Residential: Single Family Detached

EPCON-Courtyards at Eva (CN-PSA-2025-00043/ /CN-ANX-2025-00011/CN-RZC-2025-00008)

1185 Odell School Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
04/17/25	Located in the County	RV-CD	84	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

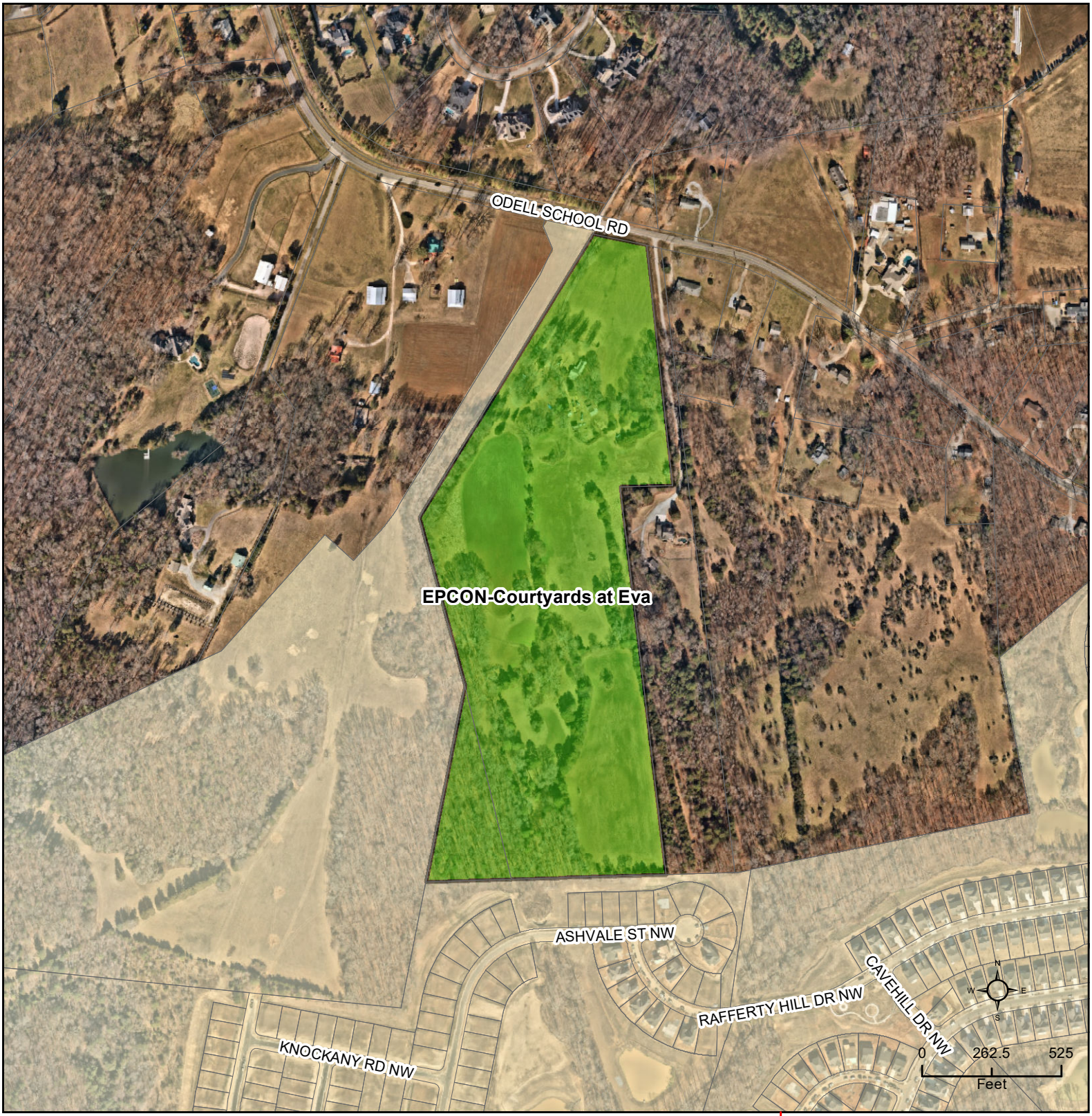
Allocation Request

Total	2025	2026
21,370	13,720	7,650

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	Yes	No	No	Yes	Yes

Brief Summary

The applicant is looking to apply for annexation and conditional rezoning to RV-CD. They are proposing 84 age restricted single family homes. Both their annexation and rezoning applications have been submitted. We have been waiting for a resubmission of their rezoning plan (CN-RZC-2025-00008) since 05/28/25.



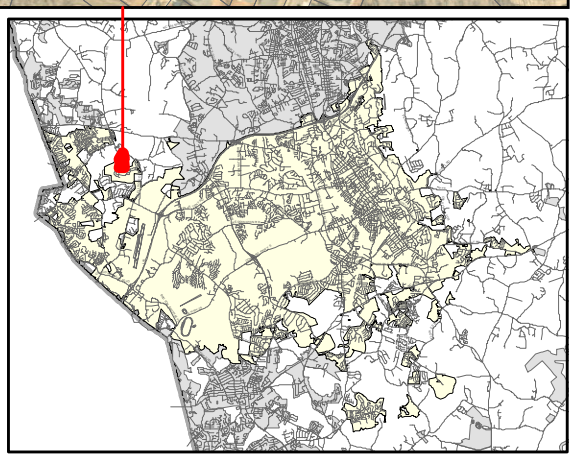
CN-PSA-2025-00043 - EPCON-Courtyards at Eva

Type: Residential SF Detached

84 single family units

Allocation Request: 21,370

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	COURTYARDS AT EVA (AGE RESTRICTED SINGLE FAMILY RESIDENTIAL DEVELOPMENT)					
2.)	Description of project location:	SITE LOCATED AT 1185 ODELL SCHOOL ROAD, 0.4 MILES EAST OF INTERSECTION WITH HARRIS ROAD. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	46817454670000, 46817315960000	3a.)	Parcel Acreage:	37.98		
4.)	Site Zoning and use:	RV-CD, RESIDENTIAL (PROPOSED)	5.)	Area Commercial or Industrial Building (sq. ft.)	N/A		
6a.)	Description of Facility to be served.	SINGLE FAMILY RESIDENTIAL, DETACHED	6b.) Number of Lots	84	6c.) Number of Units	84	
7d.)	Additional description information:	AGE-RESTRICTED RESIDENTIAL DEVELOPMENT WITH 84 SINGLE FAMILY DETACHED LOTS, PLUS AMENITY BUILDING WITH POOL. PROPOSED FOR ANNEXATION TO CITY OF CONCORD UNDER RV-CD CONDITIONAL ZONING.					

B. Applicant Information

ANDY GIBBON, LAND DEVELOPMENT DIRECTOR (Title)	11020 DAVID TAYLOR BLVD, STE. 105
(Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
EPCON COMMUNITIES, LLC	CHARLOTTE, NC 28262
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
704-607-0152	NA
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Andy Gibbon (Name) agibbon@epconcommunities.com (Email)	agibbon@epconcommunities.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

William F. McBrayer	Odom Engineering, PLLC
(Typed name of North Carolina Professional Engineer)	(Company Name)
052503	169 Oak ST.
(NCPE Registration Number)	(Street or Box Number)
828-429-9787	Forest City, NC 28043
(Phone Number)	(City, State, Zip Code)
PETE DICKERSON, PROJECT MGR, 828-247-4495 EXT. 11, pete@odomengineering.com	will@odomengineering.com
(Name and affiliation of contact person, who can answer questions about application & designs)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
✔	Other (specify): COMMUNITY AMENITY BUILDING WITH POOL		

2.) The type of wastewater is (indicate percentage):

100	% Domestic
0	% Commercial
0	% Industrial
0	% Other use (Specify) ____

3.) Pretreatment required:

(●) No

( ) Yes (Specify or attach effluent documentation)

4.) **Volume of wastewater flow to be allocated for this particular project:** 21,370 gallons per day

*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**

(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
SINGLE FAMILY RESIDENTIAL (3 BR)	75	gal/	BEDROOM	252 (84 X 3)	GPD	18,900
COMMUNITY BUILDING (3820 SF)	50	gal/	100 SF	38.2	GPD	1,910
COMMUNITY POOL (837 SF)	10	gal/	BATHER	56	GPD	560
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	21,370

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Andy Gibbon (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Andy Gibbon — Signature:

7/29/25 — Date:

Courtyards at Eva

Project Narrative for Preliminary Sewer Allocation

EPCON Communities respectfully requests preliminary sewer allocation for a 37. 98-acre site, known as Courtyards at Eva. The property is located at 1185 Odell School Road (Pin: 46817454670000, 46817315960000) and William Scott and Ralph Allen Justice own the property. Currently, EPCON is seeking a contiguous annexation into the City of Concord , with rezoning to City of Concord RV-CD district.

The proposed development comprises 84 age-restricted, single-family homes that meet a growing need for active adult living in the City of Concord. The land is currently zoned LDR (Low Density Residential) in Cabarrus County, and the applicants seek to annex it into the city, with the zoning district of RV-CD (Residential Village-Conditional District). The 2030 Future Land Use Plan designates the parcel as Suburban Neighborhood, and the proposed development is consistent with the City of Concord's future vision for the site.

If approved, the sketch plan attached to the conditional plan limits the density to 2.3 units/acre, adds the Odell School Road buffer and multi-use path, protects the stream through buffers and tree save, meets the open space requirements, and provides a connected system of pocket parks and trails for residents.

EPCON is an established homebuilder in the Charlotte area. Their homes provide abundant first floor living with an option of a bonus room on the second floor. For the Courtyards at Eva, homes will have up to 3 bedrooms, range in size from 1500 to 3600 square feet, and are estimated to be priced between $550,000-$750,000. Each home’s main feature is a private and personalized interior courtyard, while the homeowners' association maintains a lush exterior.

Their communities attract a unique group of residents because the developments are age-restricted to those who are 55+. On average, an EPCON resident drives 50% less than a typical single-family resident, and most of those trips occur during off-peak times. Being an age-restricted community reduces the impact on the school population. We have also found that our residents support local businesses, are civically engaged and volunteer locally.

Water is provided to the site from the new street that connects to Odell School Road. Sewer is adjacent to the site at the southern property line where an existing manhole is located in the common open space of Annsborough (PIN 4681733174). The sewer demand is estimated at 22,710 gallons per day, including residential demand and the amenity center.

We hope the City Council sees the benefits of providing more opportunities for older adults and senior living because these residents add positive value to a community while limiting impacts to services. We understand the importance of your time and the thorough consideration you give to each submission. We sincerely thank you for your time and consideration in reviewing our application.

The Courtyard Lifestyle

EPCON®
COMMUNITIES







About the Builder

EPCON COMMUNITIES

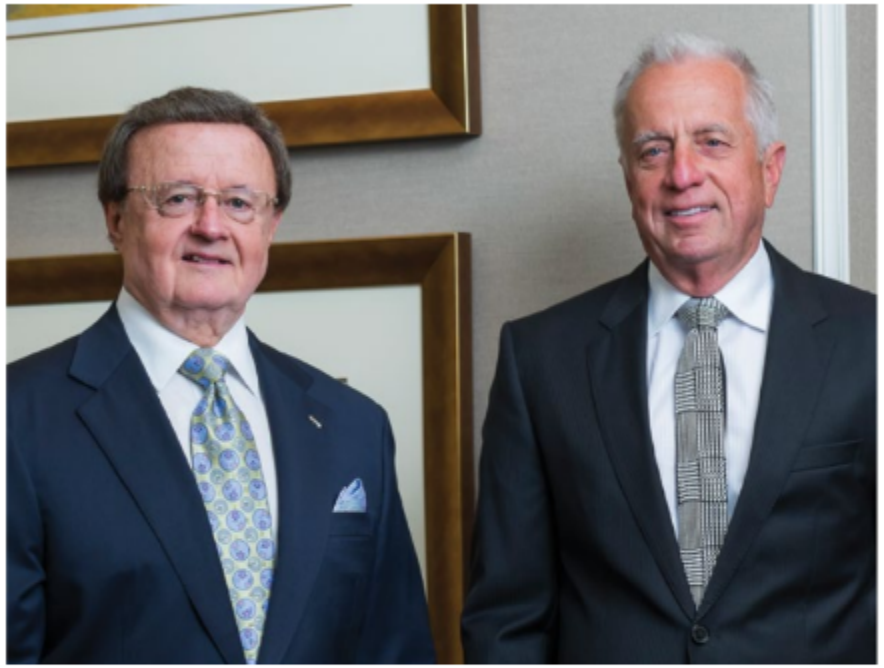
ONE REMARKABLE EXPERIENCE AND A SIMPLY LUXURIOUS LIFESTYLE

Epcon Communities is the nation's preeminent developer and builder of single-level living communities.

In 1986, Ed Bacome and Phil Fankhauser recognized home builders had overlooked the needs and preferences of one of the most important contributing segments of our society.

These buyers needed or preferred to avoid stairs, wanted sunlit homes with easy access to usable outdoor space, community amenities for recreation and socialization, and lawn maintenance services for a more carefree lifestyle. Ed and Phil founded Epcon Communities in Dublin, Ohio, to meet these needs, and this founding principle has sustained the company ever since. Today, Epcon's Signature Courtyard single-family homes all offer main-level owner's suites, optional second-level bonus suites, and Epcon's unique private, garden courtyards.

Buyers who choose Epcon Communities enjoy high-quality, low-maintenance living with optimal comforts and easy manageability. More than 450 Epcon communities have been established across the country, earning Epcon the distinction as the nation's preeminent builder of luxury single-story homes and residential communities.



ED BACOME AND PHIL FANKHAUSER

"We believe that great home design can improve lives and create stronger communities."

PHIL FANKHAUSER



Farmhouse Neighborhood Concept







Palazzo - Craftsman







Palazzo - Farmhouse

EPCON® COMMUNITIES | *A Simply Luxurious Lifestyle*







Portico - Craftsman







Portico - Farmhouse

EPCON® COMMUNITIES | *A Simply Luxurious Lifestyle*







Promenade - Craftsman







Promenade - Farmhouse

EPCON® COMMUNITIES

A Simply Luxurious Lifestyle









Provenance - Craftsman









Provenance - Farmhouse

EPCON® COMMUNITIES | *A Simply Luxurious Lifestyle*

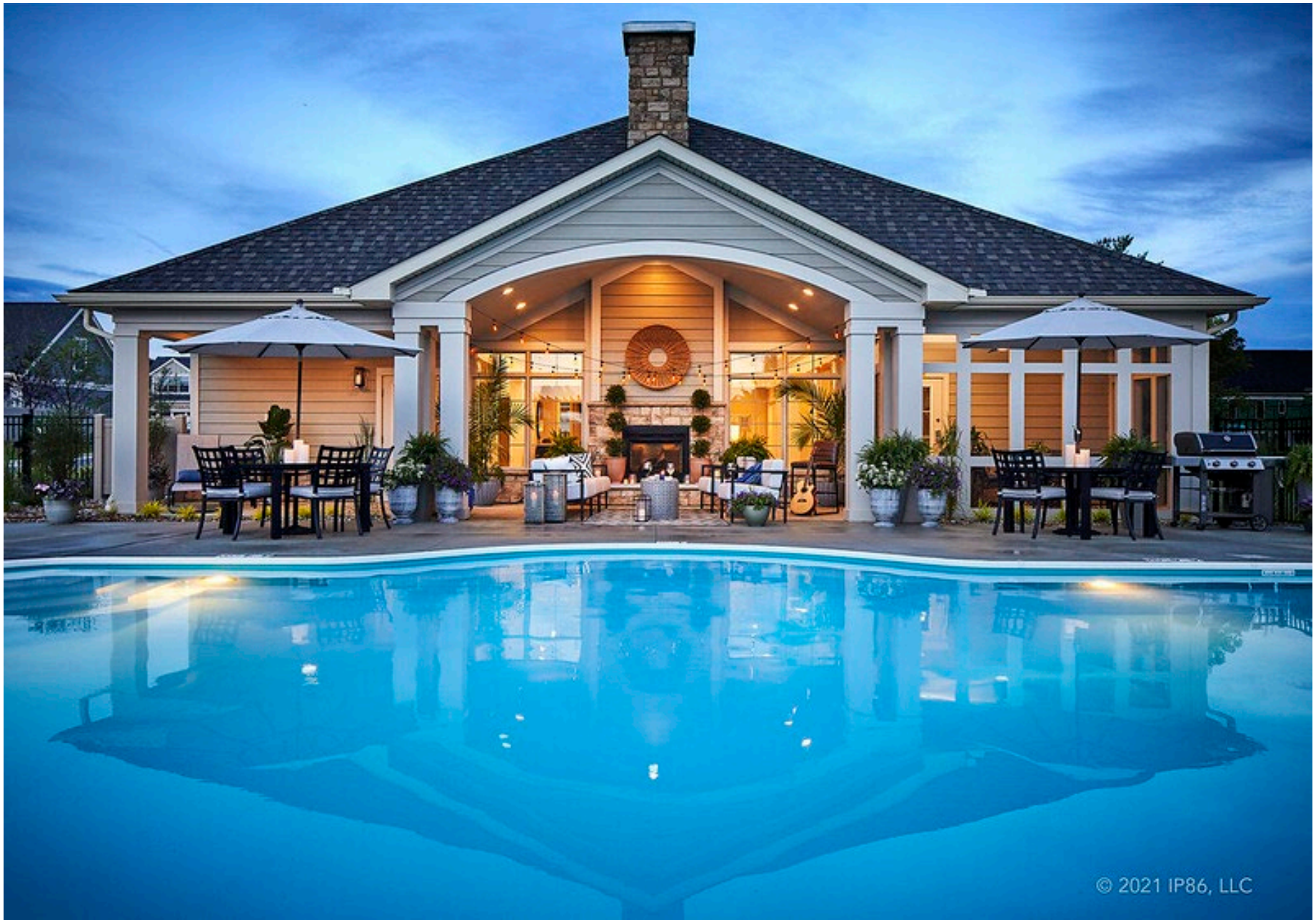
Why Epcon?

Life, Lived Your Way.

We know moving is more than just selecting a home and picking a community; it's about choosing the lifestyle you wish to lead. At Epcon, we design and build our communities for you to live life on your terms and pursue the lifestyle you deserve. With an attention to detail that ensures every home and each community surpasses your expectations, Epcon truly is the best place to call "Home."



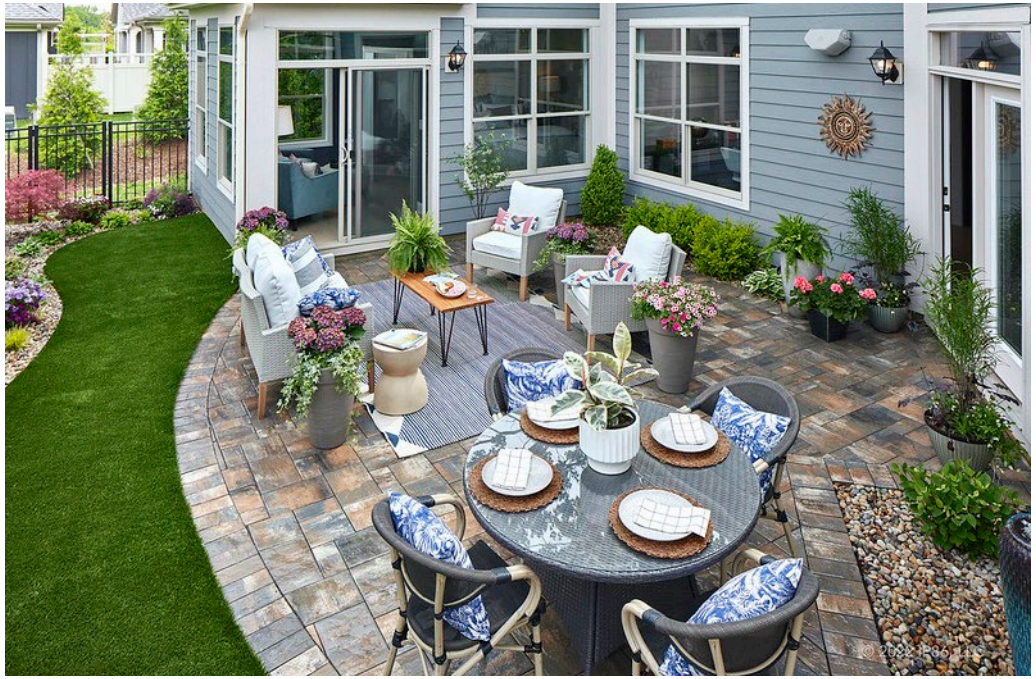



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THE
Courtyards
AT
WESLEY CHAPEL
An Epcon Community











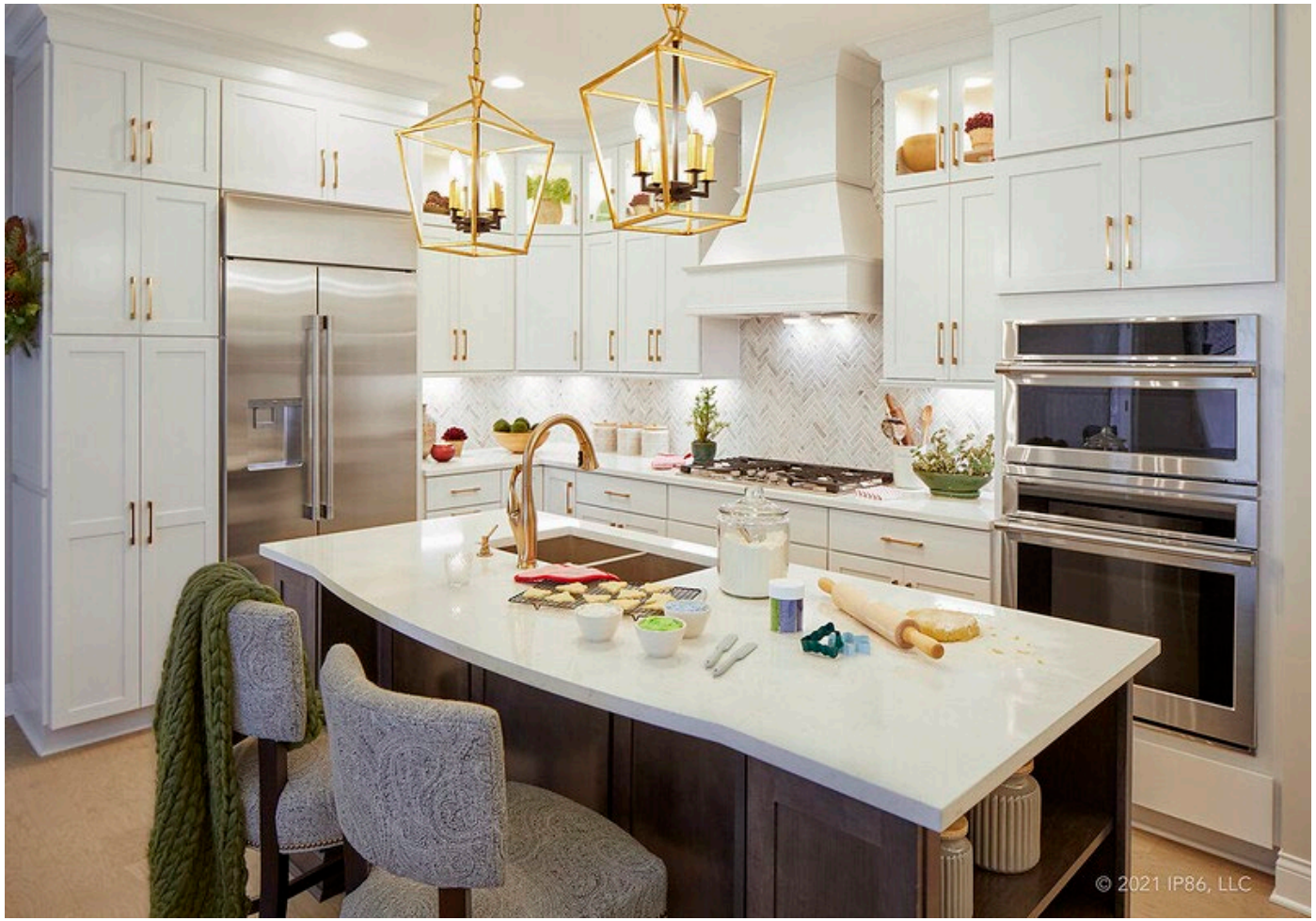
EPCON® COMMUNITIES





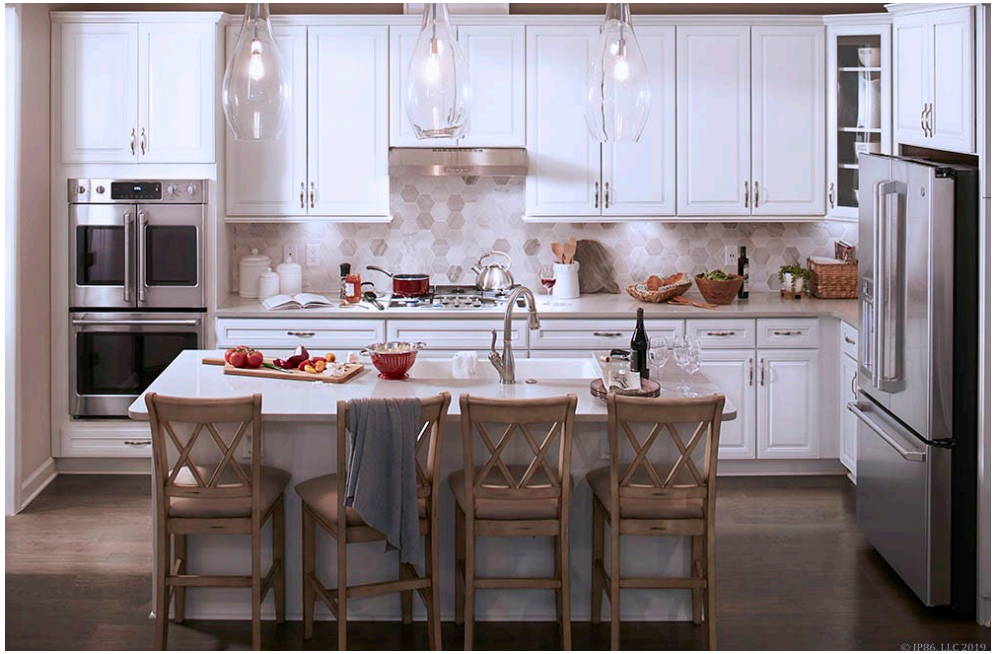


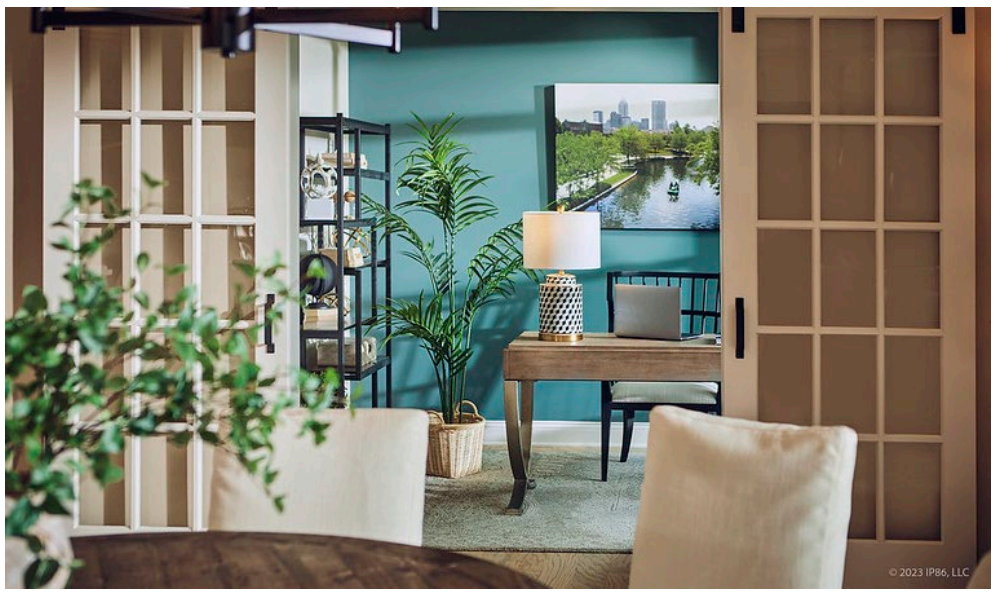
EPCON® COMMUNITIES


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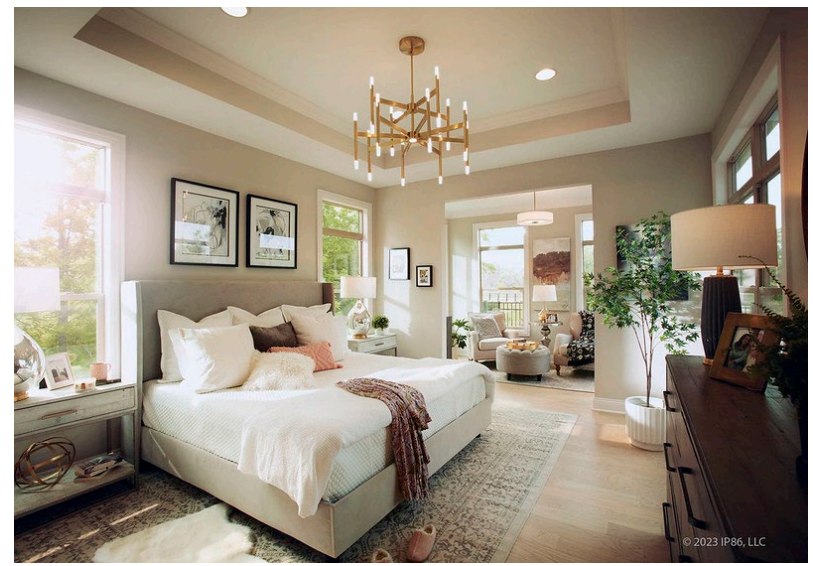




EPCON® COMMUNITIES


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DEVELOPMENT DATA

Physical Address	1185 Odell School Road, Concord NC	
PARCEL A	Pin: 46817454670000	34.01 AC.
PARCEL B	Pin: 46817315960000	2.67 AC.
PARCEL C	Included in Parcel A Pin	1.30 AC.
	TOTAL PARCEL ACREAGE	37.98 AC.
LESS ODELL SCH RD R/W	R/W	0.19 AC.
	TOTAL PROJECT AREA	37.79 AC.
OWNER	WILLIAM SCOTT AND RALPH ALLEN JUSTICE UNDER CONTRACT TO EPCON COMMUNITIES LLC	
OWNER ADDRESS	10617 BAILY RD, CORNELIUS, NC 28031	
DEVELOPER	EPCON COMMUNITIES LLC	
DEVELOPER CONTACT	ANDY GIBBON	
DEVELOPER PHONE	(704) 607-0152	
DEVELOPER ADDRESS	11020 DAVID TAYLOR BLVD, STE. 105, CHARLOTTE, NC 28262	

PROJECT BUFFERS & RIGHT OF WAY INFORMATION

PROJECT PERIMETER BUFFER:
8 FT TYPE "A" SITE PERIMETER BUFFER YARD PER CDO 11.4

ODELL SCHOOL ROAD BUFFER
TYPE 'D' BUFFER (50' OR 25' WITH BERM)

ODELL SCHOOL ROAD FUTURE RIGHT OF WAY PER ADOPTED CTP ORDINANCE:
110 FEET (55' FROM CENTERLINE)

STREAM BUFFERS:
30 FT UNDISTURBED CLASS 2 STREAM BUFFER
10 FT VEGETATIVE SETBACK FROM CLASS 2 STREAM BUFFER

ZONING DATA

CURRENT JURISDICTION	CABARRUS COUNTY	
PROPOSED JURISDICTION	CONCORD, NC	PROPOSED ANNEXATION
CURRENT ZONING	LDR Cabarrus County	
PROPOSED ZONING	RV-CD Concord - Residential Village - Conditional Zoning	

PROPOSED USE
SINGLE FAMILY DETATCHED RESIDENTIAL
AGE RESTRICTED IN ACCORDANCE WITH THE
FEDERAL FAIR HOUSING ACT'S HOUSING FOR OLDER PERSONS ACT (HOPA).

PROPOSED NUMBER OF DWELLING UNITS (DU) 84 DU CURRENT PLAN

DENSITY
ALLOWABLE DENSITY 8.0 DU/AC
PROPOSED DENSITY 84 PROPOSED DU / 37.79 ACRES = 2.3 DU/AC

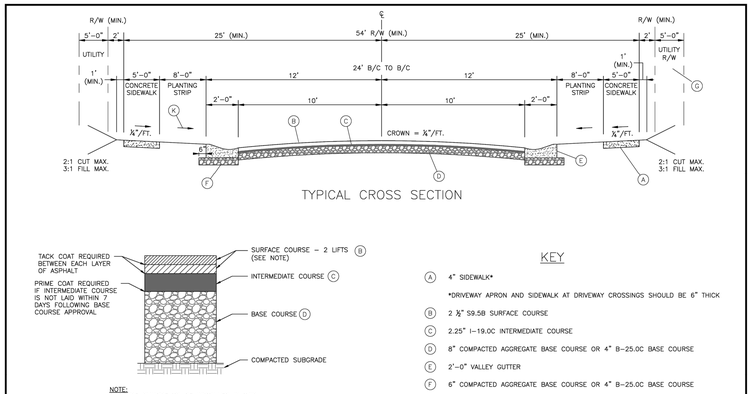
MINIMMUM LOT SIZE 7,500 SF
IMPERVIOUS SURFACE RATIO 0.50
SETBACKS (INTERIOR)
FRONT 20 FT TO STRUCTURE/ 24 FT TO GARAGE DOOR
SIDE 7 FT (24 ft CORNER)
REAR 5 FT

PARKING SUMMARY
RESIDENCES:
REQUIRED: 2 PER LOT
PROVIDED 2 PER LOT , PLUS GARAGE
AMENITY BUILDING (2,858 SF G.F.A.)
AUTO REQUIRED: 5 MIN. / 29 MAX (HEALTH CLUBS/FITNESS CENTERS)
AUTO PROVIDED 8 STANDARD PLUS 1 HANDICAP
BIKE REQUIRED: 5 (4 SPACES + 1/10,000 SF G.F.A.)
BIKE PROVIDED 5 SPACES (RACK - WITHIN 50' OF BUILDING ENTRANCE)

STREET CONNECTIVITY REQUIREMENTS
REQUIRED RATIO: 1.4
PROVIDED RATIO: 1.5 8 LINKS / 5 NODES

COMMON OPEN SPACE REQUIREMENTS (15% FOR DENSITY = 2.1 - 4 DU / ACRE)	
REQUIRED: (15% OF PROJECT AREA)	5.67 AC
PROVIDED:	> 5.67 AC
ACTIVE OPEN SPACE	
(A) CLUBHOUSE AMENITY WITH POOL & PICKLEBALL COURTS	1.00 AC
(B) PARKWAY WITH PAVED PATHWAY, LANDSCAPING, SEATING	0.34 AC
(C) MINI PARK WITH ENHANCED LANDSCAPING & SEATING	0.21 AC
(D) MINI PARK WITH ENHANCED LANDSCAPING & SEATING	0.17 AC
TOTAL ACTIVE OPEN SPACE	1.72 AC

TREE PRESERVATION REQUIREMENTS	
REQUIRED: (50% OF REQUIRED OPEN SPACE)	2.83 AC
PROVIDED	> 2.83 AC

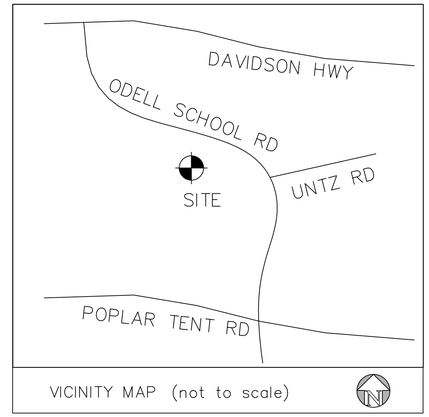


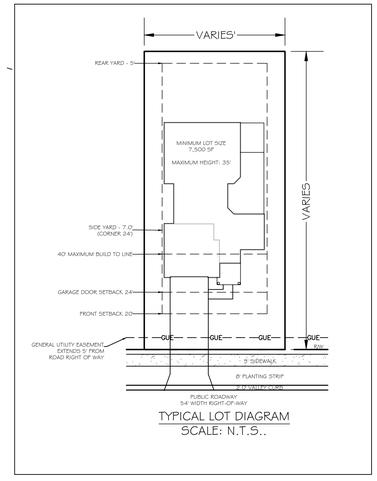
Concord NORTH CAROLINA High Performance Living

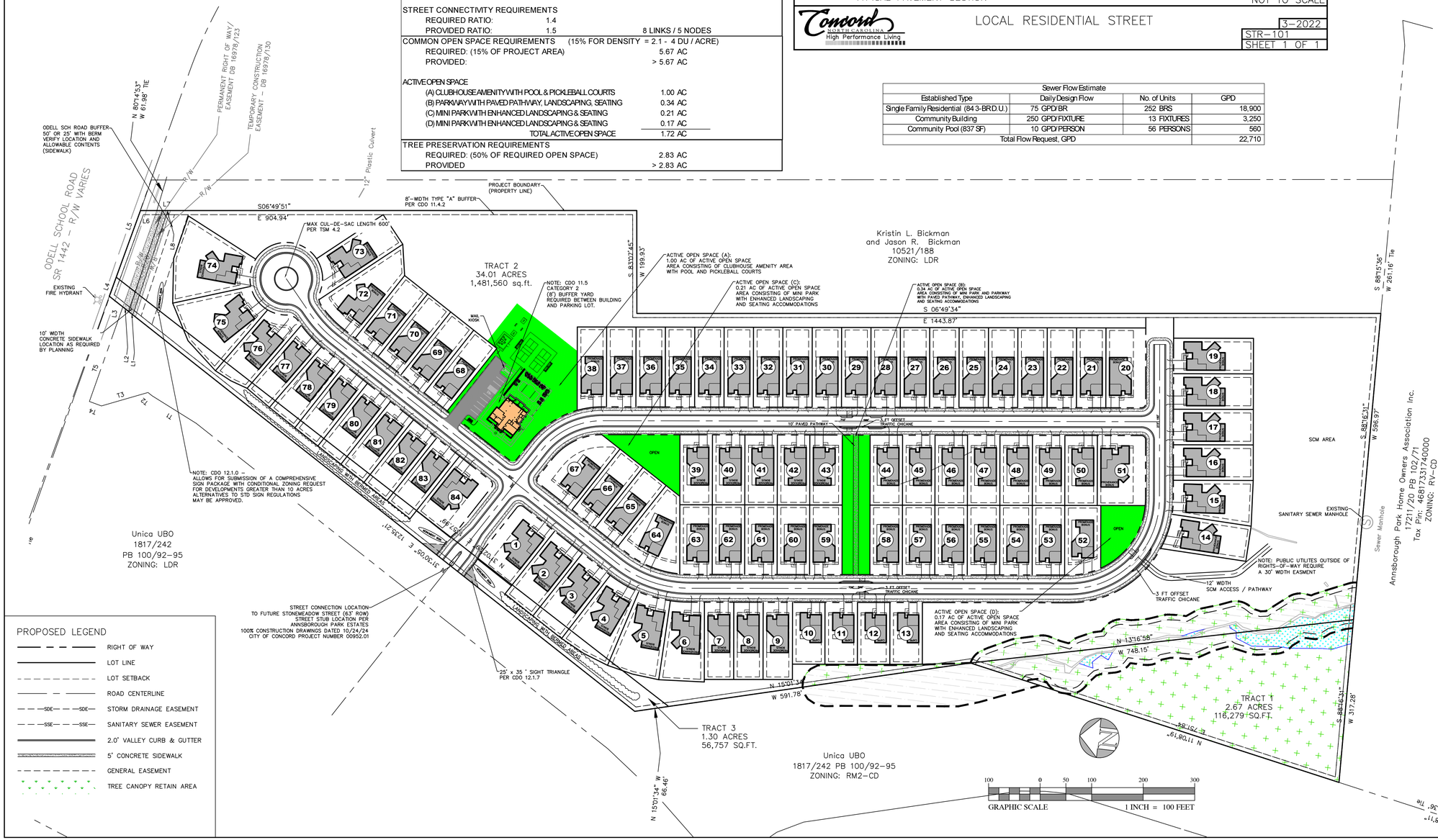
LOCAL RESIDENTIAL STREET

3-2022
STR-101
SHEET 1 OF 1

Sewer Flow Estimate			
Established Type	Daily Design Flow	No. of Units	GPD
Single Family Residential (84 3-BR D.U.)	75 GPD/ BR	252 BRS	18,900
Community Building	250 GPD/ FIXTURE	13 FIXTURES	3,250
Community Pool (837 SF)	10 GPD/ PERSON	56 PERSONS	560
Total Flow Request, GPD			22,710







NOTES:
1. ANNEXATION REQUESTED
2. CONDITIONAL REZONE TO RV-CD REQUESTED
3. PRELIMINARY SEWER ALLOCATION APPLICATION TO BE SUBMITTED.
4. A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED.
5. HYDRAULIC FLOW TEST SHALL BE CONDUCTED TO DETERMINE NEEDED FIRE FLOW REQUIREMENTS ARE MET FOR THE STRUCTURES AND WILL BE PROVIDED AND MAINTAINED. PROPOSED DEVELOPMENT UNDER 100 UNITS THEREFORE SPRINKLERS NOT REQUIRED.
6. PROPOSED DEVELOPMENT UNDER 100 UNITS THEREFORE SECONDARY ACCESS NOT REQUIRED.
16. FIRE APPARATUS TURNING RADIUS EXHIBIT TO BE PROVIDED WITH SITE PLANS.
17. FIRE ACCESS - MUST BE ABLE TO REACH MOST REMOTE PART OF BUILDINGS WITH 150' HOSE LAY - DEVELOPER TO PROVIDE YARD FENCE AND GATE DETAILS TO FIRE MARSHALL FOR REVIEW.
18. SITE PLAN TO SHOW LOCATIONS OF EXISTING AND PROPOSED HYDRANTS.
19. PROPOSED SUBDIVISION IS A DUKE ENERGY PROJECT.
20. ACCESS TO ODELL SCHOOL ROAD TO BE VIA PROPOSED PUBLIC STREET THROUGH ANNSBOROUGH ESTATES.
21. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CONCORD AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
22. TRAFFIC CALMING WILL BE PROVIDED IN LONG STRAIGHTAWAYS USING HORIZONTAL OFFSET CHICANES, NO VERTICAL OFFSET TRAFFIC CALMING SUCH AS SPEED HUMPS OR SPEED TABLES WILL BE ALLOWED.
23. SUBDIVISION ENTRY MONUMENT SIGNS TO BE PERMITTED UNDER COMPREHENSIVE SIGN PACKAGE.
24. LOTS TO MEET RV STANDARDS FOR IMPERVIOUS, LOT SIZE/DIMENSIONS, AND SETBACKS.
25. EXHIBIT SHOWING TYPICAL BUILDING ELEVATIONS TO BE PROVIDED WITH CONDITIONAL ZONING APPLICATION.
26. TREE PRESERVATION EXHIBIT TO BE PROVIDED WITH SITE PLANS.
27. MINIMUM WIDTH OF PUBLIC UTILITY EASEMENTS TO BE 30'.
28. INTERNAL STREETS TO BE CITY OF CONCORD LOCAL RESIDENTIAL STREET STANDARD SECTION.
29. INTERNAL STREETS ARE PROPOSED FOR DEDICATION TO CITY OF CONCORD.

JOB NUMBER: 24070

REV	DESCRIPTION	BY	DATE
1	REVISED PER DRC COMMENTS	PED	5/13/25
2			
3			
4			
5			
6			

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

CERTIFICATION

SKETCH PLANS FOR
THE COURTYARDS AT EVA
CITY OF CONCORD CABARRUS COUNTY, NC

SKETCH PLAN

Odom Engineering PLLC
169 Oak Street, Forest City, N.C. 28043
ph: 828-247-4498 fax: 828-247-4498
NC Firm# P-0880

DATE: 05/13/2025
DRAWN BY: PED
CHECKED BY: WFM
PROJECT MGR: WFM
SHEET: C-300

ODELL SCHOOL ROAD
SR 1442 – R/W VARIES

ODELL SCHOOL ROAD (SR1442)
60' PUBLIC RIGHT-OF-WAY
PER DEED BOOK 14597, PAGE 30

N 80°14'53" W 61.98' TIE

TEMPORARY CONSTRUCTION EASEMENT – DB 13978/130

PERMANENT DRAINAGE EASEMENT DB 13978/125

USA A CASEMENT TODA L. ALLISON PID# 03-017-001A.10 DEED BOOK: 1687, PAGE 116 ZONING: LDR

MARCY ALENE ALLISON PID# 03-017-001.00 DEED BOOK: 0978, PAGE: 908 ZONING: LDR

FRANKIE L & CATHERINE F ALLISON PID# 03-017-001.00 DEED BOOK: 10521, PAGE 232 ZONING: LDR

12" Plastic Culvert

S06°49'51" E 904.94'

8'-WIDTH TYPE "A" BUFFER PER CDO 11.42

PROJECT BOUNDARY (PROPERTY LINE)

TRACT 2
34.01 ACRES
1,481,560 sq.ft.

S 83°37'45" W 199.93'

KRISTIN L & JASON R BICKMAN PID# 03-017-001.A20 DEED BOOK: 10521, PAGE 188 ZONING: LDR

Kristin L. Bickman
and Jason R. Bickman
10521/188
ZONING: LDR

S 06°49'34" E 1443.87'

S 88°15'36" W 261.16' Tie

S 88°16'31" W 596.97'

Annsborough Park Home Owners Association Inc.
17211/20 PB 102/71
Tax Pin: 46817331740000
ZONING: RV-CD

Sewer Manhole

N 13°16'58" W 748.15'

TRACT 1
2.67 ACRES
116,279 SQ.FT.

WILLIAM SCOTT & RALPH ALLEN JUSTICE PID# 03-017-001.00 DEED BOOK: 10521, PAGE 280 ZONING: LDR

S 88°16'24" W 317.28'

N 15°10'19" W 591.76'

TRACT 3 COS 4
1.30 ACRES
56,757 SQ.FT.

1.630 AC

APPROXIMATE TREE SAVE AREA 40,446 SF

Unica UBO
1817/242 PB 100/92–95
ZONING: RM2–CD

Unica UBO
1817/242
PB 100/92–95
ZONING: LDR

STREET CONNECTION LOCATION TO FUTURE STONEMEADOW STREET (63' ROW)
STREET STUB LOCATION PER ANNSBOROUGH PARK ESTATES
100% CONSTRUCTION DRAWINGS DATED 10/24/24
CITY OF CONCORD PROJECT NUMBER 00952.01

MATCHLINE SHEET CS-101

MATCHLINE SHEET CS-102

UNICA U B O LLC
PID# 03-017-001.00
TOTAL ACREAGE: 28.59 ACRES ±
NET ACREAGE: 28.30 ACRES ±
ACREAGE WITHIN ROW: 0.71 ACRES ±
ADDRESS: 1241 ODELL SCHOOL ROAD CONCORD, NC 28207
ZONING: LDR

100' X 100' PREMISES EASEMENT PER DEED BOOK 14597, PAGE 30

14597, PAGE 30 EASEMENT

NOTE:

DEPICTION OF ANNSBOROUGH PARK ESTATES IS PARTIAL PDF OF
100% CONSTRUCTION DRAWINGS DATED 10/24/24
OBTAINED FROM
PUBLIC RECORD FOR CITY OF CONCORD PROJECT NUMBER 00952.01
FOR INFORMATION PURPOSES ONLY – NOT FOR CONSTRUCTION

100 0 50 100 200 300
GRAPHIC SCALE 1 INCH = 100 FEET

COS 1 0.250 AC

COS 2 0.289 AC

COS 3 0.539 AC

COS 5 1.313 AC

COS 6 2.038 AC

COS 10 0.249 AC

M/I HOMES OF CHARLOTTE LLC PID# 03-017-013.A20 DEED BOOK: 15295, PAGE 45 PLAT BOOK: 94, PAGE 45 ZONING: RV-CD

N 85°36'11" E 485.36' Tie

SPRINGVALE DRIVE 54' PUBLIC ROW

SHINNYDALE DRIVE 54' PUBLIC ROW

TOWNSHIRE ROAD 54' PUBLIC ROW

WESTMORELAND STREET 54' PUBLIC ROW

REV	DESCRIPTION	BY	DATE
1	REVISED PER DRC COMMENTS	PED	5/13/25
2			
3			
4			
5			
6			

JOB NUMBER: 24070

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

CERTIFICATION

SKETCH PLANS FOR
THE COURTYARDS AT EVA
CITY OF CONCORD CABARRUS COUNTY, NC

ACCESS INFO

Odom Engineering PLLC
109 Oak Street, Forest City, N.C. 28043
ph: 828.247.4495 fax: 828.247.4498
NC Firm# P-0880

DATE: 05/13/2025
DRAWN BY: PED
CHECKED BY: WFM
PROJECT MGR: WFM
SHEET: C-250

Residential: Single Family Detached

Rocky River Estates CN-PSA-2025-00045)

5585 Rocky River Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
06/19/2025	RM-2-CD	RM-2-CD	56	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/20/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025	2026
16,800	15,000	1,800

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	Yes	No	No	Yes	No

Brief Summary

This project went before the Planning and Zoning Commission with a different applicant as case S-14-14. The current applicants are proposing potentially changing the plan, but staff hasn't heard anything since DRC. However, they are proposing 56 single family detached homes. Each home is supposed to have 4 bedrooms.



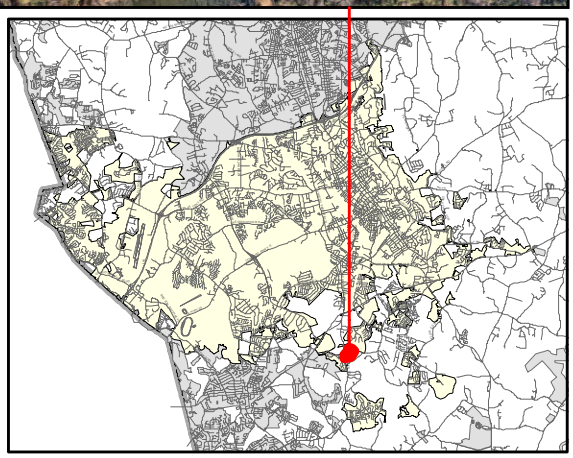
CN-PSA-2025-00045 - Rocky River Estates

Type: Residential SF Detached

56 single family units

Allocation Request: 16,800

Developments
Parcels
Rivers
Concord
Cabarrus County
Other Municipalities



Concord NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Rocky River Estates					
2.)	Description of project location:	5585 Rocky River Road, Concord, NC 28025 (Example Site located on (Road name) SR ####, approx ### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5528521727	3a.)	Parcel Acreage:	28.35		
4.)	Site Zoning and use:	(CD) RM-2	5.)	Area Commercial or Industrial Building	(sq. ft.)		
6a.)	Description of Facility to be served.	Residential	6b.) Number of Lots	56	6c.) Number of Units		
7d.)	Additional description information:						

B. Applicant Information

Joseph Dority, Manager (Title)	11220 Elm Lane, Suite 107
(Name of **legal owner, board, council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant)	(Applicant's Street or Box Number)
KLH Rocky River, LLC	Charlotte, NC 28277
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings as applicable.)	(Applicant's City, State, Zip Code)
803-381-5921	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Joe Dority, Manager (Name) joe@greybrookhomes.com (Email)	joe@greybrookhomes.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Martin A. Hebrank, PE	American Engineering
(Typed name of North Carolina Professional Engineer)	(Company Name)
040128	11525 N community House Road, Suite 325
(NCPE Registration Number)	(Street or Box Number)
704-375-2438	Charlotte, NC 28277
(Phone Number)	(City, State, Zip Code)
Marty Hebrank	mhebrank@american-ea.com
(Name and affiliation of contact person, who can answer questions about application & designs)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✓	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:

(●) No

( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project:** 16,800 gallons per day

*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**

(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

(Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.)

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
75 gallons per day per bedroom (Dec. 13 2023 Amendment)	75 gal/ 4 bedrooms	56	GPD 16,800
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 16,800

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Joseph Dority (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 6/3/25

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Klh Rocky River, LLC

SECRETARY OF STATE ID NUMBER: 2836127 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2836127
CA202504103431
2/10/2025 01:23
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Keith L. Hawthorne

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

11220 Elm Lane, Suite 107
Charlotte, NC 28277-0716 Mecklenburg County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

11220 Elm Lane, Suite 107
Charlotte, NC 28277-0716

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: real estate

2. PRINCIPAL OFFICE PHONE NUMBER: (704) 494-7210 **3. PRINCIPAL OFFICE EMAIL:** Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

11220 Elm Ln, Suite 107
Charlotte, NC 28277

5. PRINCIPAL OFFICE MAILING ADDRESS

11220 Elm Ln, Suite 107
Charlotte, NC 28277

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Keith Lee Hawthorne	NAME:	NAME:
TITLE: Manager	TITLE:	TITLE:
ADDRESS: 11220 Elm Ln	ADDRESS:	ADDRESS:
Suite 107		
Charlotte, NC 28277		

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Keith Lee Hawthorne
SIGNATURE

2/10/2025
DATE

Form must be signed by a Company Official listed under Section C of This form.

Keith Lee Hawthorne
Print or Type Name of Company Official

Manager
Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

FILED ELECTRONICALLY
CABARRUS COUNTY NC
M. WAYNE NIXON

FILED	Sep 18, 2024
AT	02:46:00 PM
BOOK	17103
START PAGE	0346
END PAGE	0352
INSTRUMENT #	19907
EXCISE TAX	$0.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $ 0.00

Parcel Identifier Nos.: 5528-52-1727-0000, 5528-63-6421-0000, 5528-53-8971-0000
Verified by _____ County on the ____ day of____ __, 20__ By:_____

Mail/Box to: Grantee

This instrument was prepared by: Johnston, Allison & Hord, P.A., 1065 East Morehead Street, Charlotte, NC 28204 (No tax or title examination performed by preparer)

Brief description for the Index: 5585 Rocky Rover Road; 510 Archibald Road and Adjacent Acreage

THIS DEED made this 5th day of August 2024, by and between:

GRANTOR	GRANTEE
CAMDEN LAND CO., LLC, a North Carolina limited liability company 6805-C Fairview Road, Charlotte, NC 28210-2702	KLH ROCKY RIVER, LLC, a North Carolina limited liability company 11220 Elm Lane, Suite 107 Charlotte, NC 28277-0716

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Cabarrus County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "James, McElroy & Diehl, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1)(5).

The Property was acquired by Grantor by instruments recorded in Book 13840, Page 198; Book 13907, Page 298; Book 7069, Page 76 and re-recorded in Book 7265, Page 269 in the Cabarrus County Register of Deeds.

A map showing a portion of the Property is recorded in Map Book 45, Page 93 in the Cabarrus County Register of Deeds.

All or a portion of the Property ___ includes or _X_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes for the year 2024 and subsequent years not yet due and payable.
2. Zoning and building ordinances and land use regulations applicable to the Property.
3. Such state of facts as are shown on a current and accurate survey of the Property.
4. All easements, covenants, restrictions and other matters of record applicable to the Property, including, but not limited to, the 30' access, utility, drainage and construction easement reserved in Deed Book 13907 at Page 298 in the Cabarrus County Register of Deeds.
5. All public or private road rights-of-way, including but not limited to the 30' access, utility, drainage and construction easement reserved in Deed Book 13907 at Page 298 in the Cabarrus County Register of Deeds.
6. All utility easements providing service to adjacent properties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

GRANTOR:

CAMDEN LAND CO., LLC

By: David S Howey
Name: DAVID S HOWEY
Title: Manager

STATE OF North Carolina

COUNTY OR Mecklenburg

I, the undersigned, a Notary Public of the County of Cabarrus and State of North Carolina, certify that David S. Howey personally came before me this day and acknowledged that he/she is the Manager of Camden Land Co., LLC, a North Carolina limited liability company and that he/she, as such, being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 21st day of June, 2024.

Katonya Singletary
Notary Public

9/21/2026
My Commission Expires

Printed name: Katonya Singletary

OFFICIAL SEAL
Notary Public - North Carolina
COUNTY OF CABARRUS
KATONYA SINGLETARY
My Commission Expires 9/21/2026

EXHIBIT A

Description of Property

Tract 1:

BEING all of Tract 1 (28.414 acres including approximately 0.087 acres within existing public right-of-way) as shown on map entitled Boundary Survey of Kirgan Property recorded in Map Book 45 at Page 93 in the office of the Register of Deeds for Cabarrus County, North Carolina.

Address: 5585 Rocky River Road, Concord, NC 28025
PIN #: 5528-52-1727-0000

Tract 2:

TO FIND THE POINT OF BEGINNING, proceed from a point in the northern margin of the right-of-way of Archibald Road (a 50-foot public right-of-way) at the southwestern corner of the property conveyed to Woodrow and Zella Barringer by Deed recorded in Deed Book 505 at Page 433 of the Cabarrus County Public Registry (Tax Parcel No. 5528-73-6021) along the northern margin of Archibald Road with the arc of a curve of a circle having a radius of 376.33feet (chord bearing N. 86-07-43 W., chord distance 20.27 feet), an arc distance of 20.27 feet to a point, the point of BEGINNING; and runs thence from said point of BEGINNING with the northerly margin of the right of way of Archibald Road two courses and distances as follows: (1) along the northern margin of the right of way of Archibald Road with a curve of a circle having a radius of 376.33 feet (chord bearing N. 79-10-52 W., chord distance 70.89 feet), an arc distance of 70.99 feet to a point; and (2) continuing with the northern right of way of Archibald Road N 71-10-14 W. 229.75 feet to a point; thence with the lines of the property conveyed to Camden Land Co., LLC by Deed recorded in Deed Book 7069 at Page 76, and re-recorded in Deed Book 7265 at Page 269, of the Cabarrus County Registry, five (5) courses and distances as follows: (1) N. 68-59-17 W. 213.80 feet to a point; (2) N. 67-16-59 W. 781.62 feet to a point; (3) N. 74-42-05 W. 584.46 feet to a point; (4) N. 17-04-41 E. 359.95 feet to a point; and (5) N. 78-50-16 E. 1,120.04 feet to a point; thence S. 05-08-24 E. 638.22 feet to a point; thence S. 66-40-54 E. 631.05 feet to a point; thence S. 13-14-28 W. 304.28 feet to a point in the northerly margin of the right-of-way of Archibald Road; the point and place of BEGINNING, and CONTAINING approximately 22.4037 acres.

SUBJECT TO a conditional easement (subject to a condition subsequent described below) thirty (30) feet in width, running from Archibald Road along the southeasterly line of the above described 22.4037 acres, the easterly most boundary of which runs N. 13-14-28 E. 304.28 feet, for ingress, egress, regress and access for pedestrian and vehicular traffic and for the installation and maintenance of utilities and storm drainage facilities to, from and between Archibald Road and the approximately 10.0421 acre tract having Cabarrus County PIN # 5528-74-1205-0000 and the approximately 13.6426 acre tract having Cabarrus County PIN # 5528-73-3622-0000 (collectively, "the 23.6847 Acres") contiguous to and east of the above described 22.4037 acres conveyed herein, said easement to run with the land as an appurtenance to the 23.6847 Acres. Provided, however, and notwithstanding the foregoing, if, prior to construction of any road, utilities or storm drainage facilities within the above described easement, the 23.6847 Acres should ever be connected to a public or private road providing ingress, egress, regress, access for pedestrian and vehicular access and for the installation and maintenance of utilities and storm drainage facilities, the foregoing easement shall be null and void and of no further effect.

Address: 510 Archibald Road, Concord, NC 28025
PIN #: 5528-63-6421-0000

Tract 3:

Being a tract or parcel of land lying situated in No. 1 Township of Cabarrus County, North Carolina and being more particularly described on a Boundary Survey prepared by Harris Engineering dated May 1, 2006, as follows:

BEGINNING at a found axle at the northwest corner of the Yvonne Sue Nelson tract (Deed Book 5605, page 225) and the northeast corner of the Mable Ruth Barringer tract (Deed Book 307, page 264), said point being the same point of beginning of the aforesaid tract described in Deed Book 5731, page 272; thence leaving the point of beginning and running with the line of Mable Ruth Barringer tract (Deed Book 307, page 264):

1. South 78-50-16 West 1,865.13 feet to an existing iron rod; thence
2. South 17-04-41 West 359.95 feet to an existing iron rod; thence
3. South 74-42-05 East 584.46 feet to a set iron rod; thence
4. South 67-16-59 East 781.62 feet to a set iron rod; thence
5. South 68-59-17 East 213.80 feet to a set iron rod adjacent to the northerly right of way line of Archibald Road, State Road # 1153 (50' right of way); thence
6. South 38-39-26 West 0.89 feet to a point on the northerly right of way line of Archibald Road; thence running with the northerly right of way line of Archibald Road
7. 84.62 feet along the arc of a curve deflecting left and having a radius of 140.60 feet and a chord bearing and distance of North 85-49-49 West 83.35 feet to an existing iron rod at the corner of the Coley Enterprises Cabarrus, LLC, tract (Deed Book 268, page 32), said tract also being known as Lot 80 of the W.R. Archibald Farm subdivision (Map Book 9, page 65), thence with the line of the Coley Enterprises Cabarrus, LLC, tract
8. North 69-05-34 West 134.32 feet to an existing iron rod, which rod lies South 19-34-30 East 8,796.47 feet from NCGS Jackson (NAD83)- North 591, 218, .663 feet East 1, 524,060 .54 feet; thence with the part of the line of The Coley Enterprises Cabarrus, LLC, tract and part of the Scarlet Beaver Parker tract (Deed Book 2833, page 241), thence
9. North 67-15-35 West 780.33 feet to an existing iron rod; thence continuing with the line of the Scarlet Beaver Parker tract
10. North 74-43-13 West 802.17 feet to a found 3/4" iron pipe one foot tall at the corner of the Edward F. Kirgan tract (Deed Book 578, page 272); thence with the line of the Edward F. Kirgan tract and part of the State of North Carolina (State Property Office) tract (Deed Book 5770, page 252 said tract also being shown as Tract #2 on Map Book 45, page 93)
11. North 77-27-10 West 651.01 feet to a set iron rod 4.0 feet East of an existing iron rod; thence continuing with the line of the aforesaid State of North Carolina tract and with part of the Chaonn K. Hoyle tract (Deed Book 578, page 274)
12. North 07-00-48 West 181.08 feet, passing an existing iron rod on line at 75.28 feet, to a set iron rod at the corner of the Parker & Orleans Homebuilders tract (Deed Book 6318, page 190), said iron rod being situated South 07-00-48 East 124.78 feet of an existing iron rod adjacent to a tall existing iron pipe; thence with the lines of the Parker & Orleans Homebuilders tract and a meandering creek
13. North 62-42-47 East 189.42 feet to a point; thence
14. North 56-41-40 East 96.33 feet to a point; thence
15. North 47-30-18 East 68.36 feet to a point; thence
16. North 53-45-10 East 81.34 feet to a point; thence
17. North 40-59-46 East 192.59 feet to a point; thence

18. North 75-36-37 East 185.25 feet to a point; thence
19. North 71-25-27 East 224.49 feet to a point; thence
20. North 80-57-36 East 241.93 feet to a point; thence
21. North 74-02-43 East 121.80 feet to a point; thence
22. South 82-46-46 East 97.91 feet to a set iron rod; thence continuing along the Parker & Orleans Homebuilders tract along a line not described in the aforesaid deeds recorded in Deed Book 5731, page 272, and Deed Book 6318, page 190
23. North 05-15-49 East 105.97 feet to a set iron rod; thence
24. North 81-26-53 East 310.49 feet to a set iron rod; thence
25. 20.00 feet along the arc of a curve deflecting right and having a radius of 370.00 feet and a chord bearing and distance of South 02-17-34 West 20.00 feet to a set iron rod; thence
26. North 89-15-22 East 60.06 feet to a set iron rod; thence
27. 23.34 feet along the arc of a curve deflecting right and having a radius of 430.00 feet and a chord bearing and distance of North 02-31-30 West 23.34 feet to a set iron rod; thence
28. South 88-21-25 East 251.58 feet to a set iron rod: thence
29. South 01-28-28 West 54.82 feet to a set iron rod; thence
30. North 84-10-25 East 152.37 feet to a set iron rod; thence
31. North 60-12-46 East 275.49 feet to a set iron rod; thence
32. South 87-21-24 East 137.60 feet to a set iron rod; thence
33. South 87-10-17 East 132.73 feet to a set iron rod at the corner of the Parker & Orleans Homebuilders tract at a point on the line of the aforesaid Yvonne Sue Nelson tract (Deed Book 5605, page 225); thence running with part of the Yvonne Sue Nelson tract
34. South 23-07-55 East 477.34 feet to the Point and Place of Beginning and containing 1,505,822 square feet or 34.56893 acres of land.

