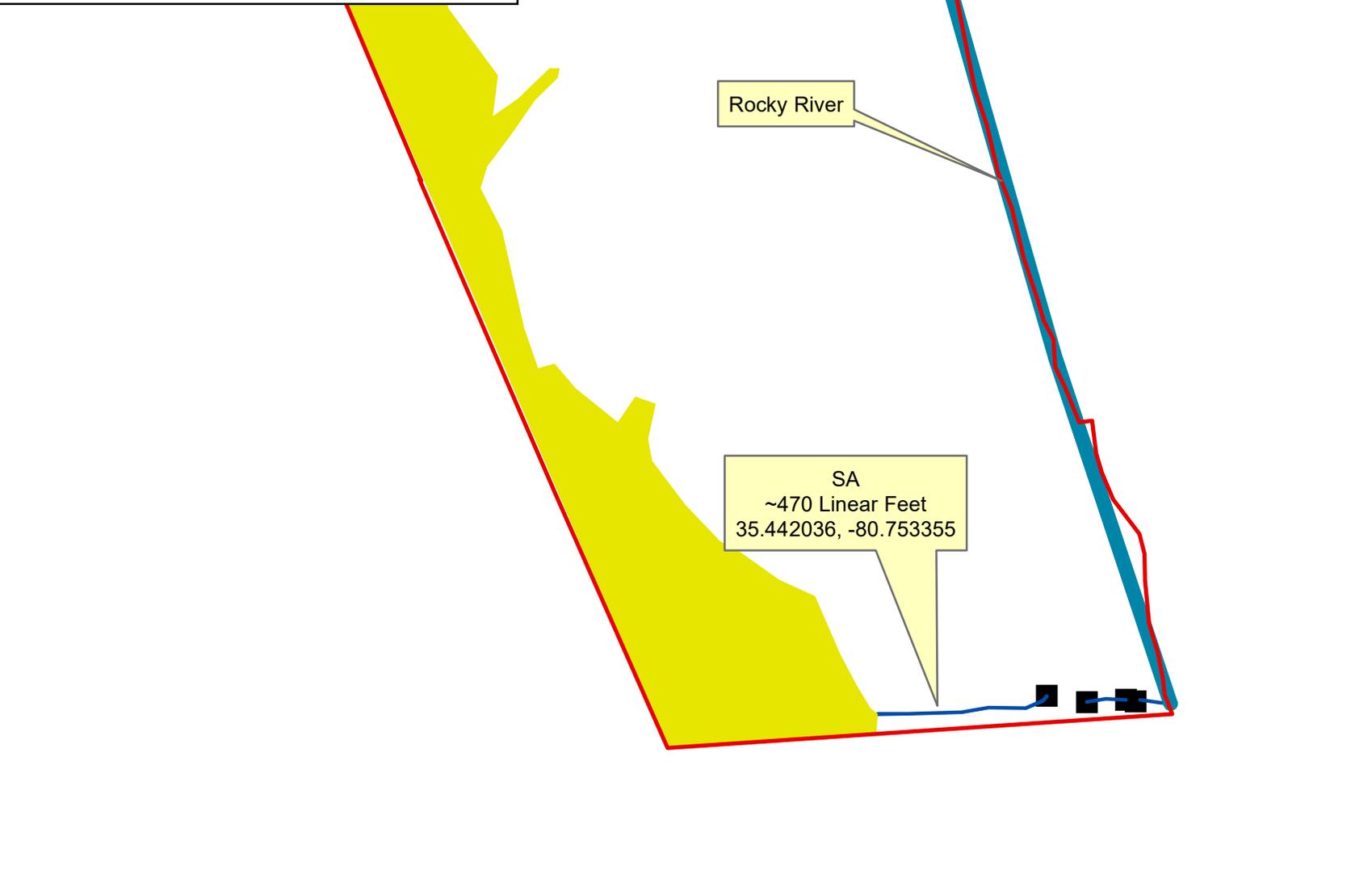


FIGURE 8



Photo 1: Typical view of the subject property.



Photo 2: Typical view of stream SA.



Photo 3: Typical view of wetland WA.



Photo 4: Additional view of wetland WA.



Photo 5: View of wetland WB.



Photo 6: View of the Rocky River.