PIN #: 5528-53-8971-0000

LESS AND EXCEPT that 10.0421 acre parcel conveyed to Matthew Mark Perrault and Heather Jo Perrault, as Co-Trustees of the Matthew and Heather Perrault Living Trust by North Carolina General Warranty Deed dated December 19, 2019 and Recorded December 20, 2019 in Deed Book 13908 at Page 262 in the Cabarrus County Register of Deeds and being more particularly described as:

BEGINNING at a point in the westerly line of the property conveyed to George Maxwell by Deed recorded in Book 2475 at Page 329 of the Cabarrus County Public Registry at the southeasterly corner of the property conveyed to William McKain by Deed recorded in Deed Book 10814 at Page 54 of the Cabarrus County Public Registry, and runs thence with the southerly lines of McKain (now or formerly) two (2) courses as follows: (1) N. 87-10-17 W. 132.73 feet to a point; and (2) N. 87-21-24 W. 137.60feet to a point in the southeasterly corner of the property conveyed to Clyde McCloud by Deed recorded in Deed Book 11135 at Page 282 of the Cabarrus County Public Registry; thence with the line of McCloud (now or formerly) S. 60-12-46 W. 275.49 feet to a point in the southeasterly corner of the property conveyed to Robert McGinn by Deed recorded in Deed Book 11242, Page 177 of the Cabarrus County Public Registry; thence with the southerly and westerly lines of McGinn (now or formerly): (1) S. 84-10-25 W. 152.37 feet to a point; and (2) N. 01-28-28 E. 54.82 feet to the southeasterly corner of the property conveyed to Michael McLester by Deed recorded in Deed Book 11698, Page 76 of the Cabarrus Public Registry; thence with the southerly and westerly lines of McLester (now or formerly) two courses and distances as follows: (1) N. 88-21-25 W. 251.58 feet to a point in the easterly line of the property conveyed to Hearthwood Homeowners Association by Deed recorded in Deed Book 11212, Page 325 of the Cabarrus County Public Registry; and (2) with the easterly line of Hearthwood Homeowners Association (now or formerly)with the curve of a circle having a radius of 430 feet (chord bearing S. 02-29-05 E., chord distance of 23.35 feet), an arc distance of 23.35 feet to a point; thence S. 26-53-12 E. 566.73 feet to a point; thence N. 78-50-16 E. 856.05 feet to southwesterly corner of Maxwell (now or formerly); thence with Maxwell's (now or formerly) westerly line, N. 22-56-15 W. 478.24 feet to point the point and place of BEGINNING, and CONTAINING approximately 10.0421 acres.

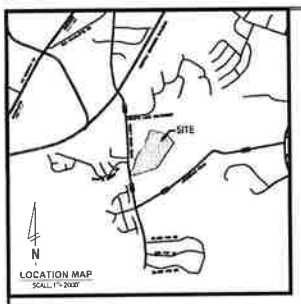
American Engineering
11525 N Community House Road, Suite 325
Charlotte, NC 28227
704.375.2438
www.american-ea.com

Project Narrative – Rocky River Estates

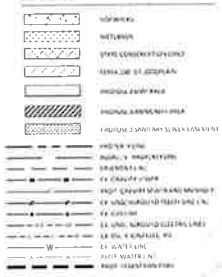
The proposed project, Rocky River Estates, is a 56-lot single-family development located in Cabarrus County, North Carolina, in the City of Concord. The proposed project is a 28-acre development, with approximately 25.24 acres of denuded area. The proposed development is located at 5585 Rocky River Road. On the northwest and western boundary of the site is State of North Carolina Conservation land, the northern and eastern boundaries of the site are vacant land and the southern boundary is bounded by Rocky River Road. On the southern side of Rocky River Road is Autumn Ridge Subdivision. The current zoning is RM-2-CD.

The proposed homes will be 4-bedroom single family homes with an approximate price point of $500K - $700K depending on the chosen floor plan. Over 33% of the property will remain open space for the homeowners to enjoy. As depicted in the Preliminary Plat, a 6' wide pedestrian trail is to be added at the rear of the property that will be tied to one of the two neighborhood parks that are around the stormwater facilities.

The preliminary flow calculated for this development is 16,800 gallons/day.



LEGEND



GENERAL NOTES:

WETLAND/STREAM/FLOODPLAIN INFORMATION:

ACCESS POINTS:

OPEN SPACE/LANDSCAPING:

PUBLIC INFORMATION:

CONCEPTUAL MASTER PLAN:

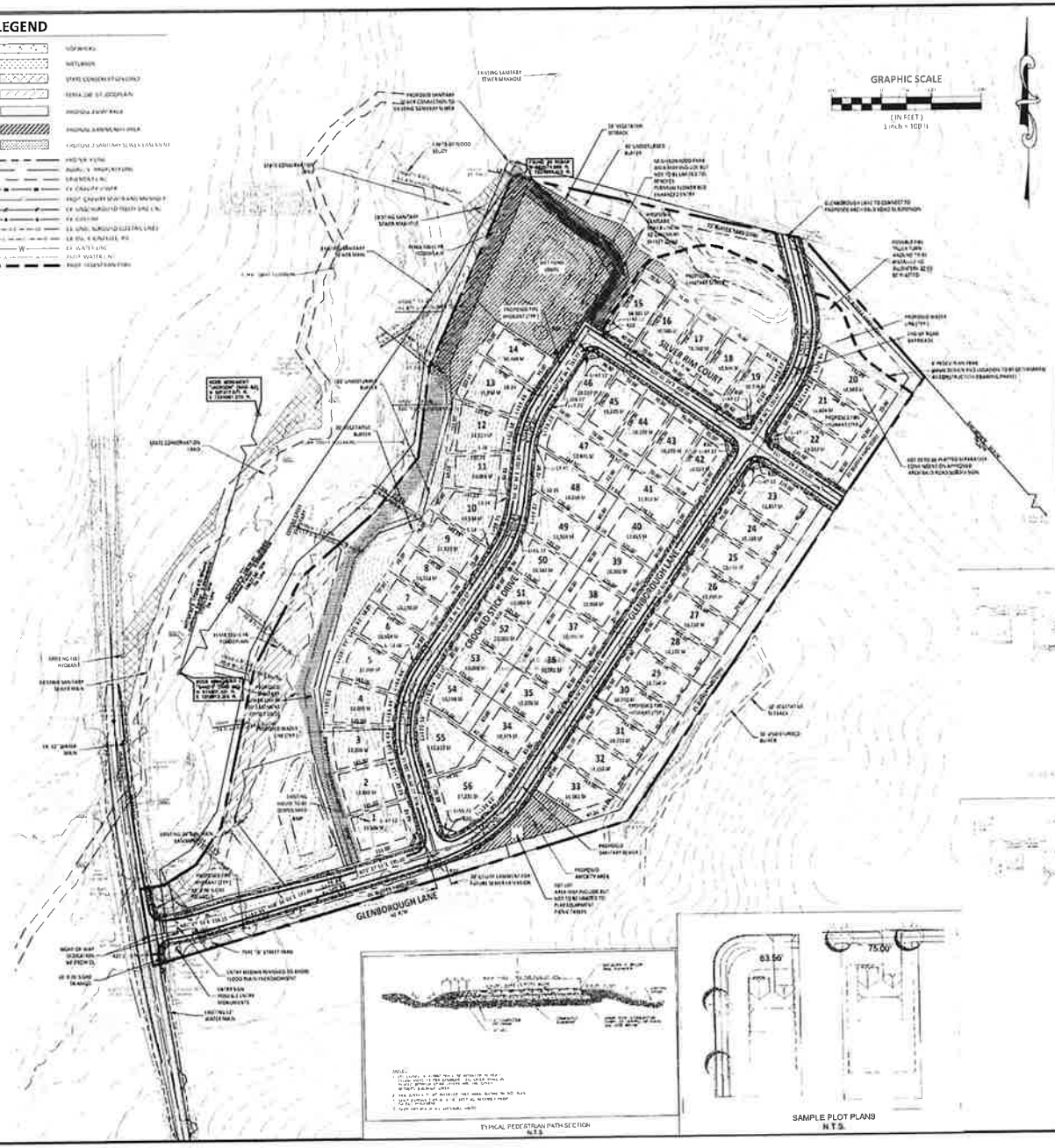
STORM WATER/ENVIRONMENTAL NOTES:

FIRE FLOW NOTES:

ROAD IMPROVEMENT NOTES:

WASTEWATER NOTES:

SPECIAL SEDIMENTATION AND EROSION CONTROL NOTE:



DEVELOPMENT DATA

CITY OF CONCORD

IMPERVIOUS CALCULATIONS

STIPULATION FOR REUSE

ROCKY RIVER ESTATES

Subdivision

Concord, Cabarrus County
North Carolina 28205

REVISION LOG

JOB NUMBER	C170039
CHECKED BY	BMT
DRAWN BY	CSA
DATE	5-24-18

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8701 Red Oak Blvd. Suite 'D' 704-375-2438
Charlotte, NC 28217

PRELIMINARY PLAT

SHEET
C1.0

NORTH CAROLINA PROFESSIONAL SEAL 040078 ENGINEER MARTIN A. PEDERSEN

Residential: Single Family Detached

Travis Ln. Subdivision (CN-PSA-2025-00051)

3575 Travis Ln. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	RM-2	No Change	6	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

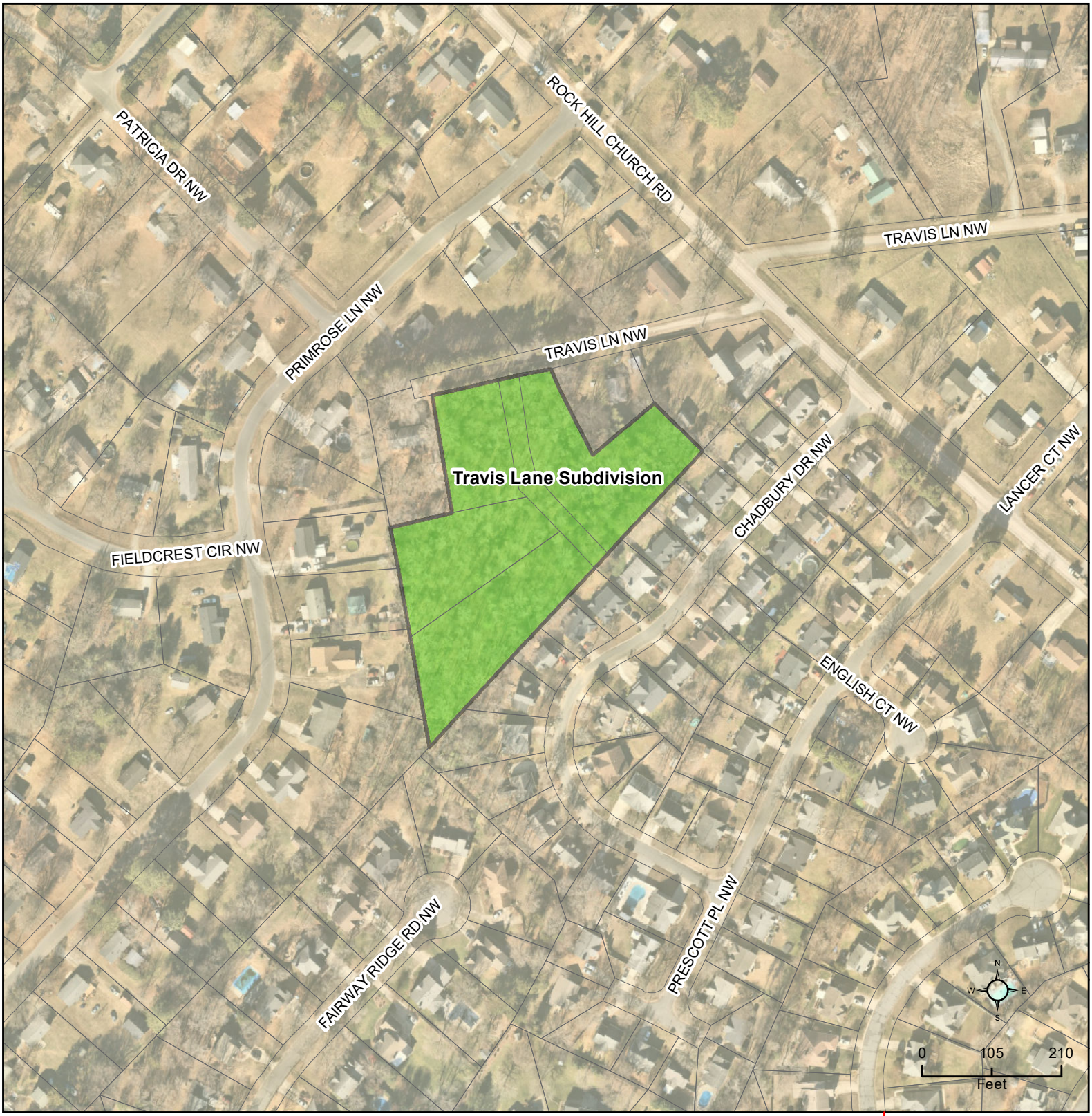
Allocation Request

Total	2025
1,800	1,800

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	No	No	No	Yes	No

Brief Summary

The applicant is requesting sewer allocation to subdivide and build 6 houses. Staff has not seen a plat nor a sketch plan at this time.



CN-PSA-2025-00051 - Travis Lane Subdivision

Type: Residential SF Detached

6 single family units

Allocation Request: 1,800



Authentisign ID: FDB42216-B456-F011-8F7C-000D3A8A9962

Concord NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Travis Ln. Subdivision					
2.)	Description of project location:	3575 and 3545 Travis Ln. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5610263768, 5610263632, 5610265773, 5610263570	3a.)	Parcel Acreage:	1 acre each (4 acres total)		
4.)	Site Zoning and use:	RM-2, SF Residential	5.)	Area Commercial or Industrial Building (sq. ft.)	0		
6a.)	Description of Facility to be served.	Single Family Homes	6b.) Number of Lots	6	6c.) Number of Units	6	
7d.)	Additional description information:	Single Family subdivision, 6 new homes with 4 bedrooms each - will require a road extension, water and sewer extensions					

B. Applicant Information

Authentisign Erica Johnson Vaughan, 07/02/25 Executive Director (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	10935 Winds Crossing Dr. STE 300 (Applicant's Street or Box Number)
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28273 (Applicant's City, State, Zip Code)
704-516-1961 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Grace van den Berg, Project Manager (Name) grace@choosebetterpath.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	grace@choosebetterpath.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

(Typed name of North Carolina Professional Engineer)	(Company Name)
(NCPE Registration Number)	(Street or Box Number)
(Phone Number)	(City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about application & designs)	(Engineer's Email Address)

Authentisign ID: FDB42216-B456-F011-8F7C-000D3A8A9962

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

X	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	% Domestic
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:

(X) No

( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project:** 1,800 gallons per day

*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**

(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Residential Wastewater	75 gal/ Day	24	GPD 1,800
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Better Path Homes (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Better Path Homes

Signature:

6/30/25

Date:

BETTER PATH HOMES

To the City of Concord Planning Department,

We are under contract on 3575 and 3545 Travis Ln. NW Concord NC 28027, as well as parcels 5610263632 and 5610263570 (Zoned RM-2).

Our plan is to develop the existing Travis Ln. right of way and subdivide these parcels to build six 4 bed/3 bath single family homes. This project will generate roughly 1,800 GPD of wastewater, so we are applying for the City's wastewater allocation program as our first order of operation.

Our closing date on this property is currently scheduled for 09/24/25.

Thank you!

Grace van den Berg

Better Path Homes LLC
Project Manager | Administrator
c: 704-516-1961
grace@choosebetterpath.com

Residential: Single Family Detached

97 Ring (CN-PSA-2025-00053)

97 Ring Ave. SW

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	RC	No Change	5	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
1,125	1,125

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	No	No	No	Yes	No

Brief Summary

The site was awarded sewer allocation for a 7-unit townhome project under different ownership. The current applicant is looking to construct 5 single family homes. This project is located in the Center City Small Area Plan.



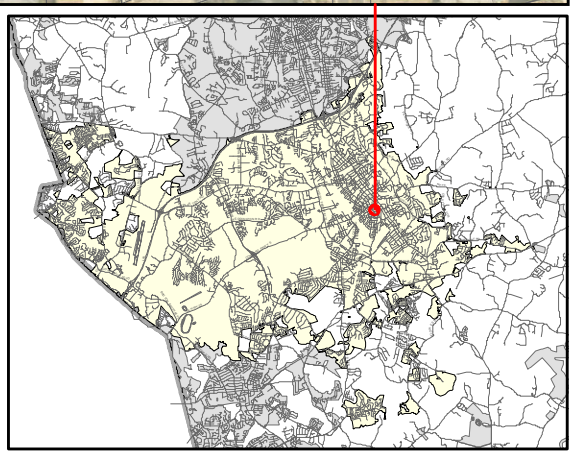
CN-PSA-2025-00053 - 97 Ring

Type: Residential SF Detached

5 single family units

Allocation Request: 1,125

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:						
2.)	Description of project location:	Site located on Ring Avenue SW, approx 125 linear feet North of the intersection of Lore Street SW and Ring Avenue SW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	56209509500000	3a.)	Parcel Acreage:	0.834		
4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building	(sq. ft.)		
6a.)	Description of Facility to be served.	Single-family homes	6b.) Number of Lots	5	6c.) Number of Units	5	
7d.)	Additional description information:						

B. Applicant Information

Cyrus Mojdehi, Member (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	1800 Camden Road Ste 107-240 (Applicant's Street or Box Number)
Northway Homes LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)	Charlotte, NC 28203 (Applicant's City, State, Zip Code)
858-354-1479 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Lorena Hernandez (Name) Permits@northwayhomes.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

(Typed name of North Carolina Professional Engineer)	(Company Name)
(NCPE Registration Number)	(Street or Box Number)
(Phone Number)	(City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about application & designs)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

	% Domestic
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:

◉ No

○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project:** 1,125 gallons per day

*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**

(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
SFR	75	gal/	Bedroom	3	GPD	225
SFR	75	gal/	Bedroom	3	GPD	225
SFR	75	gal/	Bedroom	3	GPD	225
SFR	75	gal/	Bedroom	3	GPD	225
SFR	75	gal/	Bedroom	3	GPD	225
		gal/			GPD	
				Total	GPD	1,125

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Cyrus Mojdehi (Printed Name) **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7/25/25

Northway Homes LLC
1800 Camden Road Ste 107-240
Charlotte, NC 28203
914-419-4199

Date: July 09, 2025

Subject: Request for Sewer Allocation – 97 Ring Avenue, Concord, NC 28025

Dear Planning and Neighborhood Development Staff,

On behalf of Northway Homes LLC, I am writing to formally request sanitary sewer allocation for our proposed residential development located at 97 Ring Avenue, Concord, NC. Our development consists of **five (5) single-family homes** on a parcel totaling approximately 0.834 acres.

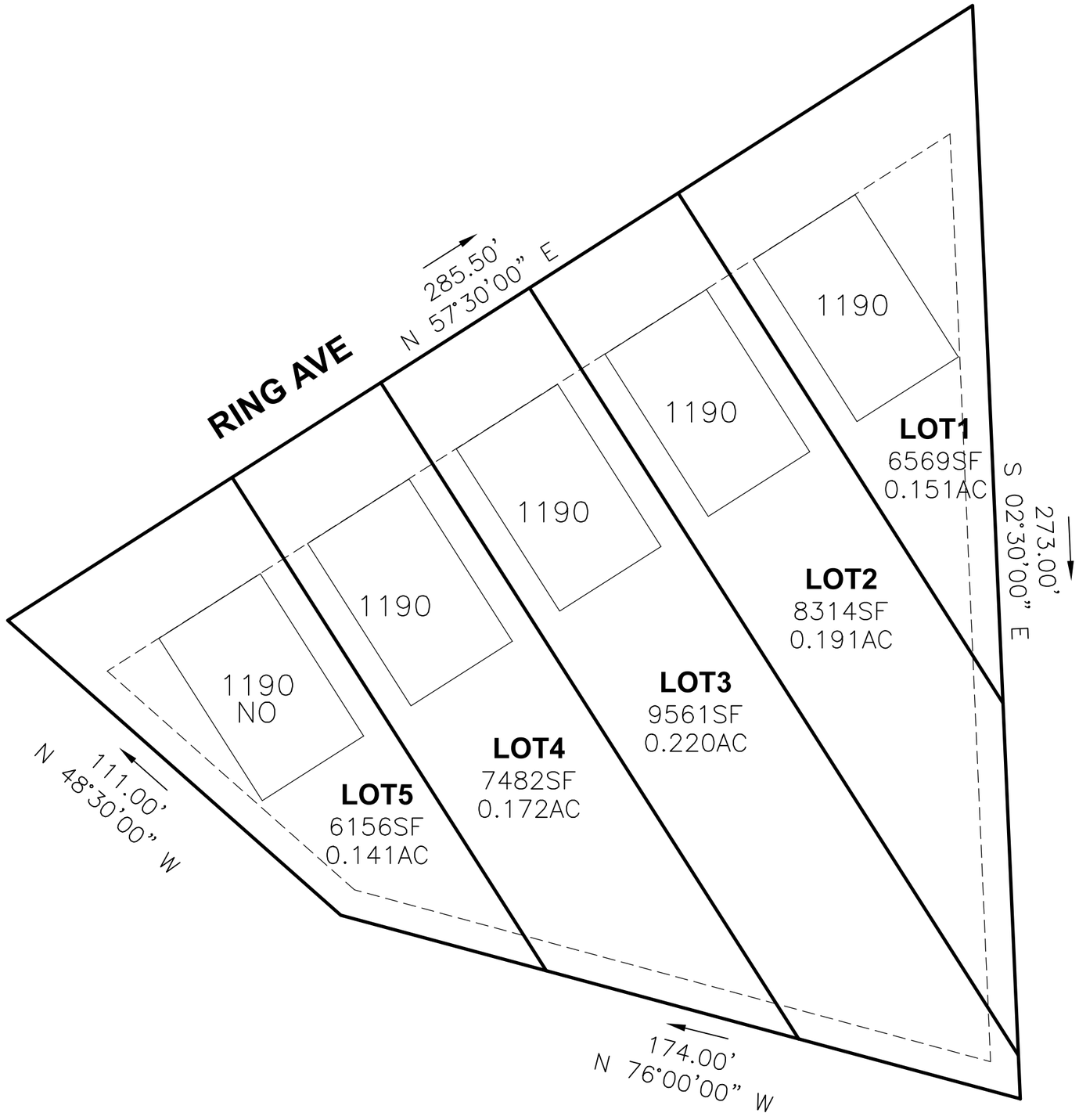
We understand that a previous proposal for this property—under a different owner and developer—was approved for a seven (7) unit townhome development (Permit No. PRS2022-00405), and that sewer allocation was granted accordingly. We have attached the approved subdivision plan from that prior development, as well as our current sketch plan for the proposed five single-family homes for your reference. Although our plan reflects a lower density than the previously approved project, we are utilizing the same property footprint and anticipate that the proposed sewer demand will be equal to or less than the previously approved usage.

We respectfully request that the City of Concord grant sewer capacity for Northway Homes, LLC's proposed development up to seven (7) residential units. If any additional information is needed or if there are procedural steps required to initiate the allocation review, please let us know at your earliest convenience.

Thank you for your time and consideration. We look forward to working with the City to bring high-quality new housing to the area.

Sincerely,

Cyrus Mojdehi
Owner
Northway Homes LLC


RING AVE
285.50'
N 57°30'00" E
273.00'
S 02°30'00" E
111.00'
N 48°30'00" W
174.00'
N 76°00'00" W
1190
1190
1190
1190
1190
NO
LOT1
6569SF
0.151AC
LOT2
8314SF
0.191AC
LOT3
9561SF
0.220AC
LOT4
7482SF
0.172AC
LOT5
6156SF
0.141AC

Residential: Single Family Detached

Branchview Single Family (CN-PSA-2025-00054)*

805 Branchview Dr. SE

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
Not for this version	RM-1	RC-CD	40	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	Yes

Allocation Request

Total	2025
12,000	12,000

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	No	No	No	Yes	No

Brief Summary

The applicant is requesting sewer allocation for 40 single family detached houses located at 805 Branchview Dr. SE. This applicant applied for a conditional rezoning for 80 townhomes from Residential Medium Density (RM-1) to Residential Village Conditional District (RV-CD). The project went before Planning and Zoning Commission on October 15th, 2024, and was denied 7-1. They have adopted a new approach to this project; however, staff have not seen a layout at this time and the applicants are indicating that they will rezone.

*This applicant and the property owner are in a disagreement over who has the right to submit this request therefore both applications are in for review.



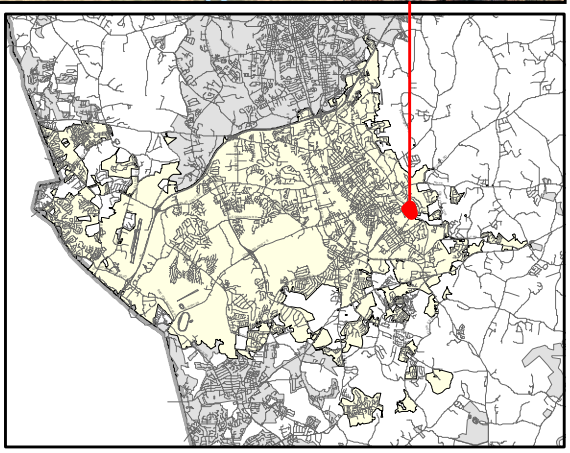
CN-PSA-2025-00054 - Branchview Single Family

Type: Residential SF Detached

40 single family units

Allocation Request: 12,000

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Branchview Single Family					
2.)	**Description of project location:**	Located on HW-3 (Branchview Dr. SE.) Approx. 3700 LF S of the intersection of NC-73 (Corban Ave SE) and HW-3 (Branchview Dr SE) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	56305536900000	3a.)	**Parcel Acreage:**	13.03 ac		
4.)	**Site Zoning and use:**	RC-CD Residential	5.)	**Area Commercial or Industrial Building (sq. ft.)**			
6a.)	**Description of Facility to be served.**	Single-Family Detached	**6b.) Number of Lots**	40	**6c.) Number of Units**	40	
7d.)	**Additional description information:**						

B. Applicant Information

Chris Boone , President (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2907 Providence Road, Suite 250 (Applicant's Street or Box Number)
Capital Land Partners, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28211 (Applicant's City, State, Zip Code)
(704)-516-4138 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Chris Boone (Name) chrisb@capitallandpartners.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	chrisb@capitallandpartners.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Hy V. Nguyen, PE (Typed name of North Carolina Professional Engineer)	DPR Design (Company Name)
NC PE 030523 (NCPE Registration Number)	919 Berryhill Road, Suite 101 (Street or Box Number)
(704)-332-1204 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Dean Cockinos (Name and affiliation of contact person, who can answer questions about **application & designs**)	hnguyen@dpr.design , dcockinos@dpr.design (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):_____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 12,000 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Detached Single Family	75 gal/ day	40 - 4 Bedroom Units	GPD 12,000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 12,000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I J.Christopher Boone (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7-16-25

Branchview Single Family

July 16, 2025

Site Development Data:

--Acreage: ± 13.03 acres

--Tax Parcel #: 5630-55-3690-0000 & 5630-45-9844-0000 (CN-SKP-2023-00044)

--Existing Zoning: RM-1

--Proposed Zoning: RC-CD

--Existing Uses: Residential/Vacant

--Proposed Uses: 40 Single Family Homes (Detached)

General:

The properties are within the City of Concord's corporate limits and are currently zoned as Residential Medium Density (RM-1) and the 2030 Land Use Plan designates them as suburban neighborhood. The developer is proposing to rezone the properties to Residential Compact Conditional District (RC-CD) to achieve a density of 3.1 dwelling units/acre.

The Branchview community has proposed 40 lots. The site is located on Branchview Drive SE (Highway 3) in Concord, NC approximately 3,700 feet south of the intersection of Corban Avenue SE (Highway 73) and Branchview Drive SE. The community features two (2) sand filter storm water ponds. The proposed amenities include a pocket park, dog park with pavilion and playground.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC STREET RIGHT OF WAY
- PROPOSED PRIVATE ALLEY RIGHT OF WAY
- 25' X 25' ST. TYP. — SIGHT DISTANCE TRIANGLE
- PROPOSED SETBACK LINE
- PROP. RETAINING WALL
- PROPOSED COMMON OPEN SPACE
- PROPOSED FIRE HYDRANT



SITE DEVELOPMENT DATA:

SITE :

TOTAL SITE AREA :	± 13.03 AC.
TAX PARCEL #:	56305536900000
EXISTING ZONING:	RM-1
PROPOSED ZONING:	RC-CD
PROPOSED USE:	NOT TO EXCEED 40 SINGLE FAMILY DETACHED HOMESITES
MAX. DENSITY ALLOWED:	195 LOTS (15 LOTS PER AC.)
PROPOSED DENSITY:	40 DU / 13.03 AC. = 3.07 LOTS PER AC. (MAXIMUM)
PARKING RATIO REQUIRED:	2 PER UNIT
PARKING SPACES REQUIRED:	80 SPACES
PARKING SPACES PROVIDED:	86 SPACES

*PER SECTION 7.7.4.E.1D AND 7.7.4.E.2

COS REQUIRED:		2.60 AC (20.0%)
COS PROVIDED:		
	COS 1	124,466 SF (2.86 AC.)
	COS 2	70,095 SF (1.61 AC.)
		194,561 SF = 4.47 AC (34.3%)
		(STORMWATER POND AREA INCLUDED)
TREESAVE REQUIRED:		1.30 AC (50% OF REQUIRED COS)
TREESAVE PROVIDED:		1.30 AC

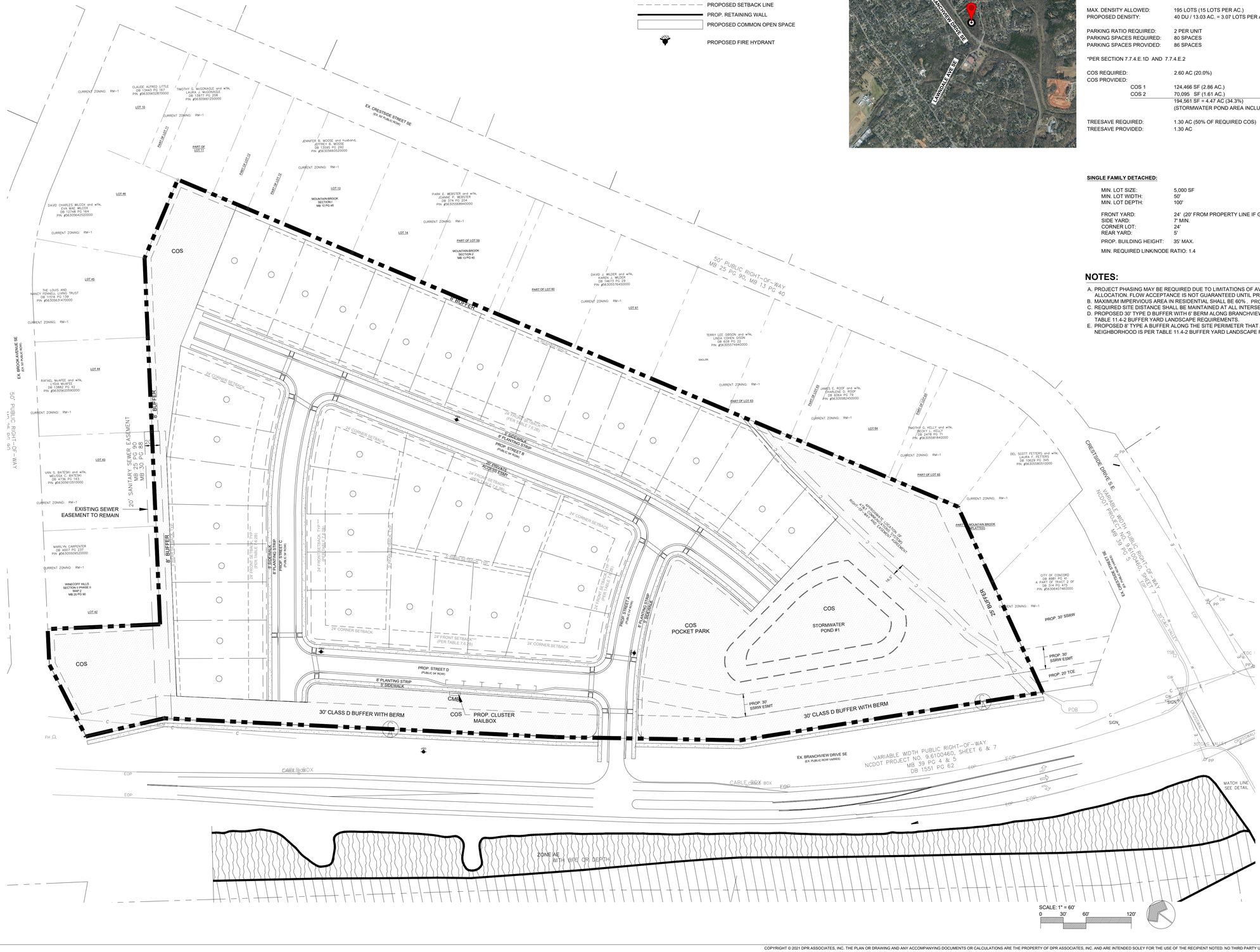
SINGLE FAMILY DETACHED:

MIN. LOT SIZE:	5,000 SF
MIN. LOT WIDTH:	50'
MIN. LOT DEPTH:	100'
FRONT YARD:	24' (20' FROM PROPERTY LINE IF GARAGE RECESSED 4')
SIDE YARD:	7' MIN.
CORNER LOT:	24'
REAR YARD:	5'
PROP. BUILDING HEIGHT:	35' MAX.

MIN. REQUIRED LINK/NODE RATIO: 1.4

NOTES:

A. PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
B. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60% . PROP. BUA % TO THE OVERALL SITE = +/- 45%
C. REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS.
D. PROPOSED 30' TYPE D BUFFER WITH 6' BERM ALONG BRANCHVIEW ROAD FRONTAGE IS PER PER TABLE 11.4-2 BUFFER YARD LANDSCAPE REQUIREMENTS.
E. PROPOSED 8' TYPE A BUFFER ALONG THE SITE PERIMETER THAT ABUTS EXISTING RM-1 NEIGHBORHOOD IS PER TABLE 11.4-2 BUFFER YARD LANDSCAPE REQUIREMENTS.



Plotted: Z:\Shared\Projects\2023\23001 Branchview TH-Capital Land-Concord\Dwg\Sheets\2025 Rezoning\23001-Rezoning SFD.dwg / 5/30/2025 4:23 PM

dpr design
master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dpr.design
NC Firm License # C-0560

CLIENT / OWNER

CAPITAL LAND PARTNERS, LLC
2907 PROVIDENCE ROAD, SUITE 250
CHARLOTTE, NC 28211
704.516.4138

LAND USE ATTORNEY

VICINITY MAP

PROJECT

BRANCHVIEW NEIGHBORHOOD

BRANCHVIEW DRIVE
CONCORD, NC 28025

PROJECT NUMBER
23001

DATE
8-18-2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: HN
DRAWN BY: RT
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING
SCHEMATIC SITE PLAN

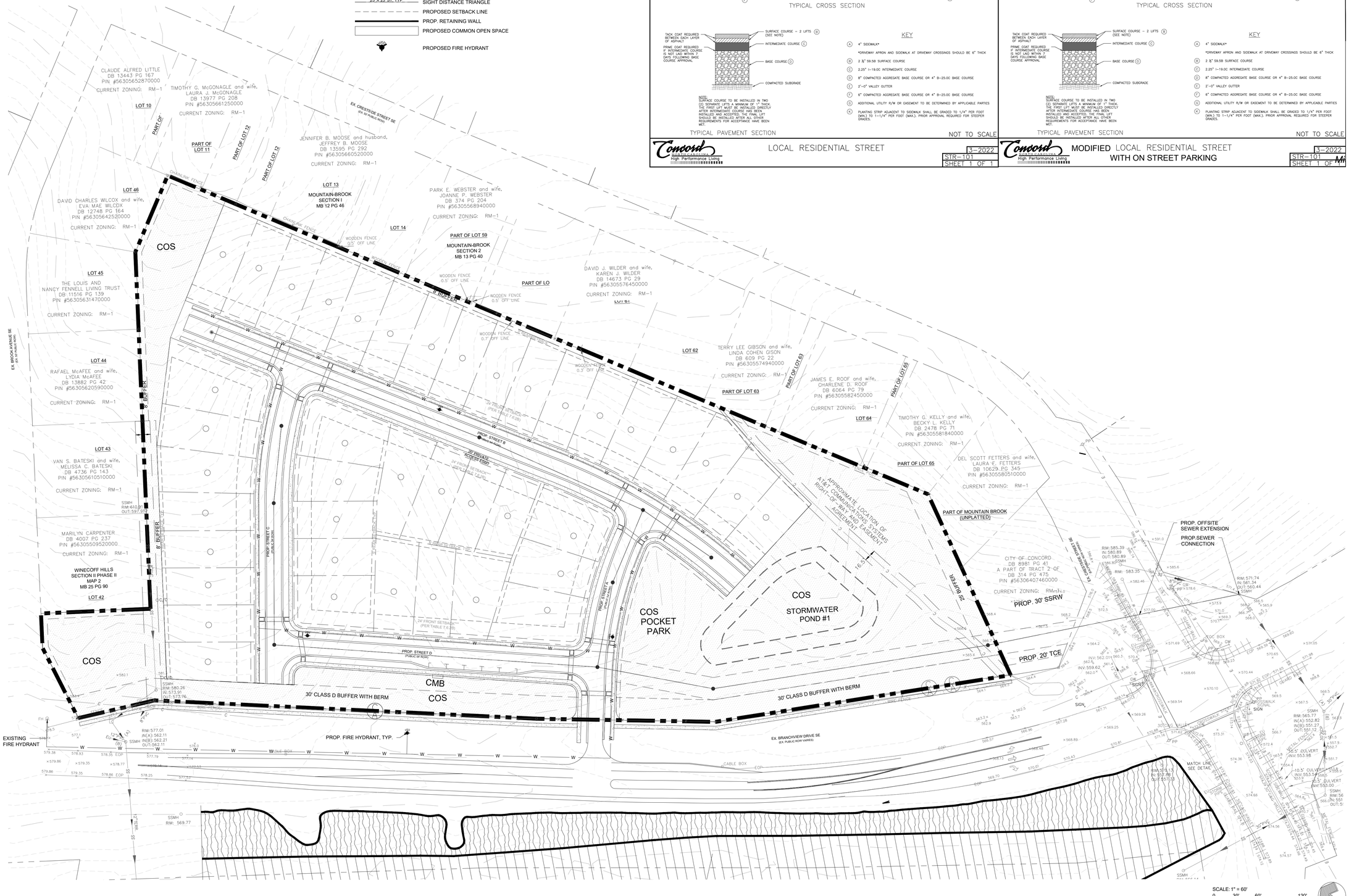
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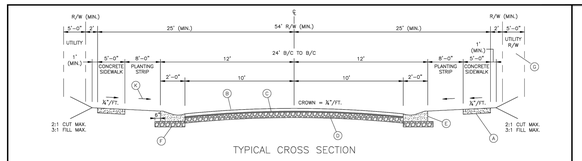
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ORIGINAL SHEET SIZE: 24" X 36"

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC STREET RIGHT OF WAY
- PROPOSED PRIVATE ALLEY RIGHT OF WAY
- 25' X 25' ST. TYP. — SIGHT DISTANCE TRIANGLE
- PROPOSED SETBACK LINE
- PROP. RETAINING WALL
- PROPOSED COMMON OPEN SPACE
- PROPOSED FIRE HYDRANT





TYPICAL CROSS SECTION

KEY

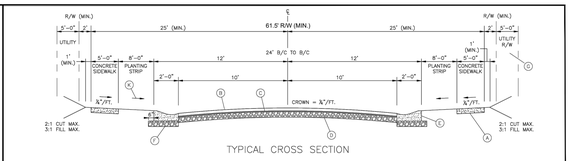
- (A) 4" SIDEWALK*
  *DRIVEWAY APRON AND SIDEWALK AT DRIVEWAY CROSSINGS SHOULD BE 6" THICK
- (B) 2 ½" S9.5B SURFACE COURSE
- (C) 2.25" I-19.0C INTERMEDIATE COURSE
- (D) 8" COMPACTED AGGREGATE BASE COURSE OR 4" B-25.0C BASE COURSE
- (E) 2'-0" VALLEY GUTTER
- (F) 6" COMPACTED AGGREGATE BASE COURSE OR 4" B-25.0C BASE COURSE
- (G) ADDITIONAL UTILITY R/W OR EASEMENT TO BE DETERMINED BY APPLICABLE PARTIES
- (K) PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1/4" PER FOOT (MIN.) TO 1-1/4" PER FOOT (MAX.). PRIOR APPROVAL REQUIRED FOR STEEPER GRADES.

TYPICAL PAVEMENT SECTION — NOT TO SCALE

Concord NORTH CAROLINA High Performance Living

LOCAL RESIDENTIAL STREET

3-2022
STR-101
SHEET 1 OF 1



TYPICAL CROSS SECTION

KEY

- (A) 4" SIDEWALK*
  *DRIVEWAY APRON AND SIDEWALK AT DRIVEWAY CROSSINGS SHOULD BE 6" THICK
- (B) 2 ½" S9.5B SURFACE COURSE
- (C) 2.25" I-19.0C INTERMEDIATE COURSE
- (D) 8" COMPACTED AGGREGATE BASE COURSE OR 4" B-25.0C BASE COURSE
- (E) 2'-0" VALLEY GUTTER
- (F) 6" COMPACTED AGGREGATE BASE COURSE OR 4" B-25.0C BASE COURSE
- (G) ADDITIONAL UTILITY R/W OR EASEMENT TO BE DETERMINED BY APPLICABLE PARTIES
- (K) PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1/4" PER FOOT (MIN.) TO 1-1/4" PER FOOT (MAX.). PRIOR APPROVAL REQUIRED FOR STEEPER GRADES.

TYPICAL PAVEMENT SECTION — NOT TO SCALE

Concord NORTH CAROLINA High Performance Living

MODIFIED LOCAL RESIDENTIAL STREET WITH ON STREET PARKING

3-2022
STR-101 MA
SHEET 1 OF 1

dpr design
master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dpr.design
NC Firm License # C-0560

CLIENT / OWNER

CAPITAL LAND PARTNERS, LLC
2907 PROVIDENCE ROAD, SUITE 250
CHARLOTTE, NC 28211
704.516.4138

LAND USE ATTORNEY

VICINITY MAP

PROJECT

BRANCHVIEW NEIGHBORHOOD

BRANCHVIEW DRIVE
CONCORD, NC 28025

PROJECT NUMBER
23001

DATE
8-18-2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: HN
DRAWN BY: RT
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING
SCHEMATIC UTILITY PLAN

RZ-3

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ORIGINAL SHEET SIZE: 24" X 36"

Plotted: Z:\Shared\Projects\2023\23001 Branchview TH-Capital Land-Concord\Dwg\Sheets\2025 Rezoning\23001-Rezoning SFD.dwg / 5/30/2025 4:31 PM

Residential: Single Family Detached

Branchview Single Family (CN-PSA-2025-00061)*

805 Branchview Dr. SE

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
5/1/25	RM-1	No Change	24	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
7,200	7,200

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	No	No	No	Yes	No

Brief Summary

The owner/applicant is looking to develop this project under what is allowed by right in the zoning district. They are proposing 24 single-family homes.

*This applicant and the property owner are in a disagreement over who has the right to submit this request therefore both applications are in for review.



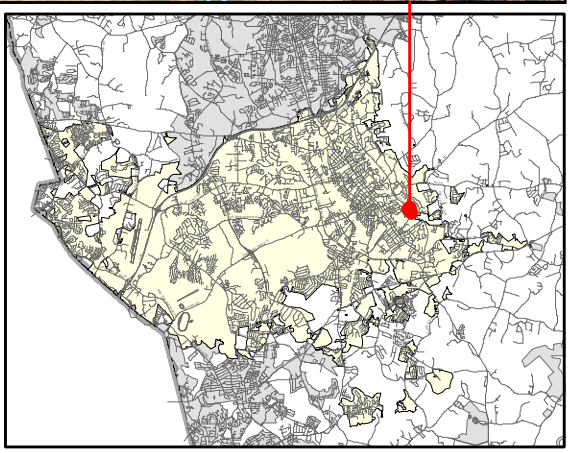
CN-PSA-2025-00061 - Branchview Single Family

Type: Residential SF Detached

24 single family units

Allocation Request: 7,200

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	805 Branchview Subdivision					
2.)	Description of project location:	805 Branchview Dr. NE Concord, NC 28025 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	56305536900000	3a.)	Parcel Acreage:	13.03		
4.)	Site Zoning and use:	RM-1	5.)	Area Commercial or Industrial Building (sq. ft.)	0		
6a.)	Description of Facility to be served.	Single Family	6b.) Number of Lots	24	6c.) Number of Units	24	
7d.)	Additional description information:	Single Family Detached Subdivision					

B. Applicant Information

Hugh Morrison, Member/ Manager (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	167 Church St. NE (Applicant's Street or Box Number)
Hermitage Associates (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28025 (Applicant's City, State, Zip Code)
704-425-6740 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Rick Burrage (Name) rburrage@rbinc.us (Email) (Name with Title and Email of contact person, who can answer questions about application)	hughmorrison7@icloud.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Richard E. Burrage Jr. PE (Typed name of North Carolina Professional Engineer)	Anderson Burrage Consulting, Inc. (Company Name)
037841 (NCPE Registration Number)	454 Burrage Rd NE (Street or Box Number)
(704) 791-6898 (Phone Number)	Concord, NC 28025 (City, State, Zip Code)
Rick Burrage (Name and affiliation of contact person, who can answer questions about application & designs)	rburrage@rbinc.us (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
0	**% Commercial**
0	**% Industrial**
0	**% Other use (Specify) ____**

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project:** 7,200 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
4 Bedroom Single Family	300 gal/ unit	24	GPD 7,200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 7,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Hugh H. Morrison _____, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Hugh H Morrison — Signature:

7/18/2025 — Date:

ANDERSON BURRAGE
CONSULTING, INC.

805 Branchview Subdivision Narrative Description:

This project consists of the construction of a new residential development with supporting infrastructure for 24 residences on approximately 13.03 acres (1.84 units / acre) located at 805 Branchview Dr. NE (PIN: 5630553690). The site is currently zoned RM-1. The home sizes offered will be in the 2,500-4,000sqft range. The general scope includes all necessary erosion control, clearing, earthwork, storm drainage, utilities, and roadway construction.

Please feel free to contact us if you have any questions:

Rick Burrage
Anderson Burrage Consulting, Inc.
704-791-6898
rburrage@rbinc.us



SITE INFORMATION:

TYPE OF DEVELOPMENT: RESIDENTIAL
TOTAL ACREAGE: 26.23 ACRE
ADJACENT PROPERTY IS ZONED RM-1

PARENT TRACK INFORMATION:
PARCEL #1: 5630553690
ZONED: RM-1, (13.03 AC)

SITE CALCULATIONS:

TOTAL ACREAGE = 13.03 ACRES

TOTAL SINGLE FAMILY = 22 UNITS

TOTAL RESIDENTIAL UNITS = 22
RESIDENTIAL DENSITY = 1.69 UNITS/ACRE
EXISTING ZONING: RM-1
PROPOSED ZONING: RM-1
MAX BUILDING HEIGHT: 24FT

ACREAGE IN LOTS = 8.34 ACRES
ACREAGE OF ROAD ROW = 1.70 ACRES
TOTAL LINEAR FEET OF ROADS = 959 FT
CONNECTIVITY RATIO REQUIRED = 1.40
LINKS = 3
NODES = 3
CONNECTIVITY RATIO = 1.00

IMPERVIOUS AREA TOTAL = 4.29AC (33.3%)
ROADS: 1.07AC
CURB: 0.19AC
SIDEWALKS: 0.37AC
DRIVEWAYS: 0.54AC
HOUSE PADS: 2.12AC

OPEN SPACE REQUIRED: 15% (<4 UNITS/AC)
OPEN SPACE AREA REQUIRED = 1.95 ACRES
ACTIVE REQUIRED = 63*.025 = 0.55 ACRES
OPEN SPACE PROVIDED = 2.99 ACRES
TOTAL ACTIVE PROVIDED = 0.60 ACRES
TOTAL PASSIVE PROVIDED = 1.38 ACRES
TOTAL INACCESSIBLE = 1.01 ACRES

REQUIRED SETBACKS:

SINGLE FAMILY (RM-1):
FRONT / STREET - 25FT
SIDE - 10FT
REAR - 5FT

BEFORE YOU DIG!
CALL NC 811
1-800-632-4949
www.nc811.org

GRAPHIC SCALE
0 30' 60' 120'
1 INCH = 60 FT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
RICHARD E. BURRAGE, JR.

ANDERSON BURRAGE CONSULTING, INC.
(704) 791-6898
NC Lic. No. C-3704
454 Burrage Rd. NE
Concord, NC 28025

#	Revision	Date

PROJECT:
BRANCHVIEW SUBDIVISION
RESIDENTIAL SUBDIVISION
Branchview Dr. NE Concord, NC
Cabarrus County
SHEET TITLE:
SKETCH PLAN

Project #2025-039

DATE:	DRAWN BY:
3/12/25	REB

SHEET NO.
C001

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Residential: Single Family Detached

Poplar Mills (Park Place) (CN-PSA-2025-00066)

1200 Cox Mill Road

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
7/2/2020(as Parkview)	PUD	Unknown	23	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/19/22	Considered 3/21/23	Considered 12/20/23	Considered 3/26/24	Considered 6/26/24
No	Yes	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
6,900	6,900

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	No	Yes	No	No	No

Brief Summary

The applicant is seeking sewer allocation for 23 units of single family detached residential units at 1200 Cox Mill Rd. NW. This site was heard and approved for rezoning on June 15, 2021. This is part of a larger mixed-use project with 118 units of single family attached units and approximately 25,000 square feet of commercial space including restaurant, retail, and daycare. This site is adjacent to Jim Ramseur Park. The project has a preliminary plat in the system for review and is record number CN-PLP-2022-00006. The applicant is now MI-Homes not the original applicant. Staff has not seen if any changes to the approved rezoning are proposed. If so, that may require the project to go back through the rezoning process.



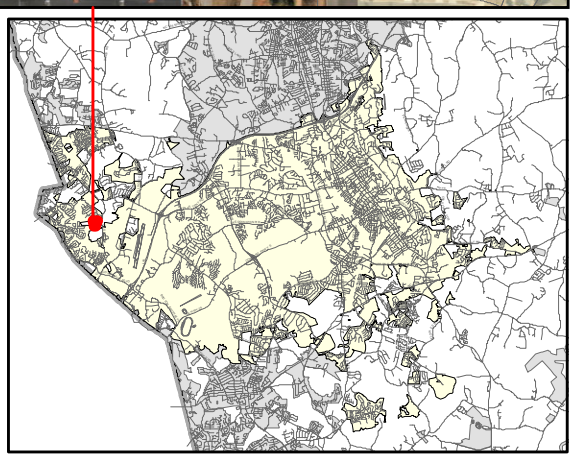
CN-PSA-2025-00066 - Poplar Mills SF Detached

Type: Residential SF Detached

23 single family units

Allocation Request: 6,900

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD

Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Poplar Mills				
2.)	**Description of project location:**	LOCATED ON COX MILL RD (SR-1448). APPROX 3500 LF SOUTH OF THE INTERSECTION OF POPLAR TENT RD (SR-1394) AND COX MILL RD (SR-1448) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	468033-8708	3a.)	**Parcel Acreage:**	28.03	
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	31250	
6a.)	**Description of Facility to be served.**	SINGLE FAMILY / TOWNHOMES	**6b.) Number of Lots**	23	**6c.) Number of Units**	141 total
7d.)	**Additional description information:**	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315				

B. Applicant Information

Jeremy Horton, Director of Land Entitlements (Title)	5350 77 Center Drive, Suite 100
(Name of **legal owner, board, council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
MI Homes of Charlotte, LLC	Charlotte, NC, 28217
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
704-597-4535	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Jeremy Horton (Name) / (Email)	jhorton@mihomes.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Hy V. Nguyen	DPR Design (DPR Associates, Inc.)
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC PE # 030523	919 Berryhill Road, Suite 101
(NCPE Registration Number)	(Street or Box Number)
704-332-1204	Charlotte, NC 28208
(Phone Number)	(City, State, Zip Code)
Hy V. Nguyen	hnguyen@dpr.design
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☑	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 51,075 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Single Family Detatched	300	gal/	Unit / Day	23	GPD	6,900
Townhomes	225	gal/	Unit / Day	118	GPD	26,550
Commercial (Restaurant)	40	gal/	Seat	200 seats	GPD	8,000
Commercial (Retail)	100	gal/	day per 1000 sf	11,250 sf	GPD	1,125
Commercial (Daycare)	25	gal/	day	340	GPD	8,500
		gal/			GPD	
				Total	GPD	51,075

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jeremy Hartan (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7/18/25

Project : Poplar Mills
Project : 25002
Location : Concord, NC

DPR Design

By: DC
Checked: HN
Date : 07/18/2025

FLOW ESTIMATE

Use	Classification	Daily Flow for Design	Units	Flow (gpd)	Flow (gpm)	Note
Prop. Single Family (Poplar Mills = 4 Bedroom)	Residential	300 gal/day/unit	23	6,900	4.8	
Prop. Townhomes (Poplar Mills = 3 Bedroom)	Residential	225 gal/day/unit	118	26,550	18.4	
Sub Total			**141**	**33,450**		
Prop. Commercial (Poplar Mills)						
Bldg 1	Restaurant	40 gal/seat*	200	8,000	5.6	
Bldg 1	Retail	100 gal/day/1000sf*	11250	1,125	0.8	
Bldg 2	Daycare	25 gal/day/child+staff	340	8,500	5.9	300 kids + 40 staff
Sub Total				**17,625**		
				----------	----------	
			Total Flow =	**51,075 gpd**	**35 gpm**	
			Peak Flow =		**131 gpm**	
			3.70	PF		
Notes:						
1, Use 150 GPD for 2-bedroom, and 75 GPD per additional bedroom, per Concord's 2025 policy						
2. Peak Factor, PF of 3.7						

Poplar Mills Narrative

Site Development Data:

--Acreage: ± 28.03 acres

--Tax Parcel #: 4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, and 4680-34-8230

--Existing Zoning: LDR

--Proposed Zoning: PUD

--Existing Uses: Residential/Vacant

--Proposed Uses: 23 single-family detached dwelling units and 118 single family attached units. 2 commercial use buildings.

General:

Poplar Mills is a mixed-use development located on Cox Mill Road in Concord, NC approximately 3500' south of the intersection of Cox Mill Rd and Poplar Tent Rd. It will consist of 23 single-family detached units, 118 attached townhome units and 2 commercial buildings totaling 31,250 sf. Building 1 has been proposed for restaurant and retail use. Building 2 has been proposed for daycare use. Community amenities will include bench seating, walking trails, play areas as well as a community pond.

Project Description:

The site development plan concept will create a mixed use, pedestrian friendly community with a sustainable mix of residential and commercial land uses and intensities containing neighborhood services surrounded by sustainable neighborhood housing with diverse housing types, natural resources, open space areas, and connectivity to the planned community park as well as elementary and high school facilities in walking distance.

This planned development is consistent with the City's 2030 Land Use Plan in accordance with maintaining a sustainable balance of residential and commercial land uses, ensuring compatibility between neighboring land uses, protecting natural resources, retaining open space, connecting mixed uses by way of an integrated network of streets, bike paths and pedestrian access, among other plan goals.

In the event this development receives preliminary sewer capacity allocation for one or more uses, but not all proposed uses, the project will proceed with the approved use(s) and the developer will reapply until all proposed uses have been approved.

Consistent with Purposes of Planned Unit Development:

The proposed planned development will provide for the orderly development of land with a mix of land uses and PUD zoning district to permit flexibility in certain site design features and processing of this quality mixed-use development in exchange for enhanced design elements such as enhanced open space areas and multi-modal connectivity within the community. The proposed planned development promotes the most appropriate use of parcels on the Site, facilitates interconnected streets, substantial open spaces, unified signage/wayfinding, sidewalks, and bike paths with connectivity to the planned community park and nearby schools. The plan preserves/enhances open space and natural features that also offer recreational opportunities to residents. The proposed plan also supports neighborhood services uses for the broader community within walking or biking distances, reducing vehicle trips to other commercial nodes.

Design Intent Statement:

Poplar Mills is a proposed walkable residential community where the residents of the community will have convenient and easy access to a series of passive and active open spaces that are interconnected by a network of streets, sidewalks, and trails.

Environmental Features:

The Site will comply with Stormwater and Water Quality requirements as set forth in the Ordinance and applicable NCDEQ Design Manual.

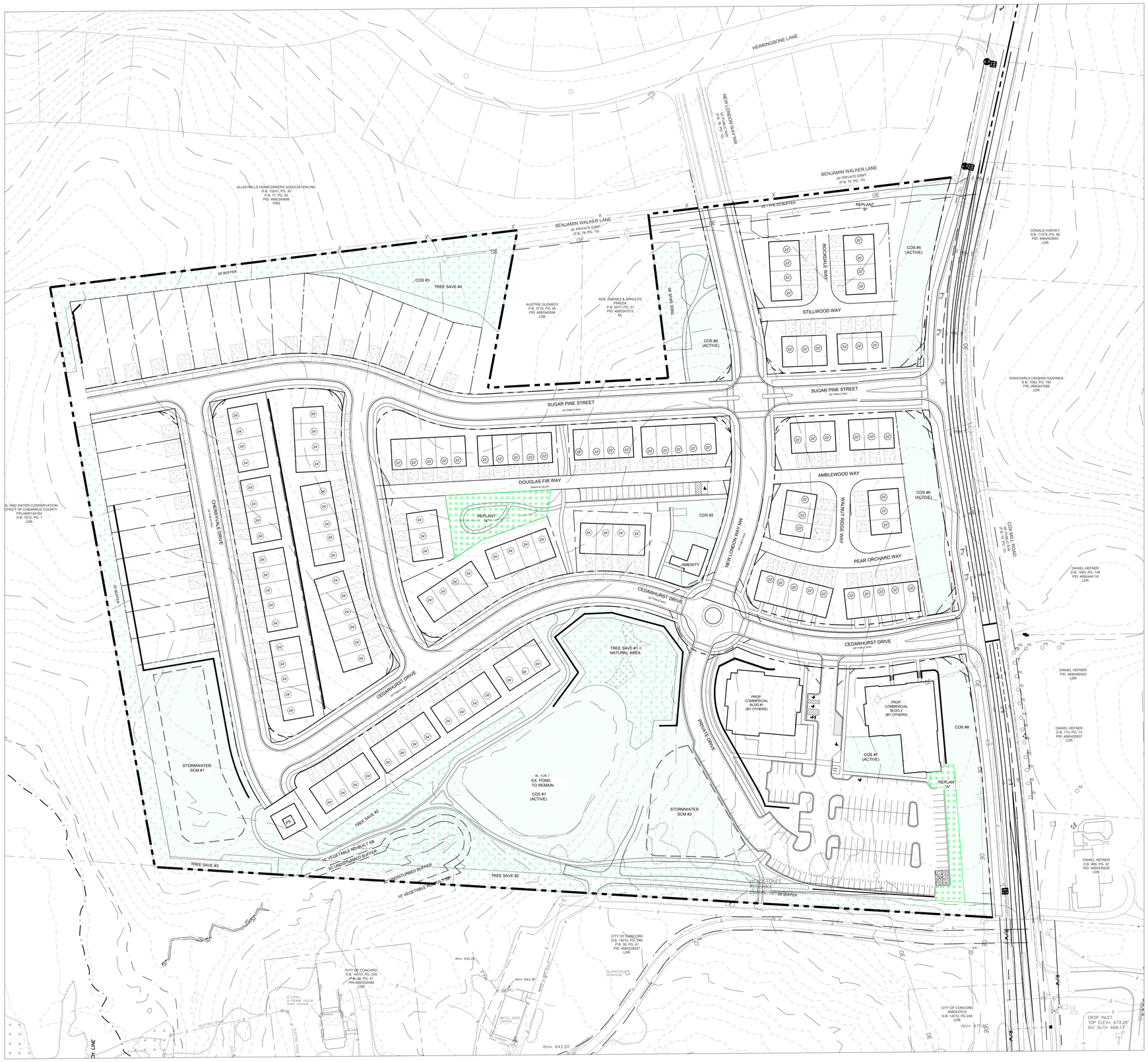
The Site is located outside of any FEMA 100-yr floodway and floodplain.

Price Points for Homes:

$400k+ for Townhomes and $450K+ for Single Family Detached homes.

POPLAR MILLS

CONCORD, CABARRUS COUNTY, NORTH CAROLINA
SKETCH PLAN



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE
- RIPARIAN BUFFER LINE
- 50' RIPARIAN BUFFER AREA
- 100' RIPARIAN BUFFER AREA
- PROPOSED STREET RIGHT-OF-WAY
- PROPOSED LOT LINE
- 101 PROPOSED LOT NUMBER
- PROPOSED COMMON OPEN SPACE
- PROPOSED ACTIVE OPEN SPACE

SITE DEVELOPMENT DATA:

GROSS SITE AREA :	± 28.03 AC.
TAX PARCEL ID:	4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, + 4680-34-8230
EXISTING ZONING:	PUD, PER APPROVED REZONING IN 2021, # Z (CD)-03-21
PROPOSED USE:	SINGLE-FAMILY ATTACHED (SFA), SINGLE-FAMILY DETACHED (SFD), COMMERCIAL DEVELOPMENT

DEVELOPMENT STANDARDS

MAXIMUM DENSITY:	168 DWELLING UNITS (DU) / 28.03 AC = 5.99 DU PER AC
MAXIMUM YIELD:	168 DU (142 MAX SFA) I (31,250 SF MAX COMMERCIAL)
PROPOSED DENSITY:	141 DWELLING UNITS(DU) / 28.03 AC = 5.03 DU PER AC
PROPOSED RESIDENTIAL YIELD:	141 DU
	23 OF 40' W SFD LOTS
	63 OF 24' W FRONT-LOAD SFA THs
	55 OF 22' W REAR-LOAD SFA THs
FUTURE COMMERCIAL YIELD:	31,250 SF (BY OTHERS)
PARKING RATIO:	+/- 4 SPACES / 1,000 SF

SETBACKS:

COMMERCIAL:

FRONT YARD SETBACK:	50' FROM COX MILL R/W, 10' FROM INTERIOR STREETS
SIDE YARD SETBACKS:	10' MIN
REAR YARD SETBACK:	5"

SINGLE FAMILY DETACHED:

MIN. LOT WIDTH:	40'
FRONT YARD SETBACK:	24' FROM R/W
SIDE YARD SETBACKS:	5' MIN.
REAR YARD SETBACK:	15'

SINGLE FAMILY ATTACHED:

FRONT LOADED:

FRONT YARD SETBACK:	24' FROM R/W
SIDE YARD SETBACKS:	6' MIN.
REAR YARD SETBACK:	15'
CORNER LOT:	6'

REAR LOADED:

FRONT YARD SETBACK:	8'
SIDE YARD SETBACKS:	6' MIN.
REAR YARD SETBACK:	20'
CORNER LOT:	6'

IMPERVIOUS AREA:

NET SITE AREA:	± 28.03 AC
NET RESIDENTIAL AREA:	± 23.82 AC
NET COMMERCIAL AREA:	± 4.21 AC
SCM 1 BUA:	± 55%
SCM 2 BUA:	± 58%
POTENIAL SCM 3 BUA:	± 85% (POTENTIAL UNDERGROUND SYSTEM FOR COMMERCIAL PARCEL)

ANTICIPATED DATE OF FINAL PLATTING: JAN. 1, 20XX

GENERAL NOTES:

1. THE DEVELOPER WILL COORDINATE WITH CITY, AND MAKE A GOOD FAITH EFFORT, TO GAIN THE SUPPORT FROM PROPERTY OWNERS OF CABARRUS COUNTY PARCEL IDS #4680345594 AND #4680347515 TO ALLOW REMOVAL OF VEGETATION AND/ OR MODIFY EXISTING GRADES ALONG THE REAR PROPERTY LINE OF THESE PARCELS. THE DEVELOPER CANNOT BE OBLIGATED, AND CANNOT OBLIGATE THE PROPERTY OWNER, TO MAKE MODIFICATIONS TO THE PROPERTY WHICH MIGHT BE IN CONFLICT WITH STANDARDS OR APPROVALS OF STATE OR LOCAL AGENCIES.
2. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) ESTABLISHED FOR THE PROPOSED DEVELOPMENT. THE PROPOSED COVENANTS OF THE HOA WILL BE SUBMITTED FOR REVIEW AS PART OF THE CONSTRUCTION DRAWING SUBMITTAL PROCESS. THE HOA WILL MAINTAIN WATER QUALITY FACILITIES WHICH ARE TO BE CONSTRUCTED AS PART OF THE APPROVED CONSTRUCTION PLANS.
3. ALLEYWAYS NEED TO BE CONSTRUCTED TO LOAD BEARING STANDARDS TO SUPPORT SOLID WASTE VEHICLES, AS WELL AS A DAMAGE WAIVER PROVIDED.
4. PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
5. 25% OF THE STORMWATER GENERATED FROM THE SITE SHALL BE MANAGED WITH LID MEASURES AS INDICATED IN SECTION 9.11 IN THE DEVELOPMENT ORDINANCE. POTENTIAL ELEMENTS COULD BE BIO-RETENTION BASINS, SAND FILTERS, FILTER STRIPS OR PERVIOUS PAVING. THESE ELEMENTS WOULD BE INCLUDED IN LOW AREAS OF THE SITE TO ALLOW FOR NATURAL DRAINAGE TO THE LID MEASURE.
6. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60% TO ACCOMODATE THE ADDITIONAL IMPERVIOUS AREA NEEDED TO DEVELOP REAR LOAD PRODUCT.
7. ACCESS TO THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY SHALL BE PROVIDED AND WILL CONNECT TO THE EXISTING PATH ON THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY.
8. REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS, INCLUDING ALLEYS.

STANDARDS (PER APPROVED REZONING, JUNE 2021):

THE FOLLOWING MODIFICATIONS TO MINIMUM STANDARDS ARE REQUIRED FOR THE SUCCESSFUL DEVELOPMENT OF THIS PROPERTY. OTHER MODIFICATIONS MAY BE REQUESTED DURING THE FINAL DESIGN OF THE PROJECT AS PROVIDED IN THE (PUD) ORDINANCE:

A. THE MINIMUM SIDE YARD FOR EXTERIOR TOWNHOME UNITS SHALL BE 6' WITH MINIMUM 12' BUILDING SEPARATION.

B. THE MINIMUM DRIVEWAY SEPARATION FOR REAR LOAD TOWNHOMES SHALL BE 4' IN ALLEYS.

C. MAXIMUM IMPERVIOUS AREA FOR THE PROJECT SHALL BE 60%.

D. 40' MIN. LOT WIDTH FOR SINGLE FAMILY DETACHED HOMES.

E. 4000 SF MIN LOT SIZE FOR SINGLE FAMILY DETACHED HOMES

F. 6' CORNER LOT SIDE YARD FOR TOWNHOMES

G. NO 25' PUD BUFFER WHERE PROPOSED PUBLIC STREET IS ADJACENT TO PARCELS: 4680345594 AND 4680347515

H. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL DISTRICT SHALL BE 60%

I. FRONT SETBACK ON REAR LOAD TOWNHOMES SHALL BE 8' FROM ROW

SCALE: 1" = 60'
0 30' 60' 120'

Know what's below. Call before you dig.

dpr design
master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

CLIENT / OWNER

SURVEYOR

KEY MAP

PROJECT

PROJECT NUMBER

DATE
MM/DD/YYYY

ISSUED FOR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: ----
DRAWN BY: ----
CHECKED BY: ----

SEAL

SCALE
AS INDICATED

DRAWING
SKETCH

SK-1

PLOTTED: Z:\Shares\Projects\2025\25002 Poplar Mills-MI Homes-Concord\Dwg\Sheets\Sketch\25002-SKETCH.dwg - 7/11/2025 4:24 PM

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ORIGINAL SHEET SIZE: 30" X 42"

Residential: Single Family Detached

Single Family Homes on Malvern (CN-PSA-2025-00070)

266 Malvern Dr. SW

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
Not this Version	RC	No Change	4	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	Yes (Different project, Approved)	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
1,200	1,200

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	Yes	No	No	Yes	No

Brief Summary

The applicant, WeBuild Concord, is requesting sewer for 4 single family homes after reassessing their plans to redevelop a vacant nursing home into condos. The original version of this project received allocation in December 2023. The applicant states that this will not alter the neighborhood's character. The parcel is located in the Center City Small Area Plan.



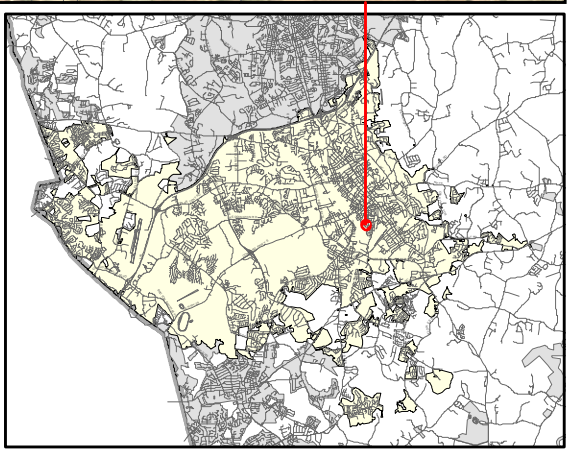
CN-PSA-2025-00070 - Single-Family Homes on Malvern

Type: Residential SF Detached

4 single family units

Allocation Request: 1,200

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Single-Family Homes on Malvern					
2.)	Description of project location:	site located at 266 Malvern Dr SW, approx. 250 ft. West of the intersection at Malvern Dr Sw and Georgia St SW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5620-83-1046	3a.)	Parcel Acreage:	0.913		
4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building (sq. ft.)			
6a.)	Description of Facility to be served.	residential	6b.) Number of Lots	1	6c.) Number of Units	4	
7d.)	Additional description information:	Current lot will be divided into 4 seperate lots for detached single-family homes					

B. Applicant Information

WeBuild Concord , Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	4 Barbrick Ave SW, suite 10 (Applicant's Street or Box Number)
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28025 (Applicant's City, State, Zip Code)
(704) 995-7036 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Kate Underwood (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	jsykes@webuildconcord.org (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Kate Underwood (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	P.O. Box 1804 (Street or Box Number)
(908) 234-7500 (Phone Number)	Concord, NC, 28026/1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):_____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 1,200 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Detached Single Family Homes	75 gal/ bedrooms *4	4	GPD 1,200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jessie Sykes (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Jessie L. Sykes — Signature:

7/21/25 — Date:

4 Barbrick Ave SW
Suite 10
Concord, NC 28025

City of Concord Planning Department
35 Cabarrus Ave W
Concord, NC 28025

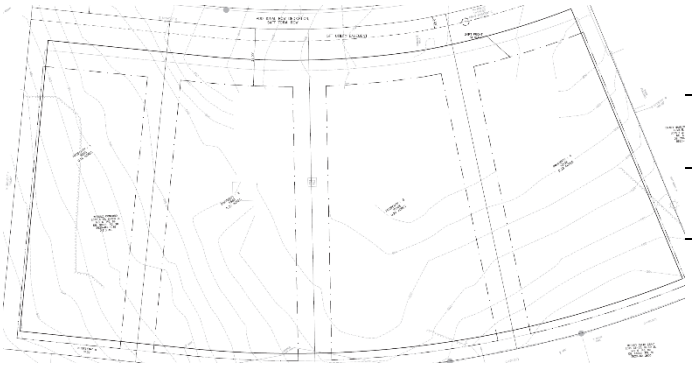
Project Narrative for 266 Malven

Dear Esteemed Members of the City of Concord Planning Department and City Council:

WeBuild Concord (WBC) would like to thank you for awarding sewer to PSA#: CN-PSA-2023-00085 at 266 Malvern Dr SW, Concord, NC 28025. The parcel currently has a nursing home that has been abandoned for nearly 50 years. Our vision was to transform the abandoned nursing home into an affordable condominium development. With support from the City and citizens of Concord, we began the design process. Soliciting an RFP and eventually selecting Workplace Architecture (WA) and Daylight Engineering (DE) as our core design team.

WBC and WA collaborated to produce a local and diverse pool of qualified contractors to bid on the project. Unfortunately, the construction bids were nearly one million dollars higher than our anticipated budget. As a nonprofit focused on affordable housing, we have a fiduciary responsibility to produce housing that meets our architectural standards and, most importantly, the standards of affordability. Although we want this project to succeed, we believe it would be irresponsible to proceed with the rehabilitation.

After conducting multiple feasibility studies, our team has determined that developing a row of single-family homes would provide the best use of land and offer greater affordable housing measures. The site is zoned RC, which aligns perfectly with our plan. New construction enables us to control costs, create density, deliver a higher-quality product, and ensure affordability. We were awarded 1,650 GPD for this site, and our new concept plan only requires 1,200 GPD, allowing us to return 450 GPD. As shown on the site plan, we've comfortably arranged four three-bedroom single-family homes on the .913 acres parcel. The elevations will feature Hardie siding and architectural shingles to enhance curb appeal. The concept plan was designed to create affordability without significantly altering the neighborhood's character.



Sewer Allocated	Current Request	Sewer to be Returned
1,650 GPD	1,200 GPD	450 GPD

WBC would like to thank the City of Concord for taking a serious initiative to increase affordable housing and being directly involved with us to complete that mission. We are also proud to have multiple members from the Concord City Council, Planning Staff, and Housing Department on our Board of

4 Barbrick Ave SW
Suite 10
Concord, NC 28025

Directors: JC McKenzie, Terry Crawford, Steve Osborne (retired), Joshua Smith, Marcella Beam, and Kevin Ashley.

Thank you for your time and consideration,

Jessie Sykes
WeBuild Concord
(704)995-7036
jsykes@webuildconcord.org

MALVERN DR. SW
40' AS SHOWN ON
MB. 6 PG. 89

CURB & GUTTER

20.00'

27.08'

EXISTING 40FT ROW

PROPOSED 54 FT ROW

5FT UTILITY EASEMENT

ADDITIONAL ROW DEDICATION,
54FT TOTAL ROW

5FT UTILITY EASEMENT

20.00'

5.00'

24.00'

24FT FRONT
SETBACK

24.00'

S 50°54'29" E
81.20'

#4 REBAR

3" PVC

CONCRETE WALK

R=300.00'
L=147.52'
CB=S 64°54'00" E
C=145.96'

N 82°01'11" W
50.28' TIE

1" ROD

CONCRETE DRIVE

S 11°05'23" W
149.69'

0 10 20 FEET
1" = 10'

N

PROPERTY : 1
8256
0.19 ACRES

PROPERTY : 2
9566
0.22 ACRES

PROPERTY : 3
10268
0.24 ACRES

PROPERTY : 4
10128
0.23 ACRES

N 39°08'11" E
149.97'

WERBUILD CONCORD
LOTS 8-16, BLOCK D,
MB. 6 PG. 89
DB. 16666 PG. 28
5620-83-1046
0.913 AC.

BRADY HAMILTON, JR. and wife
ELVIE B. HAMILTON
LOTS 6 & 7, BLOCK D,
MB. 6 PG. 89
DB. 284 PG. 285
5620-82-3928

TIFFANY SMITH GRAY
LOTS 33-35, BLOCK D,
MB. 6 PG. 89
DB. 13290 PG. 35
5620-82-2835

TIFFANY S
LOTS
BLC
MB. 6
DB. 132
5620-

N 50°37'04" W
81.20'

1" PIPE

DOWNED CHAIN LINK

(L=14.74')

(L=93.69')

4" CHAIN LINK

#4 REBAR

R=450.00'
L=220.75' (TOTAL)
CB=N 65°03'29" W
C=218.55'

(L=56.23')

1" ROD

3" CHAIN LINK

(L=56.09')

1" PIPE

4" CHAIN LINK

ROBERT McNAIR SMITH, JR.
TRACT 2, DB. 15881 PG. 63
5620-82-0927

MILLICENT BARRIER ATKINSON
(LIFE ESTATE RESERVED BY
RUTH LEE BARRIER aka:

MILLICENT BARRIER ATKINSON
(LIFE ESTATE RESERVED BY
RUTH LEE BARRIER aka:
RUTH B BARRIER)

WILLIAM D. WADE
LOTS 30-32, BLOCK D,
MB. 6 PG. 89
DB. 4449 PG. 208
5620-82-1877

REVISION	DATE	DESCRIPTION

MALVERN TOWNHOMES

SITE LAYOUT PLAN - SINGLE FAMILY RESIDENTIAL

266 MALVERN DRIVE
CONCORD, NC 28025
PROJECT NO. 25073
PROJECT MANAGER: NDB

DAYLIGHT ENGINEERING
NCBELS LICENSE: P-2772
165 BRUMLEY AVE. NE, CONCORD, NC 28025 · (980) 234-7500 · WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

Preliminary
07/16/2025 5:12:19 PM

C200

MALVERN DR. SW
40' AS SHOWN ON
MB. 6 PG. 89

CURB & GUTTER

20.00'

27.08'

EXISTING 40FT ROW

PROPOSED 54 FT ROW

5FT UTILITY EASEMENT

ADDITIONAL ROW DEDICATION,
54FT TOTAL ROW

5.00'

5FT UTILITY EASEMENT

24FT FRONT
SETBACK

24.00'

N 82°01'11" W
50.28' TIE

S 11°01'23" W
149.69'

N 39°08'11" E
149.87'

S 50°54'49" E
81.20'

N 50°37'04" W
81.20'

R=300.00'
L=147.52'
CB=S 64°54'00" E
C=145.99'

R=450.00'
L=220.75' (TOTAL)
CB=N 65°03'29" W
C=218.55'

(L=14.74')

(L=93.69')

(L=56.23')

(L=56.09')

PROPERTY : 1
8256
0.19 ACRES

PROPERTY : 2
9588
0.22 ACRES

PROPERTY : 3
10268
0.24 ACRES

PROPERTY : 4
10128
0.23 ACRES

WEBUILD CONCORD
LOTS 8-16, BLOCK D,
MB. 6 PG. 89
DB. 16666 PG. 28
5620-83-1046
0.913 AC.

BRADY HAMILTON, JR. and wife
ELVIE B. HAMILTON
LOTS 6 & 7, BLOCK D,
MB. 6 PG. 89
DB. 284 PG. 285
5620-82-3928

TIFFANY SMITH GRAY
LOTS 33-35, BLOCK D,
MB. 6 PG. 89
DB. 13290 PG. 35
5620-82-2835

ROBERT McNAIR SMITH, JR.
TRACT 2, DB. 15881 PG. 63
5620-82-0927

MILLICENT BARRIER ATKINSON
(LIFE ESTATE RESERVED BY
RUTH LEE BARRIER aka:
RUTH B BARRIER)

WILLIAM D. WADE
LOTS 30-32, BLOCK D,
MB. 6 PG. 89
DB. 4449 PG. 208
5620-82-1877

#4 REBAR

4" CHAIN LINK

3" PVC

1" IRON PIPE

3" CHAIN LINK

5" PIPE

CROWNED CHAIN LINK

CONCRETE WALK

CONCRETE CURB & GUTTER

0 10 20 FEET
1" = 10'

REVISION	DATE	DESCRIPTION

MALVERN TOWNHOMES

GRADING PLAN - SINGLE FAMILY RESIDENTIAL

265 MALVERN DRIVE
CONCORD, NC 28025
PROJECT NO. 25073
PROJECT MANAGER: NDB

DAYLIGHT ENGINEERING

NCBELS LICENSE: P-2772

165 BRUMLEY AVE. NE, CONCORD, NC 28025 - (980) 234-7550 - WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

Preliminary

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C300

Residential: Single Family Detached

Odell School Mixed Use (CN-PSA-2025-00073)

256 Odell School Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
01/16/25	In Cabarrus County	PUD	21	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	Yes

Allocation Request

Total	2025
6,300	6,300

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	Yes	Yes	No	No	Yes

Brief Summary

The applicant is requesting sewer allocation for a mixed-use project located at 256 Odell School Road. This 34-acre parcel is currently located outside of the city in Cabarrus County. The applicant is proposing 21 single family detached homes, 131 attached townhomes, along with approximately 69,000 sf of commercial space. The applicant will need to apply for annexation and a conditional rezoning but as of now staff haven't received any information.



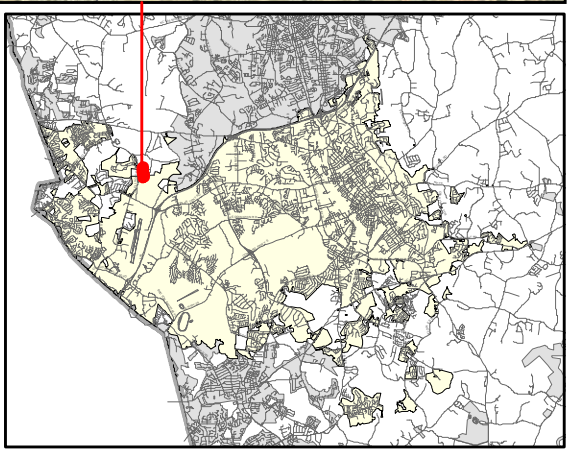
CN-PSA-2025-00073 - Odell School Mixed Use - SF Detached

Type: Residential SF Detached

21 single family units

Allocation Request: 6,300

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Odell School Mixed Use					
2.)	**Description of project location:**	Site is located on Odell School Road approximately 1,000 feet east of the intersection of Odell School Road & Cessna Road. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	4691111890000	3a.)	**Parcel Acreage:**	34.36		
4.)	**Site Zoning and use:**	CR; Residential & Commercial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	69,000		
6a.)	**Description of Facility to be served.**	Residential & Commercial	**6b.) Number of Lots**	152	**6c.) Number of Units**	152	
7d.)	**Additional description information:**	This project proposes the construction of 21 single-family residential lots, 131 townhomes, and 69,000 sf of commercial development.					

B. Applicant Information

Anil Anumukonda , Legal Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	407 Sutro Forest Drive NW (Applicant's Street or Box Number)
N/A (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
704-488-3290 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Skylar DeMatteis (Name) sdematteis@dpr.design (Email) (Name with Title and Email of contact person, who can answer questions about application)	anil.anumukonda@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Skylar DeMatteis (Typed name of North Carolina Professional Engineer)	DPR Design (Company Name)
055547 (NCPE Registration Number)	919 Berryhill Road, Suite 101 (Street or Box Number)
330-844-0306 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Skylar DeMatteis, Project Manager & PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	sdematteis@dpr.design (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

54	**% Domestic**
46	**% Commercial**
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
◉ No
○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 32,850 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Single-family residential (4 BR)	75	gal/	bedroom	84 bedrooms (21 homes)	GPD	6,300
Townhomes (2 BR)	75	gal/	bedroom	262 bedroom (131 homes)	GPD	19,650
Commercial	100	gal/	1,000 sf *	69,000	GPD	6,900
* Commercial assumed to be 100 gal / 1,000 sf as a worst-case scenario as use has not yet been determined					GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	32,850

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Anil Anumukonda (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: A Anil K. Date: 04/30/2025

April 18, 2025

City of Concord
Planning & Neighborhood Development
Zoning Services
Engineering Department
P.O. Box 308
Concord, NC 28026

Re: Odell Mixed Use
Concord, NC
DPR Project #: 24073

The Odell Mixed Use Project is a thoughtfully designed, high-quality development proposed on a 34.4-acre site at 256 Odell School Road in Concord, North Carolina. The property is currently zoned Countryside Residential (CR) under Cabarrus County jurisdiction. Upon annexation into the City of Concord, the applicant proposes rezoning to Planned Unit Development (PUD) to support a balanced mix of land uses consistent with Concord's 2030 Land Use Plan.

The proposed development includes:

- **21 single-family homes**
- **131 townhome units** arranged in 25 buildings (4- to 6-unit blocks)
- **69,000 square feet of commercial building space**
- **Multiple pocket parks and open space areas**
- **A 4.1-acre dedicated public park**, located in the more wooded area of the site

This project represents a modern, cohesive approach to land development that integrates residential, commercial, and recreational uses to create a vibrant, walkable community. The Odell Mixed Use Project supports and advances several core goals and recommendations outlined in the City of Concord 2030 Land Use Plan, including:

- **Promoting Housing Diversity:** By offering a mix of single-family homes and townhomes, this project adds much-needed housing options for a range of age groups, incomes, and lifestyles, helping to address current and future residential demand in the area.

- **Encouraging Mixed-Use, Walkable Communities:** With a blend of residential units, neighborhood-scale commercial space, and interconnected green spaces, the project fosters a sense of place and community, reduces reliance on cars, and supports walkability and local commerce.
- **Preserving Open Space and Natural Resources:** The site's layout was carefully designed to preserve its mature woodland character. Tree save areas, open space pockets, and the 4.1-acre park help retain the natural beauty of the site and provide passive recreation opportunities for all residents.
- **Supporting Economic Development:** The inclusion of 69,000 square feet of commercial building space will attract small businesses and service providers, generating new jobs, expanding the City's tax base, and providing essential services for the growing residential community.

The Odell Mixed Use Project will provide Concord with a vibrant, diverse, and inclusive neighborhood; an expanded parks and open space network; local business opportunities and job creation; environmentally sensitive design that enhances the community's character; and infrastructure efficiency through compact, coordinated land use.

KEY:

1. 10,000 SF COMMERCIAL TWO-STORY BUILDING
2. 4,000 SF COMMERCIAL ONE-STORY BUILDING
3. 12,500 SF COMMERCIAL ONE-STORY BUILDING
4. 15,000 SF COMMERCIAL ONE-STORY BUILDING
5. PUBLIC OPEN SPACE
6. STORMWATER CONTROL MEASURE (SCM)
7. PUBLIC SANITARY SEWER ROUTE



DEVELOPMENT TABULATIONS:

PARCEL:	4691111890000
SITE AREA:	34.36 AC
CURRENT ZONING:	COUNTRYSIDE RESIDENTIAL (CR)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
PROP. DEVELOPMENT:	SF & MF RESIDENTIAL + COMMERCIAL
SF RESIDENTIAL:	21 LOTS
MF RESIDENTIAL:	131 TOWNHOMES
COMMERCIAL:	69,000 SF GFA
PARKING:	570 TOTAL SPACES
SF RESIDENTIAL:	2 SPACES / LOT (42 SPACES, 1 GARAGE / LOT)
MF RESIDENTIAL:	2 SPACES / UNIT (262 SPACES, 1 GARAGE / UNIT) + 1 VISITOR SPACE / 2 UNITS (66 SPACES)
COMMERCIAL:	200 SPACES (3 SPACES / 1,000 SF)
OPEN SPACE REQ'D:	25% (8.59 AC)

SCALE: 1" = 200'
0 100' 200' 400'

ODELL WOODS MIXED USE

256 ODELL SCHOOL ROAD CONCORD, NC 28027

DATE: 04.14.2025 CLIENT: ODELL WOODS, LLC
PROJ #: 24073 DRAWN BY: CM/SKY

PLOTTED: Z:\Shared\Projects\2024\P-24073 Odell Subdivision-Anil-Cabarrus Co\Dwg\Base Files\24073-C-Base.dwg / 2/25/2025 2:55 PM

dpr design 50 yrs

Residential: Single Family Attached (Townhomes)

Gibson Mill (CN-PSA-2025-00047)

325 McGill Ave. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
7/24/25	PUD	Amend the PUD	120	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/2024	Considered 03/25/25	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025	2026	2027
32,500	16,750	11,250	4,500

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	No	No	No	Yes	No

Brief Summary

The applicant is proposing to build 120 townhomes along with a clubhouse and pool amenity center. This parcel has an approved PUD zoning, but this part of the site was shown as vacant on the approved plan. If the applicant chooses to move forward, they will have to amend the PUD zoning plan and go back before the Planning and Zoning Commission. City staff do not have an application for the rezoning at this time. This project is located in the Center City Plan.



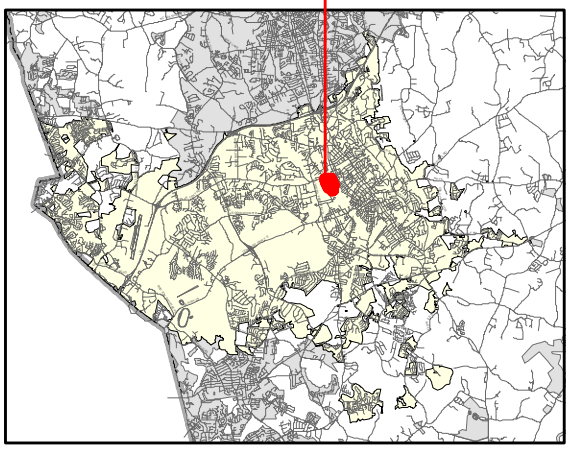
CN-PSA-2025-00047 - Gibson Mill

Type: Residential SF Attached

120 townhome units

Allocation Request: 32,500

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Gibson Mill					
2.)	**Description of project location:**	The Site is located along McGill Avenue, near the intersection of Central Drive NW in the City of Concord (City), North Carolina. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	56202935300000	3a.)	**Parcel Acreage:**	48.08		
4.)	**Site Zoning and use:**	PUD / Vacant - Wooded	5.)	**Area Commercial or Industrial Building**	(sq. ft.) 0		
6a.)	**Description of Facility to be served.**	Townhome Residential Community	6b.) **Number of Lots**	120	6c.) **Number of Units**	120	
7d.)	**Additional description information:**	120 townhomes to be individually platted with clubhouse and pool.					

B. Applicant Information

Joseph Hollmeyer, Manager (Title)	1111 Metropolitan Avenue, Suite 700
(Name of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
Canvas Residential Partners, LLC	Charlotte, NC 28204
(Name of **Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
704.607.7278	N/A
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Creighton Call, Partner (Name) creighton@canvasresipartners.com (Email)	JHollmeyer@collettcapital.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Andrew P. Grant	BGE, Inc.
(Typed name of North Carolina Professional Engineer)	(Company Name)
044291	1111 Metropolitan Avenue, Suite 250
(NCPE Registration Number)	(Street or Box Number)
980.220.2322	Charlotte, NC, 28204
(Phone Number)	(City, State, Zip Code)
Joe Niland, Colleague of Andrew P. Grant	agrant@bgeinc.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☑	Other (specify): Townhome Residential Subdivision		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
0	**% Commercial**
0	**% Industrial**
0	**% Other use (Specify)** 0

3.) Pretreatment required:
- (●) No
- ( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 32,500 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**
- a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).
- b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{**Flow rates NOT listed in table 15A NCAC 2T .0114** must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
3 Bedroom Townhome	75 gal/	bedroom / day	90	GPD	20,250
Swimming Pool	10 gal/	person	1	GPD	3,250
4 Bedroom Townhome	75 gal	Bedroom / Day	30	GPD	9,000
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	32,500

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Creighton Call _____, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Signature: _____ Date: 6/14/25

June 10, 2025

Creighton Call
Canvas Residential Partners, LLC
1111 Metropolitan Avenue, Suite 700
Charlotte, North Carolina 28204

Re: Gibson Mill – Sanitary Sewer Demand

Dear Mr. Call,

BGE, Inc. (BGE) is pleased to submit the data below summarizing the projected sanitary sewer demand for the proposed Gibson Maill project. The proposed project scope includes up to 120 individually platted townhomes with clubhouse and pool amenity center. According to the North Carolina Administrative Code, Title 15A, Environmental Quality, Subchapter 02T, Waste Not Discharged to Surface Waters, Section .0114, *Wastewater Design Flow Rates* (15A NCAC 02T .0014) per the December 5th, 2024 public hearing, the proposed development is categorized as "new dwelling units discharging to wastewater systems serving two or more dwelling units that have yet to be connected and for which the permittee has allocated capacity". This category defines the Daily Flow for Design as 75 gallons per bedroom per day. Using the Daily Flow for Design, three (3) and four (4) bedrooms per unit with the clubhouse and swimming pool, BGE calculated the Total Daily Sanitary Sewer Demand (See Table 1). BGE determined the Total Daily Sanitary Sewer Demand would be 32,500 gallons/day at occupancy.

Table 1: Project Total Daily Sanitary Sewer Demand

Timeline	Total Units Provided	Total Provided	Daily Flow for Design	Total Daily Sanitary Sewer Demand (gallons/day)
Occupancy Date	90 Townhomes	270 bedrooms	75 gallons/bedroom/day	20,250
Occupancy Date	30 Townhomes	120 bedrooms	75 gallons/bedroom/day	9,000
Occupancy Date	1 Swimming Pool	4,875 sqft	10 gal/ person @ 1 person / 15 sqft	3,250

Please contact Andrew P. Grant (980.220.2322; agrant@bgeinc.com), with any questions.

Sincerely,

Andrew P. Grant, P.E.
Director, Land / Site

SITE DEVELOPMENT DATA

JURISDICTION: CITY OF CONCORD, NORTH CAROLINA
PID: FUTURE PORTION OF 5620-29-3530-0000, 5620-19-5212-0000, AND 5620-19-5153-0000
CURRENT ZONING: PUD, RC

SITE AREA: ±14.26 ACRES

PROPOSED UNITS: 105 TOWNHOME UNITS
(69 18' X 34' UNITS, 22 20' X 52' UNITS, 14 24' X 52' UNITS)
WITH AMENITY AREA
PROPOSED DWELLING UNITS PER ACRE: 7.36 DUA

PROPOSED MAXIMUM BUILDING HEIGHT: 42'

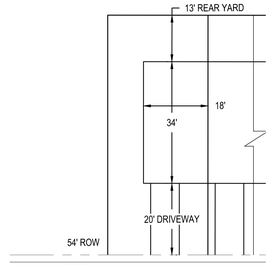
REQUIRED FRONT SETBACK: 24' REDUCED TO 20' WITH 4' RECESSED GARAGE

REQUIRED OPEN SPACE: 25% OF TOTAL SITE
PROPOSED OPEN SPACE: 25% OF TOTAL SITE AREA TO BE PARTIALLY PROVIDED AS OPEN SPACE IN EXISTING FLOODPLAIN

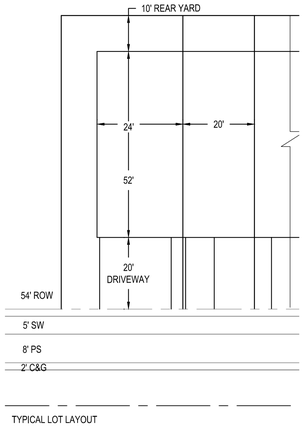
IMPERVIOUS AREA REQUIRED: NO MAXIMUM FOR PUD ZONING PER TABLE 7.6.2A IN CONCORD CDO

MINIMUM FRONTLOAD TOWNHOME PARKING REQUIRED:
1), 2 OFF-STREET PARKING SPACES PER UNIT. MAY BE PROVIDED WITHIN GARAGE (= 210 SPACES)
= 210 PARKING SPACES REQUIRED

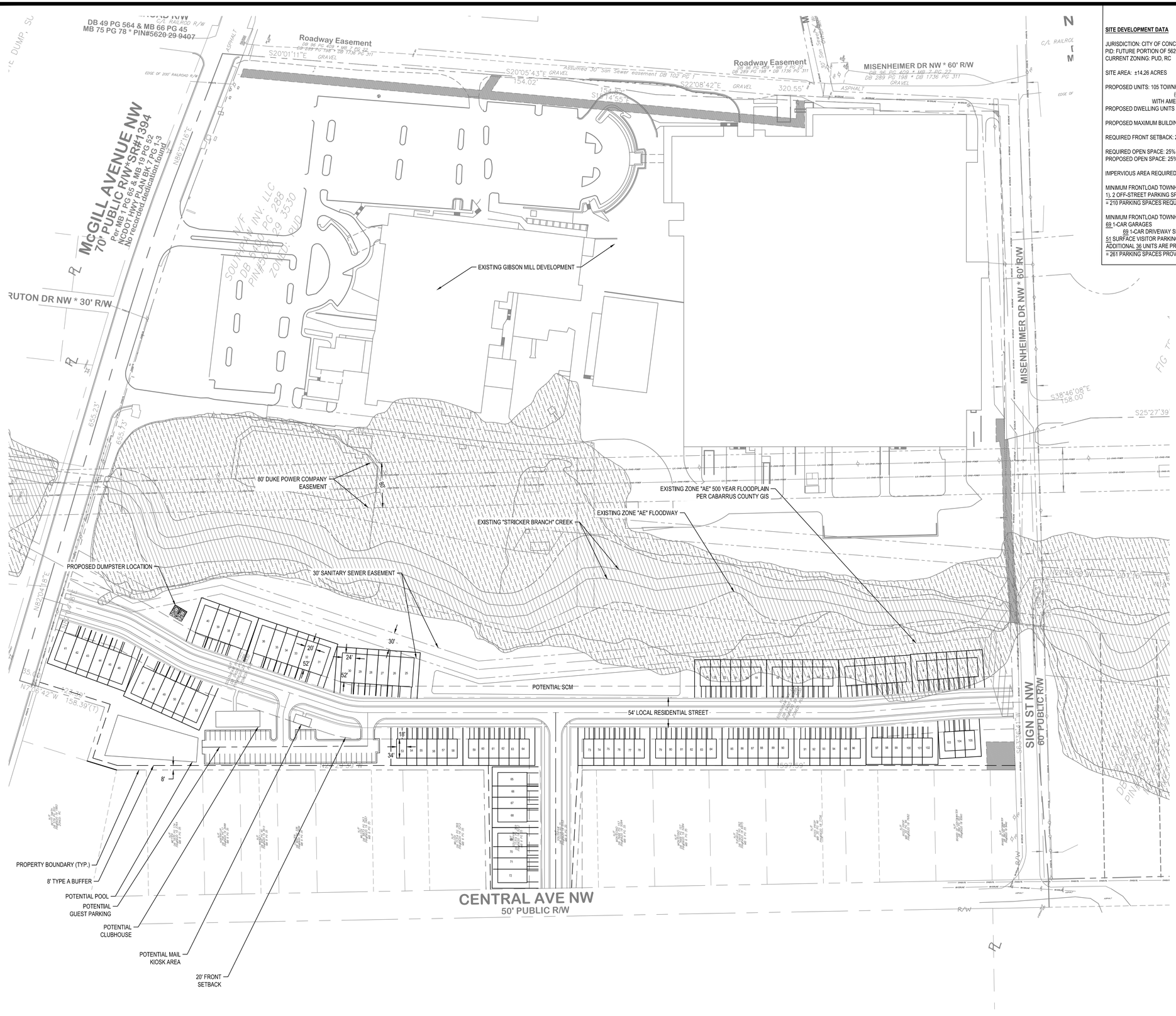
MINIMUM FRONTLOAD TOWNHOME PARKING PROVIDED:
69 1-CAR GARAGES
69 1-CAR DRIVEWAY SPACES
51 SURFACE VISITOR PARKING SPACES
ADDITIONAL 36 UNITS ARE PROVIDED WITH 2-CAR GARAGES (72 SPACES)
= 261 PARKING SPACES PROVIDED

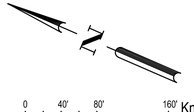


TYPICAL LOT LAYOUT
18' X 34' TOWNHOME
SCALE: 1" = 20'



TYPICAL LOT LAYOUT
24' X 52' TOWNHOME
SCALE: 1" = 20'





Know what's below. Call before you dig.

	DESCRIPTION	DATE
	SUBMITTAL	
	REVISION	

DRAWN BY: MKE
DESIGNED BY: MKE
REVIEWED BY: JMN

BGE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
www.bgeinc.com
NC LICENSE #C-4397

© 2025

CANNON LAND PLANNING
2228 THRIFT ROAD
CHARLOTTE, NC 28208

GIBSON MILL

325 MCGILL AVE NW
CONCORD / NC / 28027

SKETCH PLAN - RESIDENTIAL ROW OPTION

NOT FOR CONSTRUCTION

FILE NUMBER: 8201-21

JULY 10, 2025

SK1-0

\\bgeinc\data2\2000\8201-21\LS\03 - DWG\PlanSheets\Sketch\DWG\2025-0617 - Gibson Mill Sketch Plan ROW.dwg

Residential: Single Family Attached (Townhomes)

Union Street Townes (CN-PSA-2025-00052)

155 Union St. S.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
04/03/25	C-1	RC-CD	12	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/2024	Considered 03/25/25	Considered 06/24/25
No	No	No	Yes

Allocation Request

Total	2025
2,700	2,700

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	Yes	No	No	Yes	No

Brief Summary

The applicant is proposing to build 12 townhomes at 153 and 155 Union St. S. The site is currently zoned C-1 (Light Commercial). The applicant is proposing to rezone to RC-CD which has a maximum density of 15 units per acre. The plan that was brought before the Development Review Committee showed the density at 13.8 units per acre. Since these parcels are inside the Historic District this project will also require a Certificate of Appropriateness. This project is in the Center City Small Area Plan.



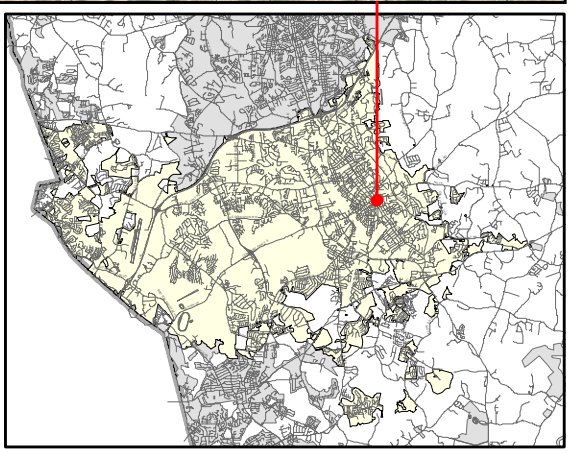
CN-PSA-2025-00052 - Union Street Townes

Type: Residential SF Attached

12 townhome units

Allocation Request: 2,700

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Union Street Townes				
2.)	**Description of project location:**	Site located on lot 153 and 155 Union Street S, in Concord (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	**Cabarrus County Parcel Identification Number:**	5620979123 & 5620979078	3a.)	**Parcel Acreage:**	0.87 Acres	
4.)	**Site Zoning and use:**	CC & C-1	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**	
6a.)	**Description of Facility to be served.**	RC-CD (Residential Compact Conditional District)	**6b.) Number of Lots**	2	**6c.) Number of Units**	
7d.)	**Additional description information:**	Proposed Subdivision with private road and 12 single family attached homes				

B. Applicant Information

GW & LW Properties LLC , (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	4707 Trostan Turn, Kannapolis NC 28081 (Applicant's Street or Box Number)
Visionary Consulting PLLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	2803 Donegal Drive, Kannapolis, NC 28081 (Applicant's City, State, Zip Code)
(704) 953-6294 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Todd Meckley, President (Name) tmeckley@visionaryconsultingpllc.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	tmeckley@visionaryconsultingpllc.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

(Typed name of North Carolina Professional Engineer)	(Company Name)
(NCPE Registration Number)	(Street or Box Number)
(Phone Number)	(City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✓	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):_____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 2,700 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3-bedroom homes	225 gal/ day	12	GPD 2700
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2700

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Todd Meckley, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Todd Meckley 7/14/2025

Signature: Date:

VISIONARY CONSULTING

July 14, 2025

City of Concord Planning Department
35 Cabarrus Avenue West
Concord, NC 28025

Via Email: **Monterai Adams** <adamsm@concordnc.gov>

Re: Union Street Townes

Ms. Adams and Honorable Members of the City of Concord Planning Commission and City Council,

Visionary Consulting and the current property owners are excited to propose a much-needed compact housing development of twelve (12) new construction single-family homes on a 0.87-acre site located at 153/155 Union Street S, Concord, NC 28025. We are promoting custom-designed single-family homes for sale, with the intention of contributing positively to the local economy. Most of the homes will have roof top terraces and all residences will have ample off-street parking. We chose home ownership versus the strong resurgence of rental properties to provide permanent ownership. I would like to highlight how this development will benefit the community, particularly in comparison to developing another rental property.

Economic Boost and Increased Homeownership
One of the key benefits of this development is the potential to promote homeownership in the city and so close to Concord Central City district. By offering single-family homes for sale, this project provides an opportunity for local residents, including young families and professionals, to invest in property ownership. Homeownership has long been a significant contributor to economic stability, creating long-term residents who invest in the upkeep of their properties and contribute to the local tax base.

Additionally, homebuyers often spend money locally for home maintenance, renovations, restaurants, retail purchases and other daily/monthly needs, boosting local businesses in the process. The sale of these homes will also inject capital into the city through property taxes, which can be reinvested into vital public services, infrastructure, and community projects.

Creating a Sense of Community and Stability
Another advantage of homeownership is the creation of a more stable, long-term community. Homeowners tend to have deeper ties to the neighborhood, which leads to better community engagement, volunteerism, and a sense of ownership in the city's overall well-being. This stability can help reduce turnover and transient populations often seen in rental properties, creating a more cohesive and invested local population.

Increased Property Values and Local Investment
The introduction of 12 well-designed, single-family homes for sale will also serve as a catalyst for increasing the surrounding property values. Homeowners typically take pride in their properties, ensuring they are well-maintained and landscaped. This focus on property aesthetics and upkeep can improve the overall appearance of the neighborhood, making it more desirable for future homeowners and businesses, resulting in a more attractive environment for potential investments.

VISIONARY CONSULTING

Unlike rental properties, which can sometimes experience higher vacancy rates and less engaged tenants, owner-occupied homes contribute to a more stable and attractive neighborhood, increasing its appeal to others considering buying a home in the area.

Supporting Local Employment and Construction Industry

As with any housing development, the project will create a range of jobs in construction, trades, design, and planning. Local contractors, suppliers, and service providers will have the opportunity to support the project, which can have a lasting effect on the economy. In contrast, rental properties often require fewer unique, long-term jobs tied to the development itself and may not provide the same level of sustained local economic engagement.

Reducing Rental Overload

While rental properties may meet immediate housing needs, the increased availability of rental units can often saturate the market. This may lead to higher vacancy rates, decreased rental prices, and reduced property values over time. By contrast, focusing on owner-occupied homes can create a healthier housing market with a balanced mix of rental and ownership opportunities, reducing the risks of oversaturation and fostering a more stable housing landscape.

Conclusion

In conclusion, this new urban infill housing development of twelve (12) single-family homes for sale presents a valuable opportunity to enhance the economic stability and growth of Concord. This project is poised to elevate the city, catering to the high demand of new, quality housing so close to the city center, which has a key walkability feature to reduce vehicle usage and promote pedestrian traffic. It will benefit the local economy through increased property tax revenue, local spending, the promotion of homeownership, and long-term community stability. The positive ripple effects will reverberate throughout the community, benefiting both residents and businesses alike.

Regards,

Todd Meckley
President/CEO
Visionary Consulting PLLC



EXISTING CONDITION



PROPOSED DEVELOPMENT

Combined Lot size: 37,890 SF (0.87 Acres)

Dwelling Units per Acre:
- Proposed: 13.8
- Allowed: 15

Impervious area:

Asphalt drive:	5,635 SF
Concrete/Trash:	460 SF
Western THs:	4,335 SF
Eastern THs:	3,870 SF
Proposed Total:	14,300 SF (37.74%)
Max. Area Allowed:	18,945 SF (50%)
Existing Imp. Area:	12,835 SF

Open space:

Proposed:	23,590 SF (62.26%)
Active open space:	3,760 SF

Building Height:

Proposed:	38'-6"
Max. Height Allowed:	35'-0"

Individual home Lot sizes:
- Proposed: 1,235 SF to 1,350 SF

N

0 20 40 80 120 FT

HORIZONTAL SCALE: 1 INCH - 40 FEET

Conceptual Site Plan

Project #VC-24005

Union Street Townes

Concord, NC

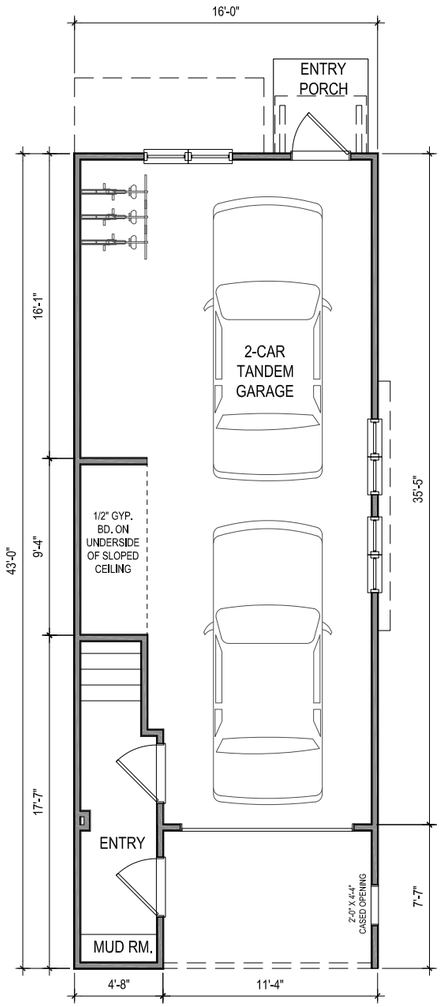
VISIONARY CONSULTING

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

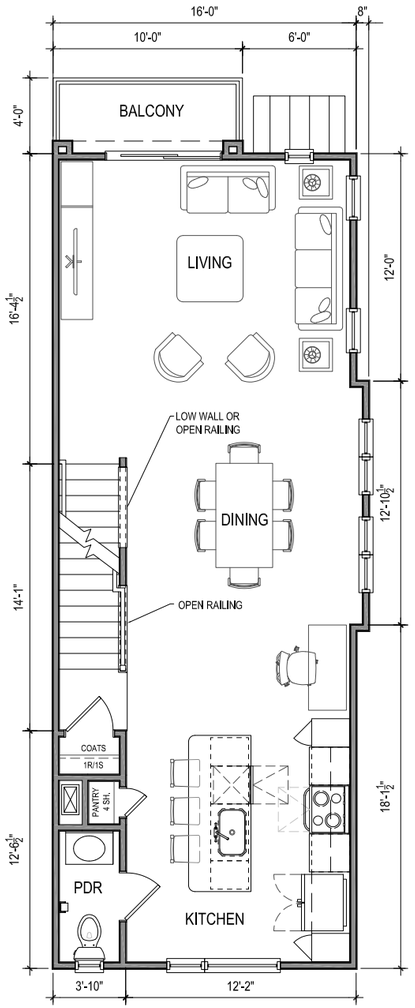
VISIONARY CONSULTING PLLC
2803 Donegal Drive
Kannapolis, NC
(704) 953-6294

April 3, 2025

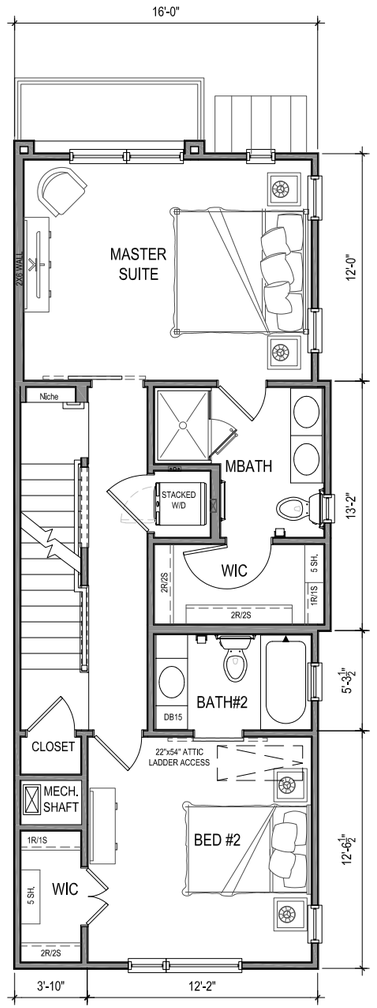
© 2025 Visionary Consulting PLLC



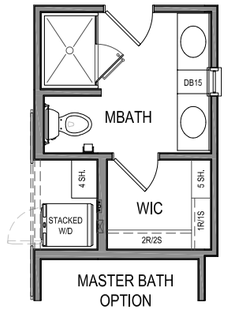
FIRST FLOOR PLAN
97 SF EXTERNAL HEATED
509 SF GARAGE

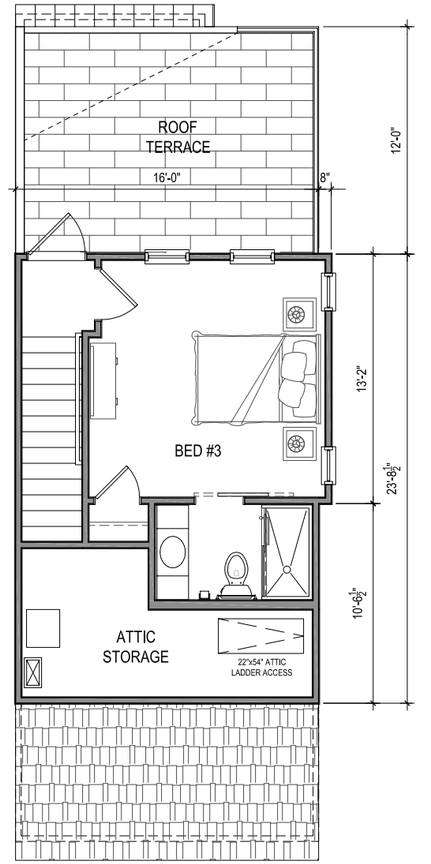


SECOND FLOOR PLAN
697 SF EXTERNAL HEATED
40 SF BALCONY



THIRD FLOOR PLAN
697 SF EXTERNAL HEATED





ATTIC PLAN
286 SF EXTERNAL HEATED
192 SF BALCONY

#TH16X43 END UNIT

1,777 SF EXTERNAL HEATED
509 SF 2-CAR TANDEM GARAGE
232 SF BALC./TERRRACE
2,518 SF GROSS

VISIONARY CONSULTING

Project #VC-24005

Union Street Townes

Concord, NC

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

VISIONARY CONSULTING PLLC
2803 Donegal Drive
Kannapolis, NC
(704) 953-6294

April 3, 2025

© 2025 Visionary Consulting PLLC



1 CONCEPTUAL PERSPECTIVE
SCALE: N.T.S.



4 FRONT ELEVATION
SCALE: N.T.S.



3 END ELEVATION
SCALE: N.T.S.



2 REAR ELEVATION
SCALE: N.T.S.

VISIONARY CONSULTING

Conceptual Elevations

Union Street Townes
Concord, NC

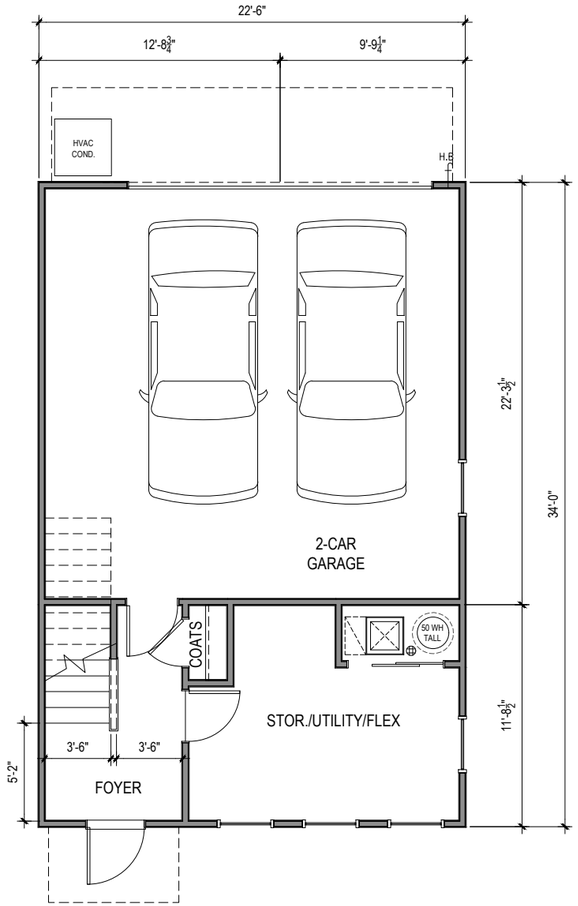
Project #VC-24005

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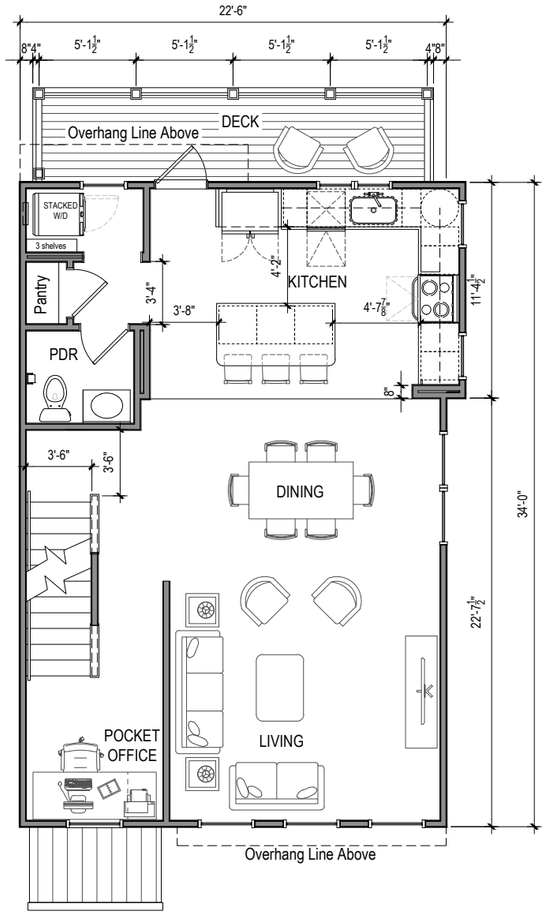
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(704) 953-6294

April 3, 2025

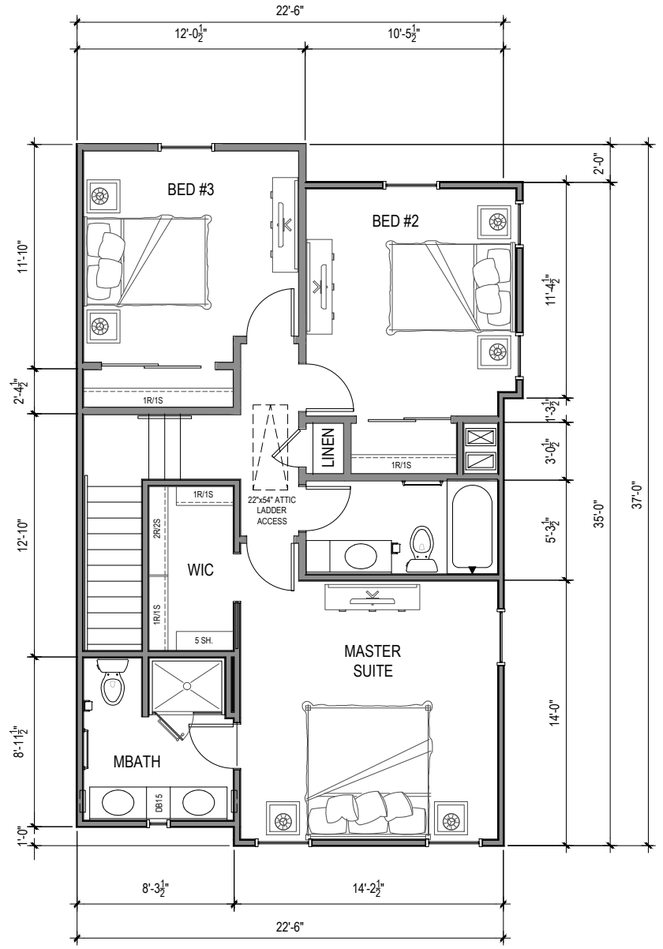
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FIRST FLOOR PLAN
108 SF GROSS HEATED FOYER
162 SF UTIL./STORAGE HEATED
495 SF GARAGE



SECOND FLOOR PLAN
776 SF GROSS EXTERNAL HEATED



THIRD FLOOR PLAN
815 SF GROSS EXTERNAL HEATED

#TH22-6X34 - 1861

1,861 SF GROSS HEATED
495 SF GARAGE
2,356 SF TOTAL

VISIONARY CONSULTING

Project #VC-24005

Union Street Townes

Concord, NC

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VISIONARY CONSULTING PLLC
2803 Donegal Drive
Kannapolis, NC
(704) 953-6294

April 3, 2025

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1 CONCEPTUAL PERSPECTIVE
SCALE: N.T.S.



4 END ELEVATION
SCALE: N.T.S.



3 REAR ELEVATION
SCALE: N.T.S.



2 FRONT ELEVATION
SCALE: N.T.S.

VISIONARY CONSULTING

Project #VC-24005

Conceptual Elevations

Union Street Townes
Concord, NC

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

VISIONARY CONSULTING PLLC
2803 Donegal Drive
Kannapolis, NC
(704) 953-6294

April 3, 2025

© 2025 Visionary Consulting PLLC

Residential: Single Family Attached (Townhomes)

Tuckers Walk Subdivision Phase 3 (CN-PSA-2025-00057)

10199 Ranier Trail Dr. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
2/22/2024	PUD	No Change	5	No (Not these 5 lots)	No (Not these 5 lots)

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	Yes	Yes(approved)	Yes	Yes	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
1,125	1,125

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	No	No	No	Yes	No

Brief Summary

The applicant is requesting sewer allocation for the last 5 townhomes of phase 3 located at 10199 Rainer Trail Dr. NW. This project was rezoned to PUD in 2018 and contains townhomes and commercial outparcels. The site is appropriately zoned for the proposed use and is phase three of Tuckers Walk and was preliminary plated in 2018 (CN-PLP-2018-00014). Tuckers Walk Phase 1 was platted in 2018 (PRS2018-03090) with a revision to approved plans in 2020. Phase 2 construction documents were submitted in 2019 (PRS2019-00893) and issued 7/28/2020. This project received allocation for 11 units at the September 20, 2022, and their construction documents (PRS2022-02214) for those units was approved in July 2024 and are now requesting an additional 5 units.



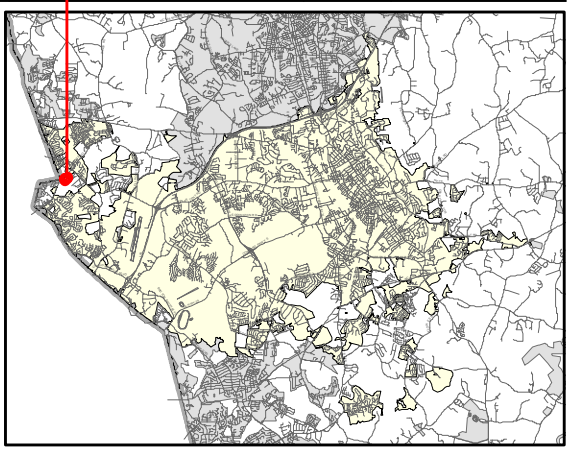
CN-PSA-2025-00057 - Tuckers Walk Phase 3

Type: Residential SF Attached

5 townhome units

Allocation Request: 1,125

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:						
2.)	Description of project location:	SOUTH OF INTERSECTION OF HARRIS ROAD AND POPLAR TENT ROAD (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	46718083630000	3a.)	Parcel Acreage:	3.665		
4.)	Site Zoning and use:	PUD-RESIDENTIAL	5.)	Area Commercial or Industrial Building (sq. ft.)	0		
6a.)	Description of Facility to be served.	SINGLE FAMILY HOME	6b.) Number of Lots	5	6c.) Number of Units	5	
7d.)	Additional description information:						

B. Applicant Information

DAVID S. MILLER, MANAGER (Title)	10815 SIKES PLACE SUITE 300
(Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
STREETSCAPE TW, LLC	CHARLOTTE, NC 28277
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
(704) 321-1000	(704) 321-1001
(Applicant's Phone Number)	(Applicant's Facsimile Number)
DAVID ODOM (Name) ENGINEER (Email)	David@raleymiller.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

DAVID W. ODOM	ODOM ENGINEERING, PLLC
(Typed name of North Carolina Professional Engineer)	(Company Name)
21130	169 OAK ST.
(NCPE Registration Number)	(Street or Box Number)
(828) 247-4495	FOREST CITY, NC 28043
(Phone Number)	(City, State, Zip Code)
EMMA BARDEN	emma@odomengineering.com
(Name and affiliation of contact person, who can answer questions about application & designs)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	% Domestic
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
(●) No
( ) Yes (Specify or attach effluent documentation)

4.) **Volume of wastewater flow to be allocated for this particular project:** 1,125 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3 BEDROOM RESIDENTIAL	75 gal/ DAY/BEDROOM	5	GPD 1,125
-	gal/		GPD
-	gal/		GPD
-	gal/		GPD
-	gal/		GPD
-	gal/		GPD
		Total	GPD 1,125

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I DAVID S. MILLER (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

David S Miller — Signature:

7/14/2025 — Date:

Narrative For Tucker's Walk Phase 3 Sewer Allocation Application (5 lots).

July 14, 2025

Dear Mayor Dusch and Concord City Council,

This application is requesting a sewer allocation for the final 5 lots in our 91 unit town home development called Tuckers Walk, located at the intersection of Poplar Tent Rd. and Harris Rd. We have completed the development of the first two phases of the subdivision, which include 73 town home lots with homes constructed and sold. Our 16-unit phase 3 construction is nearing completion at this time. We previously received a sewer allocation for 11 of the 16 lots in phase 3 and permission to complete the infrastructure construction for the entire phase 3 with the understanding that we could not permit construction of homes on the final 5 lots prior to receiving the sewer allocation for those 5 lots. This situation occurred because at the time of the phase 3 approval, the town home category of sewer capacity was insufficient to accommodate the final 5 lots. This shortage of allocation no longer exists, as there is considerably more capacity in the town home category than is necessary to complete the construction of the final 5 lots in the subdivision. The developer, home builder and the residents that purchased homes in Tuckers Walk have been waiting over three years for the improvements that were recently completed at the sewer treatment plant which would free up the necessary capacity to complete the subdivision. All of the affected parties have been patiently waiting for the completion of the subdivision that everyone anticipated in the beginning had the sewer capacity to complete the project. There are several items within the subdivision that cannot be completed prior to the construction of the final homes in phase 3. These items include the final layer of pavement necessary to turn over the public roads in the subdivision to the City of Concord for maintenance, as well as the conversion of the storm water detention pond to its final design from the current use as an erosion control facility. We also are completing the fences, common areas, dog park and landscape buffers to the adjacent neighborhood. We desperately need to fulfill all of the development commitments we made to the City, the home builder and to the residents in and adjacent to Tucker's Walk. The final 5 lots only use **1,125 gallons per day** which is well below the several thousand gallons of capacity within the Townhome category. The approximate cost of land, infrastructure, common open space and homes already purchased by the residents at the Tucker's Walk subdivision exceed $35 Million. The remaining homes to be sold approximately an additional $7 Million investment.

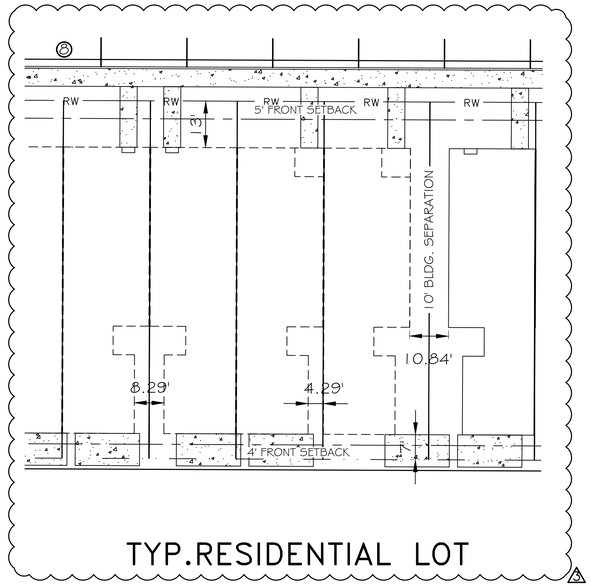
At our last approval of the 11 lots in Phase 3, we were instructed to observe the opportunity for additional capacity to become available in the town home category as the City was re-reviewing the status of existing permits and nearing the completion of capacity increases at the sewer treatment plant. Now that the capacity exists in the townhome category, we look forward to your support and approval of our request for **1,125 gallons per day** of sewer allocation for the final 5 lots in our third and final phase of the Tucker's Walk Planned Urban Development, enabling us to complete the Tucker's Walk PUD and the residential subdivision included in the PUD.

Thank you for your consideration.

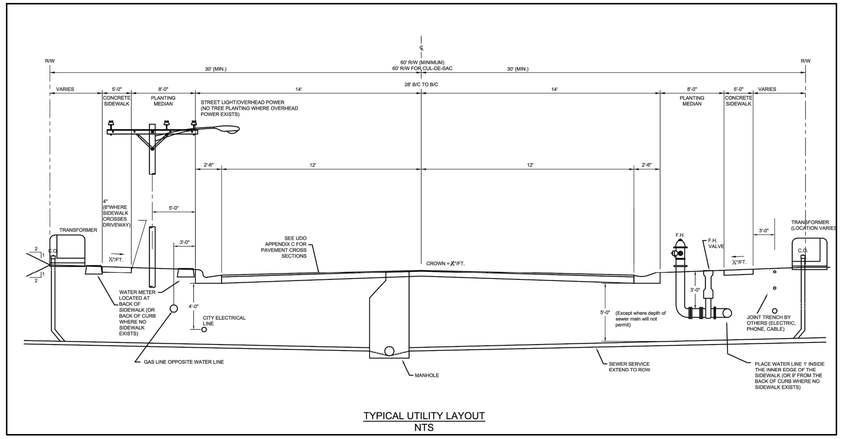
Raley Miller Properties, Inc.
David Miller
10815 Sikes Place, Suite 300
Charlotte NC 28277
704-321-1000

CITY OF CONCORD GENERAL NOTES:
-THIS JURISDICTION ABIDES BY AND ENFORCES THE REQUIREMENTS OF NFPA 241 FOR CONSTRUCTION PROJECTS. A DOCUMENT WE REFER TO AS AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW OF AND AGREE, TO ABIDE BY THE PROVISION REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.

1. WHERE FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHERE CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE WITH SECTION 505.2. (NCFC 501.4)
2. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET (45 720 MM) OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
   - EXCEPTIONS:
     1 THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FEET (45 720 MM) WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR:
       - ♦ WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE DIMENSION SHALL INCREASE TO A MINIMUM OF 200 FEET (60 960 MM).
       - ♦ FIRE APPARATUS ACCESS ROADS CANNOT BE INSTALLED BECAUSE OF LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES OR OTHER SIMILAR CONDITIONS, AND AN APPROVED ALTERNATIVE MEANS OF FIRE PROTECTION IS PROVIDED.
       - ♦ THERE ARE NOT MORE THAN TWO GROUP R-3 OR GROUP U OCCUPANCIES.
     2 THE FIRE CODE OFFICIAL IS AUTHORIZED TO MODIFY OR EXEMPT FIRE APPARATUS ACCESS ROADS FOR SOLAR PHOTOVOLTAIC POWER GENERATION FACILITIES. (NCFC 503.1.1)
4. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).
   - EXCEPTION: FIRE APPARATUS ACCESS ROADS CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NORTH CAROLINA DOT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS, WHEN APPROVED BY THE FIRE CODE OFFICIAL. (NCFC 503.2.1)
   - DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET (45 720 MM) IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET (45 720 MM) IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
6. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 6 INCHES (153 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 3/4 INCH (20 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (NCFC 505.1)
7. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING--FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
8. WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET (122 M) FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
   - EXCEPTIONS:
     1. FOR GROUP R-3 AND GROUP U OCCUPANCIES, THE DISTANCE REQUIREMENT SHALL BE 600 FEET (183 M).
     2. FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE DISTANCE REQUIREMENT SHALL BE 600 FEET (183 M). (NCFC 507.5.1)
9. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA STANDARD APPLICABLE TO THE SYSTEM DESIGN AND SHALL COMPLY WITH SECTIONS 912.2 THROUGH 912.7. (NCFC 912.1)
10. WITH RESPECT TO HYDRANTS, DRIVEWAYS, BUILDINGS AND LANDSCAPING, FIRE DEPARTMENT CONNECTIONS SHALL BE SO LOCATED THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CHIEF. (NCFC 912.2)
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CHIEF. (NCFC 912.2.1)
12. ON EXISTING BUILDINGS, WHEREVER THE FIRE DEPARTMENT CONNECTION IS NOT VISIBLE TO APPROACHING FIRE APPARATUS, THE FIRE DEPARTMENT CONNECTION SHALL BE INDICATED BY AN APPROVED SIGN MOUNTED ON THE STREET FRONT OR ON THE SIDE OF THE BUILDING. SUCH SIGN SHALL HAVE THE LETTERS "FDC" NOT LESS THAN 6 INCHES (152 MM) HIGH AND WORDS IN LETTERS NOT LESS THAN 2 INCHES (51 MM) HIGH OR AN ARROW TO INDICATE THE LOCATION. SUCH SIGNS SHALL BE SUBJECT TO THE APPROVAL OF THE FIRE CODE OFFICIAL. (NCFC 912.2.2)
13. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE (UNLESS APPROVED BY THE FIRE CHIEF). (NCFC D103.2)
14. BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE FEET (5760 M2) SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
   - EXCEPTION: PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET (11 520 M2) THAT HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS. (NCFC D104.3)
15. BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES EXCEEDING 30 FEET (9144 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH APPROVED FIRE APPARATUS ACCESS ROADS CAPABLE OF ACCOMMODATING FIRE DEPARTMENT AERIAL APPARATUS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE AERIAL FIRE APPARATUS ACCESS ROADWAY. (NCFC D105.1)
16. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF ANY BUILDING OR PORTION OF BUILDING MORE THAN 30 FEET (9144 MM) IN HEIGHT. (NCFC D105.2)
17. MULTIPLE-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
   - EXCEPTION: PROJECTS HAVING UP TO 200 DWELLING UNITS MAY HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS, INCLUDING NONRESIDENTIAL OCCUPANCIES, ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. (D106.2)
18. DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF SECTION D104.3.
   - EXCEPTIONS:
     1 WHERE THERE ARE MORE THAN 30 DWELLING UNITS ON A SINGLE PUBLIC OR PRIVATE FIRE APPARATUS ACCESS ROAD AND ALL DWELLING UNITS ARE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3 OF THE INTERNATIONAL FIRE CODE, ACCESS FROM TWO DIRECTIONS SHALL NOT BE REQUIRED.
     2 THE NUMBER OF DWELLING UNITS ON A SINGLE FIRE APPARATUS ACCESS ROAD SHALL NOT BE INCREASED UNLESS FIRE APPARATUS ACCESS ROADS WILL CONNECT WITH FUTURE DEVELOPMENT, AS DETERMINED BY THE FIRE CODE OFFICIAL. (D107.1)



TYP.RESIDENTIAL LOT



TYPICAL UTILITY LAYOUT
NTS

ZONING CODE SUMMARY
PROJECT NAME: TUCKERS WALK PHASE 3
PROPERTY OWNER: NOW OR FORMERLY RMP CANNON, DWAYNE N HENSLEY, ALAN M HENSLEY, GLENNA T HENSLEY
PARCEL P.I.N. FORMERLY: 4671918465, 4671916023, 4671915322, 4671914210, 4671815515, 4671804108
PH III: 4671808425, 4671804207
TOTAL NUMBER OF LOTS
PRE DEVELOPMENT: 73 LOTS
PHASE 3 - 11 RESIDENTIAL

TOTAL AREA OF SITE: 25.13 AC ± (ORIGINAL)
ADDITIONAL AREA (PART OF PH3 - PIN 4671804207)
TOTAL REVISED AREA OF SITE: 26.87 AC±

TOTAL ACREAGE FOR PHASE 3: 5.75 AC 100%
PHONE: 828-247-4496

ZONING: PUD JURISDICTION: CITY OF CONCORD
FLOOD MAP NUMBER AND DATE: 3710467100L 11/16/2018
SETBACKS: FRONT: 5 FT.
MIN. SIDE YARD SETBACK (L): 0 FT MIN. SIDE YARD (R): 0 FT
MIN. REAR YARD SETBACK: 4 FT.
BUILDING SEPARATION = 10FT

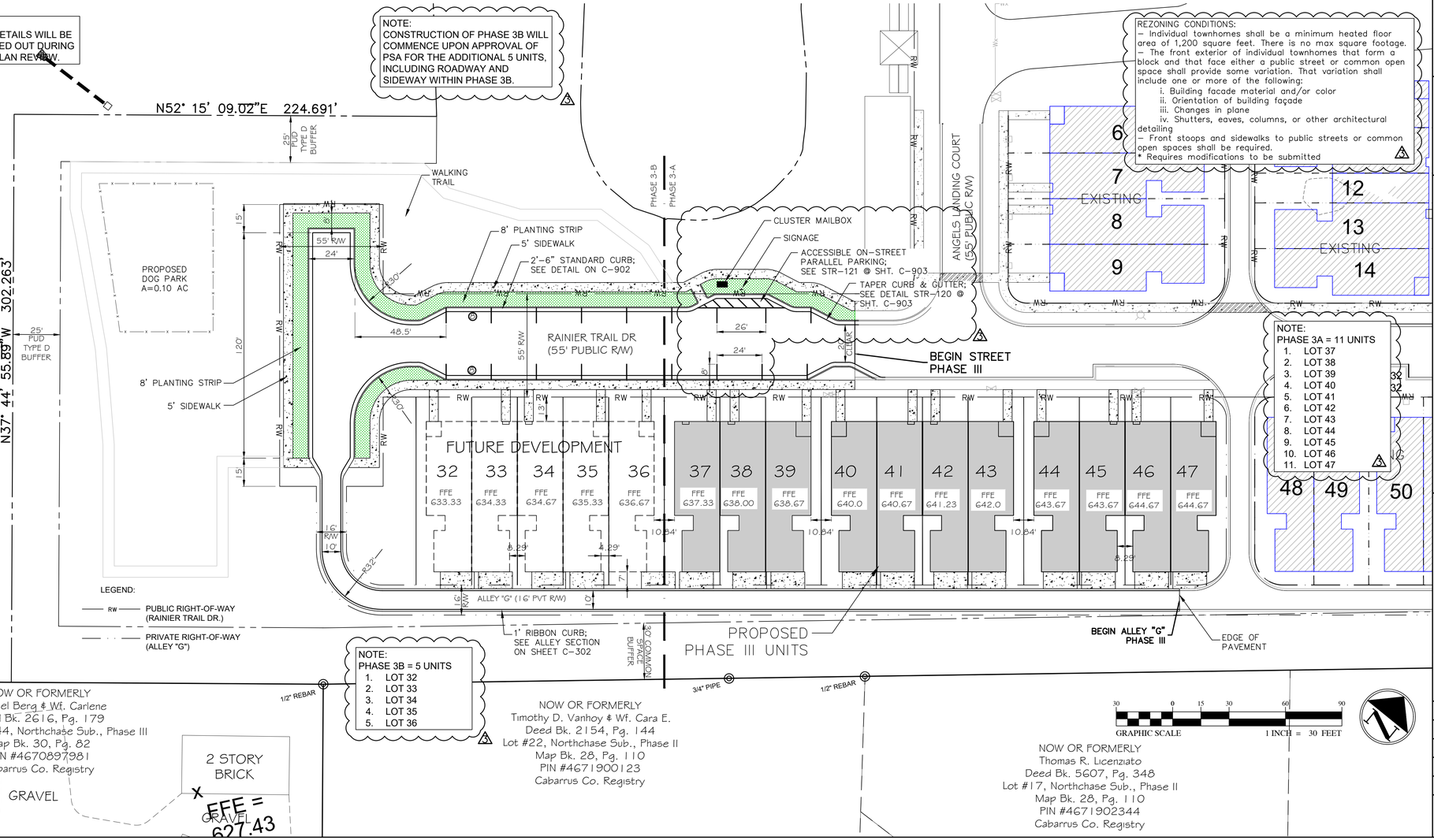
OCCUPANCY CLASSES:	RESIDENTIAL
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	NO
FIRE ALARM:	YES
NUMBER OF STORIES:	2
HEIGHT OF BUILDING:	<30FT
LARGEST UNIT AREA:	2,000SF/1ST FLR

NOTE:
ALL DEVELOPMENT SUBJECT TO Z(CD)-06-18.

NOTE:
SITE DETAILS WILL BE WORKED OUT DURING SITE PLAN REVIEW.

NOTE:
CONSTRUCTION OF PHASE 3B WILL COMMENCE UPON APPROVAL OF PSA FOR THE ADDITIONAL 5 UNITS, INCLUDING ROADWAY AND SIDEWAY WITHIN PHASE 3B.

REZONING CONDITIONS:
– Individual townhomes shall be a minimum heated floor area of 1,200 square feet. There is no max square footage.
– The front exterior of individual townhomes that form a block and that face either a public street or common open space shall provide some variation. That variation shall include one or more of the following:
  i. Building facade material and/or color
  ii. Orientation of building façade
  iii. Changes in plane
  iv. Shutters, eaves, columns, or other architectural detailing
– Front stoops and sidewalks to public streets or common open spaces shall be required.
* Requires modifications to be submitted



NOTE:
PHASE 3A = 11 UNITS
1. LOT 37
2. LOT 38
3. LOT 39
4. LOT 40
5. LOT 41
6. LOT 42
7. LOT 43
8. LOT 44
9. LOT 45
10. LOT 46
11. LOT 47

NOTE:
PHASE 3B = 5 UNITS
1. LOT 32
2. LOT 33
3. LOT 34
4. LOT 35
5. LOT 36

LEGEND:
RW — PUBLIC RIGHT-OF-WAY (RAINIER TRAIL DR.)
PRIVATE RIGHT-OF-WAY (ALLEY "G")

NOW OR FORMERLY
Michael Berg & Wf. Carlene
Deed Bk. 2616, Pg. 179
of Lot #44, Northchase Sub., Phase III
Map Bk. 30, Pg. 82
PIN #4670897981
Cabarrus Co. Registry

2 STORY BRICK
GRAVEL
FFE = 627.43

NOW OR FORMERLY
Timothy D. Vanhoy & Wf. Cara E.
Deed Bk. 2154, Pg. 144
Lot #22, Northchase Sub., Phase II
Map Bk. 28, Pg. 110
PIN #4671900123
Cabarrus Co. Registry

NOW OR FORMERLY
Thomas R. Licenziato
Deed Bk. 5607, Pg. 348
Lot #17, Northchase Sub., Phase II
Map Bk. 28, Pg. 110
PIN #4671902344
Cabarrus Co. Registry

1/2" REBAR
3/4" PIPE
1/2" REBAR

GRAPHIC SCALE 30 0 15 30 60 90
1 INCH = 30 FEET

JOB NUMBER: 20178

REV	DESCRIPTION	BY	DATE
1	REVIEW COMMENTS	ESB	11-03-23
2			
3	REVIEW COMMENTS	ESB	06-11-24
4			
5			
6			

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NORTH CAROLINA PROFESSIONAL SEAL 23818 ENGINEER MELISSA M. COLE 6/6/2024
CERTIFICATION

PLANS FOR
TUCKERS WALK PHASE 3
HARRIS RD., CONCORD, NORTH CAROLINA
OVERALL SITE PLAN

Odom Engineering PLLC
169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4496 fax: 828.247.4498
NC Firm# P-0880

SCALE: 1" = 30'
DATE: 04-12-24
DRAWN BY: ESB
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET: C-300

Plotted on: Jul 14, 2024 - 1:16pm
Drawing name: Z:\2020\20178 - TUCKER'S WALK\DWG\20178 - TUCKER'S WALK PHASE 3 SITE - HAMMERHEAD ROAD - REV - ECP MOD.dwg

Residential: Single Family Attached (Townhomes)

Ervin Townhomes (CN-PSA-2025-00062)

738 Old Charlotte Rd. SW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
6/24/21	RV and RC	No Change	81	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	Yes	Yes	Yes	Yes	Yes	Yes	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

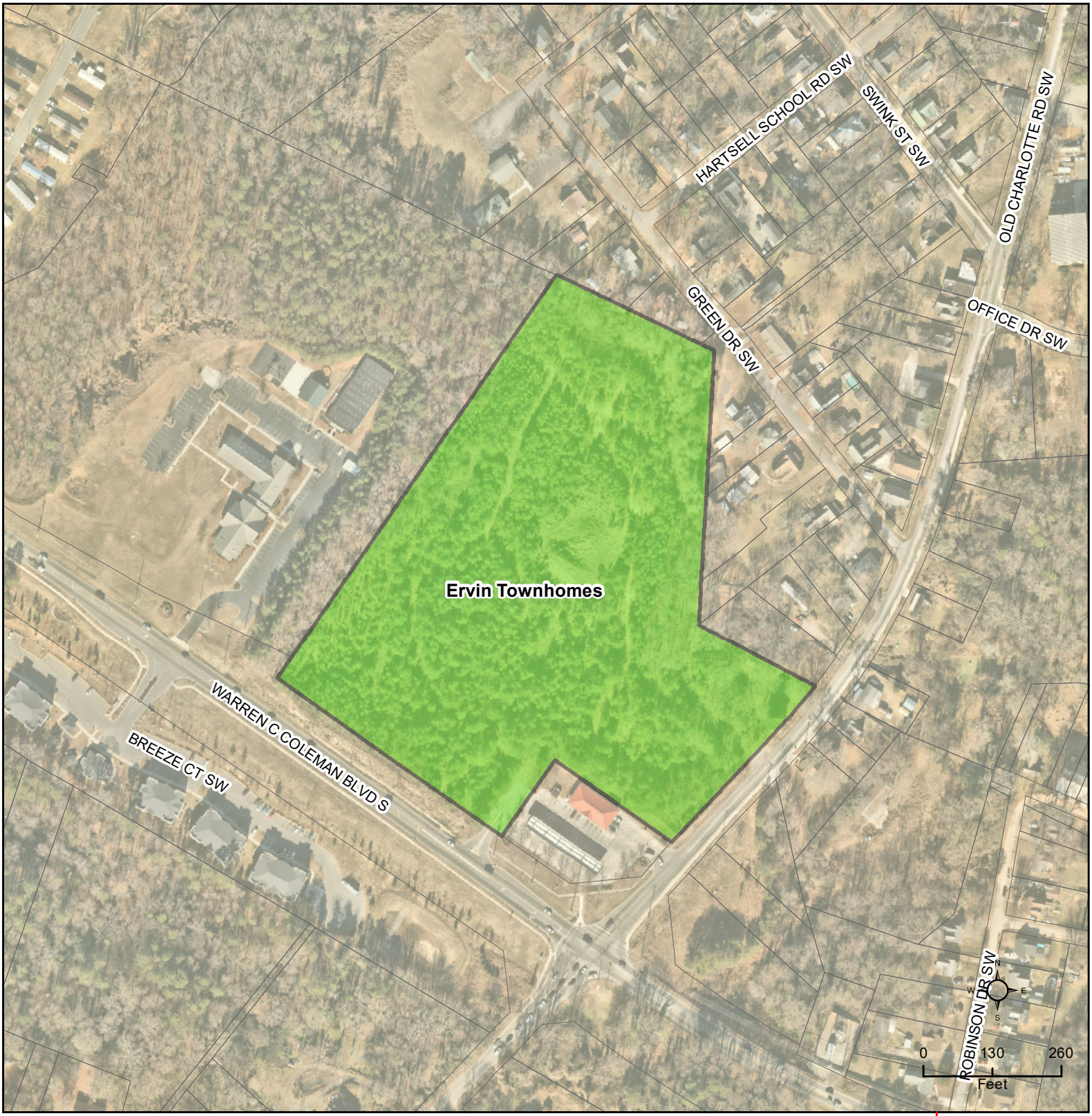
Allocation Request

Total	2025	2026
18,225	11,250	6,975

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	No	No	No	Yes	No

Brief Summary

The applicants are looking to construct 81 townhomes on approximately 13 acres. The preliminary plat, CN-PLP-2021-00016, was approved on 11/15/2022. The construction documents, PRS2022-01339, have been submitted and are waiting for sewer allocation prior to routing for review. The preliminary plat shows a commercial piece that the applicant says will be submitted for allocation at a separate date. This project is in the Center City Small Area Plan.



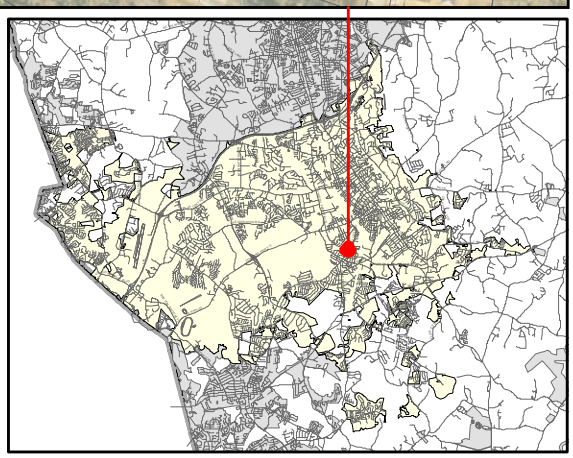
CN-PSA-2025-00062 - Ervin Townhomes

Type: Residential SF Attached

81 townhome units

Allocation Request: 18,225

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Ervin Property - Townhomes				
2.)	**Description of project location:**	Site located on Old Charlotte Rd (SR 1335) approx 400 linear feet north of Warren C Coleman Blvd S (US Hwy 601) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	5529497904, 5620405037	3a.)	**Parcel Acreage:**	13.07	
4.)	**Site Zoning and use:**	RC, Residential	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**	
6a.)	**Description of Facility to be served.**	Townhomes	6b.) **Number of Lots**	81	6c.) **Number of Units**	
7d.)	**Additional description information:**	Single-Family residential subdivision featuring 81 townhomes (For Sale)				

B. Applicant Information

David Hughes, Manager (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	PO Box 3965 (Applicant's Street or Box Number)
ERVIN CONCORD DEVELOPMENT LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, NC 28117 (Applicant's City, State, Zip Code)
704-787-5622 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
David Hughes (Name) dave@covepoint.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	dave@covepoint.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Josh Butler (Typed name of North Carolina Professional Engineer)	Gateway Design Group, PLLC (Company Name)
048418 (NCPE Registration Number)	15126 Castlebridge Lane (Street or Box Number)
910-840-2661 (Phone Number)	Matthews, NC 28104 (City, State, Zip Code)
Josh Butler (Name and affiliation of contact person, who can answer questions about **application & designs**)	josh@gatewaydesigngroup.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✓	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):_____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 18,225 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Residential Multifamily	75 gal/ bedroom *3 bedrooms	81	GPD 18,225
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 18,225

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Dave Hughes (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7/18/25

Preliminary Wastewater Flow Calculation - Ervin Concord

Project Name: Ervin Concord

Project Type: Residential - Townhomes

Total Units: 81 Townhomes

Bedrooms per Unit: 3

Flow Calculation (per City of Concord Policy - June 2025):

81 units x 3 bedrooms/unit x 75 GPD/bedroom = 18,225 GPD

Compliance Statement:

This flow calculation complies with:

- 15A NCAC Subchapter 2T .0114 Wastewater Design Flow Rates (as amended).

- G.S. 143-215.1 Wastewater Regulatory Relief Act (June 2025 Update): Average daily wastewater flow rate of 75 GPD per bedroom for multifamily residential development.

Phased Allocation Option:

In compliance with the Citys June 2025 policy limiting phased residential approvals to a maximum of 50 units/year, the project could be allocated in two phases:

- Phase 1: 50 townhomes x 3 bedrooms/unit x 75 GPD/bedroom = 11,250 GPD

- Phase 2: 31 townhomes x 3 bedrooms/unit x 75 GPD/bedroom = 6,975 GPD

ERVIN CONCORD DEVELOPMENT LLC

Ervin Mixed Use Development July 18, 2025
Preliminary Sewer Allocation Request

City of Concord
Engineering Department
35 Cabarrus Ave W
Concord North Carolina 28025

Location and Project Overview

The Ervin Mixed Use Development is located on a 13-acre parcel at the northwest quadrant of Warren C. Coleman Boulevard South (US Hwy 601) and Old Charlotte Road (SR 1335) in the City of Concord (Parcel IDs: 5529497904, 5620405037). The project includes 81 two-story, for-sale townhomes designed to meet growing demand for high-quality housing. The residential density is 6.2 units per acre, consistent with the City's planning goals.

- **Zoning:** RC (Residential Compact)
- **Preliminary Plat Status:** Approved April 2022
- **Construction Plan Submission:** May 2022

The current request covers only the residential component. The wastewater flow request for the non-residential outparcel will be submitted separately at a later time.

Wastewater Flow Calculation

In compliance with the City of Concord's June 2025 Sewer Allocation Policy and G.S. 143-215.1 Wastewater Regulatory Relief Act, the average daily wastewater flow rate is calculated as follows:

81 units × 3 bedrooms/unit × 75 GPD/bedroom = **18,225 GPD**

To align with the City's phased approval policy, the project can be allocated in two phases:
Phase 1: 50 townhomes = 11,250 GPD
Phase 2: 31 townhomes = 6,975 GPD

A detailed flow calculation sheet is included as an attachment.

Consistency with City Policies and Infrastructure

The Ervin Mixed Use Development falls within the **Concord Parkway/Warren C. Coleman Blvd (US-601) Small Area Plan**, which envisions a walkable, mixed-use corridor with diverse residential housing. The development's 81 for-sale townhomes, integrated streetscape improvements, and phased redevelopment support the Plan's goal of incremental, pedestrian-oriented growth along this key corridor.

The site is adjacent to existing gravity sewer mains, allowing efficient integration into the City's infrastructure. This redevelopment transforms underutilized land into a vibrant, mixed-use community.

Project Features and Community Benefits

- Pedestrian-friendly streetscape with sidewalks, bike lanes, and landscaped medians.
- Energy-efficient design including Energy Star appliances, low-flow fixtures, and environmentally friendly landscaping.
- Preserved open space: 3.55 acres (27.2% of site area), exceeding the City's 20% requirement.

Project Readiness

We purchased the property in 2021 while the project was in plan review and subsequently obtained Preliminary Plat approval in April 2022. The delay in obtaining sewer allocation has created a significant financial strain for our company. However, we can assure the City that our timeline ensures we are ready to proceed swiftly once wastewater flow allocation is approved.

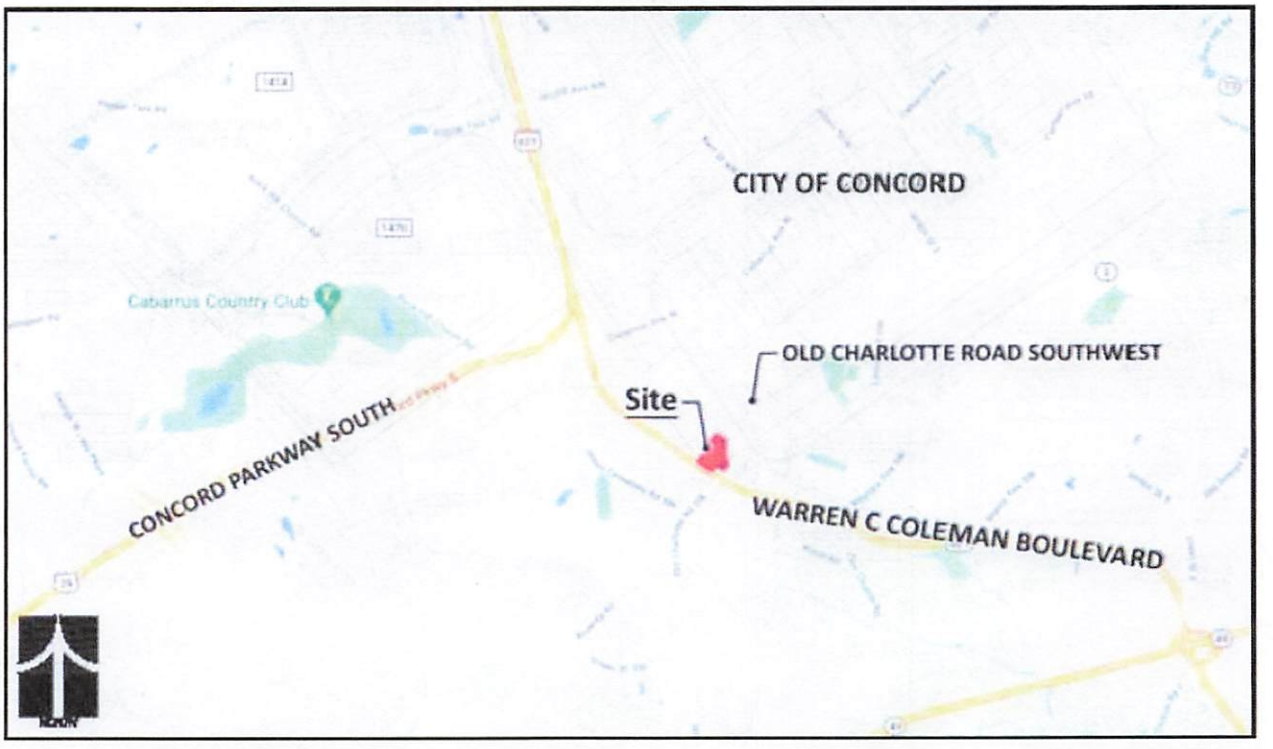
We sincerely thank you for your hard consideration to approve this project.

Sincerely,

Dave Hughes
ERVIN CONCORD DEVELOPMENT LLC
(704) 787-5622

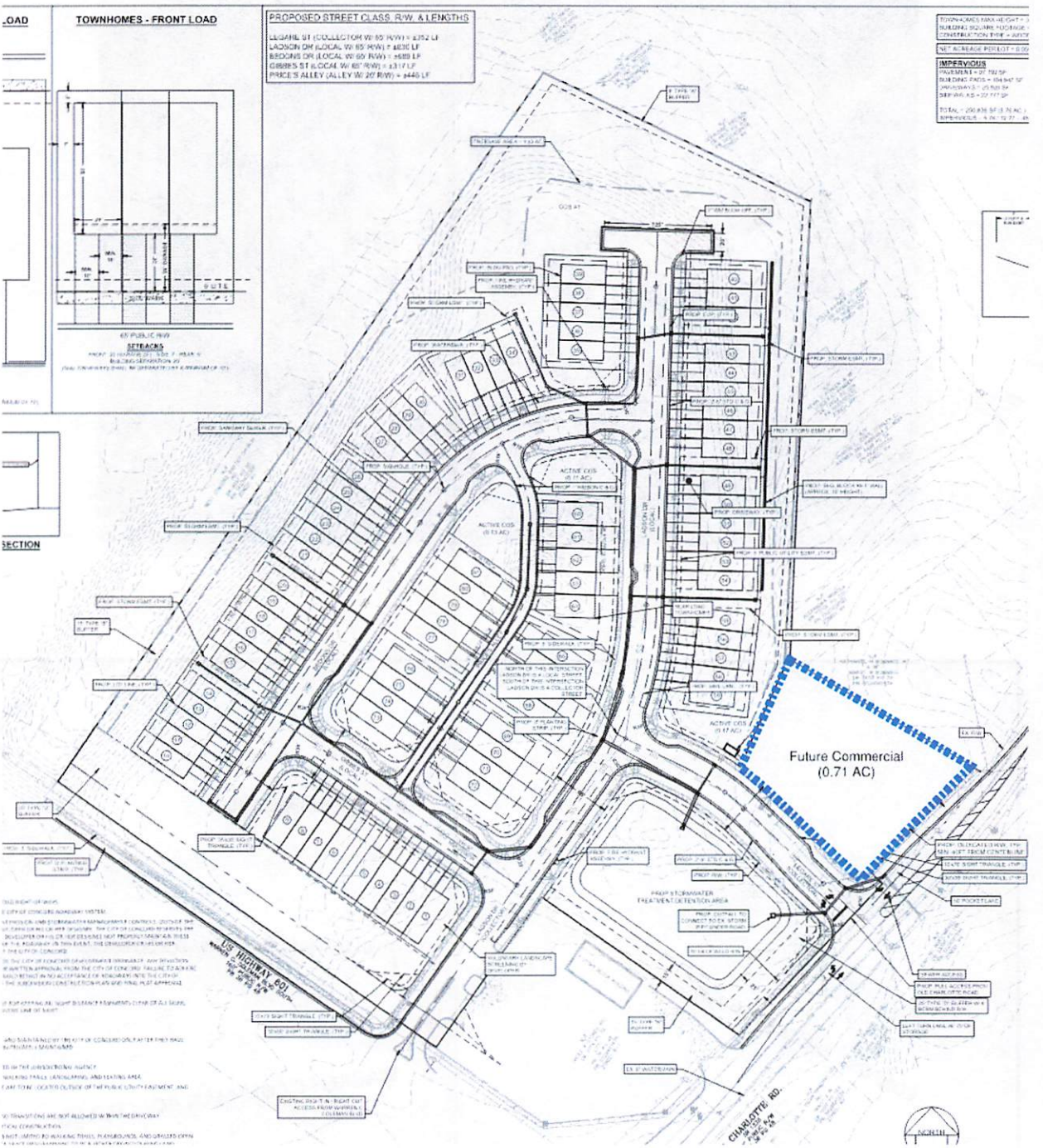
SITE LOCATION MAP





Ervin Townhomes

Proposed Site Plan



Residential: Single Family Attached (Townhomes)

Cambridge Commons (CN-PSA-2025-00064)

3505 US Hwy 601 S.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	50	Yes (PRS2021-03256)	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/19/22	Considered 3/21/23	Considered 12/20/23	Considered 3/26/24	Considered 6/26/24
No	Yes	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25
No	No	No	Yes

Allocation Request

Total	2025
11,250	11,250

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	No	No	No	Yes	No

Brief Summary

This is a project that is a bit unique because their preliminary plat was submitted and approved on 10/23/20 for townhomes when townhomes were a use that was permitted in C-2 (General Commercial). The preliminary plat CN-PLP-2019-00018 showed 194 total units. The applicant is proposing four phases, and this request is phase 1 according to their narrative. This project is in the Center City Small Area Plan.



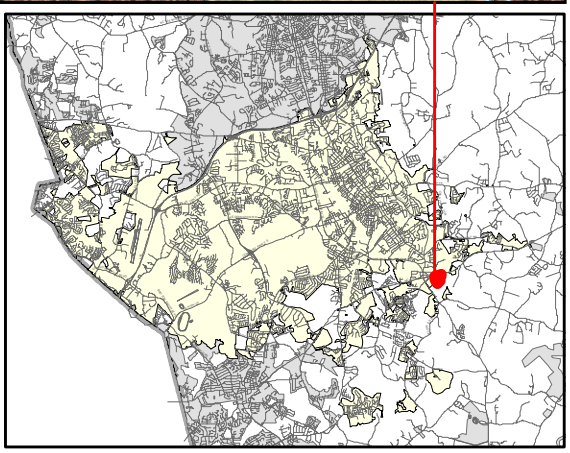
CN-PSA-2025-00064 - Cambridge Commons

Type: Residential SF Attached

50 townhome units

Allocation Request: 11,250

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Cambridge Commons					
2.)	**Description of project location:**	Southeast Quadrant of US 601 & NC 49 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	5539-94-4060-0000	3a.)	**Parcel Acreage:**	Approx. 22 Acres		
4.)	**Site Zoning and use:**	C2 - Vacant	5.)	**Area Commercial or Industrial Building (sq. ft.)**	N/A		
6a.)	**Description of Facility to be served.**	Townhomes	6b.) **Number of Lots**	50	6c.) **Number of Units**	50	
7d.)	**Additional description information:**	50 units Phase 1 (194 Townhomes Total Development)					

B. Applicant Information

Cambridge Corner Associates, LLC , Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2301 Mullis Lane (Applicant's Street or Box Number)
Cambridge Corner Associates, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Matthews, NC 28105 (Applicant's City, State, Zip Code)
704-576-1888 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Jerry Rigsby-Manager (Name) rigsbydevelopment@gmail.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	rigsbydevelopment@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Jeffrey D. McCluskey (Typed name of North Carolina Professional Engineer)	Mc2 Engineering, Inc. (Company Name)
29606 (NCPE Registration Number)	2110 Ben Craig Drive, Suite 400 (Street or Box Number)
704-510-9797 (Phone Number)	Charlotte, NC 28262 (City, State, Zip Code)
 (Name and affiliation of contact person, who can answer questions about **application & designs**)	Jeff@mc2eng.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):_____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 11,250 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3BR Townhme unit	225 gal/ day	50	GPD 11,250
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 11,250

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jerry Rigsby (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Jerry Rigsby Digitally signed by Jerry Rigsby Date: 2025.04.21 10:24:03 -04'00' 4/18/2025

Signature: Date:

April 18, 2025

Mc² ENGINEERING

Concord Engineering Department
Attn: Sue Hyde, PE
635 Alfred Brown Jr Court
Concord, NC 28025

RE: Cambridge Corners Townhome Community Sewer capacity allocation
Requested capacity: 11,250 gallons for 50 units
(Previous Accela #PRS2020-03889)

The Cambridge Corners Townhome community is a planned neighborhood consisting of 194 attached single-family homes. The property is zoned C2. It will include walking trails and open space along streams and woodland. All units include a 1 car garage and 3 bedrooms priced in the low 200's meeting the current need for affordable housing. All construction will meet or exceed current water saving standards. There are existing and future phases that include: commercial/retail, single-family town homes, and potential multifamily.

Cambridge Corners Associates has owned this property since 1999. The preliminary plat was approved for the townhouse community 10/23/2020. Cambridge will have spent in excess of $3 million including acquisition, soft costs and property tax: which was paid to the city of Concord and Cabarrus County over the past 26 years. Cambridge is also in a legally binding agreement with NVR to construct the homes.

The developer has requested that Mc2 Engineering, Inc. take over the design of the project from RD Davis Engineering to complete the design of the project moving forward. Mc2 Engineering is in the process of reviewing the supplied files from the previous engineer and understands that the developer is also working with the adjacent to developer to the southeast for cross access between the two proposed developments.

Cambridge Corners is anticipated to be developed in 4 phases of 50, 49, 50 and 45 units. We are requesting 11,250 Gallons to be able to start the first 50 units of this project. The utility plans have gone through 2 reviews and were down to minor issues when significant unforeseen access and easement issues arose. The required cross access (two points of access) is required by the fire code for developments of 100 or more units. This would not occur until the third phase when the access will be constructed between the two developments.

Please see the Utility Cover Sheet indicating the current layout of proposed development. Based on the above, we are prepared to submit the revised plans for approval once you approve this capacity request.

The executed Preliminary Wastewater Flow Application is attached. Should you have any question, please do not hesitate to call, or otherwise contact me, or the owner.

Sincerely,
Mc² Engineering, Inc.

Jeffrey D. McCluskey, PE
President

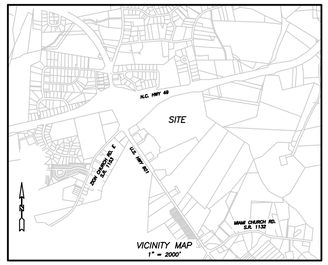
SITE/CIVIL ENGINEERING
LAND PLANNING
STORM WATER MANAGEMENT
UTILITY ENGINEERING
CONSTRUCTION ADMIN

2110 BEN CRAIG DRIVE • SUITE 400 • CHARLOTTE, NC 28262
PHONE 704.510.9797 • FAX 704.510.9787

PRELIMINARY PLAT
FOR
CAMBRIDGE COMMONS TOWNHOMES

CITY OF CONCORD, NC

Comments made by Mc2 Engineering as new Engineer of Record



SHEET LIST:
1. OVERALL PRELIMINARY PLAN
2. PRELIMINARY PLAN FOR TRACT B
3. DETAILS

WATERLINE IS SHOWN, HOWEVER THE NEED FOR THIS WATERLINE SHALL BE DETERMINED BY ENGINEERING CALCULATIONS, TO BE SUBMITTED AND APPROVED BY THE ENGINEERING DEPARTMENT

PROPOSED LOCATION OF A STORMWATER CONTROL MEASURE, SEE NOTE BELOW

N.C. HWY 49 ENTRANCE RAMP

LOCATION OF BEGINNING OF ROLLING TERRAIN ROAD DESIGN CRITERIA

HERBERT STREET (80' R/W, 41'BB)

THIS LINE REPRESENTS THE APPROXIMATE CENTERLINE OF THE DRAINAGE CHANNEL FOR OFFSITE DRAINAGE FEATURES (TYP.) THIS LINE DOES NOT REPRESENT ANY DETERMINATION OF STREAM CLASSIFICATION

N.C. HWY 49

LOCATION OF END OF ROLLING TERRAIN ROAD DESIGN CRITERIA

TRANSITION FROM MINOR COLLECTOR W/O PARKING TO LOCAL STREET

TRANSITION FROM NON-RESIDENTIAL MINOR COLLECTOR TO MINOR COLLECTOR W/O PARKING

EASEMENT TO BE DEDICATED TO ALLOW TURN AROUND FOR SEWER MAINTENANCE VEHICLES

CITY OF CONCORD
CABARRUS CO.

WERNER MATHIS-USA INC
DB 5309 PG 0320
PIN 5549141882000
ZONED: LI
USE: OFFICE/WAREHOUSE

TRACT B

THIS AREA WAS ANNEXED VOLUNTARILY INTO THE CITY OF CONCORD WHICH MEANS THE CITY LIMITS NOW FOLLOW THE SHARED PROPERTY LINE OF WERNER MATHIS-USA AND CLARK/HARTSELL

25' LANDSCAPE BUFFER WITH BERM

N/F PATRICIA H. CLARK
HAL C. HARTSELL JR
DB 9879 PG 0181
PIN 5549048273000
ZONED: LI
CURRENT USE: VACANT
PROPOSED ZONING: PUD
(TOWNHOME PROJECT:
"BREAKWATER HIGHWAY 601")

BREAKWATER HIGHWAY 601

JURISDICTIONAL LIMITS FROM CABARRUS COUNTY GIS DOWNLOAD SITE

EXISTING DRIVE WILL BE UPFIT TO CITY OF CONCORD NON-RESIDENTIAL STANDARDS FOR STREETS, TO THE MAXIMUM EXTENT POSSIBLE.

APPROXIMATE LOCATION OF LINEAR WETLANDS AS IDENTIFIED IN THE WATERS OF THE U.S. – REPORT (TYP.)

PROPOSED ACCESS EASEMENT FOR MAINTENANCE OF GRAVITY SEWER TO FOLLOW EXISTING ACCESS ROAD

PROPOSED ROAD A TO BE INSTALLED WITH DEVELOPMENT ON TRACT B AND UTILITIES SHALL BE EXTENDED ALONG THE ROAD AS APPROPRIATE.

EXISTING GRAVITY SEWER WITH 30' EASEMENT. ACCESS SHALL BE MAINTAINED AT ALL TIMES

TRACT A
(FUTURE DEVELOPMENT)

10' VEGETATED BUFFER, IN ADDITION TO STREAM BUFFER

PROPOSED PROPERTY LINE BETWEEN TRACT A AND TRACT B

EASEMENT TO BE DEDICATED TO ALLOW TURN AROUND FOR SEWER MAINTENANCE VEHICLES

30' UNDISTURBED STREAM BUFFER

TRANSITION FROM NON-RESIDENTIAL MINOR COLLECTOR TO MINOR COLLECTOR W/O PARKING

PROPOSED WATER MAIN TO CONNECT TO EXISTING WATER MAINS IN TWO LOCATIONS

THIS LINE REPRESENTS THE APPROXIMATE CENTERLINE OF THE DRAINAGE CHANNEL ON SITE (TYP.) THIS LINE HAS BEEN TRUNCATED TO MATCH THE DETERMINATION OF STREAMS AS IDENTIFIED IN THE WATERS OF THE U.S. REPORT

SOUTH CENTRAL OIL CO INC
DB 3824 PG 0228
PIN 553983533410000

PROPOSED ROAD B TO BE INSTALLED WITH DEVELOPMENT ON TRACT B AND UTILITIES SHALL BE EXTENDED AND RELOCATED ALONG THE ROAD AS APPROPRIATE.

Cross access easement to be constructed by phase 3

Proposed access removed do to additional stream crossing

N/F DALLAS FRANKLIN FAGGART & WF KATHY FAGGART
DB 1376, P 250
PIN 553992870100000
ZONED: LDR
CURRENT USE: VACANT
PROPOSED ZONING: PUD
(TOWNHOME PROJECT:
"BREAKWATER HIGHWAY 601")

8' LANDSCAPE BUFFER

THE CITY LIMITS FOLLOW THE SHARED PROPERTY LINE OF FAGGART

LOCATION OF END OF ROLLING TERRAIN ROAD DESIGN CRITERIA

CHESTERTON LANE (80' R/W, 41' BB)

CITY OF CONCORD
CABARRUS CO.

LOCATION OF BEGINNING OF ROLLING TERRAIN ROAD DESIGN CRITERIA

WATERLINE IS SHOWN, HOWEVER THE NEED FOR THIS WATERLINE SHALL BE DETERMINED BY ENGINEERING CALCULATIONS, TO BE SUBMITTED AND APPROVED BY THE ENGINEERING DEPARTMENT

THE CITY LIMITS FOLLOW THIS SHARED PROPERTY LINE

U.S. HWY 601 (140' R/W)

CABARRUS CO.
CITY OF CONCORD

EXISTING DRIVE WILL BE UPFIT TO CITY OF CONCORD NON-RESIDENTIAL STANDARDS FOR STREETS, TO THE MAXIMUM EXTENT POSSIBLE.

4B LEASING LLC
DB 11261 PG 0257
PIN 553993122000
ZONED: GC
USE: COMMERCIAL

NORTH

BASIS OF BEARING:
NC GRID NAD83(2011)

IMPERVIOUS AREA CHART

	S.F.	AC.
TRACT B:		
ROADS	95,459	2.19
SIDEWALK	36,366	0.83
UNITS	112,520	2.58
DRIVEWAYS	59,727	1.37
CLUSTER		
MAIL BOXES	7,213	0.17
TRACT A:		
ROADS	102,830	2.36
SIDEWALK	24,998	0.57

ROAD LENGTH TABLE

	TRACT B	TRACT A
Herbert Street	994	1871
Chesterton Lane	499	1522
Headley Street	1019	
Wolfson Street	972	
Jeroca Lane	224	

THE LENGTH OF ROADS IN TRACT A INCLUDE THE LENGTH TO CONNECT TO US HWY 601

LEGEND:
- Cable
- Center Line
- Lot Line
- Existing sewer
- Fence
- Gas Line
- Guard Rail
- General Utility Easement
- Overhead Electric
- Property Line
- Proposed Storm Drain Pipe
- Proposed Sewer
- Proposed Limit of Construction
- ROW Line
- Storm Easement
- Centerline Stream/ Drainage Feature
- Treeline
- Tree Save
- Underground Electric
- Watermain
- Wetlands

GENERAL NOTES:
1. THIS PROJECT INTENDS TO CREATE TWO PARCELS, TRACT A AND TRACT B AND WILL DEVELOP TRACT B AS CAMBRIDGE TOWNHOMES. TRACT A WILL NOT BE DEVELOPED AS PART OF THIS PLAN WITH THE EXCEPTION OF CONSTRUCTING HERBERT STREET AND CHESTERTON LANE TO PROVIDE ACCESS TO TRACT B. UNLESS OTHERWISE NOTED, ALL PROPOSED DEVELOPMENT AND SUBSEQUENT REQUIREMENTS SHALL PERTAIN TO TRACT B, CAMBRIDGE COMMONS TOWNHOMES.
2. ALL ROAD IMPROVEMENTS WILL BE PROVIDED AND PHASED PER THE FINAL APPROVED TRAFFIC IMPACT ANALYSIS.
3. PROPOSED BOTTOMLESS CULVERTS TO BE DESIGNED WITH NO IMPACTS TO STREAM CHANNELS. IF DESIGN DETERMINES THERE ARE STREAM IMPACTS THAT NECESSITATE A NATIONWIDE PERMIT, ONE SHALL BE OBTAINED PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. THE TOTAL PROPOSED IMPERVIOUS AREA OF TRACT A IS 125,928 S.F. OF ROAD AND SIDEWALK.
5. DUE TO A RECENT ANNEXATION, THE CONCORD CITY LIMITS NOW FOLLOW THE EASTERN AND SOUTHERN PROPERTY LINES AS LABELED ABOVE.

STORM WATER CONTROL MEASURE (SCM) NOTE:
THE PROPOSED LOCATION OF SCM(S) INDICATE THAT THIS PROJECT INTENDS TO "OFFSET" RUNOFF TREATMENT OF THE PROPOSED ROADS THROUGH TRACT A AND PARTIALLY ON TRACT B BY INSTALLING THE SCM(S) IN THE LOCATIONS AS SHOWN TO PROVIDE RUNOFF TREATMENT AND CONTROL OF EXISTING RUNOFF THAT IS CURRENTLY NOT TREATED AT THE EQUIVALENT AMOUNTS. (EX. THERE IS 125,928 S.F. OF PAVEMENT AND SIDEWALK PROPOSED IN TRACT A AND ALL OF IT MAY NOT GET TREATMENT, DUE TO SITE OR FEASIBILITY LIMITATIONS, THEN 125,928 S.F. AND SUBTRACTING THE AMOUNT OF PAVEMENT THAT IS DIRECTED TO THE SCM(S), OF EXISTING PAVEMENT/BUILDING FROM THE DEVELOPED COMMERCIAL PROPERTY WILL BE TREATED INSTEAD.)

NORTH CAROLINA FIRM LICENSE NUMBER P-1445 CORPORATION

NORTH CAROLINA PROFESSIONAL SEAL 10067 ENGINEER ROBERT D. DAVIS

9/7/21

RDAVIS ENGINEERING, PLLC
P.O. Box 470085
Charlotte, NC 28247-0085
(704) 651-5752

THIS DRAWING IS THE PROPERTY OF RDDAVIS, ENGINEERING, PLLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION AND IS TO BE RETURNED UPON REQUEST.

CAMBRIDGE CORNERS, LLC

Project: CAMBRIDGE COMMONS
MULTI-FAMILY TOWNHOME UNITS
CITY OF CONCORD, CABARRUS CO., NC

Sheet Title: PRELIMINARY PLAT

RDD — Project Engineer
RDD — Drawn By
11/1/2020 — Date Drawn
Sht. Set / Subset
132-017-SITE-PLAN — Dwg. Name
Layout:
Horiz. Scale: 1" = 100'
0 100' 200'
Vert. Scale: 1" = N/A
0

Revisions

No	Date
3	9/7/21
2	5/20/20
1	3/2/20
Issue Date	10/22/19

Project Number: 132-017

Sheet 1 Of 3

Residential: Single Family Attached (Townhomes)

Poplar Mills (Park Place) (CN-PSA-2025-00066)

1200 Cox Mill Road

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
7/2/2020(as Parkview)	PUD	Unknown	118	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/19/22	Considered 3/21/23	Considered 12/20/23	Considered 3/26/24	Considered 6/26/24
No	Yes	No	Yes	Yes	Yes	Yes	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025	2026	2027
26,550	11,250	11,250	4,050

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	No	Yes	No	No	No

Brief Summary

The applicant is seeking sewer allocation for 118 single family-attached residential units at 1200 Cox Mill Rd. NW. This site was heard and approved for rezoning on June 15, 2021. This is part of a larger mixed-use project with 14 units of single family detached and approximately 25,000 square feet of commercial space including restaurant, retail, and daycare. This site is adjacent to Jim Ramseur Park. The project has a preliminary plat in the system for review and is record number CN-PLP-2022-00006. The applicant is now MI-Homes not the original applicant. Staff has not seen if any changes to the approved rezoning are proposed. If so, that may require the project to go back through the rezoning process.



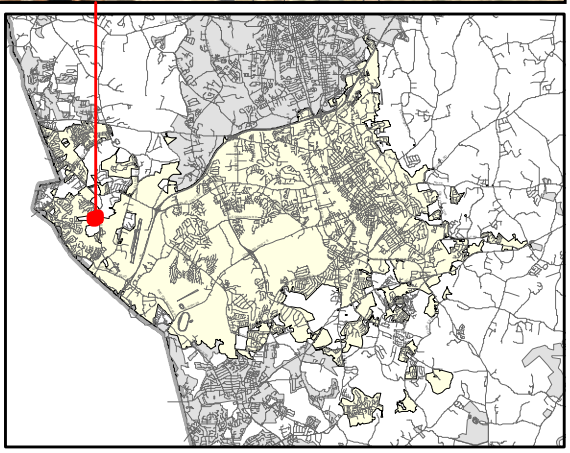
CN-PSA-2025-00066 - Poplar Mills SF Attached

Type: Residential SF Attached

118 townhome units

Allocation Request: 26,550

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD

Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Poplar Mills				
2.)	**Description of project location:**	LOCATED ON COX MILL RD (SR-1448). APPROX 3500 LF SOUTH OF THE INTERSECTION OF POPLAR TENT RD (SR-1394) AND COX MILL RD (SR-1448) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	468033-8708	3a.)	**Parcel Acreage:**	28.03	
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	31250	
6a.)	**Description of Facility to be served.**	SINGLE FAMILY / TOWNHOMES	**6b.) Number of Lots**	23	**6c.) Number of Units**	141 total
7d.)	**Additional description information:**	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315				

B. Applicant Information

Jeremy Horton, Director of Land Entitlements (Title)	5350 77 Center Drive, Suite 100
(Name of **legal owner, board, council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
MI Homes of Charlotte, LLC	Charlotte, NC, 28217
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
704-597-4535	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Jeremy Horton (Name) / (Email)	jhorton@mihomes.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Hy V. Nguyen	DPR Design (DPR Associates, Inc.)
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC PE # 030523	919 Berryhill Road, Suite 101
(NCPE Registration Number)	(Street or Box Number)
704-332-1204	Charlotte, NC 28208
(Phone Number)	(City, State, Zip Code)
Hy V. Nguyen	hnguyen@dpr.design
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☑	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 51,075 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Single Family Detatched	300	gal/	Unit / Day	23	GPD	6,900
Townhomes	225	gal/	Unit / Day	118	GPD	26,550
Commercial (Restaurant)	40	gal/	Seat	200 seats	GPD	8,000
Commercial (Retail)	100	gal/	day per 1000 sf	11,250 sf	GPD	1,125
Commercial (Daycare)	25	gal/	day	340	GPD	8,500
		gal/			GPD	
				Total	GPD	51,075

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jeremy Hartan (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7/18/25

Project : Poplar Mills
Project : 25002
Location : Concord, NC

DPR Design

By: DC
Checked: HN
Date : 07/18/2025

FLOW ESTIMATE

Use	Classification	Daily Flow for Design	Units	Flow (gpd)	Flow (gpm)	Note
Prop. Single Family (Poplar Mills = 4 Bedroom)	Residential	300 gal/day/unit	23	6,900	4.8	
Prop. Townhomes (Poplar Mills = 3 Bedroom)	Residential	225 gal/day/unit	118	26,550	18.4	
Sub Total			**141**	**33,450**		
Prop. Commercial (Poplar Mills)						
Bldg 1	Restaurant	40 gal/seat*	200	8,000	5.6	
Bldg 1	Retail	100 gal/day/1000sf*	11250	1,125	0.8	
Bldg 2	Daycare	25 gal/day/child+staff	340	8,500	5.9	300 kids + 40 staff
Sub Total				**17,625**		
				----------	----------	
			Total Flow =	**51,075 gpd**	**35 gpm**	
			Peak Flow =		**131 gpm**	
			3.70	PF		
Notes:						
1, Use 150 GPD for 2-bedroom, and 75 GPD per additional bedroom, per Concord's 2025 policy						
2. Peak Factor, PF of 3.7						

Poplar Mills Narrative

Site Development Data:

--Acreage: ± 28.03 acres

--Tax Parcel #: 4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, and 4680-34-8230

--Existing Zoning: LDR

--Proposed Zoning: PUD

--Existing Uses: Residential/Vacant

--Proposed Uses: 23 single-family detached dwelling units and 118 single family attached units. 2 commercial use buildings.

General:

Poplar Mills is a mixed-use development located on Cox Mill Road in Concord, NC approximately 3500' south of the intersection of Cox Mill Rd and Poplar Tent Rd. It will consist of 23 single-family detached units, 118 attached townhome units and 2 commercial buildings totaling 31,250 sf. Building 1 has been proposed for restaurant and retail use. Building 2 has been proposed for daycare use. Community amenities will include bench seating, walking trails, play areas as well as a community pond.

Project Description:

The site development plan concept will create a mixed use, pedestrian friendly community with a sustainable mix of residential and commercial land uses and intensities containing neighborhood services surrounded by sustainable neighborhood housing with diverse housing types, natural resources, open space areas, and connectivity to the planned community park as well as elementary and high school facilities in walking distance.

This planned development is consistent with the City's 2030 Land Use Plan in accordance with maintaining a sustainable balance of residential and commercial land uses, ensuring compatibility between neighboring land uses, protecting natural resources, retaining open space, connecting mixed uses by way of an integrated network of streets, bike paths and pedestrian access, among other plan goals.

In the event this development receives preliminary sewer capacity allocation for one or more uses, but not all proposed uses, the project will proceed with the approved use(s) and the developer will reapply until all proposed uses have been approved.

Consistent with Purposes of Planned Unit Development:

The proposed planned development will provide for the orderly development of land with a mix of land uses and PUD zoning district to permit flexibility in certain site design features and processing of this quality mixed-use development in exchange for enhanced design elements such as enhanced open space areas and multi-modal connectivity within the community. The proposed planned development promotes the most appropriate use of parcels on the Site, facilitates interconnected streets, substantial open spaces, unified signage/wayfinding, sidewalks, and bike paths with connectivity to the planned community park and nearby schools. The plan preserves/enhances open space and natural features that also offer recreational opportunities to residents. The proposed plan also supports neighborhood services uses for the broader community within walking or biking distances, reducing vehicle trips to other commercial nodes.

Design Intent Statement:

Poplar Mills is a proposed walkable residential community where the residents of the community will have convenient and easy access to a series of passive and active open spaces that are interconnected by a network of streets, sidewalks, and trails.

Environmental Features:

The Site will comply with Stormwater and Water Quality requirements as set forth in the Ordinance and applicable NCDEQ Design Manual.

The Site is located outside of any FEMA 100-yr floodway and floodplain.

Price Points for Homes:

$400k+ for Townhomes and $450K+ for Single Family Detached homes.

POPLAR MILLS

CONCORD, CABARRUS COUNTY, NORTH CAROLINA
SKETCH PLAN



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE
- RIPARIAN BUFFER LINE
- 50' RIPARIAN BUFFER AREA
- 100' RIPARIAN BUFFER AREA
- PROPOSED STREET RIGHT-OF-WAY
- PROPOSED LOT LINE
- 101 PROPOSED LOT NUMBER
- PROPOSED COMMON OPEN SPACE
- PROPOSED ACTIVE OPEN SPACE

SITE DEVELOPMENT DATA:

GROSS SITE AREA :	± 28.03 AC.
TAX PARCEL ID:	4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, + 4680-34-8230
EXISTING ZONING:	PUD, PER APPROVED REZONING IN 2021, # Z (CD)-03-21
PROPOSED USE:	SINGLE-FAMILY ATTACHED (SFA), SINGLE-FAMILY DETACHED (SFD), COMMERCIAL DEVELOPMENT

DEVELOPMENT STANDARDS

MAXIMUM DENSITY:	168 DWELLING UNITS (DU) / 28.03 AC = 5.99 DU PER AC
MAXIMUM YIELD:	168 DU (142 MAX SFA) I (31,250 SF MAX COMMERCIAL)
PROPOSED DENSITY:	141 DWELLING UNITS(DU) / 28.03 AC = 5.03 DU PER AC
PROPOSED RESIDENTIAL YIELD:	141 DU
	23 OF 40' W SFD LOTS
	63 OF 24' W FRONT-LOAD SFA THs
	55 OF 22' W REAR-LOAD SFA THs
FUTURE COMMERCIAL YIELD:	31,250 SF (BY OTHERS)
PARKING RATIO:	+/- 4 SPACES / 1,000 SF

SETBACKS:

COMMERCIAL:

FRONT YARD SETBACK:	50' FROM COX MILL R/W, 10' FROM INTERIOR STREETS
SIDE YARD SETBACKS:	10' MIN
REAR YARD SETBACK:	5"

SINGLE FAMILY DETACHED:

MIN. LOT WIDTH:	40'
FRONT YARD SETBACK:	24' FROM R/W
SIDE YARD SETBACKS:	0' MIN.
REAR YARD SETBACK:	15'

SINGLE FAMILY ATTACHED:

FRONT LOADED:

FRONT YARD SETBACK:	24' FROM R/W
SIDE YARD SETBACKS:	0' MIN.
REAR YARD SETBACK:	15'
CORNER LOT:	6'

REAR LOADED:

FRONT YARD SETBACK:	8'
SIDE YARD SETBACKS:	0' MIN.
REAR YARD SETBACK:	20'
CORNER LOT:	6'

IMPERVIOUS AREA:

NET SITE AREA:	± 28.03 AC
NET RESIDENTIAL AREA:	± 23.82 AC
NET COMMERCIAL AREA:	± 4.21 AC
SCM 1 BUA:	± 55%
SCM 2 BUA:	± 58%
POTENIAL SCM 3 BUA:	± 85% (POTENTIAL UNDERGROUND SYSTEM FOR COMMERCIAL PARCEL)

ANTICIPATED DATE OF FINAL PLATTING: JAN. 1, 20XX

GENERAL NOTES:

1. THE DEVELOPER WILL COORDINATE WITH CITY, AND MAKE A GOOD FAITH EFFORT, TO GAIN THE SUPPORT FROM PROPERTY OWNERS OF CABARRUS COUNTY PARCEL IDS #4680345594 AND #4680347515 TO ALLOW REMOVAL OF VEGETATION AND/ OR MODIFY EXISTING GRADES ALONG THE REAR PROPERTY LINE OF THESE PARCELS. THE DEVELOPER CANNOT BE OBLIGATED, AND CANNOT OBLIGATE THE PROPERTY OWNER, TO MAKE MODIFICATIONS TO THE PROPERTY WHICH MIGHT BE IN CONFLICT WITH STANDARDS OR APPROVALS OF STATE OR LOCAL AGENCIES.
2. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) ESTABLISHED FOR THE PROPOSED DEVELOPMENT. THE PROPOSED COVENANTS OF THE HOA WILL BE SUBMITTED FOR REVIEW AS PART OF THE CONSTRUCTION DRAWING SUBMITTAL PROCESS. THE HOA WILL MAINTAIN WATER QUALITY FACILITIES WHICH ARE TO BE CONSTRUCTED AS PART OF THE APPROVED CONSTRUCTION PLANS.
3. ALLEYWAYS NEED TO BE CONSTRUCTED TO LOAD BEARING STANDARDS TO SUPPORT SOLID WASTE VEHICLES, AS WELL AS A DAMAGE WAIVER PROVIDED.
4. PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
5. 25% OF THE STORMWATER GENERATED FROM THE SITE SHALL BE MANAGED WITH LID MEASURES AS INDICATED IN SECTION 9.11 IN THE DEVELOPMENT ORDINANCE. POTENTIAL ELEMENTS COULD BE BIO-RETENTION BASINS, SAND FILTERS, FILTER STRIPS OR PERVIOUS PAVING. THESE ELEMENTS WOULD BE INCLUDED IN LOW AREAS OF THE SITE TO ALLOW FOR NATURAL DRAINAGE TO THE LID MEASURE.
6. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60% TO ACCOMODATE THE ADDITIONAL IMPERVIOUS AREA NEEDED TO DEVELOP REAR LOAD PRODUCT.
7. ACCESS TO THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY SHALL BE PROVIDED AND WILL CONNECT TO THE EXISTING PATH ON THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY.
8. REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS, INCLUDING ALLEYS.

STANDARDS (PER APPROVED REZONING, JUNE 2021):

THE FOLLOWING MODIFICATIONS TO MINIMUM STANDARDS ARE REQUIRED FOR THE SUCCESSFUL DEVELOPMENT OF THIS PROPERTY. OTHER MODIFICATIONS MAY BE REQUESTED DURING THE FINAL DESIGN OF THE PROJECT AS PROVIDED IN THE (PUD) ORDINANCE:

A. THE MINIMUM SIDE YARD FOR EXTERIOR TOWNHOME UNITS SHALL BE 6' WITH MINIMUM 12' BUILDING SEPARATION.

B. THE MINIMUM DRIVEWAY SEPARATION FOR REAR LOAD TOWNHOMES SHALL BE 4' IN ALLEYS.

C. MAXIMUM IMPERVIOUS AREA FOR THE PROJECT SHALL BE 60%.

D. 40' MIN. LOT WIDTH FOR SINGLE FAMILY DETACHED HOMES.

E. 4000 SF MIN LOT SIZE FOR SINGLE FAMILY DETACHED HOMES

F. 6' CORNER LOT SIDE YARD FOR TOWNHOMES

G. NO 25' PUD BUFFER WHERE PROPOSED PUBLIC STREET IS ADJACENT TO PARCELS: 4680345594 AND 4680347515

H. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL DISTRICT SHALL BE 60%

I. FRONT SETBACK ON REAR LOAD TOWNHOMES SHALL BE 8' FROM ROW

SCALE: 1" = 60'
0 30' 60' 120'

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704.332.1204 . www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

CLIENT / OWNER

SURVEYOR

KEY MAP

PROJECT

PROJECT NUMBER

DATE
MM/DD/YYYY

ISSUED FOR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: ----
DRAWN BY: ----
CHECKED BY: ----

SEAL

SCALE
AS INDICATED

DRAWING
SKETCH

SK-1

PLOTTED: Z:\Shares\Projects\2025\25002 Poplar Mills-MI Homes-Concord\Dwg\Sheets\Sketch\25002-SKETCH.dwg - 7/11/2025 4:24 PM

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ORIGINAL SHEET SIZE: 30" X 42"

Residential: Single Family Attached (Townhomes)

Weddington Road Villas (CN-PSA-2025-00067/PRS2021-03526)

6512 Weddington Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
12/10/2020	PUD	No Change	82 (Project total)	Yes (PRS2021-03256)	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/19/22	Considered 3/21/23	Considered 12/20/23	Considered 3/26/24	Considered 6/26/24
No	Yes	Yes	No	No	Yes	No	Yes

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25
Yes	Yes	Yes (Approved)	No

Allocation Request

Total	2025
4,650	4,650

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	Yes	No	No	Yes	No

Brief Summary

This project received sewer allocation for 82 single family attached townhomes in March 2025. The applicant is now coming back to ask for more allocation for 62 of those units because all homes are going from a two-bedroom product to a three-bedroom product. They have their preliminary plat (CN-PLP-2021-00017) issued and their construction documents (PRS2025-03526) are awaiting resubmission from 02/10/2025. This project is in the Weddington Road Corridor Plan.



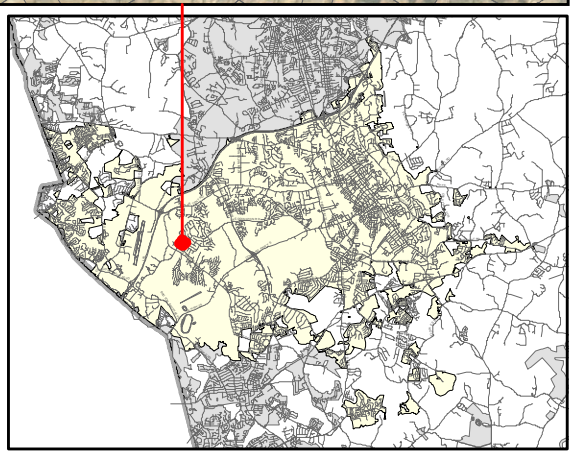
CN-PSA-2025-00067 - Weddington Road Villas

Type: Residential SF Attached

62 townhome units

Allocation Request: 4,650

Developments
Parcels
Rivers
Concord
Cabarrus County



Docusign Envelope ID: 889003F4-568E-4EE4-A9FA-B4566D2DE235

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD

Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Weddington Road Villas				
2.)	Description of project location:	1500 LF N from intersection of Route 1500 and Route 1431 toward Conc (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	Cabarrus County Parcel Identification Number:	46907066640000	3a.)	Parcel Acreage:	11.69 AC	
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building	(sq. ft.)	
6a.)	Description of Facility to be served.	Townhomes	6b.) Number of Lots	82	6c.) Number of Units	82
7d.)	Additional description information:	Additional Parcel No 46907051480000 and 46907054010000				

B. Applicant Information

Mallie Colavita , Manager (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	11035 Golf Links Dr. P.O. Box 78763 (Applicant's Street or Box Number)
The Intrepid Companies (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28277 (Applicant's City, State, Zip Code)
856-296-4407 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Mallie Colavita (Name) (Email) (Name with Title and Email of contact person, who can answer questions about application)	mcolavita@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Robert M. Reddick Jr., PE (Typed name of North Carolina Professional Engineer)	McAdams (Company Name)
035747 (NCPE Registration Number)	2100 S Tryon Street, Suite 400 (Street or Box Number)
704-527-0800 (Phone Number)	Charlotte, NC 28203 (City, State, Zip Code)
Lauren White, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	white@mcadamsco.com (Engineer's Email Address)

Docusign Envelope ID: 889003F4-568E-4EE4-A9FA-B4566D2DE235

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✓	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 18,450 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
2 bed converting to 3bed	75 gal/	3 Bedroom	62	GPD	4,650
Previously approved 2 bed	150 gal/	2 Bedroom	62	GPD	(9,300)
Approved 3 bedroom	225 gal/	3 Bedroom	20	GPD	(4,500)
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	4,650

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Mallie Colavita _____, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

DocuSigned by:
Mallie Colavita
533708A92FBA430...

7/21/2025

Signature: Date:

THE MCINTOSH LAW FIRM, P.C.

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LOUISE M. PAGLEN
THARESA C. GELWICKS ‡ ◊
LEAH B. TROWBRIDGE
CAMERON A. CRUMP

OF COUNSEL
JENNIFER AHLERS CONE
EDWIN A. SISSON ♯ Φ Ψ ♣
JEFFREY J. BANYAS ♯ Φ Ψ

SPECIAL COUNSEL
GAITHER M. KEENER, JR.

Also licensed in Florida Ω
NCDRC Certified Mediator – Clerk & Family Financial ◊
Also licensed in South Carolina ♦
Also licensed in Maryland ‡
Also licensed in Ohio ♯
US Patent and Trademark Φ
US Court of Appeals Federal Circuit Ψ
Also licensed in Nebraska ♣

City of Concord
Attn: Monterai Adams, Development Review Manager
35 Cabarrus Ave., W
Concord, NC 28025

Transmitted via online sewer capacity submittal (adamsm@concordnc.gov)

Mrs. Adams:

The purpose of this letter is to request support for and summarize the new request from The Intrepid Companies for approval of additional sewer capacity to accommodate the inclusion of all three-bedroom townhomes for this transformational development named Weddington Road Villas located just North of the intersection of Weddington Road and Pitts School Road as described in the application attached. This new sewer application request is for Four Thousand Six Hundred and Fifty (4,650) gallons per day in addition to the previously approved Thirteen Thousand Eight Hundred (13,800) gallons per day for a total of 82 new units.

In March of this year the Council previously approved the request for this project that included a mixture of two and three bedroom town homes. Over the course of the last three months, to accommodate the needs of the market and offer a competitive yet still higher end product and price point, the development need to be converted to all three bedroom townhomes. This will allow for the preservation of the affordable component as well as fulfilling the commitment to the City that this development will provide for higher end product with an affordable component.

Weddington Road Villas will be a new townhome community providing market rate high end FOR SALE housing to the City of Concord. The community will feature 82 units across the approximately 11.69-acre development. The purpose of this project is to replace the existing mobile home park in order to create a transformational small community exclusively focused on selling homes to families looking for a quality high end product at a market based entry point into the City of Concord. These units will be a perfect entry point into the community for citizens and families of the City of Concord. In addition, Intrepid Companies is working with WeBuild Concord to enable there to be an affordable component to this project and will be offering Ten (10%) percent of the units to the public in an affordable manner in partnership with WeBuild Concord.

The 82 townhomes will be constructed of half brick and Hardie board façade with one or two car garages, ranging from 1800sqft to 2600sqft. The community will have sidewalks for connectivity and walkability, as well as a dog park and amenities. The Weddington Road Villas were successfully rezoned and granted preliminary plat approval in 2021. Aside from sewer capacity, the project is fully permitted and fully funded to begin upon sewer approval. We plan on delivering the first townhomes to new Concord families as early as July 2026.

The goal of Weddington Road Villas throughout this project is to place the community first. As a local developer and builder the Intrepid Companies are focused on creating a quality product that will benefit both new citizens in the community as well as engaging with local contractors and suppliers. The Intrepid Companies specializes in bridging that gap between new citizens and the local community by employing local site contractors, local trade builders, local material sourcing and using private local funding that keeps our focus squarely on the community. They only take on 1 or 2 projects at a time, to ensure efficiency at the highest quality that delivers the best product for the community.

Intrepid Companies understand that with new development comes concerns about traffic impact and the disruption to the community that comes with construction and additional units. Concerns of disruption the development may cause to the community are already being addressed. Intrepid Companies is determined to minimize the impact of construction on the City in order to make sure this development provides a positive net gain for the City while providing an immediate market based high end product that is an ideal entry point for our families, first responders, and those needing to live and work in Concord.

With this award of sewer capacity, the City of Concord will take an immediate step towards ameliorating the troubles caused by the housing shortage that its community is experiencing. The need for market rate housing is becoming more and more prevalent with each passing day. We know that the goal of the City of Concord is to provide the best quality of life for its citizens. The Weddington Road Villas is the perfect project for what we believe the City of Concord needs: identifying a small assemblage of land that currently houses dilapidated rentals and trailers where Intrepid Companies can create something that will transform this parcel into an example of what progress in Concord can look like.

We appreciate you taking the time to consider this proposed sewer application and look forward to preparing a more detailed presentation and analysis to present at the earliest available meeting.

Thank you for your time and consideration.
Sincerely,

THE MCINTOSH LAW FIRM, P.C.



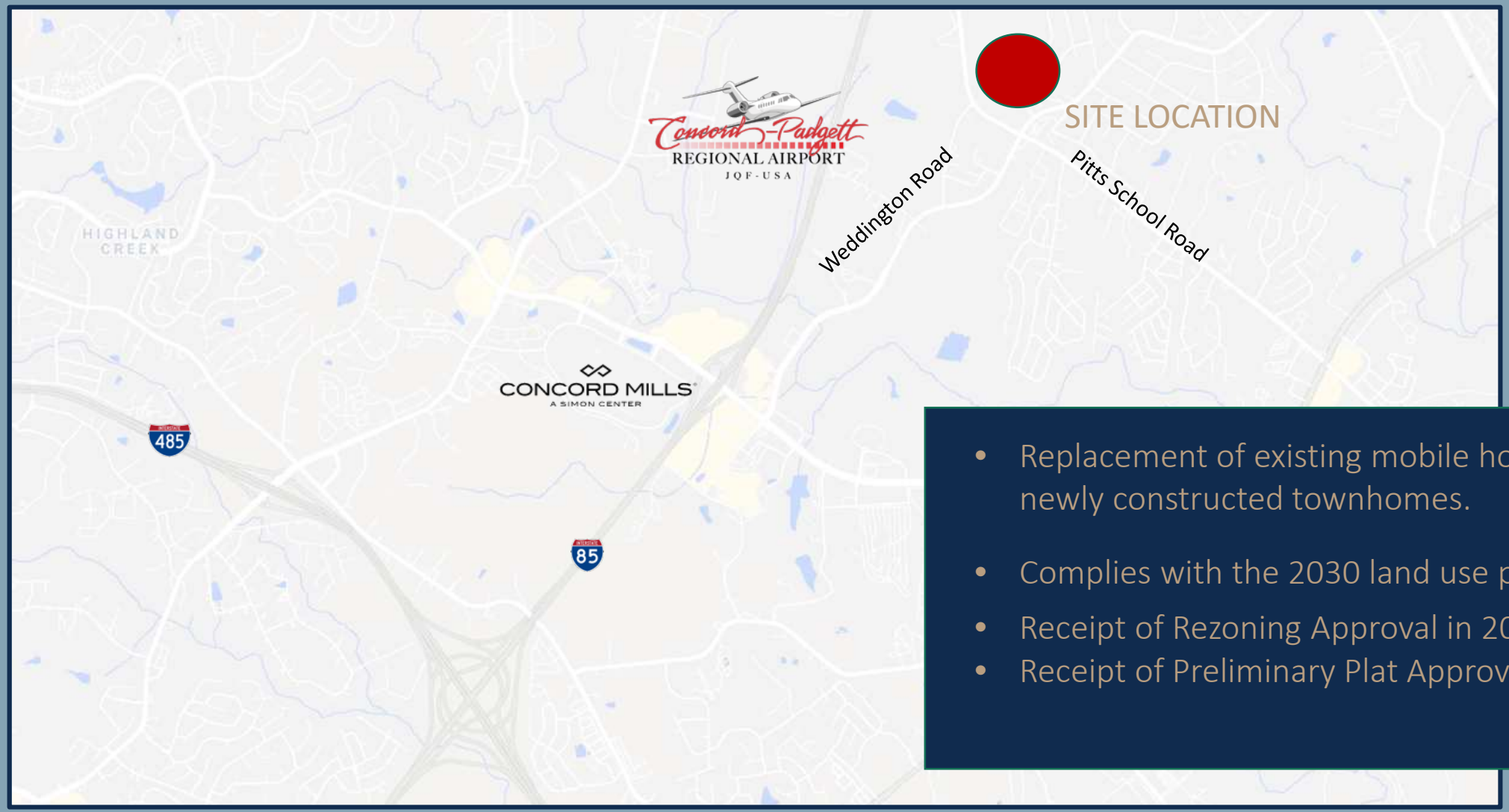
LAWRENCE J SHAHEEN
Attorney at Law
Counsel for Intrepid Companies

THE INTREPID COMPANIES

THE McINTOSH LAW FIRM

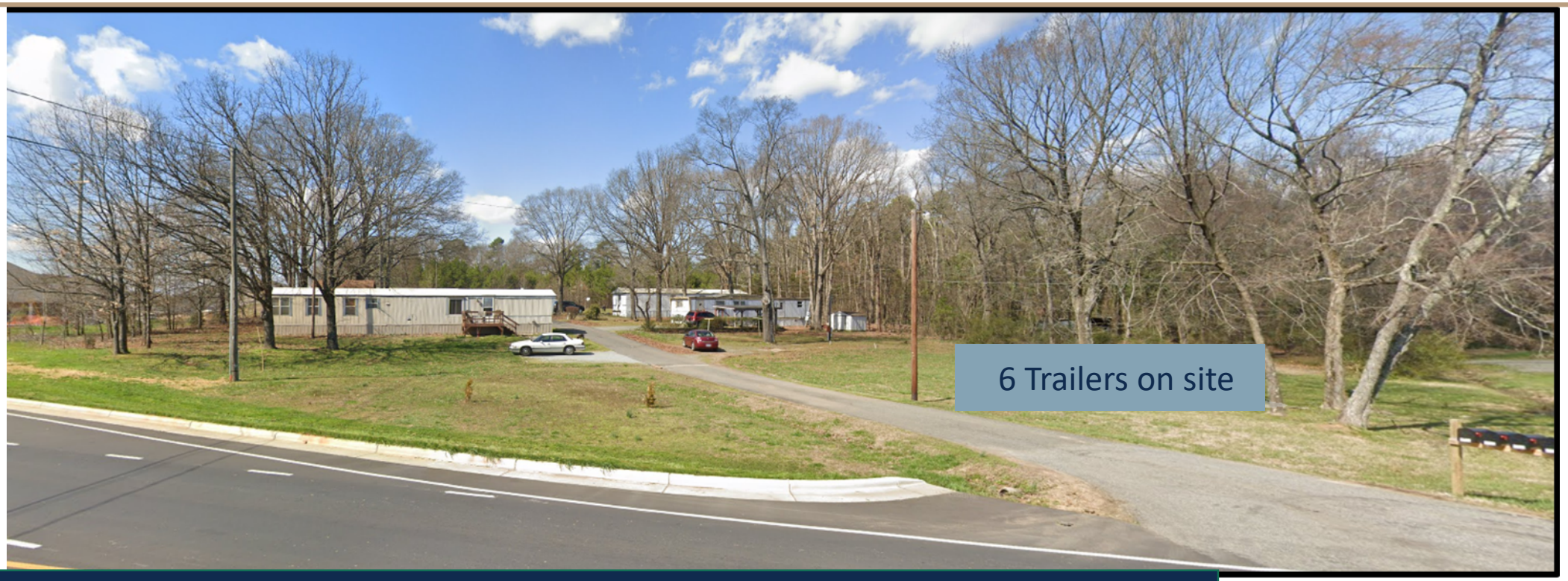
WEDDINGTON ROAD VILLAS
CONCORD, NC

AREA MAP



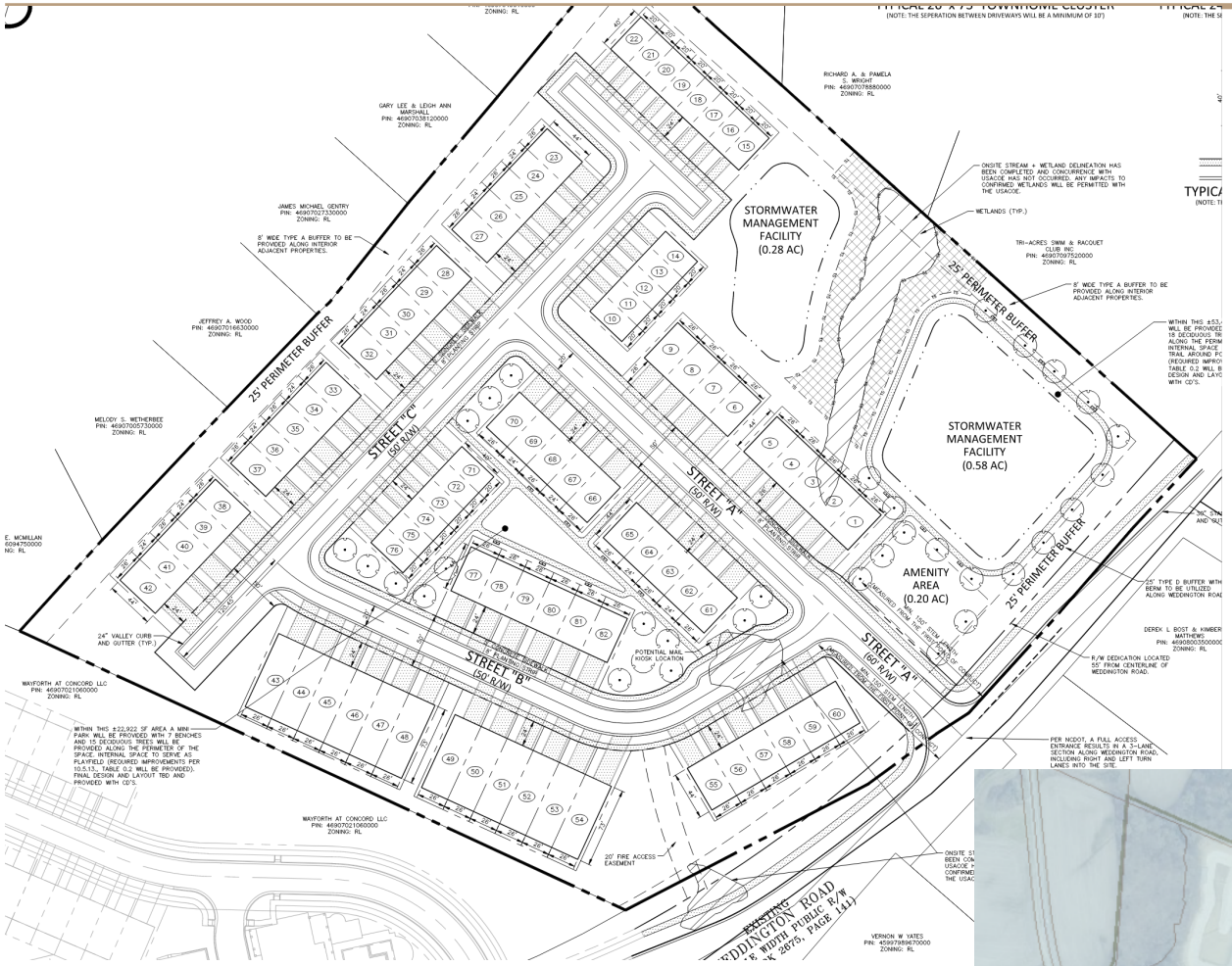
- Replacement of existing mobile homes with newly constructed townhomes.
- Complies with the 2030 land use plan.
- Receipt of Rezoning Approval in 2021.
- Receipt of Preliminary Plat Approval in 2021.

Existing Land Use

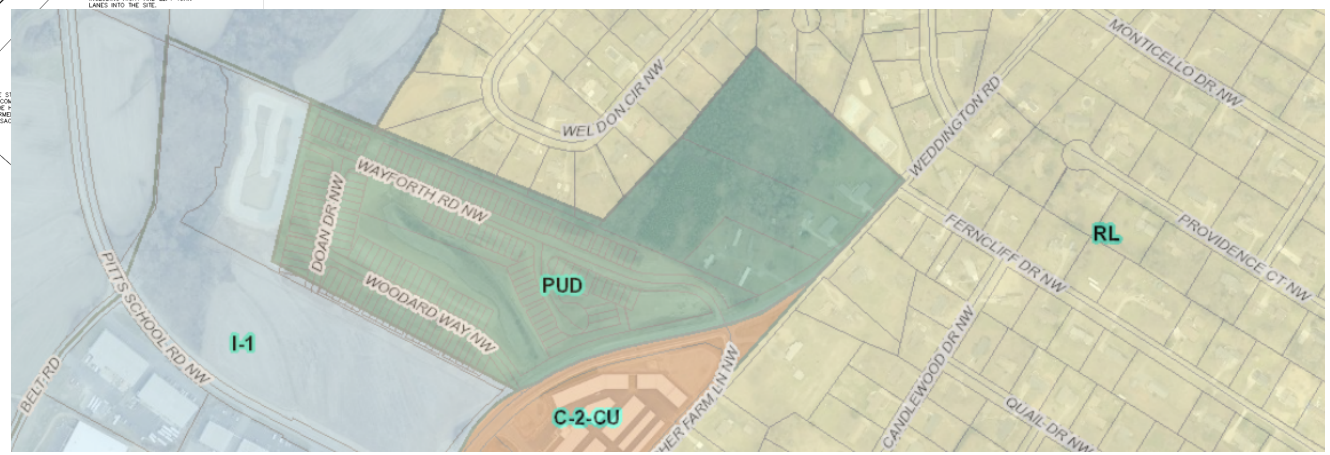


- Existing Land Use
  - Only land use in the vicinity to currently house a trailer park.
  - Surrounding land uses include: established residential subdivisions, high-end rental community and new commercial & office space.

Overall Site Plan



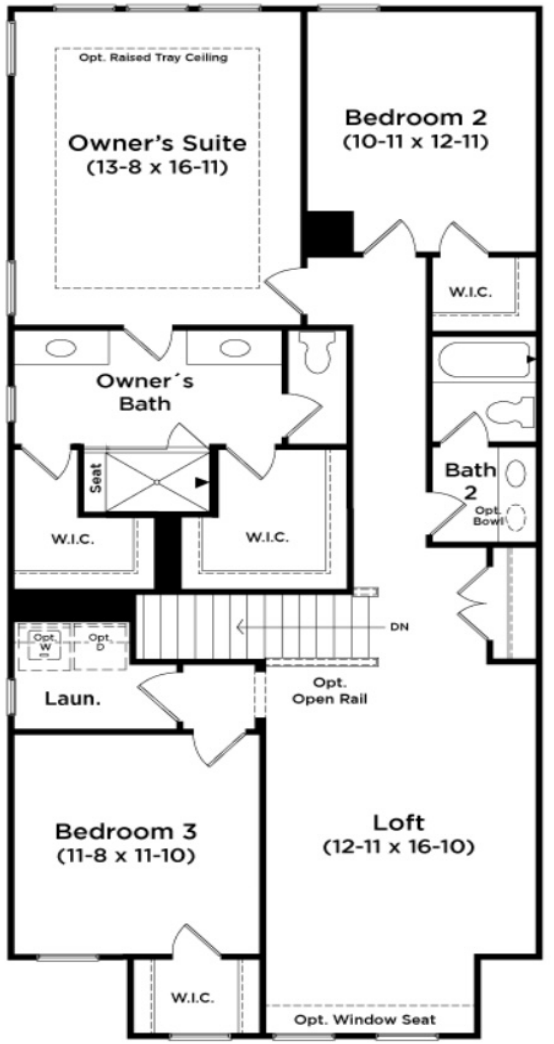
Weddington Road Villas will consist of 82 townhomes. The project will repurpose two 50yr old rental homes and 6 trailers.
The project will have internal sidewalks for community connectivity, a large amenity area and dog park.



QUALITY FOR SALE PRODUCT







QUALITY FOR SALE PRODUCT





QUALITY FOR SALE PRODUCT





QUALITY FOR SALE PRODUCT









QUALITY FOR SALE PRODUCT



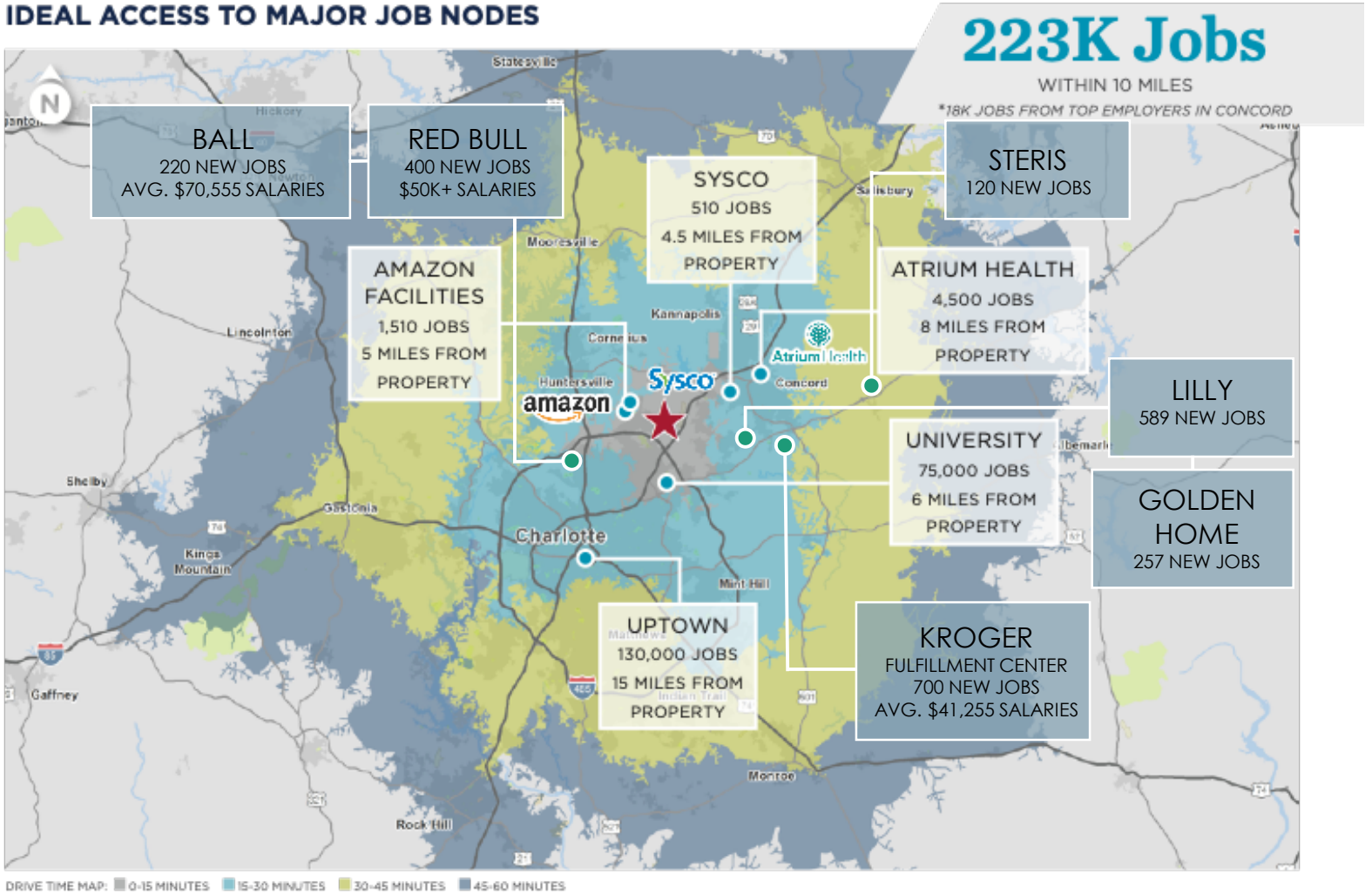




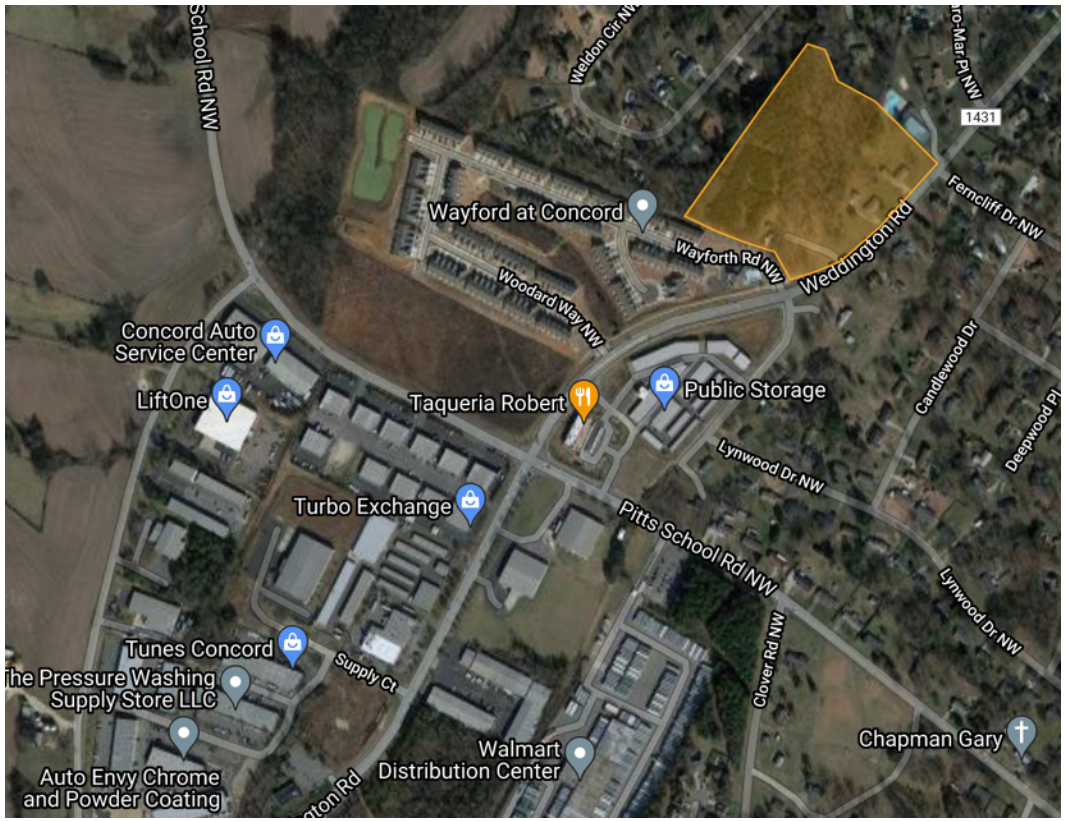
Existing and Future Employment Growth

Embedded Among Major Employers

IDEAL ACCESS TO MAJOR JOB NODES



Walkability



Walkability: Sidewalks are being added to increase the walkability of this corridor. Residents will be to walk to their local jobs in the immediate area or access locations for public transportation. Currently there are no sidewalks, nor curb & gutter on the properties.

Residential: Single Family Attached (Townhomes)

Odell School Mixed Use (CN-PSA-2025-00073)

256 Odell School Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	In Cabarrus County	PUD	131	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	Yes

Allocation Request

Total	2025	2026	2027
19,650	7,500	7,500	4,650

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	Yes	Yes	No	No	Yes

Brief Summary

The applicant is requesting sewer allocation for a mixed-use project located at 256 Odell School Road. This 34-acre parcel is currently located outside of the city in Cabarrus County. The applicant is proposing 21 single family detached homes, 131 attached townhomes, along with approximately 69,000 sf of commercial space. The applicant will need to apply for annexation and a conditional rezoning but as of now staff haven't received any information.



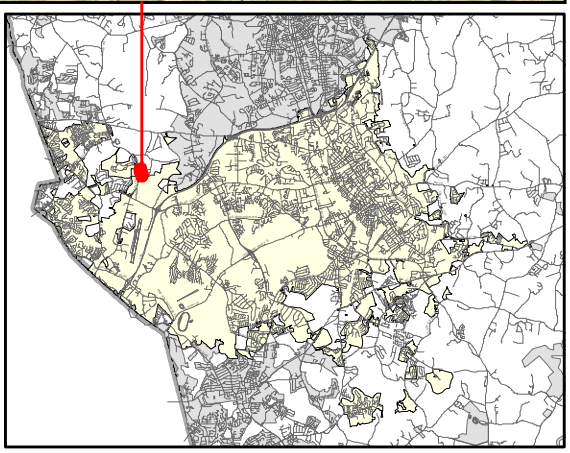
CN-PSA-2025-00073 - Odell School Mixed Use - SF Attached

Type: Residential SF Attached

131 townhome units

Allocation Request: 19,650

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Odell School Mixed Use					
2.)	**Description of project location:**	Site is located on Odell School Road approximately 1,000 feet east of the intersection of Odell School Road & Cessna Road. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	4691111890000	3a.)	**Parcel Acreage:**	34.36		
4.)	**Site Zoning and use:**	CR; Residential & Commercial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	69,000		
6a.)	**Description of Facility to be served.**	Residential & Commercial	**6b.) Number of Lots**	152	**6c.) Number of Units**	152	
7d.)	**Additional description information:**	This project proposes the construction of 21 single-family residential lots, 131 townhomes, and 69,000 sf of commercial development.					

B. Applicant Information

Anil Anumukonda , Legal Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	407 Sutro Forest Drive NW (Applicant's Street or Box Number)
N/A (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
704-488-3290 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Skylar DeMatteis (Name) sdematteis@dpr.design (Email) (Name with Title and Email of contact person, who can answer questions about application)	anil.anumukonda@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Skylar DeMatteis (Typed name of North Carolina Professional Engineer)	DPR Design (Company Name)
055547 (NCPE Registration Number)	919 Berryhill Road, Suite 101 (Street or Box Number)
330-844-0306 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Skylar DeMatteis, Project Manager & PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	sdematteis@dpr.design (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

54	**% Domestic**
46	**% Commercial**
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
◉ No
○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 32,850 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Single-family residential (4 BR)	75	gal/	bedroom	84 bedrooms (21 homes)	GPD	6,300
Townhomes (2 BR)	75	gal/	bedroom	262 bedroom (131 homes)	GPD	19,650
Commercial	100	gal/	1,000 sf *	69,000	GPD	6,900
* Commercial assumed to be 100 gal / 1,000 sf as a worst-case scenario as use has not yet been determined					GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	32,850

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Anil Anumukonda (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: A Anil K. Date: 04/30/2025

April 18, 2025

City of Concord
Planning & Neighborhood Development
Zoning Services
Engineering Department
P.O. Box 308
Concord, NC 28026

Re: Odell Mixed Use
Concord, NC
DPR Project #: 24073

The Odell Mixed Use Project is a thoughtfully designed, high-quality development proposed on a 34.4-acre site at 256 Odell School Road in Concord, North Carolina. The property is currently zoned Countryside Residential (CR) under Cabarrus County jurisdiction. Upon annexation into the City of Concord, the applicant proposes rezoning to Planned Unit Development (PUD) to support a balanced mix of land uses consistent with Concord's 2030 Land Use Plan.

The proposed development includes:

- **21 single-family homes**
- **131 townhome units** arranged in 25 buildings (4- to 6-unit blocks)
- **69,000 square feet of commercial building space**
- **Multiple pocket parks and open space areas**
- **A 4.1-acre dedicated public park**, located in the more wooded area of the site

This project represents a modern, cohesive approach to land development that integrates residential, commercial, and recreational uses to create a vibrant, walkable community. The Odell Mixed Use Project supports and advances several core goals and recommendations outlined in the City of Concord 2030 Land Use Plan, including:

- **Promoting Housing Diversity:** By offering a mix of single-family homes and townhomes, this project adds much-needed housing options for a range of age groups, incomes, and lifestyles, helping to address current and future residential demand in the area.

- **Encouraging Mixed-Use, Walkable Communities:** With a blend of residential units, neighborhood-scale commercial space, and interconnected green spaces, the project fosters a sense of place and community, reduces reliance on cars, and supports walkability and local commerce.
- **Preserving Open Space and Natural Resources:** The site's layout was carefully designed to preserve its mature woodland character. Tree save areas, open space pockets, and the 4.1-acre park help retain the natural beauty of the site and provide passive recreation opportunities for all residents.
- **Supporting Economic Development:** The inclusion of 69,000 square feet of commercial building space will attract small businesses and service providers, generating new jobs, expanding the City's tax base, and providing essential services for the growing residential community.

The Odell Mixed Use Project will provide Concord with a vibrant, diverse, and inclusive neighborhood; an expanded parks and open space network; local business opportunities and job creation; environmentally sensitive design that enhances the community's character; and infrastructure efficiency through compact, coordinated land use.

KEY:

1. 10,000 SF COMMERCIAL TWO-STORY BUILDING
2. 4,000 SF COMMERCIAL ONE-STORY BUILDING
3. 12,500 SF COMMERCIAL ONE-STORY BUILDING
4. 15,000 SF COMMERCIAL ONE-STORY BUILDING
5. PUBLIC OPEN SPACE
6. STORMWATER CONTROL MEASURE (SCM)
7. PUBLIC SANITARY SEWER ROUTE



DEVELOPMENT TABULATIONS:

PARCEL:	4691111890000
SITE AREA:	34.36 AC
CURRENT ZONING:	COUNTRYSIDE RESIDENTIAL (CR)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
PROP. DEVELOPMENT:	SF & MF RESIDENTIAL + COMMERCIAL
SF RESIDENTIAL:	21 LOTS
MF RESIDENTIAL:	131 TOWNHOMES
COMMERCIAL:	69,000 SF GFA
PARKING:	570 TOTAL SPACES
SF RESIDENTIAL:	2 SPACES / LOT (42 SPACES, 1 GARAGE / LOT)
MF RESIDENTIAL:	2 SPACES / UNIT (262 SPACES, 1 GARAGE / UNIT) + 1 VISITOR SPACE / 2 UNITS (66 SPACES)
COMMERCIAL:	200 SPACES (3 SPACES / 1,000 SF)
OPEN SPACE REQ'D:	25% (8.59 AC)

SCALE: 1" = 200'
0 100' 200' 400'

ODELL WOODS MIXED USE

256 ODELL SCHOOL ROAD CONCORD, NC 28027

DATE: 04.14.2025 CLIENT: ODELL WOODS, LLC
PROJ #: 24073 DRAWN BY: CM/SKY

PLOTTED: Z:\Shared\Projects\2024\P-24073 Odell Subdivision-Anil-Cabarrus Co\Dwg\Base Files\24073-C-Base.dwg / 2/25/2025 2:55 PM

dpr design 50 yrs

Residential: Single Family Attached (Townhomes)

Pine Circle Townhomes (CN-PSA-2025-00075)

902 Pine Circle Dr. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	RC	Not Changing	22	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/2024	Considered 03/25/25	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
4,950	4,950

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	Yes	No	No	Yes	No

Brief Summary

The applicant is proposing to build 22 townhomes at 902 Pine Circle Dr. NW. They indicate in their project narrative that they intend to partner with WeBuild Concord. They are proposing 2 affordable townhomes for either rent or sale and the other 20 townhomes would be market rate.



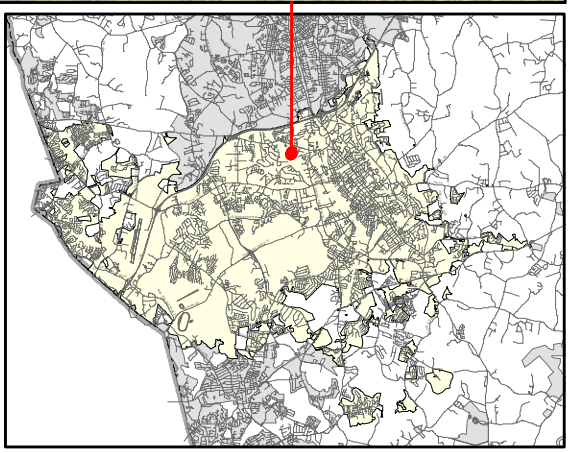
CN-PSA-2025-00075 - Pine Circle Townhomes

Type: Residential SF Attached

22 townhome units

Allocation Request: 4,950

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Pine Circle Townhomes					
2.)	Description of project location:	Site located on 902 Pine Circle Drive NW Concord NC 28027 approx 2600 linear ft down Pine Circle Drive on left (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	56115498590000	3a.)	Parcel Acreage:	2.59		
4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building	(sq. ft.) 0		
6a.)	Description of Facility to be served.	Townhomes	6b.) Number of Lots	22	6c.) Number of Units	22	
7d.)	Additional description information:	Front loaded without garages, affordable and market priced single family attached townhomes					

B. Applicant Information

Doobay John Sangster, Owner (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	12 St Mary Ave (Applicant's Street or Box Number)
Sangster Investments LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28025 (Applicant's City, State, Zip Code)
980-521-6920 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Kate Underwood (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	johnsang68@yahoo.com (Applicant's Email Address)
REQUIRED Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.	

C. Design Engineer Information if available

Kate Underwood, PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	PO Box 1804 (Street or Box Number)
980-234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood (Name and affiliation of contact person, who can answer questions about application & designs)	kate@daylighteng.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✔	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	% Domestic
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
(●) No
( ) Yes (Specify or attach effluent documentation)

4.) **Volume of wastewater flow to be allocated for this particular project:** 4,950 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: **The wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (c)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).
b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

(Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.)

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Townhomes (3 Bedrooms Each)	225 gal/ unit	22	GPD 4,950
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 4,950

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ DUBAY SANGSTER _ **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Signature: _____ Date: 07-20-25

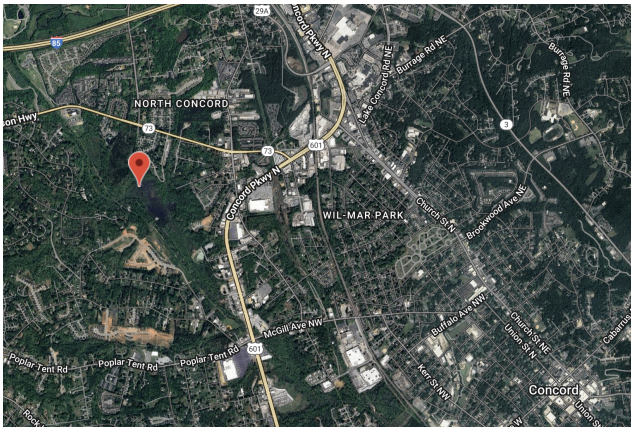
12 St Mary Ave
Concord, NC 28025

City of Concord Planning Department
35 Cabarrus Avenue West
Concord, NC 28025
Via email to adamsm@ConcordNC.gov

RE: Project Narrative for 902 Pine Circle Drive NW, Concord, NC 28027.

Dear Esteemed Members of the City of Concord City Council:

Sangster Investments LLC, a local developer who resides in Concord has been renovating and developing single- family/ multi-family properties in Concord for the past 25 years. He intends to partner with WeBuild Concord to bring a mixed-income townhome project with 2 workforce housing townhomes, 20 market for-sale/rent townhomes on 2.59 acres located at 902 Pine Circle Drive NW, Concord, NC 28027.



Affordable Townhomes for Rent/Sale	2	3 Beds
Market Rate Townhomes for Rent/Sale	20	3 Beds
TOTAL	**22 Units**	

This project will be part of the many mixed-income projects in partnership with WeBuild whose mission it is to bring equitable and permanent affordable housing options for all of Concord's residents. This drive for affordable housing is a major push for the City of Concord with multiple members of the City Council and City of Concord Planning Staff being on the Board of Directors: JC McKenzie, Terry Crawford, and Steve Osborne.

The proposed development meets the City of Concord 2030 Land Use Plan, specifically sections 5.3 Goals and Policy Guidance with reference to objective 1.6: "Provide a diverse mix and range of options throughout the City that will accommodate the current and future needs of the citizens of Concord." In addition, this meets the 1) infill housing, 2) housing balance, and 3) mixed-density housing.

12 St Mary Ave
Concord, NC 28025

The project is located on land already annexed into the City of Concord and zoned RC.

The anticipation of funds being expended on the project is as follows:

Approval of Site Plan	$125,000
Site Development	$1,000,000
Home Construction	$3,850,000
TOTAL ANTICIPATED COSTS	**$4,975,000**

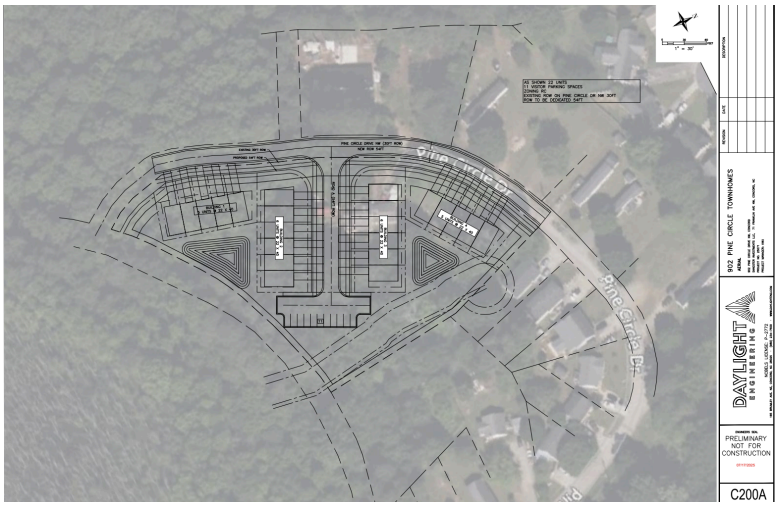
The potential tax revenue to the City of Concord based on an average value of $275,000 for the townhomes are as follows:

	Townhomes
Number of Homes	22
Average Assessed Value	$300,000
Total Assessed Value	**$6,600,000**
2023 Concord Tax Rate	0.48%
Total Tax Revenue to City	**$31,6800**
2023 Cabarrus County Tax Rate	0.74%
Total Tax Revenue to County	$48,840
TOTAL REVENUE (County & City)	**$80,520**

This project meets the City of Concord's drive and demand for more affordable housing options in the City in a desirable mixed-income neighborhood in a location near Highway 73, I-85 and Downtown Concord.

This development will be hidden behind an existing subdivision and tie into the future Irish Creek Greenway. The entrance will be off Davison Highway at the end of Pine Circle Dr. This townhome community will offer a refreshing tone to the existing neighborhood.

12 St Mary Ave
Concord, NC 28025

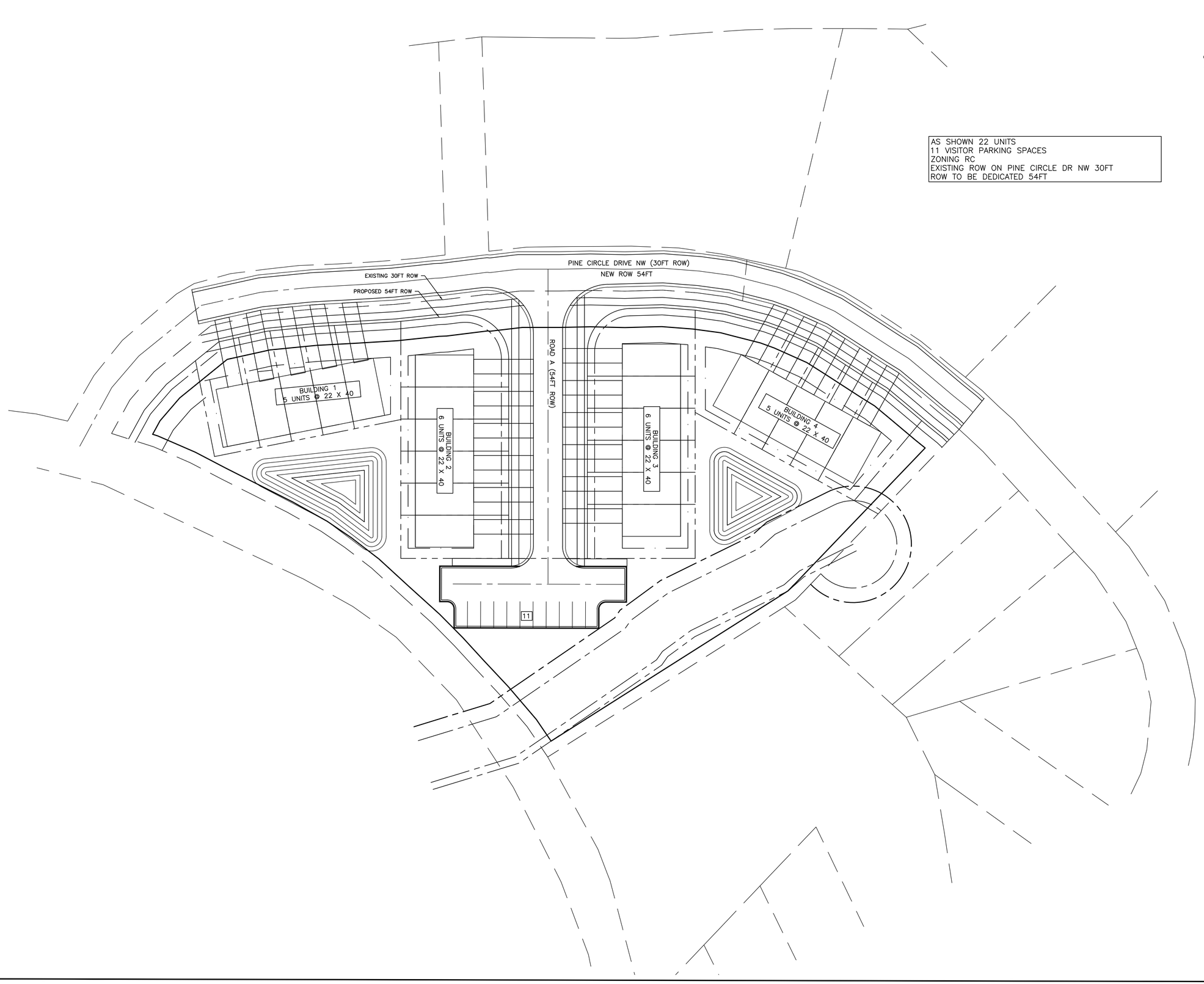


The proposed development will be 22’ Wide x 40’ Deep Front Loaded Townhomes with no garages, but adequate parking for the community.. Below is an example of what type of product will be developed for this site.



Thank you for your time and attention.

Doobay John Sangster
Sangster Investments, LLC
980-521-6920
Johnsang68@yahoo.com



REVISION	DATE	DESCRIPTION

902 PINE CIRCLE TOWNHOMES

SITE LAYOUT PLAN

902 PINE CIRCLE DRIVE NW, CONCORD
SANGSTER INVESTMENTS LLC, 71 FRANKLIN AVE NW, CONCORD, NC
PROJECT NO. 25071
PROJECT MANAGER: KWJ

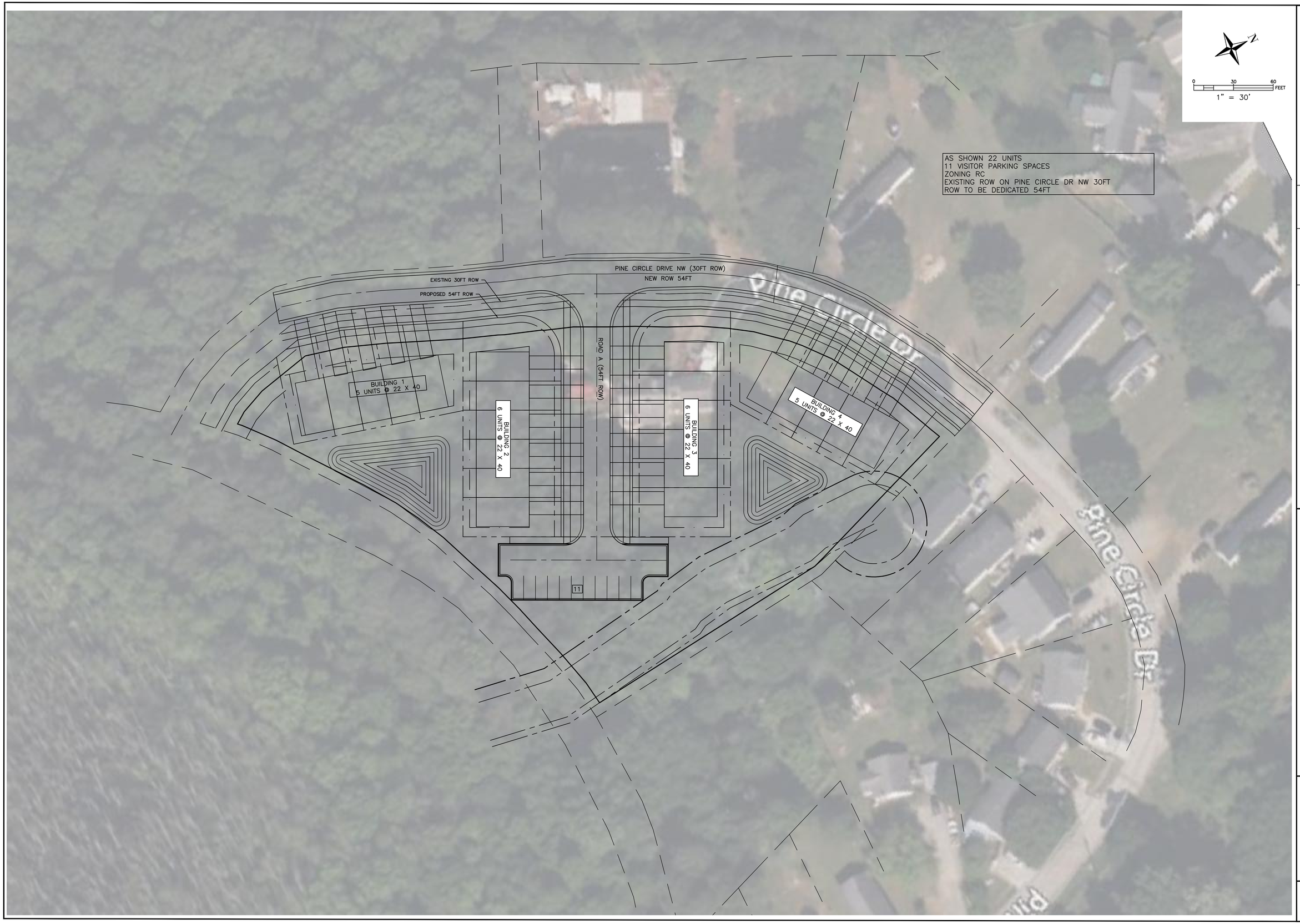
DAYLIGHT ENGINEERING
NCBELS LICENSE: P-2772
165 BRUMLEY AVE. NE, CONCORD, NC 28025 · (980) 234-7500 · WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

07/21/2025

C200



REVISION	DATE	DESCRIPTION

902 PINE CIRCLE TOWNHOMES

AERIAL

902 PINE CIRCLE DRIVE NW, CONCORD
SANGSTER INVESTMENTS LLC, 71 FRANKLIN AVE NW, CONCORD, NC
PROJECT NO. 25071
PROJECT MANAGER: KWU

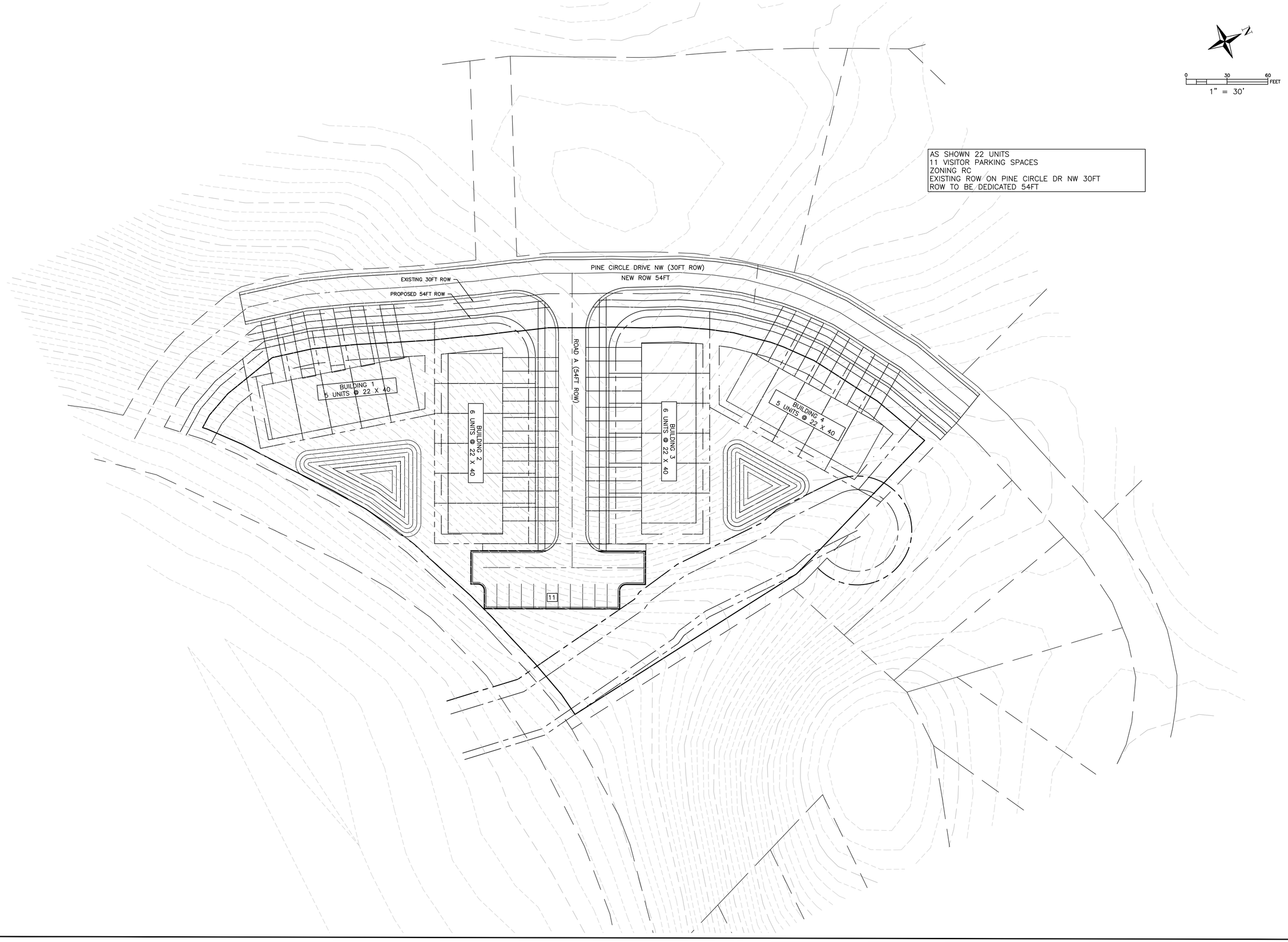
DAYLIGHT ENGINEERING
NCBELS LICENSE: P-2772
165 BRUMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7530 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

07/21/2025

C200A



REVISION	DATE	DESCRIPTION

902 PINE CIRCLE TOWNHOMES

GRADING AND DRAINAGE PLAN

902 PINE CIRCLE DRIVE NW, CONCORD
SANGSTER INVESTMENTS LLC, 71 FRANKLIN AVE NW, CONCORD, NC
PROJECT NO. 25071
PROJECT MANAGER: KWJ

DAYLIGHT ENGINEERING
NCBELS LICENSE: P-2772
165 BRUMLEY AVE. NE, CONCORD, NC 28025 · (980) 234-7500 · WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

07/21/2025

C300

Residential: Multi-Family

Weddington Ridge Apartments Ph 2(CN-PSA-2025-00065/PRS2021-01952)

8150 Weddington Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
6/20/2019	C-2	No change	165	Yes	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Considered 9/24/24	Considered 12/17/2024	Considered 03/25/2025	Considered 06/24/2025
No	Yes	Yes	Yes

Allocation Request

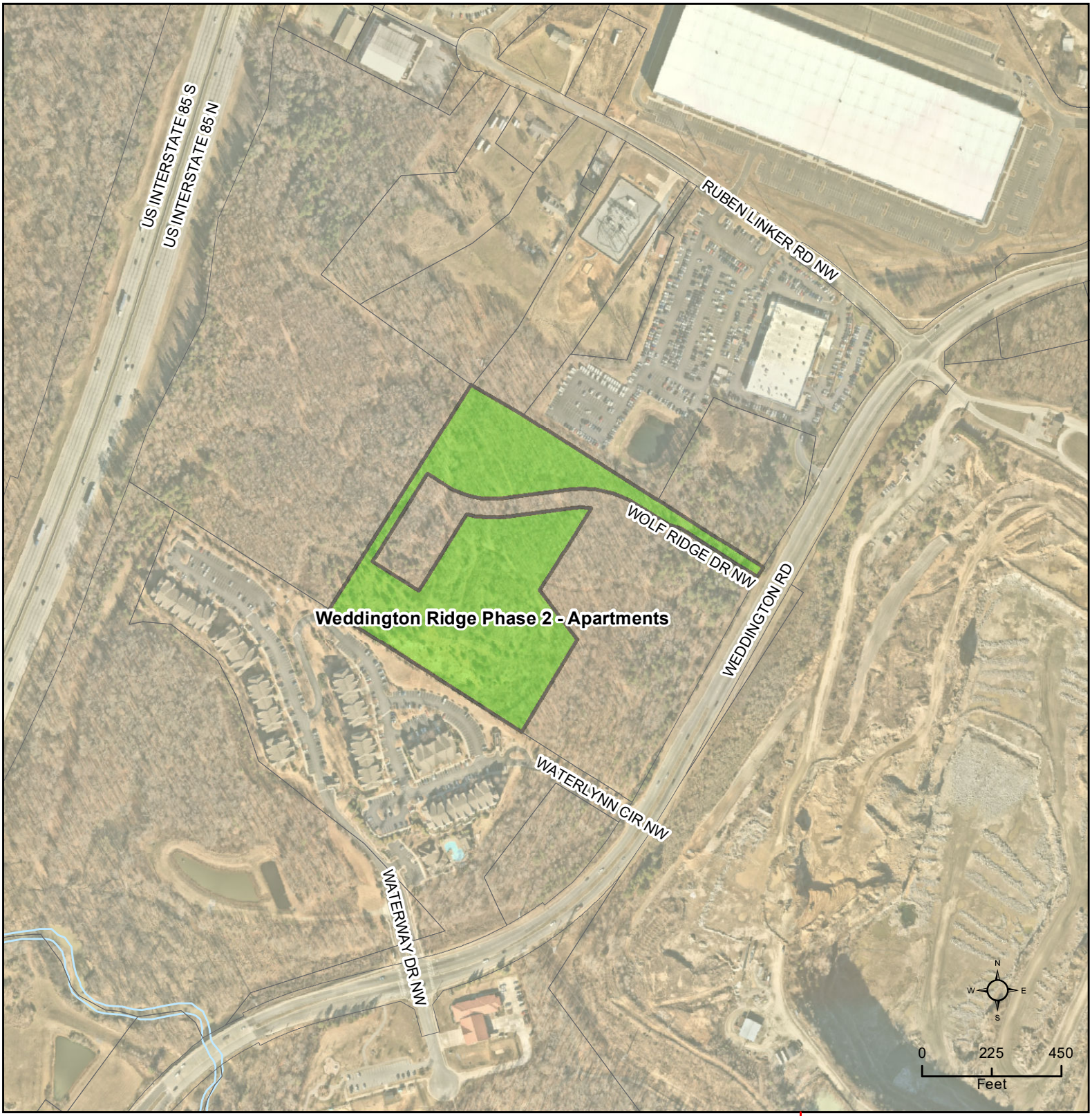
Total	2025	2026	2027	2028
16,875	7,500	4,500	3,750	1,125

Project Scoring

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex
Yes	No	No	No	No	Yes	No

Brief Summary

The project consists of 165 apartment units in 7 buildings located on Weddington Road. A Special Use Permit was granted by the Planning and Zoning Commission on June 19, 2018, for the entire apartment plan. This site is part of the Weddington Road Corridor Plan which recognizes the project. The applicant is pursuing a private sewer design for phase 2 while they continue to apply for sewer allocation.



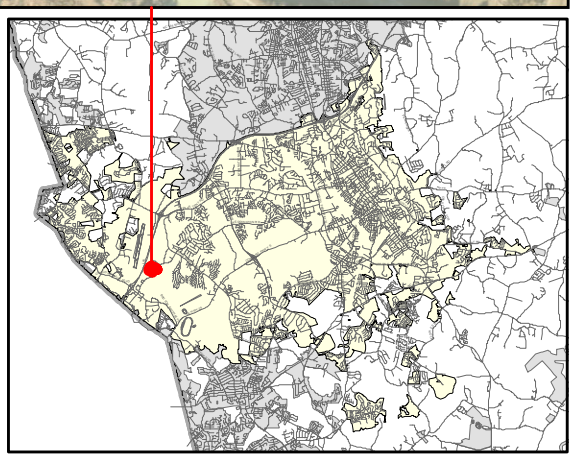
CN-PSA-2025-00065 - Weddington Ridge Phase 2 - Apartments

Type: Residential Multifamily

165 multi-family units

Allocation Request: 16,875

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Weddington Ridge Phase 2				
2.)	Description of project location:	8150 Weddington Road, Concord, NC (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	Cabarrus County Parcel Identification Number:	45992646620000	3a.)	Parcel Acreage:	11.18	
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.)	
6a.)	Description of Facility to be served.	Apartments	6b.) Number of Lots	NA	6c.) Number of Units	165
7d.)	Additional description information:	Phase 2 is 165 apartments				

B. Applicant Information

Michael Tubridy, Managing Director (Title) (Name of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	601 S. Tryon St, Suite 800 (Applicant's Street or Box Number)
Crescent Acquisitions, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings as applicable.)	Charlotte, NC 28202 (Applicant's City, State, Zip Code)
(315) 480-2883 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Dan (Name) Gualtieri (Email) (Name with Title and Email of contact person, who can answer questions about application)	dgualtieri@crescentcommunities.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Robert Cash (Typed name of North Carolina Professional Engineer)	CESO, Inc (Company Name)
033448 (NCPE Registration Number)	4601 Park Road, Suite 650 (Street or Box Number)
(803) 802-1459 (Phone Number)	Charlotte, NC 28209 (City, State, Zip Code)
Robert Cash (Name and affiliation of contact person, who can answer questions about **application & designs**)	bob.cash@cesoinc.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☑	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
(•) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project:** 16,875 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Apartment Bedroom	75 gal/ 1 BR unit	105	GPD 7,875
	150 gal/ 2 BR	60	GPD 9,000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 16,875

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Michael Tubridy _____, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Signature: _____ Date: 07/21/2025

4601 Park Road, Suite 650
Charlotte, NC 28209
(704) 521-7898
www.cesoinc.com

July 21, 2025

Jackie Deal, PE
City of Concord Engineering Department
PO Box 308
Concord, NC 28026

RE: Weddington Ridge Phase II – Sanitary Sewer Capacity Request

Crescent Communities, LLC is proposing to develop a multifamily community on Weddington Road, in Concord, North Carolina. The development is located on two parcels totaling approximately 22.7 acres and will consist of multifamily apartments to provide high quality, new construction housing that will contribute to the long-term economic growth of Concord. The project includes 297 apartments, representing a total investment of over $70 million in the development of this community, including nearly $50 million of construction work. The project is located within the Weddington Road Area Plan and is adjacent to an existing sewer line.

Crescent intends to develop Phase I (132 apartments) and Phase II (165 apartments) of this project all at once due to the substantial earthwork and infrastructure required to develop this site.

In general, the subject site is located on the west side of Weddington Road, in Concord, North Carolina. The rectangular-shaped site is bounded by Weddington Road to the East, I-85 to the West, a multi-family development to the South, and both single family homes and businesses to the north. The existing zoning is C-2; a SUP was obtained in 2018 to allow for the development of multifamily in the C-2 zoning.

The apartments proposed for Phase I and II of this development will include a mix of 1- and 2-bedroom units. Site amenities include a community pool and building, and nature walking trails. The apartment project will have a NGBS (National Green Building Standard) Bronze green building certification.

A sewer willingness to serve letter was obtained for Phase I of the development on 11/17/2020 and was subsequently renewed on 10/24/2022 and 8/30/2024 (requires that the project commence construction by April 25, 2025). The approved allocation was to serve Phase I consisting of 132 apartments and an amenity building. Crescent Communities is requesting the allocation for Phase II of the development which will complete the multifamily portion of the project (297 total apartment units). **Our Phase II sewer allocation request is for 16,875 gpd (165 apartments).**

Construction is intended to move forward for the Phase I and Phase II portions of the development once the remaining sewer capacity allocation needed for Phase II is obtained.

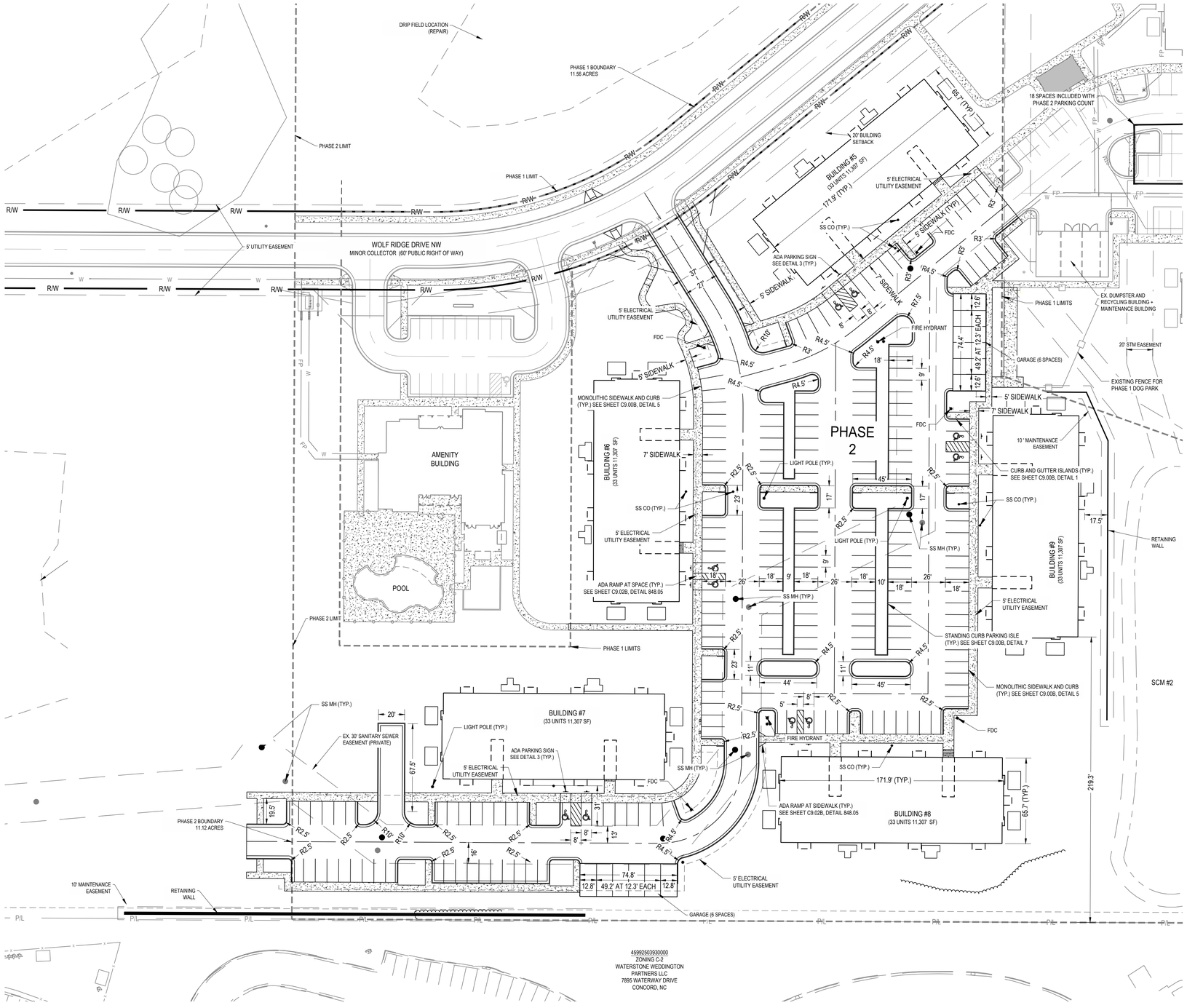
We believe this development will be a great location for new and existing Concord residents to call home as it provides a convenient location to access the jobs, amenities, and community that the City of Concord has to offer.

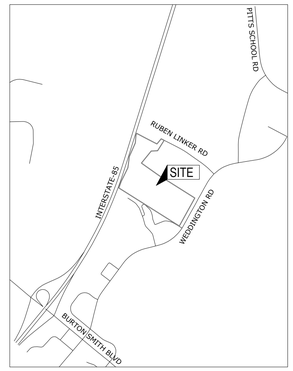
Respectfully,



Robert Cash, PE

Senior Program Director, Civil Engineering Initials: RLC





LOCATION MAP
NO SCALE

PHASE 2 PROJECT DATA TABLE

SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	±48.7 AC
PHASE 1 & 2 AREA:	22.1 ACRES
P.I.D. NO.:	45992646620000
EXISTING ZONING:	C-2
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (ALLOWED WITH SPECIAL USE PERMIT)
MAXIMUM DENSITY:	15 DUA
BUILDING SPACING:	20' MINIMUM + 1' FOR EVERY FOOT OVER 30' HIGH
LARGEST BUILDING SIZE:	13,706 SF/FL (41,118 TOTAL)
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	176.5 FT
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	30 FT
FRONT SETBACK:	50' (20' IF ALL PARKING IS BEHIND THE BUILDING)
SIDE AND REAR SETBACK:	20'
PROPOSED # OF UNITS:	165 APARTMENT UNITS 2-BEDROOM 60 UNITS 1-BEDROOM 105 UNITS
REQUIRED PARKING:	1.5 - 2.5/UNIT = 248 SPACES MINIMUM
PROPOSED PARKING:	248 SPACES 1.50/UNIT
PROPOSED GARAGE PARKING:	2 GARAGE(S) WITH 6 SPACES EACH
PROPOSED OPEN PARKING:	232 SPACES
IMPERVIOUS:	
BUILDING:	68,530 SF
PAVEMENT AND SIDEWALK:	100,064 SF
TOTAL ONSITE:	168,594 SF (3.87 AC)
OFFSITE ROAD AND SIDEWALK:	1,322 SF
BASIN:	20,343 SF
OVERALL TOTAL:	190,259 SF (4.37 AC)
WATERSHED:	YADKIN-PEE DEE RIVER BASIN
DRAINAGE BASIN:	YADKIN-PEE DEE RIVER
PHASE 2 DENSITY:	(33 UNIT X 5 BUILDINGS) / 11.12 ACRES = 14.8 DUA
PHASE 2 OPEN SPACE	(2.14 ACRES / 11.12 ACRES) X 100 = 19% OPEN SPACE

LEGEND

EXISTING
REFER TO C1.00B FOR EXISTING FEATURES LEGEND

PROPOSED

- PARKING SPACE COUNT
- SIGN
- DETECTABLE WARNING MAT.
- CATCH BASIN
- STORM MANHOLE
- SANITARY & STORM CLEANOUTS
- FIRE HYDRANT
- LIGHT POLE
- CONCRETE BUMPER BLOCK
- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- RETAINING WALL
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

BENCHMARK — DATUM: NAD83F

BM "A": PK NAIL IN ASPHALT 677.56'

BM "B": PK NAIL IN ASPHALT 641.29'

SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NORTH CAROLINA UTILITIES PROTECTION SERVICE AT 811 OR 800-632-4949 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

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CESO
WWW.CESOINC.COM

REVISION DESCRIPTION | DATE | NO.

CESO NC, Co.
4601 PARK ROAD, STE 650
CHARLOTTE, NC 28209
(937) 435-8584
COA: C-4740

ROBERT CASH, PE
BOB.CASH@CESOINC.COM

NORTH CAROLINA PROFESSIONAL SEAL 033448 ENGINEER ROBERT L. CASH

Digitally signed by Robert L. Cash, PE
Date: 2025.06.02 13:53:32-04'00'

CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE APARTMENTS PHASE 2

WEDDINGTON ROAD, CONCORD NC

PHASE 2 SITE PLAN

ISSUE: PERMIT SET
DATE: 5/30/2025
JOB NO.: 759024-01
DESIGN: JCR
DRAWN: JCR
CHECKED: RLC
SHEET NO.
C4.02B

Residential: Multi-Family

Winecoff Apartments (CN-PSA-2025-00072)

280 Belvedere Dr. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
01/11/24	RC	No change	85	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	Yes	No	Yes	Yes	Yes	No

Considered 9/24/24	Considered 12/17/2024	Considered 03/25/2025	Considered 06/24/2025
Yes	No	No	Yes

Allocation Request

Total	2025	2026
13,850	8,600	5,250

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
No	No	Yes	No	No	Yes	No

Brief Summary

The applicant is proposing three multi-family apartment buildings containing 85 units. The applicant is proposing a dedicated clubhouse and amenity building for residents. This project is infill.



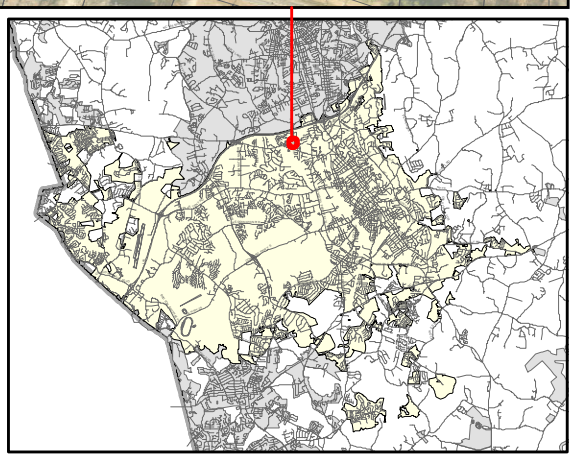
CN-PSA-2025-00072 - Winecoff Apartments

Type: Residential Multifamily

85 multi-family units

Allocation Request: 13,850

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Winecoff Apartments					
2.)	Description of project location:	Site is located on Winecoff School Road approximately 1,100 feet north of Davidson Highway. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5611576578 & 5611576371	3a.)	Parcel Acreage:	5.70		
4.)	Site Zoning and use:	RC; SF residential	5.)	Area Commercial or Industrial Building (sq. ft.)	0		
6a.)	Description of Facility to be served.	Apartments	6b.) Number of Lots	1	6c.) Number of Units	85	
7d.)	Additional description information:	This project proposes the construction of three garden-style walk-up apartment buildings with a total of 85 units and a 2,200 sf clubhouse / amenity building.					

B. Applicant Information

Anil Anumukonda, Legal Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	407 Sutro Forest Drive NW (Applicant's Street or Box Number)
N/A (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
704-488-3290 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Skylar DeMatteis (Name) sdematteis@dpr.design (Email) (Name with Title and Email of contact person, who can answer questions about application)	anil.anumukonda@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Skylar DeMatteis (Typed name of North Carolina Professional Engineer)	DPR Design (Company Name)
055547 (NCPE Registration Number)	919 Berryhill Road, Suite 101 (Street or Box Number)
330-844-0306 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Skylar DeMatteis, Project Manager & PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	sdematteis@dpr.design (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☑	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
- ◉ No
- ○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 13,850 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Apartment (2BR)	75	gal/	bedroom	170 bedrooms, 85 units	GPD	12,750
Clubhouse	50	gal/	100 sf	2,200 sf	GPD	1,100
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	13,850

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Anil Anumukonda, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Signature: Date: 04/30/2025

April 4, 2025

City of Concord
Planning & Neighborhood Development
Zoning Services
Engineering Department
P.O. Box 308
Concord, NC 28026

designing places for generations

Re: Winecoff Apartments
Concord, NC
DPR Project #: 25017

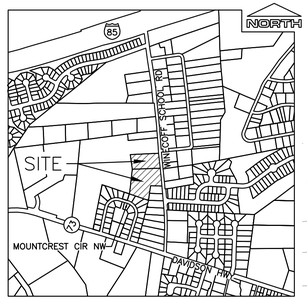
The Winecoff Apartments Project is situated on a 5.7-acre site zoned Residential Compact (RC). This thoughtfully planned development features three multi-family, garden-style, walk-up apartment buildings, offering a total of 85 residential units, complemented by a dedicated clubhouse and amenity building for residents.

The existing site is characterized by its mature, diverse woodland, featuring a blend of evergreen and deciduous trees. Preserving the natural landscape was a primary design consideration, guiding the strategic placement of the buildings to minimize disruption to the existing vegetation.

At the heart of the development lies a striking 34-inch oak tree, a natural focal point adjacent to the proposed clubhouse. This majestic tree will be preserved and incorporated into the design, offering shade to a welcoming patio and pool deck, enhancing the sense of community and connection to nature.

This development will offer much-needed housing options while supporting the city's vision for thoughtful growth and community development. The Winecoff Apartments Project is designed to provide quality, modern living spaces while maintaining the character and natural beauty of the area. The addition of these residential units will not only address local housing demand but also contribute positively to the city's economic vitality, attracting new residents and fostering a vibrant, sustainable community.

The Winecoff Apartments Project aims to blend residential comfort with the preservation of the site's natural beauty, creating a harmonious living environment that respects the existing landscape.



VICINITY MAP

SCALE 1"=1000'

NORTH

0 40 80 FEET

1" = 40 FEET

PIN 5611572567

PIN 5611670815

BELVEDERE DR NW

PIN 5611670636

PIN 5611670635

PIN 5611670451

PIN 5611671279

PIN 5611578148

PIN 5611578037

PIN 5611573192

PIN 5611574087

PIN 5611575063

PIN 5611566939

PIN 5611568939

PIN 5611566950

WINECOFF SCHOOL RD

WINECOFF WOODS DR NW

OPEN SPACE

APARTMENT BUILDING 3 STORIES – 24 UNITS

APARTMENT BUILDING 3 STORIES – 24 UNITS

APARTMENT BUILDING 1 STORY – 4 UNITS

COMMUNITY BUILDING

MAIL KIOSK

POOL

SWQ

20.00' BUILDING SETBACK

8.00' LANDSCAPING BUFFER YARD

8.00' LANDSCAPING STREET YARD

50.00' BUILDING SETBACK

75.00' FUTURE ROW OF WINECOFF SCHOOL RD

HC CURB RAMP

HC PARKING SIGN

VA PARKING SIGN

TRUNCATED DOMES

PARKING STOPS (TYP.)

REQ. OPEN SPACE: 1.03 AC
PROVIDED OPEN SPACE: 2.08 AC

TOTAL UNITS: 76 UNITS

REQ. PARKING: 1.5 SPACES PER UNIT
= 1.5 SPACES x 76
= 114 SPACES

PROVIDED PARKING: 125 SPACES
(INCLUDING 5 TOTAL HC SPACES, ONE OF WHICH IS TO BE VAN-ACCESSIBLE)

SITE DATA

PARCEL/PIN NO.(S)	5611-5763-7100-00, 5611-5765-7800-00
DEED INFORMATION	DB 13569 PG 299, 301
OWNER NAME	ANIL ANUMUKONDA
TOTAL SITE AREA	
TOTAL DISTURBED	
ZONING CLASSICATION	RC (RESIDENTIAL COMPACT)
PROPOSED USE	MULTIFAMILY RESIDENTIAL
BUILDING 1 AREA	
BUILDING 2 AREA	
BUILDING 3 AREA	
MAX DENSITY	15 UNITS/AC x **5.13 AC** = 76 UNITS
PROPOSED APARTMENT UNITS	76
BUILDING SETBACKS	FRONT 24', REAR 20', INTERIOR SIDE 20', STREET SIDE 50'
EXISTING IMPERVIOUS	
PROPOSED IMPERVIOUS	
BUILDINGS	
PAVING	
SIDEWALKS	
% PROPOSED IMPERVIOUS	
PARKING REGULATION	CITY OF CONCORD
REQUIRED PARKING	1.5 SPACES / UNIT x 76 UNITS = 114 MINIMUM SPACES
PROVIDED PARKING	125 TOTAL SPACES, INCLUDING 5 HC. ONE OF THE 5 HC SPACES TO BE VAN-ACCESSIBLE.
MAXIMUM BUILDING HEIGHT	35'

Not a Certified Document as to the Original Document but Only as to the Revisions in red.

Jacob B. Levan, PE (#055054)
Greenbriar Engineering, PLLC
NCBELS Firm No. P-2746
PO Box 6052, Statesville, NC 28687
Jacob@GreenbriarENG.com
704-500-8194

PRELIMINARY PLAN DO NOT USE FOR CONSTRUCTION

North Carolina One-Call Center
811 or 1-800-632-4949
2 DAYS BEFORE DIGGING IN NORTH CAROLINA
CALL 1-800-632-4949
CONTRACTOR SHALL CONTACT NC811 TO LOCATE UTILITIES EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.
Call BEFORE you DIG!
"It's The Law"

REVISION	DATE	DESCRIPTION

1267 WINECOFF SCHOOL ROAD

PRELIMINARY SITE PLAN

CONCORD, CABARRUS COUNTY, NC 28027

ANIL ANUMUKONDA

CESI PROJECT NO. 230021.000
DRAWN BY: CRA
CHECKED BY: JBL

PROJECT MANAGER: DFR
APPROVED BY: DFR
PROJECT START: TBD

CESI
CIVIL GEOTECHNICAL SURVEYING
STATESVILLE BRANCH OFFICE
PO BOX 54
STATESVILLE, NC 28677
M.704.657.4180
www.cesicgs.com
NCBELS CORP. NO. C-0263

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ENGINEERS SEAL

PRELIMINARY PLAN DO NOT USE FOR CONSTRUCTION

C200

Residential: Multi-Family
Fox St. Residential Complex (CN-PSA-2025-00076)

324 Fox St. SW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	RC	Unknown	12	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/2025
No	No	No	No

Allocation Request

Total	2025
2,400	2,400

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	No	No	No	No	Yes	No

Brief Summary

The applicant is requesting sewer allocation for 12 units. They are proposing to subdivide 324 and 322 Fox Street SW. into 4 total parcels and construct a triplex on each of those lots. This project is considered infill and is in the Center City Small Area Plan.

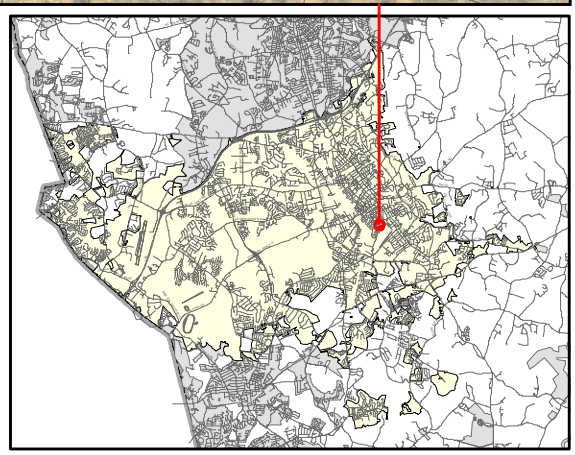


CN-PSA-2025-00076 - Fox St Residential Complex

Type: Residential Multifamily

12 multi-family units

Allocation Request: 2,400



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	322 & 324 Fox St SW Residential Complex					
2.)	**Description of project location:**	Lots located on Fox St. SW, approx 346 feet liner frontage access (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	5620935489000, 5620935367000, 5620935351000	3a.)	**Parcel Acreage:**	0.8137 AC		
4.)	**Site Zoning and use:**	RC	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**		
6a.)	**Description of Facility to be served.**		6b.) **Number of Lots**	4	6c.) **Number of Units**	12	
7d.)	**Additional description information:**						

B. Applicant Information

Margarito Zavala, Managing Member (Title) **(Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)**	P.O. Box 112 (Applicant's Street or Box Number)
Zavargas, LLC **(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)**	Concord, NC 28026 (Applicant's City, State, Zip Code)
616-295-1738 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Brian Alderman, PLS Surveying & Civil Design (Name) / brian.alderman@sutherengineering.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	Zavalavm@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

(Typed name of North Carolina Professional Engineer)	(Company Name)
(NCPE Registration Number)	(Street or Box Number)
(Phone Number)	(City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about **application & designs)**	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

✓	Residential Subdivision		Retail (Stores, shopping centers)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

	% Domestic
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project:** 2400 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**
a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).
b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**
{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
8 Bedroom Dwelling	600 gal/ day	4	GPD 2,400
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2,400

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Margarito Zavala (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Margarito Zavala (Jul 21, 2025 16:23 EDT) — Signature: — Date: 07/21/2025

Development Proposal for 322 & 324 Fox Street SW – Residential Complex (4-Lot Plat)

Margarito Zavala

ZAVARGAS LLC

PO BOX 112

Concord NC 28026

zavalavm@gmail.com

6162951738

Date: 7/21/2025

Concord City Council
c/o Planning & Zoning Department
35 Cabarrus Ave W
Concord, NC 28025

Dear Members of the Concord City Council,

We respectfully submit this proposal for the development of a residential complex at 322 and 324 Fox Street SW, Concord, NC 28025. As local minority owners and residents of Concord, we are deeply committed to contributing to the City's vision for smart growth, housing diversity, and neighborhood revitalization.

Subject Site Information

• Project Location: 322 & 324 Fox Street SW, Concord, NC 28025

• Tax Parcel Numbers: 56209354890000, 56209353670000, 56209353510000

• Zoning District: Residential Compact (RC)

• Total Acreage: Approximately 0.8137 acres

• Frontage: Approximately 346 feet along Fox Street SW

• Property Configuration: Rectangular, consisting of four contiguous parcels

• Adjacencies: Site extends from the corner of Broad Drive SW and borders the unopened 2nd Avenue

Project Description

We propose to develop the site into four residential lots, each containing one triplex building. Each triplex will consist of:

• Two 3-bedroom units
• One 2-bedroom unit

The completed project will result in a total of 12 residential units, thoughtfully designed to enhance neighborhood compatibility while addressing the City's urgent need for additional housing.

We anticipate beginning construction in Spring 2026, contingent upon the successful completion of planning approvals and permitting. Our goal is to align with City processes to move the project forward efficiently and responsibly.

This development offers several community benefits:

• Increases housing availability within an existing residential area
• Supports compact, walkable neighborhood design consistent with RC zoning
• Represents a local, minority-owned initiative reinvesting in the community
• Supports Concord's long-term infill and smart growth objectives

Community Commitment

As lifelong residents of the area, we understand the importance of thoughtful design and neighborhood integration. We are committed to delivering well-constructed, high-quality housing that contributes positively to the long-term character, safety, and vitality of the surrounding community.

We appreciate your time and consideration of this proposal and welcome the opportunity to provide any additional information or documentation required. We look forward to working collaboratively with the City of Concord to bring this impactful project to life.

Thank you.

Sincerely,

Margarito Zavala

I, BRIAN ALDERMAN, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 13872 PAGE 0331); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE LISTED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24 TH DAY OF APRIL, 2024.

I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

X A. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
__ B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
__ C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
__ D. THAT THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
__ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH D ABOVE

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
SEAL
L-5517
BRIAN A. ALDERMAN

_____
BRIAN ALDERMAN, PLS # L-5517

SURVEY NOTES:

1. THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.
2. THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT "CITY OF CONCORD" DEVELOPMENT ORDINANCES.

STATEMENT OF PURPOSE:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL 56209354700000 INTO 6 LOTS
2. THE NUMBER OF EXISTING LOTS (1) NUMBER OF NEW LOTS (5)
3. EXISTING ACREAGE (0.8136) AC +/-
4. NEW ACREAGE AS SHOWN ON MAP

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON

SETBACKS	
FRONT SETBACK	N/A
SIDE SETBACK	7'
REAR SETBACK	5'

LEGEND

ABBREVIATIONS

RCP REINFORCED CONCRETE PIPE
HDPE HIGH DENSITY POLY. PIPE
CMP CORRUGATED METAL PIPE
DB/DP DEED BOOK / DEED PAGE
R/W RIGHT OF WAY
AC ACRE(S)
C/L CENTERLINE
NL NEW LINE

SYMBOLS

AXLE
SURVEY SPIKE SET
CONCRETE MONUMENT
MAG NAIL
PIPE
CALC. POINT
CALC. IN TREE
REBAR FOUND
BENCHMARK
GEODETIC MONUMENT
REBAR SET
SANITARY MANHOLE
MANHOLE
WATER
HVAC
WATER VALVE
FIRE HYDRANT
GAS
POWER POLE

BOUNDARY LINE
BOUNDARY BY DEED
RIGHT-OF-WAY
EASEMENT LINE
100YR 1% FLOOD LINE
OVERHEAD POWER
SETBACKS
TOP OF STREAM BANK
CL ROAD
EXISTING BUILDINGS
EXISTING STORM
EXISTING GRAVEL
EXISTING CONCRETE

CERTIFICATE OF EXEMPTION PLAT APPROVAL

I hereby certify that the proposed subdivision is exempt from the City of Concord subdivision ordinance and that the resulting lots meet the minimum standards of the Concord Development Ordinance.

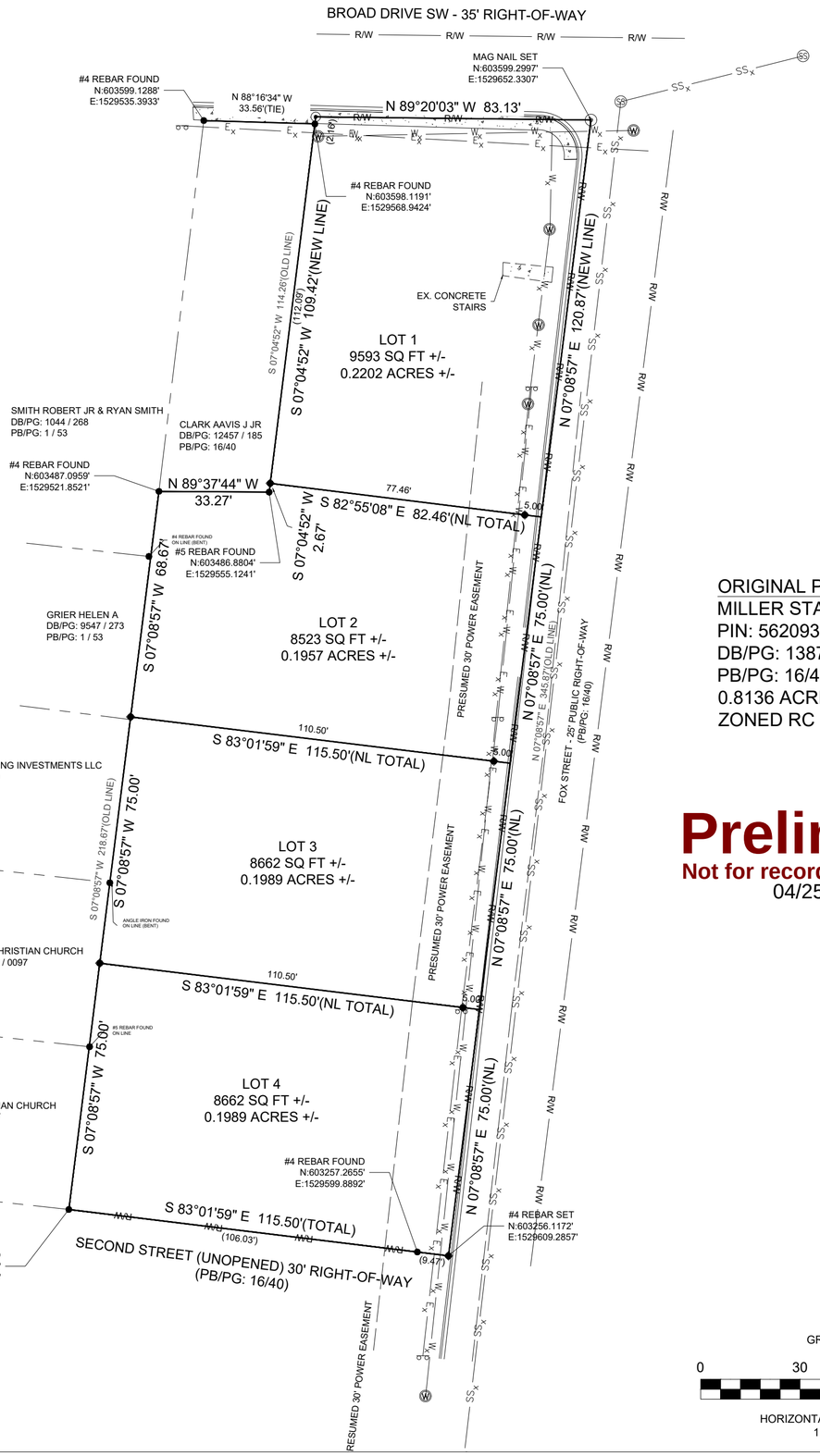
_____ _____
Date Director of Planning and Neighborhood Development or Designee

Plat Review Officer Certificate (as required by NCGS § 47-30.2).

State of North Carolina
County of Cabarrus

I, _____, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date



Certificate of Ownership and Offer of Dedication.

I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, sidewalks, greenways, rights of way, easements, and/or open space and/or parks, except any of those uses specifically indicated as private, and I further dedicate all sanitary sewer, stormwater drainage and water lines that are located in any public utility easement or right of way and certify that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after final acceptance of required improvements. Any streets indicated as private shall be open to public use, but shall be privately maintained. Said dedication shall be irrevocable provided dedications of easements for storm drainage, whether indicated as private or public, are not made to the City of Concord but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit unless specifically designated a drainage easement to the City of Concord.

BY:_____ _____
Owner Date

NORTH CAROLINA
CABARRUS COUNTY

I,_____, a notary public for said county and state, do hereby certify that_____ _____personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the____ day of_____ , 20____ .

My commission expires:_____

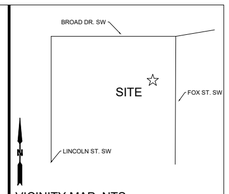
_____

ORIGINAL PARCEL
MILLER STANLEY EUGENE
PIN: 56209354700000
DB/PG: 13872 / 0331
PB/PG: 16/40
0.8136 ACRES +/-
ZONED RC

Preliminary Plat
Not for recordation, conveyances or sales
04/25/2024 11:43:59 AM

GRAPHIC SCALE
0 30 60 90
HORIZONTAL GROUND DISTANCE
1 INCH = 30 FT

NAD83(2011)



VICINITY MAP: NTS

A MINOR SUBDIVISION OF PIN: 56209354700000

SUBJECT PROPERTY INFO:

PARCEL ID(S):
56209354700000

DEED BOOK & PAGE:
DB: 13872 PG: 0331

CURRENT ZONING:
RC

PROPERTY LOCATION:
NUMBER 4 TOWNSHIP
CABARRUS COUNTY
NORTH CAROLINA

OWNER INFORMATION:
MILLER STANLEY EUGENE
378 FOX ST SW
CONCORD, NC 28025

DATE OF SURVEY:
04.24.2024

DRAWN BY:
KMS

CHECKED BY:
BAA

PLAN NOTES:

1. PLAN NORTH IS BASED ON NAD83(2011)
2. AREAS COMPUTED USING THE COORDINATE METHOD
3. ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE LEAST SQUARES ADJUSTMENT METHOD
4. NO GEODETIC MONUMENTS WERE FOUND WITHIN 2000' OF SITE.
5. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
6. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP.
7. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DIGGING CALL NC ONE-CALL (1-800-632-4949)
8. ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
9. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS SURVEYOR AS OF THE DATE OF THE SURVEY SHOWN

REVISION ISSUE		
00	BOUNDARY	04.24.2024

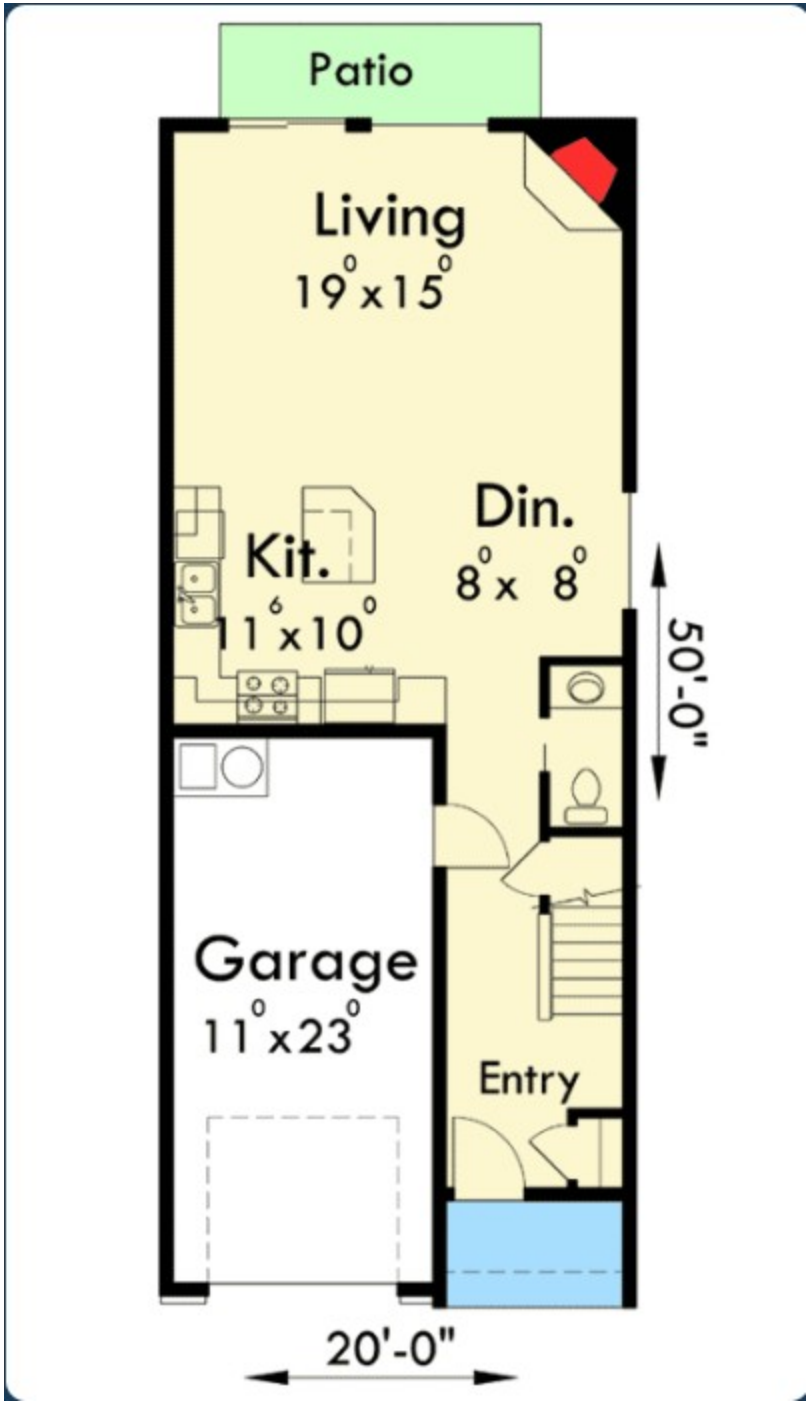
SUTHER ENGINEERING

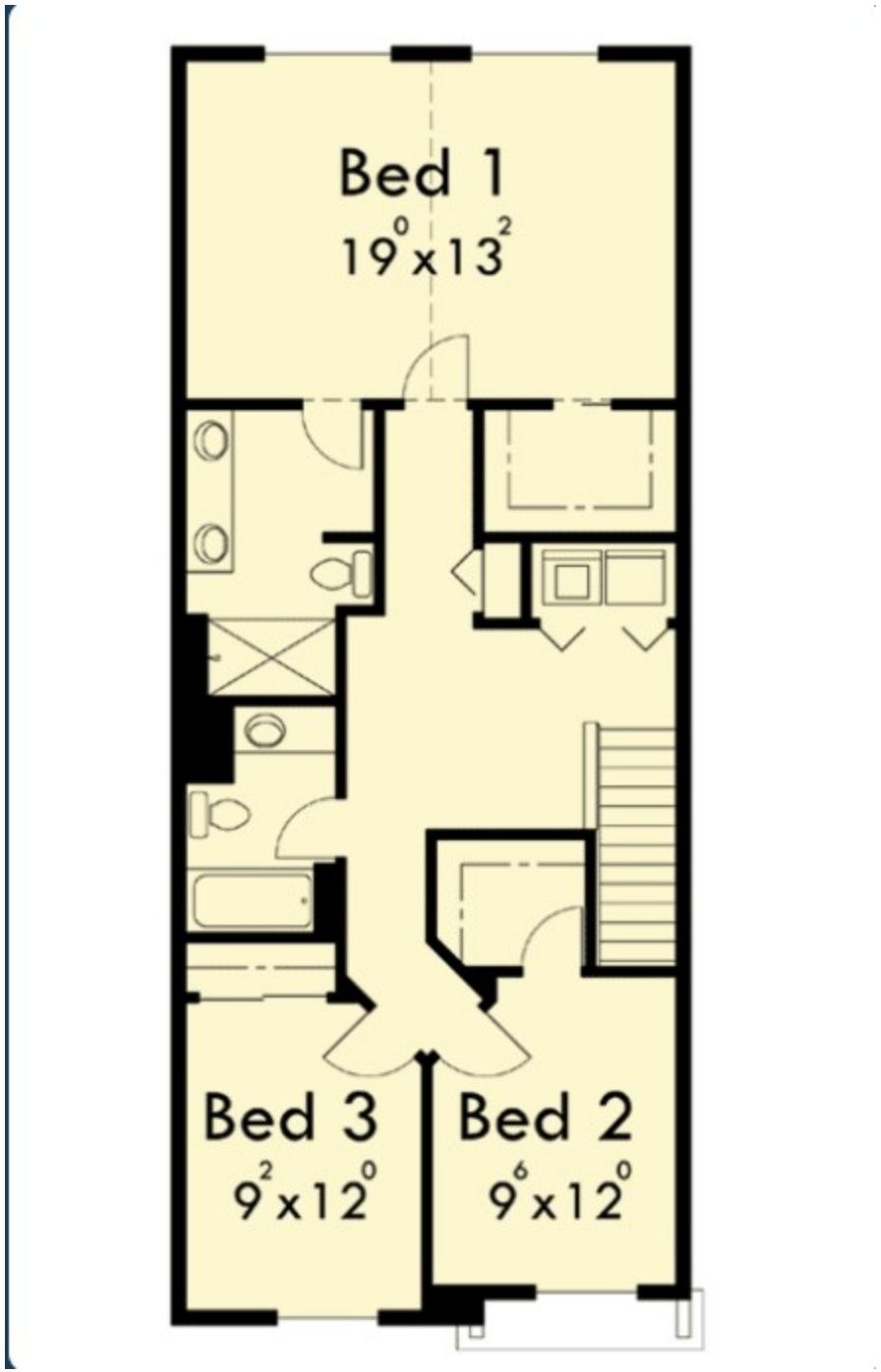
FIRM No. P-1946
1316 S. MAIN ST. STE D
KANNAPOLIS, NC 28081





REAR ELEVATION


Patio
Living
19°x15°
Kit.
11°x10°
Din.
8°x 8°
50'-0"
Garage
11°x23°
Entry
20'-0"


Bed 1
19'0" x 13'2"
Bed 3
9'2" x 12'0"
Bed 2
9'6" x 12'0"

Nonresidential

New Horizon Academy (CN-PSA-2025-00046/PRS2025-00499)

550 Woodhaven Pl. NW

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
3/28/24	C-2(CD)	No Change	12,000 sf childcare facility	PRS2025-00499	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/20/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	Yes (Awarded)	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
475	**475**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is received sewer allocation for 4,950 GPD December of 2023. The applicant is now requiesting additional sewer allocation to accommodate 16 more children and 3 additional adults. This parcel is zoned General Commercial Conditional District (C-2(CD)).



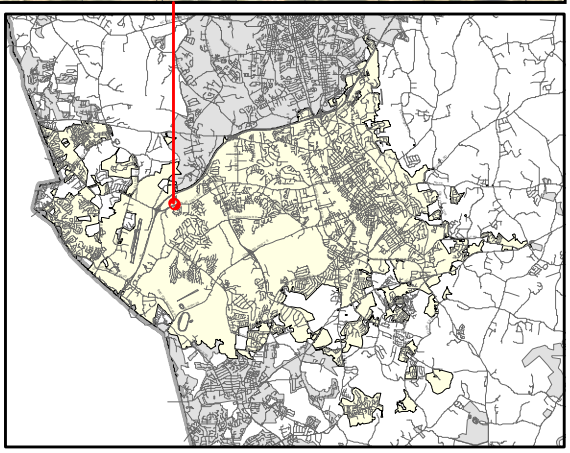
CN-PSA-2025-00046 - New Horizon Academy

Type: Nonresidential

Daycare additional allocation request

Allocation Request: 475

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	New Horizon Academy					
2.)	Description of project location:	Lot split from 46906665310000 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	02-033-005.10	3a.)	Parcel Acreage:	1.537 ac		
4.)	Site Zoning and use:	C2-CD	5.)	Area Commercial or Industrial Building (sq. ft.)	13,246		
6a.)	Description of Facility to be served.	Childcare	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	550 Woodhaven Place, Parcel C					

B. Applicant Information

Marshall Jones, M&K Land LLC , (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	16824 Green Dolphin Lane, Cornelius, NC 28031 (Applicant's Street or Box Number)
New Horizon Academy (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	3405 Annapolis Lane N., #100, Plymouth, MN 55447 (Applicant's City, State, Zip Code)
763-557-1111 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Heidi Pross (Name) VP of Const. & Facilities (Email) (Name with Title and Email of contact person, who can answer questions about application)	hpross@nhacademy.net (Tel: 763-383-6216) (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Connor Endres (Typed name of North Carolina Professional Engineer)	CASCO Civil (Company Name)
060161 (NCPE Registration Number)	12 Sunnen Drive, Suite 100 (Street or Box Number)
314-960-0167 (Phone Number)	St. Louis, MO 63143 (City, State, Zip Code)
Angie Seguin (Name and affiliation of contact person, who can answer questions about **application & designs**)	angie.seguin@thecdcompanies.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☑	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):_____		

2.) The type of wastewater is (indicate percentage):

	% Domestic
100	**% Commercial**
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
◉ No
○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 475 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
daycare and Preschool Facilities	25 gal/ day	19	GPD 475
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 475

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Heidi Pross (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Heidi Pross — Signature:

6/10/25 — Date:

June 10, 2025 **Uploaded to Accela Online portal**

City of Concord
Planning & Neighborhood Development – Zoning Services
P.O. Box 308
Concord, North Carolina, 28026-0308

Re: New Horizon Academy Preliminary Wastewater Flow Application
550 Woodhaven Place
Concord, NC 28027

To whom it may concern:

New Horizon Academy received preliminary wastewater flow allocation approval under PSA#: CN-PSA-2023-00069. The assumed sewer demand for that approval was for 176 children with 22 staff for a total of 198 people. The approved sewer demand was for 4,950 GPD (198 people x 25 GPD/person).

New Horizon Academy would like to submit for sewer allocation for an additional 19 people (16 children and 3 adults). The table below shows the original allocation count on the left and the updated count on the right. The new total demand would be 5,425 GPD (475 GPD increase)

North Carolina Ratios

		(State Licensing)		(State Licensing)	
	Original Ratio	Original Count	New Ratio	New Count	
Infant A	1:4	8	1:5	10	
Infant B	1:4	8	1:5	10	
Ones A	1:5	10	1:6	12	
Ones B	1:5	10	1:6	12	
Twos A	1:8	16	1:9	18	
Twos B	1:8	16	1:9	18	
Threes A	1:9	18	1:10	20	
Threes B	1:9	18	1:10	20	
Pre A	1:12	24	1:12	24	
Pre B	1:12	24	1:12	24	
Pre C	1:12	24	1:12	24	
		176		192	
	Staff	22	Teachers	25	Add Director, Assistant Director and Kitchen Manager

We respectfully request additional sewer capacity to provide New Horizon Academy the flexibility to expand their enrollment to serve the community's need for day care services.

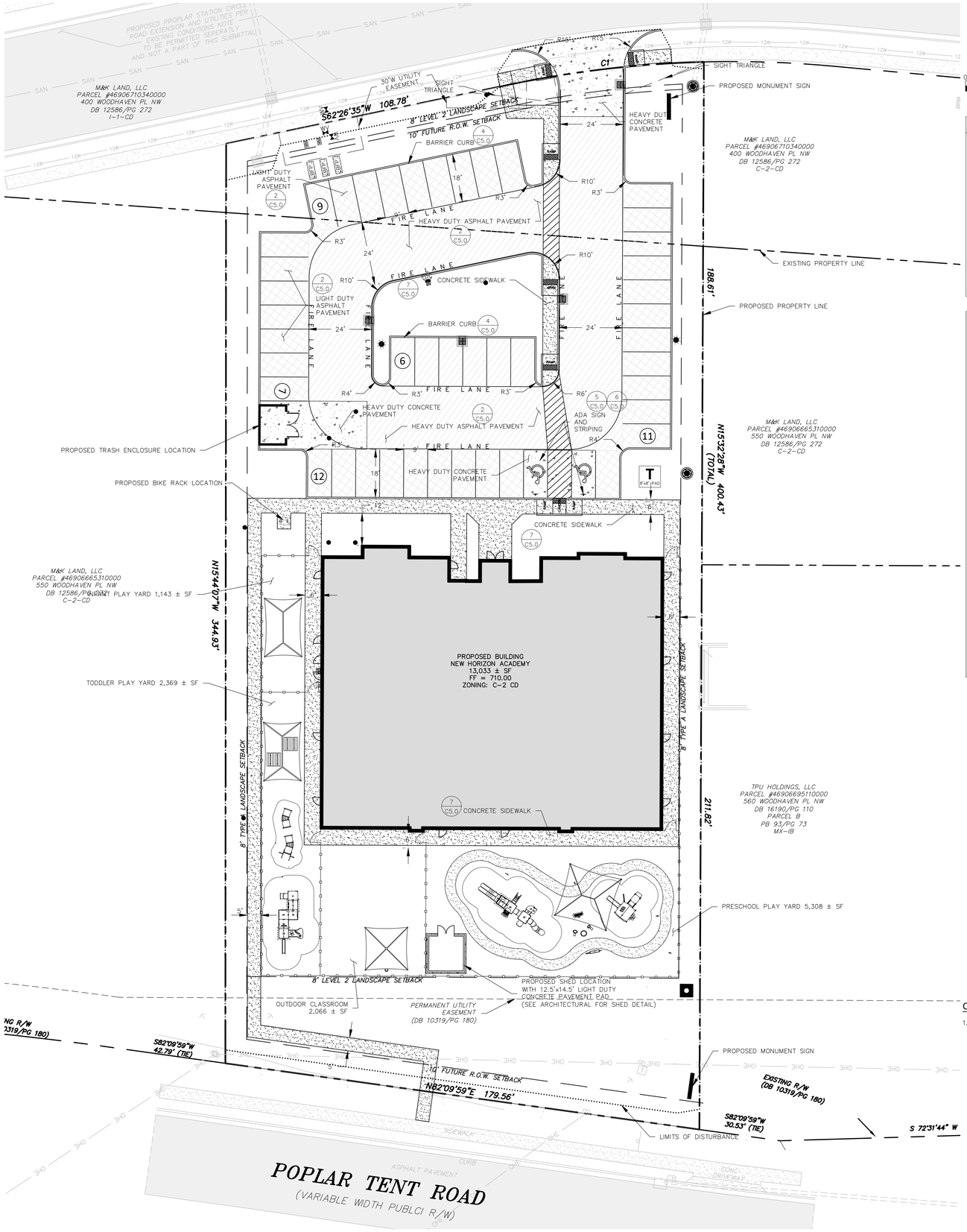
Sincerely,

Heidi Pross

Heidi A. Pross, Vice President of Construction and Facilities

FIRE DEPARTMENT NOTES

1. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. CONTRACTOR TO COORDINATE WITH FIRE DEPARTMENT AS NEEDED. (NCFC 501.4)
2. THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6-INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (NCFC 505.1)
3. FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION. (NCFC 503.3)



PAVEMENT LEGEND

2 C5.0	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
2 C5.0	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
1 C5.0	PROPOSED CONCRETE PAVEMENT
7 C5.0	PROPOSED CONCRETE SIDEWALK
	ASPHALT/CONCRETE PAVEMENT OPTION
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING CONCRETE SIDEWALK

PARKING CALCULATIONS

MINIMUM SPACES REQUIRED: 1 SPACE PER 375 SF

MAXIMUM SPACES REQURIED: 1.5 SPACES PER 375 SF

BUILDING USAGE:

BUILDING A – 13,078± SF TOTAL
(13,078± SF / 375 SF) = 34.87 = 35
(13,078± SF / 375 SF) = 34.87 X 1.5 = 52.31 = 53

TOTAL PARKING SPACES REQUIRED

35 SPACES REQUIRED MINIMUM

53 SPACES MAXIMUM

TOTAL PARKING PROVIDED:

43 STANDARD SPACES
+ 2 ACCESSIBLE SPACES
= 45 TOTAL SPACES PROVIDED

ACCESSIBLE PARKING ANALYSIS:

26–50 PROPOSED PARKING SPACES REQUIRE 2 ACCESSIBLE PARKING SPACES

2 ACCESSIBLE SPACES REQUIRED
2 ACCESSIBLE SPACES PROVIDED

SITE DATA

PIN 46906665310000
D/B REFERENCE: 12586
PROPOSED USE: DAY CARE
SETBACKS: 10' FRONT/STREET
MAX HEIGHT: 48'
ZONING: C-2 CD
SITE AREA: 1.53 ACRES

Project Pervious/Impervious Breakdown

	Parking Area	Sidewalk Area	Building Area	Amenity Area*	Total
Total (sf) =	16,950	5,714	13,033	11,538	47,235
Total (ac) =	0.39	0.13	0.30	0.26	1.08

*Playground Area has been considered pervious for flow quanitity calculations.

	Site Area	Impervious Area	Pervious Area	Impervious Percentage
Total (ac) =	1.54	1.08	0.45	70.53%

Max Impervious (80% of Site) = 1.23 acre
Proposed Impervious = 1.08 acre

CITY OF CONCORD NOTES:

1. NOTE ANY DEVELOPMENT SUBJECT TO Z(CD)–08–24

CALL BEFORE YOU DIG – DRILL – BLAST 811

EXISTING CONDITIONS NOTE NORTH CAROLINA ONE-CALL SYSTEM, INC. THE EXISTING TOPOGRAPHIC DATA, UTILITY LOCATIONS AND ELEVATIONS, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY DUNBAR GEOMATICS GROUP, PLCC DATED JULY 10, 2024. EXISTING ROADWAY DATA, UTILITY LOCATIONS AND ELEVATIONS, AND ALL OTHER ROADWAY FEATURES SHOWN IN THIS PLAN SET ARE BASED ON A PROVIDED PLAN SET TITLED "POPLAR STATION CIRCLE ROAD EXTENSION" PREPARED BY ANDERSON BURRAGE CONSULTING, INC. DATED FEBRUARY 4, 2025.

CASCO CIVIL
A CASCO Diversified Corporation Company
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

NEW HORIZON ACADEMY
550 WOODHAVEN PLACE NW
CONCORD, NC 28027

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	PRS Response to Comments	04-24-25
2	PRS Response to Comments	05-21-25
3	NCDEQ/PRS Response to Comments	06-17-25

CASCO PROFESSIONAL SERVICE, PLLC
CERTIFICATE OF AUTHORITY - ENGINEERING
License No.: P-1030
Expiration Date: 06/30/25

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 060161 CONNOR ENDRES

06-17-25
PROFESSIONAL OF RECORD
Connor M. Endres
License No.: 060161
Expiration Date: 12/31/25

All work prepared on this drawing prior to 02-27-25 was completed under direct supervision of :
Sarah B. Fonda
License No.: 056523
Expiration Date: 12/31/25

Drawn By/Checked By:	BPL/CME
Project Number	2303816
Permit Date	02-27-25
Bid Date	-- -- --

SITE PLAN

C2.0
PRS2025-00499

L:\NEW HORIZON ACADEMY\PROJECTS\2303816 (POPLAR TENT RD & WOODHAVEN PLACE), NC 28208\SITE\CIVIL CONSTRUCTION DOCUMENTS\C2.0 - SITE PLAN.DWG

Common Park Circle Dual Brand Hotel (CN-PSA-2025-00049)

7890 Commons Park Circle NW

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
1/27/2022	C-2	No Change	88,039 sf (166 room) hotel	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	Yes	No	Yes	Yes	Yes	Yes	Yes

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25
Yes	Yes	Yes	Yes

Allocation Request

Total	2025
24,375	**24,375**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	Yes	No	No	No

Brief Summary

This proposal is for an 88,039 sf 166 room hotel. This hotel is to be 5 stories with a pool and outdoor patio. This parcel is zoned General Commercial (C-2). This parcel is in the Weddington Road Corridor Plan.



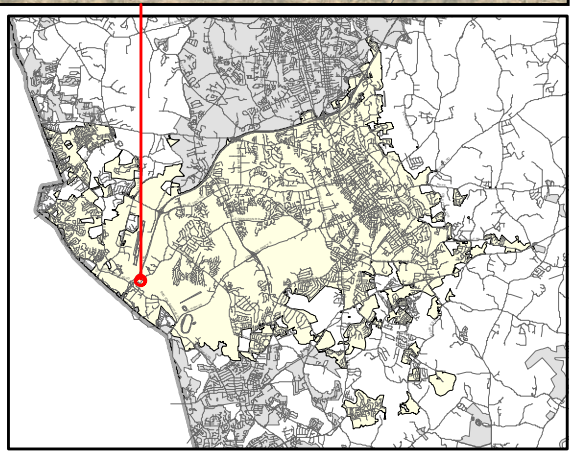
CN-PSA-2025-00049 - Common Park Circle Dual Brand Hotel

Type: Nonresidential

88,039 sf (166 room) hotel

Allocation Request: 24,375

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Common Park Circle Dual Brand Hotel					
2.)	Description of project location:	7890 Commons Park Circle NW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	4599-04-6350-0000	3a.)	Parcel Acreage:	2.817		
4.)	Site Zoning and use:	C-2 & Hotel	5.)	Area Commercial or Industrial Building (sq. ft.)	88,039		
6a.)	Description of Facility to be served.	Hotel	6b.) Number of Lots	1	6c.) Number of Units	N/A	
7d.)	Additional description information:	5 story dual brand hotel with 166 rooms					

B. Applicant Information

Samir Patel, Sr. Manager, Development (Title) (Name of **legal owner, board, council,** and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2706 James ST (Applicant's Street or Box Number)
Concord Lodging LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Coralville, IA 52241 (Applicant's City, State, Zip Code)
641-680-1244 (Applicant's Phone Number)	310-496-6193 (Applicant's Facsimile Number)
SAMIR PATEL (Name) SAMIR.PATEL@HAWKEYEHOTELS.COM (Email) (Name with Title and Email of contact person, who can answer questions about application)	SAMIR.PATEL@HAWKEYEHOTELS.COM (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Michael Newman (Typed name of North Carolina Professional Engineer)	MDV Engineering (Company Name)
28274 (NCPE Registration Number)	215 Johnston ST (Street or Box Number)
704-400-1044 (Phone Number)	Rock Hill, SC 29730 (City, State, Zip Code)
Michael Newman (Name and affiliation of contact person, who can answer questions about **application & designs**)	michael@mdveng.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☑	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

	% Domestic
100	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:

○ No

◉ Yes **(Specify or attach effluent documentation)**

Grease Interceptor

4.) **Volume of wastewater flow to be allocated for this particular project:** 24,375 gallons per day

*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**

(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Hotel	120	gal/	room	85	GPD	10,200
Hotel with in-room cooking facilities	175	gal/	room	81	GPD	14,175
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	24,375

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I SAMIR PATEL (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Samir Patel — Signature:

7/1/25 — Date:

Hawkeyehotels

To Whom It May Concern:

Samir Patel is an authorized signatory for Concord Lodging LLC. Please reach out to me if you have any questions.

Concord Lodging LLC

By: Balvant Patel
As its: Manager/Principal
Email: bob.patel@hawkeyehotels.com
Phone: 319-752-7400
Date: 2/7/2022

July, 2 2025

City Council
City of Concord
35 Cabarrus Ave W
Concord, NC 28025

Reference: Fairfield Inn/Towneplace Suites
7890 Commons Park Circle NW
Concord, NC 28027

Dear City Council Members:

Concord Lodging, LLC, is pleased to present the following request for wastewater capacity needed for the above-referenced project. This proposed dual-brand hotel project is located on Parcel Identification Number 4599-04-6350-0000 and at 7890 Commons Park Circle NW in the City of Concord, Cabarrus County, North Carolina. This is a 2.817-acre parcel, zoned C-2, and is part of the previous Weddington Road Commons project developed in 2009. This proposed commercial hotel use is a by-right development in the C-2 zoning district and is consistent with the surrounding commercial businesses.

This proposed dual-brand hotel project consists of a 5-story, 166-room structure, a pool, outdoor amenities, a patio, 166 parking spaces, and associated improvements. Access will be from the existing private drive named Commons Park Circle NW, with no access to Weddington Road.

Water & Sewer services for this dual-brand hotel will connect to existing service stub-outs previously installed in the private drive located on the north side of the site. These existing service stub-outs were installed in 2009 to serve this parcel and are part of the City of Concord's public water and sewer system. Additionally, enclosed is a spreadsheet prepared by Concord Lodging, LLC, showing the potential positive economic impacts this project will provide to the local community.

Concord Lodging, LLC respectfully requests that the Concord City Council approve this Preliminary Wastewater Flow Application based upon the information provided.

Respectfully Submitted,

Michael Newman, P.E.

215 Johnston Street, Rock Hill, South Carolina, 29730 * 704.400.1044 * email: michael@mdveng.com

TAX BENEFITS FOR THE CITY OF CONCORD AND STATE OF NORTH CAROLINA FROM PROPOSED HOTEL

Real Estate Tax Revenue Annually

FAIRFIELD INN & TOWNEPLACE SUITES

**Projected First Annual Real Estate Tax* $160,000

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Total First Annual Real Estate Tax Projections	**$160,000**							
Estimated State Share of Real Estate Tax 12%		$ 19,200	$ 19,776	$ 20,369	$ 20,980	$ 21,610	$ 413,976	**$ 515,911**
Estimated City/County/School District Share of Real Estate Tax 88%		$ 140,800	$ 164,800	$ 169,744	$ 174,836	$ 180,081	$ 14,382,751	**$ 15,213,013**

Sales Tax Revenue Annually

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Revenue from Sales Tax on Meeting Rooms and other Misc. Items	**7.0%**	=	$ 8,463	$ 9,327	$ 10,173	$ 10,778	$ 11,192	$ 214,406	**$ 264,339**
	Total Annual Sales Tax (7%)	=	**$ 8,463**	**$ 9,327**	**$ 10,173**	**$ 10,778**	**$ 11,192**	$ 214,406	**$ 264,339**

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Lodging Tax Revenue Annually	*Projected Annual Hotel Room Rental Revenue*		$ 6,045,130	$ 6,661,980	$ 7,266,493	$ 7,698,288	$ 7,994,376	$ 137,901,357	**$ 173,567,624**
State of NC Lodging/Sales Tax	7.25%	=	$ 438,272	$ 482,994	$ 526,821	$ 558,126	$ 579,592	$ 9,997,848	**$ 12,583,653**
Cabarrus County Lodging/Sales Tax	6%		$ 362,708	$ 399,719	$ 435,990	$ 461,897	$ 479,663	$ 8,274,081	$ 10,414,057
	Total Annual Lodging/Sales Tax	=	**$ 800,980**	**$ 882,712**	**$ 962,810**	**$ 1,020,023**	**$ 1,059,255**	$ 18,271,930	**$ 22,997,710**

Total Annual Tax Revenue from All Sources

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
State of North Carolina Revenue	=	$ 457,472	$ 502,770	$ 547,190	$ 579,106	$ 601,202	$ 10,411,824	**$ 13,099,564**
Cabarrus County Revenue	=	$ 511,971	$ 573,846	$ 615,907	$ 647,511	$ 670,936	$ 22,871,239	**$ 25,891,409**
Total Annual Revenue to State/City/County	=	**$ 969,442.91**	**$ 1,076,615.12**	**$ 1,163,096.69**	**$ 1,226,617.44**	**$ 1,272,138.13**	**$ 33,283,062.96**	**$ 38,990,973.24**

Other Positive Impacts To Local/State Economy

Total Job Creation Impact/Payroll Budget

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
FFIS-TPS	=	$ 1,569,169	$ 1,660,684	$ 1,843,252	$ 1,901,800	$ 1,973,681	$ 37,809,578	**$ 46,758,164**

Total Consumer Spending Impact

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
***Anticipated Dollars to local impact- Hotel & Other Local Spending*	City of Concord	=	$ 12,953,850	$ 13,323,960	$ 14,064,180	$ 14,434,290	$ 14,804,400	$ 187,090,605	**$ 256,671,285**

SUMMARY

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
ANNUAL TAX REVENUE TO CABARRUS CO.	$ 511,971	$ 573,846	$ 615,907	$ 647,511	$ 670,936	$ 22,871,239	**$ 25,891,409**
ANNUAL LODGING/SALES TAX REV.	$ 457,472	$ 502,770	$ 547,190	$ 579,106	$ 601,202	$ 10,411,824	**$ 13,099,564**
TOTAL SALES TAX REVENUE	**$ 969,443**	**$ 1,076,615**	**$ 1,163,097**	**$ 1,226,617**	**$ 1,272,138**	**$ 33,283,063**	**$ 38,990,973**
ANNUAL JOB CREATION IN DOLLARS	$ 1,569,169	$ 1,660,684	$ 1,843,252	$ 1,901,800	$ 1,973,681	$ 32,565,742	**$ 41,514,327**
ANNUAL CONSUMER SPENDING	$ 12,953,850	$ 13,323,960	$ 14,064,180	$ 14,434,290	$ 14,804,400	$ 187,090,605	**$ 256,671,285**
TOTAL ADDITIONAL LOCAL ECONOMIC IMPACT	**$ 14,523,019**	**$ 14,984,644**	**$ 15,907,432**	**$ 16,336,090**	**$ 16,778,081**	**$ 219,656,347**	**$ 298,185,612**
TOTAL ANNUAL TAX REVENUE GENERATION & ECONOMIC IMPACT	**$ 15,492,461**	**$ 17,137,875**	**$ 18,233,625**	**$ 18,789,324**	**$ 19,322,358**	**$ 286,222,472**	**$ 337,176,585**
TOTAL TWENTY YEAR REVENUE TO CABARRUS COUNTY	**$ 337,176,585**						

SITE ANALYSIS

TAX PARCEL NUMBER (PIN)	4599-04-6350
SITE AREA	(122,721 SF) 2.8173 ACRES
EXISTING ZONING	C-2
PROPOSED HOTEL BUILDING, 5 STORY (NO MEETING or RESTAURANT SPACE)	±93,340 SF
PROPOSED NUMBER OF ROOMS	166 ROOMS
PARKING REQUIRED @ 1 per ROOM + 1 per 800 SF OF Meeing/Rest. Space	166 SPACES
PARKING PROVIDED (33 COMPACT - 20%)	166 SPACES
PARKING BIKE SPACES REQUIRED @ 1/30 Rooms	6 SPACES
PARKING BIKE SPACES PROVIDED	6 SPACES
MAX. ALLOWED BLDG. HEIGHT *	72' (48+24)
PROPOSED BUILDING HEIGHT	±68.33' (5-story)
EXISTING IMPERVIOUS AREA	8,737 SF (0.201 ACRES)
PROPOSED IMPERVIOUS AREA	82,216 (1.887 ACRES)
TOTAL IMPERVIOUS AREA	90,953 SF (2.088 ACRES) ±74.1%

* PER TABLE 7.7.2-A OF THE CONCORD DEVELOPMENT ORDINANCE THE MAXIMUM HEIGHT MAY BE INCREASED BY ONE (1) FOOT FOR EACH ONE (1) FOOT OF ADDITIONAL BUILDING SETBACK. IN THIS CASE 24' OF ADDITIONAL BUILDING FRONT SETBACK IS PROVIDED; THEREFORE, THE INCREASED MAX. ALLOWED BUILDING HEIGHT 72' (48' + 24'=72').

PAVING LEGEND

CONCRETE PAVEMENT
ITEM 710 6" PORTLAND CEMENT CONCRETE (4500 PSI)
PAVEMENT #4 BARS @ 12" O.C. EACH WAY
ITEM 520 4" GRADED AGGREGATE BASE

LIGHT DUTY PAVEMENT
ITEM 610 2" TYPE S 9.5A ASPHALTIC CONCRETE SURFACE COURSE
ITEM 520 6" GRADED AGGREGATE BASE COURSE (ABC)

HEAVY DUTY PAVEMENT
ITEM 610 1.5" TYPE S 9.5A ASPHALTIC CONCRETE SURFACE COURSE
ITEM 610 1.5" TYPE I 19.0B ASPHALTIC CONCRETE
ITEM 520 8" GRADED AGGREGATE BASE COURSE (ABC)

NC GRANDLAND, LLC
D.B. 10542, PG. 239
LOT 5
WEDDINGTON ROAD COMMONS
M.B. 58, PG. 45-46
PARCEL 45990435540000

ITS CONCORD LP
D.B. 11710, PG. 295
LOT 1
WEDDINGTON ROAD COMMONS
M.B. 58, PG. 45-46
PARCEL 45990458820000

RIDDHI VINAYAK, INC.
D.B. 12904, PG. 204
LOT 3
KINGS GRANT NORTHEAST QUADRANT
M.B. 35, PG. 38
PARCEL 45990349840000

CONCORD WP COL CONCORD LLC
D.B. 14019, PG. 249
LOT 3
WEDDINGTON ROAD COMMONS
M.B. 58, PG. 45-46
PARCEL 45990495290000

HERITAGE INN OF CONCORD, LLC
D.B. 12753, PG. 218
LOT 6
WEDDINGTON ROAD COMMONS
M.B. 58, PG. 45-46
PARCEL 45990436500000
122,721 SQ. FT.
2.8173 ACRES

DUAL BRAND HOTEL
±18,677 S.F.
(FOOTPRINT)
FFE=608.80

PROPOSED DUMPSTER ENCLOSURE
PROPOSED TRANSFORMER
PROPOSED RETAINING WALL (TYP.)
PROPOSED SECONDARY ELECTRICAL SERVICE CONDUIT
PROPOSED SIDEWALK
PROPOSED RETAING WALL
PROPOSED GENERATOR PAD
PROPOSED ELECTRICAL SERVICE CONDUIT
PROPOSED SIDEWALK (TYP.)
PROPOSED 6" SEWER SERVICE
GATE (TYP.)
DOOR (TYP.)
3 ~ INVERTED "U" BIKE RACKS (6 SPACES)
ADA RAMP (TYP.)
PROPOSED FENCE
POOL
POOL EQUIPMENT ROOM
PROPOSED NATURAL GAS SERVICE
EXIST. TREE (TYP.)
PROPOSED 10' CITY OF CONCORD ELECTRIC EASEMENT
PROPOSED 18" CURB & GUTTER (TYP.)
PROPOSED SIGN (WILL BE PERMITTED SEPARATELY)
CURB FLUME
CONNECT TO EXISTING SEWER SERVICE STUB-OUT
EXISTING WINDSTREAM UNDERGROUND CABLE
SITE BOUNDARY
8' PARKING LOT YARD
8' STREET YARD
10' SETBACK
POSSIBLE OVERLAP AREA 3,829 SQ. FT. 0.0879 ACRES

WEDDINGTON ROAD
100' PUBLIC R/W

COMMONS PARK CIRCLE NW

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CHAIN LINK FENCE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE (UNDERGROUND)
WATER LINE

LEGEND:

CB - CATCH BASIN
C&G - CURB & GUTTER
CBX - CABLE BOX
CMP - CORRUGATED METAL PIPE
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TPED - TELEPHONE PEDESTAL
TERR. - TERRACOTTA PIPE
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

CONTROL POINT
NC GRID NAD83
N:594,333.07 FT
E:1,460,901.90 FT
NAVD88 ELEV:601.47 FT

0 10' 20' 40' 80'
SCALE: 1"= 20'

MDV Engineering P-0883
C/O Ayer Design Group
215 Johnston Street
Rock Hill, SC 29730
Phone: 704-400-1044
Email:michael@mdveng.com

PROJECT
DUAL BRAND HOTEL DEVELOPMENT
7890 COMMONS PARK CIRCLE NW
CONCORD, NC 28027
(CABARRUS COUNTY)

FOR
Hawkeyehotels
HAWKEYE HOTELS
2706 JAMES ST.
CORALVILLE, IA 52241
PH: 319.752.7400 ext. 1028
PRIMO INVESTMENTS

REVISIONS

DWG. NAME : 2022-101
DRAWN BY : MDN
DATE. : 5.31.22
SCALE: 1:20

SITE & UTILITY PLAN

C-100


TOWNEPLACE SUITES
BY MARRIOTT
Fairfield
BY MARRIOTT
ELEVATE
architecture
studio

Nonresidential

Vinehaven Lot 2B (CN-PSA-2025-00058)

1045 Vinehaven Dr. NE.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	8,000 sf one story office building	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/20/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
1,125	**1,125**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is seeking sewer allocation for an 8,000-sf one-story office building that will be split between two tenants. This parcel is zoned General Commercial (C-2).



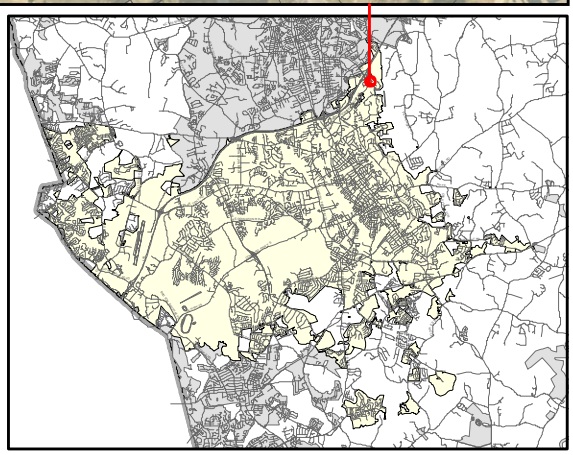
CN-PSA-2025-00058 - Vinehaven Lot 2B

Type: Nonresidential

8,000 sf general office and medical office

Allocation Request: 1,125

Developments
Parcels
Rivers
Concord
Cabarrus County



Docusign Envelope ID: 0795589A-BA7C-49EE-BC02-06AD72E0FA01

Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Vinehaven Lot 2B					
2.)	**Description of project location:**	Site located at 1045 Vinehaven Dr NE. Going north on Vinehaven from Copperfield site is on the left in the bend approximately 900 ft from the intersection. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	56228740300000	3a.)	**Parcel Acreage:**	1.01		
4.)	**Site Zoning and use:**	C-2 general commercial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	8000		
6a.)	**Description of Facility to be served.**	Office/Medical	**6b.) Number of Lots**	1	**6c.) Number of Units**	1	
7d.)	**Additional description information:**	This is an 8,000 sf spec building that will be built out specifically for tenants needs. It is proposed to be split between a medical office with 3 practitioners and general office with 15 employees.					

B. Applicant Information

Randall Bozard , Managing Member (Title)	1800 Camden Rd Suite 10701
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
MRRB Investment LLC	Charlotte NC 28203-4690
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
704-779-2397	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Liz Warlick (Name) lizwarlick@cesicgs.com (Email)	randall@velocity-cre.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Nancy E. Warlick	CESI
(Typed name of North Carolina Professional Engineer)	(Company Name)
054662	45 Spring St SW
(NCPE Registration Number)	(Street or Box Number)
704-648-2684	Concord NC 28026
(Phone Number)	(City, State, Zip Code)
Alya Elsarraf	lizwarlick@cesicgs.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

Docusign Envelope ID: 0795589A-BA7C-49EE-BC02-06AD72E0FA01

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
- (●) No
- ( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 1125 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**
- a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).
- b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
General business, and office facilities	25 gal/	employee/shift	15	GPD	375
Medical office	250 gal/	Practitioner/Shift	3	GPD	750
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	1125

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Randall Bozard (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

DocuSigned by: D66027B6DA6F460...

Signature: Date: 7/17/2025

Vinehaven Lot 2B Narrative

PIN 56228740300000

Address: 1045 Vinehaven Dr NE

The proposed facility for this parcel is an 8000 square foot one story office building to be split between two tenants. One tenant will be a medical office with three practitioners. The other tenant will be a general office with fifteen employees. The space will share parking and have separate entrances. The overall development will have under 20,000 SF of impervious and less than one acre of disturbed area.

This proposed development is in a prime location for medical and general office and is zoned appropriately for the use. The owner also owns an adjacent property with similar use and full-time tenants with little historical vacancy.

Nonresidential

Tucker's Village (CN-PSA-2025-00059)

10120 Harris Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
02/22/24	C-2(CD)	No Change	60 sf grocery, 2 retail buildings, 35,600 sf 3 drive-thru buildings at 15,500 sf and 6,000 sf of restaurant	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	Yes	Yes

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
22,805	**22,805**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is requesting sewer allocation for an approved Conditional Rezoning Z(CD)-07-19. They are requesting allocation for approximately 117,000 sf of commercial, including grocery store, retail and food service including drive-thru and full-service restaurant.



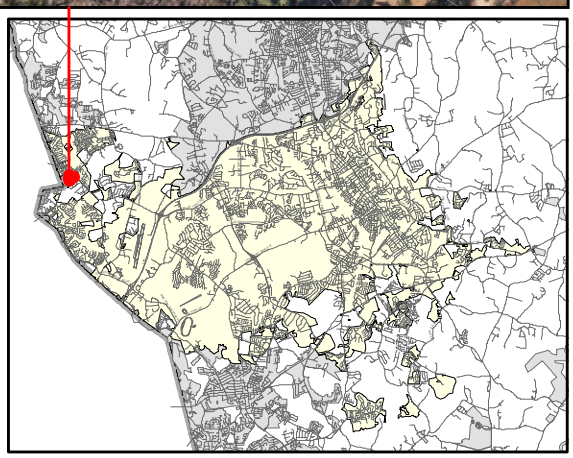
CN-PSA-2025-00059 - Tucker's Village

Type: Nonresidential

Grocery, retail and restaurant spaces

Allocation Request: 22,805

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	TUCKER'S VILLAGE					
2.)	Description of project location:	Western quadrant of the Harris Rd and Poplar Tent Rd intersection (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	4671-91-1607 & 4671-91-3611	3a.)	Parcel Acreage:	16.03 +/-		
4.)	Site Zoning and use:	C2-CD	5.)	Area Commercial or Industrial Building	(sq. ft.)	117,000 sf +/-	
6a.)	Description of Facility to be served.	Mixed use/Comm	6b.) Number of Lots	2	6c.) Number of Units	n/a	
7d.)	Additional description information:	Mixed use development with grocery, retail, and food service					

B. Applicant Information

RMP-Hensley, LLC (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	10815 Sikes Place, Suite 300 (Applicant's Street or Box Number)
RMP-Hensley, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings as applicable.)	Charlotte, NC 28277 (Applicant's City, State, Zip Code)
704-321-1000 (Applicant's Phone Number)	n/a (Applicant's Facsimile Number)
David Miller (Name) David@raleymiller.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	David@raleymiller.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

HY NGUYEN, PE (Typed name of North Carolina Professional Engineer)	DPR DESIGN (Company Name)
NC PE 030523 (NCPE Registration Number)	919 BERRYHILL SUITE 101 (Street or Box Number)
704-332-1204 (Phone Number)	CHARLOTTE, NC 28208 (City, State, Zip Code)
Chad Michelini (Name and affiliation of contact person, who can answer questions about application & designs)	HNGUYEN@DPR.DESIGN (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☑	Other (specify): Grocery Store		

2.) The type of wastewater is (indicate percentage):

	% Domestic
100	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:
◉ No
○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project:** 22,805 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**
a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).
b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**
{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Commercial - Grocery (60,000 sf)	see attached	gal/	see attached	see attached	GPD	9,325
Commercial - Retail (35,600 sf)	130	gal/	1000 sf	36	GPD	4,680
Commercial - Drive Thru Food Business	20	gal/	seat	40	GPD	800
Commercial - Full Service Restaurant	40	gal/	seat	200	GPD	8,000
		gal/			GPD	
		gal/			GPD	
				Total	GPD	22,805

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I David Miller (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

David S Miller, Manager — Signature:

7/14/2025 — Date:

Narrative For Tucker's Village Shopping Center Sewer Allocation Application

August 6, 2025

Dear Mayor Dusch and Concord City Council,

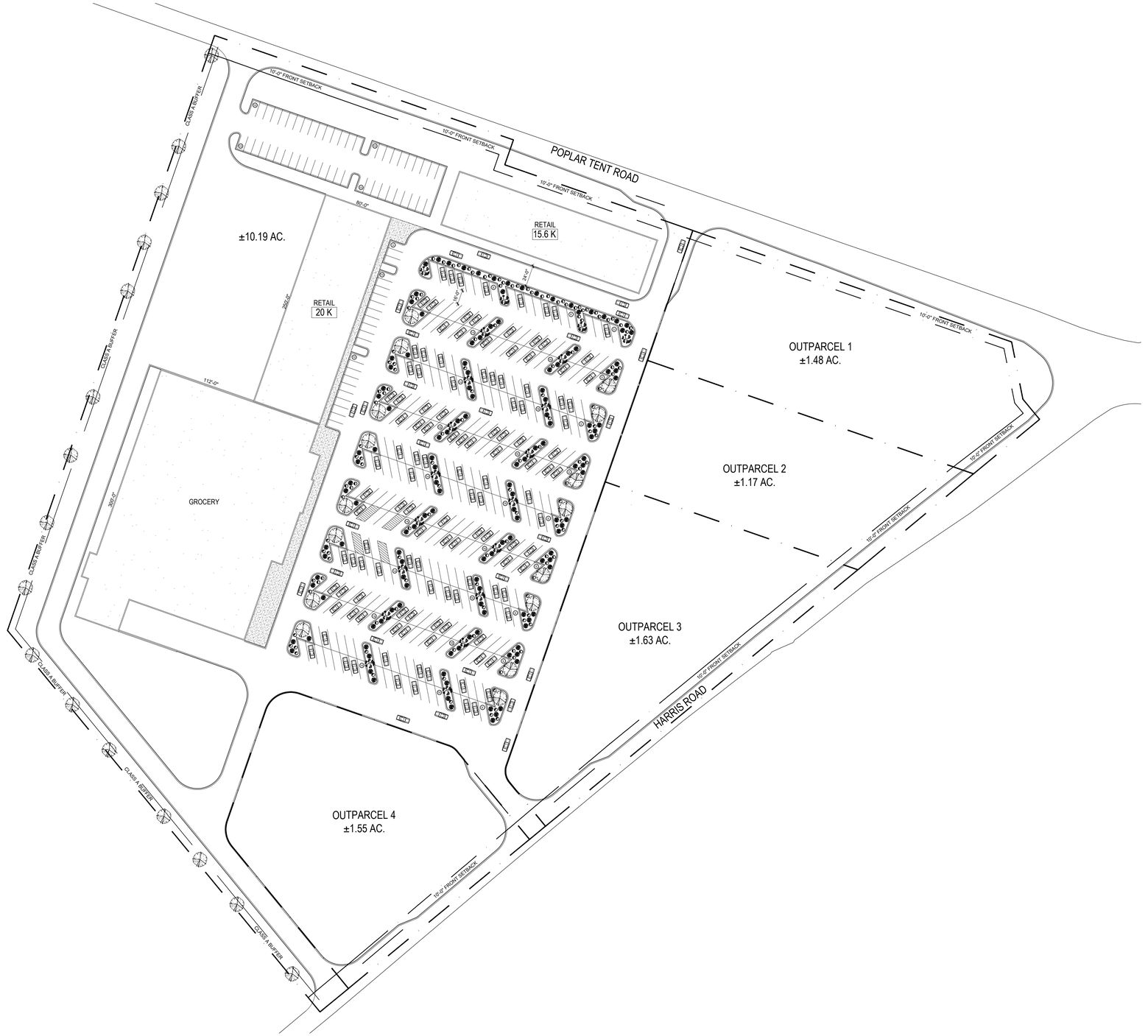
Tucker's Village is a proposed 16 acre neighborhood shopping center located at the West Quadrant of Poplar Tent Rd. and Harris Rd. (PIN 4671-91-3611 and 4671-9191607). The property was annexed into Concord in 2019 and the property was subsequently zoned for conditional commercial use by the City of Concord on May 21, 2019 (Rezoning Case Z(CD) 07/19). The approved zoning permits up to 150,000 square feet of commercial uses to include most permitted uses with the City's C-2 zoning district. The preliminary plan for the shopping center would include a grocery store, additional retail space and several outparcels to accommodate freestanding retail or restaurant uses. The Conditional Zoning does not permit Single-Family Attached Dwelling, Multifamily Dwelling (Apartment), Convention Center, Animal Shelter, Visitor Bureau, Golf Course, Go-Kart Track, Sexually-Oriented Business, Amusement Park, Motion Picture Theater (drive-in), Flea Market, Truck Stop/Travel Plaza or a Solid Waste Management Facility. Tucker's Village is part of a larger Planned Unit Development at the intersection of Poplar Tent Rd. and Harris Rd. which includes single family residential, townhomes, medical office and commercial development. The proposed investment to construct the shopping center is estimated to be approximately $40 Million and the project, when completed would include upscale retail, service and restaurant tenants to serve the growing population within an estimated three to five mile radius of the Harris Rd. and Poplar Tent Rd. intersection. The property is owned by Raley Miller Properties and longtime Concord residents Dwayne and Janie Hensley. Raley Miller Properties, Inc. is the developer of the shopping center and has previously developed two of the four corners at this intersection for Cannon Crossroads Shopping Center and the Tucker's Walk PUD consisting of 91 townhome lots and approximately 50,000 square feet of medical and commercial space.

Our sewer allocation request for Tucker's Village is based upon the proposed development of approximately 117,000 square feet of retail and restaurant space. Our estimated allocation is for **22,805 gallons per day** which would address the needs of the grocery store, retail space and out parcels. We have significant interest from several grocery store anchor tenants. Only the lack of sewer allocation to the site is preventing the development of this long anticipated retail development. When we purchased, voluntarily annexed and rezoned the property in 2019 we confirmed the availability of sewer in adequate capacity for our proposed development. As sewer capacity became unavailable, our tenants put their expansion plans for this site on hold. Now, finally, there is adequate capacity in the commercial category to accommodate this long planned and much needed commercial development. The demand for retail and restaurant space at this location is very strong and the investment in the property would complete our commercial development in the planned urban development we created and constructed on all 4 corners of the intersection.

We look forward to your support and approval of our request for **22,805 gallons per day** of sewer allocation for the Tucker's Village neighborhood shopping center.

Raley Miller Properties, Inc.
David Miller
10815 Sikes Place, Suite 300
Charlotte NC 28277
704-321-1000

PRODUCED BY AN AUTODESK STUDENT VERSION



SITE DATA

TOTAL SITE AREA	+/- 16.02 AC
ZONING DATA	C-2-CD

ZONING :

MINIMUM LOT AREA: NA
MINIMUM LOT WIDTH: 50'-0"
FRONT SETBACK: 10'-0"
SIDE SETBACK: NA
REAR SETBACK: NA
MAXIMUM BUILDING HEIGHT: 48'-0"

NOTE: CLASS A BUFFER REQUIRES 8'-0" WIDTH WITH 1 SHADE TREE PER 100 LINEAR FEET

***SUBJECT TO CHANGE

PARKING CALCULATION MEANS

TYPE: COMMERCIAL
5 SPACES/1000 SF

ACCESSIBLE REQUIREMENTS:
TO BE DETERMINED

BUILDING DATA

RETAIL AREA CALCULATIONS

BLDG. DES.	LEVEL 1	
GROCERY	60,000	
RETAIL	20,000	
RETAIL	15,600	
TOTALS	95,600	

TOTAL AREA 95,600 SF

PARKING DATA

TYPE: NON-RESIDENTIAL
5 SPACES PER 1,000 SF = 426 SPACES SUGGESTED

TOTAL SPACES SHOWN:
411 spaces provided

NOTICE

ROBERT JOHNSON ARCHITECTS CANNOT GUARANTEE THE ACCURACY IF ANY BOUNDARY INFORMATION CONTAINED. A COMPLETE AND CURRENT SURVEY WAS NOT USED, AS THIS INFORMATION WAS NOT SUPPLIED BY THE LAND OWNER. IT IS IMPERATIVE THAT PROPER SURVEY INFORMATION BE OBTAINED TO VERIFY THE VALIDITY OF THIS CONCEPTUAL PLAN AS SHOWN.

COPYRIGHT

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N

ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058

Harris & Poplar Tent Rd.

CONCORD, NC – RJa Project #SP-1206 – 05.19.2022

SCHEMATIC SITE PLAN

SCALE : 1" = 60'-0"

0 10 20 30 60

* NOTE: RETENTION AREA NOT SHOWN AND TO BE DETERMINED BY OWNER'S CIVIL ENGINEER

2022-10-19. PLAN MODIFIED BY DPR DESIGN TO ADJUST BUILDING INFORMATION FOR SEWER ALLOCATION

PRODUCED BY AN AUTODESK STUDENT VERSION

Nonresidential

Curtis Power Solution (CN-PSA-2025-00060)

841 Derita Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
08/07/25	I-1	No Change	25,000 sf building used for engineering and assembly	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
1,100	1,100

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

This proposal is to build a 25,000-sf building that houses customer service, engineering, and assembly. When this project came to DRC staff said that we needed more information on the potential uses. This parcel is zoned Light Industrial (I-1).



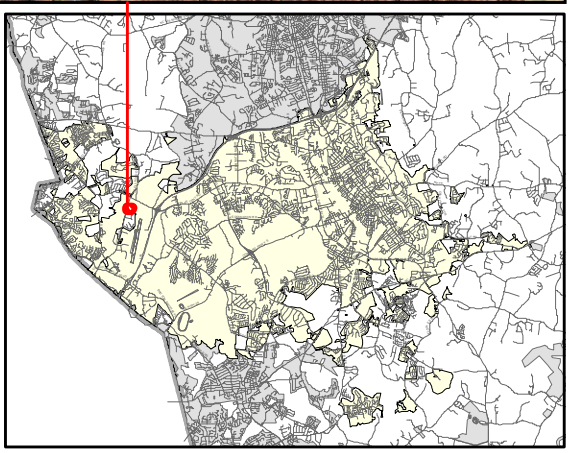
CN-PSA-2025-00060 - Curtis Power Solution

Type: Nonresidential

25,000 sf building

Allocation Request: 1,100

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Curtis Power					
2.)	Description of project location:	841 Derita Rd, Concord, NC (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	46809537120000	3a.)	Parcel Acreage:	4.11		
4.)	Site Zoning and use:	I-1 Industrial	5.)	Area Commercial or Industrial Building (sq. ft.)	25,000		
6a.)	Description of Facility to be served.	Warehouse	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:						

B. Applicant Information

Kevin Burnette, President (Title)	2011 Cross Beam Drive
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
Curtis Power Solutions, LLC	Charlotte, NC 28217
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
757-705-4760	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Kevin Burnette (Name) 757-705-4760 (Email)	kburnette@indelpower.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Andrew Mueller, PE	BL Companies
(Typed name of North Carolina Professional Engineer)	(Company Name)
046762	3420 Toringdon Way, Suite 210
(NCPE Registration Number)	(Street or Box Number)
704.851.7102	Charlotte, NC 28277
(Phone Number)	(City, State, Zip Code)
Andy Mueller, BL Companies	amueller@blcompanies.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☑	Other (specify): Warehouse		

2.) The type of wastewater is (indicate percentage):

0	**% Domestic**
100	**% Commercial**
0	**% Industrial**
0	**% Other use (Specify) _____**

3.) Pretreatment required:

◉ No

○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 1,100 gallons per day

*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**

(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Employees	25	gal/	Emplyee	32	GPD	800
Loading Bay	100	gal/	Bay	3	GPD	300
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	1,100

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Kevin Burnette (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

07/09/2025

Signature: Date:

WRITTEN CONSENT IN LIEU OF
THE SPECIAL MEETING OF THE MANAGER
OF
CURTIS POWER SOLUTIONS, LLC

The undersigned, being the sole Manager of Curtis Power Solutions, LLC, a Delaware limited liability company (the "Company"), pursuant to Section 18-404 (d) of the Delaware Limited Liability Act, does hereby approve and consent to the following resolutions:

RESOLVED, that the Manager of the Company deems it to be in the best interests of the Company to enter into that certain Agreement for Purchase and Sale of Land with Dynamis Holdings, LLC dated May 14, 2025, as amended (the "Agreement") with respect to property commonly known as 841 Derita Road, Concord, North Carolina 28027 (the "Property"); and

RESOLVED, FURTHER, that the Manager of the Company deems it to be in the best interests of the Company to file a Preliminary Wastewater Flow Application (the "Application") with the Engineering Department of the City of Concord, North Carolina; and

RESOLVED, FURTHER, that Kevin Burnette, President of the Company, is hereby authorized, empowered, and directed to complete and sign the Application in the name of and on behalf of this Company: and

RESOLVED, FURTHER, that Kevin Burnette is hereby authorized, empowered, and directed to take such actions as he deems appropriate with respect to the Agreement; and

RESOLVED, FURTHER, that any and all acts heretofore taken by any Member, Manager, or Officer of the Company with respect to the Application or Agreement are hereby ratified, confirmed, approved, and adopted as acts of the Company.

The Manager, by signing this Consent, waives notice of the time, place, and purpose of the Special Meeting of the Manager, and agrees to the transaction of the business of the Special Meeting by the Written Consent of the sole Manager in lieu of such meeting.

This Unanimous Written Consent may be executed in one or more counterparts, including by facsimile or other electronic transmission, each of which shall be deemed an original, but all of which, when taken together, shall constitute one and the same instrument.

Effective Date: July 1, 2025

CURTIS POWER SOLUTIONS, LLC
By: Power Solutions Holding, LLC, its Manager

By: _____
James A. Ackelson, Secretary/Treasurer

First Amendment to Agreement for Purchase and Sale of Land

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF LAND ("Amendment"), made this _____ day of July 2025, by and between **CURTIS POWER SOLUTIONS, LLC,** a Delaware limited liability company authorized to transact business in North Carolina ("Buyer") and **DYNAMIS HOLDINGS, LLC,** a North Carolina limited liability company ("Seller");

W I T N E S S E TH:

THAT WHEREAS, Buyer and Seller have entered into that certain Agreement for Purchase and Sale of Land, dated May 14, 2025, including Exhibits A and B thereto (collectively, the "Agreement"); and

WHEREAS, the property, commonly known as 841 Derita Road, that is the subject of the Agreement (the "Property") has not received a sewer allocation from the City of Concord, North Carolina; and

WHEREAS, Buyer desires that the Property receive a sewer allocation; and

WHEREAS, Seller is willing to use reasonable efforts to assist the Property receive a sewer allocation;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Authorization by Dynamis Holdings, LLC. Seller hereby authorizes Buyer to file with the Engineering Department of the City of Concord, North Carolina a Preliminary Wastewater Flow Application with respect to the Property.

2. Other Provisions Unchanged. Except as expressly provided in this Amendment, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date and year first above written.

DYNAMIS HOLDINGS, LLC

By: Darrell Clark
Darrell Clark, President

CURTIS POWER SOLUTIONS, LLC

By: _____
Kevin Burnette, President

4911-9772-3474 v.1

Architecture
Engineering
Environmental
Land Surveying
Companies

July 18 2025

City of Concord
Planning and Neighborhood Development
Zoning Services
Engineering Department
PO Box 308
Concord, NC 28026

Re:	Project:	25,0000 SF PEMB Warehouse
	Site:	Curtis Power Solution, LLC 841 Derita Road, Concord, NC
	BL Project No.:	2501466.0000

On behalf of Curtis Power Solutions, LLC, we are submitting this preliminary Wastewater Flow Application for a new pre-engineered metal building project at 841 Derita Rd in Concord. The site is 4.11 acres in size, and the planned development is a 25,000 square foot pre-engineered metal building. The site is currently zoned Industrial (I-1) under the City of Concord jurisdiction. The is an existing 8" gravity sewer line offsite to the rear of the property as well as an 8" gravity sewer located along the frontage of the adjacent parcel south of the site.

The building will be used by Curtis Power Solutions for customer support, engineering, and an assembly center.

The expected wastewater usage for the project is estimated to be 1,100 gallons per day based on 32 employees (25 gpd x 32) and 3 loading bays (3 bays x 100 gpd). Our understanding is that there is no industrial wastewater flow associated with this project.

Construction is expected to begin in the 1st quarter of 2026.

Curtis Power Solutions (CPS), a certified partner of MTU and Rolls-Royce Power Systems, is a leading provider of engineered power generation systems—including standby power, natural gas systems, CHP, BESS, and mobile rentals—supporting mission-critical infrastructure across the Eastern U.S. With expertise spanning design, compliance, installation, and 24/7 service, CPS serves diverse sectors such as data centers, healthcare, government, and utilities. Amid rising demand for resiliency and energy independence, Cabarrus County and the City of Concord present a strategic opportunity to expand CPS's North Carolina presence, offering rapid deployment, job creation, and long-term investment aligned with the region's growing need for reliable, sustainable power.
Please do not hesitate to contact us if you have any questions about this application.

Sincerely,

Andy Mueller, PE
Project Manager II

Nonresidential

CTR Concord (CN-PSA-2025-00063)

4320 Concord Pkwy. S.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	I-1	No Change	35,500 sf auto, truck, and rv repair facility	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
1,000	**1,000**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is proposing to construct a 35,000-sf automotive, truck, and rv repair facility. This parcel is zoned Light Industrial (I-1). This use is allowed in I-1 with supplemental standards.



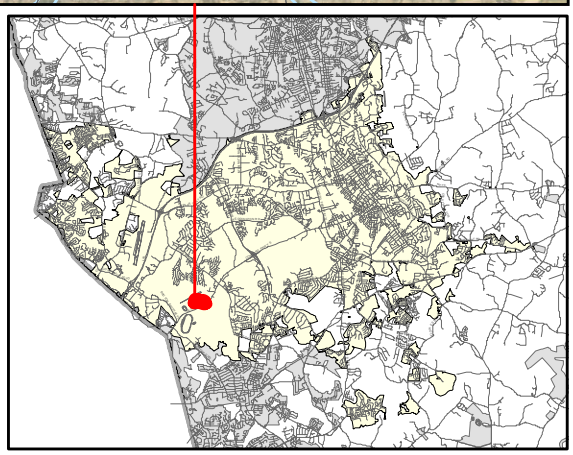
CN-PSA-2025-00063 - CTR Concord

Type: Nonresidential

35,500 sf Auto, Truck, RV repair facility

Allocation Request: 1,000

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	CTR Concord					
2.)	Description of project location:	Site is located on Hwy 29 across from Morrison motor car museum (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	55090038410000	3a.)	Parcel Acreage:	39.2930		
4.)	Site Zoning and use:	I-1	5.)	Area Commercial or Industrial Building	(sq. ft.) 35,500		
6a.)	Description of Facility to be served.	Automotive & Truck repair	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	Autotive, Truck, & Rv repair facility					

B. Applicant Information

Joshua Raymer, Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2931 Armentrout Dr (Applicant's Street or Box Number)
Car's Truck's & Rv's Inc (CTR) (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord NC 28025 (Applicant's City, State, Zip Code)
704-706-7957 (Applicant's Phone Number)	704-788-4690 (Applicant's Facsimile Number)
Joshua Raymer (Name) josh@ctrrepair.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	Josh@ctrrepair.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

(Typed name of North Carolina Professional Engineer)	(Company Name)
(NCPE Registration Number)	(Street or Box Number)
(Phone Number)	(City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):_____		

2.) The type of wastewater is (indicate percentage):

	% Domestic
	% Commercial
100	**% Industrial**
	% Other use (Specify) _____

3.) Pretreatment required:
- (●) No
- ( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 1000 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Business, offices, factories	25 gal/ employee	40	GPD 1000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Joshua Raymer _____, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.



Signature: Date: 7/19/25

Cars, Trucks, & RVs
2931 Armentrout Drive
Concord, North Carolina 28025

The proposed project involves the development of an automotive, truck, and rv repair facility on Tax Parcel PIN 55090038410000. The proposed facility will be approximately 35,500 SF. Wastewater flow is projected to be 1000 gallons per day based on 40 employees at 25 gallons per day per employee. Owners Josh and Brent have been lifelong residents of Concord. We are committed to maintaining and expanding our business's 30-year presence in the City of Concord by establishing a new repair facility at this location.

If you have any questions or require additional information, please give me a call at (704) 706-7957.

Best regards,

Josh Raymer
Owner

STORMWATER BASIN

EXISTING WETLAND PER NATIONAL WETLAND INVENTORY MAP

STORMWATER MANAGEMENT POND

PROPOSED BUILDING

(GRAVEL)

ASPHALT PAVING

278.39±

500.98±

452.01±

263.08±

100'0"

300.00'

300.00'

26802 Lon: -80.67599334466712

PRELIMINARY SITE PLAN

SCALE: 1" = 80'

OWNER :
PROJECT : CTR PROPOSED BUILDING

SCALE :	1" = 80'
DATE :	05-15-25
LOCATION :	CONCORD, NC
DRAWN BY :	VMG
	24192
DRAWING KEY :	SP1 OF 1

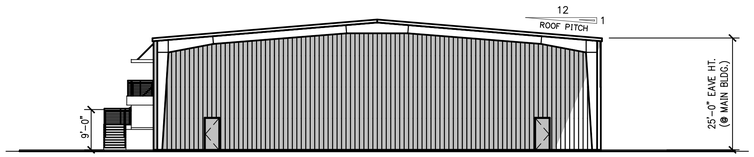
PRELIMINARY SITE PLAN

MYRICK CONSTRUCTION INC.
The Foundation of Quality

REVISED		
06-19-25	REVISED PER OWNER MARK-UP	VMG
06-16-25	LENGTHENED BLDG. 75'-0"	VMG
05-19-25	BUILDING LOCATION PER OWNER	VMG

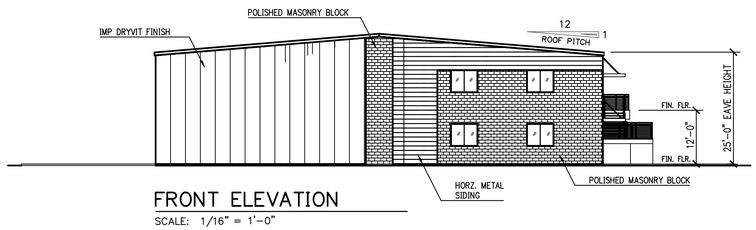
PRELIMINARY
NOT FOR CONSTRUCTION

SALES NUMBER: 24192
JOB NUMBER:
DRAWING KEY : SP1 OF 1



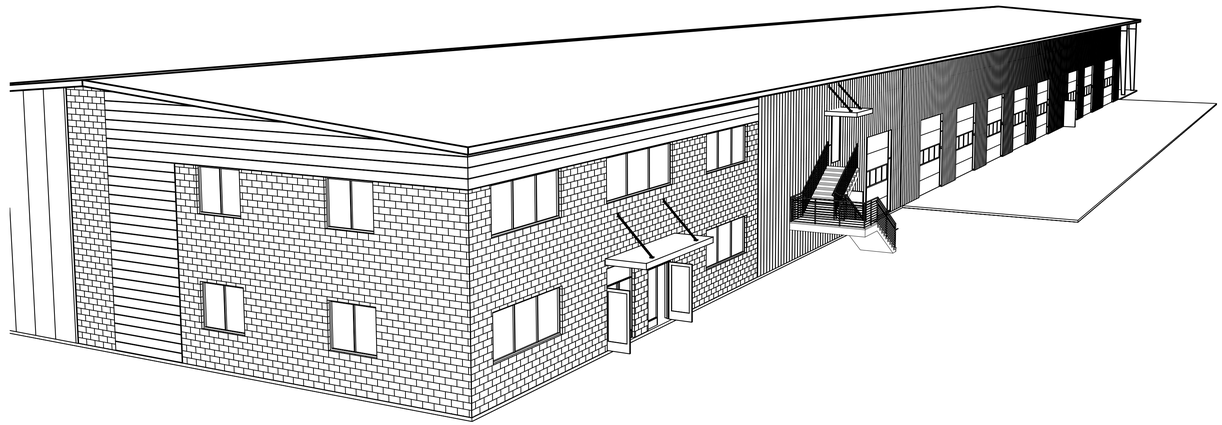
REAR ELEVATION

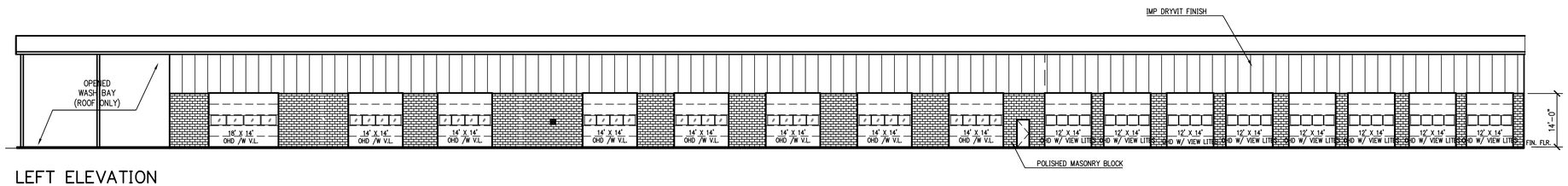
SCALE: 1/16" = 1'-0"



FRONT ELEVATION

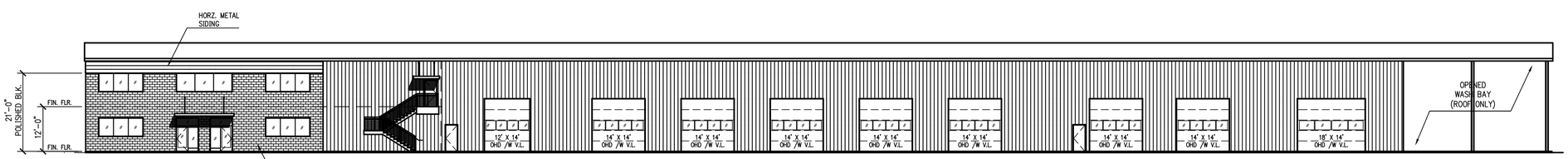
SCALE: 1/16" = 1'-0"





LEFT ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

OWNER :

PROJECT : CTR
PROPOSED BUILDING

SCALE : 1/16" = 1'-0"
DATE : 04-01-25
LOCATION : CONCORD, NC
DRAWN BY : VMG
24192
DRAWING KEY : A2 OF 2

ELEVATIONS

MYRICK CONSTRUCTION INC.
The Foundation of Quality

REVISED		
06-19-25	REVISED PER OWNER MARK-UP	VMG
06-16-25	LENGTHENED BLDG. 75'-0"	VMG
04-28-25	ADDED TRENCH DRAIN/MODIFIED OHD'S	VMG

PRELIMINAR
NOT FOR CONSTRUCTION

SALES NUMBER: 24192
JOB NUMBER:
DRAWING KEY : A2 OF 2

Nonresidential

Poplar Mills (Park Place) (CN-PSA-2025-00066)

1200 Cox Mill Road

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
7/2/2020(as Parkview)	PUD	Unknown	6,300 sf of Convenience store with a drive-thru restaurant	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	Yes	Yes	Yes	Yes	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
17,625	**17,625**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is seeking sewer allocation for 118 single family-attached residential units at 1200 Cox Mill Rd. NW. This site was heard and approved for rezoning on June 15, 2021. This is part of a larger mixed-use project with 14 units of single family detached and approximately 25,000 square feet of commercial space including restaurant, retail, and daycare. This site is adjacent to Jim Ramseur Park. The project has a preliminary plat in the system for review and is record number CN-PLP-2022-00006. The applicant is now MI-Homes not the original applicant. Staff has not seen if any changes to the approved rezoning are proposed. If so, that may require the project to go back through the rezoning process.



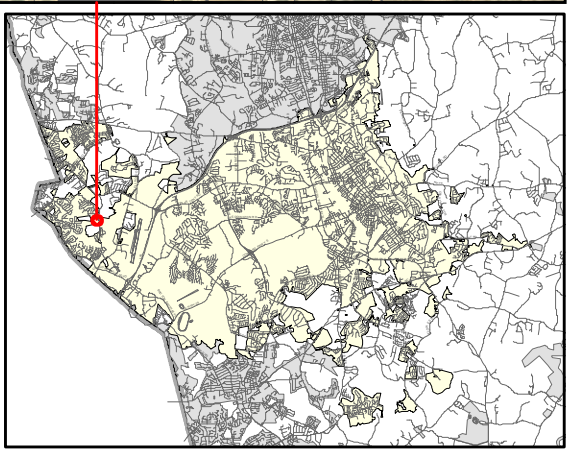
CN-PSA-2025-00066 - Poplar Mills Nonresidential

Type: Nonresidential

Restaurant, retail, daycare

Allocation Request: 17,625

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD

Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Poplar Mills				
2.)	**Description of project location:**	LOCATED ON COX MILL RD (SR-1448). APPROX 3500 LF SOUTH OF THE INTERSECTION OF POPLAR TENT RD (SR-1394) AND COX MILL RD (SR-1448) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	468033-8708	3a.)	**Parcel Acreage:**	28.03	
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	31250	
6a.)	**Description of Facility to be served.**	SINGLE FAMILY / TOWNHOMES	**6b.) Number of Lots**	23	**6c.) Number of Units**	141 total
7d.)	**Additional description information:**	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315				

B. Applicant Information

Jeremy Horton, Director of Land Entitlements (Title)	5350 77 Center Drive, Suite 100
(Name of **legal owner, board, council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
MI Homes of Charlotte, LLC	Charlotte, NC, 28217
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
704-597-4535	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Jeremy Horton (Name) / (Email)	jhorton@mihomes.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Hy V. Nguyen	DPR Design (DPR Associates, Inc.)
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC PE # 030523	919 Berryhill Road, Suite 101
(NCPE Registration Number)	(Street or Box Number)
704-332-1204	Charlotte, NC 28208
(Phone Number)	(City, State, Zip Code)
Hy V. Nguyen	hnguyen@dpr.design
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☑	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
(●) No
( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 51,075 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Single Family Detatched	300	gal/	Unit / Day	23	GPD	6,900
Townhomes	225	gal/	Unit / Day	118	GPD	26,550
Commercial (Restaurant)	40	gal/	Seat	200 seats	GPD	8,000
Commercial (Retail)	100	gal/	day per 1000 sf	11,250 sf	GPD	1,125
Commercial (Daycare)	25	gal/	day	340	GPD	8,500
		gal/			GPD	
				Total	GPD	51,075

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jeremy Hartan (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7/18/25

Project : Poplar Mills
Project : 25002
Location : Concord, NC

DPR Design

By: DC
Checked: HN
Date : 07/18/2025

FLOW ESTIMATE

Use	Classification	Daily Flow for Design	Units	Flow (gpd)	Flow (gpm)	Note
Prop. Single Family (Poplar Mills = 4 Bedroom)	Residential	300 gal/day/unit	23	6,900	4.8	
Prop. Townhomes (Poplar Mills = 3 Bedroom)	Residential	225 gal/day/unit	118	26,550	18.4	
Sub Total			**141**	**33,450**		
Prop. Commercial (Poplar Mills)						
Bldg 1	Restaurant	40 gal/seat*	200	8,000	5.6	
Bldg 1	Retail	100 gal/day/1000sf*	11250	1,125	0.8	
Bldg 2	Daycare	25 gal/day/child+staff	340	8,500	5.9	300 kids + 40 staff
Sub Total				**17,625**		
				----------	----------	
			Total Flow =	**51,075 gpd**	**35 gpm**	
			Peak Flow =		**131 gpm**	
			3.70	PF		
Notes:						
1, Use 150 GPD for 2-bedroom, and 75 GPD per additional bedroom, per Concord's 2025 policy						
2. Peak Factor, PF of 3.7						

Poplar Mills Narrative

Site Development Data:

--Acreage: ± 28.03 acres

--Tax Parcel #: 4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, and 4680-34-8230

--Existing Zoning: LDR

--Proposed Zoning: PUD

--Existing Uses: Residential/Vacant

--Proposed Uses: 23 single-family detached dwelling units and 118 single family attached units. 2 commercial use buildings.

General:

Poplar Mills is a mixed-use development located on Cox Mill Road in Concord, NC approximately 3500' south of the intersection of Cox Mill Rd and Poplar Tent Rd. It will consist of 23 single-family detached units, 118 attached townhome units and 2 commercial buildings totaling 31,250 sf. Building 1 has been proposed for restaurant and retail use. Building 2 has been proposed for daycare use. Community amenities will include bench seating, walking trails, play areas as well as a community pond.

Project Description:

The site development plan concept will create a mixed use, pedestrian friendly community with a sustainable mix of residential and commercial land uses and intensities containing neighborhood services surrounded by sustainable neighborhood housing with diverse housing types, natural resources, open space areas, and connectivity to the planned community park as well as elementary and high school facilities in walking distance.

This planned development is consistent with the City's 2030 Land Use Plan in accordance with maintaining a sustainable balance of residential and commercial land uses, ensuring compatibility between neighboring land uses, protecting natural resources, retaining open space, connecting mixed uses by way of an integrated network of streets, bike paths and pedestrian access, among other plan goals.

In the event this development receives preliminary sewer capacity allocation for one or more uses, but not all proposed uses, the project will proceed with the approved use(s) and the developer will reapply until all proposed uses have been approved.

Consistent with Purposes of Planned Unit Development:

The proposed planned development will provide for the orderly development of land with a mix of land uses and PUD zoning district to permit flexibility in certain site design features and processing of this quality mixed-use development in exchange for enhanced design elements such as enhanced open space areas and multi-modal connectivity within the community. The proposed planned development promotes the most appropriate use of parcels on the Site, facilitates interconnected streets, substantial open spaces, unified signage/wayfinding, sidewalks, and bike paths with connectivity to the planned community park and nearby schools. The plan preserves/enhances open space and natural features that also offer recreational opportunities to residents. The proposed plan also supports neighborhood services uses for the broader community within walking or biking distances, reducing vehicle trips to other commercial nodes.

Design Intent Statement:

Poplar Mills is a proposed walkable residential community where the residents of the community will have convenient and easy access to a series of passive and active open spaces that are interconnected by a network of streets, sidewalks, and trails.

Environmental Features:

The Site will comply with Stormwater and Water Quality requirements as set forth in the Ordinance and applicable NCDEQ Design Manual.

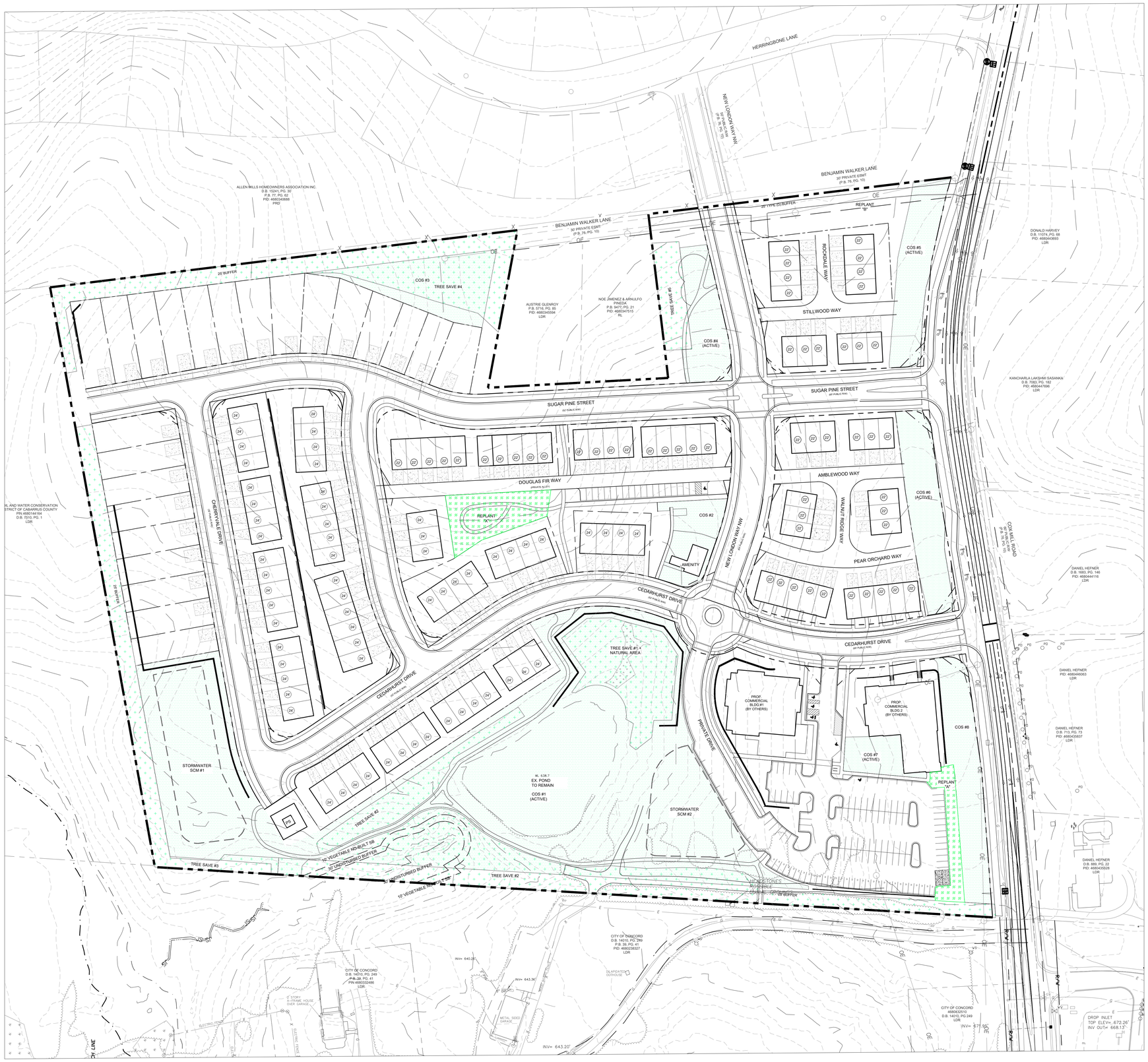
The Site is located outside of any FEMA 100-yr floodway and floodplain.

Price Points for Homes:

$400k+ for Townhomes and $450K+ for Single Family Detached homes.

POPLAR MILLS

CONCORD, CABARRUS COUNTY, NORTH CAROLINA
SKETCH PLAN



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE
- RIPARIAN BUFFER LINE
- 50' RIPARIAN BUFFER AREA
- 100' RIPARIAN BUFFER AREA
- PROPOSED STREET RIGHT-OF-WAY
- PROPOSED LOT LINE
- 101 PROPOSED LOT NUMBER
- PROPOSED COMMON OPEN SPACE
- PROPOSED ACTIVE OPEN SPACE

SITE DEVELOPMENT DATA:

GROSS SITE AREA :	± 28.03 AC.
TAX PARCEL ID:	4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, + 4680-34-8230
EXISTING ZONING:	PUD, PER APPROVED REZONING IN 2021, # Z (CD)-03-21
PROPOSED USE:	SINGLE-FAMILY ATTACHED (SFA), SINGLE-FAMILY DETACHED (SFD), COMMERCIAL DEVELOPMENT

DEVELOPMENT STANDARDS

MAXIMUM DENSITY:	168 DWELLING UNITS (DU) / 28.03 AC = 5.99 DU PER AC
MAXIMUM YIELD:	168 DU (142 MAX SFA) I (31,250 SF MAX COMMERCIAL)
PROPOSED DENSITY:	141 DWELLING UNITS(DU) / 28.03 AC = 5.03 DU PER AC
PROPOSED RESIDENTIAL YIELD:	141 DU
	23 OF 40' W SFD LOTS
	63 OF 24' W FRONT-LOAD SFA THs
	55 OF 22' W REAR-LOAD SFA THs
FUTURE COMMERCIAL YIELD:	31,250 SF (BY OTHERS)
PARKING RATIO:	+/- 4 SPACES / 1,000 SF

SETBACKS:

COMMERCIAL:

FRONT YARD SETBACK:	50' FROM COX MILL R/W, 10' FROM INTERIOR STREETS
SIDE YARD SETBACKS:	10' MIN
REAR YARD SETBACK:	5"

SINGLE FAMILY DETACHED:

MIN. LOT WIDTH:	40'
FRONT YARD SETBACK:	24' FROM R/W
SIDE YARD SETBACKS:	5' MIN.
REAR YARD SETBACK:	15'

SINGLE FAMILY ATTACHED:

FRONT LOADED:

FRONT YARD SETBACK:	24' FROM R/W
SIDE YARD SETBACKS:	6' MIN.
REAR YARD SETBACK:	15'
CORNER LOT:	6'

REAR LOADED:

FRONT YARD SETBACK:	8'
SIDE YARD SETBACKS:	6' MIN.
REAR YARD SETBACK:	20'
CORNER LOT:	6'

IMPERVIOUS AREA:

NET SITE AREA:	± 28.03 AC
NET RESIDENTIAL AREA:	± 23.82 AC
NET COMMERCIAL AREA:	± 4.21 AC
SCM 1 BUA:	± 55%
SCM 2 BUA:	± 58%
POTENIAL SCM 3 BUA:	± 85% (POTENTIAL UNDERGROUND SYSTEM FOR COMMERCIAL PARCEL)

ANTICIPATED DATE OF FINAL PLATTING: JAN. 1, 20XX

GENERAL NOTES:

1. THE DEVELOPER WILL COORDINATE WITH CITY, AND MAKE A GOOD FAITH EFFORT, TO GAIN THE SUPPORT FROM PROPERTY OWNERS OF CABARRUS COUNTY PARCEL IDS #4680345594 AND #4680347515 TO ALLOW REMOVAL OF VEGETATION AND/ OR MODIFY EXISTING GRADES ALONG THE REAR PROPERTY LINE OF THESE PARCELS. THE DEVELOPER CANNOT BE OBLIGATED, AND CANNOT OBLIGATE THE PROPERTY OWNER, TO MAKE MODIFICATIONS TO THE PROPERTY WHICH MIGHT BE IN CONFLICT WITH STANDARDS OR APPROVALS OF STATE OR LOCAL AGENCIES.
2. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) ESTABLISHED FOR THE PROPOSED DEVELOPMENT. THE PROPOSED COVENANTS OF THE HOA WILL BE SUBMITTED FOR REVIEW AS PART OF THE CONSTRUCTION DRAWING SUBMITTAL PROCESS. THE HOA WILL MAINTAIN WATER QUALITY FACILITIES WHICH ARE TO BE CONSTRUCTED AS PART OF THE APPROVED CONSTRUCTION PLANS.
3. ALLEYWAYS NEED TO BE CONSTRUCTED TO LOAD BEARING STANDARDS TO SUPPORT SOLID WASTE VEHICLES, AS WELL AS A DAMAGE WAIVER PROVIDED.
4. PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
5. 25% OF THE STORMWATER GENERATED FROM THE SITE SHALL BE MANAGED WITH LID MEASURES AS INDICATED IN SECTION 9.11 IN THE DEVELOPMENT ORDINANCE. POTENTIAL ELEMENTS COULD BE BIO-RETENTION BASINS, SAND FILTERS, FILTER STRIPS OR PERVIOUS PAVING. THESE ELEMENTS WOULD BE INCLUDED IN LOW AREAS OF THE SITE TO ALLOW FOR NATURAL DRAINAGE TO THE LID MEASURE.
6. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60% TO ACCOMODATE THE ADDITIONAL IMPERVIOUS AREA NEEDED TO DEVELOP REAR LOAD PRODUCT.
7. ACCESS TO THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY SHALL BE PROVIDED AND WILL CONNECT TO THE EXISTING PATH ON THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY.
8. REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS, INCLUDING ALLEYS.

STANDARDS (PER APPROVED REZONING, JUNE 2021):

THE FOLLOWING MODIFICATIONS TO MINIMUM STANDARDS ARE REQUIRED FOR THE SUCCESSFUL DEVELOPMENT OF THIS PROPERTY. OTHER MODIFICATIONS MAY BE REQUESTED DURING THE FINAL DESIGN OF THE PROJECT AS PROVIDED IN THE (PUD) ORDINANCE:

A. THE MINIMUM SIDE YARD FOR EXTERIOR TOWNHOME UNITS SHALL BE 6' WITH MINIMUM 12' BUILDING SEPARATION.

B. THE MINIMUM DRIVEWAY SEPARATION FOR REAR LOAD TOWNHOMES SHALL BE 4' IN ALLEYS.

C. MAXIMUM IMPERVIOUS AREA FOR THE PROJECT SHALL BE 60%.

D. 40' MIN. LOT WIDTH FOR SINGLE FAMILY DETACHED HOMES.

E. 4000 SF MIN LOT SIZE FOR SINGLE FAMILY DETACHED HOMES

F. 6' CORNER LOT SIDE YARD FOR TOWNHOMES

G. NO 25' PUD BUFFER WHERE PROPOSED PUBLIC STREET IS ADJACENT TO PARCELS: 4680345594 AND 4680347515

H. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL DISTRICT SHALL BE 60%

I. FRONT SETBACK ON REAR LOAD TOWNHOMES SHALL BE 8' FROM ROW

SCALE: 1" = 60'
0 30' 60' 120'

Know what's below. Call before you dig.

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704.332.1204 . www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

CLIENT / OWNER

SURVEYOR

KEY MAP

PROJECT

PROJECT NUMBER

DATE
MM/DD/YYYY

ISSUED FOR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: ----
DRAWN BY: ----
CHECKED BY: ----

SEAL

SCALE
AS INDICATED

DRAWING
SKETCH

SK-1

PLOTTED: Z:\Shares\Projects\2025\25002 Poplar Mills-MI Homes-Concord\Dwg\Sheets\Sketch\25002-SKETCH.dwg - 7/11/2025 4:24 PM

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ORIGINAL SHEET SIZE: 30" X 42"

Nonresidential

Fuel/Convenience store/Restaurant George W. Liles and Weddington Rd. (CN-PSA-2025-00068)

4830 Weddington Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	6,300 sf of Convenience store with a drive-thru restaurant	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
3,780	**3,780**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	Yes	No	No	No

Brief Summary

The applicant is proposing to construct a 6,300-sf convenience store with a drive-thru restaurant, and it will sell some convenience retail items. This parcel is zoned General Commercial (C-2). This parcel is in the Weddington Road Corridor Plan.



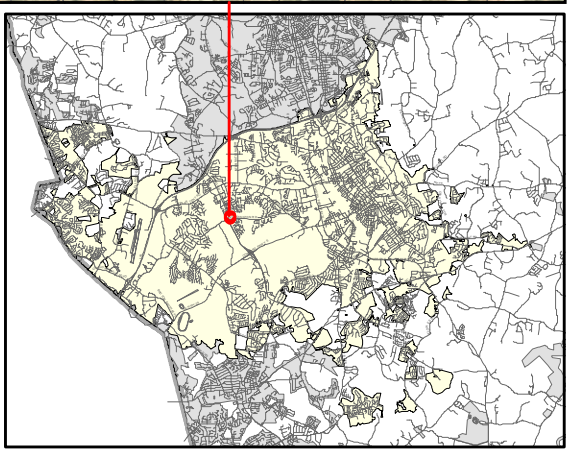
CN-PSA-2025-00068 - Fuel/Convience Store/ Restaurant

Type: Nonresidential

6,300sf fuel, c-store, drive through restaurant

Allocation Request: 3,780

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Fuel/Convenience Store/ Restaurant - George W. Liles Pkwy and Weddington Road					
2.)	**Description of project location:**	+/- 4.0 acre site NE quadrant George W. Liles Pkwy and Weddington Road (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	56005484100000/ 56005481840000	3a.)	**Parcel Acreage:**	+/- 4.0 acres		
4.)	**Site Zoning and use:**	C2 - Fuel/ Convenience Store/ Restaurant	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)** 6,300		
6a.)	**Description of Facility to be served.**	Fuel/ Convenience Store/ Drive-through Restaurant	6b.)	**Number of Lots** 2	6c.)	**Number of Units**	1
7d.)	**Additional description information:**	Proposed new Fuel/ Convenience Store/ with Drive Through Restaurant to serve the local community					

B. Applicant Information

Scott Needham , Owner (Title) (Name of **legal owner, board, council,** and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	816-G Brawley School Road (Applicant's Street or Box Number)
(Name of Applicant's **company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, N.C. 28117 (Applicant's City, State, Zip Code)
704-662-0105 (Applicant's Phone Number)	704-662-8753 (Applicant's Facsimile Number)
Scott Needham (Name) bdc@infionline.net (Email) (Name with Title and Email of contact person, who can answer questions about application)	bdc@infionline.net (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Donald L. Munday (Typed name of North Carolina Professional Engineer)	Piedmont Design Associate, P.A. (Company Name)
17327 (NCPE Registration Number)	125 E. Plaza Drive, Suite 101 (Street or Box Number)
704-664-7888 (Phone Number)	Mooresville, N.C. 28115 (City, State, Zip Code)
Robert Kepley, Piedmont Design Associates, P.A. (Name and affiliation of contact person, who can answer questions about **application & designs**)	dmunday@pdapa.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

	% Domestic
100	**% Commercial**
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
◉ No
○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 3,780 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{**Flow rates NOT listed in table 15A NCAC 2T .0114** must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Convenience Store with Food Prep.	60 gal/ 100 sq. ft	1 - (6,300 sq. ft)	GPD 3,780
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Scott R. Needham (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Scott R. Needham — Signature:

7/17/2025 — Date:

Project Narrative

Proposed New Convenience Store George W Liles Boulevard and Weddington Road in Concord, NC. The location is located in an area zoned for commercial uses , Concord C-2 Zoning district.

The new Convenience store will be approximately 6,300 square feet . The store will include a quick serve restaurant, drive-thru, as well as convenience retail items. There will be between 6 and 8 gasoline dispensers to provide 12 to 16 fueling positions with a variety of petroleum offering to provide a diverse offering in the market (auto-diesel, regular, mid-grade, premium, ethanol-free and flex fuel offerings (ethanol-based fuel).

The proposed store will be a new to market, but highly recognized on coveted family-owned convenience store chain who are recognized on many of the Top Places to work list for North Carolina along with being recognized Nationally for employees, families, and women along with being recognized for their innovation in the industry. This store will provide 25-30 new jobs and additional sales tax revenue as the anticipated cost for development will be between $7.5-9M in Facility Costs.

The company focuses on being good community partners with charitable and sponsorships that support the local communities in which they operate. Full Time employees have the option for benefits that include medical, dental, and retirement contributions, while all employees are eligible for benefits like tuition reimbursement, discounts with third-party vendors, work perks, and development opportunities that are provided year-round.

Nonresidential

Grace Global Methodist Church (CN-PSA-2025-00069)

371 Old Salisbury-Concord Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-1	No Change	134,992 sf worship center	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25
No	No	No	No

Allocation Request

Total	2025
1,475	**1,475**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is proposing to purchase the AG South Farm Credit building along with the 3 acres the building sits on. The current building is 3,400 sf and would be reconfigured into classrooms, offices, and small conference rooms. This is adjacent to 10 acres. This parcel is zoned Light Commercial and Office District (C-1).



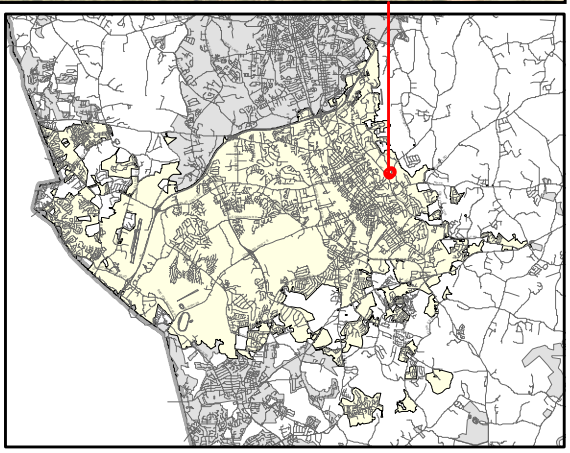
CN-PSA-2025-00069 - Grace Global Methodist Church

Type: Nonresidential

134,992 sf worship center

Allocation Request: 1,475

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA
Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Grace GMC Preliminary Site Plan				
2.)	Description of project location:	371 Old Salisbury-Concord Road Concord, NC 28025 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	Cabarrus County Parcel Identification Number:	5632210680	3a.)	Parcel Acreage:	3.1	
4.)	Site Zoning and use:	C-1	5.)	Area Commercial or Industrial Building (sq. ft.)	134,992	
6a.)	Description of Facility to be served.		6b.) Number of Lots	1	6c.) Number of Units	
7d.)	Additional description information:	former financial use to be converted into a worship center				

B. Applicant Information

Agsouth Farm Credit ACA Vance Dalton, CEO (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	28-B Branchview Drive (Applicant's Street or Box Number)
Grace Global Methodist Church, Inc. (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28025 (Applicant's City, State, Zip Code)
704-361-2012 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Jeff Isenhour, Trustee (Name) jeff@ikesconstruction.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	jeff@ikesconstruction.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

R. Dale Fink (Typed name of North Carolina Professional Engineer)	R. Dale Fink PE, PLS (Company Name)
14883 (NCPE Registration Number)	510 Eastminister Drive (Street or Box Number)
704-305-4132 (Phone Number)	Kannapolis, NC 28083 (City, State, Zip Code)
Dale Fink (Name and affiliation of contact person, who can answer questions about application & designs)	rdfink74@gmail.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☑	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
	% Commercial
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
◉ No
○ Yes **(Specify or attach effluent documentation)**
____

4.) **Volume of wastewater flow to be allocated for this particular project:** 1475 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**
a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).
b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**
{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Church with kitchen	5 gal/ seat	300	GPD 1500
former use account activity per city records	gal/		GPD -25
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1475

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jeff Isenhour (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7/21/2025

AgSouth Farm Credit

PO Box 1827 (28687) | 146 Victory Lane | Statesville, NC 28625 | Telephone: 844-AGSOUTH | AGSOUTHFC.COM

July 21, 2025

City of Concord Engineering
635 Alfred Brown Jr. Court SW
Concord, NC 28025

Dear Sir/Madam,

Jeff Isenhour, trustee of Grace Global Methodist Church, Inc., has authority to fill out and sign the Preliminary Wastewater Flow Application, form PWWF 2021, and submit to the City of Concord. The address is 371 Concord-Salisbury Rd, Concord, NC 28025. Furthermore, Grace Global Methodist Church, Inc., has contracted to purchase this property from AgSouth Farm Credit, ACA.

Sincerely,

Vance C Dalton Jr

Vance C. Dalton Jr.
President and CEO
AgSouth Farm Credit, ACA

NMLS# 619783

SOSID: 2637480
Date Filed: 5/23/2023 12:56:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2023 143 00297

ARTICLES OF INCORPORATION OF

GRACE GLOBAL METHODIST CHURCH, INC.

Pursuant to Section 55A-2-02 of the North Carolina General Statutes, the undersigned does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation under the North Carolina Nonprofit Corporation Act:

1. The name of the non-profit corporation is Grace Global Methodist Church, Inc.
2. The corporation is a charitable or religious corporation, as defined in §55A-1-40(4) of the North Carolina Nonprofit Corporation Act, and is organized exclusively for religious purposes in accordance with, and subject to the requirements for tax exemption under Section 501(c)(3) of the Internal Revenue Code.
3. The street address and county of the initial registered office of the corporation, the mailing address if different from the street address, the county in which such address is located, and the name of the corporation's initial registered agent at that address are as follows:

Street Address:	43 Union Street, South
City, State and Zip Code:	Concord, NC 28025
County:	Cabarrus
Mailing Address: (if different from Street Address)	349 Copperfield Boulevard, Suite L, PMB 262 Concord, NC 28025
County	Cabarrus
Name of Registered Agent:	Steve L. Medlin

4. The street address of the principal office of the corporation, the mailing address if different from the street address, the county in which the principal office is located, are as follows:

Street Address:	43 Union Street, South
City, State and Zip Code:	Concord, NC 28025
County:	Cabarrus
Mailing Address (if different from Street Address)	349 Copperfield Boulevard, Suite L, PMB 262 Concord, NC 28025

5. The purpose or purposes for which the corporation is formed are as more fully set forth in The Transitional Book of Doctrines and Discipline of the Global Methodist Church (all references herein to said Discipline being to said Discipline as set forth in The Transitional Book of Doctrines and Discipline of the Global Methodist Church as it now exists or may hereafter, from time to time, be amended) and include:

   (a) The promotion of the Christian religion through the preaching of the Word of God, the administration of the sacraments, ordinances, and other means of grace, the maintenance of worship, the edification of believers, the evangelization of the world and the promotion of missionary and benevolence causes.

   (b) Receiving, holding, and disbursing gifts, bequests, and funds arising from all sources.

(c) Acquiring, owning, and maintaining real estate, buildings, and other property real or personal, incidental, necessary or proper to carry out said objects;

(d) Doing of any and all things necessary or incident to the accomplishment of such purposes.

(e) To the extent consistent with The Transitional Book of Doctrines and Discipline of the Global Methodist Church and, subject to such Discipline, consistent with the continued qualification of the corporation as a tax exempt organization under Section 501(c)(3) of the Internal Revenue Code or any comparable successor provision of federal income tax law, to engage in any lawful activity for which a corporation may be organized under the North Carolina Nonprofit Corporation Act.

(f) Carrying on the mission, ministry, programs and other activities of the local church now known as Grace Global Methodist Church in corporate form through this corporation.

6. The board of directors of the corporation shall be, and shall consist of the members of its Board of Trustees elected from time to time in accordance with The Transitional Book of Doctrines and Discipline of the Global Methodist Church, and the following persons, being the current trustees of the local church being incorporated hereby, shall serve as the

initial trustees of said corporation and, therefore, as its initial directors, as provided in The Transitional Book of Doctrines and Discipline of the Global Methodist Church for the remainder of their respective terms for which they were elected as trustees of said local church:

Name of Initial Trustee:	***Address:***
John Cyrus, Chairman	804 Waverly Drive NE Concord, NC 28025
Bruce Wall	519 Goldmoor Drive NE Concord, NC 28025
Chris McClamrock	2757 Lamplighter Drive Kannapolis, NC 28081
Richard Madden	830 McGregor Court NE Concord, NC 28025
Holly Wyke	618 Lenhaven Street Concord, NC 28025
Scott Randolph	97 LeCline Circle NE Concord, NC 28025
Jeff Isenhour	6425 Mt. Olive Road Concord, NC 28025
Marshall Ward	98 West Cabarrus Avenue Concord, NC 28025
Susan Hathcock	106 West Cabarrus Avenue Concord, NC 28025
Teresa Gray	3213 Tyler Road Rockwell, NC 28137
Shirley Dominick	1261 Danielle Downs Court, SE Concord, NC 28025

Subject to The Transitional Book of Doctrines and Discipline of the Global Methodist Church and the rights of the members in accordance with such Discipline, all corporate powers shall be exercised by or under the authority of, and the property, equipment, insurance coverage, bequests and trusts of the corporation shall be managed by, and the affairs of the corporation shall be managed under the direction of, the Board of Trustees as from time to time constituted except as provided in The Transitional Book of Doctrines and Discipline of the Global Methodist Church.

7. The corporation will have members. Upon the filing of these Articles of Incorporation, the professing members of the previously unincorporated church, congregation, society or association now known as Grace Global Methodist Church and including all clergy holding charge conference membership therein, shall be the members of this corporation, and all the rights, privileges, immunities, powers, franchises, authority, property, and obligations of such unincorporated church, congregation, society or association shall thereupon pass to, vest in, and become the rights, privileges, immunities, powers, franchises, authority, property, and obligations of this corporation.

   The members of the corporation from time to time shall be composed of such persons (ministerial and lay) as from time to time shall be defined as members of the local church being incorporated hereby in accordance with the The Transitional Book of Doctrines and Discipline of the Global Methodist Church, and such members thereof shall have only such voting and other rights as now exist or may hereafter be granted by The Transitional Book of Doctrines and Discipline of the Global Methodist Church.

8. The corporation, in conformity with The Transitional Book of Doctrines and Discipline of the Global Methodist Church, shall have the power to receive, acquire, and hold title to real and personal property, and to improve, encumber, lease, sell, convey, and dispose of all such property.

9. The corporation shall have the power to erect and maintain buildings for the worship of God, for training in Christian faith and conduct, and for Christian social activity, and to purchase, lease, and/or rent and otherwise acquire or build and maintain residences for the use and occupancy of its ministers.

10. The business of this corporation shall be conducted in conformity with The Transitional Book of Doctrines and Discipline of the Global Methodist Church as the same now exists or as may hereafter be amended, changed, or modified, and the bylaws of the corporation shall include The Transitional Book of Doctrines and Discipline of the Global Methodist Church and no bylaws shall be adopted inconsistent with the provisions of said Discipline. Subject to the foregoing, the initial bylaws of this corporation may be adopted by the Board of Trustees without any approval by the members; thereafter, the bylaws may be amended by the Board of Trustees without any approval by the members if and to the extent that the bylaws so authorize the Board of Trustees to so amend the bylaws.

In addition to the powers and duties granted to this corporation by The Transitional Book of Doctrines and Discipline of the Global Methodist Church, the corporation assumes for itself all the rights, powers, privileges and immunities which are now, and which may be during the existence thereof be conferred by law upon corporations with a similar character, provided the same are not inconsistent with said Discipline. All amendments, bylaws, and regulations of this corporation shall, at all times, be in conformity with The Transitional Book of Doctrines and Discipline of the Global Methodist Church.

Notwithstanding the above, however, at no time shall any of the amendments, bylaws, or regulations of the corporation be prohibited by or in conflict with the North Carolina Nonprofit Corporation Act.

11. If for any reason the corporation shall be abandoned, discontinued, or cease to exist as a legal entity and its charter shall expire or be terminated, or in the event of any other termination, dissolution or winding up of the corporation, the title to all its property both real and personal, after payment or provision for payment of all debts and obligations of the corporation, shall be vested in and be the property of the North Carolina Annual Conference of The Global Methodist Church, or its successors, pursuant to The Transitional Book of Doctrines and Discipline of the Global Methodist Church or to another organization selected by the Board of Trustees in accordance with said Discipline that is qualified under Section 501(c)(3) of the Internal Revenue Code of the United

States and to which said property may be transferred in such event by an organization that is so qualified under said Section 501(c)(3).

The decision as to what entity shall receive the assets of Grace Global Methodist Church, Inc. shall be made by the Board of Trustees. Any such decision shall be made by the Board of Trustees so as to honor Almighty God.

12. To the extent consistent with the requirements for qualification of the corporation as a tax-exempt corporation described in Section 501(c)(3) of the Internal Revenue Code, and, except as otherwise provided herein, to the fullest extent permitted by applicable law, no director or trustee of the corporation and no member of any council, team, commission, task force or other bodies performing any of the duties of a member of a board of directors shall have any personal liability for monetary damages arising out of any action whether by or in the right of the corporation or otherwise for breach of any duty as a director. This Article shall not impair any right to indemnity from the corporation or any other immunity from civil liability that any such person may now or hereafter have, including without limitation any immunity under Section 55A-8-60 or any other relevant section of the North Carolina General Statutes. Any repeal or modification of this provision shall be prospective only and shall not adversely affect any limitation hereunder on the personal liability of a director with respect to acts or omissions occurring prior to such repeal or modification.

13. The name and address of the incorporator is:

Name: John Cyrus, Chairman Board of Trustees, Grace Global Methodist Church
c/o Steve L. Medlin, Attorney at Law
Medlin & Medlin, Attorneys

Address: 43 Union Street South
Concord, NC 28025

14. These articles will be effective upon filing, unless a later effective date is specified below:

-NONE-

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles, this 18th day of May, 2023.

Signature of Incorporator

John Cyrus
Typed or Printed Name

Title: Incorporator, Chairman Board of Trustees
for Grace Global Methodist Church

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

This is to certify that on this 18th day of May, 2023, before me, a Notary Public, personally appeared John Cyrus, Chairman Board of Trustees for Grace Global Methodist Church, who I am satisfied is the person named in and who executed the foregoing Articles of Incorporation; and I, having first made known to him the contents thereof, he did acknowledge that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

WITNESS my hand and notarial seal or stamp, this 18th day of May, 2023.

Rebecca B. Moss
Notary Public

My Commission Expires:
My Commission Expires July 27, 2024

OFFICIAL SEAL
Notary Public - North Carolina
STANLY COUNTY
REBECCA B. MOSS

Grace Church Concord

Property Use Statement of Intent

371 Old Salisbury – Concord Road

GRACE CHURCH CONCORD
A GLOBAL METHODIST COMMUNITY

Property Use Statement of Intent

Grace Church Concord is pleased to provide the following information in support of our **future use of the** property located at **371 Old Salisbury - Concord Road**, along with an adjacent **10 (ten) acres to the north on Burrage Road**. These properties are located behind Branchview Plaza Shopping Center and Wilkinson Funeral Home. Our mission is rooted in service, compassion and faith, and these properties are ideally suited to support our **long - term vision of community service** in this specific geographic area.

Grace Church Concord is a non - profit, faith-based Global Methodist congregation dedicated to making a meaningful, **Christ - centered impact in our community**. Prayerfully focused on God's plans, the church seeks to **serve God in our neighborhood** and to grow ministries. The aspiration is to be a lasting source of benefit to the Concord community - today and for generations to come. Through its programs, Grace Church Concord **promotes, preserves and strengthens the shared values that have long guided this city's citizens and its government**. As the congregation continues to grow and serve, one clear mission is to contribute to a more united, resilient, and spiritually enriched Concord.

Background

In **January 2023**, a small group began meeting to explore forming a Global Methodist Church in Concord, NC. Just a few months later, in **late February**, Grace Church Concord held the **first worship service** with 105 people in attendance.

From the beginning, we've been a community committed to loving Jesus, trusting the inspiration and authority of the Bible, and sharing God's truth and grace in the Concord area and through missions (local, national, and global). The aim is to be a warm, Spirit-led fellowship, deeply rooted in faith and focused on showing God's love to others.

For several months, worship services took place in various temporary locations while seeking a **more stable space**. Ultimately, a "temporary permanent" worship site was remodeled and established at 28-B Branchview Drive, within the **Branchview Plaza shopping** center. This site was chosen for its proximity to the **communities we aim to serve** and its **easy accessibility** to others across the county via **major roadways**.

Looking ahead, our vision is to **plant long - term roots** in this same general area. We are grateful to have several **promising permanent options** available; each aligned with our **original mission and location goals**. We are prayerfully and actively pursuing the path God has for us.

Grace Church Concord

Property Use Statement of Intent

371 Old Salisbury – Concord Road

GRACE CHURCH CONCORD
A GLOBAL METHODIST COMMUNITY

Permanent Location – Project Narrative

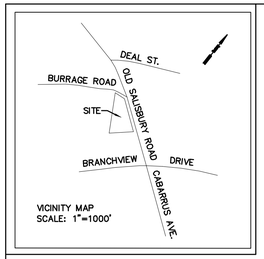
We are very blessed to purchase a building and property only 2.3 years since our first worship service. Grace Church Concord is **under contract** and currently in the **due diligence phase** to purchase the **AG South Farm Credit Building**, located at **371 Old Salisbury - Concord Road**. This existing **3,400 square - foot building** sits on approximately **three (3) acres** and represents a **significant opportunity** for the future of Grace Church Concord.

This property offers several strategic advantages:

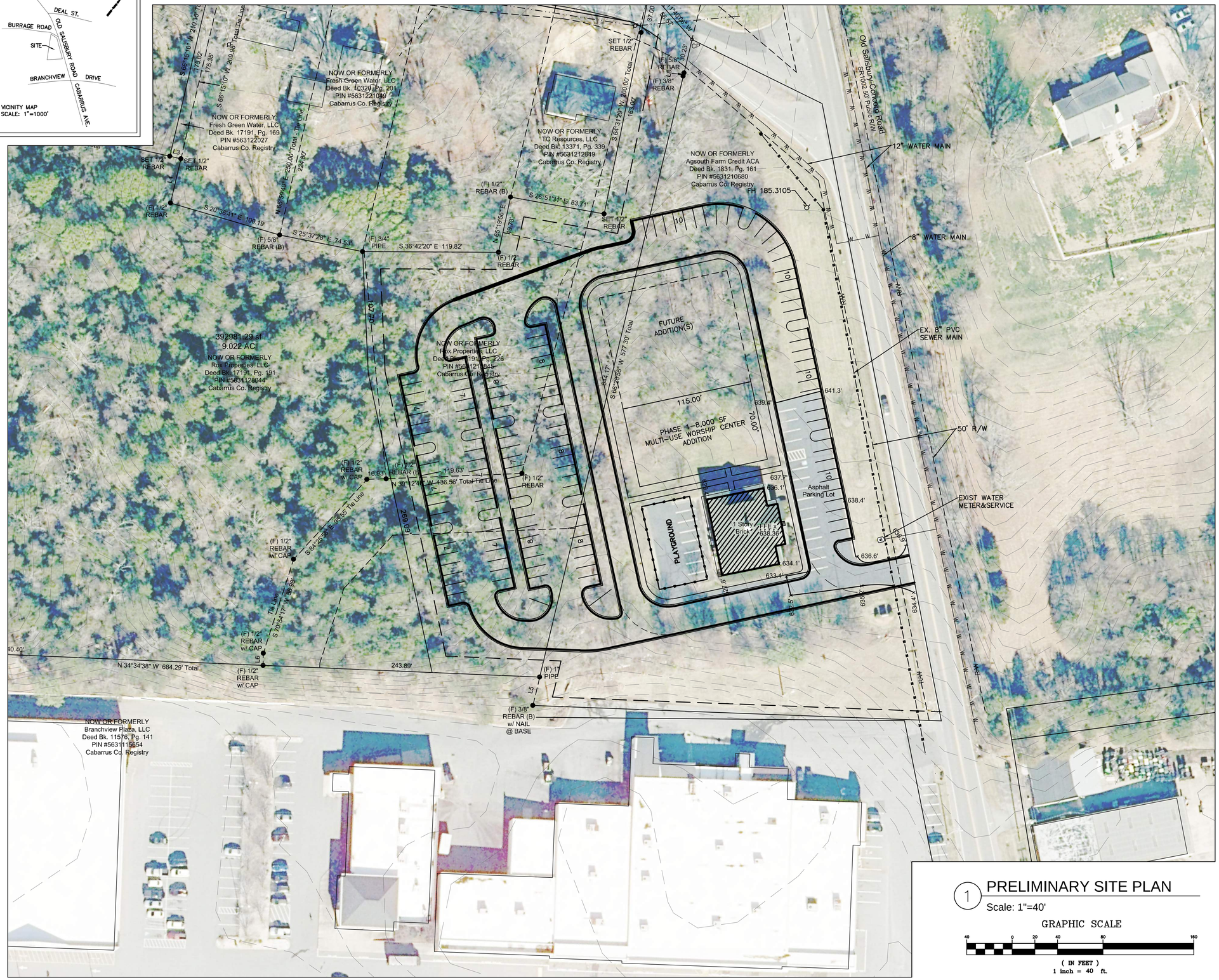
- **City utility services** are **already available on-site**.
- The location aligns with our **geographical growth plans** and our commitment to serving the Concord area.
- The existing structure is well-suited to configure into **classrooms, offices, and small conference rooms**. Plans also include the addition of a **residential - style kitchen**.
- The site has **direct access to Old Salisbury-Concord Road** and is **visible from Branchview Drive**.
- The property is **adjacent to 10 (ten) privately owned acres**, of which Grace Church Concord holds **first right of refusal,** either for the full acreage or in smaller parcels, as our ministry needs evolve.

This **acquisition represents a meaningful step** forward in our mission to grow with purpose and to effectively serve our community. We look forward to sharing more exciting updates about our initiatives, growth, and ministries for many years.

Your consideration and support are sincerely appreciated as this vision moves forward in faith.



VICINITY MAP
SCALE: 1"=1000'



1 PRELIMINARY SITE PLAN
Scale: 1"=40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SITE NOTES

OWNER:
AGSOUTH FARM CREDIT ACA
PO BOX 1827
STATESVILLE, NC 28687
PIN# 5631-21-0680 3.1 AC
DB 16628 PG 046

ZONING: C-1

EXISTING USE: FINANCIAL INSTITUTION
PROPOSED USE: CHURCH WORSHIP CENTER

SEWER ALLOCATION

PER SECTION 15A NCAC 02T .0114 WASTEWATER DESIGN FLOW RATES, WE ARE REQUESTING A SEWER ALLOCATION FLOW RATE OF 1475 GPD. THIS IS BASED ON THE DESIGN FLOW RATE FOR A CHURCH WITH A KITCHEN AND A SEATING CAPACITY OF 5GPD/SEAT=1500 GPD; MINUS THE EXISTING USE ACCOUNT ACTIVITY OF 25 GPD. THAT GIVES A TOTAL FLOW REQUEST OF 1475 GPD.

GENERAL NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, WSACC, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.

B. THE SOLE PURPOSE OF THIS SITE PLAN IS TO GIVE A REPRESENTATION OF A PROPOSED WORSHIP CENTER AND ASSOCIATED INFRASTRUCTURES AND APPURTENANCES FOR ACQUIRING THE SANITARY SEWER ALLOCATION FOR THIS PROJECT.

C. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER.

D. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

E. THE BOUNDARY AND AS-BUILT SURVEYING INFORMATION AS SHOWN TAKEN FROM A PLAT PREPARED BY NORSTAR LAND SURVEYING, INC. DATED 4/10/2015.

F. TOPOGRAPHIC AND THE WATER MAINS AS SHOWN ARE TAKEN FROM CITY OF CONCORD GIS INFORMATION

Know what's below. Call before you dig.

R.Dale Fink PE, PLS
510 Eastminster Drive
Kannapolis, NC 28083

NCPE License No. 014883
NCPLS License No. L-3019

NORTH CAROLINA PROFESSIONAL SEAL 014883 ENGINEER R. DALE FINK
7/21/2025

This drawing is the property of R. Dale Fink PE, PLS. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

Grace Church Concord
28-B Branchview Drive
Concord, NC 28025

Grace Global Methodist Church

371 Old Salisbury Road
Concord, North Carolina 28025

PRELIMINARY SITE PLAN

#	DATE	REVISION	BY

SCALE: 1" = 40'
DATE: 7-16-2025
JOB # 2025-06-01
C - 1.0

Nonresidential

Tim Marburger Chevrolet (CN-PSA-2025-00071/PRS2023-01527)

630 Dickens Pl. NE.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
04/13/23	C-2	No Change	34,600 sf auto dealership	PRS2023-01527	Yes

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	Yes (Approved)	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/2025
No	No	No	No

Allocation Request

Total	2025
1,500	**1,500**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is seeking additional sewer allocation due to the addition of separate restroom facilities for staff and customers. The Parcel is Zoned General Commercial (C-2).



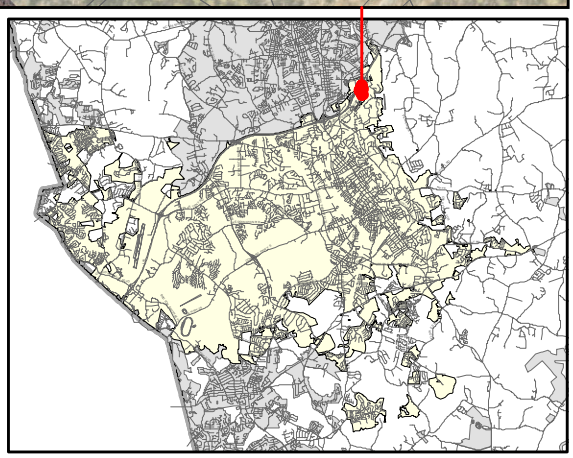
CN-PSA-2025-00071 - Tim Marburger Chevrolet

Type: Nonresidential

Additional fixtures in already approved auto dealership

Allocation Request: 1,500

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Tim Marburger Chevrolet				
2.)	Description of project location:	Dickens Pl. NE, Concord, NC 28025 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	Cabarrus County Parcel Identification Number:	56226690280000	3a.)	Parcel Acreage:	16.025	
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	34,600	
6a.)	Description of Facility to be served.	Car Dealership	6b.) Number of Lots	NA	6c.) Number of Units	NA
7d.)	Additional description information:	New Auto Retail Dealership (Additional Fixtures)				

B. Applicant Information

Timothy S. Marburger Manager (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	PO Box 5107 (Applicant's Street or Box Number)
DLM Dunes Property LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
980-521-0443 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Rick Burrage (Name) rburrage@rbinc.us (Email) (Name with Title and Email of contact person, who can answer questions about application)	timmarburger663@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Richard E. Burrage Jr. PE (Typed name of North Carolina Professional Engineer)	Anderson Burrage Consulting, Inc. (Company Name)
037841 (NCPE Registration Number)	454 Burrage Rd NE (Street or Box Number)
(704) 791-6898 (Phone Number)	Concord, NC 28025 (City, State, Zip Code)
Rick Burrage (Name and affiliation of contact person, who can answer questions about **application & designs**)	rburrage@rbinc.us (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

0	% Domestic
100	% Commercial
0	% Industrial
0	% Other use (Specify) ____

3.) Pretreatment required:
- ◉ No
- ○ Yes (Specify or attach effluent documentation)

4.) **Volume of wastewater flow to be allocated for this particular project**: 1,500 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Auto Dealership	125 gal/ plumbing fixture	12	GPD 1,500
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1500

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Timothy S. Marburger (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 7/21/2025

ANDERSON BURRAGE
CONSULTING, INC.

Tim Marburger Chevrolet Narrative Description:

After Architectural review by the General Motors Design team, the number of plumbing fixtures was increased to provide separate restroom facilities for staff and customers. The changes resulted in 12 additional fixtures being added to the plans as compared to the original allocation (CN-PSA-2022-00037). This request is for 12 additional fixtures at 125gpd/fixture which equals 1,500gpd.

Overall Project Narrative Description:
The project consists of the construction of a new commercial development with supporting infrastructure for a 34,600 sqft car dealership with 293 total surface parking spaces. The general scope includes all necessary erosion control, clearing, demolition, grading, storm drainage, utilities, drive / parking construction, building construction, and landscaping.

Please feel free to contact us if you have any questions:

Rick Burrage
Anderson Burrage Consulting, Inc.
704-791-6898
rburrage@rbinc.us

Nonresidential

Odell School Mixed Use (CN-PSA-2025-00073)

256 Odell School Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	In Cabarrus County	PUD	69,000 sf of commercial	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/2025
No	No	No	Yes

Allocation Request

Total	2025
6,900	**6,900**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant is requesting sewer allocation for a mixed-use project located at 256 Odell School Road. This 34-acre parcel is currently located outside of the city in Cabarrus County. The applicant is proposing 21 single family detached homes, 131 attached townhomes, along with approximately 69,000 sf of commercial space. The applicant will need to apply for annexation and a conditional rezoning but as of now staff haven't received any information.



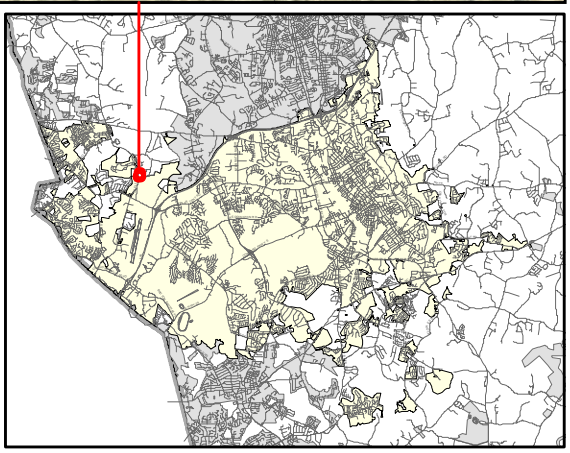
CN-PSA-2025-00073 - Odell School Mixed Use - Nonresidential

Type: Nonresidential

69,000 sf of commercial

Allocation Request: 6,900

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	Odell School Mixed Use					
2.)	**Description of project location:**	Site is located on Odell School Road approximately 1,000 feet east of the intersection of Odell School Road & Cessna Road. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	4691111890000	3a.)	**Parcel Acreage:**	34.36		
4.)	**Site Zoning and use:**	CR; Residential & Commercial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	69,000		
6a.)	**Description of Facility to be served.**	Residential & Commercial	**6b.) Number of Lots**	152	**6c.) Number of Units**	152	
7d.)	**Additional description information:**	This project proposes the construction of 21 single-family residential lots, 131 townhomes, and 69,000 sf of commercial development.					

B. Applicant Information

Anil Anumukonda , Legal Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	407 Sutro Forest Drive NW (Applicant's Street or Box Number)
N/A (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
704-488-3290 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Skylar DeMatteis (Name) sdematteis@dpr.design (Email) (Name with Title and Email of contact person, who can answer questions about application)	anil.anumukonda@gmail.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Skylar DeMatteis (Typed name of North Carolina Professional Engineer)	DPR Design (Company Name)
055547 (NCPE Registration Number)	919 Berryhill Road, Suite 101 (Street or Box Number)
330-844-0306 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Skylar DeMatteis, Project Manager & PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	sdematteis@dpr.design (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

54	**% Domestic**
46	**% Commercial**
	% Industrial
	% Other use (Specify) ____

3.) Pretreatment required:
◉ No
○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 32,850 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Single-family residential (4 BR)	75	gal/	bedroom	84 bedrooms (21 homes)	GPD	6,300
Townhomes (2 BR)	75	gal/	bedroom	262 bedroom (131 homes)	GPD	19,650
Commercial	100	gal/	1,000 sf *	69,000	GPD	6,900
* Commercial assumed to be 100 gal / 1,000 sf as a worst-case scenario as use has not yet been determined					GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	32,850

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Anil Anumukonda (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: A Anil K. Date: 04/30/2025

April 18, 2025

City of Concord
Planning & Neighborhood Development
Zoning Services
Engineering Department
P.O. Box 308
Concord, NC 28026

Re: Odell Mixed Use
Concord, NC
DPR Project #: 24073

The Odell Mixed Use Project is a thoughtfully designed, high-quality development proposed on a 34.4-acre site at 256 Odell School Road in Concord, North Carolina. The property is currently zoned Countryside Residential (CR) under Cabarrus County jurisdiction. Upon annexation into the City of Concord, the applicant proposes rezoning to Planned Unit Development (PUD) to support a balanced mix of land uses consistent with Concord's 2030 Land Use Plan.

The proposed development includes:

- **21 single-family homes**
- **131 townhome units** arranged in 25 buildings (4- to 6-unit blocks)
- **69,000 square feet of commercial building space**
- **Multiple pocket parks and open space areas**
- **A 4.1-acre dedicated public park**, located in the more wooded area of the site

This project represents a modern, cohesive approach to land development that integrates residential, commercial, and recreational uses to create a vibrant, walkable community. The Odell Mixed Use Project supports and advances several core goals and recommendations outlined in the City of Concord 2030 Land Use Plan, including:

- **Promoting Housing Diversity:** By offering a mix of single-family homes and townhomes, this project adds much-needed housing options for a range of age groups, incomes, and lifestyles, helping to address current and future residential demand in the area.

- **Encouraging Mixed-Use, Walkable Communities:** With a blend of residential units, neighborhood-scale commercial space, and interconnected green spaces, the project fosters a sense of place and community, reduces reliance on cars, and supports walkability and local commerce.
- **Preserving Open Space and Natural Resources:** The site's layout was carefully designed to preserve its mature woodland character. Tree save areas, open space pockets, and the 4.1-acre park help retain the natural beauty of the site and provide passive recreation opportunities for all residents.
- **Supporting Economic Development:** The inclusion of 69,000 square feet of commercial building space will attract small businesses and service providers, generating new jobs, expanding the City's tax base, and providing essential services for the growing residential community.

The Odell Mixed Use Project will provide Concord with a vibrant, diverse, and inclusive neighborhood; an expanded parks and open space network; local business opportunities and job creation; environmentally sensitive design that enhances the community's character; and infrastructure efficiency through compact, coordinated land use.

KEY:

1. 10,000 SF COMMERCIAL TWO-STORY BUILDING
2. 4,000 SF COMMERCIAL ONE-STORY BUILDING
3. 12,500 SF COMMERCIAL ONE-STORY BUILDING
4. 15,000 SF COMMERCIAL ONE-STORY BUILDING
5. PUBLIC OPEN SPACE
6. STORMWATER CONTROL MEASURE (SCM)
7. PUBLIC SANITARY SEWER ROUTE



DEVELOPMENT TABULATIONS:

PARCEL:	4691111890000
SITE AREA:	34.36 AC
CURRENT ZONING:	COUNTRYSIDE RESIDENTIAL (CR)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
PROP. DEVELOPMENT:	SF & MF RESIDENTIAL + COMMERCIAL
SF RESIDENTIAL:	21 LOTS
MF RESIDENTIAL:	131 TOWNHOMES
COMMERCIAL:	69,000 SF GFA
PARKING:	570 TOTAL SPACES
SF RESIDENTIAL:	2 SPACES / LOT (42 SPACES, 1 GARAGE / LOT)
MF RESIDENTIAL:	2 SPACES / UNIT (262 SPACES, 1 GARAGE / UNIT) + 1 VISITOR SPACE / 2 UNITS (66 SPACES)
COMMERCIAL:	200 SPACES (3 SPACES / 1,000 SF)
OPEN SPACE REQ'D:	25% (8.59 AC)

SCALE: 1" = 200'
0 100' 200' 400'

ODELL WOODS MIXED USE

256 ODELL SCHOOL ROAD CONCORD, NC 28027

DATE: 04.14.2025 CLIENT: ODELL WOODS, LLC
PROJ #: 24073 DRAWN BY: CM/SKY

PLOTTED: Z:\Shared\Projects\2024\P-24073 Odell Subdivision-Anil-Cabarrus Co\Dwg\Base Files\24073-C-Base.dwg / 2/25/2025 2:55 PM

dpr design 50 yrs

Mixed Use

2 Church St. S. Mixed Use Project (CN-PSA-2025-00056)

2 Church St. S.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
3/13/25	CC	Not Changing	9 apartments and 2 2,270 sf office spaces	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
No	No	No	No	No	No	No	No

Considered 9/24/24	Considered 12/17/2024	Considered 03/25/25	Considered 06/24/25
No	No	No	No

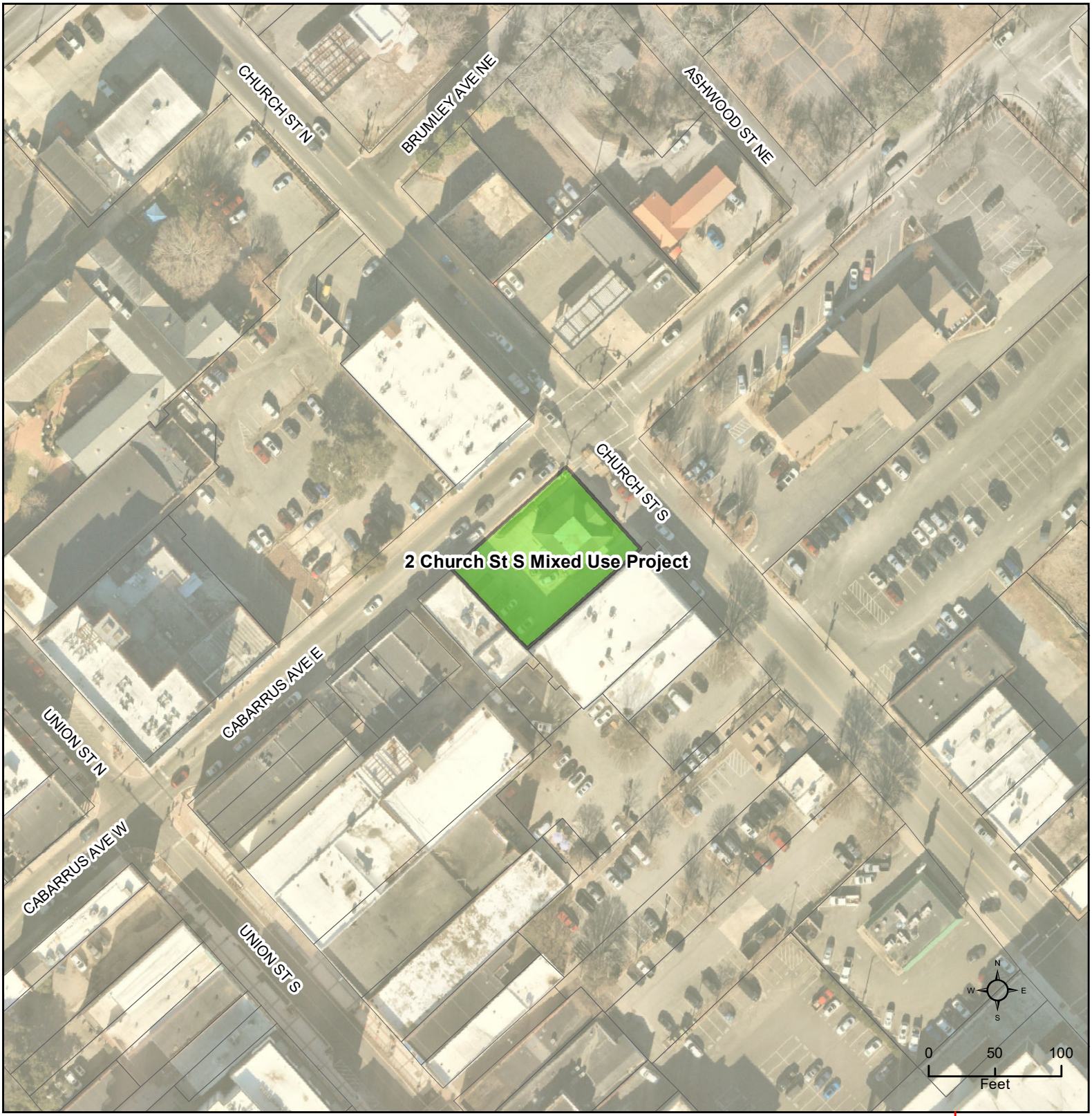
Allocation Request

Total	2025
2,275	2,275

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Requires Annex.
Yes	Yes	Yes	No	Yes	Yes	No

Brief Summary

The applicant is proposing a mixed-use development located on Church St. They are proposing a 5-story tall building featuring 3 floors of apartments for rent totaling 9 units. The bottom 2 floors are proposed to be two 2,2750 sf office spaces for rent. This project is located in the Downtown Master Plan as well as the MSD.



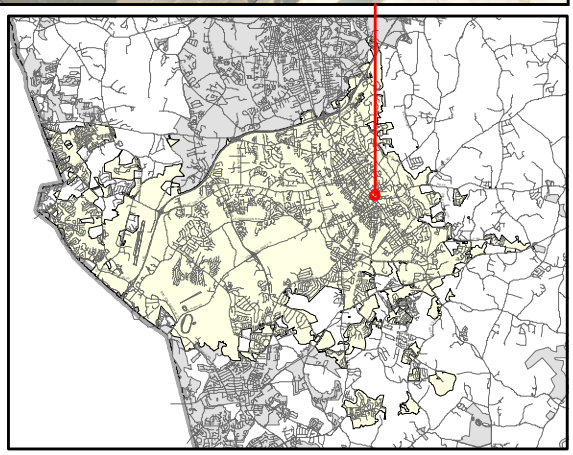
CN-PSA-2025-00056 - 2 Church St S Mixed Use Project

Type: Mixed Use

9 apartments 2 office spaces

Allocation Request: 2,275

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord NORTH CAROLINA Engineering

PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	2 Church St S Mixed Use					
2.)	**Description of project location:**	On the SE side of Cabarrus Ave E, about 70' SW of the intersession or Cabarrus Ave and Church St S. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	12-031-0036.00	3a.)	**Parcel Acreage:**	1.05		
4.)	**Site Zoning and use:**	CC- City Center	5.)	**Area Commercial or Industrial Building (sq. ft.)**	3,000		
6a.)	**Description of Facility to be served.**	Mixed Use - 3 residential Floor over 2 commercial.	**6b.) Number of Lots**	1	**6c.) Number of Units**	9	
7d.)	**Additional description information:**	New five-story building featuring three (3) levels of For-Rent Apartments (9 total units) over two (2) levels of For-Rent Offices, and an outdoor terrace on the second floor attached to two (2) offices.					

B. Applicant Information

Jason Gaddis , Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	PO Box 651 (Applicant's Street or Box Number)
KEBLG LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Harrisburg NC 28075 (Applicant's City, State, Zip Code)
704.438.7090 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Shauncy Maloy, Civil Engineer (Name) smaloy@passero.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	jason@keblg.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Shauncy Maloy (Typed name of North Carolina Professional Engineer)	Passero Associates (Company Name)
057237 (NCPE Registration Number)	1801 Suite 230 N Graham St (Street or Box Number)
980.655.5382 (Phone Number)	Charlotte NC, 28206 (City, State, Zip Code)
Shauncy Maloy, PM for Passero (Name and affiliation of contact person, who can answer questions about **application & designs**)	smaloy@passero.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☑	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☑	Business, offices, factories
☑	Other (specify): Mixed Use Building with commecial space and appartments		

2.) The type of wastewater is (indicate percentage):

61	**% Domestic**
39	**% Commercial**
0	**% Industrial**
0	**% Other use (Specify) _____**

3.) Pretreatment required:

◉ No

○ Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 2,275 gallons per day

*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**

(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**

a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).

b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.**

{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Domestic (1-Bedroom Apartments)	75	gal/	Day	6	GPD	450
Domestic (2-Bedroom Apartments)	150	gal/	Day	3	GPD	450
Commercial (Office Space)	25	gal/	Employee/Shift	55	GPD	1,375
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	2,275

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jason Gaddis **, the undersigned, do hereby make application for preliminary wastewater**

(Printed Name)

allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Signature: Date: 7/29/2025

PASSERO
engineering architecture

1801 N. Graham Street | Suite 220
Charlotte, NC 28206
980.393.9890 | passero.com

2 Church St S Mixed Use Project Description (Revision 1)
Date: July 29, 2025

Project Location:	2 Church St. S, Concord, NC 28025
Parcel ID #:	12-031-0036.00
Zoning:	CC- City Center
Existing Use:	Office Building
Proposed Use:	Mixed Use (office / residential), Subdivide the existing 2.1-acre lot into two (2) 1.05-acer lots, one (1) for the existing building/use, and the other for the new building. The new building will not be phased.
Density:	9 units / 0.11 acres or 1 unit / 514 SF

Primary Contact:
Shauncy Maloy
Passero Associates
Office #: 980.655.5382
smaloy@passero.com

Secondary Contact: (Please cc on all correspondence)
Jason Gaddis
KEBLG LLC
Office #: 704.438.7090
jason@keblg.com

This is a revision to the project description sent July 17th, 2025. The revision is to the number of gallons used for apartments. We revised the use from 120 gallon/day per bedroom, to 75 gallons/day per bedroom per the **Wastewater Regulatory Relief Act G.S. 143-215.1** Amendment.

This project includes a new five-story building featuring three (3) levels of For-Rent Apartments (9 total units) over two (2) levels of For-Rent Offices, and an outdoor terrace on the second floor attached to two (2) offices. Each residential level is approximately 3,000 gross square feet (GSF) and each office level is approximately 2,750 GSF, with the total building area at 14,500 GSF±.

The **Wastewater Regulatory Relief Act G.S. 143-215.1** rule for apartments, is to assume 75 gallons/day (GPD) for sanitary sewer demand. With six (6) one-bedroom and three (3) two-bedroom apartments, the total assumed demand is 900 GPD.

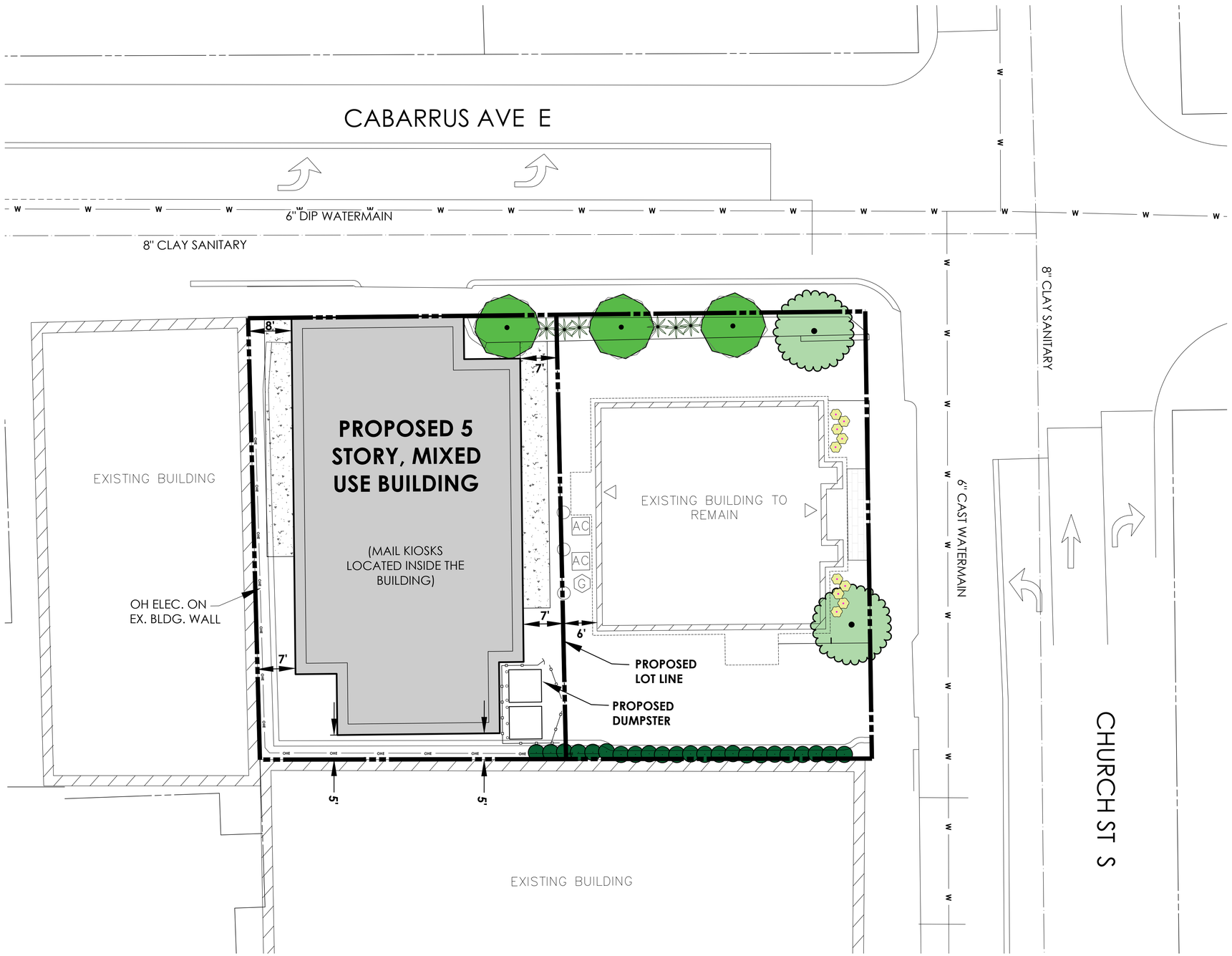
The **15A NCAC Subchapter 2T** rule for office space is to assume 25 GPD/employee/shift. We used the maximum number of occupants per fire code ,one (1) per 100 GSF, as our basis for calculating total employees. That gives us 55 employees on the first and second floors combined. The actual number will likely be much lower. At 25 GPD for 55 employees, we get 1,375 GPD.

The total calculated sewer demand for the whole building is 2,275 GPD.

HORIZONTAL SCALE

10 0 5 10 20

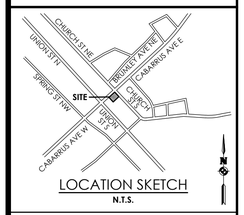
SCALE: 1"=10'



SITE DATA	
TAX ACCOUNT NUMBER:	12-031-0036.00
PARCEL ADDRESS:	2 CHURCH ST S, CONCORD, NC 28025
MUNICIPALITY:	CITY OF CONCORD
COUNTY:	CABARRUS
TOTAL PARCEL AREA:	.21 ACRES OR 9,147.6 S.F.
AREA OF DISTURBANCE:	~0.21 ACRES
EXISTING ZONING:	CC - CITY CENTER
PROPOSED ZONING:	CC - CITY CENTER
EXISTING USE:	OFFICE BUILDING
PROPOSED USE:	MIXED USE

ZONING DATA	REQUIRED	PROPOSED
ZONING DISTRICT: CC - CITY CENTER		
LOT		
WIDTH	N/A	56.96
DEPTH	N/A	81.92
AREA	N/A	4,624 SF
COVERAGE	N/A	3,013 SF (65%)
BUILDING		
SETBACK - FRONT	10' MAX.	0'
SETBACK - SIDE	N/A	7'
SETBACK - REAR	N/A	5'
HEIGHT	N/A	5 STORY - 62'
DENSITY	N/A	1 UNIT/513.8 SF
UNIT QTY	N/A	9
PARKING		
SETBACK		
STALLS QTY	N/A	N/A
STALL SIZE - PERPENDICULAR	N/A	N/A
STALL SIZE - PARALLEL	N/A	N/A
DRIVE AISLE WIDTH - 90/60/45 DEG	N/A	N/A
NOTES:		

ENVIRONMENTAL DATA	NO	YES
STATE REGULATED WETLANDS (NCDEQ):	X	
FEDERALLY REGULATED WETLANDS (USFWS NWI):	X	
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 3710562000K DATED: 11/16/2018		ZONE X AREA OF MINIMAL RISK
ENDANGERED SPECIES (NYSDEC ERM):	X	



LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:
KEBLG, LLC
PO BOX 651
HARRISBURG, NC 28075

Passero Associates
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691
PROJECT MANAGER
PROJECT ENGINEER SHAUNCY MALOY, P.E.
DESIGNER CAROLE HARVEY

NO.	DATE	BY	DESCRIPTION

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CONCEPTUAL SITE PLAN

2 CHURCH ST.

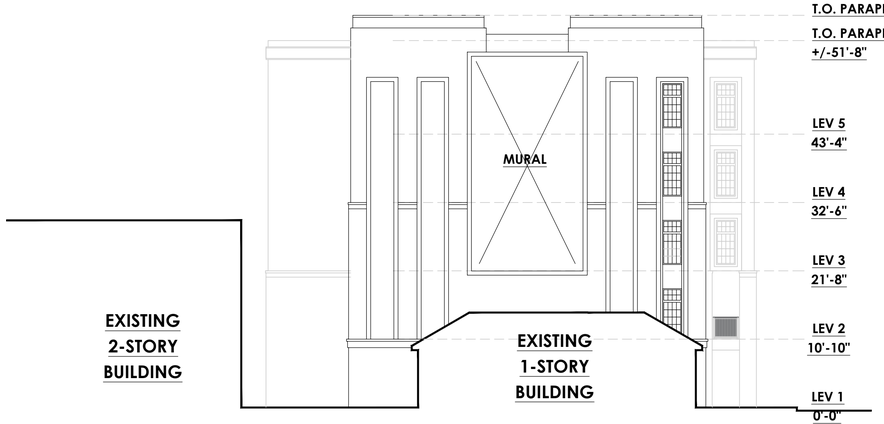
MUNICIPALITY: CONCORD
COUNTY: CABARRUS STATE: NC

PROJECT NO.: 20243873.0000

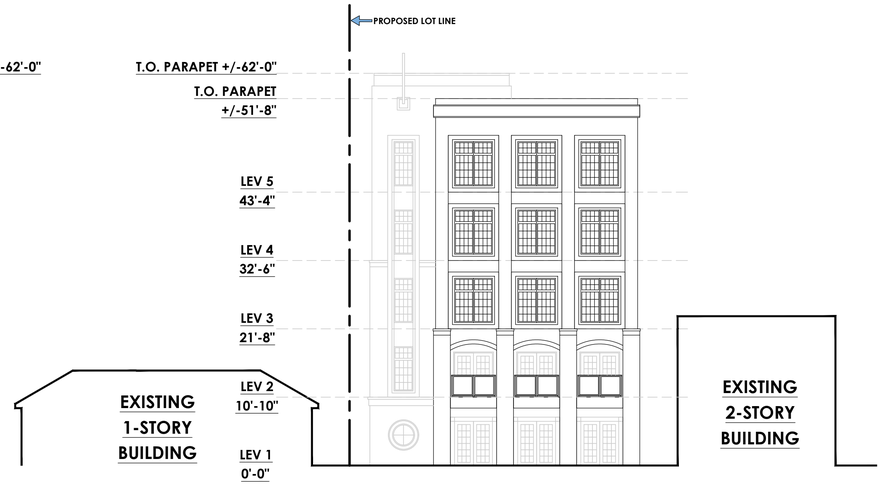
DRAWING NO.: C-001

DATE: FEBRUARY 2025

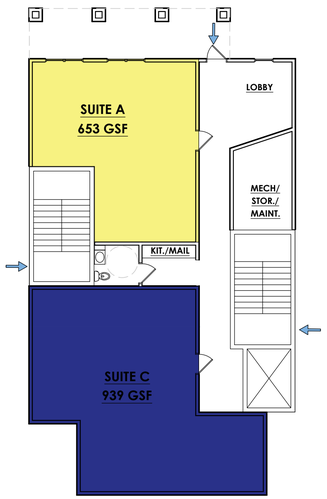
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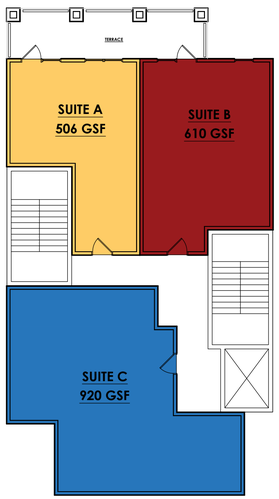
ELEVATION CONCEPT B



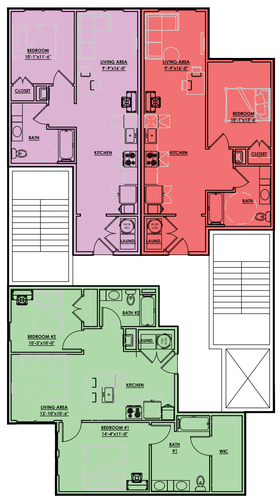
ELEVATION CONCEPT A



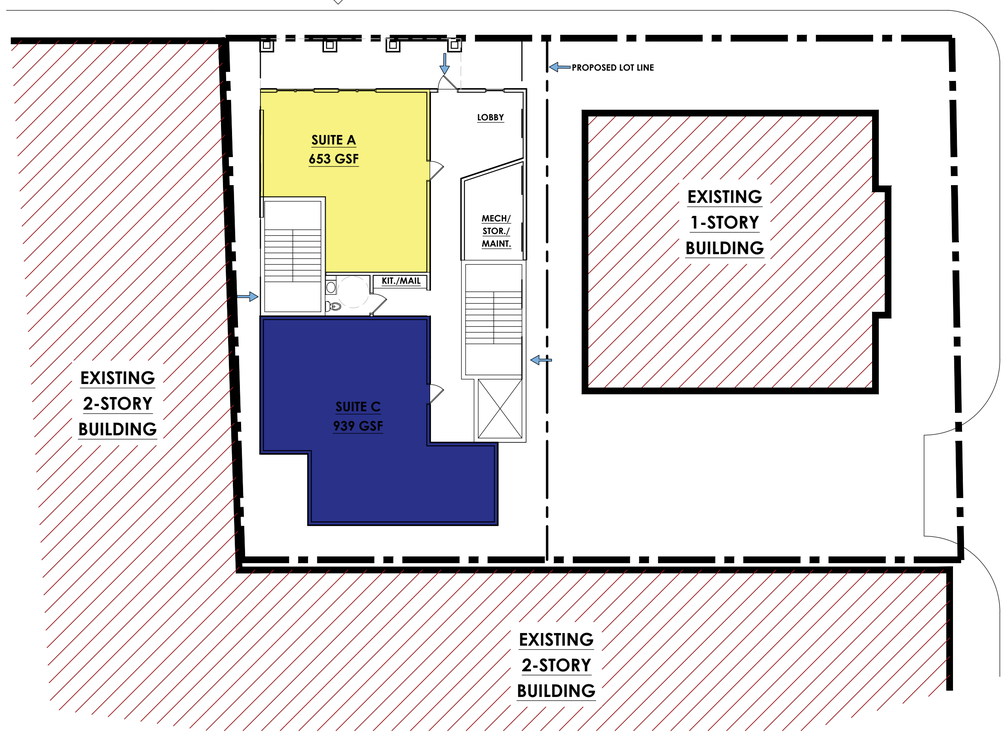
LEVEL 1



LEVEL 2



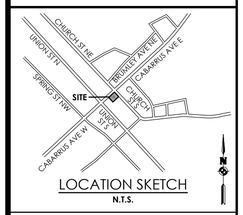
LEVELS 3-5



ARCHITECTURAL SITE PLAN

N.T.S.

PASSERO
architecture engineering



LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:
KEBLG, LLC
PO BOX 651
HARRISBURG, NC 28075

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SHAUNCY MALOY, P.E.
CAROLE HARVEY

NO.	DATE	BY	DESCRIPTION

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ARCHITECTURAL CONCEPT

2 CHURCH ST.

MUNICIPALITY: CONCORD
COUNTY: CABARRUS
STATE: NC

PROJECT NO.:
20243873.0000

DRAWING NO.:
C-002

DATE:
FEBRUARY 2025

Y:\PROJECTS-NEW\2024\20243873\20243873.0001\01 CAD-BIM-MODELS\CIVIL\NO PODIUM CONCEPT.DWG 2/25/2025 4:48 PM Shauncy Maloy